

FORM S1: SUBDIVISION OF LAND – MAJOR

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


>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Meeting? if yes, indicate language: _____
- A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sign Posting Agreement
- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**
- MAJOR AMENDMENT TO PRELIMINARY PLAT**
 - Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - TIS Traffic Impact Study Form
 - Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
 - Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
 - Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
 - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 - Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - Proposed Infrastructure List
- EXTENSION OF PRELIMINARY PLAT**
- INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**
For temporary sidewalk deferral extension, use Form V.
 - Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
 - Copy of the Official DRB Notice of Decision for any prior approvals
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
 - Preliminary Plat or site plan reduced to 8.5" x 11"
 - Copy of DRB approved infrastructure list

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

Signature: 	Date: February 6, 2020
Printed Name: Michael Balaskovits, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

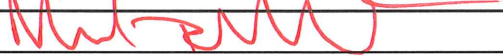
Case Numbers:	Project Number:	
Staff Signature:		
Date:		



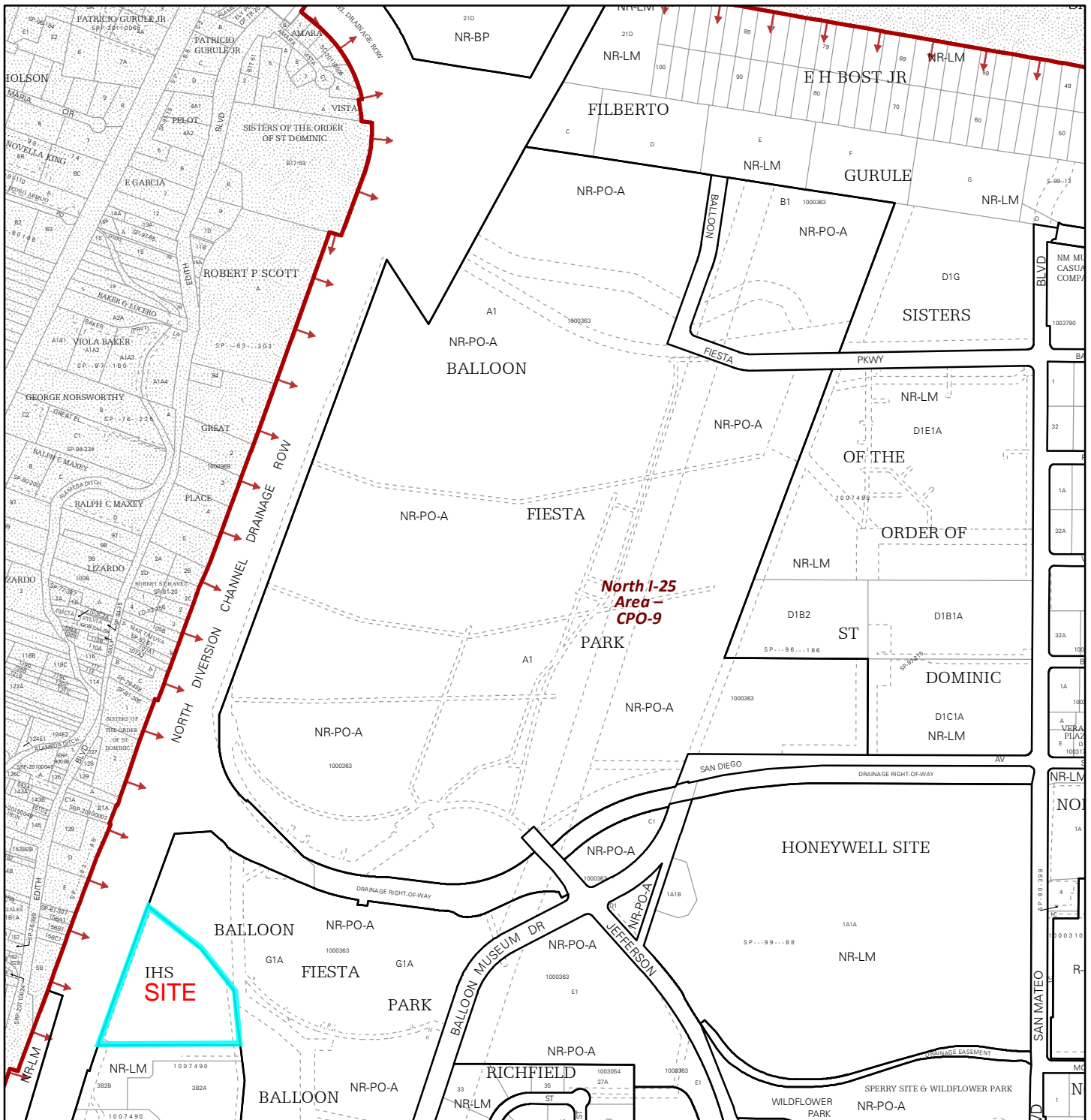
Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input checked="" type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Extension of Preliminary Plat			

APPLICATION INFORMATION			
Applicant: Gamma Development LLC (CK Scott)		Phone: 505.350.7534	
Address: 9798 Coors Blvd. Bldg. C Suite 400		Email: ck@abrazohomes.com	
City: Albuquerque	State: NM	Zip: 87114	
Professional/Agent (if any): Bohannan Huston, Inc.		Phone: 505.823.1000	
Address: 7500 Jefferson Street NE, Courtyard 2		Email: mbalaskovits@bhinc.com	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site:		List <u>all</u> owners: Gamma Development, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract 3B-3		Block:	Unit:
Subdivision/Addition: Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.		MRGCD Map No.:	UPC Code: 101706506403930707
Zone Atlas Page(s): B-17	Existing Zoning: R-T		Proposed Zoning: R-T
# of Existing Lots: 1	# of Proposed Lots: 34		Total Area of Site (Acres): 7.76
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Horizon Boulevard		Between: Balloon Museum Dr.	and: Alameda Boulevard
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2018-001903, #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125			

Signature: 	Date:
Printed Name: Mike Balaskovits	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	



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

IDO Zone Atlas May 2018

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

Zone Atlas Page:
B-17-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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet



February 7, 2020

Re: Ascension Subdivision

To whom it may concern,

I hereby authorize Bohannon Huston, Inc. staff to act as our agent in all matters associated with the Preliminary Plat and Site Plan applications for the Ascension Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Scott'.

Chris K. Scott
Gamma Development LLC

February 6, 2020

Ms. Jolene Wolfley, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Preliminary Plat Extension, Ascension Subdivision (Tract 3B-1, 3B-2 & 3B-3, a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.)
(Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Ms. Wolfley:

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

- Form S1
- Development Review Application
- Zone Atlas Map
- Property owner's Letter of Authorization
- One (1) Copy of Official DRB Notice of Decision
- Office of Neighborhood Coordination notice inquiry response
- Copy of notification letter and proof of first-class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet and associated letters
- One (1) Preliminary Plat (8.5"x11")
- One (1) Copy of DRB approved infrastructure list
- Submittal Fees

This preliminary plat extension is being presented to the Development Review Board for the purpose of obtaining City review and approval. Final Plat will be submitted in the coming months as a recorded IIA has been entered into by the current landowner. There is one last phase that will need to be constructed and the duration of construction is taking longer than the one (1) year preliminary plat approval period, therefore we are requesting a one (1) year extension.

The site consists of 34 single family residential lots to be developed in a single phase. The site is located north of Alameda Boulevard at the end of Horizon Boulevard via a private access easement and south of Balloon Fiesta Park. The land is currently zoned R-T.

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

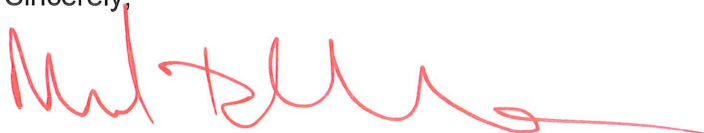
Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Ms. Jolene Wolfley, DRB Chair
City of Albuquerque
February 6, 2020
Page 2

Sincerely,

A handwritten signature in red ink, appearing to read "Michael J. Balaskovits", with a long horizontal flourish extending to the right.

Michael J. Balaskovits, PE
Vice President
Community Development and Planning

MJB/jcm
Enclosures

cc:

**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

March 1, 2019

Gamma Development
9798 Coors BLVD Bldg C suite 400
ABQ NM 87114

Project# PR-2018-001903

Application#

SD-2018-00123 – PRELIMINARY PLAT
VA-2018-00223 – TEMP DEFERRAL OF
SIDEWALKS

SD-2018-00125 – VACATION OF PUBLIC
EASEMENT

SD-2018-00124 – VACATION OF PRIVATE
EASEMENT

VA-2018-00227 – SIDEWALK WAIVER

LEGAL DESCRIPTION:

All or a portion of TRACT 3B-3 PLAT OF TRS 3B-1,
3B-2 & 3B-3 A SUBD OF TR 3B LAND OF IHS
ACQUISTION NO. 120 INC, zoned R-T, located on
HORIZON BLVD. NE between BALLOON
MUSEUM DR. NE and ALAMEDA BLVD NE,
containing approximately 7.76 acre(s). (B-17)

On February 27, 2019, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the requests based on the following Findings:

Findings: SD-2018-00123 – PRELIMINARY PLAT

1. This a request for a preliminary plat to create 34 residential lots and 7 associated HOA tracts adjacent to the North Diversion Channel and the Balloon Fiesta Park.
2. A Grading + Drainage Plan was approved by Hydrology with an engineer's stamped date 1-21-19
3. The required Infrastructure List was signed and dated by the DRB at the hearing.
4. Per Section 14-16-6-6(J)(2)(c)(1), a Sketch Plat was reviewed by the DRB.

5. The preliminary plat complies with the applicable standards of the IDO and the DPM.

Conditions:

1. Per Section 14-16-6-6(J)(2)(f) of the IDO, a Final Plat shall be approved by the DRB within one year of the Preliminary Plat approval.
2. Required easements must be called out on the infrastructure list.

Findings: VA-2018-00223 – SIDEWALK DEFERRAL

1. The sidewalk deferral is acceptable provided all City requirements are met.

Findings: VA-2018-00227 – SIDEWALK WAIVER

2. This request complies with all applicable standards of the IDO and the DPM.
3. A request for a Variance to sidewalk requirements, shall be approved if it meets all of the applicable criteria in Subsection (a) above and all of the following criteria:
 - a. The area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property or area.

The sidewalks that are waived is on the side sides of the the street without houses, the street deadends and so the lack of sidewalk does not impact pedestrian circulation in the adjacent area.

b. The City's right-of-way is insufficient in width to permit the construction of a sidewalk of standard dimension and placement, but there is sufficient right-of-way to meet minimum ADA or PROWAG guidance.

The variance is based on the surrounding area and character of the roadway. Pedestrian activity in the roadway may not be desirable due to the character of the roadway.

c. The adjoining sidewalks are non-standard as to width and/or location, and the Variance would enable the new and existing sidewalks to match in width and/or location, or could create a smooth transition between areas of different width and/or character.

There are no sidewalks adjacent to the sidewalk that will be waived

4. The sidewalk waiver is shown in exhibit B Sidewalk Deferral and Waiver

Findings :SD-2018-00077 – VACATION OF PRIVATE EASEMENT

1. The applicant proposes to vacate one Private Drainage Easement and Public Roadway Easement, as shown in Exhibit C.
2. The public welfare does not require that the public right-of-way or easement be retained because the flow from the drainage easement will be routed into the private streets containing a public storm drain easement

Official Notice of Decision

Project# PR-2018-001903, SD-2018-00123, VA-2018-00223, SD-2018-00125, SD-2018-00124, VA-2018-00227

March 1, 2019

Page 3 of 3

Conditions:

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

Findings: SD-2018-00125 – VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate one Private Drainage Easement and Public Roadway Easement, as shown in Exhibit C.
2. The public welfare does not require that the public right-of-way or easement be retained the MST and T Easement will no longer be need because the building that it serves will be demolished (see exhibit A).

Conditions:

2. 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 this decision, you must do so within 15 days of the DRB's decision or by **MARCH 14, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th 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,



Kym Dicome
DRB Chair

KD/mg

Bohannon Huston 7500 Jefferson ST. NE ABQ, NM 87109

Owner	Owner Address	Owner Address 2
C & S EQUITIES LLC	8814 HORIZON BLVD NE SUITE 400	ALBUQUERQUE NM 87113-1588
RSF FIESTA PARK VI LP	3899 MAPLE AVE SUITE 250	DALLAS TX 75219-3913
C & S EQUITIES LLC	8814 HORIZON BLVD NE SUITE 400	ALBUQUERQUE NM 87113-1588
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248



City of Albuquerque



Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map**

Notes

1,365 0 683 1,365 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
2/4/2020 © City of Albuquerque

1: 8,190

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

FIRST CLASS MAIL

February 4, 2020

Re: **Public Notice of Preliminary Plat Extension, Ascension Subdivision**
(Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123,
SD-018-00124, SD-2019-00125)

To Whom It May Concern:

Through the new Integrated Development Ordinance (IDO) process, the City of Albuquerque has required that we notify property owners within 100' (excluding public right-of-way) of actions effecting the subject property. Coordination with the city's GIS map, has informed us that your property lies within this 100' Buffer.

We are requesting an extension of the Preliminary Plat for the above referenced project (further noted in the attached City of Albuquerque Zone Atlas Maps). With this submittal we are requesting the approval of a one (1) year extension through the Development Review Board (DRB).

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Michael J. Balaskovits, PE
Vice President
Community Development and Planning

MJB/jcm
Enclosures

FIRST CLASS MAIL

February 6, 2020

Peggy Norton
North Valley Coalition
P.O. Box 70232
Albuquerque, NM 87197

Re: Preliminary Plat Extension Request (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.), Ascension Subdivision (Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Ms. Norton:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

The anticipated public hearing for this request will be on March 4th at 9:00 a.m. in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505)823-1000 or via email at mbalaskovits@bhinc.com.

Useful Links:

Integrated Development Ordinance (IDO): <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department
<https://www.cabq.gov/planning>

Peggy Norton
North Valley Coalition
February 6, 2020
Page 2

Zone Atlas Pages for Download
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Balaskovits", with a long horizontal flourish extending to the right.

Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

Enclosures: Zone Atlas Page

FIRST CLASS MAIL

February 6, 2020

Larry Caudill
Wildflower Area Neighborhood Association
4915 Watercress Drive NE
Albuquerque, NM 87113

Re: Preliminary Plat Extension Request (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.), Ascension Subdivision (Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Mr. Caudill:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

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City of Albuquerque Planning Department
<https://www.cabq.gov/planning>

Larry Caudill
Wildflower Area NA
February 6, 2020
Page 2

Zone Atlas Pages for Download
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Sincerely,



Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

Enclosures: Zone Atlas Page

FIRST CLASS MAIL

February 6, 2020

Steve Wentworth
Alameda North Valley Association
8919 Boe Lane NE
Albuquerque, NM 87113

Re: Preliminary Plat Extension Request (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.), Ascension Subdivision (Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Mr. Wentworth:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

The anticipated public hearing for this request will be on March 4th at 9:00 a.m. in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here:

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City of Albuquerque Planning Department
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Steve Wentworth
Alameda North Valley Association
February 6, 2020
Page 2

Zone Atlas Pages for Download
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Sincerely,



Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

Enclosures: Zone Atlas Page

FIRST CLASS MAIL

February 6, 2020

Mark Rupert
Alameda North Valley Association
909 Tijeras Avenue NW, #214
Albuquerque, NM 87102

Re: Preliminary Plat Extension Request (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.), Ascension Subdivision (Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Mr. Rupert:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannan Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

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Mark Rupert
Alameda North Valley Association
February 6, 2020
Page 2

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Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Balaskovits", with a long horizontal flourish extending to the right.

Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

Enclosures: Zone Atlas Page

FIRST CLASS MAIL

February 6, 2020

Charles Bates
Wildflower Area Neighborhood Association
5000 Watercress Drive NE
Albuquerque, NM 87113

Re: Preliminary Plat Extension Request (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.), Ascension Subdivision (Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Mr. Bates:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

The anticipated public hearing for this request will be on March 4th at 9:00 a.m. in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

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Please contact me with any questions or concerns at (505)823-1000 or via email at mbalaskovits@bhinc.com.

Useful Links:

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IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department
<https://www.cabq.gov/planning>

Charles Bates
Wildflower Area Neighborhood Association
February 6, 2020
Page 2

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Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

Enclosures: Zone Atlas Page

FIRST CLASS MAIL

February 6, 2020

Balloon Fiesta Notify List
Office of Neighborhood Coordination
1 Civic Plaza, P.O. Box 1293
Albuquerque, NM 87103

Re: Preliminary Plat Extension Request (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.), Ascension Subdivision (Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Sirs:

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February 6, 2020
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Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

Enclosures: Zone Atlas Page

FIRST CLASS MAIL

February 6, 2020

Michael Pridham
District 4 Coalition of Neighborhood Associations
6413 Northland Avenue NE
Albuquerque, NM 87109

Re: Preliminary Plat Extension Request (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.), Ascension Subdivision (Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Mr. Pridham:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannan Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

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Michael Pridham
District 4 Coalition of Neighborhood Associations
February 6, 2020
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Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

Enclosures: Zone Atlas Page

FIRST CLASS MAIL

February 6, 2020

Daniel Regan
District 4 Coalition of Neighborhood Associations
4109 Chama Street NE
Albuquerque, NM 87109

Re: Preliminary Plat Extension Request (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.), Ascension Subdivision (Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Mr. Regan:

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Daniel Regan
District 4 Coalition of Neighborhood Associations
February 6, 2020
Page 2

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Sincerely,



Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

Enclosures: Zone Atlas Page

FIRST CLASS MAIL

February 6, 2020

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road NW
Albuquerque, NM 87104

Re: Preliminary Plat Extension Request (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.), Ascension Subdivision (Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Mr. Kimbrough:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

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Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Doyle Kimbrough
North Valley Coalition
February 6, 2020
Page 2

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Sincerely,



Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

Enclosures: Zone Atlas Page

Bohannan Huston

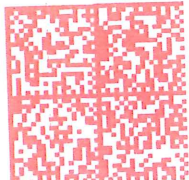
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7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Bohannan Huston

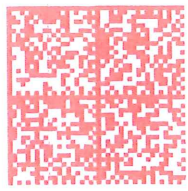
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7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Daniel Regan
District 4 Coalition
of Neighborhood Associations
4109 Chama Street NE
Albuquerque, NM 87109

Michael Pridham
District 4 Coalition
of Neighborhood Associations
6413 Northland Avenue NE
Albuquerque, NM 87109



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7500 Jefferson St. NE
Albuquerque, NM
87109-4335


Bohannan  **Huston**

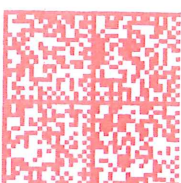
Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335


Peggy Norton
North Valley Coalition
P.O. Box 70232
Albuquerque, NM 87197

Larry Caudill
Wildflower Area NA
4915 Watercross Drive NE
Albuquerque, NM 87113



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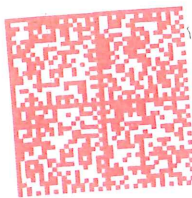


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Bohannan  **Huston**

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Albuquerque, NM
87109-4335

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road NW
Albuquerque, NM 87104



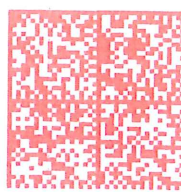
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Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Steve Wentworth
Alameda North Valley Association
8919 Boe Lane NE
Albuquerque, NMI 87113

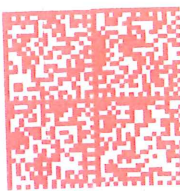



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Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Mark Rupert
Alameda North Valley Association
909 Tijeras Avenue NW, #214
Albuquerque, NMI 87102



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Bohannan  **Huston**

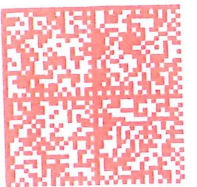
Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335


Charles Bates
Wildflower Area NA
5000 Watercross Drive NE
Albuquerque, NM 87113

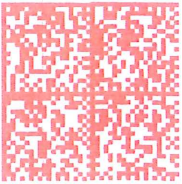
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Courtyard 1
7500 Jefferson St. NE
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Ballroom Fiesta Notify List
Office of Neighborhood Coordination
1 Civic Plaza
PO Box 1293
Albuquerque, NM 87103



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Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, February 6, 2020 4:24 PM
To: mwr505@hotmail.com
Cc: Michael Balaskovits
Subject: Ascension Subdivision (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tracts 3B Lands of IHS Acquisition #120 Inc.) Preliminary Plat Extension Request; PR-2018-001903, VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125

Sent on behalf of Michael Balaskovits:

Dear Mr. Rupert:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

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Sincerely,

Michael J. Balaskovits, PE
Vice President
Community Development & Planning

Bohannon Huston

p. 505.823.1000

Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

Looking forward to a New Year of GIVING BACK!

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Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, February 6, 2020 4:23 PM
To: 'anvanews@aol.com'
Cc: Michael Balaskovits
Subject: Ascension Subdivision (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tracts 3B Lands of IHS Acquisition #120 Inc.) Preliminary Plat Extension Request; PR-2018-001903, VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125

Sent on behalf of Michael Balaskovits:

Dear Mr. Wentworth:

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Bohannon Huston

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Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, February 6, 2020 4:22 PM
To: ltcaudill@comcast.net
Cc: Michael Balaskovits
Subject: Ascension Subdivision (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tracts 3B Lands of IHS Acquisition #120 Inc.) Preliminary Plat Extension Request; PR-2018-001903, VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125

Sent on behalf of Michael Balaskovits:

Dear Mr. Caudill:

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Vice President
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Bohannon Huston

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Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, February 6, 2020 4:22 PM
To: cefisher.67@gmail.com
Cc: Michael Balaskovits
Subject: Ascension Subdivision (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tracts 3B Lands of IHS Acquisition #120 Inc.) Preliminary Plat Extension Request; PR-2018-001903, VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125

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NOTE: Anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505)823-1000 or via email at mbalaskovits@bhinc.com.

Useful Links:

Integrated Development Ordinance (IDO): <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department
<https://www.cabq.gov/planning>

Zone Atlas Pages for Download
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Michael J. Balaskovits, PE
Vice President
Community Development & Planning

Bohannon Huston

p. 505.823.1000

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A handwritten signature in blue ink, appearing to read "Michael Balaskovits", with a long horizontal line extending to the right.

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, February 6, 2020 4:21 PM
To: onc@cabq.gov
Cc: Michael Balaskovits
Subject: Ascension Subdivision (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tracts 3B Lands of IHS Acquisition #120 Inc.) Preliminary Plat Extension Request; PR-2018-001903, VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125

Sent on behalf of Michael Balaskovits:

Office of Neighborhood Coordination:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannan Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

The anticipated public hearing for this request will be on March 4th at 9:00 a.m. in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

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A handwritten signature in blue ink, appearing to read "Michael J. Balaskovits", with a long horizontal line extending to the right.

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, February 6, 2020 4:20 PM
To: michael@drpridham.com
Cc: Michael Balaskovits
Subject: Ascension Subdivision (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tracts 3B Lands of IHS Acquisition #120 Inc.) Preliminary Plat Extension Request; PR-2018-001903, VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125

Sent on behalf of Michael Balaskovits:

Dear Mr. Pridham:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannan Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

The anticipated public hearing for this request will be on March 4th at 9:00 a.m. in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here:

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Please contact me with any questions or concerns at (505)823-1000 or via email at mbalaskovits@bhinc.com.

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A handwritten signature in blue ink, appearing to read "Michael Balaskovits", with a long horizontal line extending to the right.

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, February 6, 2020 4:19 PM
To: dlreganabq@gmail.com
Cc: Michael Balaskovits
Subject: Ascension Subdivision (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tracts 3B Lands of IHS Acquisition #120 Inc.) Preliminary Plat Extension Request; PR-2018-001903, VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125

Sent on behalf of Michael Balaskovits:

Dear Mr. Regan:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

The anticipated public hearing for this request will be on March 4th at 9:00 a.m. in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here:

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Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, February 6, 2020 4:18 PM
To: peggynorton@yahoo.com
Cc: Michael Balaskovits
Subject: Ascension Subdivision (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tracts 3B Lands of IHS Acquisition #120 Inc.) Preliminary Plat Extension Request; PR-2018-001903, VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125

Sent on behalf of Michael Balaskovits:

Dear Ms. Norton:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

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Please contact me with any questions or concerns at (505)823-1000 or via email at mbalaskovits@bhinc.com.

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Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, February 6, 2020 4:17 PM
To: newmexmba@aol.com
Cc: Michael Balaskovits
Subject: Ascension Subdivision (Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tracts 3B Lands of IHS Acquisition #120 Inc.) Preliminary Plat Extension Request; PR-2018-001903, VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125

Sent on behalf of Michael Balaskovits:

Dear Mr. Kimbrough:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston will be submitting an application for Preliminary Plat extension to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

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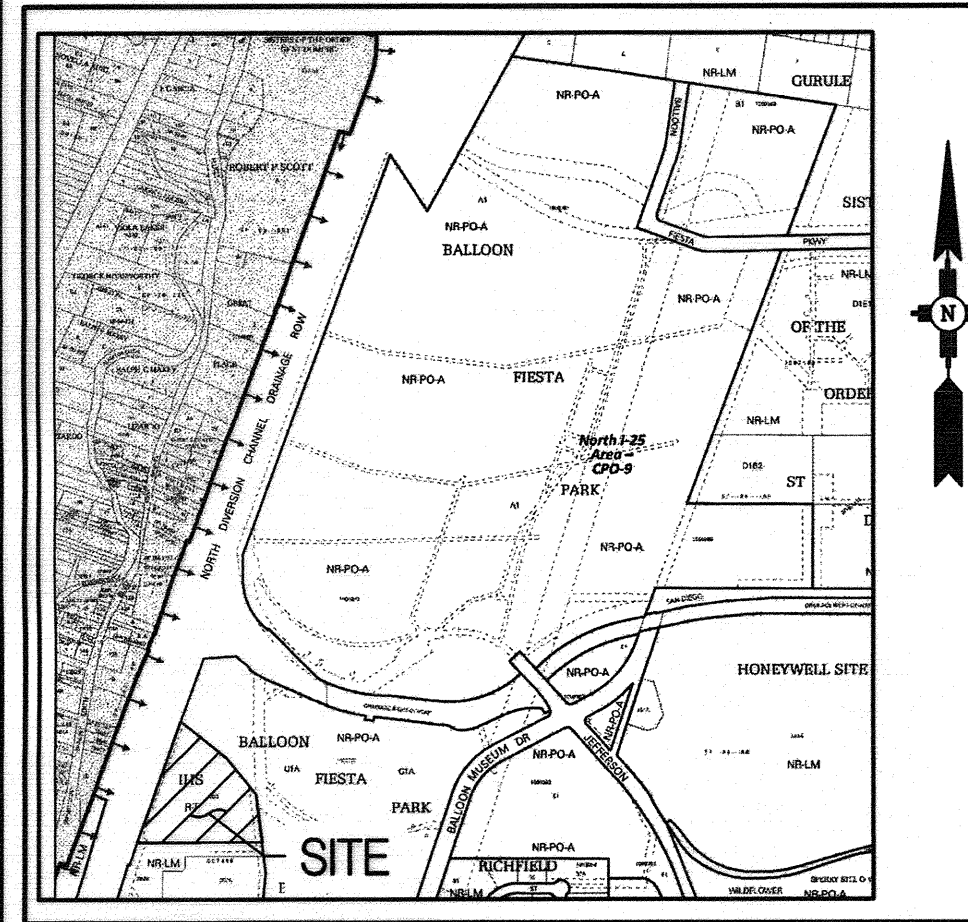
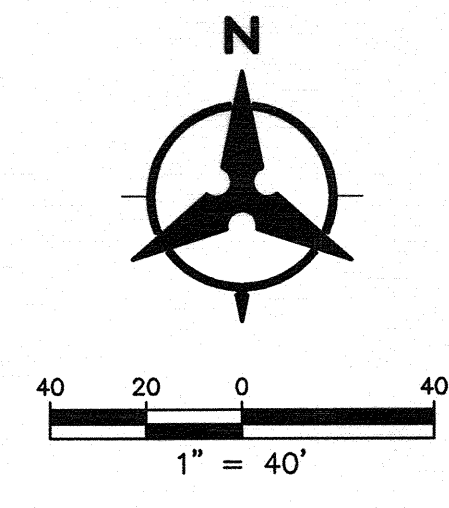
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PRELIMINARY PLAT FOR
ASCENSION SUBDIVISION
LOTS 1-34 AND TRACTS A-G
WITHIN ELENA GALLEGOS LAND GRANT
IN PROJECTED SECTIONS 11 & 14,
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2019



VICINITY MAP
NOT TO SCALE ZONE ATLAS B-17-Z

DRAINAGE EASEMENT NOTE:
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE 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 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 THE DRAINAGE EASEMENT 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 THE 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, 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.

LEGAL DESCRIPTION
Tract Three-B-One (3B-1) of Lands of IHS Acquisition No. 120 Inc. as the same is shown and designated on the plat of Tracts 3B-1, 3B-2 and 3B-3, a subdivision of Tract 3B, Land of IHS Acquisition No. 120, Inc. within Projected Sections 11 and 14, T11N, R3E, NMPM, City of Albuquerque, Bernalillo County, New Mexico, March 2010, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 15, 2010, in Plat Book 2010, Page 0046, Document No. 2010031804.

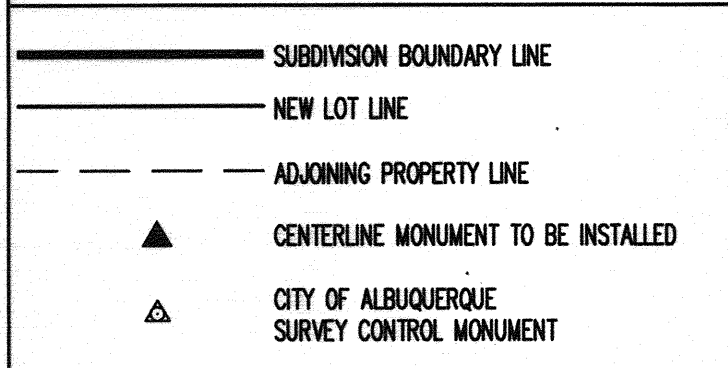
- GENERAL NOTES**
- EXISTING ZONING: R-T, LOW-MEDIUM DENSITY RESIDENTIAL (LMDR)
PROPOSED ZONING: R-T, LOW-MEDIUM DENSITY RESIDENTIAL (LMDR)
 - GROSS ACREAGE: 7.7593 AC
NET ACREAGE: 7.7593 AC
NUMBER OF LOTS: 34
NUMBER OF TRACTS: 7
PROPOSED DENSITY: 4.38 DU/AC
 - MIN. LOT DIMENSIONS: 50' x 105'
MINIMUM LOT AREA: 5,250 SQFT
 - LOT SETBACKS SHALL CONFORM PER THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
 - TRACT A SHALL HAVE A BLANKET PRIVATE DRAINAGE EASEMENT, A BLANKET SUBSURFACE PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, A BLANKET AMATEX ACCESS EASEMENT, AND A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO BE GRANTED BY THIS PLAT. TRACT A WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - TRACTS B-G SHALL HAVE A BLANKET LANDSCAPE AND PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE GRANTED BY THIS PLAT. IT IS OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

KEYED NOTES

- (A) EXISTING 10' PNM EASEMENT (4/15/2010, 10C-046)
- (B) EXISTING 25' ABCWJA WATER & WATER REUSE EASEMENT (4/15/2010, 10C-046)
- (C) EXISTING CITY OF ALBUQUERQUE WATERLINE EASEMENT (WIDTH VARIES) (BK 92-98, PG 3168-3170, DOC #921193336)
- (D) EXISTING 20' PRIVATE DRAINAGE EASEMENT (4/15/2010, 10C-046) TO BE VACATED BY THIS PLAT. VAC#
- (E) EXISTING 50' PRIVATE ACCESS, DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT (4/15/2010, 10C-046)
- (F) EXISTING 25' ABCWJA SAS ESMT (4/15/2010, 10C-046)
- (G) EXISTING 10' MST&T ESMT (6/20/1983, BK MISC 24-A, PG 237-239, #83-40062) TO BE VACATED BY THIS PLAT. VAC#
- (H) 10' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT. DOC#
- (I) 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ABCWJA BY THIS PLAT. DOC#

AGRS Monument "NDC-7 1A"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1524419.502 U.S. Survey Feet
E=1534929.428 U.S. Survey Feet
Ground to grid factor= 0.999674466
Mapping Angle: -00°12'12.47"
Orthometric Height: 5055.92
Elevation Datum: NAVD88

LEGEND



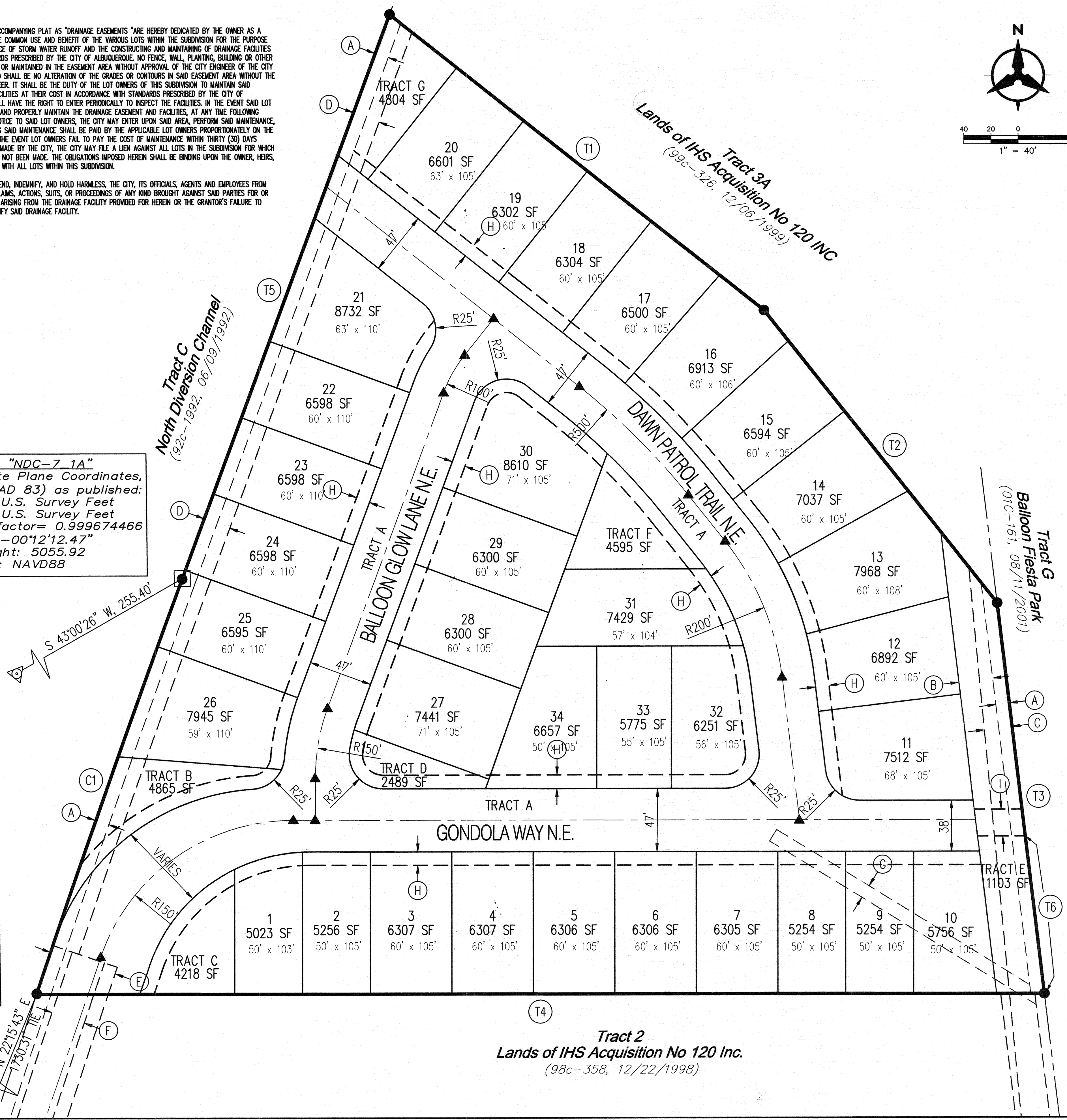
Tangent Table

ID	BEARING	LENGTH
T1	S51°27'54"E	351.99'
T2	S38°24'17"E	275.85'
T3	S06°50'32"E	290.85'
T4	N89°58'28"W	742.27'
T5	N20°11'36"E	443.76'
T6	S06°50'32"E	117.15'

Curve Table

ID	RADIUS	ARC	TANGENT	CHORD LENGTH
C1	11294.16'	325.77'	162.89'	325.75'

AGRS Monument "NDC-7"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1522698.249 U.S. Survey Feet
E=1534340.591 U.S. Survey Feet
Ground to grid factor= 0.999674466
Mapping Angle: -00°12'16.43"



SITE DATA

ZONE ATLAS NO.	B-17-Z
ZONING	R-T, LMDR
MILES OF FULL WIDTH STREETS CREATED	0.298 MILES
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	34
NO. OF HOA TRACTS CREATED	7

- SURVEY NOTES:**
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 12861".
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
 - PLAT SHOWS ALL EASEMENTS OF RECORD.

APPROVED
Sean N. Rimbauer P.S. 2/22/19
CITY SURVEYOR DATE

Paul S. Cavels 2/22/19
PAUL S. CAVELS DATE
MANAGER, C&S EQUITIES II, LLC

Bohannon & Huston
www.bhinc.com 800.877.5332

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

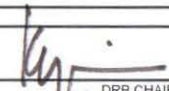

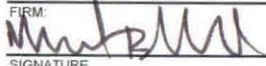


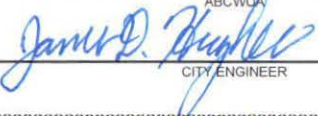

ASCENSION SUBDIVISION
(REPLAT OF TRACT 3B-1, LANDS OF IHS ACQUISITION NO. 120, INC.)

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PRIVATE ROADWAY IMPROVEMENTS									
		53' F-F TO 30' F-F (VARIES)	RESIDENTIAL PAVING W/PCC STD CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES MEDIAN PAVING W/ PCC 13' WIDE STREET LIGHTS	GONDOLA WAY	230' S OF TRACT C ALONG CL	BALLOON GLOW LANE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC MOUNTABLE CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GONDOLA WAY	BALLOON GLOW LANE	DAWN PATROL TRAIL	/	/	/
		23.5' F-F	RESIDENTIAL PAVING W/ PCC MOUNTABLE CURB & GUTTER, PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	GONDOLA WAY	DAWN PATROL LANE	EAST STUB TERMINUS LOT 10	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC MOUNTABLE CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BALLOON GLOW LANE	GONDOLA WAY	DAWN PATROL TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC MOUNTABLE CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	DAWN PATROL TRAIL	WEST STUB TERMINUS LOT 18/19	GONDOLA WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC STD CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTHEAST SIDE*	DAWN PATROL TRAIL	WEST STUB TERMINUS LOT 18/19	WEST STUB TERMINUS LOT 20	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									
PRIVATE STORM DRAIN IMPROVEMENTS									
		24" DIA	RCP W/ MH & INLETS	50' PRIVATE ACCESS EASEMENT	55' SOUTH OF SOUTH BOUNDARY	GONDOLA WAY	/	/	/
		24" DIA	RCP W/ MH & INLETS	GONDOLA WAY	SOUTH BOUNDARY	BALLOON GLOW LANE	/	/	/
		24" DIA	RCP W/ MH & INLETS	BALLOON GLOW LANE	GONDOLA WAY	DAWN PATROL TRAIL	/	/	/
		24" DIA	RCP W/ MH & INLETS	DAWN PATROL TRAIL	WEST STUB TERMINUS LOT 20	BALLOON GLOW LANE	/	/	/
		36" DIA	RCP W/ MH & INLETS	PUBLIC STORM DRAIN EASEMENT	DAWN PATROL TRAIL	AMAFCA NORTH DIVERSION CHANNEL	/	/	/
		36" DIA	ENERGY DISSIPATOR	OUTFALL NEAR AMAFCA CHANNEL			/	/	/
NOTE: ENGINEER CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GONDOLA WAY	BALLOON GLOW LANE	EAST BOUNDARY EX WATERLINE EASEMENT	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GONDOLA WAY	BALLOON GLOW LANE	HORIZON BLVD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	BALLOON GLOW LANE	GONDOLA WAY	DAWN PATROL TRAIL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	DAWN PATROL TRAIL	BALLOON GLOW LANE	GONDOLA WAY	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	DAWN PATROL TRAIL	WEST STUB TERMINUS LOT 20	BALLOON GLOW LANE	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS *ABCWUA APPROVED EASEMENT REQUIRED	ABCWUA WATERLINE EASEMENT	EX 10" WL ONSITE	EX 6" WL AT BALLOON FIESTA PARK PROPERTY	/	/	/
		6" DIA (REUSE)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	DAWN PATROL TRAIL	TRACT F	GONDOLA WAY	/	/	/
		6" DIA (REUSE)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GONDOLA WAY	EX 25' ABCWUA EASEMENT	TRACT B	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	GONDOLA WAY	HORIZON BLVD	WEST STUB TERMINUS LOT 10	/	/	/
		LIFT STATION	TO SERVE LOTS 11-31	DAWN PATROL					
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	BALLOON GLOW LANE	GONDOLA WAY	DAWN PATROL TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	DAWN PATROL TRAIL	WEST STUB TERMINUS LOT 20	GONDOLA WAY	/	/	/
		3" DIA	SANITARY SEWER FORCE MAIN W/NEC CLEANOUTS	DAWN PATROL TRAIL	WEST STUB TERMINUS LOT 20	BALLOON GLOW LANE	/	/	/
		3" DIA	SANITARY SEWER FORCE MAIN W/NEC CLEANOUTS	BALLOON GLOW LANE	GONDOLA WAY	DAWN PATROL TRAIL	/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
MICHAEL BALASKOVITS PREPARED BY: PRINT NAME	2/27/2019 DATE	 DRB CHAIR	2-27-19 DATE	N/A PARKS & RECREATION
BOHANNAN HUSTON, INC. FIRM:		 TRANSPORTATION DEVELOPMENT	2/27/19 DATE	
 SIGNATURE		 ABCWU	02-27-19 DATE	 AMAFCA
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		 CITY ENGINEER	2/27/2019 DATE	 CODE ENFORCEMENT
				2/27/19 DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER