



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

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

APPLICATION INFORMATION		
Applicant: Nazish LLC		Phone: 505-315-6563
Address: 8504 Waterford Pl. N.E.		Email:
City: Albuquerque	State: NM	Zip: 87122
Professional/Agent (if any): THE Group / Ron Hensley		Phone: 505-410-1622
Address: 300 Branding Iron Rd. SE		Email: ron@thegroup.cc
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST
Final Plat

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 13-20	Block: 29	Unit: B Tract A
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): C-18	Existing Zoning:	Proposed Zoning:
# of Existing Lots: 8	# of Proposed Lots: 41	Total Area of Site (acres): 6.84

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Louisiana Blvd.	Between: Alameda	and: Signal

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
2018-00197 1005090 1005191		

Signature:	Date: 1/10/20
Printed Name: THE Group / Ron E. Hensley	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

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

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? 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 S2 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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

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

n/a

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, 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 per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

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

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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 1/10/20</p>
<p>Printed Name: THE Group / Ron E. Hensley</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



The **H**ENSLEY **E**NGINEERING **G**ROUP

January 9, 2020

DRB
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Sevano Place Subdivision – Final Plat

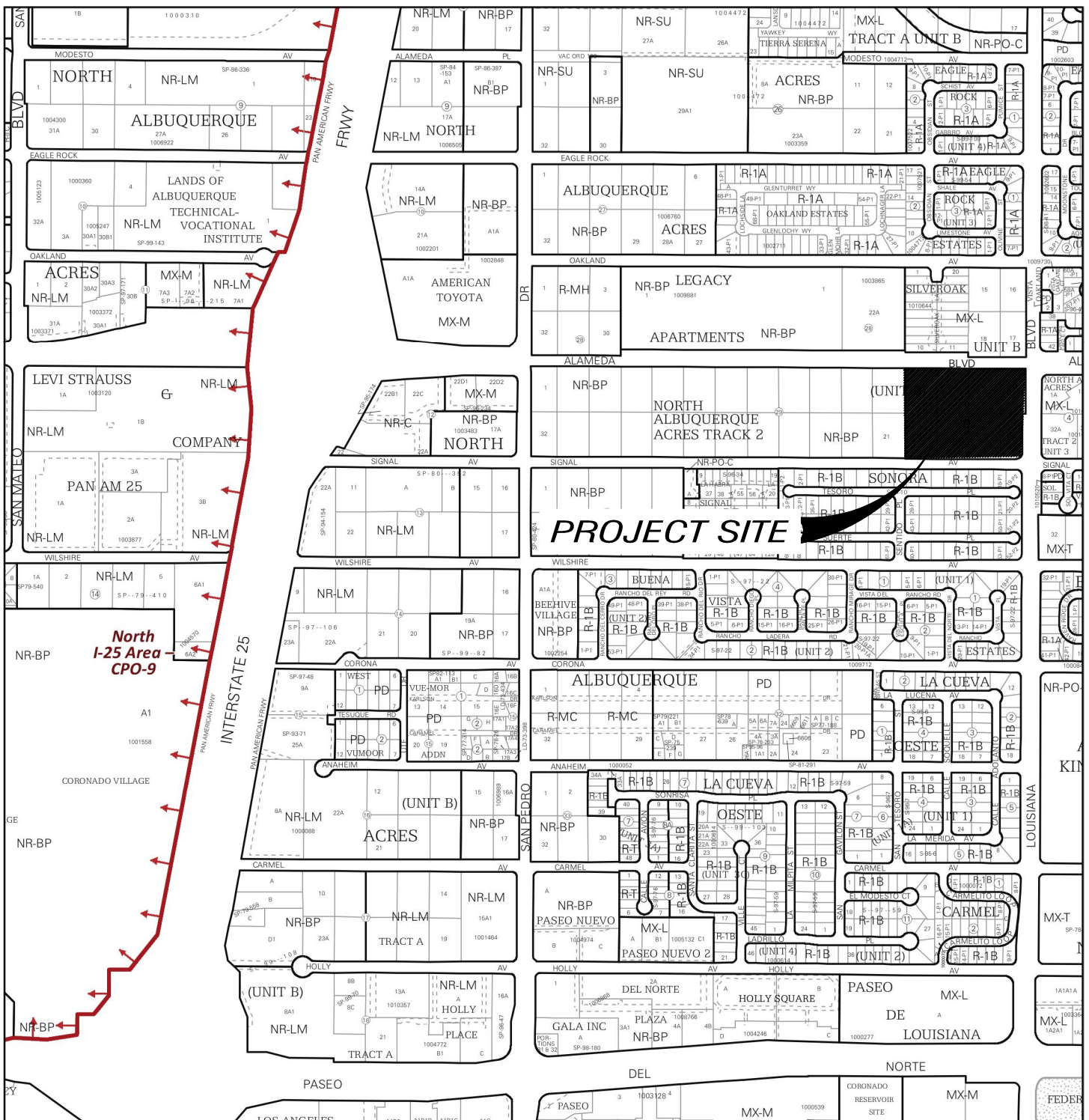
Attached is the Final Plat submittal for a subdivision located within zone atlas page C-18.

The plat of the subdivision is in compliance with the approved Site Plan and Preliminary Plat. The subdivision is a replat of “Lot 13-20 Block 29 Tract A Unit B of North Albuquerque Acres” and is located west of the Louisiana Boulevard between Alameda Boulevard and Signal Avenue. The plat creates 41 lots ranging from 4000 SF to 6000 SF.

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

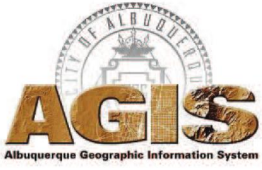
Sincerely,

Ron E. Hensley P.E.
ron@thegroup.cc

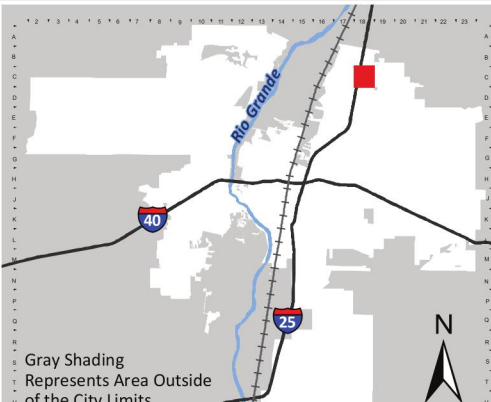


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-18-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

0 250 500 1,000
Feet

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

THIS AGREEMENT is made this (Date) _____ 2020, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Sevano Development, LLC ("Developer"), a New Mexico Corporation, whose address is 8504 Waterford Avenue NE, Albuquerque, NM, 87112 and whose telephone number is (505) 315-6563, in Albuquerque, New Mexico, and Clearbrook Investments, Inc. ("Developer"), a New Mexico Corporation, whose address is 8801 Jefferson NE, Albuquerque, NM, 87113 and whose telephone number is (505) 858-1800 in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 13,14,15,16,17,18,19, and 20, Block 29, Tract A, Unit B of North Albuquerque Acres recorded on September 10, 1931, in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Sevano Development, LLC & Clearbrook Investments, Inc. ("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as Sevano Place Subdivision describing Developer's Property ("Developer's Property").

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the December 31, 2020 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 582382 .

be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

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

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

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Chapter 2, Work Order Process, , including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Developer has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Developer's Property, the Improvements, or the Developer's construction activities within, or related to the Developer's Property. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Developer must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

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

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

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

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

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

Type of Financial Guaranty: Claim of Lien on non-dedicated property owned by Developer

Amount: \$ 1,042,692.51

Name of Financial Institution or Surety providing Guaranty:

Date City first able to call Guaranty (Construction Completion Deadline): December 31, 2020

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____

Additional information: _____

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

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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

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

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

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

DEVELOPER: Sevano Development LLC

CITY OF ALBUQUERQUE

By [Signature]:  _____

By: _____

Name [Print]: Shakeel Rizvi

Shahab Biazar, P.E., City Engineer

Title: Managing Member

Dated: _____

Dated: 1/7/20 _____

DEVELOPER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on this 7th day of January, 2020, by
[name of person:] Shakeel Rizvi, [title or capacity, for instance,
"President" or "Owner":] Managing Member of
[Developer:] Sevano Development LLC.



Gina Mares
Notary Public

My Commission Expires: 1-11-21

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on this _____ day of _____, 20____, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: _____

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF DEVELOPER
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]

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

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

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

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

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

DEVELOPER: Clearbrook Investments Inc

CITY OF ALBUQUERQUE

By [Signature]: 

By: _____

Name [Print]: Scott Henry

Shahab Biazar, P.E., City Engineer

Title: President

Dated: _____

Dated: Jan 7 2020

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 7th day of January, 2020, by
[name of person:] Scott Henry, [title or capacity, for instance,
"President" or "Owner":] President of
[Developer:] Clearbrook Inc and Sevano LLC.



Gina Mares
Notary Public

My Commission Expires: 1-11-21

CITY'S NOTARY

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

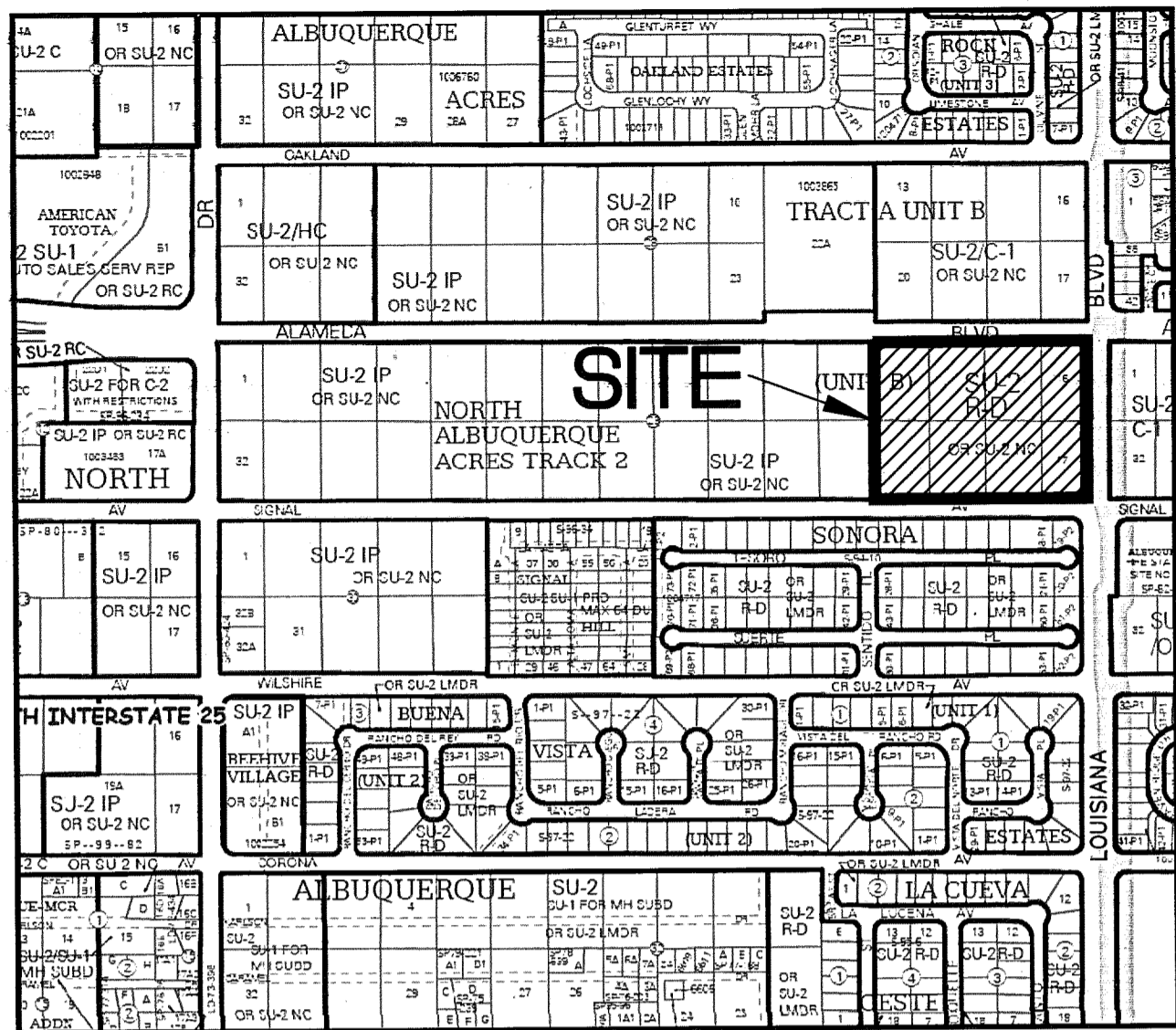
This instrument was acknowledged before me on this _____ day of _____, 20____,
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of
said corporation.

(SEAL)

Notary Public

My Commission Expires: _____

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF DEVELOPER
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]



Vicinity Map Zone Atlas C-18-Z n.t.s.

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT OF WAY, IN FEE SIMPLE.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2006 AND UPDATED JULY 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS

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 Corporation d/b/a CenturyLink QC** 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.

Indexing Information

Projected Section 13, Township 11 North, Range 3 East,
N.M.P.M. Elena Gallegos Grant
Subdivision: North Albuquerque Acres, Tract A, Unit B
UPC #: 101806446935410220 (Lot 13)
UPC #: 101806448635010219 (Lot 14)
UPC #: 101806450335010218 (Lot 15)
UPC #: 101806451835010217 (Lot 16)
UPC #: 101806451833110216 (Lot 17-A)
UPC #: 101806450333110215 (Lot 18-A)
UPC #: 101806448633110214 (Lot 19-A)
UPC #: 101806447033110213 (Lot 20-A)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC#: 101806446935410220
101806448635010219
101806450335010218
101806451835010217
101806451833110216
101806450333110215
101806448633110214
101806447033110213

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat of
Sevano Place Subdivision
comprised of
Lots 13-15, 17-A, 18-A, 19-A, 20-A,
and a Remaining Portion of Lot 16, Block 29
North Albuquerque Acres, Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
January 2020

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corp. d/b/a CenturyLink QC	Date
Comcast	Date

City Approvals:

<i>Tom N. Richardson P.E.</i>	1/9/2020
City Surveyor	Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date
Code Enforcement	Date

Subdivision Data

GROSS ACREAGE 6.2735 ACRES
ZONE ATLAS PAGE NO. C-18-Z
NUMBER OF EXISTING TRACTS. 0
NUMBER OF EXISTING LOTS. 8
NUMBER OF TRACTS CREATED. 3
NUMBER OF LOTS CREATED. 41
MILES OF FULL WIDTH STREETS. 0.00
MILES OF HALF WIDTH STREETS. 0.00
STREET DEDICATED TO THE CITY OF ALBUQUERQUE 0.1212 ACRES
DATE OF SURVEY. JULY 2017

Legal

LOTS NUMBERED THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), IN BLOCK NUMBERED TWENTY-NINE (29), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936 IN BOOK D, PAGE 20;

LESS THAN AND EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF ALBUQUERQUE BY THE WARRANTY DEED FILED NOVEMBER 9, 2012 AS DOC. NO. 2012119154;

TOGETHER WITH LOTS NUMBERED SEVENTEEN-A (17-A), EIGHTEEN-A (18-A), NINETEEN-A (19-A), AND TWENTY-A (20-A), IN BLOCK NUMBERED TWENTY-NINE (29), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 7, 2017, BOOK 2017C, PAGE 91, AS DOC. NO. 2017076388;

ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF LOUISIANA BOULEVARD NE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "7-C19" BEARS S 85°33'10" E, A DISTANCE OF 5314.52 FEET;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 00°12'17" W, A DISTANCE OF 376.26 FEET TO A POINT OF CURVATURE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 47.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA OF 90°02'14", AND A CHORD BEARING S 45°13'24" W, A DISTANCE OF 42.44 FEET TO AN ANGLE POINT;

THENCE, S 00°14'30" W, A DISTANCE OF 4.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SIGNAL AVENUE NE;

THENCE, COINCIDING SAID SIGNAL AVENUE NE RIGHT-OF-WAY, N 89°43'30" W, A DISTANCE OF 579.92 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 00°12'28" E, A DISTANCE OF 471.92 FEET TO THE SOUTH RIGHT-OF-WAY OF ALAMEDA BOULEVARD NE, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING SAID ALAMEDA BOULEVARD NE RIGHT-OF-WAY THE FOLLOWING THREE COURSES;

S 89°47'04" E, A DISTANCE OF 165.00 FEET TO AN ANGLE POINT;

S 00°12'28" W, A DISTANCE OF 32.00 FEET TO AN ANGLE POINT;

S 89°47'03" E, A DISTANCE OF 414.92 FEET TO A POINT OF CURVATURE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 47.12 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA OF 89°59'20", AND A CHORD OF S 44°47'23" E, A DISTANCE OF 42.42 FEET TO THE POINT OF BEGINNING, CONTAINING 6.2735 ACRES (273,272 SQ. FT.) MORE OR LESS.

Surveyor's Certificate

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

Will Plotner Jr. 1/9/2020
WILL PLOTNER JR. DATE
N.M.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

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City of Albuquerque
Bernalillo County, New Mexico
January 2020

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF WHO HEREBY GRANT THE PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES, INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION INSPECTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

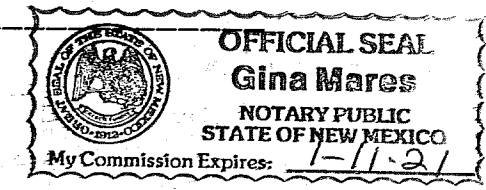
Scott Henry 1-9-2020
SCOTT HENRY, MEMBER DATE
CLEARBROOK INVESTMENTS, INC., OWNER LOTS 13 AND 14

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 9, 2020
BY: SCOTT HENRY, MEMBER, CLEARBROOK INVESTMENTS, INC., OWNER LOTS 13 AND 14

By: Gina Mares
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-11-21



Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF WHO HEREBY GRANT THE PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES, INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION INSPECTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

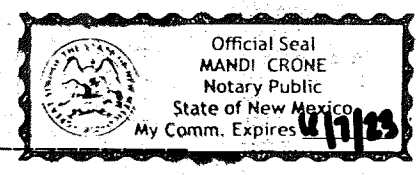
Nafesa Pashtoon _____ DATE
NAFESA PASHTOON OWNER LOTS 15, THE REMAINING PORTION OF 16, 17-A & 18-A

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 9, 2020
BY: NAFESA PASHTOON, OWNER LOTS 15, THE REMAINING PORTION OF 16, 17 & 18

By: Mandri Crone
NOTARY PUBLIC

MY COMMISSION EXPIRES 02/07/2023



Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF WHO HEREBY GRANT THE PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES, INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION INSPECTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

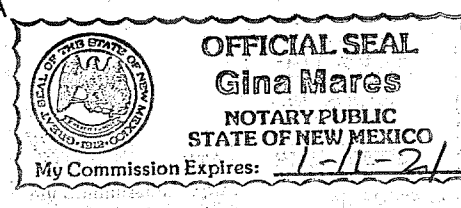
Shakeel Rizvi January 9, 2020
SHAKEEL RIZVI, MANAGING MEMBER, SEVANO DEVELOPMENT, LLC DATE
OWNER LOTS 19-A & 20-A

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 9, 2020
BY: SHAKEEL RIZVI, MANAGING MEMBER
SEVANO DEVELOPMENT, LLC, OWNER LOTS 19-A & 20-A

By: Gina Mares
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-11-21



CSI-CARTESIAN SURVEYS INC.
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Bernalillo County, New Mexico
January 2020**

**This Sheet Shows Lot Lines
Being Eliminated and
Easements Being Vacated**

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.27'	S 00°12'18" W
L2	4.26'	S 00°14'31" W
L3	25.74'	S 00°14'31" W
L4	30.00'	S 00°14'31" W
L5	26.08'	N 00°12'28" E
L6	20.00'	S 89°47'03" E
L7	7.07'	S 45°12'57" W
L9	32.00' ((32.00'))	S 00°12'28" W ((S 00°13'40" W))

ACS Monument "7_C19"
NAD 1983 CENTRAL ZONE
X=1550417.138*
Y=1522068.520*
Z=5485.723* (NAVD 1988)
G-G=0.999650745
Delta Alpha=-0°10'24.78"

*U.S. Survey Feet

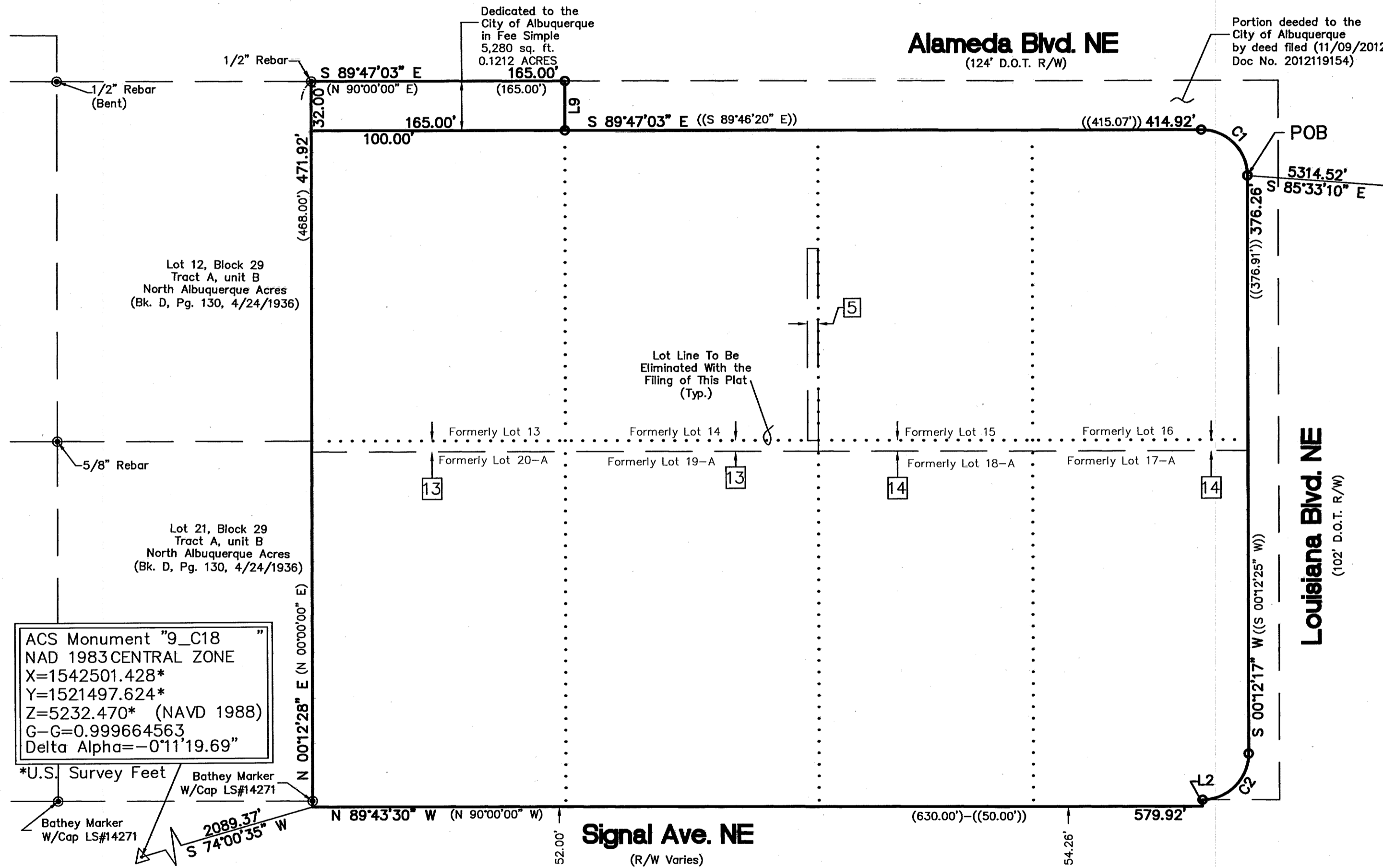
Easement Notes

- [5] EXISTING 7' PNM AND MST&T EASEMENT (10/1/79, BK. 723, PG. 603) RELEASED BY DOCUMENT NO. _____
- [13] EXISTING 7' PNM & CENTURYLINK EASEMENT (5/14/1971, BK. MISC. 214, PG. 212, DOC. NO. 25651) VACATED BY DOC. _____
- [14] EXISTING 7' PNM & CENTURYLINK EASEMENT (6/11/1971, BK. MISC. 217, PG. 382) VACATED BY DOC. _____

KEYNOTES [1], [2], [3], [4], [6], [7], [8], [9], [10], [11], AND [12] INTENTIONALLY OMITTED FROM THIS SHEET.

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (4/24/36, D-130)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (11/9/2012, DOC. NO. 2012119154)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS INDICATED OTHERWISE
▲	SET CENTERLINE MONUMENT
1-P1	LOT NUMBER

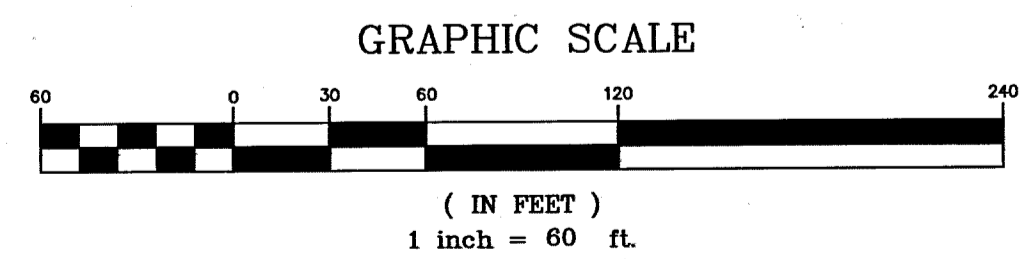


ACS Monument "9_C18"
NAD 1983 CENTRAL ZONE
X=1542501.428*
Y=1521497.624*
Z=5232.470* (NAVD 1988)
G-G=0.999664563
Delta Alpha=-0°11'19.69"

*U.S. Survey Feet

Bathey Marker W/Cap LS#14271

Bathey Marker W/Cap LS#14271



CURVE TABLE											
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.12' ((42.42'))	30.00' ((30.00'))	89°59'20"	42.42'	S 44°47'23" E	C10	39.30'	25.00'	90°04'02"	35.38'	S 45°14'29" W
C2	47.14' ((47.15'))	30.00' ((30.00'))	90°02'14"	42.44'	S 45°13'24" W	C11	39.24'	25.00'	89°55'58"	35.33'	N 44°45'31" W
C3	39.27'	25.00'	89°59'31"	35.35'	S 44°47'17" E	C12	39.27'	25.00'	90°00'29"	35.36'	S 45°12'43" W
C4	39.27'	25.00'	90°00'40"	35.36'	N 45°12'37" E	C13	39.27'	25.00'	89°59'20"	35.35'	S 44°47'23" E
C5	39.24'	25.00'	89°55'47"	35.33'	N 44°45'37" W	C14	39.30'	25.00'	90°04'13"	35.38'	N 45°14'23" E
C6	39.34'	25.00'	90°09'06"	35.40'	S 45°11'57" W	C15	76.17'	48.50'	89°59'20"	68.58'	S 44°47'23" E
C7	39.20'	25.00'	89°50'54"	35.31'	S 44°48'03" E	C16	76.24'	48.50'	90°04'13"	68.63'	S 45°14'23" W
C8	39.34'	25.00'	90°09'06"	35.40'	N 45°11'57" E	C17	76.13'	48.50'	89°55'58"	68.55'	N 44°45'31" W
C9	39.20'	25.00'	89°50'54"	35.31'	N 44°48'03" W	C18	76.19'	48.50'	90°00'29"	68.59'	N 45°12'43" E

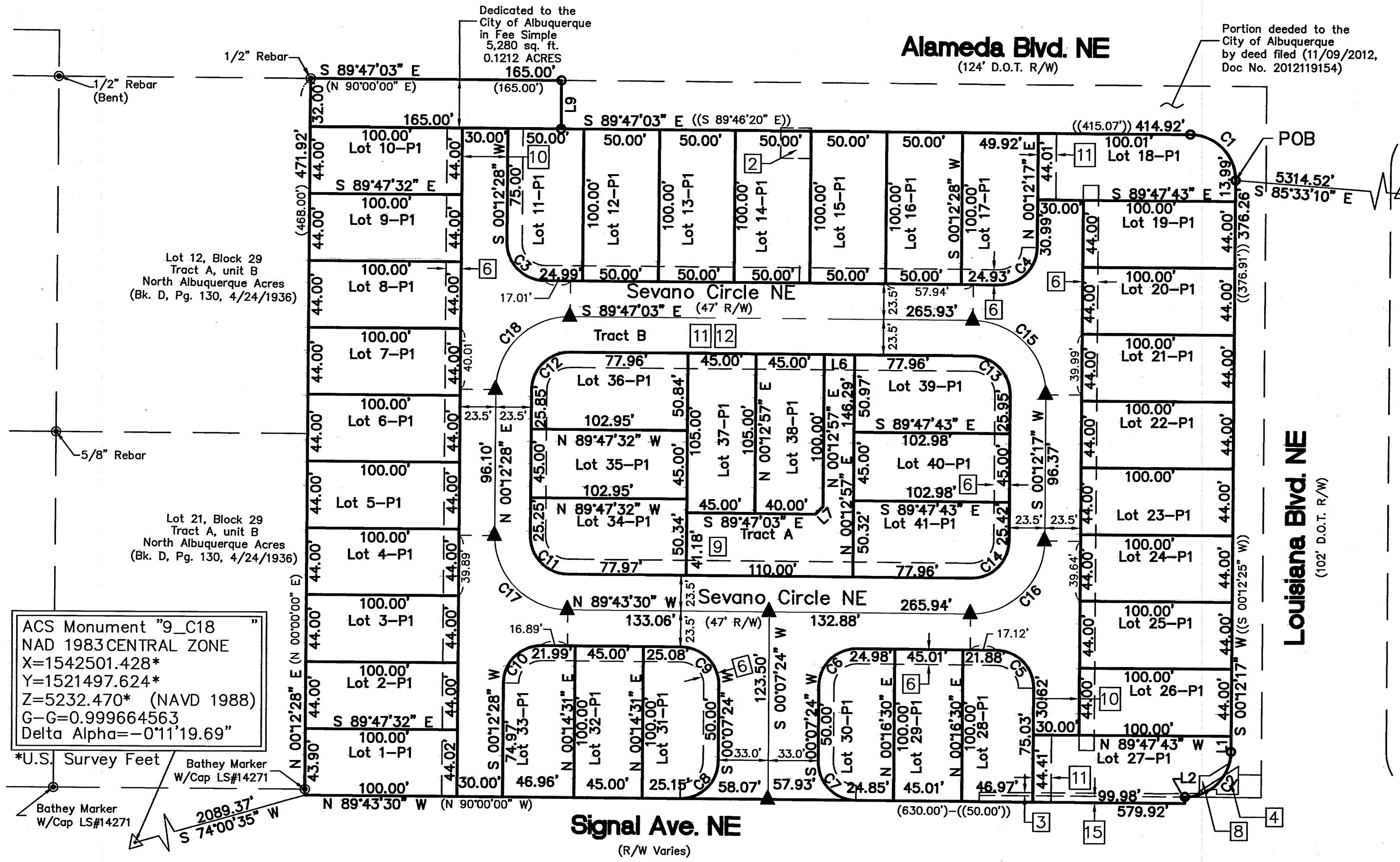
Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (4/24/36, D-130)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER DEED (11/9/2012, DOC. NO. 2012119154)
- ⊙ FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS INDICATED OTHERWISE
- ▲ SET CENTERLINE MONUMENT
- 1-P1 LOT NUMBER

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L9	32.00' ((32.00'))	S 00°12'28" W ((S 00°13'40" W))

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 Z=5485.723* (NAVD 1988)
 G-G=0.999650745
 Delta Alpha=-0°10'24.78"
 *U.S. Survey Feet



- Easement Notes**
- 2 EXISTING 20'X20' CENTURYLINK EASEMENT (5/22/2000, A5-9163)
 - 3 EXISTING CENTURYLINK EASEMENT (1/6/89, BK. MISC. 701A, PG. 185, DOC. NO. 891284) SEE DETAIL ON SHEET 5 OF 5
 - 4 EXISTING US WEST & PNM EASEMENT (10/23/96, BK. 96-28, PG. 5758, DOC. NO. 116422)
 - 6 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
 - 8 EXISTING CENTURYLINK EASEMENT (01/08/2014, DOC. NO. 2014001747)
 - 9 TRACT A - PRIVATE LANDSCAPE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
 - 10 PRIVATE ROADWAY & PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING LOTS 1-41, AND TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION-BLANKET ACROSS ALL OF TRACT B
 - 11 12' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
 - 12 PUBLIC WATER & PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT-BLANKET ACROSS ALL OF TRACT B
 - 15 CENTURYLINK EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL ON SHEET 5 OF 5

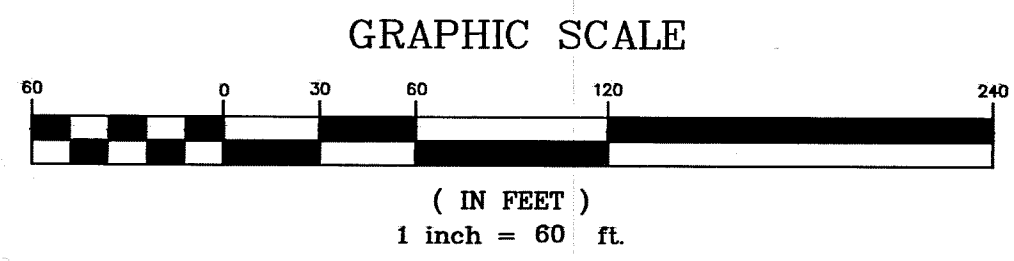
NOTE: ALL PRIVATE EASEMENTS BENEFIT THE OWNERS OF LOTS 1-41, TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

KEYNOTES 1, 5, 7, 13, AND 14 INTENTIONALLY OMITTED FROM THIS SHEET.

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Bathey Marker
 W/Cap LS#14271
 2089.37'
 S 74°00'35" W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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C8	39.34'	25.00'	90°09'06"	35.40'	N 45°11'57" E	C17	76.13'	48.50'	89°55'58"	68.55'	N 44°
C9	39.20'	25.00'	89°50'54"	35.31'	N 44°48'03" W	C18	76.19'	48.50'	90°00'29"	68.59'	N 45°

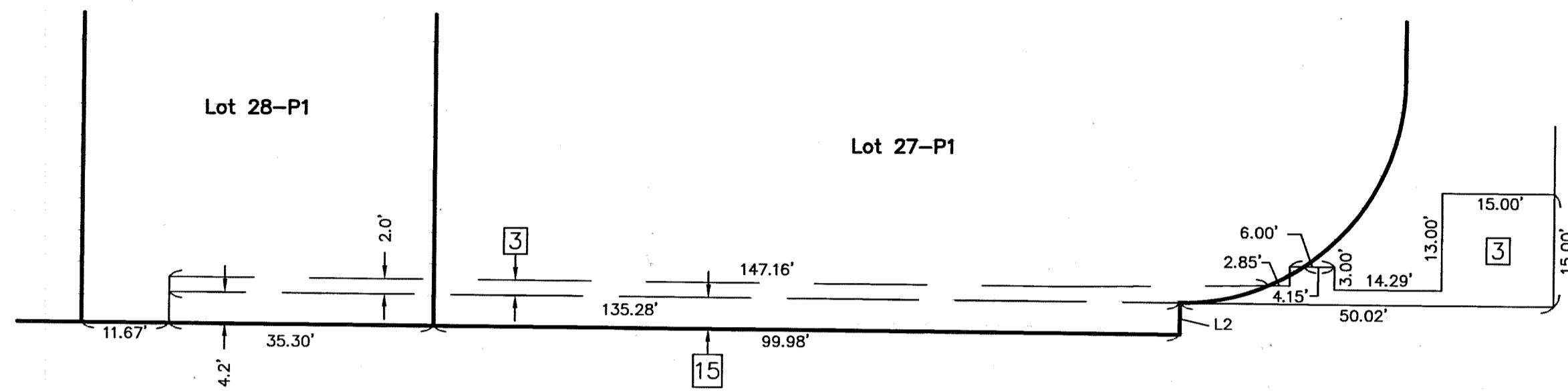


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Detail for Easements 3 AND 15

N.T.S.



Signal Avenue NE

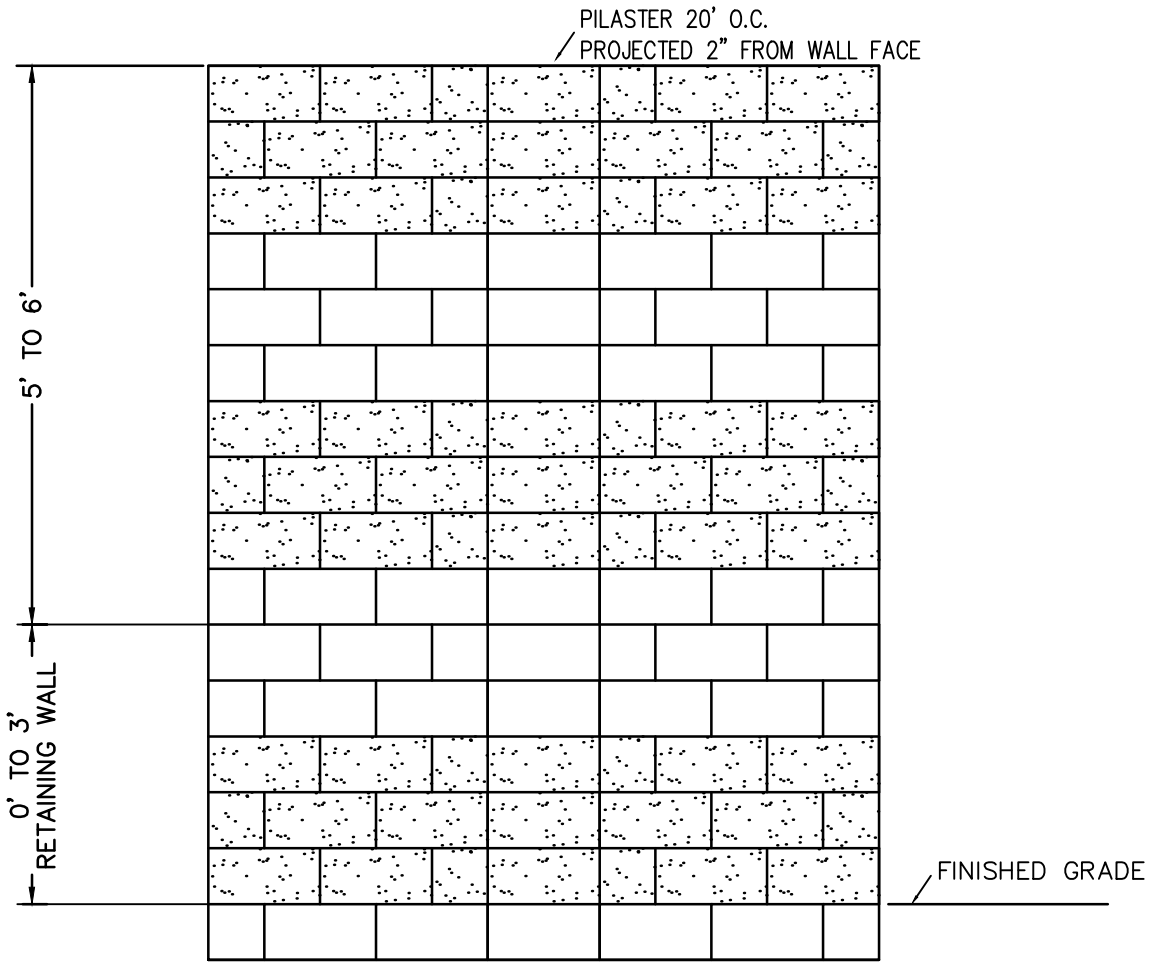
Louisiana Boulevard NE

Parcel Table		
Parcel Name	Area (Sq. Ft.)	Area (Acres)
1	4,396	0.1009
2	4,400	0.1010
3	4,400	0.1010
4	4,400	0.1010
5	4,400	0.1010
6	4,400	0.1010
7	4,400	0.1010
8	4,400	0.1010
9	4,400	0.1010
10	4,401	0.1010
11	4,866	0.1117
12	5,000	0.1148
13	5,000	0.1148
14	5,000	0.1148
15	5,000	0.1148

Parcel Table		
Parcel Name	Area (Sq. Ft.)	Area (Acres)
16	5,000	0.1148
17	4,858	0.1115
18	5,526	0.1269
19	4,400	0.1010
20	4,400	0.1010
21	4,400	0.1010
22	4,400	0.1010
23	4,400	0.1010
24	4,400	0.1010
25	4,400	0.1010
26	4,400	0.1010
27	5,462	0.1254
28	4,557	0.1046
29	4,501	0.1033
30	4,723	0.1084

Parcel Table		
Parcel Name	Area (Sq. Ft.)	Area (Acres)
31	4,743	0.1089
32	4,500	0.1033
33	4,565	0.1048
34	5,042	0.1158
35	4,633	0.1064
36	5,101	0.1171
37	4,725	0.1085
38	4,713	0.1082
39	5,113	0.1174
40	4,634	0.1064
41	5,055	0.1160
TOTAL AREA	273,272	6.2735
TRACT A	6,648	0.1526
TRACT B	69,836	1.6032

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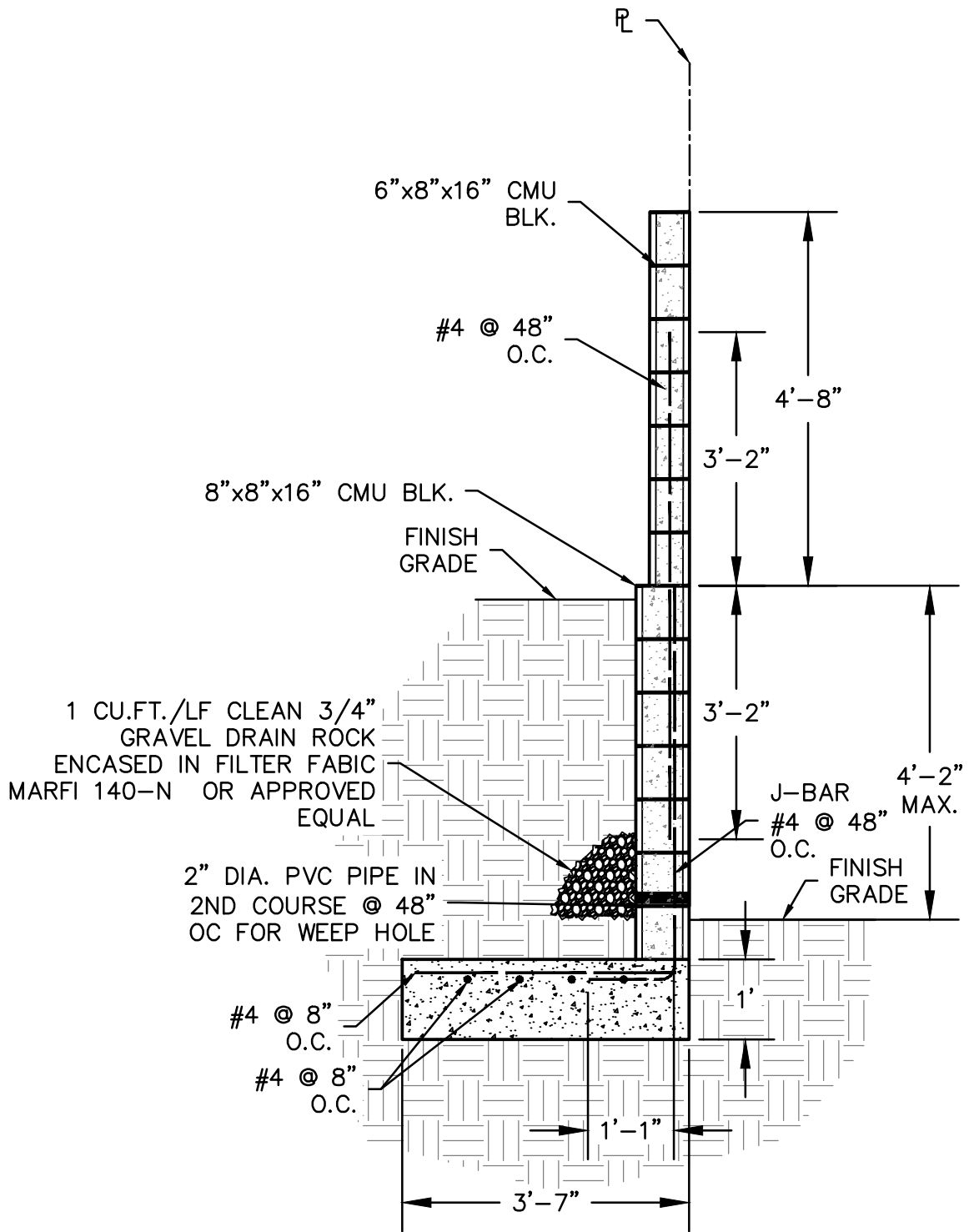
DARK BROWN STANDARD BLOCK



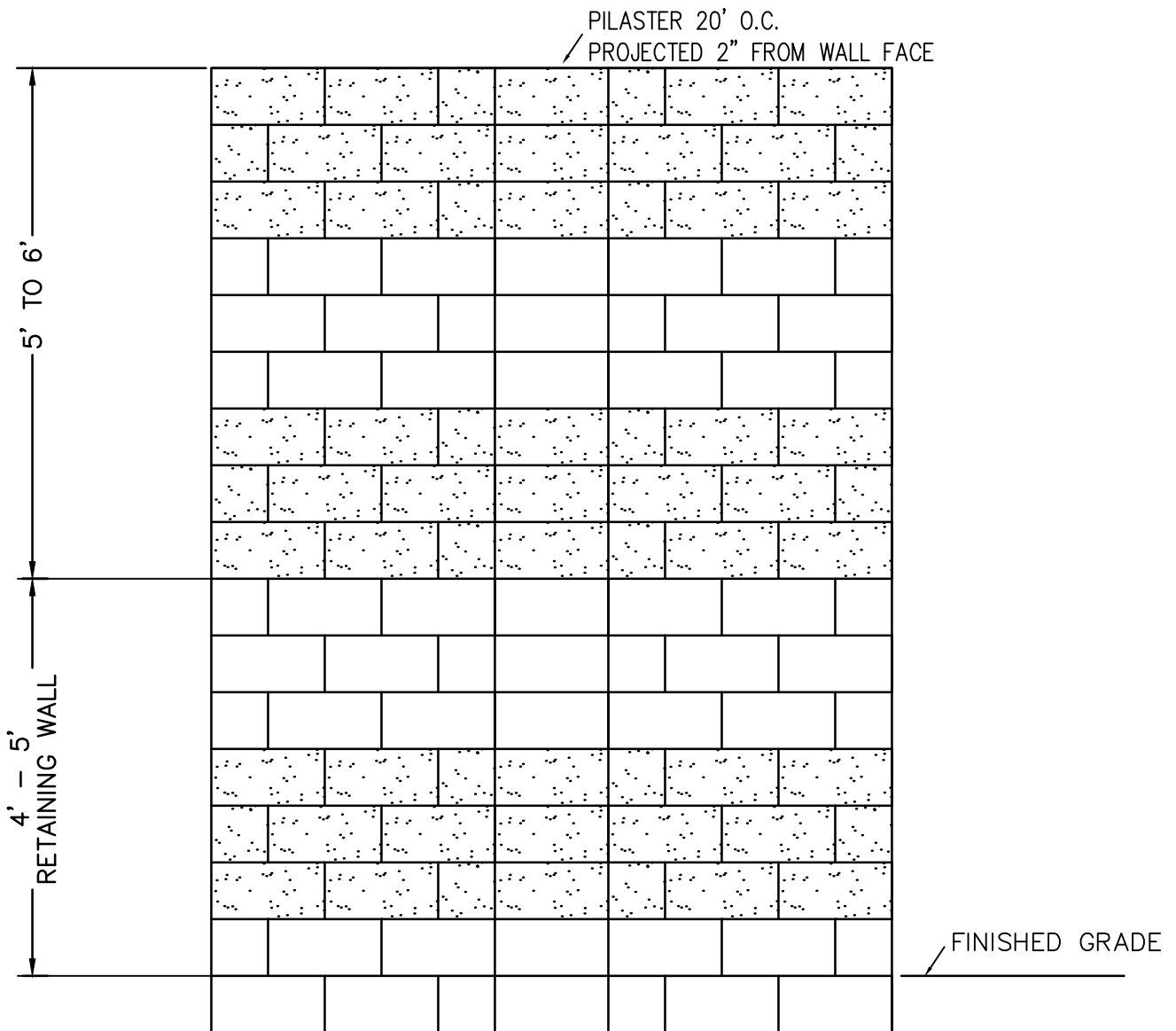
DARK BROWN SPLIT FACED BLOCK



THE HENSLEY ENGINEERING GROUP
 300 BRANDING IRON RD. SE
 RIO RANCHO, NEW MEXICO 87124
 Phone:(505) 410-1622



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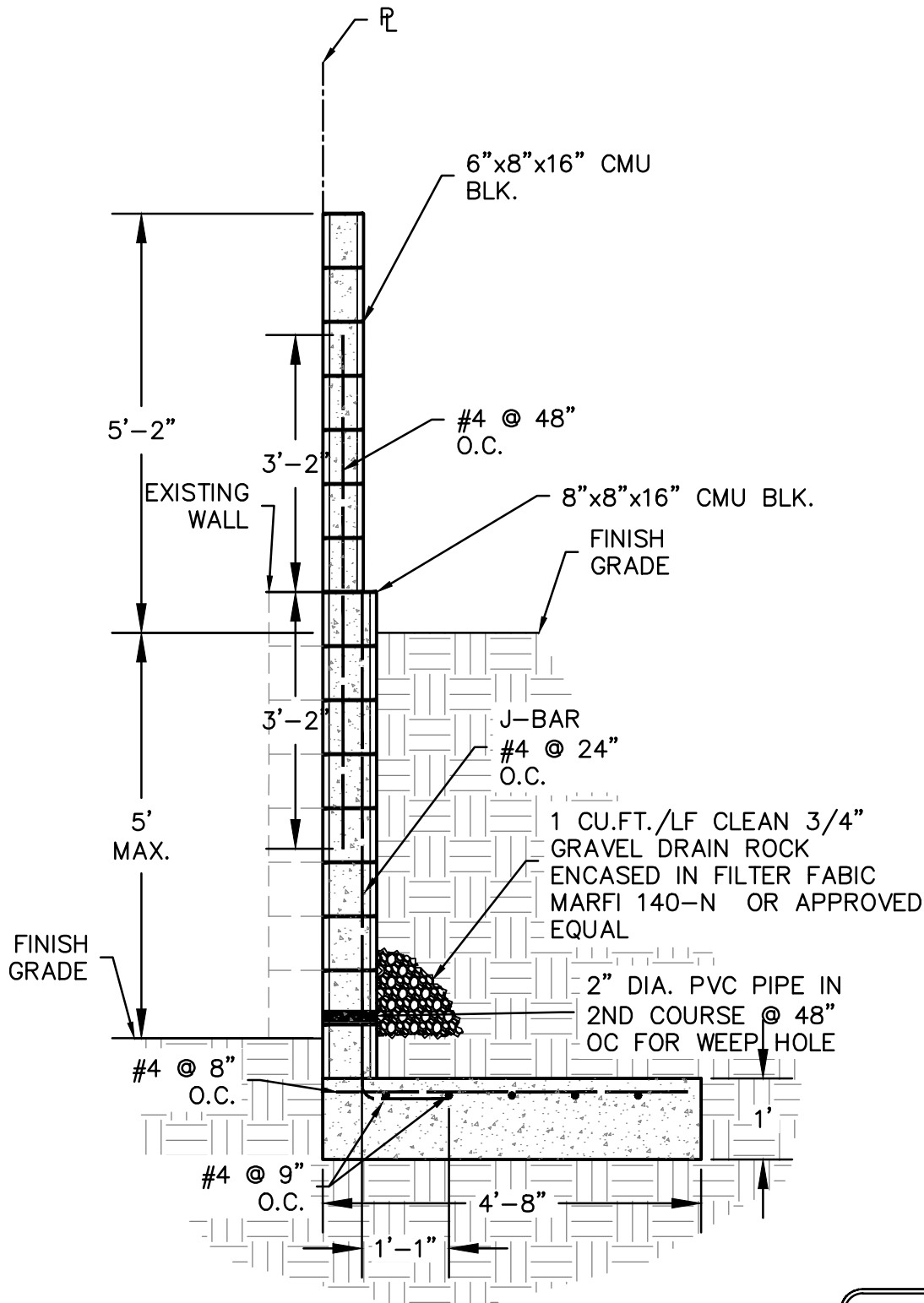
DARK BROWN STANDARD BLOCK



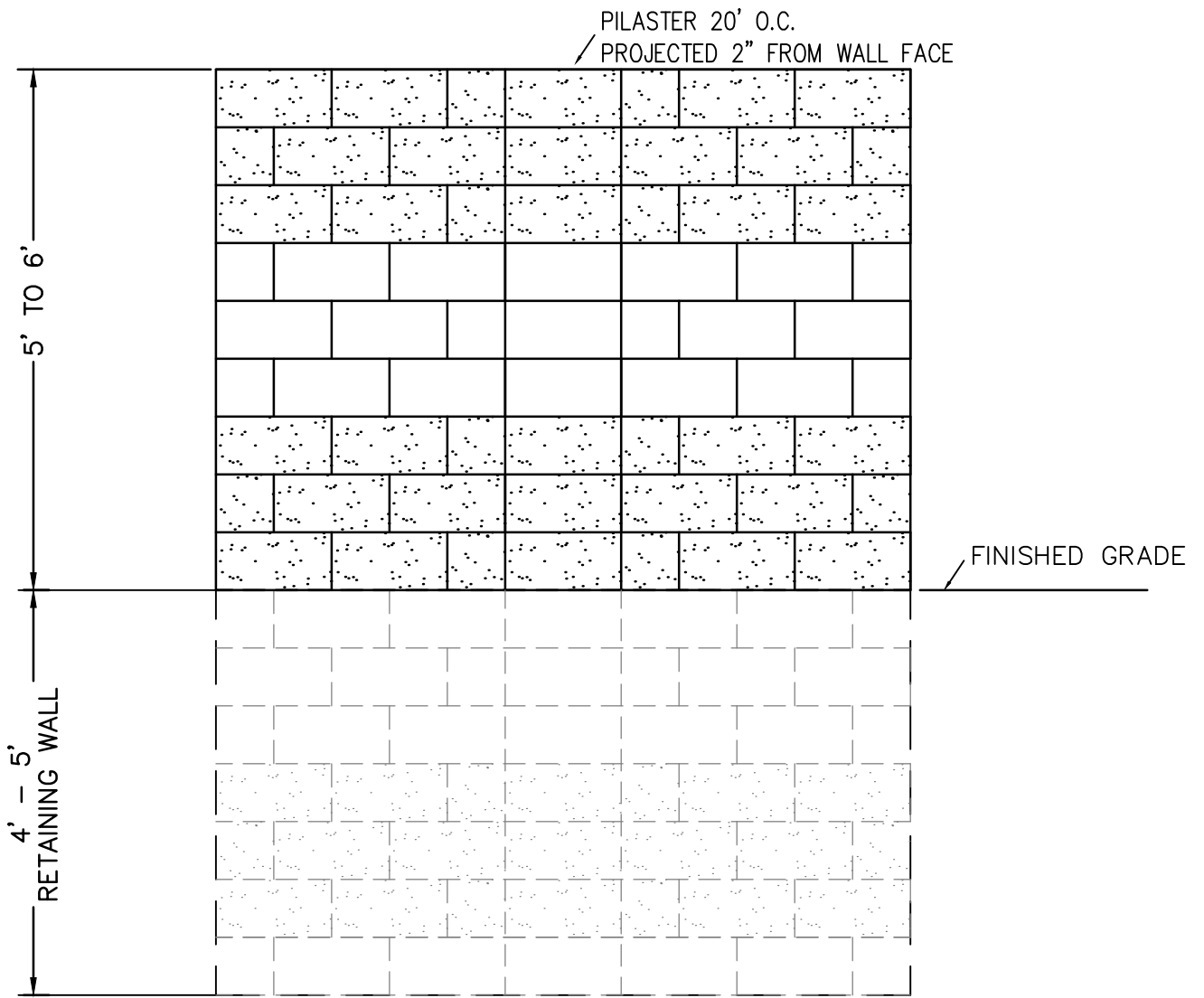
DARK BROWN SPLIT FACED BLOCK



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PILASTER 20' O.C.
 / PROJECTED 2" FROM WALL FACE

5' TO 6'

4' - 5'
 RETAINING WALL

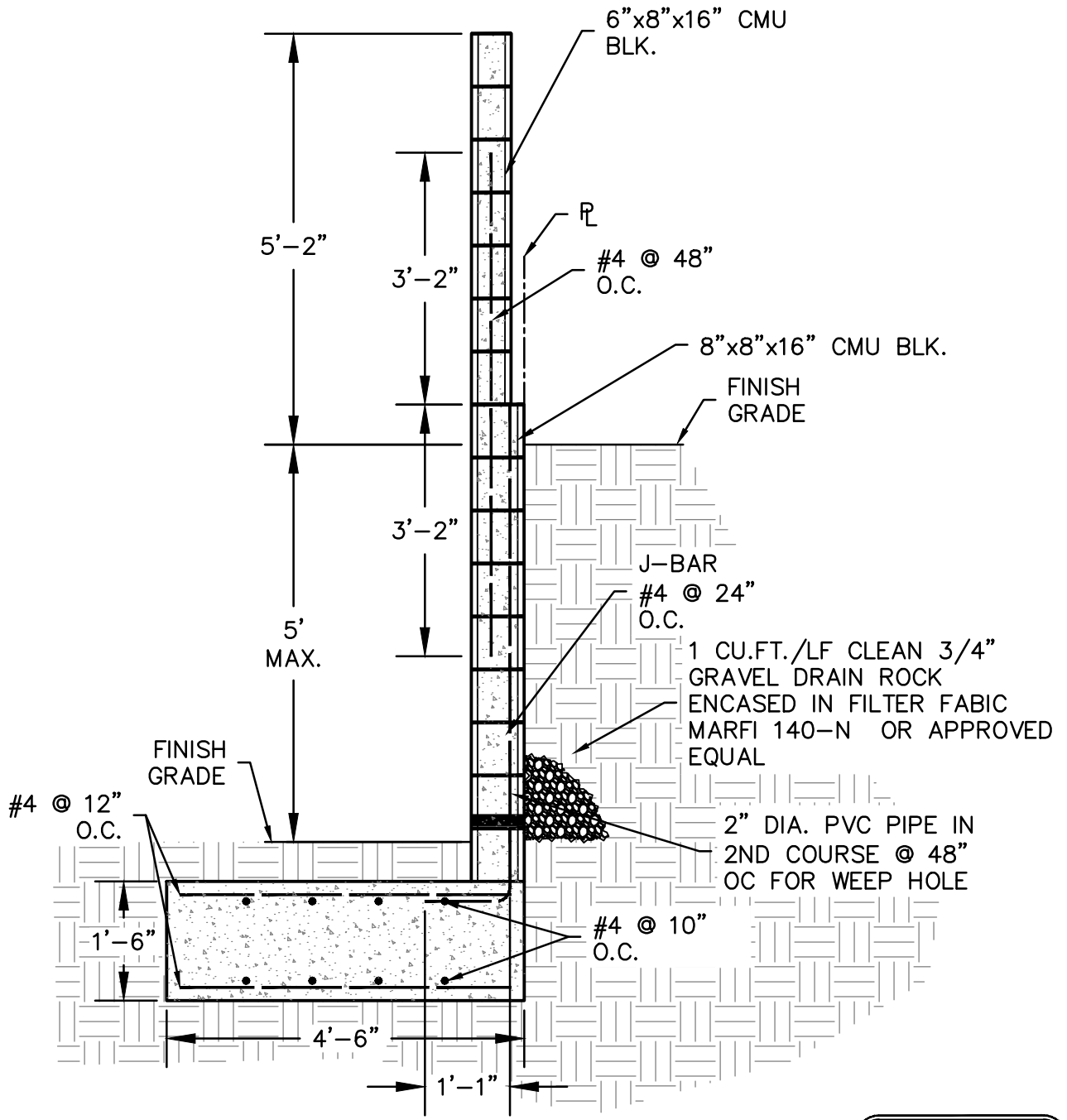
FINISHED GRADE



DARK BROWN STANDARD BLOCK



DARK BROWN SPLIT FACED BLOCK



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 Phone:(505) 410-1622

Ron Hensley

From: Thompson, Sophia S. <ssthompson@cabq.gov>
Sent: Friday, January 10, 2020 10:14 AM
To: Will Plotner Jr.
Cc: D King; Planning Plat Approval; Amber Palmer; Jayson Pyne; adil1424@yahoo.com; ron@thegroup.cc; Gould, Maggie S.; Wolfley, Jolene
Subject: RE: Project # 1005191

Good Morning Mr. Plotner,

Your dxf for PR-2018-001917 covering lots 13-15, 17-A, 18-A, 19-A, 20-A and portion of Lot 16 of the Sevano Place Subdivision has been approved. This email will notify the DRB chair.

Thank you

Sophia



SOPHIA THOMPSON

gis coordinator

o 505.924.3803

e ssthompson@cabq.gov

cabq.gov/planning

From: Will Plotner Jr. [<mailto:wplotnerjr@gmail.com>]
Sent: Thursday, January 09, 2020 3:06 PM
To: Thompson, Sophia S.
Cc: D King; Planning Plat Approval; Amber Palmer; Jayson Pyne
Subject: Re: Project # 1005191

Sophia,

The project number is 2018-001917

Is this email acceptable or do we need to resubmit the entire thing?

Please advise.

Thanks,

[Will Plotner Jr., NMRPS 14271, President
CSI-Cartesian Surveys Inc.
PO Box 44414
Rio Rancho NM 87174
\(p\)505-896-3050 ext. Dial 1 then 103
\(f\)505-891-0244](#)**Error! Filename not specified.**

www.cartesiansurveys.com
Email: wplotnerjr@gmail.com



On Thu, Jan 9, 2020 at 2:27 PM Thompson, Sophia S. <ssthompson@cabq.gov> wrote:

Good Afternoon Ms. King,

Please send the Project Number (in PR-20XX-XXXXXX format) associated with this dxf as it is a necessary piece of information in our approval process.

Thank you,

Sophia



SOPHIA THOMPSON

gis coordinator

o 505.924.3803

e ssthompson@cabq.gov

cabq.gov/planning

From: D King [mailto:cartesiandenise@gmail.com]

Sent: Thursday, January 09, 2020 2:15 PM

To: Planning Plat Approval

Cc: Will Plotner Jr; Amber Palmer; Jayson Pyne

Subject: Project # 1005191

Attached you will find the **DXF** file for the above referenced project, as well as a PDF for the plat. It is on grid coordinates.

Please let me know if you have any questions.

--

Thanks,

Denise King



CADD Tech
CSI-Cartesian Surveys Inc.

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Rio Rancho NM 87174

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Email: cartesiandenise@gmail.com



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This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.