



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 S1)	<input type="checkbox"/> Major 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 checked="" type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input 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			
CREATE A 31 LOT + 3 TRACT SUBDIVISION			

APPLICATION INFORMATION		
Applicant: PV DURANGO LLC	Phone:	
Address: 4350 LA JOLLA VILLAGE DR. STE 110	Email:	
City: SAN DIEGO	State: CA	Zip: 92122
Professional/Agent (if any): ARCH+ PLAN LAND USE CONSULTANTS	Phone: 505.980.8365	
Address: P.O. BOX 25911	Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site:	List all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TRACT H	Block:	Unit: 1
Subdivision/Addition: DURANGO	MRGCD Map No.:	UPC Code: 1-009-064-034-262-310-19
Zone Atlas Page(s): C-9	Existing Zoning: R-1B	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 40	Total Area of Site (Acres): 18.83 ±

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: WOODMONT AV	Between: RAINBOW BLVD	and: PASEO DEL NORTE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
PR 2018-001996

Signature: <i>Derrick Archuleta</i>	Date: 7-17-2020
Printed Name: DERRICK ARCHULETA	<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 #

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

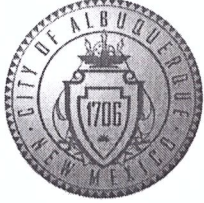
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

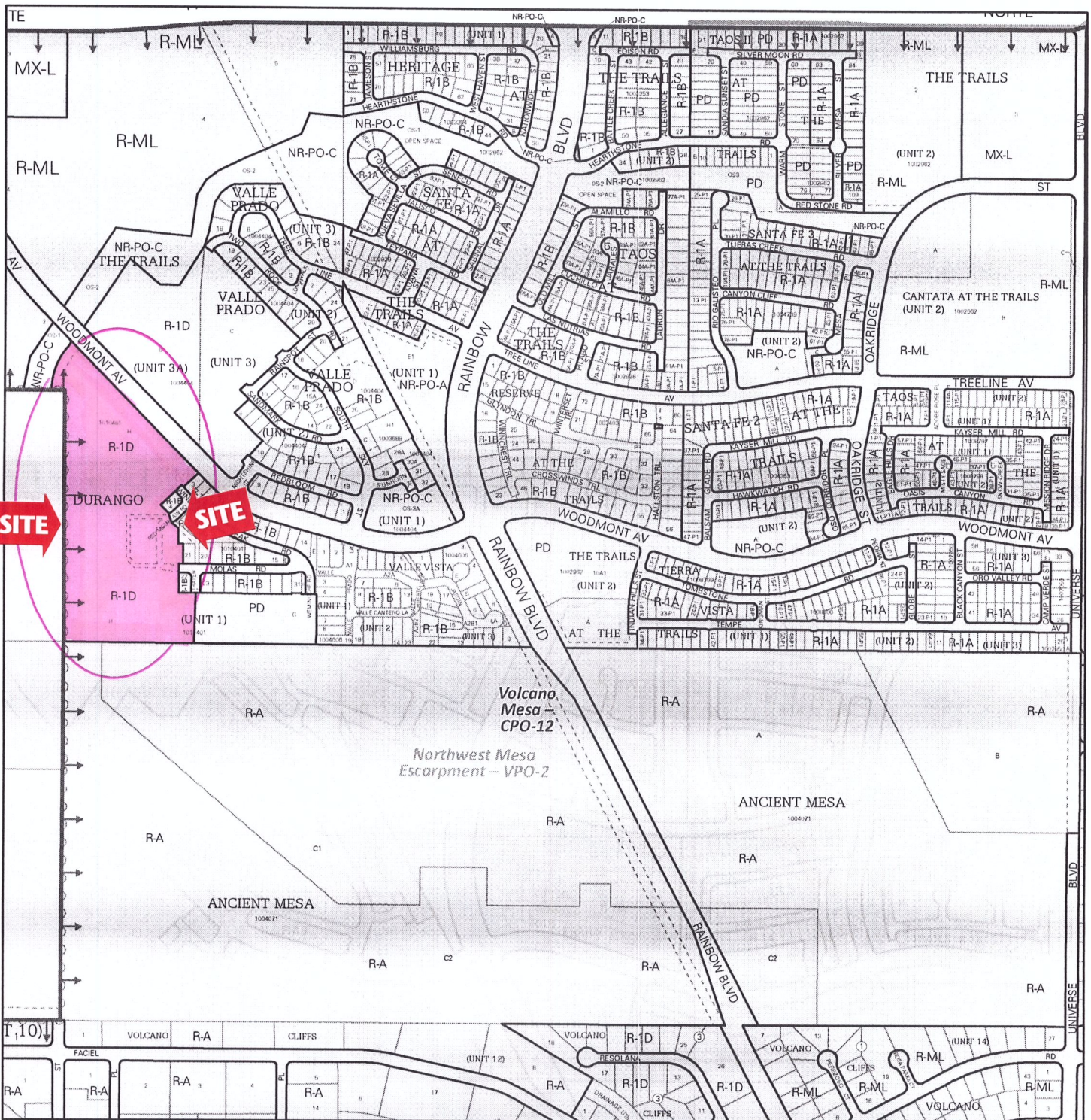
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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)

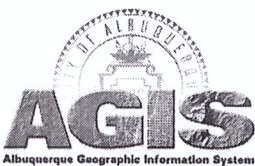
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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>	
Signature: <u>Derrick Archuleta</u>	Date: <u>7.17.2020</u>
Printed Name: <u>DERICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number _____
Staff Signature: _____	
Date: _____	

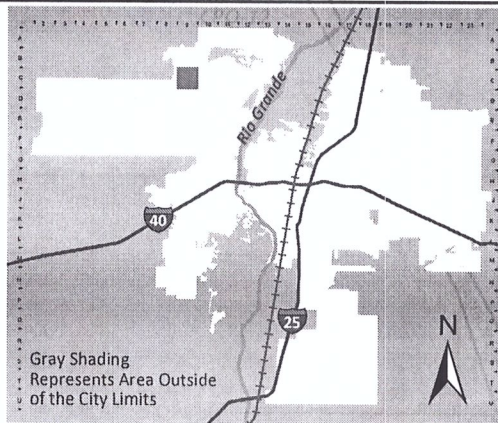


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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-09-Z

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

0 250 500 1,000
Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

July 17, 2020

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: TRACT H, DURANGO UNIT 1 (AKA DURANGO UNITS 3A & 3B)
PR 2018-001996 / SD 2019-00028 / SD 2019-00023 / SD 2019-00030 / SD 2019-00031

Ms. Wolfley and members of the Board:

I would like to request Final Plat review for a major subdivision for the above mentioned property.

Preliminary Plat was presented and amended by the DRB on August 14, 2019 which also included a vacation of temporary public roadway easement, vacation of a public water easement and vacation of a public roadway easement for consideration.

The property owner would like to create a thirty-seven (37) lot and three (3) tract subdivision of existing Tract H, Durango Unit 1. The subdivision to be known as Durango Unit 3, is proposing Lots 1 thru 37 and Tracts C, D and H-1 on a total of 18.83± net acres on property zoned R-1B (Single-Family Residential – Medium Lot)

The Final Plat packet includes: proposed final plat, the Durango typical wall exhibit and Preliminary Plat Notice of Decision. The packet does not include the recorded IIA as it is in process and will be recorded prior to signature of the DRB Chair.

The property is currently vacant.

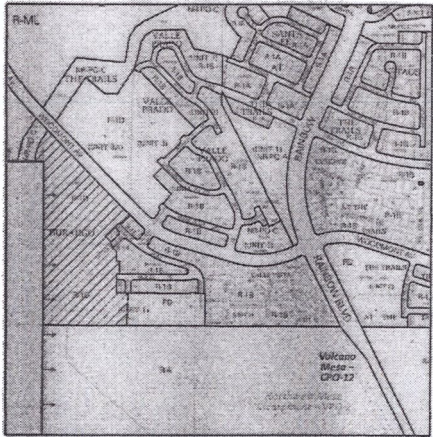
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan, Northwest Mesa Escarpment View Protection Overlay Zone, Volcano Mesa Character Protection Overlay Zone within the Northwest Mesa Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal



Zone Atlas C-9-2

VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were logged with a brass disk stamped "8911" unless otherwise indicated herein.
- All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated herein.
- City of Albuquerque Zone Atlas Page C-9-2
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and show thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Mannholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 37
- Total mileage of full width streets created: .25 miles
- Gross Subdivision acreage: 18.6322 acres.
- Total number of Tracts created: 3

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cables, 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 Grantees, 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, the 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 herein. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT:

- The purpose of this Plat is to:
- Create 37 new Lots and 3 Tracts as shown herein.
 - Dedicate the Public street right of ways as shown herein to the City of Albuquerque in fee simple with warranty covenants by this plat.
 - Grant the new Public easements as shown herein.
 - Show the easements vacated by SD-2019-00023, SD-2019-00030 and SD-2019-00031.

PLAT OF
DURANGO UNIT 3
(BEING A REPLAT OF TRACT H, DURANGO UNIT 1)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16 , TOWNSHIP 11 NORTH , RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE , 2020

PROJECT NUMBER: PR-2018-001996

Application Number: _____

FLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC	_____	Date

Comcast _____ Date

CITY APPROVALS

Steven M. Rinwhoover P.S. 7/8/2020
City Surveyor
Department of Municipal Development _____ Date

Real Property Division _____ Date

Environmental Health Department _____ Date

Traffic Engineering, Transportation Division _____ Date

ABQWA _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYORS CERTIFICATION

I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record and that it is true and correct to the best of my knowledge and belief.

David Vigil
NMP's No. 8911



SURV TEK
Consulting Surveyors
2084 Wilkey New Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3566 Fax: 505-897-3077

PLAT OF
DURANGO UNIT 3

(BEING A REPLAT OF TRACT H, DURANGO UNIT 1)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JUNE, 2020

LEGAL DESCRIPTION

Tract H, Durango Unit 1, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2016, in Book 2016C, Page 12.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising Lots 1 thru J7 and Tracts "C" and "D" and "H-1", Durango, Unit 3, being a replat of Tract H, Durango Unit 1, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2016, in Book 2016C, Page 12, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

PV DURANGO, LLC

By Kevin Wechter 07-14-20
Kevin Wechter, Manager of Manager Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 7/14/20 before me Joseph M. F. Manelski
Notary Public

personally appeared Kevin Wechter, as Manager of Member who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/it executed the same in his/her/its authorized capacity(ies); and that by his/her/its signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Manelski (Seal)



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

Plat entitled "Durango Unit 1, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2016, in Book 2016C, Page 12.

DEDICATION

1. Tract C shall be conveyed to the Trails Community Association, Inc. in fee simple and shall be maintained by the Trails Community Association, Inc.
2. Tracts D and H-1 shall retained by PV Durango, LLC.

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

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (Areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0111G, Effective Date 09-26-2008.

SHEET 2 OF 4

SURV TEK

Consulting Surveyors Phone: 505-897-3366
8304 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
DURANGO UNIT 3
 (BEING A REPLAT OF TRACT H, DURANGO UNIT 1)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2020

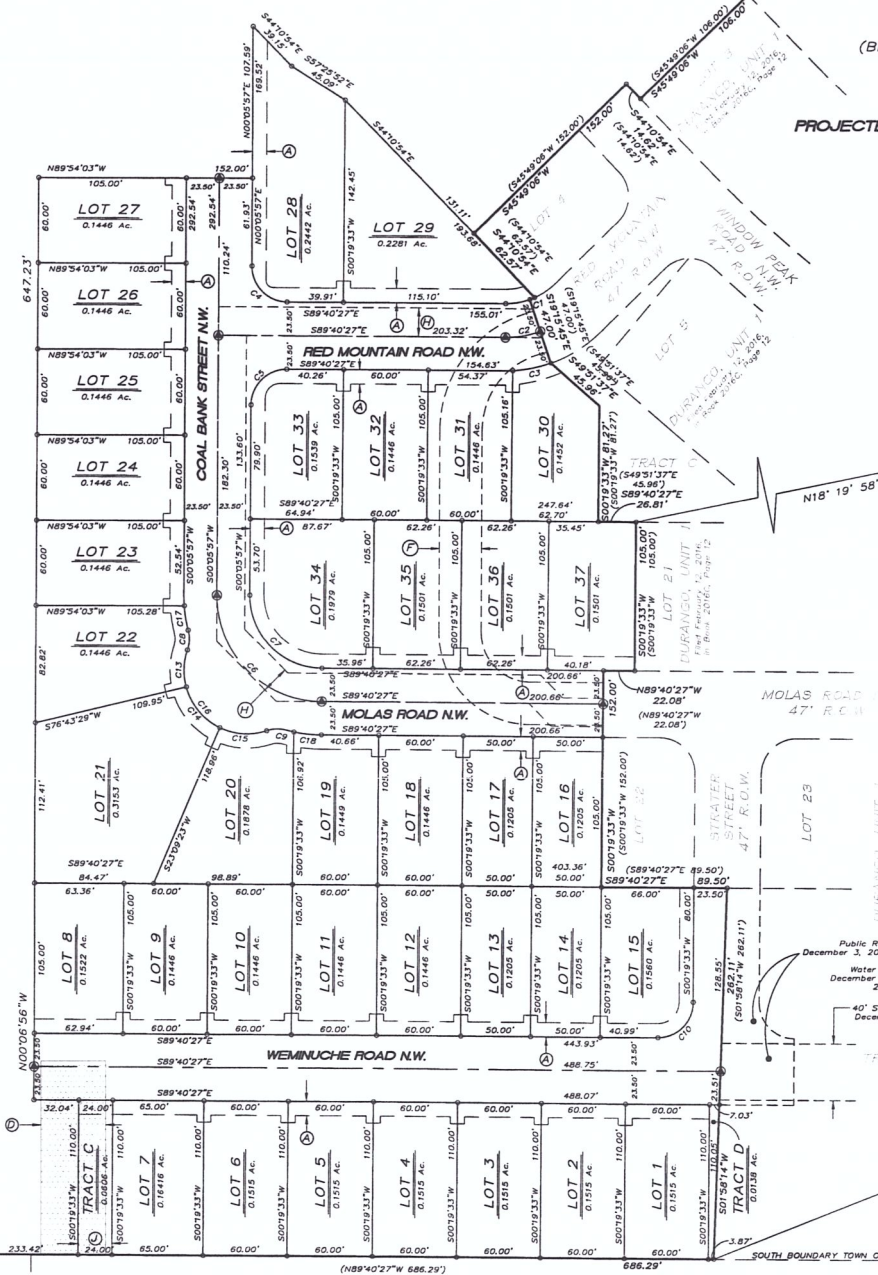
- EASEMENT LEGEND**
- (A) = New 10' Public Utility Easement granted by this plat.
 - (D) = Existing 46' Public Roadway Easement filed December 21, 2007, in Book 2007C, Page 332, Easement vacated by SD-2019-00033.
 - (P) = Existing 30' Temporary Public Roadway Easement filed February 12, 2016, in Book 2016C, Page 12, Easement vacated by SD-2019-00023.
 - (W) = Existing 20' Public Water Easement granted to the ABCMJA filed February 12, 2016, in Book 2016C, Page 12, Easement vacated by SD-2019-00033.
 - (U) = Blanket Pedestrian Access Easement across Tract C (Granted by this Plat)

Albuquerque Central Survey Monument "2002C"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published:
 N=1,323,203.472
 E=1,493,655.03
 Ground to grid factor= 0.999964380
 Date of epoch= 2011/05/26
 Elevation= 5524.93 (NAVD83)

Albuquerque Central Survey Monument "2002C"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published:
 N=1,317,722.002 U.S. SURVEY FEET
 E=1,484,819.241 U.S. SURVEY FEET
 Ground to grid factor= 0.999968850
 Date of epoch= 05/16/2011
 Elevation= 5454.55 (NAVD83)

Public Roadway Easement
 December 3, 2019, Doc. No. 2019103154
 and
 Water Line Easement
 December 06, 2019, Doc. No.
 2019104123
 40' Sanitary Sewer Easement
 December 3, 2019, Doc. No.
 2019103155

SEE SHEET 4



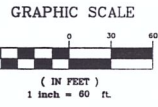
TRACT H-1
 11.4165 Ac.

TRACT C-2
 ANCIENT MESA
 Filed February 21, 2008
 Plat Book 2008C, Page 31

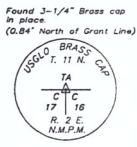
TRACT C-1, ANCIENT MESA
 Filed February 21, 2008 in Plat Book 2008C, Page 31

SHEET 3 OF 4

SURV+TEK
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377



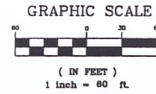
TRACT 5
 BLACK RANCH
 UNPLATTED
 PETROGLYPH NATIONAL MONUMENT



Found 5/8" Rebar and cap
 stamped "L.S. 11184"
 (0.84' South of brass cap)

PLAT OF
DURANGO UNIT 3

(BEING A REPLAT OF TRACT H, DURANGO UNIT 1)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2020



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	3.66 (3.66)	51.50 (51.50)	1.83 (1.83)	3.66 (3.66)	N68° 42' 10"E (N68° 42' 10"E)	4°04'10" (4°04'10")
C2	25.64	75.00	12.95	25.52	N80° 31' 54"E	19°35'18"
C3	28.05	98.50	14.12	27.95	N78° 53' 39"E	16°18'48"
C4	39.17	25.00	24.90	35.29	S44° 47' 15"E	89°46'24"
C5	39.37	25.00	25.10	35.43	S45° 12' 45"W	90°13'36"
C6	117.51	75.00	74.70	105.86	S44° 47' 15"E	89°46'24"
C7	80.69	51.50	51.30	72.69	S44° 47' 15"E	89°46'24"
C8	14.33	25.00	7.37	14.13	N2° 02' 11"E	32°50'15"
C9	14.33	25.00	7.37	14.13	S88° 23' 20"W	32°50'15"
C10	39.27	25.00	25.00	35.36	N45° 19' 33"E	90°00'00"
C11	37.61 (37.61)	25.00 (25.00)	23.39 (23.39)	34.16 (34.16)	N1° 05' 11"W (N1° 05' 11"W)	86°11'28" (86°11'28")
C12	256.74 (256.74)	351.33 (351.33)	134.41 (134.41)	251.07 (251.07)	S21° 04' 27"W (S21° 04' 27"W)	41°52'12" (41°52'12")
C13	26.48	45.00	13.64	26.10	S1° 35' 46"W	33°43'04"
C14	38.67	45.00	20.62	37.49	S39° 52' 46"E	49°14'00"
C15	34.19	45.00	17.97	33.37	S86° 15' 47"E	43°32'03"
C16	99.34	45.00	89.25	80.36	S44° 47' 15"E	126°29'06"
C17	17.43	98.50	8.74	17.41	S9° 18' 48"E	10°08'17"
C18	19.47	98.50	9.77	19.13	S84° 00' 45"E	11°19'24"

FILED FOR RECORD IN PLAT BOOK 2007C, PAGE 352
FEBRUARY 21, 2007 AT THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO

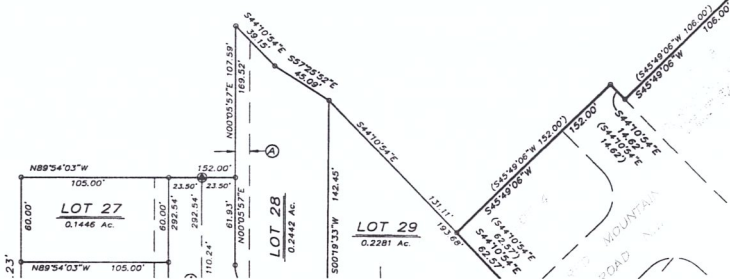
30' Public Roadway and Drainage Easement granted to the City of Albuquerque and 68' Public Water and Sanitary Sewer Easement granted to NMUI by plat filed December 21, 2007 in Plat Book 2007C, Page 352

N89°41'41"W 68.00'
(N89°41'41"W 68.00') Found 5/8" Rebar and cap stamped 'L.S. 7719'

WOODMONT AVENUE

EASEMENT LEGEND

- (A) = New 10' Public Utility Easement granted by this plat.
- (C) = New 30' Temporary Public Roadway Easement Filed February 12, 2016, in Book 2016C, Page 12
- (D) = New 20' Public Water Easement granted to the ABCWA Filed February 12, 2016, in Book 2016C, Page 12.
- (E) = Blanket Pedestrian Access Easement across Tract C (Dedicated by this Plat)



TRACT 5 RANCH PLAT

SEE SHEET 3

SHEET 4 OF 4

SURV+TEK
Consulting Surveyors
3584 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

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

August 16, 2019

PV Trails Albuquerque LLC
4350 La Jolla Village Drive
Suite 110
San Diego, CA. 92122

Project# PR-2018-001996
(1010401, 1004404)

Application#

SD-2019-00028 - AMENDMENT TO PRELIMINARY PLAT

SD-2019-00023 – VACATION OF TEMPORARY PUBLIC ROADWAY EASEMENT

SD-2019-00030 – VACATION OF A PUBLIC WATER EASEMENT

SD-2019-00031 – VACATION OF A PUBLIC ROADWAY EASEMENT

LEGAL DESCRIPTION:

All or a portion of TRACT H, DURANGO UNIT 1 (AKA DURANGO UNITS 3A & 3B), zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 18.83 acre(s). (C-9)

On August 14, 2019, the Development Review Board (DRB) approved the above referenced case with based on the following Findings and subject to the Conditions:

SD-2019-00028 - AMENDMENT TO PRELIMINARY PLAT

1. This is an amendment to the originally approved preliminary plat (PP) for Durango Unit 3 to subdivide into two phases. The originally approved PP was approved on August 19, 2015 and annually extended through the DRB with the most recent extension approved on July 19, 2018. This application was submitted for the February 13, 2019 DRB meeting. The case was deferred 9 times until it was approved on August 14, 2019.
2. The PP will expire on August 14, 2020. Per the IDO, this is the final amendment. A Final Plat must be recorded prior to the August 14, 2020 deadline.
3. The site is zoned R-1B and is a site plan that was originally approved by DRB on June 3, 2015 and amended (AA) on August 14, 2019.
4. All required notice was given as required by the IDO.

SD-2019-00023 – VACATION OF TEMPORARY PUBLIC ROADWAY EASEMENT

SD-2019-00030 – VACATION OF A PUBLIC WATER EASEMENT

SD-2019-00031 – VACATION OF A PUBLIC ROADWAY EASEMENT

1. This a request to vacate three existing easements on the site; 30' temporary public roadway easement, 20' public water easement and a 46' public roadway easement.
2. Per Section 14-16-6-6(K)(a), the applicant stated that the public welfare does not require that the public easements be retained as outlined in their justification letter dated January 18, 2019.
3. The vacations are delineated on Exhibit B and a copy is in the DRB file of record.
4. All required notice was given as required by the IDO.

Conditions:

1. A plat is required to complete the vacations. The plat must be recorded within one year of this action.

APPEAL: If you wish to appeal the decisions for the vacation or final plat (*Preliminary Plats cannot be appealed according to the IDO*), you must do so within 15 days of the DRB's decision or by **AUGUST 29, 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

Cc: Price Land and Development Group 303 Roma Ave NW Suite 110 Albq NM 87109