



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 checked="" type="checkbox"/> 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		
Amendment to existing preliminary plat and infrastructure list		

APPLICATION INFORMATION		
Applicant: PV Durango, LLC (Kevin Wechter)		Phone: (858) 625-6700
Address: 4350 La Jolla Village Drive, Suite 110		Email: kwechter@pacventures.com
City: San Diego	State: CA	Zip: 92122
Professional/Agent (if any): Price Land Development Group (Scott Steffen)		Phone: 505-243-3949
Address: 303 Roma Avenue NW, Suite 110		Email: ssteffen@priceldg.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners: PV Durango, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract A	Block:	Unit:
Subdivision/Addition: Durango Unit 3	MRGCD Map No.:	UPC Code: 100906403426231099
Zone Atlas Page(s): C-9	Existing Zoning: R-1-B & R-1-D	Proposed Zoning R-1-B & R-1-D
# of Existing Lots: 1	# of Proposed Lots: 39	Total Area of Site (Acres): 11.42
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Woodmont Avenue NW	Between: Rainbow Boulevard NW	and: Paseo del Norte Boulevard NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2018-001996 SD-2019-00024		

Signature:	Date: 7/6/20
Printed Name: Scott J Steffen	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SD-2020-00124	APP	\$50			
Meeting Date: July 15, 2020				Fee Total: \$50	
Staff Signature:			Date: 7/7/2020	Project # PR-2020-001996	

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? NO 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

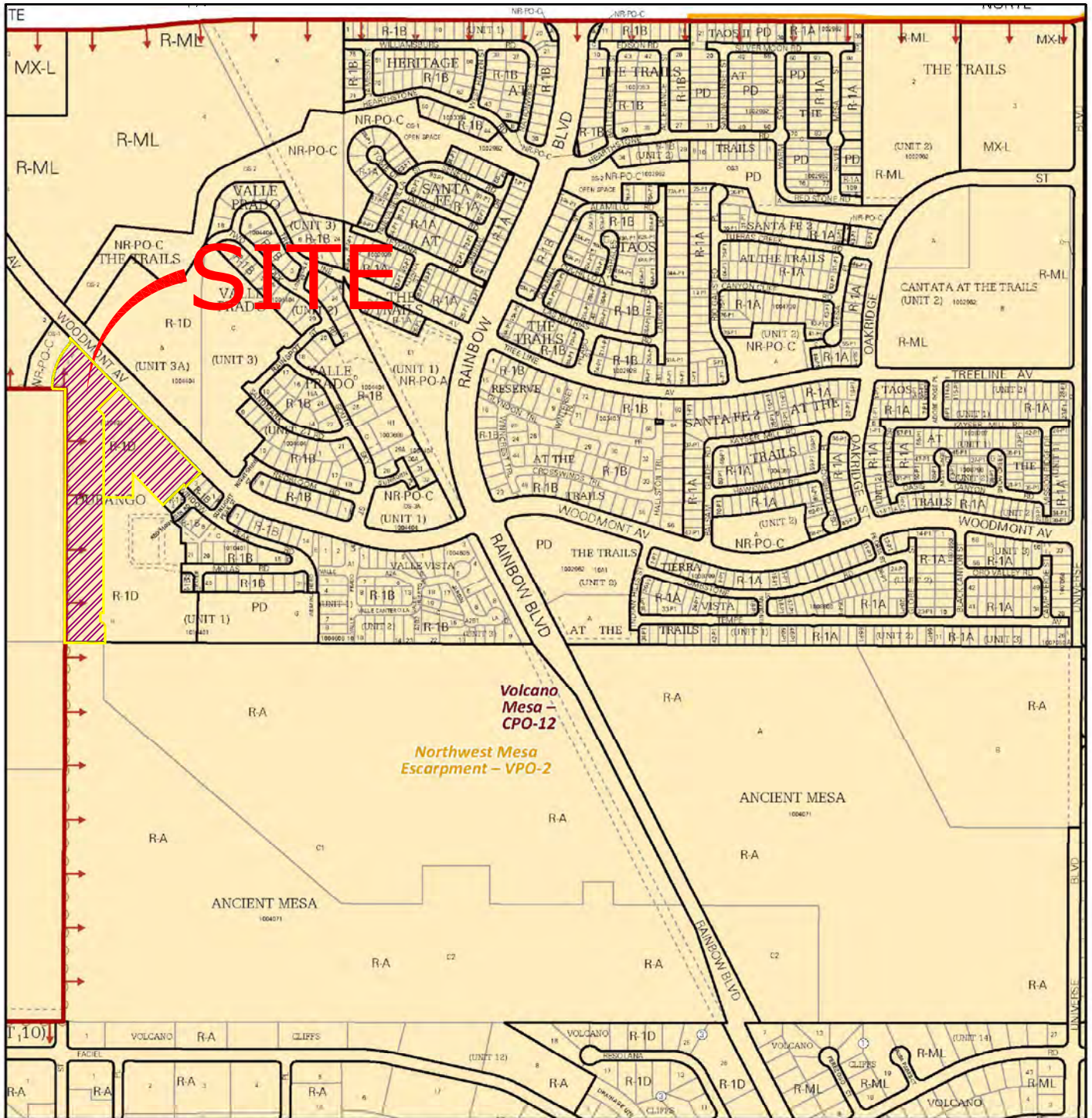
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability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

<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>	
Signature:	Date: 7/6/2020
Printed Name: Scott J Steffen	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: SD-2020-00124	Project Number: PR-2020-001996
Staff Signature:	
Date: 7/7/2020	



Volcano Mesa - CPO-12

Northwest Mesa Escarpment - VPO-2

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

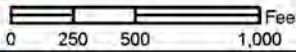


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page: 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





July 6, 2020

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Durango Units 4&5 – Preliminary Plat and Infrastructure List Amendment (PR-2018-001996)

Dear Ms. Wolfley:

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

- Application for Development Review
- Amended Preliminary Plat
- Original Preliminary Plat
- Revised Infrastructure List
- Original Infrastructure List
- Neighborhood Notification
- Albuquerque Public Schools letter
- Zone Atlas Map
- Submittal Fees

We are requesting an amendment to the existing Durango Units 4&5 preliminary plat and infrastructure list to reflect changes along Weminuche Road due to the removal of Hillerman Street from the Durango Unit 3 preliminary plat. The preliminary plat and infrastructure list were approved by the DRB on August 14, 2019.

Hillerman Street was going to have a waterline connection to the school site, but APS would not grant the necessary easement for the connection. In lieu of the Hillerman Street connection, the ABCWUA requested that we grant a 20' waterline easement within an HOA Tract along the Unit 5 west boundary for a future Zone 5W waterline connection. Unit 5 Lots 18 & 19 were shifted to the east to accommodate the 20' easement in the HOA Tract. The amended preliminary plat reflects the lot shift and 20' easement. The Unit 5 infrastructure list reflect the changes to the waterline infrastructure.

In addition, the Unit 4 infrastructure list was revised to remove the pressure reducing valve (PRV) and update the Woodmont waterline infrastructure to match the changes to the Valle Prado Unit 4 infrastructure list that were approved by DRB on March 4, 2020.

This amendment meets the minor amendment requirements of IDO Section 14-16-6-4(X)(2).

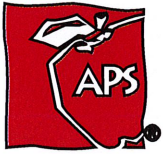
Please place these items on the DRB Agenda to be heard on July 15, 2020. Don't hesitate to contact me at 243-3949 with questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott J. Steffen", is written over a faint, light blue circular stamp.

Scott J. Steffen, P.E.
Director of Entitlement and Planning
Price Land Development Group

Enclosures



Karen Alarid, AIA
EXECUTIVE DIRECTOR

June 11, 2020

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Durango Unit 3 – Preliminary Plat Amendment (PR-2018-001996)

Dear Ms. Wolfley:

It is Albuquerque Public Schools (APS) understanding that the preliminary plat for the above referenced project that was approved by the City Development Review Board (DRB) on August 14, 2019 includes a roadway connection (Hillerman Street) to the northwest corner of the Tierra Antigua Elementary School site. This letter is to inform you that APS will need pedestrian access and does not intend to allow vehicular connection to the Tierra Antigua Elementary School site from the Durango Unit 3 subdivision. As such, we have no objection to PV Durango, LLC's request to amend the Durango Unit 3 preliminary plat and infrastructure list to create a pedestrian-only Hillerman Street connection from the project.

Please feel free to contact me at (505) 848-8810 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Alarid', is written over a light blue horizontal line.

Karen Alarid, AIA
Executive Director

cc: file

From: [Scott Steffen](#)
To: ekhaley@comcast.net; aboard111@gmail.com; valle.prado.na@gmail.com; jilbeutler@gmail.com
Subject: Public Notice of Amended Preliminary Plat - Durango Unit 3 and Units 4 & 5 PR-2018-001996
Date: Monday, July 6, 2020 9:07:00 AM
Attachments: [image001.png](#)

Dear Neighborhood Association Representatives,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(4) Electronic Mail Public Notice**, we are notifying you that Price Land Development Group will be submitting an application for an Amended Preliminary Plat on July 7, 2020 to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Durango Unit 3 amended preliminary plat
- Durango Units 4 & 5 amended preliminary plat

The Durango Unit 3 and Units 4 & 5 preliminary plats were approved by the DRB on August 14, 2020. Durango Unit 3 includes a roadway connection to the Tierra Antigua Elementary School to the south via Hillerman Street. The purpose of the amendments is to remove Hillerman Street because Albuquerque Public Schools (APS) does not intend to allow vehicular access from the Durango Subdivision to the school site. APS is in favor of allowing a pedestrian connection to the site. Therefore, the Hillerman Street right-of-way will be replaced by a private open space tract that will be owned and maintained by the Trails Community Association, Inc. The tract will have a blanket public pedestrian access easement. A sidewalk will be constructed on the tract from Weminuche Road to the Durango south boundary. A pedestrian access gate will be installed on the property line to allow APS to control access to the school.

The anticipated public meeting for this request will be on July 15, 2020 at 9:00 am via Zoom Meeting. 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. Information for connecting to the Zoom meeting can be found on the agenda.

Please contact me with any questions or concerns at 505-243-3949 or via email at ssteffen@pricedg.com

Thank you,

Scott Steffen | Price Land & Development Group

303 Roma Ave NW, Suite 110

Albuquerque, NM 87102

main: (505) 243-3949 | mobile: (505) 350-1087

ssteffen@pricedg.com

www.pricedevgroup.com

From: [Carmona, Dalaina L.](#)
To: [Scott Steffen](#)
Subject: Woodmont Avenue and Sunlight Peak Street Public Notice Inquiry
Date: Tuesday, June 16, 2020 12:07:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Valle Prado NA	Steve	Shumacher	valle.prado.na@gmail.com	8939 South Sky Street NW	Albuquerque	NM	87114		
Valle Prado NA	Joshua	Beutler	jibeutler@gmail.com	7316 Two Rock Road NW	Albuquerque	NM	87114		5055036414

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Monday, June 15, 2020 4:25 PM
To: Office of Neighborhood Coordination <ssteffen@priceldg.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Scott Steffen

Telephone Number

5052433949

Email Address

ssteffen@priceldg.com

Company Name

Company Address

Price Land Development Group

City

albuquerque

State

NM

ZIP

87120

Legal description of the subject site for this project:

Tract H, Durango Unit 1

Physical address of subject site:

Woodmont Avenue

Subject site cross streets:

Woodmont Avenue and Sunlight Peak Street

Other subject site identifiers:

This site is located on the following zone atlas page:

C-09

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

PRELIMINARY PLAT FOR
DURANGO UNITS 4 & 5
 UNIT 4 LOTS 1-20, UNIT 5 LOTS 1-19 & TRACT A
 CITY OF ALBUQUERQUE
 BERNILLO COUNTY, NEW MEXICO
 PROJECTED SECTION 16, T 11 N, R 2 E, NMPM
 TOWN OF ALAMEDA GRANT
 JULY 2019

LEGAL DESCRIPTION

Tract A, Durango Unit 3A City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF DURANGO UNIT 3A (LOTS 1-22 & TRACTS A-B), CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____, in Plat Book _____, Page _____, as Document No. _____.

GENERAL NOTES

- EXISTING ZONING:
 R-1-B, GREATER THAN 200' FROM NATIONAL MONUMENT (UNIT 4)
 R-1-D, 200' OR LESS FROM NATIONAL MONUMENT (UNIT 5)
- PROPOSED ZONING:
 R-1-B, GREATER THAN 200' FROM NATIONAL MONUMENT (UNIT 4)
 R-1-D, 200' OR LESS FROM NATIONAL MONUMENT (UNIT 5)

2. TOTAL ACREAGE:	11.32 AC
UNIT 4 ACREAGE:	4.12 AC
NUMBER OF LOTS:	20
PROPOSED DENSITY:	4.85 DU/AC
UNIT 5 ACREAGE:	7.20 AC
NUMBER OF LOTS:	19
PROPOSED DENSITY:	2.64 DU/AC

- UNIT 4 LOT DIMENSIONS:
 UNIT 4 LOT AREA:
 UNIT 5 LOT DIMENSIONS:
 UNIT 5 LOT AREA:
- SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNILLO COUNTY WATER UTILITY AUTHORITY. STREET AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
- AN ADMINISTRATIVE AMENDMENT TO THE DRB APPROVED DURANGO SITE PLAN WAS APPROVED ON 7/23/2019. LOT SIZES AND SETBACKS SHALL COMPLY WITH THE APPROVED SITE PLAN. BUILDINGS SHALL COMPLY WITH THE DESIGN GUIDELINES LISTED ON THE SITE PLAN.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE.
- TRACTS A-B TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-1-B & R-1-D
MILES OF FULL WIDTH STREETS CREATED	0.50 MILES
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	39
NO. OF HOA TRACTS CREATED	3
NO. OF REMAINDER TRACTS CREATED	0
TOTAL GROSS SUBDIVISION AREA	11.32

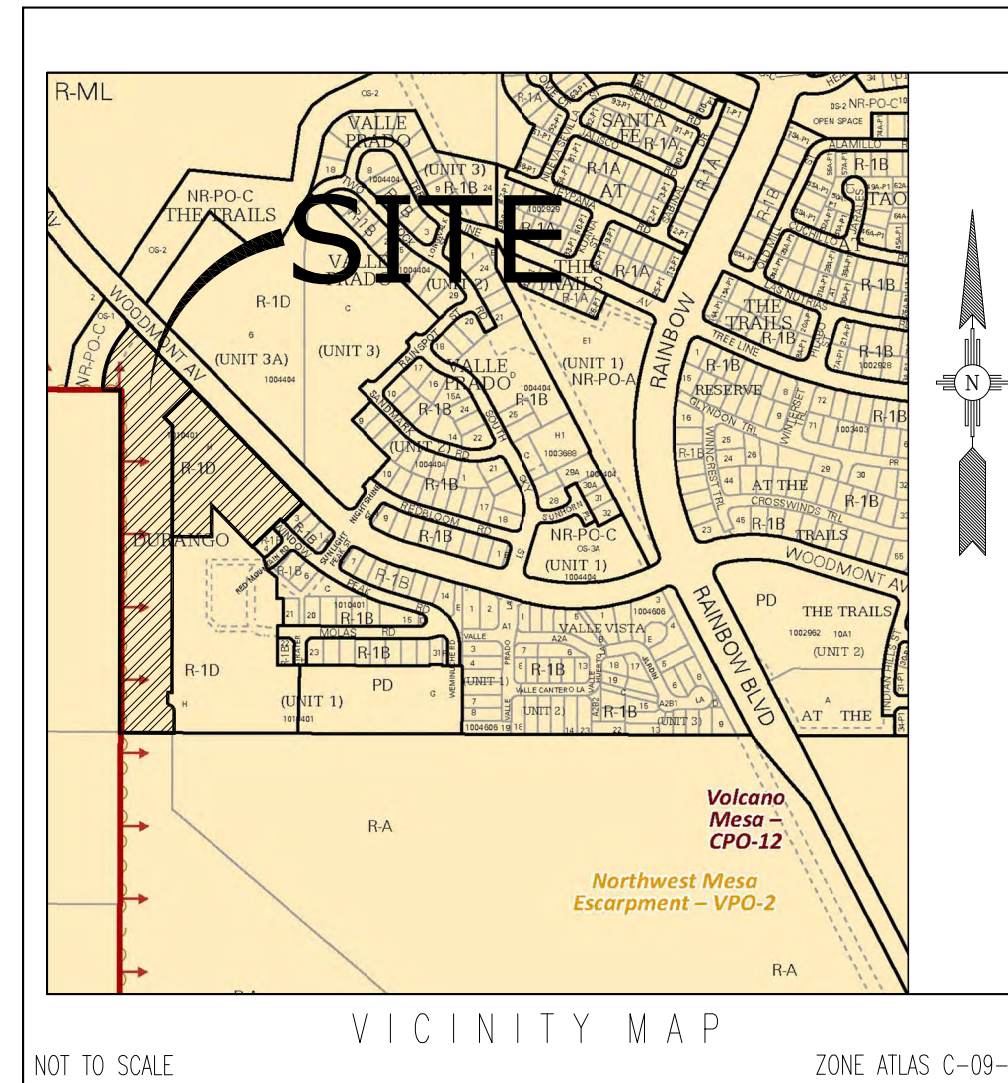
SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, 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 9750".
- 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.
- SHOWS ALL EASEMENTS OF RECORD.

APPROVED

Fern N. Richardson P.S. 1/16/19
 CITY SURVEYOR DATE

Andrew M. Kaplan 1/13/19
 PV TRAILS ALBUQUERQUE, LLC
 ITS MANAGER DATE
 PV GENERAL PARTNER, LLC
 ANDREW M. KAPLAN, MANAGER



NOT TO SCALE. ZONE ATLAS C-09-Z

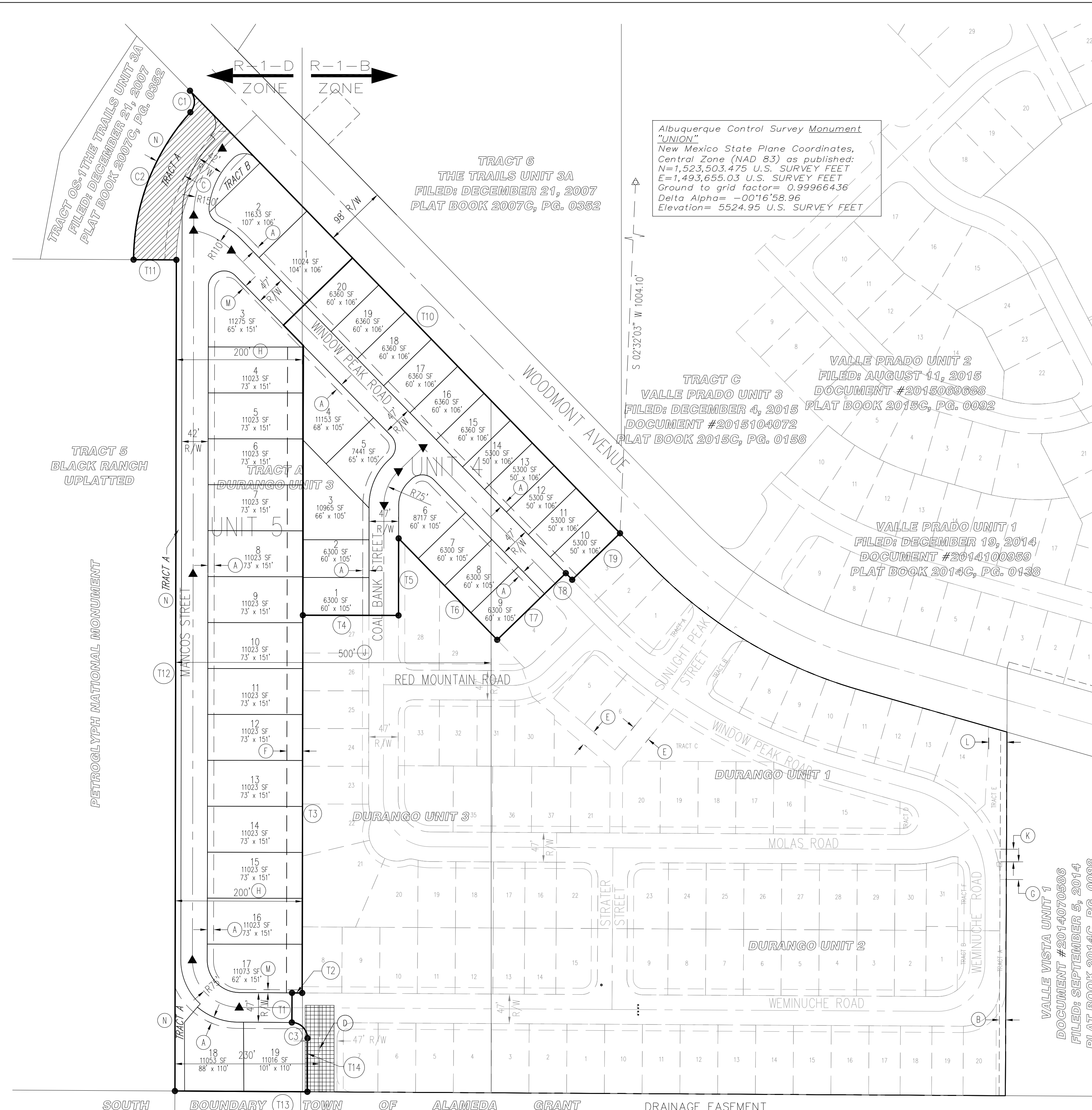
KEYED NOTES

- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT.
- EXISTING 10' PUBLIC UTILITY EASEMENT. FILED JUNE 8, 2009 AS DOCUMENT NO. 2009063589
- EXISTING 50' PUBLIC ROADWAY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND 68' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO NMU BY PLAT FILED DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352 TO BE VACATED BY PLAT.
- EXISTING ROADWAY EASEMENT:
 CENTERLINE OF 46' PUBLIC ROADWAY EASEMENT, RESERVED BY THE BULK LAND PLAT OF THE TRAILS UNIT 3A, RECORDED ON DECEMBER 21, 2007 AS DOCUMENT #2007171107, IN PLAT BOOK 2007C, PAGE 352 TO BE VACATED BY UNIT 3B PLAT.
 EXCEPT FOR THE LOCATION OF THIS EASEMENT AS IT RELATES TO THE SOUTH BOUNDARY OF TRACT 7, THE FINAL ALIGNMENT OF THIS EASEMENT WITHIN TRACT 7 AND CONNECTION OF THIS EASEMENT TO WOODMONT AVENUE NW WILL BE DETERMINED AT THE TIME OF PLATTING TRACT 7, AS NOTED ON BULK LAND PLAT OF THE TRAILS UNIT 3A.
- EXISTING PUBLIC STORM SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THE DURANGO UNIT 1 PLAT, RECORDED ON FEBRUARY 12, 2016 AS DOCUMENT #2016013834, IN PLAT BOOK 2016C, PAGE 0012.
- 25' PRIVATE DRAINAGE EASEMENT FOR THE USE AND BENEFIT OF LOTS 4 THROUGH 17, UNIT 5, TO BE OWNED AND MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
- EXISTING PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ABCWUA BY THE DURANGO UNIT 1 PLAT, RECORDED ON FEBRUARY 12, 2016 AS DOCUMENT #2016013834, IN PLAT BOOK 2016C, PAGE 0012.
- LOTS WITHIN 200 FEET OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 11,000 SQUARE FEET.
- LOTS BETWEEN 200 AND 500 FEET FROM THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 6,000 SQUARE FEET.
- EXISTING 20' PUBLIC WATER EASEMENT GRANTED TO THE ABCWUA BY THE DURANGO UNIT 1 PLAT, RECORDED ON FEBRUARY 12, 2016 AS DOCUMENT #2016013834, IN PLAT BOOK 2016C, PAGE 0012.
- EXISTING BLANKET PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THE DURANGO UNIT 1 PLAT, RECORDED ON FEBRUARY 12, 2016 AS DOCUMENT #2016013834, IN PLAT BOOK 2016C, PAGE 0012.
- 5' PUBLIC UTILITY EASEMENT GRANTED BY PLAT.
- BLANKET DRAINAGE EASEMENT ON TRACT A GRANTED TO THE TRAILS COMMUNITY ASSOCIATION, INC.

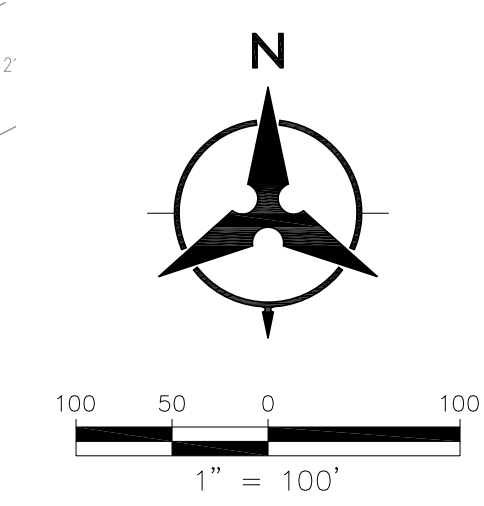
ID	BEARING	LENGTH
T1	N00°19'33"E	47.00'
T2	S89°40'27"E	16.18'
T3	N00°05'57"E	600.24'
T4	S89°54'03"E	152.00'
T5	N00°05'57"E	122.40'
T6	S44°10'54"E	224.75'
T7	N45°49'06"E	152.00'
T8	S44°10'54"E	14.62'
T9	N45°49'06"E	106.00'
T10	N44°10'54"W	980.65'
T11	S89°41'41"E	68.00'
T12	S00°05'57"W	1320.83'
T13	S89°40'27"E	210.50'
T14	N00°05'57"E	85.10'

ID	ARC	RADIUS	DELTA	TANGENT
C1	37.61'	25.00'	86°11'28"	23.39'
C2	256.74'	351.33'	41°52'12"	134.41'
C3	39.17'	25.00'	89°46'24"	24.90'

	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



Albuquerque Control Survey Monument
 "UNION"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published:
 N=1,523,503.475 U.S. SURVEY FEET
 E=1,493,655.03 U.S. SURVEY FEET
 Ground to grid factor= 0.99966436
 Delta Alpha= -00°16'58.96
 Elevation= 5524.95 U.S. SURVEY FEET



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 EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

ORIGINAL

Date Submitted: July 19, 2019
Date Site Plan for DRB Permit Approved: _____
Date Site Plan for Subj. Approved: _____

Date Preliminary Plat Approved: 8-14-19
Date Preliminary Plat Expired: 8-14-20

DRB Project No. PP-2018-001306
SD-2018-00028

Figure 02
INFRASTRUCTURE LIST
EXHIBIT A
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
DURANGO UNITS 4 AND 5
(REPLAT OF TRACT A, DURANGO UNIT 3)

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, those revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
DURANGO UNIT 4 PAVING - UNIT 4									
		30' F-EOA	ARTERIAL PAVING: W/PCC CURB & GUTTER, PCC 6" WIDE SIDEWALK ON SOUTH SIDE*	WOODMONT AVENUE	LOT 20 800' WEST OF SUNLIGHT PEAK STREET	LOT 11 300' WEST OF SUNLIGHT PEAK STREET			
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	WINDOW PEAK ROAD	LOT 20	UNIT 4 EAST BOUNDARY EAST SIDE OF LOT 6			
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	COAL BANK STREET	WINDOW PEAK ROAD	UNIT 4 SOUTH BOUNDARY SOUTH END LOT 1			
		96" DIAMETER	3" AC TEMPORARY TURNAROUND	TRACT A UNIT 4	NORTH END OF WINDOW PEAK ROAD				
*SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/ APPROVED SIDEWALK EXHIBIT									

PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 4									
			NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY					

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
PUBLIC WATERLINE IMPROVEMENTS - UNIT 4									
		12" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOODMONT AVENUE	UNIT 4 WEST BOUNDARY	EX 12" WATERLINE	/	/	/
		12" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOODMONT AVENUE	PASEO DEL NORTE	UNIT 4 WEST BOUNDARY	/	/	/
		PRV*	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOODMONT AVENUE	EASTERN TERMINUS OF 12" SW WATERLINE	EX 12" 4W WATERLINE	/	/	/
		8" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WINDOWPEAK ROAD	UNIT 4 WEST BOUNDARY	COAL BANK STREET	/	/	/
		9" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WINDOWPEAK ROAD	COAL BANK STREET	LOT 10/11	/	/	/
		6" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	COAL BANK STREET	WINDOW PEAK ROAD	LOT 1/2	/	/	/
* PRV TO BE LOCATED OUTSIDE OF ROADWAY									

PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 4									
		12" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	WINDOW PEAK ROAD	LOT 20	UNIT 4 EAST BOUNDARY EAST SIDE OF LOT 9	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	COAL BANK STREET	LOT 1	UNIT 4 SOUTH BOUNDARY SOUTH END LOT 1	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	MOLAS ROAD	COAL BANK STREET	UNE 3 EAST BOUNDARY EAST SIDE OF LOT 16	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	COAL BANK STREET	UNIT 3 NORTH BOUNDARY NORTH SIDE OF LOT 27	MOLAS ROAD	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cost
Engineer

**DURANGO UNIT 5 WORK ORDER WILL NOT BE ISSUED UNTIL DURANGO UNIT 3 & 4
ARE OPERATIONAL AND FINAL INSPECTION WITH THE CITY OF ALBUQUERQUE HAS OCCURRED**

**DURANGO UNIT 5
PAVING - UNIT 5**

Size	Type of Improvement	Location	From	To
30 F-EDA	ARTERIAL PAVING W/PCO CURB & GUTTER, PCC 6" WIDE SIDEWALK ON SOUTH SIDE*	WOODMONT AVENUE	TRACT A 100' WEST OF MANCOS STREET	LOT 1 270' EAST OF MANCOS STREET
28 F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	WINDOW PEAK ROAD	MANCOS STREET	UNIT 5 EAST BOUNDARY EAST SIDE OF LOT 1
28 F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON EAST SIDE*	MANCOS STREET	WEMINUCHE ROAD	WOODMONT AVENUE
28 F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	WEMINUCHE ROAD	MANCOS STREET	HILLERMAN STREET

*SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 3

0'	CONCRETE SWALE*	TRACT A PRIVATE DRAINAGE EASEMENT	SOUTH END LOT 18	WEMINUCHE ROAD
0'	CURB CUT W/BOLLARDS	WEMINUCHE ROAD	NORTH END CONCRETE SWALE	WEMINUCHE ROAD
0-4'	RETAINING WALL* W/WALL DRAINAGE STRUCTURE AS SHOWN ON THE GRADING PLAN	TRACT A PRIVATE DRAINAGE EASEMENT WEST SIDE MANCOS ROAD	100' NORTH OF TRACT H SOUTHWEST CORNER	LOT 8
2'	GRAVEL MULCH BETWEEN RETAINING WALL AND BACK OF CURB. COBBLE SWALE FROM DRAINAGE STRUCTURE TO BACK OF CURB	WEST SIDE OF MANCOS ROAD	WEMINUCHE ROAD	WINDOW PEAK ROAD

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

* CONCRETE SWALE AND RETAINING WALL ARE PRIVATE TO BE OWNED AND MAINTAINED BY TRAILS COMMUNITY ASSOCIATION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS - UNIT 5									
		12" DIA (3W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOODMONT AVENUE	MANCOS STREET	LOT 1 270' EAST OF MANCOS STREET			
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WINDOW PEAK ROAD	MANCOS STREET	UNIT 5 EAST BOUNDARY EAST SIDE OF LOT 1			
		4" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WEMINUCHE ROAD	MANCOS STREET	HILLERMAN STREET			
		12" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	MANCOS STREET	WEMINUCHE ROAD	WOODMONT AVENUE			
		12" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WEMINUCHE ROAD	MANCOS STREET	UNIT 5 EAST BOUNDARY			

PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 5									
		12" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	WINDOW PEAK ROAD	MANCOS STREET	UNIT 5 EAST BOUNDARY EAST SIDE OF LOT 1			
		12" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	MANCOS STREET	WINDOW PEAK ROAD	WOODMONT AVENUE			
		12" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	WOODMONT AVENUE	WEST BOUNDARY OF TRACT DS-1	MANCOS STREET			
		8" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	WEMINUCHE ROAD	MANCOS STREET	HILLERMAN STREET			
		8" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	MANCOS STREET	WEMINUCHE ROAD	150' SOUTH OF WINDOW PEAK ROAD			

AGENT/OWNER

SCOTT STEFFEN
PREPARED BY: PRINT NAME
7/24/2019
DATE

PRICE LAND AND DEVELOPMENT GROUP
FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature]
DRB CHAIR
8.14.19
DATE

[Signature]
TRANSPORTATION DEVELOPMENT
8-19-19
DATE

[Signature]
ABC/WJA
08-14-19
DATE

[Signature]
CITY ENGINEER
8/14/19
DATE

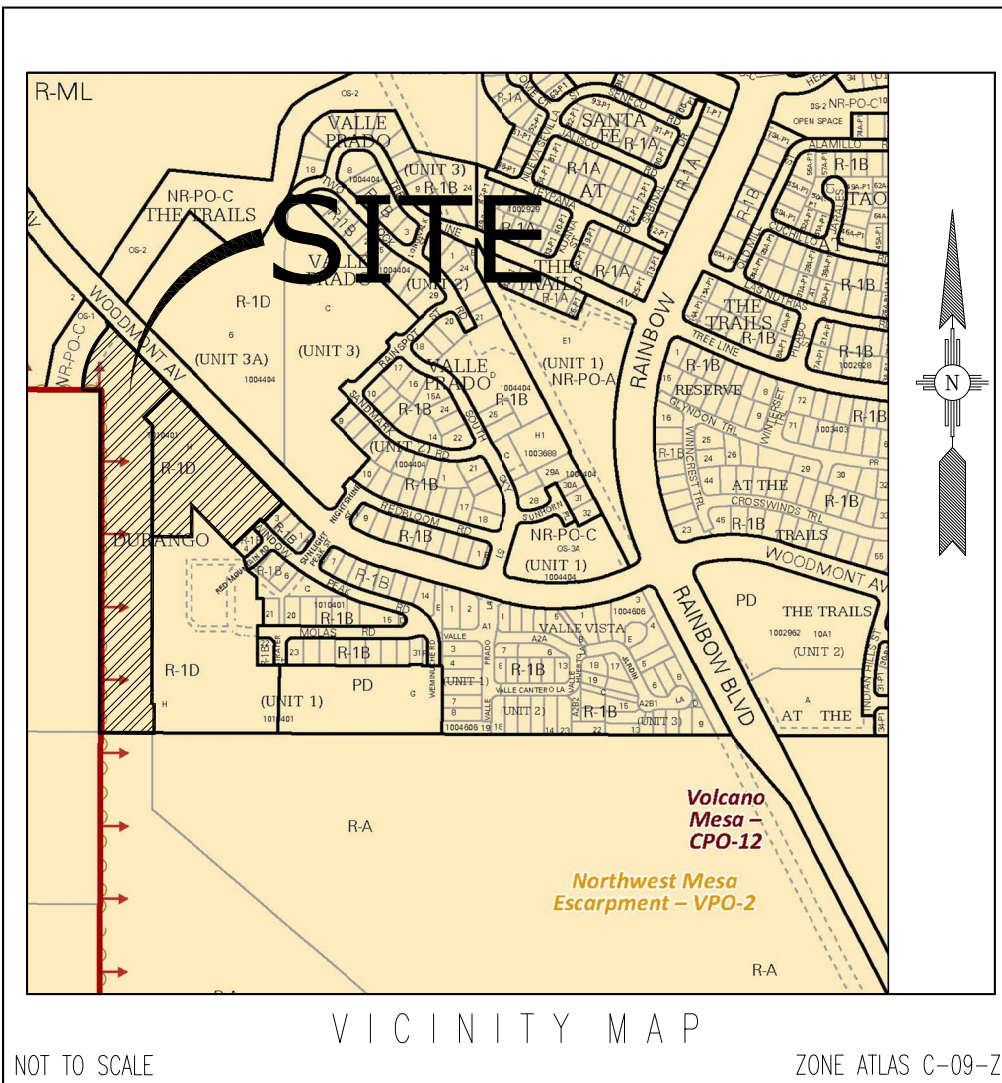
[Signature]
PARKS & RECREATION
8.14.19
DATE

[Signature]
AMAFCA
DATE

[Signature]
CODE ENFORCEMENT
8.14.19
DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



NOT TO SCALE. ZONE ATLAS C-09-Z

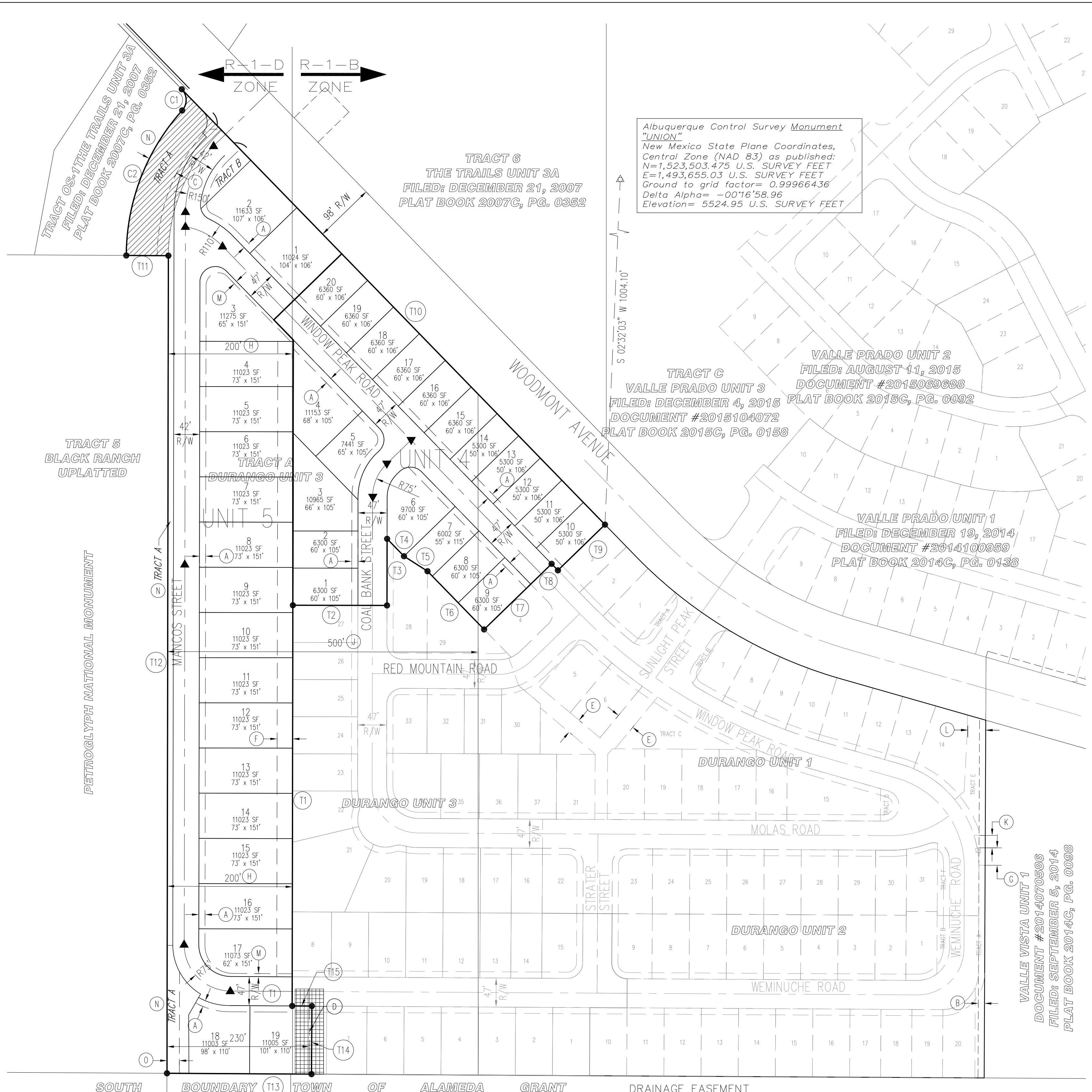
KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT.
- (B) EXISTING 10' PUBLIC UTILITY EASEMENT. FILED JUNE 8, 2009 AS DOCUMENT NO. 2009063589
- (C) EXISTING 50' PUBLIC ROADWAY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND 68' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO NMU BY PLAT FILED DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352 TO BE VACATED BY PLAT.
- (D) EXISTING ROADWAY EASEMENT: CENTERLINE OF 46' PUBLIC ROADWAY EASEMENT, RESERVED BY THE BULK LAND PLAT OF THE TRAILS UNIT 3A, RECORDED ON DECEMBER 21, 2007 AS DOCUMENT #200711107, IN PLAT BOOK 2007C, PAGE 352 TO BE VACATED BY UNIT 3B PLAT.
EXCEPT FOR THE LOCATION OF THIS EASEMENT AS IT RELATES TO THE SOUTH BOUNDARY OF TRACT 7, THE FINAL ALIGNMENT OF THIS EASEMENT WITHIN TRACT 7 AND CONNECTION OF THIS EASEMENT TO WOODMONT AVENUE NW WILL BE DETERMINED AT THE TIME OF PLATTING TRACT 7, AS NOTED ON BULK LAND PLAT OF THE TRAILS UNIT 3A.
- (E) EXISTING PUBLIC STORM SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THE DURANGO UNIT 1 PLAT, RECORDED ON FEBRUARY 12, 2016 AS DOCUMENT #2016013834, IN PLAT BOOK 2016C, PAGE 0012.
- (F) 25' PRIVATE DRAINAGE EASEMENT FOR THE USE AND BENEFIT OF LOTS 4 THROUGH 17, UNIT 5, TO BE OWNED AND MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
- (G) EXISTING PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ABCWUA BY THE DURANGO UNIT 1 PLAT, RECORDED ON FEBRUARY 12, 2016 AS DOCUMENT #2016013834, IN PLAT BOOK 2016C, PAGE 0012.
- (H) LOTS WITHIN 200 FEET OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 11,000 SQUARE FEET.
- (J) LOTS BETWEEN 200 AND 500 FEET FROM THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 6,000 SQUARE FEET.
- (K) EXISTING 20' PUBLIC WATER EASEMENT GRANTED TO THE ABCWUA BY THE DURANGO UNIT 1 PLAT, RECORDED ON FEBRUARY 12, 2016 AS DOCUMENT #2016013834, IN PLAT BOOK 2016C, PAGE 0012.
- (L) EXISTING BLANKET PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THE DURANGO UNIT 1 PLAT, RECORDED ON FEBRUARY 12, 2016 AS DOCUMENT #2016013834, IN PLAT BOOK 2016C, PAGE 0012.
- (M) 5' PUBLIC UTILITY EASEMENT GRANTED BY PLAT.
- (N) BLANKET DRAINAGE EASEMENT ON TRACT A GRANTED TO THE TRAILS COMMUNITY ASSOCIATION, INC.
- (O) 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ABCWUA BY PLAT.

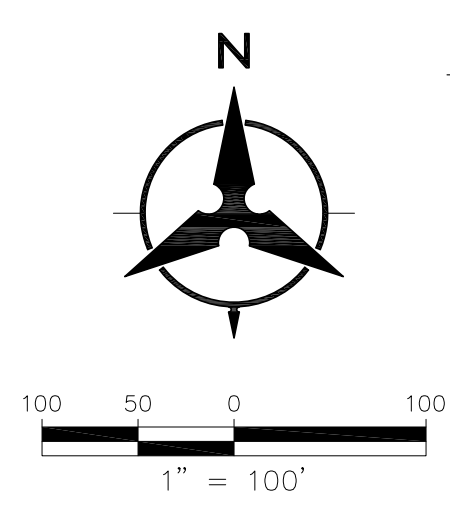
BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	N00°05'57"E	647.24'
T2	S89°54'03"E	152.00'
T3	N00°05'57"E	107.59'
T4	S44°10'54"E	39.15'
T5	S57°25'52"E	45.09'
T6	S44°10'54"E	131.11'
T7	N45°49'06"E	152.00'
T8	S44°10'54"E	14.62'
T9	N45°49'06"E	106.00'
T10	N44°10'54"W	980.65'
T11	S89°41'41"E	68.00'
T12	S00°05'57"W	1320.83'
T13	S89°40'27"E	233.42'
T14	N00°19'33"E	110.00'
T15	S89°40'27"E	31.39'

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	37.61'	25.00'	86°11'28"	23.39'
C2	256.74'	351.33'	41°52'12"	134.41'

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



Albuquerque Control Survey Monument
 "UNION"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published:
 N=1,523,503.475 U.S. SURVEY FEET
 E=1,493,655.03 U.S. SURVEY FEET
 Ground to grid factor= 0.99966436
 Delta Alpha= -00°16'58.96
 Elevation= 5524.95 U.S. SURVEY FEET



AMENDED
 PRELIMINARY PLAT FOR
 DURANGO UNITS 4 & 5
 UNIT 4 LOTS 1-20, UNIT 5 LOTS 1-19 & TRACTS A&B
 CITY OF ALBUQUERQUE
 BERNILLO COUNTY, NEW MEXICO
 PROJECTED SECTION 16, T 11 N, R 2 E, NMPM
 TOWN OF ALAMEDA GRANT
 JULY 2020

LEGAL DESCRIPTION

Tract A, Durango Unit 3 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF DURANGO UNIT 3 (LOTS 1-37 & TRACTS A-C), CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____, in Plat Book _____, Page _____, as Document No. _____.

GENERAL NOTES

- EXISTING ZONING:
 R-1-B, GREATER THAN 200' FROM NATIONAL MONUMENT (UNIT 4)
 R-1-D, 200' OR LESS FROM NATIONAL MONUMENT (UNIT 5)
 PROPOSED ZONING:
 R-1-B, GREATER THAN 200' FROM NATIONAL MONUMENT (UNIT 4)
 R-1-D, 200' OR LESS FROM NATIONAL MONUMENT (UNIT 5)
- TOTAL ACREAGE: 11.32 AC
 UNIT 4 ACREAGE: 4.12 AC
 NUMBER OF LOTS: 20
 PROPOSED DENSITY: 4.85 DU/AC
 UNIT 5 ACREAGE: 7.20 AC
 NUMBER OF LOTS: 19
 PROPOSED DENSITY: 2.64 DU/AC
- UNIT 4 LOT DIMENSIONS:
 UNIT 4 LOT AREA: REQ'D MIN 37' X 135', ACTUAL MIN 50' X 105', 5,000 SQFT, 5,250 SQFT
 UNIT 5 LOT DIMENSIONS:
 UNIT 5 LOT AREA: 70' X 143', 73' X 151', 10,000 SQFT, 11,023 SQFT
- SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNILLO COUNTY WATER UTILITY AUTHORITY. STREET AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
- AN ADMINISTRATIVE AMENDMENT TO THE DRB APPROVED DURANGO SITE PLAN WAS APPROVED ON 7/23/2019. LOT SIZES AND SETBACKS SHALL COMPLY WITH THE APPROVED SITE PLAN. BUILDINGS SHALL COMPLY WITH THE DESIGN GUIDELINES LISTED ON THE SITE PLAN.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE.
- TRACTS A-B TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-1-B & R-1-D
MILES OF FULL WIDTH STREETS CREATED	0.50 MILES
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	39
NO. OF HOA TRACTS CREATED	3
NO. OF REMAINDER TRACTS CREATED	0
TOTAL GROSS SUBDIVISION AREA	11.32

SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, 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 8811".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES 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.
- SHOWS ALL EASEMENTS OF RECORD.

APPROVED

Fern N. Richardson P.S. 1/16/19
 CITY SURVEYOR DATE

Andrew M. Kaplan 1/13/19
 PV TRAILS ALBUQUERQUE, LLC DATE
 ITS MANAGER
 PV GENERAL PARTNER, LLC
 ANDREW M. KAPLAN, MANAGER

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 EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Current DRC
Project No. _____

Date Submitted: July 7, 2020

Date Site Plan for Bldg Permit Approv: _____

Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

**DURANGO UNITS 4 AND 5
(REPLAT OF TRACT A, DURANGO UNIT 3)**

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
DURANGO UNIT 4									
PAVING - UNIT 4									
		30' F-EOA	ARTERIAL PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON SOUTH SIDE*	WOODMONT AVENUE	LOT 20 800' WEST OF SUNLIGHT PEAK STREET	LOT 11 300' WEST OF SUNLIGHT PEAK STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WINDOW PEAK ROAD	LOT 20	UNIT 4 EAST BOUNDARY EAST SIDE OF LOT 9	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COAL BANK STREET	WINDOW PEAK ROAD	UNIT 4 SOUTH BOUNDARY SOUTH END LOT 1	/	/	/
		96' DIAMETER	3" AC TEMPORARY TURNAROUND	TRACT A, UNIT 4	NORTH END OF WINDOW PEAK ROAD		/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									

PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 4

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS - UNIT 4									
<input type="text"/>	<input type="text"/>	8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WOODMONT AVENUE	MANCOS STREET (DURANGO UNIT 5)	SAND ROCK STREET (VALLE PRADO UNIT 4)	/	/	/
<input type="text"/>	<input type="text"/>	12" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WOODMONT AVENUE	PASEO DEL NORTE	MANCOS STREET (DURANGO UNIT 5)	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WINDOW PEAK ROAD	UNIT 4 WEST BOUNDARY	COAL BANK STREET	/	/	/
<input type="text"/>	<input type="text"/>	6" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WINDOW PEAK ROAD	COAL BANK STREET	LOT 10/11	/	/	/
<input type="text"/>	<input type="text"/>	6" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COAL BANK STREET	WINDOW PEAK ROAD	LOT 1/2	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 4									
<input type="text"/>	<input type="text"/>	12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WINDOW PEAK ROAD	LOT 20	UNIT 4 EAST BOUNDARY EAST SIDE OF LOT 9	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COAL BANK STREET	LOT 3	UNIT 4 SOUTH BOUNDARY SOUTH END LOT 1	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOLAS ROAD	COAL BANK STREET	UNIT 3 EAST BOUNDARY EAST SIDE OF LOT 16	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COAL BANK STREET	UNIT 3 NORTH BOUNDARY NORTH SIDE OF LOT 27	MOLAS ROAD	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

FINAL INSPECTION OF DURANGO UNIT 5 WORK ORDER WILL NOT OCCUR UNTIL DURANGO UNITS 3 & 4 ARE OPERATIONAL AND FINAL INSPECTION WITH THE CITY OF ALBUQUERQUE HAS OCCURRED

**DURANGO UNIT 5
PAVING - UNIT 5**

30' F-EOA	ARTERIAL PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON SOUTH SIDE*	WOODMONT AVENUE	TRACT A 100' WEST OF MANCOS STREET	LOT 1 270' EAST OF MANCOS STREET
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WINDOW PEAK ROAD	MANCOS STREET	UNIT 5 EAST BOUNDARY EAST SIDE OF LOT 1
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE*	MANCOS STREET	WEMINUCHE ROAD	WOODMONT AVENUE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	WEMINUCHE ROAD	MANCOS STREET	UNIT 5 EAST BOUNDARY EAST SIDE OF LOT 19

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

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PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 5

6'	CONCRETE SWALE*	TRACT A PRIVATE DRAINAGE EASEMENT	SOUTH END LOT 18	WEMINUCHE ROAD
6'	CURB CUT W/BOLLARDS	WEMINUCHE ROAD	NORTH END CONCRETE SWALE	WEMINUCHE ROAD
0'-4'	RETAINING WALL* W/WALL DRAINAGE STRUCTURE AS SHOWN ON THE GRADING PLAN	TRACT A PRIVATE DRAINAGE EASEMENT WEST SIDE MANCOS ROAD	100' NORTH OF TRACT H SOUTHWEST CORNER	LOT 6
2"	GRAVEL MULCH BETWEEN RETAINING WALL AND BACK OF CURB, COBBLE SWALE FROM DRAINAGE STRUCTURE TO BACK OF CURB	WEST SIDE OF MANCOS ROAD	WEMINUCHE ROAD	WINDOW PEAK ROAD
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			

* CONCRETE SWALE AND RETAINING WALL ARE PRIVATE TO BE OWNED AND MAINTAINED BY TRAILS COMMUNITY ASSOCIATION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS - UNIT 5									
		12" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WOODMONT AVENUE	MANCOS STREET	LOT 1 270' EAST OF MANCOS STREET	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WINDOW PEAK ROAD	MANCOS STREET	UNIT 5 EAST BOUNDARY EAST SIDE OF LOT 1	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WEMINU CHE ROAD	LOT 18/19	UNIT 5 EAST BOUNDARY EAST SIDE OF LOT 19	/	/	/
		12" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MANCOS STREET	WEMINU CHE ROAD	WOODMONT AVENUE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 5									
		12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WINDOW PEAK ROAD	MANCOS STREET	UNIT 5 EAST BOUNDARY EAST SIDE OF LOT 1	/	/	/
		12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MANCOS STREET	WINDOW PEAK ROAD	WOODMONT AVENUE	/	/	/
		12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WOODMONT AVENUE	WEST BOUNDARY OF TRACT OS-1	MANCOS STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WEMINU CHE ROAD	MANCOS STREET	UNIT 5 EAST BOUNDARY EAST SIDE OF LOT 19	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MANCOS STREET	WEMINU CHE ROAD	160' SOUTH OF WINDOW PEAK ROAD	/	/	/



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN 7/7/2020
PREPARED BY: PRINT NAME DATE

DRB CHAIR DATE

PARKS & RECREATION DATE

PRICE LAND AND DEVELOPMENT GROUP
FIRM:

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

SIGNATURE

ABCWUA DATE

CODE ENFORCEMENT DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

CITY ENGINEER DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER