



PLAN SNAPSHOT REPORT IIA-EXT-2025-00013 FOR CITY OF ALBUQUERQUE

Plan Type: IIA Extension **Project:** PR-2019-002042 (PR-2019-002042) **App Date:** 05/22/2025
Work Class: IIA Extension **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: One year extension to allow for completion of ongoing construction activities. Public Work Order for improvements is being closed out. This is for 645677 (Gibson Utilities), and 645678 (Subdivision)

Parcel: 100905538203543315	Main	Address: 8900 Golden Raintree Ave Sw	Main	Zone:
		Albuquerque, NM 87121		

Owner/Developer Eugene Chavez Business: (505) 670-3404	Applicant Dave Aube 2101 Mountain Rd SW Suite B Albuquerque, NM 87106 Business: (505) 463-4503 Mobile: (505) 463-4503	Agent David Thompson P.O. Box 65760 Albuquerque, NM 87193 Business: (505) 271-2199
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Plan Custom Fields

Linked DRC Number	PR-2019-002042	Linked Preliminary/Final Plat or Site Plan	Sombra del Oeste Tracts 12-B-1-A and 12-B-1-B of El Rancho Grande I	Existing Project Number(s)	645678 and 645677
Proposed Zoning	MX-M	Number of Existing Lots	72	Number of Proposed Lots	72
Total Area of Site in Acres	6.12	Site Address/Street	8901 Gibson Boulevard NW	Site Location Located Between Streets	Barbados Avenue NW and 98th Street NW
Case History	PR-2019-002042	New Construction Completion Deadline	May 26 2026 12:00AM	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	1	Block Number	C	Subdivision Name and/or Unit Number	SOMBRA DEL OESTE
Legal Description	LT 39 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0503 AC	Existing Zone District	MX-M	Zone Atlas Page(s)	M-09
Acreage	0.0503	Calculated Acreage	0.0503016	Council District	3
Community Planning Area(s)	Southwest Mesa	Center Type	Activity	Development Area(s)	Change
Current Land Use(s)	15 Vacant	Pre-IDO Zoning District	SU-1	Pre-IDO Zoning Description	MIXED USE
FEMA Flood Zone	X				

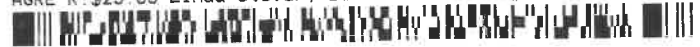
Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Dave_Aube_5/22/2025.jpg	05/22/2025 13:42	Aube, Dave		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00024436	IIA Extension	\$350.00	\$0.00
	Technology Fee - Plan Review	\$24.50	\$0.00
	Total for Invoice INV-00024436	\$374.50	\$0.00
	Grand Total for Plan	\$374.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	06/04/2025	IIA Ext DFT

PLAN SNAPSHOT REPORT (IIA-EXT-2025-00013)

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/29/2025 12:03	05/29/2025 14:45
Associate Project Number v.1	Generic Action		05/29/2025 12:03
Screen for Completeness v.1	Generic Action		05/29/2025 12:03
Verify Payment v.1	Generic Action		05/29/2025 14:45
Application Review v.1		05/29/2025 14:45	
DFT Meeting v.1	Hold Meeting	05/29/2025 14:45	05/29/2025 14:46
IIA Extension v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		



1st EXTENSION AGREEMENT
Procedure "B"

Project Name: Sombra Del Oeste
Project Number: 645678

THIS AGREEMENT is made upon the date of the latest signature below, 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 Homewise Inc ("Developer"), a New Mexico Non Profit Organization, (state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.), whose email address is echavez@homewise.org, whose address is 500 2ND Street SW Albuquerque NM 87102 (Street or PO Box) (City, State), (Zip Code) and whose telephone number is 505-984-9473, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the parties agree that the word "Subdivider" used in any previous Agreements is replaced with the word "Developer" for this Agreement. This change has no substantive effect on any other provision of the agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 13th day of October, which was recorded on October 24, 2022 pages 1 through 14, as Document No. 2022094254 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 30th day of March, 2024; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Integrated Development Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in **Exhibit A (Earlier Agreement)**, is extended (Complete either A or B:)

A. For all improvements, the 26th day of May, 2025.

B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

_____	_____
_____	_____
_____	_____

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Subdiviosn Bond

Amount: \$ 1,861,790.65

Name of Financial Institution or Surety providing Guaranty:

Merchants National Bonding

Date City first able to call Guaranty (Construction Completion Deadline):

May 26, 2025

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

Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

DEVELOPER: Homewise Inc

By [signature]: [Signature]

Name [print]: Eugene Chavez

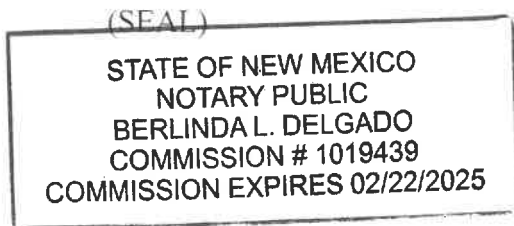
Title: Director of Construction

Dated: 3/11/24

DEVELOPER'S NOTARY

STATE OF New Mexico)
COUNTY OF Santa Fe) ss.

This instrument was acknowledged before me on this 1 day of April, 2024
by [name of person:] Eugene Chavez, [title or capacity, for instance,
"President" or "Owner"] Director of Construction
of Developer:] Homewise Inc.



Berlinda L Delgado
Notary Public

My Commission Expires: 02/22/2025

CITY OF ALBUQUERQUE:

DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

Agreement is effective as of (Date): 4/2/2024 | 3:11 PM MDT

CITY'S NOTARY

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

This instrument was acknowledged before me on this 2nd day of April, 2024
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

(SEAL)


Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

My Commission Expires: 11-9-2025

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1508802

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	4
	Document #	2024022180
	# Of Entries	0

Total	\$25.00
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Tender (Check)	\$25.00
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Check#1969

Paid EUGENIO CHAVEZ,

By NICOLE HANNA

Thank You!

4/3/24 11:20 AM MST msouchet

CONTRACT CONTROL FORM

PROJECT: 645678 **CONTACT PERSON:** David Jones
CCN: 202300457
(New/Existing) Existing

Type of Paperwork IIA B Extension
Project Name/Description
(From CTS): Sombra del Oeste
Developer/Owner/Vendor Homewise, Inc.

Contract Amount \$1,861,790.65 Contract Period: 10/13/2022 - 5-26-2025

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By	Approval Date
DRC Manager	<u>KV</u> DS	<u>4/2/2024 3:07 PM MDT</u>
Legal Department	<u>JW</u> DS	<u>4/2/2024 3:09 PM MDT</u>
City Engineer	<u>SB</u>	<u>4/2/2024 3:11 PM MDT</u>
Hydrology Engineer	<u> </u>	<u> </u>
Transportation Engineer	<u> </u>	<u> </u>
Construction Engineer	<u> </u>	<u> </u>
OTHER: <u>CAO</u>	<u> </u>	<u> </u>

DISTRUBUTION:

 Date: By:
Received by City clerk

THOMPSON Engineering Consultants, Inc.

May 21, 2025

Mr. Jay Rodenbeck
Planning Manager
Development Review Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: REQUEST FOR EXTENSION OF IIA FOR SOMBRA DEL OESTE, CPN 645678

Dear Mr. Rodenbeck:

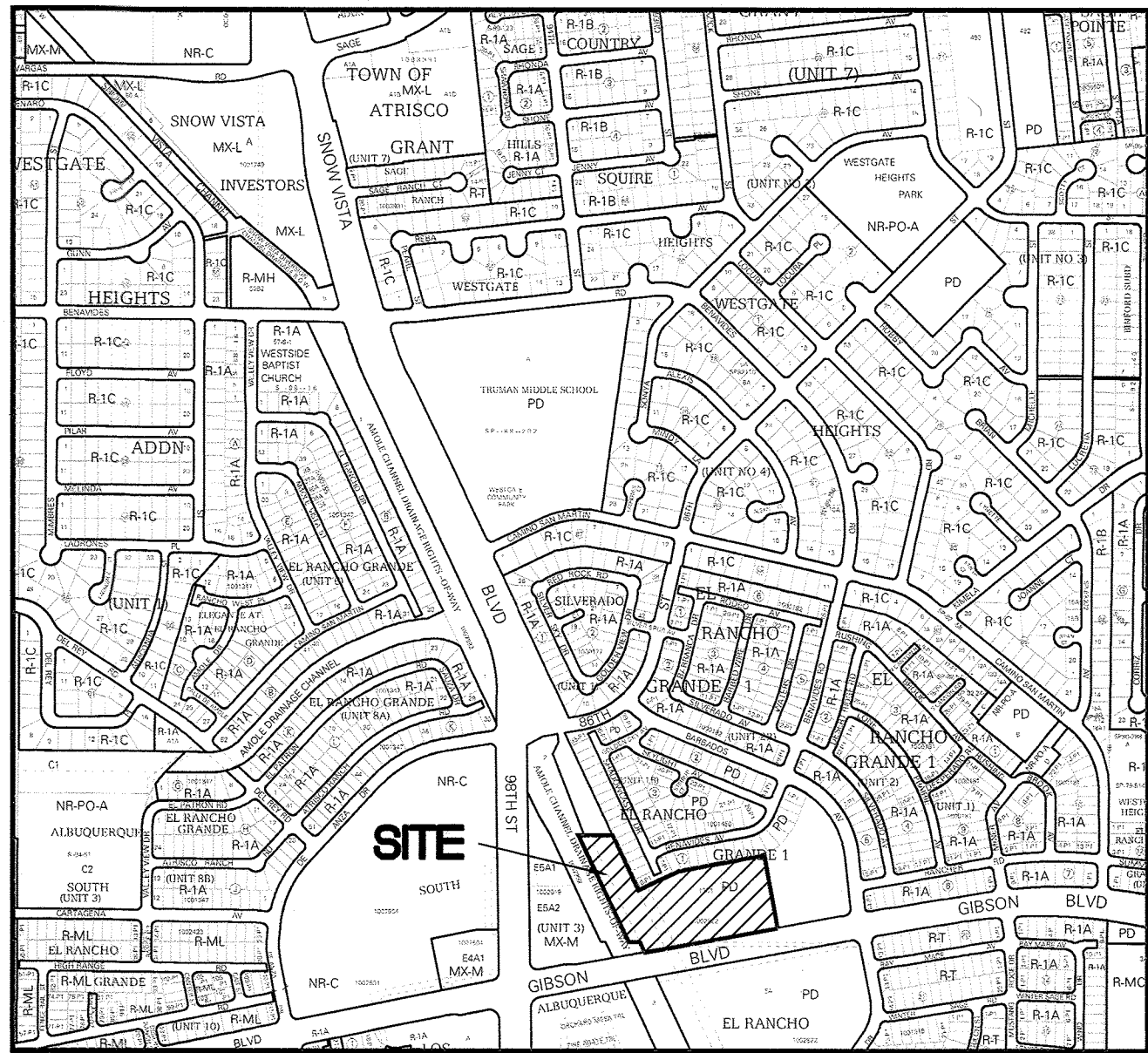
On behalf of Homewise, we request an extension for the IIA, Procedure B for the Sombra del Oeste Subdivision (CPN 645678). We request an extension to May 26, 2026 (see attached Bond Continuation Certificate). Homewise, a non-profit organization, secured funding through the State Legislature to help construct the majority of offsite infrastructure. Bernalillo County has entered into an agreement with Homewise to construct the offsite infrastructure using the State funds. Attached are two amended Infrastructure Lists to split the infrastructure into offsite infrastructure (approved on February 1, 2024) and onsite infrastructure (approved on January 31, 2024).

If you should have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "David B. Thompson".

David B. Thompson, P.E.



Vicinity Map - Zone Atlas M-09-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 AS SHOWN HEREON.

GROSS ACREAGE. 6.8861 ACRES
ZONE ATLAS PAGE NO. M-09-Z
NUMBER OF EXISTING TRACTS 5
NUMBER OF TRACTS CREATED 5
NUMBER OF EXISTING LOTS 75
NUMBER OF LOTS CREATED 72
MILES OF FULL-WIDTH STREETS 0.0000 MILES
MILES OF HALF-WIDTH STREETS 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0324 ACRES
DATE OF SURVEY. AUGUST 2021

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON AUGUST 28TH, 2024.

Legal Description

LOTS NUMBERED ONE (1) THROUGH SEVENTY-FIVE (75), TRACT LETTERED "B" AND TRACTS NUMBERED ONE (1) THROUGH FOUR (4) OF THE PLAT OF SOMBRA DEL OESTE BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B, EL RANCHO GRANDE I, SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 22, 2022, IN PLAT BOOK 2022C, PAGE 129.

Indexing Information

Section 33, Township 10 North, Range 2 East, N.M.P.M.
as projected into the Town of Atrisco Grant
Subdivision: Sombra Del Oeste
Owner: Homewise Inc.

UPC #: 100905535701343214 (Lot 1)
100905535901343213 (Lot 2)
100905536101443212 (Lot 3)
100905536301443211 (Lot 4)
100905536601543210 (Lot 5)
100905536901543209 (Lot 6)
100905537101543208 (Lot 7)
100905537401643207 (Lot 8)
100905537601643206 (Lot 9)
100905537801743205 (Lot 10)
100905538001743204 (Lot 11)
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100905536702643323 (Lot 21)
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100905534503840112 (Lot 65)
100905533603540111 (Lot 66)
100905533703340110 (Lot 67)
100905533803140109 (Lot 68)
100905533902940108 (Lot 69)
100905534002640107 (Lot 70)
100905534102340106 (Lot 71)
100905534302040105 (Lot 72)
100905534401840104 (Lot 73)
100905534501640103 (Lot 74)
100905534601440102 (Lot 75)
100905534801040101 (Tract 1)
100905538801943201 (Tract 2)
100905539601840139 (Tract 3)
100905539303840132 (Tract 4)
100905532303740141 (Tract B)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #:

100905535701343214, 100905535901343213,
100905536101443212, 100905536301443211,
100905536601543210, 100905536901543209,
100905537101543208, 100905537401643207,
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100905534601440102, 100905534801040101,
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100905539303840132, 100905532303740141

PROPERTY OWNER OF RECORD

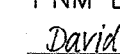
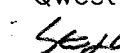
Homewise Inc.
BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Sombra Del Oeste Being Comprised of Lots 1-75 and Tracts B and 1-4, Sombra Del Oeste City of Albuquerque Bernalillo County, New Mexico July 2024

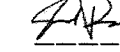
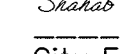
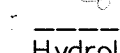
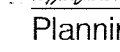
Project Number: PR-2019-002042

Application Number: SD-2024-00124

Plat Approvals:

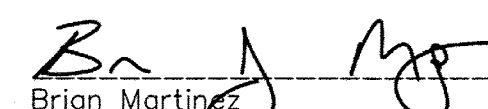
 08/16/2024
Rodney P. Smith (Aug 16, 2024 12:46 MDT)
PNM Electric Services
 08/15/2024
David Hall (Aug 15, 2024 15:08 MDT)
Qwest Corp. d/b/a CenturyLink QC
 08/16/2024
New Mexico Gas Company
 08/15/2024
Mike Martus (Aug 15, 2024 15:16 MDT)
Comcast

City Approvals:

 8/16/2024
Loren N. Risenhoover P.S.
City Surveyor
 Sep 12, 2024
Ernest Ormigo
Traffic Engineering, Transport Division
 Sep 23, 2024
ABCWUA
 Sep 12, 2024
Parks and Recreation Department
 Sep 12, 2024
Code Enforcement
 08/15/2024
AMAFCA
 Sep 24, 2024
City Engineer
 Sep 12, 2024
Hydrology
 Sep 12, 2024
Planning Department

Surveyor's Certificate

I, BRIAN MARTINEZ, 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.

 8/19/24
Brian Martinez Date
N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 6
210981

This Sheet shows
Pre-Plat Conditions

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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H, DATED AUGUST 16, 2012.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 18374" UNLESS OTHERWISE NOTED
⊙	BLOCK LETTER

Plat for
Sombra Del Oeste
Being Comprised of
Lots 1-75 and Tracts B and 1-4,
Sombra Del Oeste
City of Albuquerque
Bernalillo County, New Mexico
July 2024

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.

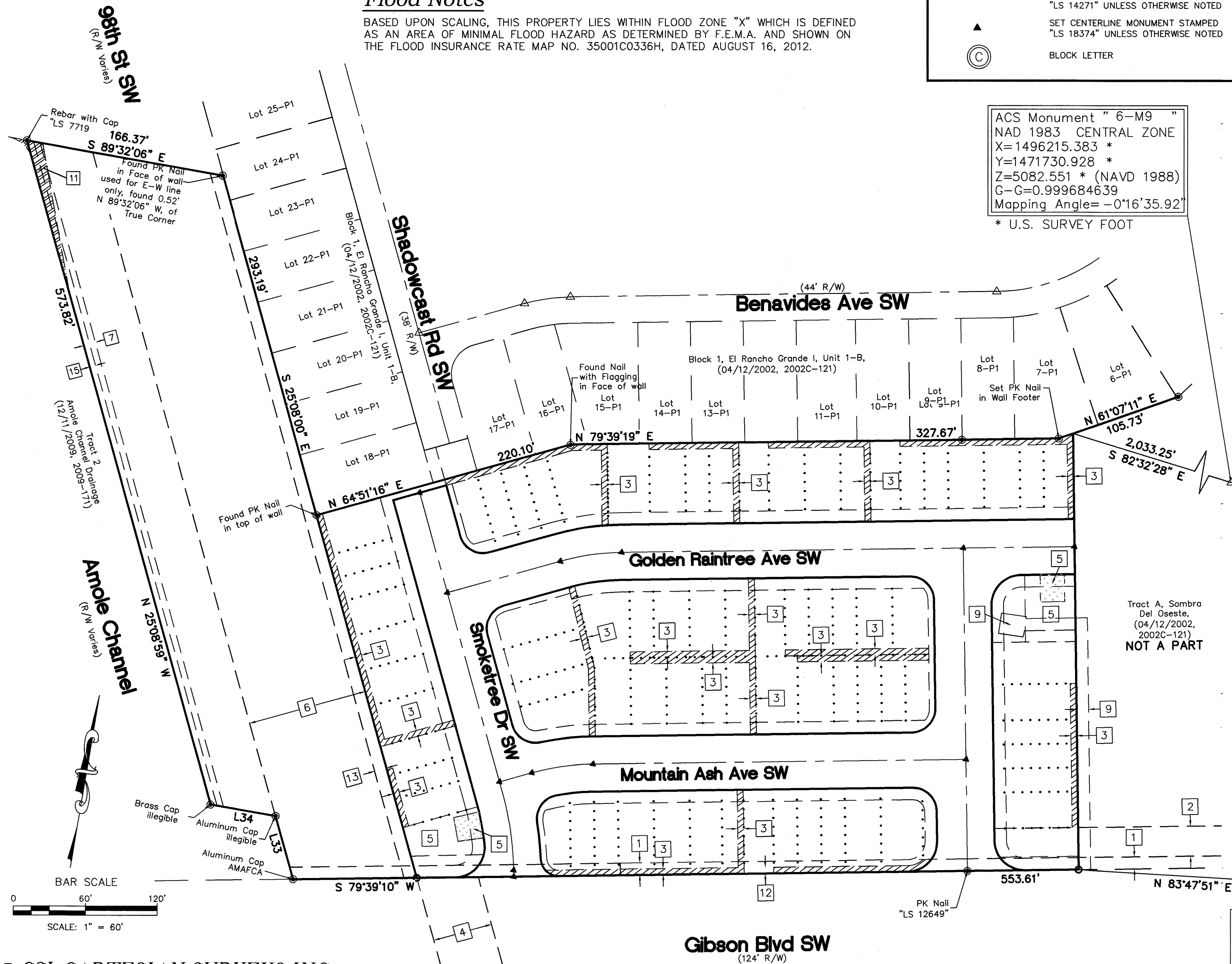
Disclaimer

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.

ACS Monument "6-M9"
NAD 1983 CENTRAL ZONE
X=1496215.383 *
Y=1471730.928 *
Z=5082.551 * (NAVD 1988)
G-G=0.999684639
Mapping Angle=-0°16'35.92"
* U.S. SURVEY FOOT

Tract A, Sombra
Del Oeste,
(04/12/2002,
2002C-121)
NOT A PART

ACS Monument "6-M9"
NAD 1983 CENTRAL ZONE
X=1496215.383 *
Y=1471730.928 *
Z=5082.551 * (NAVD 1988)
G-G=0.999684639
Mapping Angle=-0°16'35.92"
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CSI-CARTESIAN SURVEYS INC.

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cartesianbrian@gmail.com

DOCH 2024068508

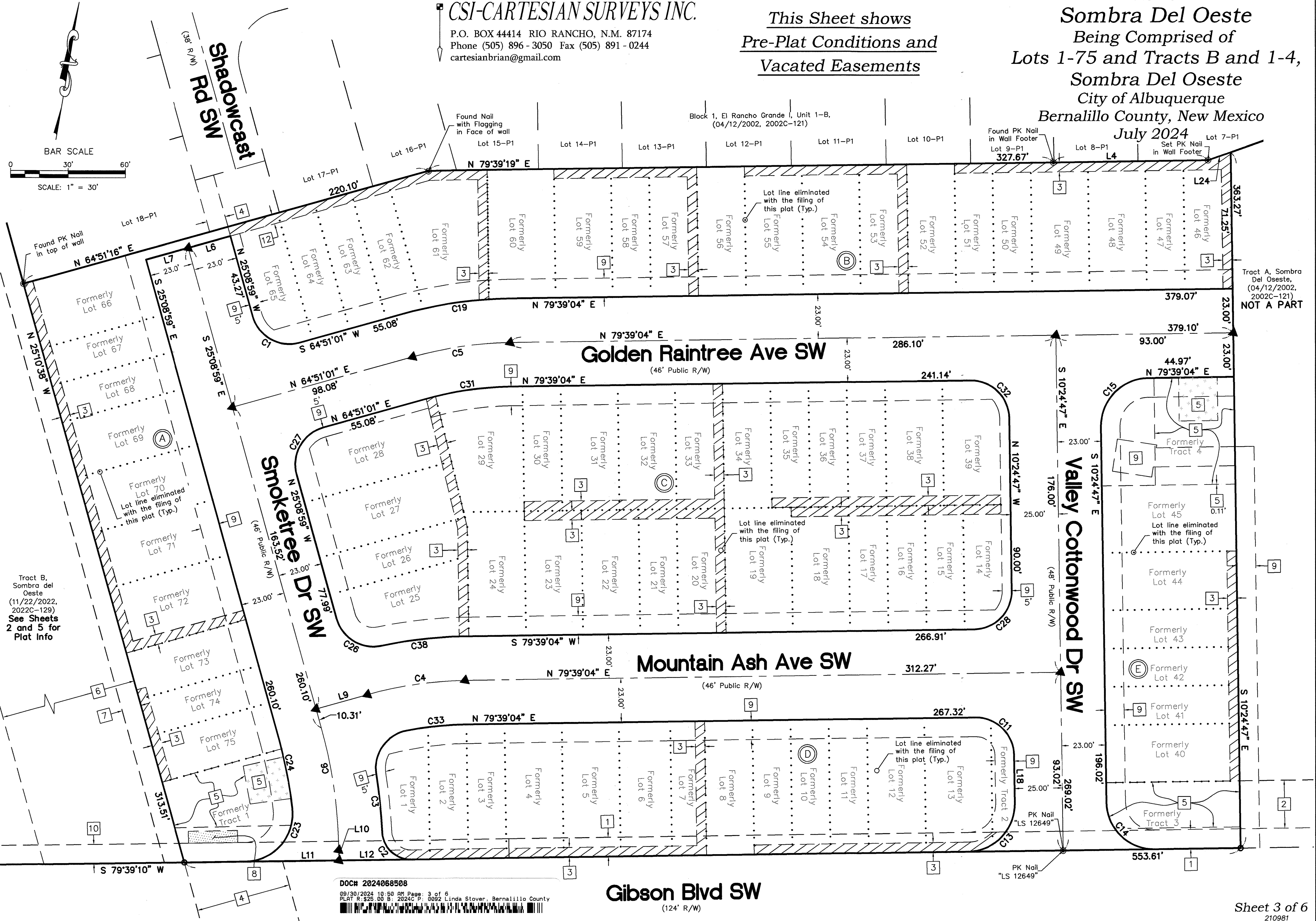
09/30/2024 10:50 AM Page: 2 of 6
PLAT R-25-000-0-2024C-P-0092 Linda Stover, Bernalillo County

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This Sheet shows
Pre-Plat Conditions and
Vacated Easements

Plat for
Sombra Del Oeste
Being Comprised of
Lots 1-75 and Tracts B and 1-4,
Sombra Del Oeste
City of Albuquerque
Bernalillo County, New Mexico

July 2024

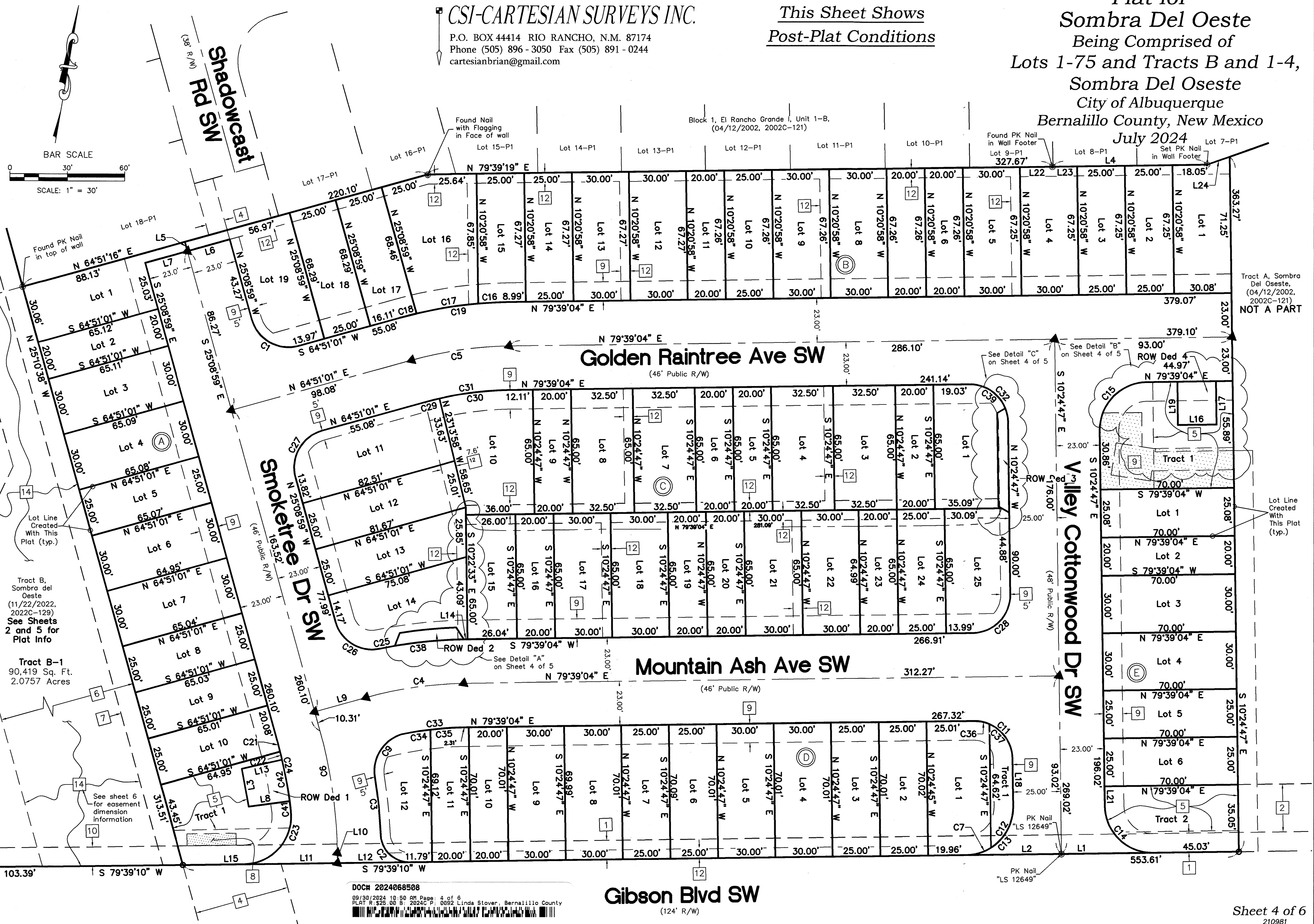


Gibson Blvd SW
(124' R/W)

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*Plat for
Sombra Del Oeste
Being Comprised of
Lots 1-75 and Tracts B and 1-4,
Sombra Del Oeste
City of Albuquerque
Bernalillo County, New Mexico*

July 2024



Sheet 4 of 6
210981

FOR REFERENCE ONLY SHEET 1-7

Plat for
Sombra Del Oeste
Being Comprised of
Lots 1-75 and Tracts B and 1-4,
Sombra Del Oeste
City of Albuquerque
Bernalillo County, New Mexico
July 2024

This Sheet Shows All
Easement Notes and
Additional Notes/Detail
Figures

Easement and Drainage Notes

- EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57)
- EXISTING 10' PUBLIC PEDESTRIAN ACCESS EASEMENT (4/12/2002, 2002C-121)
- EXISTING 5' PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-75 AND TRACTS 1-4 (11/22/2022, 2022C-129) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- EXISTING 50' PUBLIC PERMANENT ACCESS ROAD AND WATERLINE EASEMENT (10/25/1985, BK. MISC. 284-A, PG. 668-671, DOC. NO. 1985090123)
- EXISTING PRIVATE DRAINAGE PONDING EASEMENT BENEFITING BLOCKS A THRU E AND MAINTAINED BY THE OWNERS OF SAID LOTS AND TRACTS (11/22/2022, 2022C-129) REDEFINED BY THIS PLAT TO BE CONFINED WITHIN TRACT 1, BLOCK A AND TRACTS 1 & 2, BLOCK E; PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- EXISTING 100' PNM EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91883)
- EXISTING UNDERGROUND PNM EASEMENT (10/4/2005, BK. A104, PG. 6254, DOC. NO. 2005146656)
- EXISTING 6.25' X 25.83' PNM EASEMENT (11/22/2022, 2022C-129)
- EXISTING 10' (UNLESS OTHERWISE INDICATED) P.U.E. (11/22/2022, 2022C-129)
- EXISTING 10' P.U.E. (8/15/2003, 2003C-249)
- EXISTING AMAFCA DRAINAGE EASEMENT (11/22/2022, 2022C-129) SHOWN HEREON AS 
- 5' PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF THE LOTS AND TRACTS WITHIN BLOCKS A-E GRANTED WITH THE FILING OF THIS PLAT
- PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 5' PNM EASEMENT (1/8/2002, 2002C-7)

ABCWUA Public Water & Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE EASEMENT.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN GOLDEN RAIN TREE AVE SW, MOUNTAIN ASH AVE SW, VALLEY COTTONWOOD DR SW AND SMOKETREE DR SW, TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

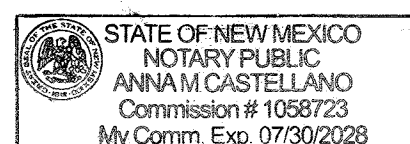
Lisa Huval 8/19/24
LISA HUVAL, SENIOR DIRECTOR OF REAL ESTATE DEVELOPMENT DATE
HOMEWISE INC.

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/19/24 20
BY: LISA HUVAL, SENIOR DIRECTOR OF REAL ESTATE DEVELOPMENT, HOMEWISE INC.

BY: Anna M. Castellano
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/30/28



DOCH 2024068508
09/30/2024 10:50 AM Page: 5 of 6
PLAT R: \$25.00 B: 2024C P: 0052 Linda Stover, Bernalillo County
My Comm. Exp. 07/30/2028

CSI-CARTESIAN SURVEYS INC.
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Sheet 5 of 6
210981

FOR REFERENCE ONLY SHEET 1-8

Plat for
Sombra Del Oeste
Being Comprised of
Lots 1-75 and Tracts B and 1-4,
Sombra Del Oeste
City of Albuquerque
Bernalillo County, New Mexico
July 2024

This Sheet Shows
Line/Curve Tables, Parcel
Acreage Values and
Additional Notes

Line Table		
Line #	Direction	Length (ft)
L31	S 10°00'58" E	17.89'
L32	N 88°46'17" E	6.12'
L33	N 25°14'33" W	54.77'
L34	N 89°53'21" W	55.33'

Line Table		
Line #	Direction	Length (ft)
L1	S 79°39'10" W	47.97'
L2	S 79°39'10" W	50.03'
L3	S 20°03'45" E	20.10'
L4	N 79°39'19" E	81.02'
L5	N 25°08'44" W	5.03'
L6	S 64°51'07" W	23.00'
L7	S 64°51'07" W	23.00'
L8	N 72°38'13" E	21.63'
L9	N 64°51'01" E	28.01'
L10	N 10°20'56" W	5.38'
L11	S 79°39'10" W	48.96'
L12	S 79°39'10" W	42.63'
L13	S 67°36'08" W	21.63'
L14	S 79°39'04" W	1.88'
L15	S 79°39'10" W	32.04'
L16	N 79°39'04" E	20.25'
L17	N 10°20'50" W	22.63'
L18	S 10°24'47" E	25.01'
L19	S 10°20'50" E	22.63'
L20	N 11°17'39" E	7.24'
L21	N 10°24'47" W	10.08'
L22	N 79°39'37" E	17.03'
L23	N 79°39'19" E	12.97'
L24	N 61°07'11" E	12.60'
L25	N 42°20'47" W	7.33'
L26	S 70°24'55" E	4.53'
L27	S 49°35'05" W	4.93'
L28	S 70°24'55" E	1.96'
L29	S 70°24'55" E	6.49'
L30	N 79°59'02" E	20.40'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	31.42'	20.00'	90°00'00"	28.28'	S 70°08'59" E
C2	23.06'	15.00'	88°05'04"	20.86'	S 56°18'18" E
C3	30.37'	272.70'	6°22'51"	30.35'	N 15°26'58" W
C4	51.66'	200.00'	14°48'03"	51.52'	S 72°15'02" W
C5	51.66'	200.00'	14°48'03"	51.52'	S 72°15'02" W
C6	64.58'	250.00'	14°48'03"	64.40'	N 17°44'58" W
C7	13.78'	25.00'	31°34'32"	13.60'	N 63°51'47" E
C8	22.01'	227.00'	5°33'19"	22.00'	N 20°02'02" W
C9	30.82'	19.99'	88°18'59"	27.85'	S 25°30'01" W
C10	29.66'	229.25'	7°24'42"	29.63'	S 75°03'15" W
C11	31.39'	20.00'	89°56'09"	28.27'	N 55°22'52" W
C12	25.52'	25.00'	58°29'18"	24.43'	N 18°49'52" E
C13	39.30'	25.00'	90°03'50"	35.38'	N 34°37'08" E
C14	39.24'	25.00'	89°56'09"	35.34'	S 55°22'52" E
C15	39.30'	25.00'	90°03'51"	35.38'	S 34°37'08" W
C16	16.02'	223.00'	4°07'01"	16.02'	S 77°35'33" W
C17	32.69'	223.00'	8°24'00"	32.66'	S 71°20'02" W
C18	8.89'	223.00'	2°17'01"	8.89'	S 65°59'32" W
C19	57.61'	223.00'	14°48'03"	57.45'	S 72°15'02" W
C20	36.25'	223.03'	9°18'46"	36.21'	S 75°04'23" W
C21	4.92'	227.00'	1°14'34"	4.92'	N 24°31'42" W
C22	4.34'	227.00'	1°05'43"	4.34'	N 23°21'33" W
C23	41.70'	25.00'	95°34'33"	37.03'	N 31°51'54" E
C24	36.55'	227.00'	9°13'32"	36.51'	N 20°32'13" W
C25	7.90'	223.00'	2°01'44"	7.90'	S 69°24'07" W
C26	30.18'	20.00'	86°27'46"	27.40'	S 68°22'52" E
C27	31.42'	20.00'	90°00'00"	28.28'	S 19°51'01" W
C28	31.44'	20.00'	90°03'51"	28.30'	N 34°37'08" E
C29	8.56'	177.00'	2°46'09"	8.55'	S 66°14'06" W
C30	37.17'	177.00'	12°01'53"	37.10'	S 73°38'07" W
C31	45.72'	177.00'	14°48'05"	45.60'	S 72°15'01" W
C32	31.39'	20.00'	89°56'09"	28.27'	N 55°22'52" W
C33	30.94'	177.00'	10°00'51"	30.90'	S 74°38'38" W
C34	13.21'	177.00'	4°16'38"	13.21'	S 71°46'32" W
C35	17.72'	177.00'	5°44'13"	17.72'	S 76°46'57" W
C36	8.28'	20.00'	23°43'23"	8.22'	N 88°29'15" W
C37	23.11'	20.00'	66°12'46"	21.85'	N 43°31'10" W
C38	44.15'	223.00'	11°20'34"	44.08'	S 74°03'32" W
C39	24.00'	20.00'	68°44'31"	22.58'	N 65°58'41" W
C40	7.40'	20.00'	21°11'38"	7.36'	N 21°00'36" W
C41	5.28'	227.00'	1°20'00"	5.28'	N 16°35'23" W
C42	22.01'	227.00'	5°33'19"	22.00'	N 20°02'02" W
C43	9.45'	25.00'	21°39'15"	9.39'	S 00°24'50" W

Drainage Facilities Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED "SOMBRA DEL OESTE", SUBMITTED BY THOMPSON ENGINEERING CONSULTANTS, INC., ON FEBRUARY 8, 2022, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON MARCH 14, 2022. 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.

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	BLOCK A	0.0476	2,073
Lot 2	BLOCK A	0.0299	1,302
Lot 3	BLOCK A	0.0448	1,953
Lot 4	BLOCK A	0.0448	1,953
Lot 5	BLOCK A	0.0373	1,627
Lot 6	BLOCK A	0.0448	1,952
Lot 7	BLOCK A	0.0448	1,951
Lot 8	BLOCK A	0.0373	1,626
Lot 9	BLOCK A	0.0373	1,626
Lot 10	BLOCK A	0.0373	1,625
ROW Ded 1	BLOCK A	0.0105	459
Tract 1	BLOCK A	0.0591	2,573
Tract B-1	BLOCK A	2.0757	90,419

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	BLOCK B	0.0469	2,044
Lot 2	BLOCK B	0.0386	1,681
Lot 3	BLOCK B	0.0386	1,681
Lot 4	BLOCK B	0.0463	2,018
Lot 5	BLOCK B	0.0463	2,018
Lot 6	BLOCK B	0.0309	1,345
Lot 7	BLOCK B	0.0309	1,345
Lot 8	BLOCK B	0.0463	2,018
Lot 9	BLOCK B	0.0463	2,018
Lot 10	BLOCK B	0.0386	1,682
Lot 11	BLOCK B	0.0309	1,345
Lot 12	BLOCK B	0.0463	2,018
Lot 13	BLOCK B	0.0463	2,018
Lot 14	BLOCK B	0.0386	1,682
Lot 15	BLOCK B	0.0387	1,685
Lot 16	BLOCK B	0.0659	2,870
Lot 17	BLOCK B	0.0392	1,708
Lot 18	BLOCK B	0.0392	1,707
Lot 19	BLOCK B	0.0539	2,349

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	BLOCK C	0.0497	2,166
Lot 2	BLOCK C	0.0298	1,300
Lot 3	BLOCK C	0.0485	2,113
Lot 4	BLOCK C	0.0485	2,113
Lot 5	BLOCK C	0.0298	1,300
Lot 6	BLOCK C	0.0298	1,300
Lot 7	BLOCK C	0.0485	2,113
Lot 8	BLOCK C	0.0485	2,113
Lot 9	BLOCK C	0.0298	1,300
Lot 10	BLOCK C	0.0623	2,715
Lot 11	BLOCK C	0.0625	2,723
Lot 12	BLOCK C	0.0471	2,052
Lot 13	BLOCK C	0.0450	1,959
Lot 14	BLOCK C	0.0519	2,260
Lot 15	BLOCK C	0.0388	1,691
Lot 16	BLOCK C	0.0298	1,300
Lot 17	BLOCK C	0.0448	1,950
Lot 18	BLOCK C	0.0448	1,950
Lot 19	BLOCK C	0.0298	1,300
Lot 20	BLOCK C	0.0298	1,300
Lot 21	BLOCK C	0.0448	1,950
Lot 22	BLOCK C	0.0448	1,950
Lot 23	BLOCK C	0.0298	1,300
Lot 24	BLOCK C	0.0373	1,625
ROW Ded 2	BLOCK C	0.0047	206
ROW Ded 3	BLOCK C	0.0066	289

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	BLOCK D	0.0527	2,294
Lot 2	BLOCK D	0.0402	1,750
Lot 3	BLOCK D	0.0402	1,750
Lot 4	BLOCK D	0.0482	2,100
Lot 5	BLOCK D	0.0482	2,100
Lot 6	BLOCK D	0.0402	1,750
Lot 7	BLOCK D	0.0402	1,750
Lot 8	BLOCK D	0.0482	2,100
Lot 9	BLOCK D	0.0482	2,100
Lot 10	BLOCK D	0.0321	1,400
Lot 11	BLOCK D	0.0320	1,395
Lot 12	BLOCK D	0.0409	1,782
Tract 1	BLOCK D	0.0146	636

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	BLOCK E	0.0403	1,756
Lot 2	BLOCK E	0.0321	1,400
Lot 3	BLOCK E	0.0482	2,100
Lot 4	BLOCK E	0.0482	2,100
Lot 5	BLOCK E	0.0402	1,750
Lot 6	BLOCK E	0.0402	1,750
ROW Ded 4	BLOCK E	0.0105	458
Tract 1	BLOCK E	0.0762	3,320
Tract 2	BLOCK E	0.0533	2,320

Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1037841 AND AN EFFECTIVE DATE OF MAY 17, 2021.
- PLAT FOR EL RANCHO GRANDE I, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2019, IN BOOK 2019C, PAGE 127.
- PLAT OF EL RANCHO GRANDE I, UNIT 1-B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2002, IN BOOK 2002C, PAGE 121.
- WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 27, 2022, AS DOCUMENT NO. 2022108817.
- PLAT FOR AMOLE CHANNEL DRAINAGE RIGHTS-OF-WAY, TRACTS 1 THRU 5, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 11, 2009, IN BOOK 2009C, PAGE 171, AS DOCUMENT NO. 2009135016.
- PLAT OF RECORD FOR SOMBRA DEL OESTE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 22, 2022, IN BOOK 2022C, PAGE 129.

DOCH 2024068508

09/30/2024 10:50 AM Page: 6 of 6
PLAT R: \$25.00 B: 2024C P: 0092 Linda Stover, Bernalillo County



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Sheet 6 of 6
210981

FOR REFERENCE ONLY SHEET 1-9

