



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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**

Subdivide existing 2 lots into 7 tracts and 75 lots, vacate easements and grant easements.

**APPLICATION INFORMATION**

Applicant: Solare Collegiate Foundation		Phone:
Address: 1623 La Vega Dr SW		Email:
City: Albuquerque	State: NM	Zip: 87105
Professional/Agent (if any): CSI-Cartesian Surveys Inc.		Phone: 505-896-3050
Address: P.O. Box 44414		Email: cartesiandenise@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners:	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: Tracts 12-B-1-A and 12-B-1-B	Block:	Unit:
Subdivision/Addition: El Rancho Grande I	MRGCD Map No.:	UPC Code: 100905533402040127 100905538202740125
Zone Atlas Page(s): M-9-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 2	# of Proposed Lots: 7 Tracts and 75 lots	Total Area of Site (Acres): 10.9991

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 8801 Gibson Blvd SW Between: Barbados Ave SW and: 98th Street SW

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

PR-2019-002042, PS-2021-00121

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b> Denise King	<b>Date:</b> 1/18/2022
<b>Printed Name:</b> Denise King	<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: <b>Project #</b>

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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](mailto: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
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Copy of recorded IIA
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

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](mailto: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
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal.
- \_\_\_ 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
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ Required notice with content per IDO Section 14-16-6-4(K)
  - \_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- \_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved


**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

**MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

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](mailto: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
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Infrastructure List, if applicable

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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Denise King</u></p>	<p>Date: <u>1/18/2022</u></p>
<p>Printed Name: <u>Denise King</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: _____</p>	<p>Case Numbers</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



CSI-Cartesian Surveys Inc.  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

January 18, 2022

Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Tracts 12-B-1-A and 12-B-1-B of El Rancho Grande I**

Members of the Board:

Cartesian Surveys is acting as an agent for Solare Collegiate Foundation and requests a second sketch plat review to create seven (7) new tracts and seventy-five (75) new lots from two (2) existing tracts by subdivision of Tracts 12-B-1-A and 12-B-1-B of El Rancho Grande I, located at 8801 Gibson Blvd SW and between Barbados Ave SW and 98<sup>th</sup> Street NW. The property is currently zoned as MX-M. This plat intends to vacate some easements and grant some easements.

Comments from Previous sketch plat review on October 27, 2021:

**ABCWUA:**

1. Availability Statement #211030 has been requested and is in review. The statement will set the criteria for service. An executed statement must be obtained prior to approval.

**Water Availability Statement was received on November 15, 2021.**

2. This project is within the adopted service area.

**Agree**

3. Pro rata is not owed for this property.

**Agree**

4. Utility Plan:
  - a. Provide a utility plan that indicates the location of proposed services.  
**Agreed – All services will be within dedicated public right-of-way.**
  - b. Show existing public water and public sewer mains and any associated easements on the utility plan.  
**Agreed – The requested Utility Plan has been submitted with the Preliminary Plat**
  - c. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing

easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.

**Agreed – Completed. NM811 was called 3 different times during the course of the survey. NM811 ticket numbers: 21MY100518, 21AG180027 and 21AG230771**

d. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.

**Agreed – All services will be within dedicated right-of-way**

5. Infrastructure List:

a. The adjacent lot has some unconstructed items from their infrastructure list.

**Agreed – Homewise accepts responsibility for those unbuilt infrastructure items on Tract 12-B-1, which will be included on a new infrastructure list tied to the Preliminary Plat**

b. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.

**Agreed – they will be added to the infrastructure list tied to the Preliminary Plat**

6. Easements:

a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.

**Does not apply – proposed streets will become public right-of-ways**

b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

**Does not apply – proposed streets will become public right-of-ways**

c. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.

**Does not apply – proposed streets will become public right-of-ways**

d. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may

remain as is without the need for an exclusive easement, as approved by the Water Authority.

**Does not apply – proposed streets will become public right-of-ways**

### **Code Enforcement:**

- For any planned residential development, Usable open space is required per IDO 5-1(D)(1) Table 5-1-2.

**Based on the current layout, a minimum of 300 sf of usable space is provided on each lot. In addition, there are 5 open space tracts, which will add an additional 100,798 sf.**

- Setbacks are per IDO 5-1(D)(1) Table 5-1-2.

#### **Noted**

- Low-density residential development (dwelling-townhouse is considered low-density residential development) requires a 20' driveway length for driveways accessed from the front or street side of the property per IDO 5-3(C)(3)(b).

**Agreed – New layout options show 20 foot driveway lengths.**

### **Transportation:**

1. Provide a roadway cross-section showing required roadway and sidewalk widths per DPM requirements.

**Agreed. Will provide with Preliminary Plat submittal**

2. Provide a sidewalk exhibit showing sidewalk to be built with work order and any proposed deferred sidewalk.

**Agreed. Will provide with Preliminary Plat submittal**

3. Show a cross-section on Gibson Boulevard with required sidewalk and landscape buffer along frontage of site. (Due to existing asphalt trail, coordination is needed with Parks and Recreation to narrow down exact requirement.)

**Agreed. Will provide with Preliminary Plat submittal**

4. All roadway improvements shall be placed onto an infrastructure list.

**Agreed. Will provide with Preliminary Plat submittal**

### **Hydrology:**

- Hydrology will need an approved Grading & Drainage Plan prior to approval of Preliminary Plat.

**Agreed. In progress.**

- The infrastructure list will be needed for Preliminary Plat. There may be drainage items depending on the G&D

**Agreed. In progress and will be linked to the Preliminary Plat.**

## **Parks and Recreation:**

Gibson Blvd is a Community Principal Arterial requiring street trees if new development is applicable per IDO section 5-6(B). An existing multi-purpose trail is located in the AMAFCA channel to the west – will the development have access?

**Agreed on both. The development will have an asphalt trail along Gibson that connects to the bridge over the Amole Arroyo and to the multi-use trail.**

## **Planning:**

### **Standard comments:**

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site **MUST** reference this PR#. It must be noted on the application with the submittal for future actions.

**Noted**

- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.

**Noted**

- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.

**Noted**

- Plat will require City Surveyor signature, surveyor and property owner signature

**Noted**

- Please dimension block length so we can determine compliance with 5-4(E)(3) Block Dimensions.

**Noted. The longest block length is 530 feet, which is consistent with Table 5-4-1 for properties within an Activity Center (maximum 400-600 feet)**

- See sections 5-3 Access and Connectivity and Section 5-4 Subdivision of Land

**Noted**

- See 5-3(C)(3)(b) for driveway length

**Noted. Lots will meet the requirements in section 5-3(c)(3)(b) for driveway lengths.**

- Are the lots designed for townhomes? Please see the use specific standards for townhomes and the open space requirements.

**Yes, the lots are designated for townhouses. They will meet the use specific standards for townhomes and open space standards. See responses to Code Enforcement above.**

4-3(B)(5) Dwelling, Townhouse

4-3(B)(5) Dwelling, Townhouse 4-3(B)(5)(a) For townhouse developments containing more than 6 dwelling units on a common lot, minimum usable open space shall be provided as follows: 1. Efficiency or 1 bedroom: 200 square feet per unit. 2. 2 bedrooms: 250 square feet per unit. 3. 3 or more bedrooms: 300 square feet per unit. 4. In UC-MS-PT areas, the minimum usable open space required shall be 50 percent of the requirements in Subsections 1 through 3 above

4-3(B)(5)(b) The required side setbacks required by Part 14-16-5 (Development Standards) shall apply to the end units of each townhouse dwelling, and shall not apply to interior side lot lines where townhouse dwelling units share a common interior wall. 4-3(B)(5)(c) For properties on which the rear or side lot line abuts an R-A or R1 zone district or on which the rear lot line is across an alley from an R-A or R-1 zone district, no townhouse dwelling may contain more than 3 dwelling units. 4-3(B)(5)(d) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of a Major Transit or Premium Transit Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor.

- Clarify the open space provided near Shadowcast Road, it is an odd shape and may not be useful.

**That space was eliminated with the stub street on new layout of subdivision.**

- Keyed note 4 shows a 10 foot wide pedestrian easement, but there appears to be a solid wall across the easement. Will a gate or similar be added?

**This keyed note is related to the developed properties to the north of this plat. The 10-foot pedestrian access easement was developed and is currently walled off with no access gate and located on private property.**

- Vacation must justified, see below:

6-6(M)(2) Procedure 6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) The City Planning Department staff shall review the application and forward a recommendation to the DRB.

6-6(M)(2)(c) The DRB shall conduct a public meeting on the application.

6-6(M)(2)(d) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DRB, the DRB shall make a decision on the application.

6-6(M)(2)(e) For a Vacation of Public Right-of-way – Council, the DRB shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.

6-6(M)(2)(f) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply: 1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development: a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so. b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way. 2. Any property owner that purchases vacated public right-of way shall obtain a Subdivision of Land – Minor or a Subdivision



of Land – Major, as applicable, to combine the vacated right-of-way with their property within 1 year of the approval of the Vacation or the Vacation is voided. The zone district boundary will be extended to the new lot lines established by the subdivision.

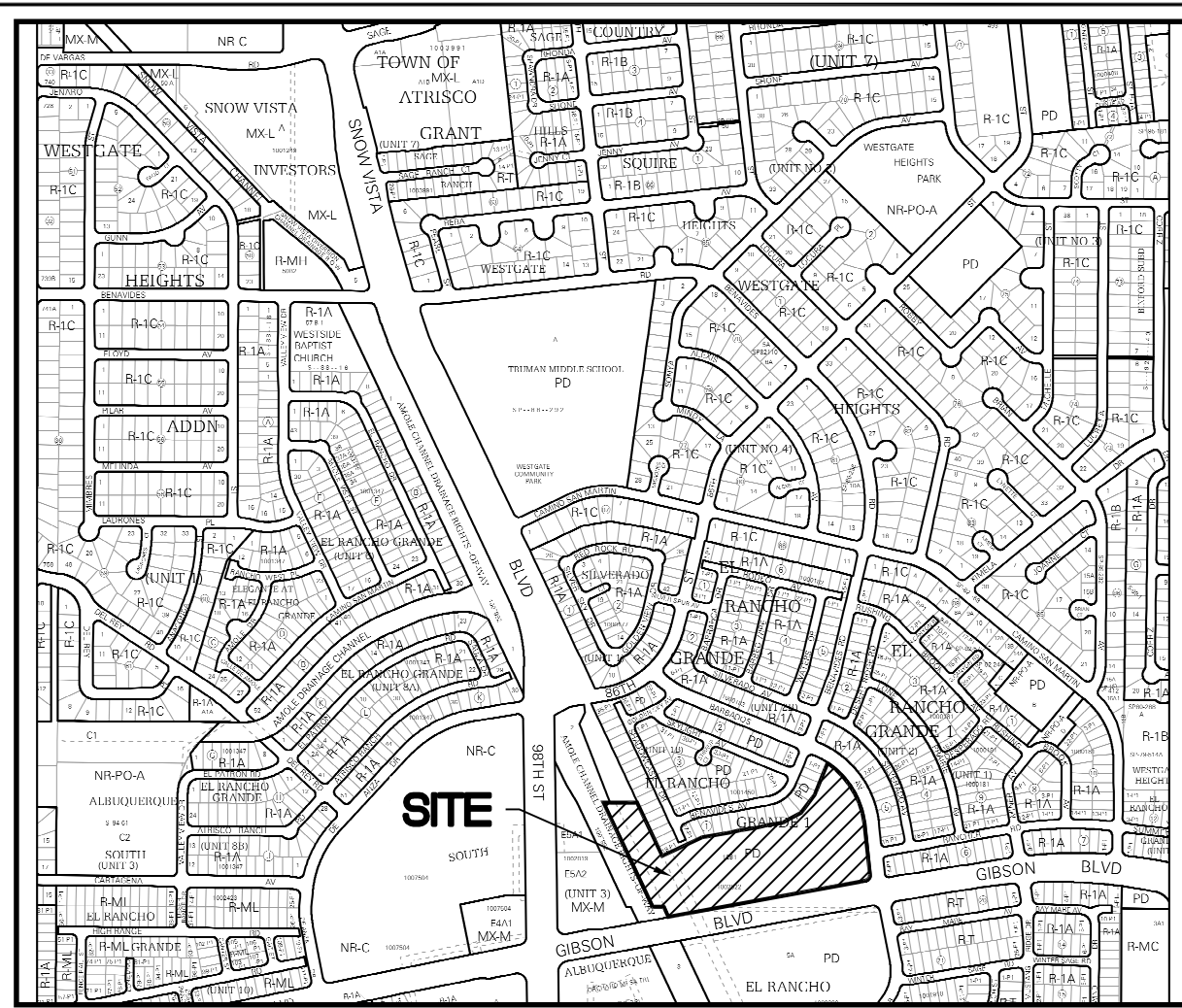
6-6(M)(3) Review and Decision Criteria An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria:

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

**Agree to all above – We will request a waiver to IDO requirement section 5-4(F)(2)(b) for the lots adjacent to Gibson Boulevard. We will also request a waiver to IDO requirement section 6-6-(P)(3)(J), since an asphalt trail is being proposed in its' place.**

Thank you,  
Denise King



Vicinity Map - Zone Atlas M-9-Z

**Easement and Drainage Notes**

- 1 EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 2 EXISTING 25' PRIVATE STORM DRAIN EASEMENT (12/12/2019, 2019C-127) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 3 EXISTING PRIVATE ACCESS EASEMENT (12/12/2019, 2019C-127) VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 4 EXISTING 10' PEDESTRIAN ACCESS EASEMENT (4/12/2002, 2002C-121)
- 5 EXISTING 100' PNM EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91883)
- 6 EXISTING 5' PNM EASEMENT (1/8/2002, 2002C-7)
- 7 EXISTING 10' PUE (8/15/2003, 2003C-249)
- 8 EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57)
- 9 EXISTING 20' PERMANENT WATERLINE EASEMENT (10/25/1985, BK. A104, PG. 9135, DOC. NO. 1985090123) SHOWN HEREON AS [Symbol]
- 10 EXISTING 50' PERMANENT ACCESS ROAD AND WATERLINE EASEMENT (10/25/1985, BK. BK. MISC. 284-A, PG. 668-671, DOC. NO. 1985090123)
- 11 EXISTING AMAFCA DRAINAGE EASEMENT (10/7/2005, DOC. NO. 2005149548) SHOWN HEREON AS [Symbol]
- 12 EXISTING UNOBSTRUCTED LINE OF SIGHT EASEMENT (1/8/2002, 2002C-7) SHOWN HEREON AS [Symbol]
- 13 EXISTING UNDERGROUND PNM EASEMENT (10/4/2005, BK. A104, PG. 6254, DOC. NO. 2005146656)
- 14 AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078629)
- 15 AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078634) VACATED WITH THIS PLAT
- 16 6.25' X 25.83' PNM EASEMENT GRANTED BY DOCUMENT (\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, DOC. NO. \_\_\_\_\_) SHOWN HEREON AS [Symbol]
- 17 10' PNM EASEMENT GRANTED BY DOCUMENT (\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, DOC. NO. \_\_\_\_\_)
- 18 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Symbol]

**Legal Description**

TRACTS 12-B-1-A AND 12-B-1-B OF THE PLAT OF TRACTS 12-B-1A AND 12-B1B BEING A REPLAT OF TRACT 12-B-1 OF THE BULK LAND PLAT FOR EL RANCHO GRANDE I, PARCELS 5-A AND 12-B-1 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 DECEMBER 12, 2019, IN PLAT BOOK 2019C, PAGE 127.

**Documents**

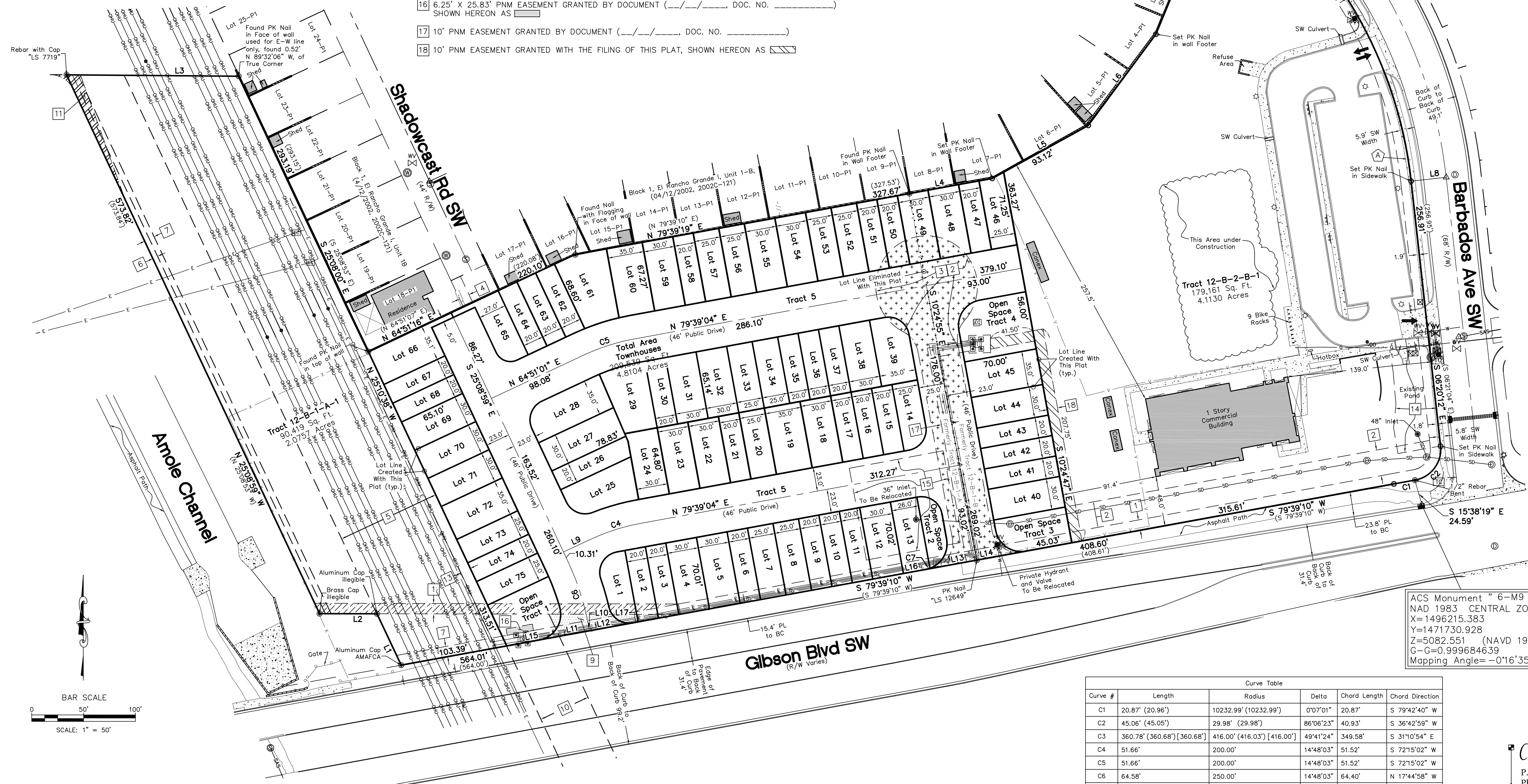
1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1037841 AND AN EFFECTIVE DATE OF MAY 17, 2021.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2019, IN BOOK 2019C, PAGE 127.
3. PLAT OF EL RANCHO GRANDE I, UNIT 1-B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2002, IN BOOK 2002C, PAGE 121.
4. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 3, 2019, AS DOCUMENT NO. 2019045667.
5. PLAT FOR AMOLE CHANNEL DRAINAGE RIGHTS-OF-WAY, TRACTS 1 THRU 5, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 04, 2002, IN BOOK 2009C, PAGE 171, AS DOCUMENT NO. 2009135016.

**Indexing Information**

Section 33, Township 10 North, Range 2 East, N.M.P.M. as projected into the Town of Atrisco Grant  
 Subdivision: El Rancho Grande I  
 Owner: Solare Collegiate Foundation  
 UPC #: 100905533402040127 (Tract 12-B-1-A)  
 100905533202740125 (Tract 12-B-1-B)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.



ACS Monument "6-M10"  
 NAD 1983 CENTRAL ZONE  
 X=1497827.859  
 Y=1471787.588  
 Z=5050.537 (NAVD 1988)  
 G-G=0.999685636  
 Mapping Angle=-0°16'24.79"

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"

**Sketch Plat for Solare Townhomes and Tracts 12-B-1-A-1 and 12-B-1-B-1**  
 El Rancho Grande I  
 Being Comprised of Tracts 12-B-1-A and 12-B-1-B  
 El Rancho Grande I  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2022

**Legend**

(N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/12/2019, 2019C-127)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/15/2003, 2003C-249)
(Symbol)	FOUND MONUMENT AS INDICATED
(Symbol)	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
(Symbol)	FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE NOTED
(Symbol)	COVERED AREA
(Symbol)	CONCRETE
(Symbol)	GUARD RAIL
(Symbol)	WIRE FENCE
(Symbol)	BLOCK WALL
(Symbol)	PIPE FENCE
(Symbol)	VINYL FENCE
(Symbol)	WOOD FENCE
(Symbol)	HANDRAIL
(Symbol)	UTILITY PEDESTAL
(Symbol)	BOLLARD
(Symbol)	OVERHEAD UTILITY LINE
(Symbol)	UTILITY POLE
(Symbol)	ANCHOR
(Symbol)	PULL BOX
(Symbol)	LIGHT POLE
(Symbol)	TRANSFORMER
(Symbol)	ELECTRIC CABINET
(Symbol)	WATER VALVE
(Symbol)	WATER METER
(Symbol)	FIRE HYDRANT
(Symbol)	SANITARY SEWER MANHOLE
(Symbol)	STORM DRAIN MANHOLE
(Symbol)	SAS CLEANOUT
(Symbol)	STORM DRAIN INLET
(Symbol)	DROP INLET
(Symbol)	IRRIGATION BOX
(Symbol)	SIGN
(Symbol)	CURB CUT/INDICATION OF ACCESS TO ROADWAY
(Symbol)	UNDERGROUND GAS UTILITY LINE
(Symbol)	UNDERGROUND WATER UTILITY LINE
(Symbol)	UNDERGROUND STORM DRAIN UTILITY LINE
(Symbol)	UNDERGROUND ELECTRIC UTILITY LINE

**Line Table**

Line #	Direction	Length (ft)
L1	N 25°14'33" W (N 25°12'42" W)	54.77' (54.71')
L2	N 89°53'21" W (N 89°49'19" W)	55.33' (55.32')
L3	S 89°32'06" E (S 89°29'58" E)	166.37' (166.40')
L4	N 79°39'19" E (N 79°39'10" W)	81.02' (81.10')
L5	N 61°07'11" E (N 61°07'02" E)	105.73' (105.71')
L6	N 36°33'03" E (N 36°32'54" W)	109.49' (109.47')
L7	N 22°26'54" E (N 22°26'44" W)	170.33' (170.30')
L8	N 83°39'48" E	34.00' (34.00')
L9	N 64°51'01" E	28.01'
L10	N 10°20'56" W	5.38'
L11	S 79°39'04" W	48.96'
L12	S 79°39'37" W	42.63'
L13	S 79°37'59" W	50.03'
L14	S 79°40'24" W	47.97'
L15	S 79°38'44" W	32.04'
L16	S 79°39'10" W	21.91'
L17	S 79°39'10" W	5.05'

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	20.87' (20.96')	10232.99' (10232.99')	0°07'01"	20.87'	S 79°42'40" W
C2	45.06' (45.05')	29.98' (29.98')	86°06'23"	40.93'	S 36°42'59" W
C3	360.78' (360.68') [360.68']	416.00' (416.03') [416.00']	49°41'24"	349.58'	S 31°10'54" E
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	4.15'	25.00'	93°10'01"	4.15'	N 74°53'33" E

