



# PLAN SNAPSHOT REPORT MAJOR\_PLT-2026-00001 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Preliminary Plat Applications	<b>Project:</b> PR-2020-003484 (PR-2020-003484)	<b>App Date:</b> 01/07/2026
<b>Work Class:</b> Extension of Preliminary Plat	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>

**Description:** Extension of Mojave Subdivision Preliminary Plat

<b>Parcel:</b> 101006236247410914  101006234147510912     Main	<b>Address:</b> 99999 Mojave St Nw Albuquerque, NM  99999 Mojave St Nw Albuquerque, NM 87120  99999 Mojave St Nw             Main Albuquerque, NM 87120	<b>Zone:</b>
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<b>Owner</b> NAFEESA PASHTOON Home: (999) 999-9999 Business: (999) 999-9999 Mobile: (999) 999-9999	<b>Applicant</b> Ron Hensley 300 BRANDING IRON RD SE ALBUQUERQUE, NM 87124 Business: (505) 410-1622
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**Plan Custom Fields**

Existing Project Number PR-2020-003484	Existing Zoning R-1D - Residential - Single-Family - Ex Large Lot	Number of Existing Lots 2
Number of Proposed Lots 18	Total Area of Site in Acres 4.25	Site Address/Street 99999 Mojave Rd. NW
Site Location Located Atrisco and Tesuque Between Streets	Case History PS-2020-00027	Do you request an interpreter for the hearing? No
Lot and/or Tract Number 3	Block Number 12	Subdivision Name and/or Unit Number VOLCANO CLIFFS UNIT 3
Legal Description * 003 012VOLCANO CLIFFS SUB UNIT 3 11N 2E SEC 27, LT 2 BLK 12 VOLCANO CLIFFS SUBD UNIT 3 CONT 1.9945 AC	Major Public Open Space Major Public Open Space, 330-foot boundary	Existing Zone District R-1D
Zone Atlas Page(s) E-10	Acreage 2.25, 1.9945	Calculated Acreage 2.22994661, 1.94820727
Council District 1	Community Planning Area(s) Northwest Mesa	View Protection Overlay Northwest Mesa Escarpment – VPO-2 / Height Restrictions Sub-area, Northwest Mesa Escarpment – VPO-2
Development Area(s) Consistency	Current Land Use(s) 15   Vacant	IDO Administration & Enforcement Name Northwest Mesa Escarpment – VPO-2, within 660 feet of the Petroglyph National Monument, within 660 feet of Major Public Open Space, Northwest Mesa Escarpment – VPO-2
IDO Administration & Enforcement Subsection Variance – EPC (6-6), Referrals to Commenting Agencies (6-4), Referrals to Commenting Agencies (6-4), Referrals to Commenting Agencies	(6-4)	Pre-IDO Zoning District R-1

# PLAN SNAPSHOT REPORT (MAJOR\_PLT-2026-00001)

Pre-IDO Zoning Description	Major Street Functional 4 - urban major collector Classification	FEMA Flood Zone	X
Total Number of Dwelling Units	Total Gross Square Footage	Total Gross Square Footage3	0
Total Gross Square Footage4	Total Gross Square Footage2		0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ron_Hensley_1/7/2026.jpg	01/07/2026 13:19	Hensley, Ron		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	01/09/2026 11:00
2. Revisions required	Renee Zamora	01/13/2026 12:34
3. Submittal has been reviewed and is ready to be processed	Renee Zamora	01/16/2026 12:48

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00070715	Major Preliminary Plat Extension Fee	\$250.00	\$250.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Technology Fee	\$8.75	\$8.75
<b>Total for Invoice INV-00070715</b>		<b>\$383.75</b>	<b>\$383.75</b>
<b>Grand Total for Plan</b>		<b>\$383.75</b>	<b>\$383.75</b>

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	ZOOM	02/25/2026	Deferred	EXTENSION OF PRELIMINARY PLAT
DHO Hearing v.1	Zoom	02/11/2026	Scheduled	Extension of Preliminary Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		01/09/2026 11:03	
Associate Project Number v.1	Generic Action		01/09/2026 11:03
Screen for Completeness v.1	Generic Action		01/16/2026 12:48
Verify Payment v.1	Generic Action		01/16/2026 14:05
Sign Posting v.1	Generic Action		01/16/2026 14:05
<b>Application Review v.1</b>		01/16/2026 14:05	
Create and Email Advertisement v.1	Generic Action		01/16/2026 14:05
DHO Hearing v.1	Hold Hearing	01/16/2026 14:05	01/16/2026 14:06
DHO Hearing v.1	Hold Hearing	02/02/2026 10:11	02/02/2026 10:12
Major Preliminary Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
<b>Notice of Decision v.1</b>			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
<b>Conditions of Approval v.1</b>			
Add in Conditions of Approval v.1	Generic Action		
<b>Signature v.1</b>			
Confirm Latest PLAT Uploaded v.1	Generic Action		
Confirm Latest Infrastructure List Uploaded v.1	Generic Action		
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Recorded IIA Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Confirm Recorded Plat is Uploaded v.1	Generic Action		

**Linked Applications v.1**

# PLAN SNAPSHOT REPORT (MAJOR\_PLT-2026-00001)

Linked Major Final Plat v.1

[Create Plan Case](#)

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

**MOJAVE RIDGE SUBDIVISION**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Lots 2 and 3, Block 12, Unit 3 Volcano Cliffs Subdivision**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		26' FF	<b>Paving</b> Residential Pvmt. w/ Mountabe Curb	KELSO DUNES Lp.	West MOJAVE Rd.	East MOJAVE Rd.	/	/	/
		5'	Sidewalk Both Sides	North KELSO DUNES Lp.	West Kelso Loop	East Kelso Loop	/	/	/
		5'	Sidewalk Both Sides	East KELSO DUNES Lp.	MOJAVE Rd.	East MOJAVE Rd.	/	/	/
		5'	Sidewalk Both Sides	West KELSO DUNES Lp.	MOJAVE Rd.	East MOJAVE Rd.	/	/	/
		6'	Sidewalk North Side	MOJAVE Rd	West PL	East PL	/	/	/
		2	Curb Retun Entrances w/ Valley Gutter, ADA Ramps	MOJAVE Rd	KELSO DUNES Lp.	KELSO DUNES Lp.	/	/	/
		24"	<b>Storm</b> Storm Drain w/ Type Dbl. C Inlet	KELSO DUNES Lp.	KELSO DUNES Lp.	Tarct A Pond	/	/	/
			Scour Wall	South of North PL	West PL	East PL	/	/	/
			Pond w/ outfall	Tract A	Tract A	BOCA NEGRA Arroyo	/	/	/
		8"	<b>Water</b> Water Line W/ Servcies and Appurtances	West KELSO DUNES Lp.	West MOJAVE Rd. Existing Line	North KELSO DUNES Lp.	/	/	/
		8"	Water Line W/ Servcies and Appurtances	East KELSO DUNES Lp.	East MOJAVE Rd. Existing Line	North KELSO DUNES Lp.	/	/	/
		8"	Water Line W/ Servcies and Appurtances	North KELSO DUNES Lp.	West MOJAVE Rd.	East KELSO DUNES Lp.	/	/	/



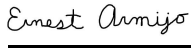



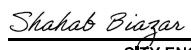
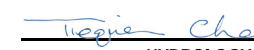
The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification				
							Private Inspector	P.E.	City Cnst Engineer		
		8"	<b>Sanitary Sewer</b> Sewer Line W/ Services and Appurtances	West KELSO DUNES Lp.	West KELSO DUNES L	North KELSO DUNES L	/	/	/		
		8"	Sewer Line W/ Services and Appurtances	East KELSO DUNES Lp.	East KELSO DUNES L	North KELSO DUNES L	/	/	/		
		8"	Sewer Line W/ Services and Appurtances	North KELSO DUNES Lp.	West MOJAVE Rd.	Boca Negra Arroyo	/	/	/		
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 Engineer's Certification for Grading & Drainage is required for release of Certificate of Occupancy
- 2 Pond stabilization to follow City Standard Specification 1013
- 3 \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
<u>Ron E. Hensley P.E.</u> <small>NAME (print)</small>	 <small>PLANNING - date</small>	 <small>PARKS &amp; RECREATION - date</small>
<u>THE Group</u> <small>FIRM</small>	 <small>TRANSPORTATION DEVELOPMENT - date</small>	<small>AMAFCA - date</small>
 <small>SIGNATURE - date</small>	 <small>UTILITY DEVELOPMENT - date</small>	 <small>CODE ENFORCEMENT - date</small>
	 <small>CITY ENGINEER - date</small>	 <small>HYDROLOGY - date</small>

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

January 7, 2026

DHO  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Mojave Subdivision– Extension Preliminary Plat

Attached is a Preliminary Plat Extension submittal for a subdivision of 18 lots and 1 tract located within zone atlas page B-20 from 2 existing tracts.

The subdivision is a replat of “Lots 2 and 3, Block 12, Unit 3 Volcano Cliffs Subdivision” and is located at 6341 Mojave St. near Unser Blvd.

The Owner is finalizing the requirements for Final Plat. As agent for the owners, we are requesting an extension of the Preliminary Plat to allow for the time necessary for completion of the Final Plat. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

[ron@thegroup.cc](mailto:ron@thegroup.cc)

TO WHOM IT MAY CONCERN

10-28-2024

SUBJECT: LOTS 2 AND 3, BLOCK 12, VOLCANO CLIFF, UNIT 3 -  
LOCATED ON MOJAVE STREET NW, ALBUQUERQUE, NEW MEXICO --  
AKA MOJAVE RIDGE DEVELOPMENT

I, NAFEESA PASHTOON, HEREBY AUTHORIZE MR ADIL RIZVI AND  
MR RON HENSLEY P.E. TO SUBMIT, ON MY BEHALF, NECESSARY  
PLANS TO THE CITY OF ALBUQUERQUE - PLANNING DEPARTMENT.  
THIS ALSO INCLUDES DFT AND DHO SUBMITTALS.

THANK YOU



NAFEESA PASHTOON

9423 BLACK FARM

TO WHOM IT MAY CONCERN

1-13-2026

SUBJECT: LOTS 2 AND 3, BLOCK 12, VOLCANO CLIFF, UNIT 3 -  
LOCATED ON MOJAVE STREET NW, ALBUQUERQUE, NEW MEXICO --  
AKA MOJAVE RIDGE DEVELOPMENT

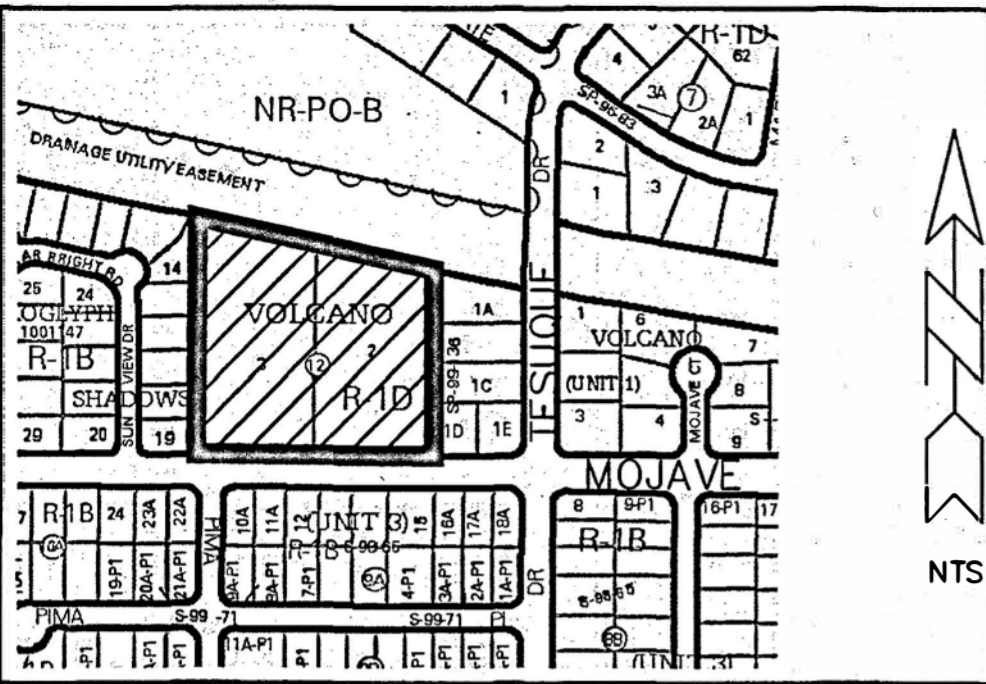
I, NAFEESA PASHTOON, HEREBY AUTHORIZE MR ADIL RIZVI AND  
MR RON HENSLEY P.E. TO SUBMIT, ON MY BEHALF, NECESSARY  
PLANS TO THE CITY OF ALBUQUERQUE - PLANNING DEPARTMENT.  
THIS ALSO INCLUDES DFT AND DHO SUBMITTALS.

THANK YOU



NAFEESA PASHTOON

9423 BLACK FARM



LOCATION MAP E-10-Z

PURPOSE OF PLAT

1. To eliminate lot line and create lots as shown hereon.
2. To grant and vacate easements as shown hereon.
3. To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: E-10-Z
4. Total Number of Lots created: 18
5. Total Number of Tracts created: 1
6. Total Number of existing Lots: 2
7. Gross Subdivision Acreage: 4.2482 Acres
8. Public street right-of-way dedicated: 0.7587 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled: "VOLCANO CLIFFS SUBDIVISION, UNIT 3", (02-15-1966, C06-107) all being records of Bernalillo County, New Mexico.
5. Field Survey: August, 2021.
6. Title Report(s): None provided.
7. Address of Property: Mojave Street NW, Albuquerque, NM 87120
8. City of Albuquerque, New Mexico IDO Zone: R-1D
9. 100 Year Flood Zone Designation: ZONE X and ZONE AE (REGULATORY FLOODWAY) as shown on Panel 112 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008, City of Albuquerque, Bernalillo County, New Mexico, and revised to reflect LOMR effective February 16, 2017.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting and vacating of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Nafeesa Pashtoon 12/12/2022  
 Nafeesa Pashtoon

BRIANNA VASQUEZ  
 Notary Public - State of New Mexico  
 Commission # 1126074  
 My Comm. Expires May 13, 2023

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY )

On this 12 day of December, 2022, this instrument was acknowledged before me by Nafeesa Pashtoon.

[Signature]  
 Notary Public

DESCRIPTION

A tract of land situate within Section 27, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 2 & 3, BLOCK 12, UNIT 3, VOLCANO CLIFFS SUBDIVISION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on February 15, 1966, in Plat Book C06, Page 107, and containing 4.2482 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Lumen for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT FOR  
 MOJAVE RIDGE SUBDIVISION  
 (A REPLAT OF LOTS 2 & 3, BLOCK 12,  
 UNIT 3, VOLCANO CLIFFS SUBDIVISION)

WITHIN  
 SECTION 27,  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2023

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u>	02/26/2023
Public Service Company of New Mexico	Date
<u>[Signature]</u>	2/8/2023
New Mexico Gas Company	Date
<u>Abdul A. Bhuiyan</u>	02/07/2023
Lumen	Date
<u>Wikea Morten</u>	02/07/2023
Comcast	Date

City Approvals:

<u>Loren N. Rianchover P.S.</u>	1/27/2023
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
<u>[Signature]</u>	2/21/2023
AMAFLCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."



[Signature] 01-27-2023  
 Timothy Aldrich, P.S. No. 7719 Date

01-27-23 rev  
 12-06-22 rev  
 05-31-23 rev 01-06-22 rev

Drawn By: TA	Date: 01-02-22
Checked By: TA	Drawing Name: 21090PLT.DWG
Job No.: 21-090	Sheet: 1 of 3

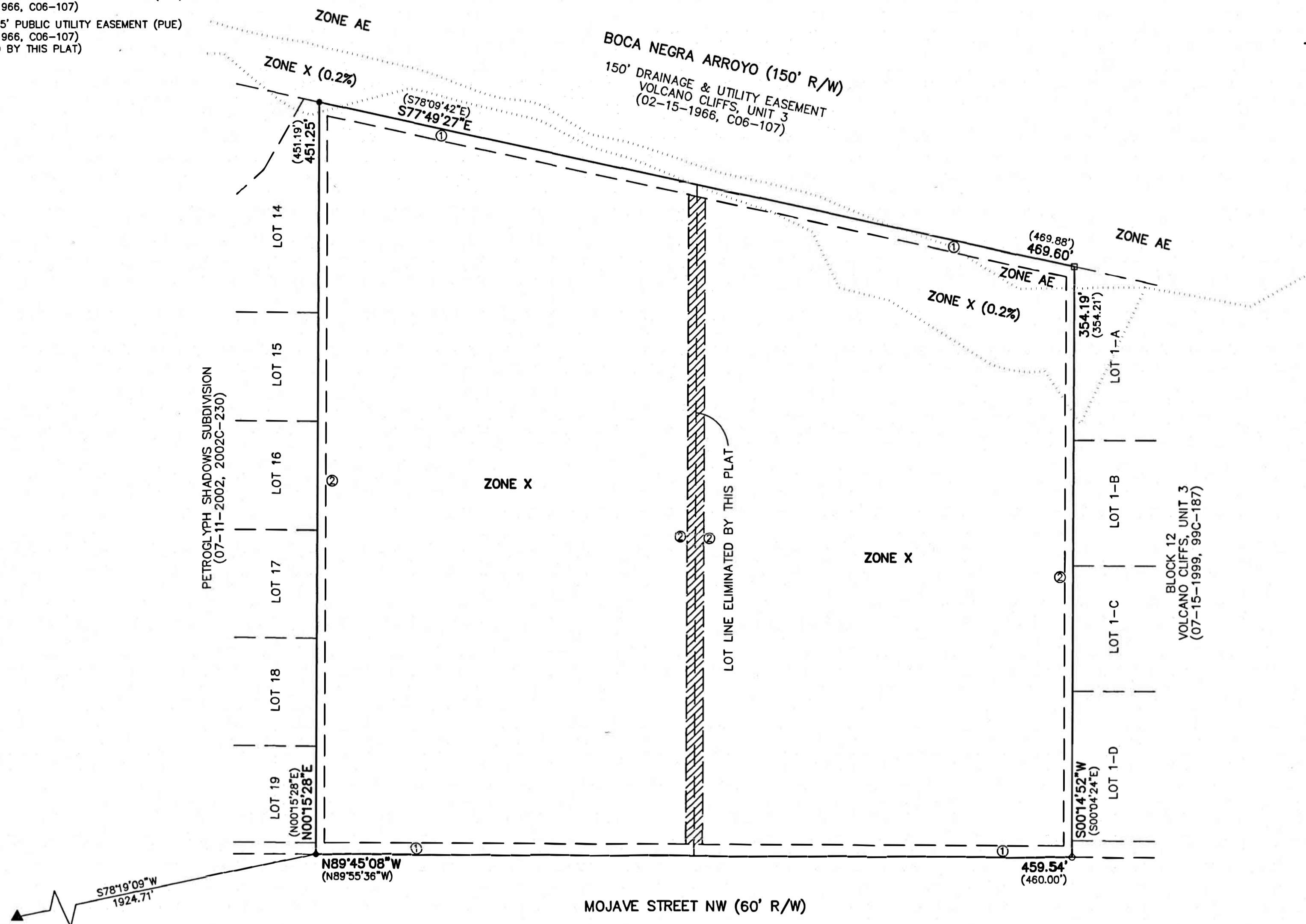


P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

PRELIMINARY PLAT FOR  
**MOJAVE RIDGE SUBDIVISION**  
 (A REPLAT OF LOTS 2 & 3, BLOCK 12,  
 UNIT 3, VOLCANO CLIFFS SUBDIVISION)  
 WITHIN  
 SECTION 27,  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2023

EXISTING EASEMENTS

- ① EXISTING 7' PUBLIC UTILITY EASEMENT (PUE)  
(02-15-1966, C06-107)
- ② EXISTING 5' PUBLIC UTILITY EASEMENT (PUE)  
(02-15-1966, C06-107)
- ▨ PORTION 5' PUBLIC UTILITY EASEMENT (PUE)  
(02-15-1966, C06-107)  
(VACATED BY THIS PLAT)



AGRS MONUMENT  
 "3-E10"  
 N=1512627.946 (US SURVEY FOOT)  
 E=1499059.808 (US SURVEY FOOT)  
 G-G=0.999672416  
 Δα=-00°16'20.35"  
 CENTRAL ZONE  
 ELEVATION=5318.888 (US SURVEY FOOT)  
 (NAD83/NAVD88)

PROPERTY CORNERS

- FOUND PK NAIL WITH TAG "LS 7719"
- FOUND 1" PIPE
- △ FOUND CROSS ON CONCRETE SIDEWALK
- SET 1/2" REBAR WITH CAP "7719"



SCALE - 1" = 50'



LOT 10-A | LOT 11-A | LOT 12 | LOT 13 | LOT 14 | LOT 15

BLOCK 9A  
 VOLCANO CLIFFS, UNIT 3  
 (06-04-1999, 99C-138)

BLOCK 9A  
 VOLCANO CLIFFS, UNIT 3  
 (12-10-1998, 98C-346)

Drawn By:	TA	Date:	01-02-22
Checked By:	TA	Drawing Name:	21090PLT.DWG
Job No.:	21-090	Sheet:	2 of 3

01-27-23 rev  
 12-06-22 rev

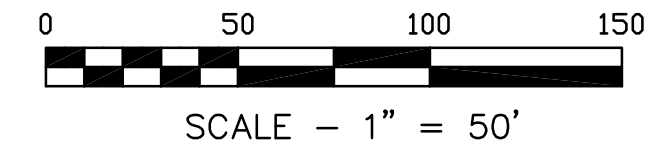
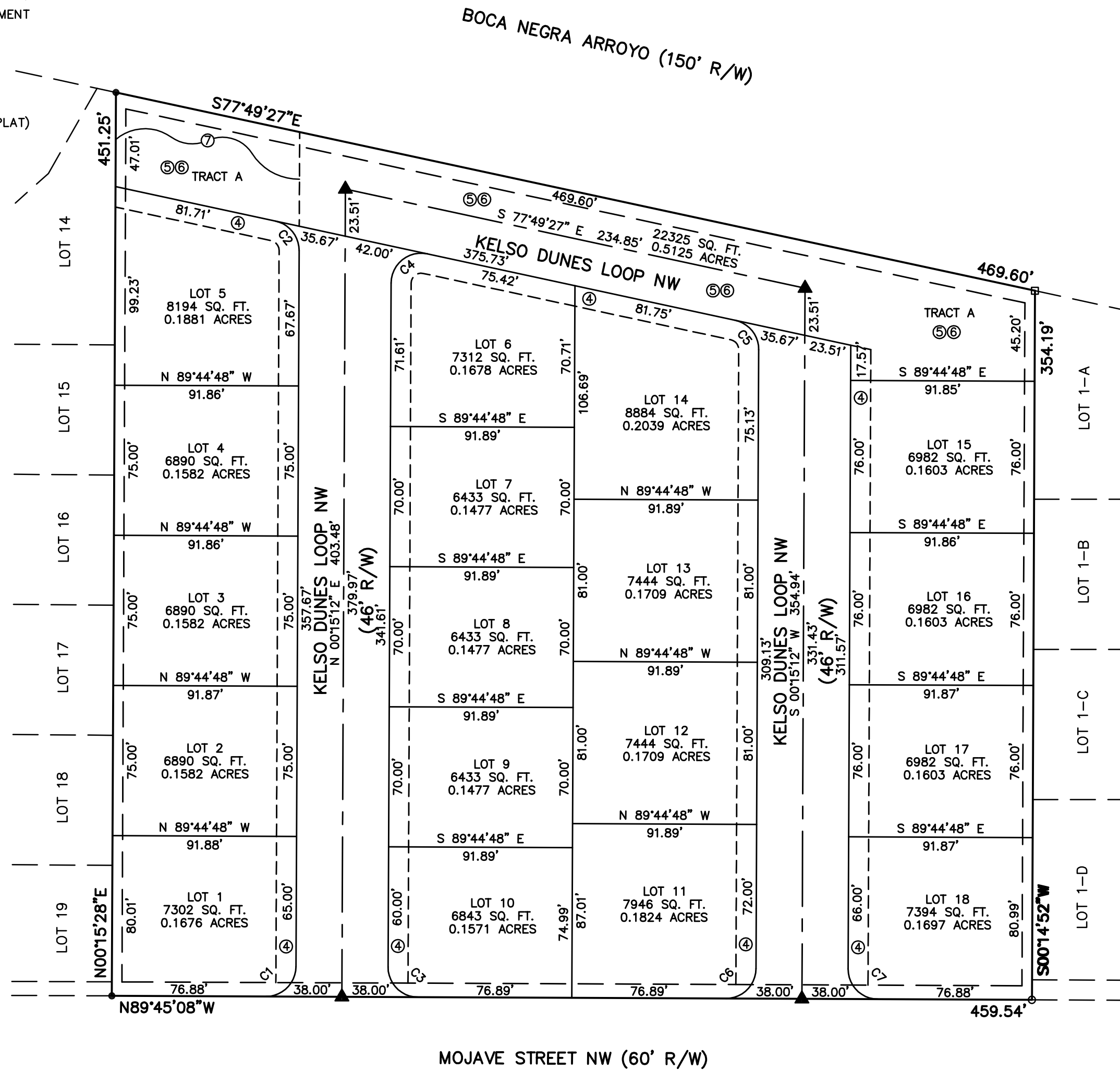
**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

PRELIMINARY PLAT FOR  
**MOJAVE RIDGE SUBDIVISION**  
 (A REPLAT OF LOTS 2 & 3, BLOCK 12,  
 UNIT 3, VOLCANO CLIFFS SUBDIVISION)  
 WITHIN  
 SECTION 27,  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2023

NEW EASEMENTS

- ④ 10' PUBLIC UTILITY EASEMENT (PUE)  
(GRANTED BY THIS PLAT)
- ⑤ PUBLIC ACCESS AND DRAINAGE EASEMENT  
(TO BE MAINTAINED BY THE HOA)  
(GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ⑥ ABCWUA PUBLIC SANITARY SEWER AND WATER EASEMENT  
(TO BE MAINTAINED BY THE ABCWUA)  
(GRANTED TO ABCWUA BY THIS PLAT)
- ⑦ MAJOR PUBLIC OPEN SPACE LANDSCAPE BUFFER  
(VEGETATION TO BE APPROVED BY THE OPEN  
SPACE SUPERINTENDENT)  
(TO BE MAINTAINED BY THE HOA)  
(GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)

All street centerlines shall be monumented at all PC's, PT's, Angle  
 Points and Intersections designated thus "▲". Monuments shall be  
 marked as follows:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 "PLS # 7719"



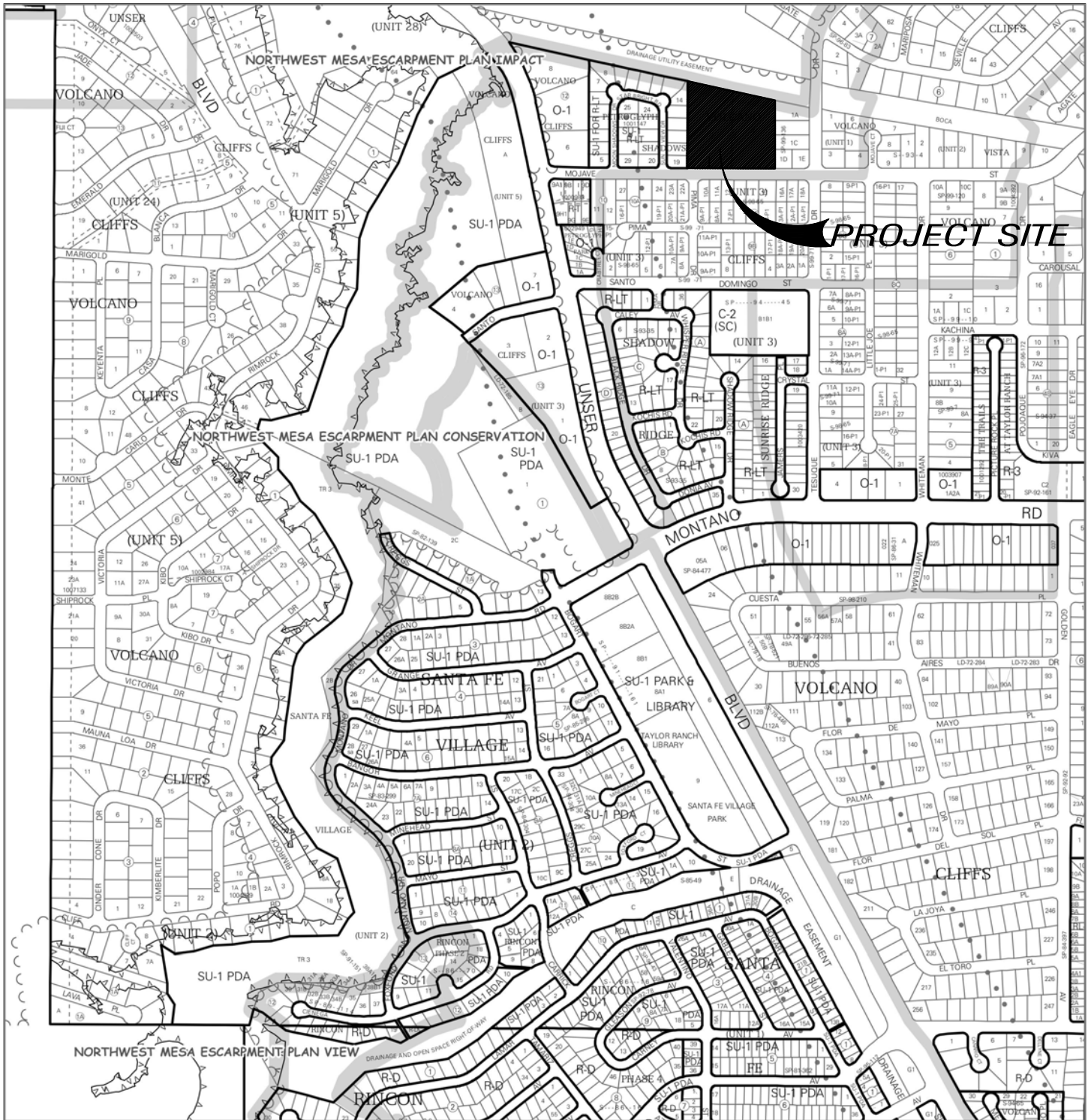
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	N 45°15'02" E	89°59'40"
C2	15.00'	20.44'	18.90'	N 38°47'08" W	78°04'39"
C3	15.00'	23.56'	21.21'	N 44°44'58" W	90°00'20"
C4	15.00'	26.68'	23.30'	N 51°12'52" E	101°55'21"
C5	15.00'	20.44'	18.90'	S 38°47'08" E	78°04'39"
C6	15.00'	23.56'	21.21'	S 45°15'02" W	89°59'40"
C7	15.00'	23.56'	21.21'	N 44°44'58" W	90°00'20"

11-02-23 rev  
 05-31-23 rev  
 01-27-23 rev  
 12-06-22 rev  
 07-25-22 rev  
 01-06-22 rev

Drawn By:	TA	Date:	01-02-22
Checked By:	TA	Drawing Name:	21090PLT.DWG
Job No.:	21-090	Sheet:	3 of 3



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-10-Z**

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet