



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 P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<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)	
<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**  
 REPLAT OF INTERIOR LOTS: 3 LOTS INTO 3 LOTS

**APPLICATION INFORMATION**

Applicant: **SONATA TRAIL LLC** Phone: \_\_\_\_\_  
 Address: **8201 GOLF COURSE RD NW - STE 03-338** Email: \_\_\_\_\_  
 City: **ALBUQUERQUE** State: **NM** Zip: **87120**  
 Professional/Agent (if any): **ARCH + PLAN LAND USE CONSULTANTS** Phone: **505.980.8365**  
 Address: **P.O. BOX 25911** Email: **arch.plan@comcast.net**  
 City: **ALBUQUERQUE** State: **NM** Zip: **87125**  
 Proprietary Interest in Site: \_\_\_\_\_ List all owners: \_\_\_\_\_

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

Lot or Tract No.: **1, 2 & 3** Block: \_\_\_\_\_ Unit: **4**  
 Subdivision/Addition: **BULK LAND PLAT OF THE TRAILS** MRGCD Map No.: \_\_\_\_\_ UPC Code: **1.010.064.085.035.201.50**  
 Zone Atlas Page(s): **C-10** Existing Zoning: **MX-M** Proposed Zoning: **1.010.064.036.301.201.52**  
 # of Existing Lots: **3** # of Proposed Lots: **3** Total Area of Site (Acres): **29.8361**

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: **UNIVERSE BLVD** Between: **PASEO DEL NORTE** and: **AVENIDA DE JAIMITO**

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**  
**PR 2020.004018**

Signature: *Derrick Archuleta* Date: **7.20.2020**  
 Printed Name: **DERICK ARCHULETA**  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SD-2020-00137	P&F	\$575			

Meeting Date: **July 29, 2020** Fee Total: **\$575**  
 Staff Signature: *Vanessa A Segura* Date: **7/21/2020** Project # **PR-2020-004018**

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

**Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.**

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](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

**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

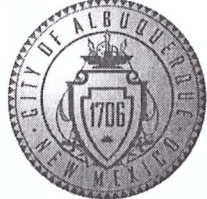
**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

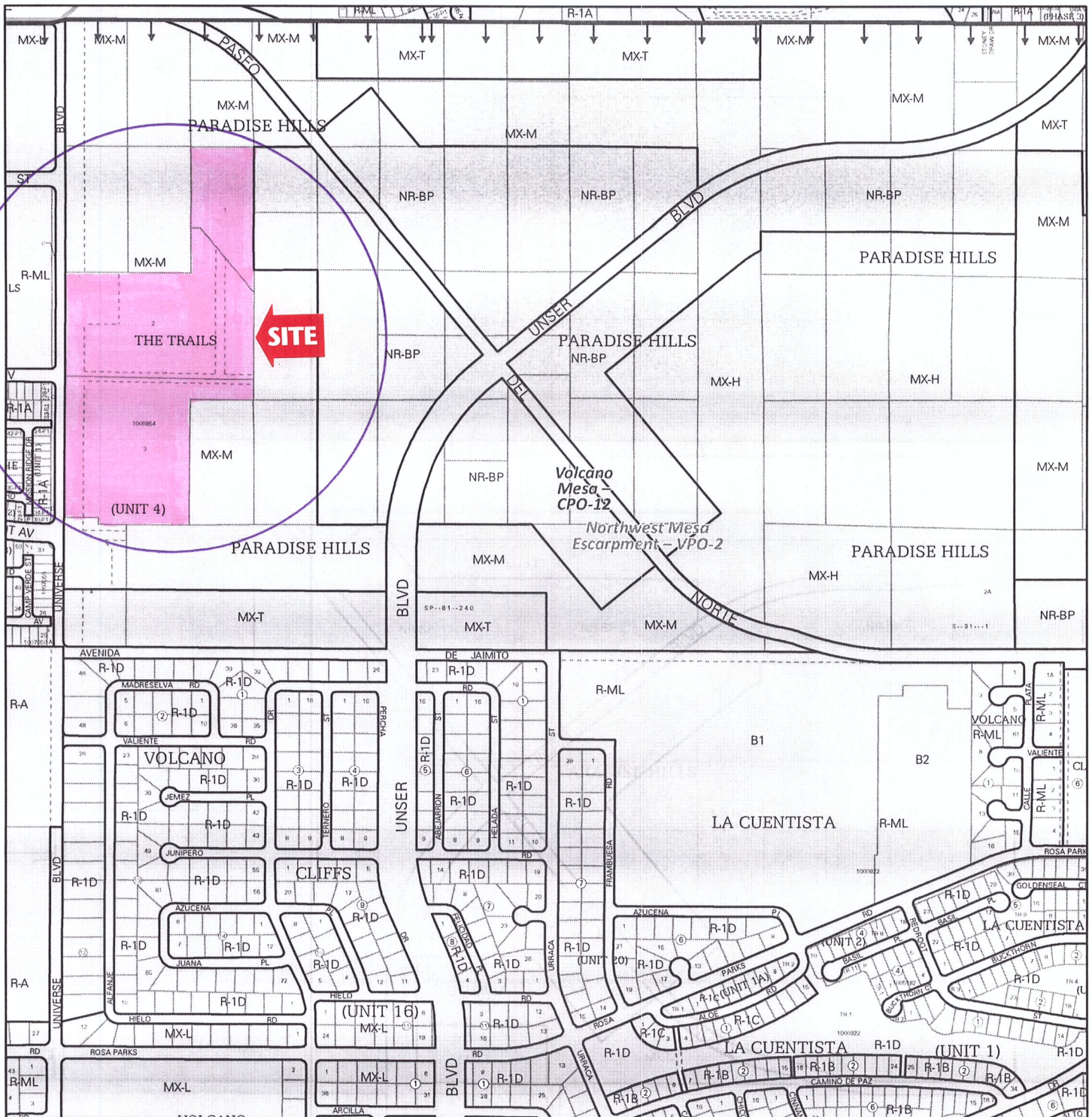
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

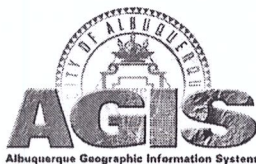
**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<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: <u><i>Derrick Archuleta</i></u>	Date: <u>7.20.2020</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers: <u>SD-2020-00137</u>	Project Number: <u>PR-2020-004018</u>
Staff Signature: <u><i>Vanessa A Segura</i></u>	
Date: <u>7/21/2020</u>	
	

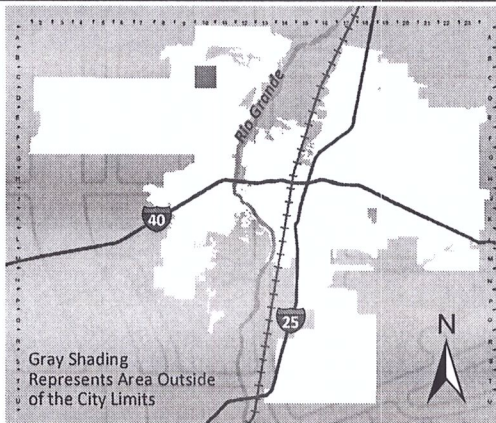


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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-10-Z**

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

0 250 500 1,000  
Feet

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

July 20, 2020

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

**RE: TRACTS 1A, 1B & 3A, THE TRAILS, UNIT 4**  
**PR 2020-004018 / PS 2020-00055**

Ms. Wolfley and members of the Board:

I would like to request Preliminary Final Plat review for a minor subdivision for the above mentioned property. Sketch Plat was presented to the DRB at the July 8, 2020 meeting.

The property owner would like to realign the interior lots of existing Tracts 1, 2 and 3, Bulk Land Plat of the Trails, Unit 4. Proposed Tract 1A is to be 1.0756± net acres, Tract 1B at 14.3044± net acres and Tract 3A at 9.8164± net acres to be known as The Trails, Unit 4 on property zoned MX-M (Mixed Use – Moderate Intensity)

The property is currently vacant.

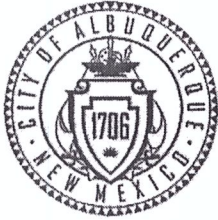
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan, Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2), Volcano Mesa Character Protection Overlay Zone (CPO-12) within the Northwest Mesa Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
David S. Campbell, Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** May 1,,2020

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation  
Sonata Apartments

**Case Number(s):**

**Agent:** RESPEC  
**Applicant:** Sonata Trails, LLC  
**Legal Description:** Tracts 1, 2, & 3, The Trails Unit 4  
**Zoning:** MX-M  
**Acreage:** 17.4  
**Zone Atlas Page(s):** C-10-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

ARMS records and historic Google Earth images

**SITE VISIT:** N/A

**RECOMMENDATIONS:**

Although the southern half appears disturbed in aerial photographs, ARMS records suggest archaeological sites are present in the area, possibly in the northern half. An archaeological survey of the property s recommended

**SUBMITTED BY:**

 5/1/2020

Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Department

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: THE TRAILS UNIT 4

AGIS MAP # C-10

LEGAL DESCRIPTIONS: TRACTS 1-A, 1-B & 3-A  
THE TRAILS UNIT 4

     **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

*Danach Schultz*  
Applicant/Agent

7.17.2020  
Date

*Renee C. Brisette*  
Hydrology Division Representative

07/20/20  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

     **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on \_\_\_\_\_ (date).

\_\_\_\_\_  
Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
ABCWUA Representative

\_\_\_\_\_  
Date

**PROJECT #** PR 2020 - 004018

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** Sonata Trails Unit 4 Apartments

**AGIS MAP #** C-10

**LEGAL DESCRIPTIONS:** TRACTS 1-A, 1-B & 3-A  
THE TRAILS UNIT 4

**\_\_\_ DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

\_\_\_\_\_  
Applicant/Agent \_\_\_\_\_  
Date

\_\_\_\_\_  
Hydrology Division Representative \_\_\_\_\_  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**\_\_\_ WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on \_\_\_\_\_ (date).

*Dirck Prohaska*  
Applicant/Agent

7.21.2020  
Date

*Chris Gustafson*  
ABCWUA Representative

07/21/2020  
Date

**PROJECT #** PR 2020 - 004018

**From:** [Carmona, Dalaina L.](#)  
**To:** [Jeremy Shell](#)  
**Subject:** NEC of Universe Blvd and Tree Line Ave Public Notice Inquiry  
**Date:** Thursday, April 9, 2020 4:15:41 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[C-10-Z.PDF](#)

CAUTION: This email originated from outside of the organization. Exercise caution when viewing attachments, clicking links, or responding to requests.

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	Phone
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sol NW	Albuquerque	NM	87114	5058903481
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5058982114

**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, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
 Website: [www.cabq.gov/neighborhoods](http://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) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Thursday, April 09, 2020 8:30 AM  
**To:** Office of Neighborhood Coordination <[jeremy.shell@respec.com](mailto:jeremy.shell@respec.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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:  
 N/A  
 Contact Name  
 Jeremy Shell  
 Telephone Number  
 505.918.1053



Email Address

[jeremy.shell@respec.com](mailto:jeremy.shell@respec.com)

Company Name

RESPEC

Company Address

5971 Jefferson, Suite 101

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tracts 1, 2, and 3, The Trails Unit 4

Physical address of subject site:

N/A

Subject site cross streets:

NEC of UNiverse Blvd and Tree Line Ave

Other subject site identifiers:

In addition to the list of associations, I will also need a buffer map. I do not know if this is requested separately or not...

This site is located on the following zone atlas page:

C-10-Z. See attached.

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

RE: THE TRAILS UNIT 4 - PRELIMINARY FINAL PLAT

To hlhen@comcast.net <hlhen@comcast.net> • aboard111@gmail.com <aboard111@gmail.com> Copy  
arch.plan@comcast.net <arch.plan@comcast.net>

---

Good morning representatives of the Westside Coalition of Neighborhood Associations:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of an interior lot line adjustment.

The property owner is proposing to reconfigure existing interior Lots 1, 2 and 3, Bulk Land Plat of The Trails Unit 4 from three (3) lots into three (3) lots.

The property is currently vacant.

The properties are located off of Universe Boulevard NW between Paseo del Norte and Avenida de Jaimito.

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

The Preliminary/Final Plat will go before the DRB on the Wednesday, July 29, 2020 agenda at 9:00am.

The virtual meeting will be online via Zoom. The DRB agenda on the City's website (<http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>) and will provide remote meeting information as to how join the Zoom meeting online or through telephone.

The case number for the project is PR 2020-004018/PS 2020-00055.

You can check the agenda online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860 and refer the case number.

Attached for your review are exhibits that provide location of the property (Zone Atlas page) and the proposed lot line realignment.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,  
Derrick Archuleta

***Derrick Archuleta, MCRP***

ARCH+PLAN Land Use Consultants

P.O. Box 25911 Albuquerque NM 87125

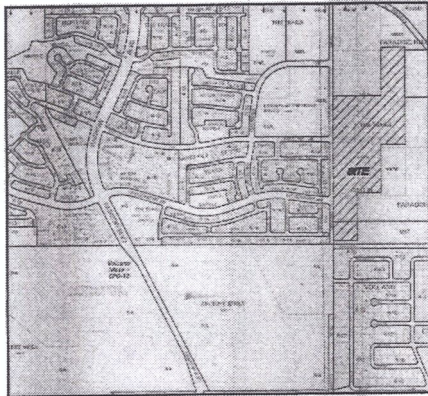
p: 505.980.8365

e: [arch.plan@comcast.net](mailto:arch.plan@comcast.net)

w: [www.ArchPlan.org](http://www.ArchPlan.org)

---

- THE TRAILS UNIT 4.PDF (3 MB)



VICINITY MAP  
N.T.S.

**GENERAL NOTES**

- Bearings are given and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are given in US Survey Feet.
- Distances along curves listed are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners found in place and not were flagged with a Aluminum disk stamped "L.S. 8911" unless otherwise indicated herein.
- All corners that were set are a 5/8" rebar with plastic cap stamped "L.S. 8911" unless otherwise indicated herein.
- Bernalillo County Zone Atlas Page G-13.

**SUBDIVISION DATA**

- Total number of existing Tracts: 3
- Total number of Tracts created: 3
  - Total number of Lots created: 0
  - Total number of Miles of Right of Way created: 0.9855
  - Total acreage of Right of Way created: 4.6356 acres ±
  - Gross Subdivision Hereafter: 29.8367 acres.

**TREASURERS CERTIFICATION**

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

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

- Public Service Company of New Mexico ("PSCN"), a New Mexico corporation, (PSCN Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electric service.
- 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 for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cables, 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 Grantor, including sufficient working area space for remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or belowground), hot tub, concrete or steel pool (heating), 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/switchgear, 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 (PSCN) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PSCN and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**PURPOSE OF PLAT**

The purpose of this plat is to:

- Divide Three (3) existing tracts into Three (3) new Tracts and as shown hereon.
- Dedicate Easements as shown hereon.
- Dedicate Right of Way as shown hereon.

PLAT OF  
**TRACTS 1A, 1B AND 3A**  
**THE TRAILS UNIT 4**  
 (BEING A REPLAT OF TRACTS 1-3, THE TRAILS UNIT 4)  
 WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
**PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 JUNE 2020

APPLICATION NUMBER: **PS 2020-00055**

DRB PROJECT NUMBER: **PR 2020-00418**

**PLAT APPROVAL**

**UTILITY APPROVALS**

<u>PSCN</u>	<u>7/15/2020</u>
Public Service Company of New Mexico	Date
<u>QEG</u>	<u>7/15/2020</u>
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QX	Date
Comcast	Date

**CITY APPROVALS**

<u>Erin M. Reinhardt, P.S.</u>	<u>6/19/2020</u>
City Surveyor	Date
Department of Municipal Development	
Traffic Engineering, Transportation Division	Date
ABICMA	Date
Parks and Recreation Department	Date
AMAPCA	Date
City Engineer	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

**SURVEYORS CERTIFICATION**

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

David R. Vign  
 N.M.P.S. No. 8911



PLAT OF  
**TRACTS 1A, 1B AND 3A**  
**THE TRAILS UNIT 4**  
 (BEING A REPLAT OF TRACTS 1-3  
 THE TRAILS UNIT 4)

WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2020

**LEGAL DESCRIPTION**

Tracts numbered One (1), Two (2) and Three (3) of THE TRAILS UNIT 4, within the Town of Alameda Grant in Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on December 28, 2007 in Plat Book 2007C, Page 357.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

- A. Plat of THE TRAILS UNIT 4, within the Town of Alameda Grant in Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on December 28, 2007 in Plat Book 2007C, Page 357.
- B. Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment No. 1928585, Commitment Date: January 17, 2020.

**FREE CONSENT AND DEDICATION**

SURVEYED and SUBDIVIDED and now comprising PLAT OF TRACTS 1A, 1B and 3A, THE TRAILS UNIT 4 (BEING A PLAT OF Tracts numbered One (1), Two (2) and Three (3) of THE TRAILS UNIT 4, within the Town of Alameda Grant in Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on December 28, 2007 in Plat Book 2007C, Page 357), with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and unassailable title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER(S)**

Sonata Trails, LLC

By: [Signature]  
 John Murtogh  
 Manager of Sonata Trails, LLC

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

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

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 22<sup>nd</sup>  
 day of JUNE 2020 by JOHN MURTOGH

[Signature] My commission expires 04/01/2024  
 Notary Public



**FLOOD ZONE DETERMINATION**

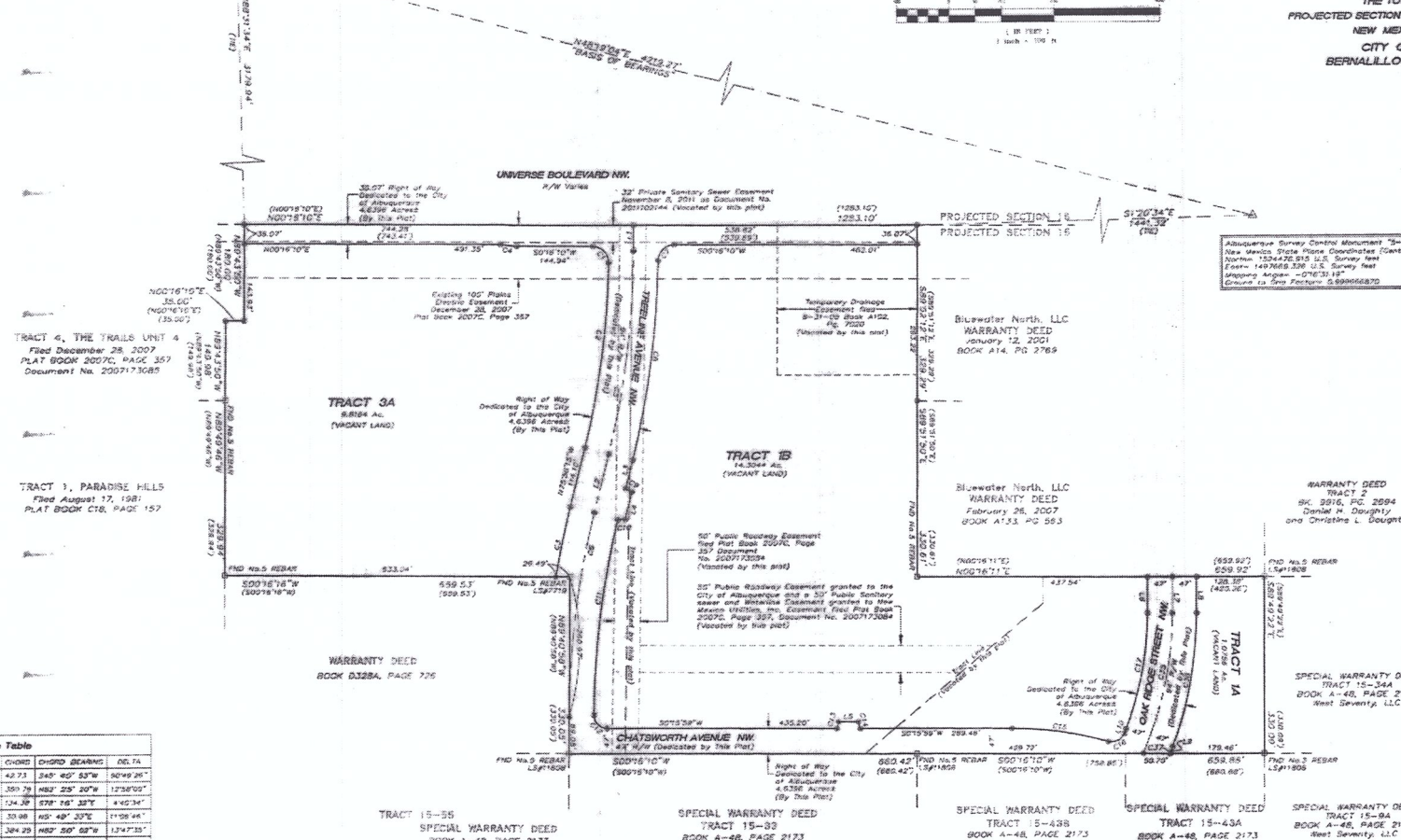
The subject property (as shown hereon) appears to lie within Zone "X" (Areas of Minimal Flood Hazard) in accordance with the National Flood Insurance Program Rate Map No. 38021C0111 G, Effective Date 9-29-2008.

FLAT OF  
TRACTS 1A, 1B AND 3A  
THE TRAILS UNIT 4

(BEING A REPLAT OF TRACTS 1-3  
THE TRAILS UNIT 4)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE 2020

Albuquerque Survey Control Monument "3-23"  
New Mexico State Plane Coordinates (Cartesian Zone - NAD 83)  
North: 1521672.059705 Survey feet  
East: 1484858.241 U.S. Survey feet  
Magnetic Angle: -076°52'27"  
Ground to Sea Datum: 3.69866655



TRACT 4, THE TRAILS UNIT 4  
Filed December 28, 2007  
PLAT BOOK 2007C, PAGE 357  
Document No. 2007173085

TRACT 1, PARADISE HILLS  
Filed August 17, 1981  
PLAT BOOK C78, PAGE 157

Albuquerque Survey Control Monument "3-88"  
New Mexico State Plane Coordinates (Cartesian Zone - NAD 83)  
North: 1524758.912 U.S. Survey feet  
East: 1497668.236 U.S. Survey feet  
Magnetic Angle: -076°53'18"  
Ground to Sea Datum: 3.69866655

WARRANTY DEED  
TRACT 2  
B/C 2516, P/C 2594  
Daniel M. Daugherty  
and Christine L. Daugherty

SPECIAL WARRANTY DEED  
TRACT 15-34A  
BOOK A-48, PAGE 2173  
West Seventy, LLC

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.58	30.00	30.43	42.73	S84°40'53"W	90°49'26"
C2	301.63	1853.26	176.52	359.78	N82°25'20"W	175°02'02"
C3	134.41	897.25	89.22	174.38	S77°18'22"W	140°34'34"
C4	51.33	165.00	16.57	33.88	N65°48'33"E	115°06'46"
C5	285.17	1603.20	153.52	384.29	N82°58'58"W	134°27'33"
C6	285.17	1603.20	153.52	384.29	S82°58'58"E	134°27'33"
C7	46.79	30.00	29.66	42.19	S44°24'28"E	89°21'15"
C8	377.82	1847.20	189.80	377.10	N82°30'40"W	135°08'50"
C9	13.82	24.58	7.15	13.73	N30°25'01"E	39°42'31"
C10	13.81	24.58	7.15	13.72	S3°17'21"E	39°42'31"
C11	368.48	1263.00	185.10	367.60	S82°49'32"E	173°35'38"
C12	16.32	25.00	25.00	35.36	N45°18'18"E	90°08'39"
C13	15.39	21.37	8.98	13.49	N77°48'28"W	31°57'13"
C14	13.39	24.25	8.98	13.42	N74°17'33"E	31°57'13"
C15	185.22	697.13	93.16	184.67	S7°32'42"W	151°32'24"
C16	36.77	25.00	22.62	33.55	N26°38'59"W	64°16'39"
C17	225.41	693.00	111.45	219.18	N79°18'33"W	20°56'35"
C18	237.50	693.00	120.14	236.27	N79°18'33"W	20°56'35"
C19	254.77	697.00	128.80	253.58	N79°18'33"W	20°56'35"
C20	4.22	25.00	2.11	4.21	S37°32'08"E	93°48'41"

LINE #	LENGTH	DIRECTION
L1	47.17	S89°45'50"W
L2	114.10	N70°56'15"W
L3	55.59	N73°56'15"W
L4	52.25	N75°55'15"W
L5	37.38	S0°15'58"W
L6	96.22	S89°42'30"E
L7	25.22	S89°45'50"E
L8	66.23	S89°42'50"E
L9	12.64	S82°47'18"E
L10	3.91	S69°47'15"E