



PLAN SNAPSHOT REPORT MAJOR_PLT-2026-00004 FOR CITY OF ALBUQUERQUE

Plan Type: Preliminary Plat Applications	Project: PR-2020-004171 (PR-2020-004171)	App Date: 02/27/2026
Work Class: Extension of Preliminary Plat	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Request for 1-year extension of major preliminary plat and associated waivers, and vacations.

Parcel: 102206243250310203 Main	Address: 12300 San Antonio Dr Ne Albuquerque, NM	Zone:
	12300 San Antonio Dr Ne Main Albuquerque, NM 87122	

Owner William Galbreth Business: (505) 298-8103	Agent Veronica Herrera 3201 4th St. NW Suite C Suite C Albuquerque, NM 87107 Business: (505) 352-8930	Applicant Veronica Herrera 3201 4th St. NW Suite C Suite C Albuquerque, NM 87107 Business: (505) 352-8930
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Plan Custom Fields

Existing Project Number	PR-2020-004171	Existing Zoning	R-1D - Residential - Single-Family - Ex Large Lot	Number of Existing Lots	1
Number of Proposed Lots	9	Total Area of Site in Acres	6.653	Site Address/Street	12300 San Antonio Dr. NE
Site Location Located Between Streets	On San Antonio Dr., west of Tennyson and east of Lowell St.	Case History	VA-2024-00096 VA-2024-00098 SD-2024-00098 SD-2024-00061 SD-2024-00063 SD-2024-00066 SD-2024-00067 MAJOR_PLT-2025-00002 MAJOR_PLT-2025-00011	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	N7A1	Block Number	0000	Subdivision Name and/or Unit Number	TANOAN PROPERTIES
Legal Description	TR N-7-A-1 BULK LAND PLAT OF TR N-7-A-1 TANOAN PROPERTIESCONT 6.657 AC	Existing Zone District	PD	Zone Atlas Page(s)	E-22
Acreage	6.6575	Calculated Acreage	6.63694	Council District	8
Community Planning Area(s)	Foothills	Development Area(s)	Consistency	Current Land Use(s)	15 Vacant
Pre-IDO Zoning District	R-D	Pre-IDO Zoning Description	, 24 DU/A MAX NOT TO EXCEED 321 UNITS	FEMA Flood Zone	AE, X, AO
Total Number of Dwelling Units	9	Total Gross Square Footage	0	Total Gross Square Footage3	0
Total Gross Square Footage4	0	Total Gross Square Footage2	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Veronica_Herrera_2/27/2026.jpg	02/27/2026 9:28	Herrera, Veronica		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	03/05/2026 10:04

PLAN SNAPSHOT REPORT (MAJOR_PLT-2026-00004)

2. Submittal has been reviewed and is ready to be processed

Renee Zamora

03/09/2026 10:02

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00081676	Technology Fee	\$8.75	\$8.75
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Major Preliminary Plat Extension Fee	\$250.00	\$250.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
Total for Invoice INV-00081676		\$383.75	\$383.75
Grand Total for Plan		\$383.75	\$383.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	03/25/2026	Scheduled	Extension of Preliminary Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/05/2026 8:50	
Associate Project Number v.1	Generic Action		03/05/2026 8:50
Sign Posting v.1	Generic Action		03/09/2026 10:03
Screen for Completeness v.1	Generic Action		03/09/2026 10:02
Verify Payment v.1	Generic Action		03/09/2026 10:45
Application Review v.1		03/09/2026 10:46	
Create and Email Advertisement v.1	Generic Action		03/09/2026 10:46
DHO Hearing v.1	Hold Hearing	03/09/2026 10:46	03/09/2026 10:47
Major Preliminary Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
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			
Linked Major Final Plat v.1	Create Plan Case		

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST**

Tuscany Village Unit 2

PROPOSED NAME OF PLAT

Tract N-7-A-1 Bulk Land Plat of Tanoan Properties

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	Constructed Under	DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
								Inspector	P.E.
			STD	Standard Curb & Gutter	South of San Antonio Dr. Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/
			5'	Crusher Fine Trail	South of San Antonio Dr. Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/
			5'-6'	Landscape Buffer	South of San Antonio Dr. Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/
			10" WL	PVC, Pipe, Fittings and gate valves including appurtenances	South of San Antonio Dr. Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/
			8" SAS	8" Sewer Main including appurtenances	South of San Antonio Dr. Centerline	NW Corner of Subdivision	Lot 3 sewer service	/	/
			2' WIDE	Asphalt Pavement Section Along new curb	South of San Antonio Dr. Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/
			1'-10'	Retaining Wall AMAFCA approved wall	Along Pino Dam Spillway Easement	SWC Lot 1	SEC Lot 5	/	/
			Gate	Access Gate AMAFCA approved gate	Along San Antonio Dr.	NEC Lot 3	NWC Lot 4	/	/
			16-20' Wide	Base Coarse Road AMAFCA approved access	Btwn Lots 3 & 4	San Antonio Dr.	Spillway	/	/

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	
							Inspector P.E.	City Crst Engineer
							/	/
							/	/
Approval of Creditable Items:							Approval of Creditable Items:	
Impact Fee Administrator Signature							City User Dept. Signature	
Date							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 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT FACILITATION TEAM APPROVALS

Robert Fierro	<i>Jay Paduchuk</i>	Jun 13, 2024	<i>Wally Baker</i>	Jun 14, 2024
Fierro & Company	<i>Ernest Romero</i>	Jun 13, 2024	<i>J. P. ...</i>	Jun 13, 2024
<i>Robert Fierro</i> 5/17/2024	<i>David ...</i>	Jun 14, 2024	<i>AMAFCA</i>	Jun 13, 2024
SIGNATURE - date	<i>Shahad Buzan</i>	Jun 25, 2024	CODE ENFORCEMENT - date	Jun 13, 2024
			HYDROLOGY - date	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER











PR-2020-004171_SD-2024-00098_IL_Approved _6-12-24

Final Audit Report

2024-06-25

Created:	2024-06-13
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQ979Yty_KegvlqezzCpejsursoxSJWAA

"PR-2020-004171_SD-2024-00098_IL_Approved_6-12-24" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-06-13 - 2:25:48 PM GMT
-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
2024-06-13 - 2:28:35 PM GMT
-  Document emailed to Shahab Biazar (sbiazar@cabq.gov) for signature
2024-06-13 - 2:28:35 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2024-06-13 - 2:28:35 PM GMT
-  Document emailed to Whitney Phelan (wphelan@cabq.gov) for signature
2024-06-13 - 2:28:35 PM GMT
-  Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature
2024-06-13 - 2:28:36 PM GMT
-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
2024-06-13 - 2:28:36 PM GMT
-  Document emailed to Jay Rodenbeck (jrodenbeck@cabq.gov) for signature
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-  Document emailed to Jared Romero (jromero@amafca.org) for signature
2024-06-13 - 2:28:36 PM GMT
-  Document e-signed by Jay Rodenbeck (jrodenbeck@cabq.gov)
Signature Date: 2024-06-13 - 2:28:45 PM GMT - Time Source: server

 Email viewed by Ernest Armijo (earmijo@cabq.gov)

2024-06-13 - 2:29:51 PM GMT

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2024-06-13 - 2:35:32 PM GMT

 Document e-signed by Tiequan Chen (tchen@cabq.gov)

Signature Date: 2024-06-13 - 2:35:49 PM GMT - Time Source: server

 Email viewed by Jared Romero (jromero@amafca.org)

2024-06-13 - 2:47:29 PM GMT

 Document e-signed by Jared Romero (jromero@amafca.org)

Signature Date: 2024-06-13 - 2:49:07 PM GMT - Time Source: server

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2024-06-13 - 3:15:27 PM GMT

 Document e-signed by Jeff Palmer (jppalmer@cabq.gov)

Signature Date: 2024-06-13 - 3:15:59 PM GMT - Time Source: server

 Document e-signed by David Gutierrez (dggutierrez@abcwua.org)

Signature Date: 2024-06-14 - 2:06:16 PM GMT - Time Source: server

 Email viewed by Whitney Phelan (wphelan@cabq.gov)


2024-06-14 - 9:06:46 PM GMT

 Document e-signed by Whitney Phelan (wphelan@cabq.gov)

Signature Date: 2024-06-14 - 9:07:11 PM GMT - Time Source: server

 Email viewed by Shahab Biazar (sbiazar@cabq.gov)

2024-06-25 - 9:24:30 PM GMT

 Document e-signed by Shahab Biazar (sbiazar@cabq.gov)

Signature Date: 2024-06-25 - 9:24:44 PM GMT - Time Source: server

 Agreement completed.

2024-06-25 - 9:24:44 PM GMT



Fierro&Company

3201 4TH Street NW, Suite C
Albuquerque, NM 87107
(505) 352-8930 | www.fierrocompany.com

February 27, 2025

City of Albuquerque
Development Hearing Officer

RE: PR-2020-004171 – Request for 2nd Extension
Tuscany Village, Unit II Subdivision

On behalf of William E. Galbreth Land Development Co. LLC, Fierro & Company as their agent is requesting an additional extension to the Preliminary Major Plat of Tuscany Village, Unit II Subdivision. An initial extension was granted on March 26, 2025, and a request for amendment was approved on September 12, 2025. The Preliminary Plat as amended and inclusive of the associated vacations and waivers will expire on March 26, 2026.

Due to the extensive infrastructure improvements, an extension is requested to allow time to complete review and approval of the construction plans. The plans are currently in review with the Development Review Committee, Plan Number DRCC2026-00014. As soon as those plans are approved, we will move forward with the financial guarantee but will need additional time in the event the plans are not approved prior to the expiration of Preliminary Plat.

Thank you for your review and consideration.

Veronica Herrera
Fierro & Company

March 5, 2026

City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Agent Authorization, Tuscany Village, Unit II

To whom it may concern,

The purpose of this letter is to authorize Fierro & Company to act as our agent for the duration of the application approval process, including amendments and extensions, in connection with the Plat of Tuscany Village, Unit II located at 12300 San Antonio Drive located along San Antonio Drive between Lowell drive and Tennyson Street and legally described as Tract N-7-A-1, of the Bulk Land Plat of Tanoan Properties situated within the Elena Gallegos Grant.

Thank you,



William E. Galbreth
President
William E. Galbreth Land Development Co. LLC
4830 Juan Tabo Blvd. NE, Suite H
Albuquerque, NM 87111

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**



OFFICIAL NOTICE OF DECISION

William Galbreth Land
Development Co. LLC
4830 Juan Tabo Blvd. NE
Suite H
Albuquerque, NM 87111

Project# PR-2020-004171
Application#
MAJOR_PLT-2025-00011 AMENDMENT TO
PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of:
Lot/Tract N7A1, TANOAN PROPERTIES
zoned **R-1D**, located at **12300 SAN**
ANTONIO DRIVE NE between TENNYSON
& LOWELL containing approximately **6.653**
acre(s). (**E-22**)

On September 10, 2025, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request for a Minor Amendment to the Preliminary Plat approved by the DHO on June 12, 2024 per PR-2020-004171 / SD-2024-00098, and extended for one-year on March 26, 2025 per PR-2020-004171 / MAJOR_PLT-2025-00002.

The original Preliminary Plat request was to subdivide 1 tract (Tuscany Village, Unit II Subdivision, Tract N-7-A-1 of the Bulk Land Plat of Tanoan Properties) into 9 lots and 1 tract (N-7-A-1-A), vacate four existing easements, grant a public easement as depicted on the Plat, and dedicate 3,816-feet of right-of-way to the City of Albuquerque. This request to amend the Preliminary Plat proposes changes to the alignment of the AMAFCA access easement, which will result in minor changes to the originally proposed lot sizes.

2. The subject property is zoned R-1D. Future development must be consistent with the underlying zone district.

3. The changes proposed to the Preliminary Plat include a reduction in lot sizes within the allowable limits for a Minor Amendment per 6-4(X)(2) of the IDO, with no changes proposed to the infrastructure list (IL); no changes proposed to the easements other than to the alignment of the AMAFCA access easement; and no changes proposed to any of the notes depicted on the Preliminary Plat.
4. Signatures from the surveyor, property owner, City Surveyor, utility companies, and AMAFCA are provided on the Plat as required, with updated signatures obtained from the surveyor, property owner, City Surveyor, and AMAFCA.
5. The submittal of a Final Plat is required within one-year of the approval of the extension request for PR-2020-004171 / MAJOR_PLT-2025-00002.

CONDITIONS

The amended Preliminary Plat was approved with the following conditions:

Water (ABCWUA)

- a. On Sheet 4 of 5 please fix the leader for easement 3 to be placed on the easement instead of the property boundary as currently shown.

Planning

- b. The new application number must be added to the Plat.
- c. Date of the DHO approval must be recorded on the Plat.
- d. The AGIS office must approve the DXF file and proof of approval must be provided.

Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Sep 16, 2025 16:24:05 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/mi/jr

Fierro & Company, Veronica Herrera, 3201 4th St NW Suite C., Albuquerque, NM 87107







PR-2020-004171_September_10_2025_Notice_of_Decision_DHO

Final Audit Report

2025-09-16

Created:	2025-09-16
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAARXWXeb29h0CiAALg2qLIpnWZKK5RGxr5

"PR-2020-004171_September_10_2025_Notice_of_Decision_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-09-16 - 5:46:08 PM GMT
-  Document emailed to Robert Lucero (robert@luceroLawpc.com) for signature
2025-09-16 - 5:46:12 PM GMT
-  Email viewed by Robert Lucero (robert@luceroLawpc.com)
2025-09-16 - 10:23:17 PM GMT
-  Signer Robert Lucero (robert@luceroLawpc.com) entered name at signing as Robert L. Lucero, Jr.
2025-09-16 - 10:24:03 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)
Signature Date: 2025-09-16 - 10:24:05 PM GMT - Time Source: server
-  Agreement completed.
2025-09-16 - 10:24:05 PM GMT

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

William E. Galbreth
4830 Juan Tabo Blvd. NE
Suite H
Albuquerque, NM 87111

Project# PR-2020-004171
Application#
MAJOR_PLT-2025-00002 EXTENSION OF
PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of
LOT/TRACT N7A1, TANOAN PROPERTIES
zoned **R-1D**, located at **12300 SAN**
ANTONIO DR between LOWELL DR AND
TENNYSON ST containing approximately
6.653 acre(s). **(E-22)**

On March 26, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to extend the approval of the Preliminary Plat for Tuscany Village, Unit II, PR-2024-004171/SD-2024-00098, which was approved by the DHO on June 12, 2024. This approval includes the associated Easement Vacations per SD-2024-00061, SD-2024-00063, SD-2024-00066 & SD-2024-00067 that were approved with the Preliminary Plat, as well as the Waivers per VA-2024-00096 and VA-2024-00098 which were approved by the DHO on April 10, 2024.
2. Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO. Pursuant to 14-16-6-4(W)(4) of the IDO, the applicant has made this extension request in writing (on March 10, 2025) prior to the expiration of the previous approval and the DHO, the original approving body, has made a decision using the same procedure required for the initial approval of the Preliminary Plat.

Official Notice of Decision

Project # PR-2020-004171 Application# MAJOR_PLT-2025-00002

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3. Per 6-4(W)(4)(b) of the IDO, the applicant submitted a letter of justification for the extension, requesting the extension for necessary time for completion of the Final Plat, with all required criteria being met. With this extension, the Preliminary Plat shall be valid until March 26, 2026.
4. The subject property is zoned R-1D. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
5. The submittal of a Final Plat is required within one year of the approval of this extension request.
6. A recorded Infrastructure Improvement Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the acceptance of a Final Plat and placement on a DHO agenda.

Sincerely,

Brennon Williams

[Brennon Williams \(Mar 31, 2025 18:29 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/mi/jr

Fierro and Company, 3201 4th St. NW Suite C, Albuquerque, NM 87107







PR-2020-004171 March 26th, 2025 Notice of Decision - DHO

Final Audit Report

2025-04-01

Created:	2025-03-31
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2g8zXcYV70aBWP8xtpVy9F-UtJt2uzpo

"PR-2020-004171 March 26th, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to brennonwilliams295@gmail.com for signature
2025-03-31 - 8:52:08 PM GMT
-  Email viewed by brennonwilliams295@gmail.com
2025-04-01 - 0:28:54 AM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2025-04-01 - 0:29:43 AM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2025-04-01 - 0:29:45 AM GMT - Time Source: server
-  Agreement completed.
2025-04-01 - 0:29:45 AM GMT

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

William E. Galberth Land Development Co.
LLC
4830 Juan Tabo Blvd NE Suite H,
Albuquerque, NM 87111

Project# PR-2020-004171
Application#
VA-2024-00096 SIDEWALK WAIVER
VA-2024-00098 WAIVER TO DPM

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT N-7-A-1, BULK LAND PLAT OF TRACT
N-7-A-1 TANOAN PROPERTIES** zoned **R-1D**,
located at **12300 SAN ANTONIO DR** between
LOWELL DR NE and **TENNYSON ST NE**
containing approximately **6.653** acre(s).
(E-22)

On April 10, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, based on the following Findings:

Sidewalk Waiver (VA-2024-00096)

1. This is a request for a Waiver from the IDO/DPM requirements for sidewalks.
2. Per Table 6-1-1 of the IDO, public notice requirements for the application have been satisfied by the Applicant prior to this submittal, and a pre-submittal neighborhood meeting was offered to the notified Neighborhood Association contacts.
3. The Applicant is proposing to build a five-foot crusher fine trail within the five-foot dedicated right-of-way in lieu of a concrete sidewalk. The Waiver request complies with the applicable criteria per 6-6(P)(3) of the IDO as follows:

6-6(P)(3)(a) 1. c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

6-6(P)(3)(a) 2. The Waiver will not be materially contrary to the public safety, health, or welfare.

6-6(P)(3)(a) 3. The Waiver does not cause significant material adverse impacts on surrounding properties.

6-6(P)(3)(a) 10. The area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Based upon these justifications, the Waiver request complies with the decision and review criteria per 6-6(P)(3) of the IDO.

4. Per IDO Table 6-4-3, if not platted, the Waiver will expire after one year from the approval date.

Waiver to DPM (VA-2024-00098)

1. This is a request for a Waiver from the IDO/DPM requirements for 48-feet of right-of-way for San Antonio Drive.
2. Per Table 6-1-1 of the IDO, public notice requirements for the application have been satisfied by the Applicant prior to this submittal.
3. The Applicant is proposing 45 feet of right-of-way for San Antonio Drive in lieu of 48 feet of right of way. The Waiver request complies with the applicable criteria per 6-6(P)(3) of the IDO as follows:

6-6(P)(3)(a) 1. c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

6-6(P)(3)(a) 2. The Waiver will not be materially contrary to the public safety, health, or welfare.

6-6(P)(3)(a) 3. The Waiver does not cause significant material adverse impacts on surrounding properties.

6-6(P)(3)(a) 10. The area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Official Notice of Decision

Project # PR-2020-004171 Applications# VA-2024-00096, VA-2024-00098

Page 3 of 3

Based upon these justifications, the Waiver request complies with the decision and review criteria per 6-6(P)(3) of the IDO.

4. Per IDO Table 6-4-3, if not platted, the Waiver will expire after one year from the approval date.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 26TH, 2024**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



[Robert Lucero \(Apr 15, 2024 17:59 PDT\)](#)

Robert Lucero, Esq.

Development Hearing Officer

RL/jr/ha

Fierro and Company, 3201 4th Street Notrhwest, Suite C, Albuquerque, NM 87107






PR-2020-004171 April 10, 2024 Notice of Decision

Final Audit Report

2024-04-16

Created:	2024-04-15
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfrt8hoq03-HIKAQdQKQaP6mBY3xvA5yQ

"PR-2020-004171 April 10, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-04-15 - 11:58:35 PM GMT - IP address: 143.120.132.76
-  Document emailed to Robert Lucero (robert@luceroLawpc.com) for signature
2024-04-15 - 11:58:39 PM GMT
-  Email viewed by Robert Lucero (robert@luceroLawpc.com)
2024-04-16 - 0:58:15 AM GMT - IP address: 192.145.119.20
-  Document e-signed by Robert Lucero (robert@luceroLawpc.com)
Signature Date: 2024-04-16 - 0:59:32 AM GMT - Time Source: server - IP address: 192.145.119.20
-  Agreement completed.
2024-04-16 - 0:59:32 AM GMT

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

William E. Galbreth Land Development Co.
LLC
4830 Juan Tabo Blvd NE Suite H,
Albuquerque, NM, 87111

Project# PR-2020-004171
Application#
SD-2024-00098 PRELIMINARY PLAT
SD-2024-00061
VACATION OF PUBLIC EASEMENT
SD-2024-00063
VACATION OF PRIVATE EASEMENT
SD-2024-00066
VACATION OF PUBLIC EASEMENT
SD-2024-00067
VACATION OF PUBLIC EASEMENT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT N-7-A-1, BULK LAND PLAT OF TRACT
N-7-A-1 TANOAN PROPERTIES** zoned **R-1D**,
located at **12300 SAN ANTONIO DR between
LOWELL DR NE and TENNYSON ST NE**
containing approximately **6.653** acre(s).
(E-22)

On June 12, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, with conditions of approval, based on the following Findings:

Preliminary Plat (*SD-2024-00098*)

1. This is a request to subdivide 1 tract (Tuscany Village, Unit II Subdivision, Tract N-7-A-1 of the Bulk Land Plat of Tanoan Properties) into 9 lots and 1 tract (N-7-A-1-A), vacate four existing easements, grant a public easement as depicted on the Plat, and dedicates 3,816-feet of right-of-way to the City of Albuquerque; the access easement located on Tract N-7-A-1-A is granted to AMAFCA as shown on the proposed Plat, and is not a public right of way.

Official Notice of Decision

Project # PR-2020-004171 Applications# *SD-2024-00098 & SD-2024-00061 & SD-2024-00063 & SD-2024-00066 & SD-2024-00067*

Page 2 of 4

2. Two waivers from IDO/DPM requirements for sidewalks and for the 48-feet of right-of-way for San Antonio Drive were approved by the DHO for the subject property on April 10, 2024 per PR-2020-004171 / VA-2024-00096 and VA-2024-00098 respectively.
3. A Minor Preliminary/Final Plat application for PR-2020-004171 / SD-2024-00059 was submitted to the DHO and was withdrawn by the agent for the application at the April 10th, 2024 DHO hearing for the application.
4. On May 20, 2021, the Environmental Planning Commission (EPC) approved a Zoning Map Amendment (zone change) to change the zoning of this site from PD to R-1D per PR-2020-004171 / RZ-2021-00011.
5. The subject property is zoned R-1D (Single-Family Zone District). The lot sizes created by this Plat comply with the R-1D zone standards. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
6. A comprehensive Sensitive Lands Analysis is provided by the applicant. This report demonstrates that the following Sensitive Lands features will not be negatively impacted:

Steep Slopes:

The steep slopes on Lots 1-4 are due to a man-made earth berm. This berm will be removed, and the lots graded to accommodate residential lots. The steep slopes located within Lots 6-9 are at the rear of the lots and will be graded to smooth the slopes. Tract N-7-A-1-A also contains steep slopes which will not be disturbed. The existing slopes proposed to be graded are not of any natural value and therefore are not going to be maintained.

Flood Hazard/Zones:

The subject property lies partially within two flood hazard zones. The proposed residential lots, 1-9, are not located within any of the two flood zones.

The subject site does not contain unstable soils.

7. An Archaeological Certificate of No Effect was submitted with this request.
8. The Applicant submitted an Infrastructure List for this subdivision. A recorded Infrastructure Improvement Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the acceptance of a Final Plat and placement on a DHO agenda.

Official Notice of Decision

Project # PR-2020-004171 Applications# SD-2024-00098 & SD-2024-00061 & SD-2024-00063 & SD-2024-00066 & SD-2024-00067

Page 3 of 4

9. Per 6-6(L)(3)(a) Review and Decision Criteria, an application for a Subdivision of Land – Major shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. The application meets these criteria once all conditions of approval are met (identified below). The subdivision developer will build the required infrastructure on the submitted infrastructure list, which will also fulfil the subdivision criteria.
10. Per Table 6-1-1 of the IDO, public notice and pre-application meeting requirements for the application have been satisfied by the Applicant prior to this submittal.
11. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

Conditions of Approval

Hydrology Conditions of Approval

1. Revised Conceptual Grading & Drainage Plan must be approved by Hydrology.

Planning Conditions of Approval

2. The date of the DHO approval must be noted on the Plat.
3. All previously granted waivers and approved vacations of easement must be noted on the Plat by DHO approval date and project and application numbers.
4. The Infrastructure List must be signed by AMAFCA.

Vacations of Easement (SD-2024-00061 & SD-2024-00063 & SD-2024-00066 & SD-2024-00067)

1. These are requests to vacate a prescriptive sewer line easement recorded on May 7th, 1985; a PMN easement recorded on August 10th, 1956; a sewer line construction easement recorded on February 26th, 1979 and February 28th, 1979; and an AMAFCA access easement recorded on April 5th, 2011.
2. The Applicant justified the vacation requests for the easements pursuant to 14-16-6-6-(M)(3) of the IDO. Per 6-6(M)(3) of the IDO, 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.*

Official Notice of Decision

Project # PR-2020-004171 Applications# SD-2024-00098 & SD-2024-00061 & SD-2024-00063 & SD-2024-00066 & SD-2024-00067

Page 4 of 4

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.*

The Applicant has justified the four requested Vacations as follows:

The Vacations will not abridge any property rights against the will of the property owners or the public, Tract N-7-A-1-A is encumbered by several existing spillway easements managed and maintained by AMAFCA, and new utility easements are proposed to replace the easements being vacated. Therefore, there is a net benefit to the public welfare: a 14.5-foot public water and sewer easement, a 35-foot AMAFCA access easement (maintained by the owners of Tract N-7-A-1-A), and a second public sewer easement are granted by this Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 1ST, 2024**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Robert L. Lucero, Jr.

[Robert L. Lucero, Jr. \(Jun 17, 2024 13:45 MDT\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/ha/jr

Fierro and Company, 3201 4th St. NW, Suite C, Albuquerque, NM 87107







PR-2020-004171 June 12th, 2024 Notice of Decision

Final Audit Report

2024-06-17

Created:	2024-06-14
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsKmECE7ZT_Pkk-nyq-qH0A9m9XL8hGaz

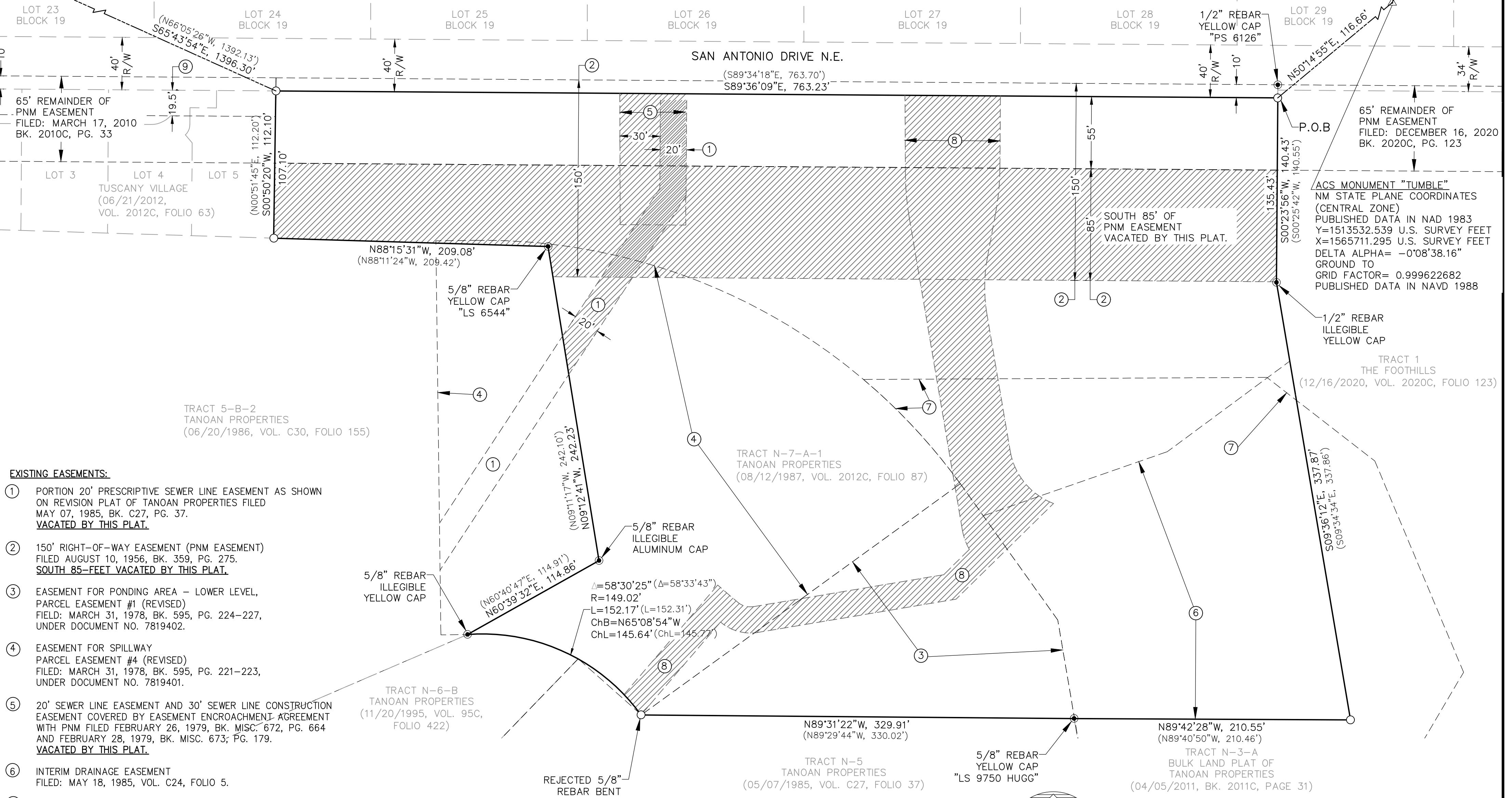
"PR-2020-004171 June 12th, 2024 Notice of Decision" History

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-  Document emailed to robert@luceroLawpc.com for signature
2024-06-14 - 10:12:12 PM GMT
-  Email viewed by robert@luceroLawpc.com
2024-06-17 - 7:44:08 PM GMT
-  Signer robert@luceroLawpc.com entered name at signing as Robert L. Lucero, Jr.
2024-06-17 - 7:45:32 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)
Signature Date: 2024-06-17 - 7:45:34 PM GMT - Time Source: server
-  Agreement completed.
2024-06-17 - 7:45:34 PM GMT

PLAT OF
TUSCANY VILLAGE, UNIT II
 LOCATED WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2025

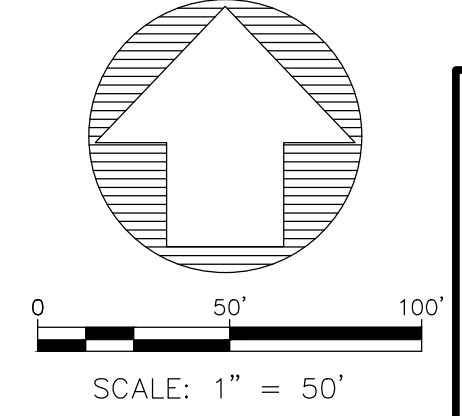
ACS MONUMENT "5-D22"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1514036.991 U.S. SURVEY FEET
 X=1563586.296 U.S. SURVEY FEET
 DELTA ALPHA= -0°08'52.92"
 GROUND TO GRID FACTOR= 0.999627580
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5917.306 U.S. SURVEY FEET

NORTH ALBUQUERQUE ACRES, TR. 2, UNIT 2
 (06/08/1931, VOL. D, FOLIO 131)



- EXISTING EASEMENTS:**
- ① PORTION 20' PRESCRIPTIVE SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37. VACATED BY THIS PLAT.
 - ② 150' RIGHT-OF-WAY EASEMENT (PNM EASEMENT) FILED AUGUST 10, 1956, BK. 359, PG. 275. SOUTH 85-FEET VACATED BY THIS PLAT.
 - ③ EASEMENT FOR PONDING AREA - LOWER LEVEL, PARCEL EASEMENT #1 (REVISED) FIELD: MARCH 31, 1978, BK. 595, PG. 224-227, UNDER DOCUMENT NO. 7819402.
 - ④ EASEMENT FOR SPILLWAY PARCEL EASEMENT #4 (REVISED) FILED: MARCH 31, 1978, BK. 595, PG. 221-223, UNDER DOCUMENT NO. 7819401.
 - ⑤ 20' SEWER LINE EASEMENT AND 30' SEWER LINE CONSTRUCTION EASEMENT COVERED BY EASEMENT ENCROACHMENT AGREEMENT WITH PNM FILED FEBRUARY 26, 1979, BK. MISC. 672, PG. 664 AND FEBRUARY 28, 1979, BK. MISC. 673; PG. 179. VACATED BY THIS PLAT.
 - ⑥ INTERIM DRAINAGE EASEMENT FILED: MAY 18, 1985, VOL. C24, FOLIO 5.
 - ⑦ EASEMENT FOR FLOOD WATER PONDING FILED: JUNE 29, 1984, PG. 529-532, UNDER DOCUMENT NO. 8449711
 - ⑧ PRIVATE ACCESS EASEMENT FOR AMAFCA FILED: APRIL 05, 2011, PLAT BK. 2011C, PG. 31. VACATED BY THIS PLAT.
 - ⑨ 19.5' WATER AND SANITARY SEWER EASEMENT FILED OCTOBER 14, 2010, DOCUMENT NO. 201004051.

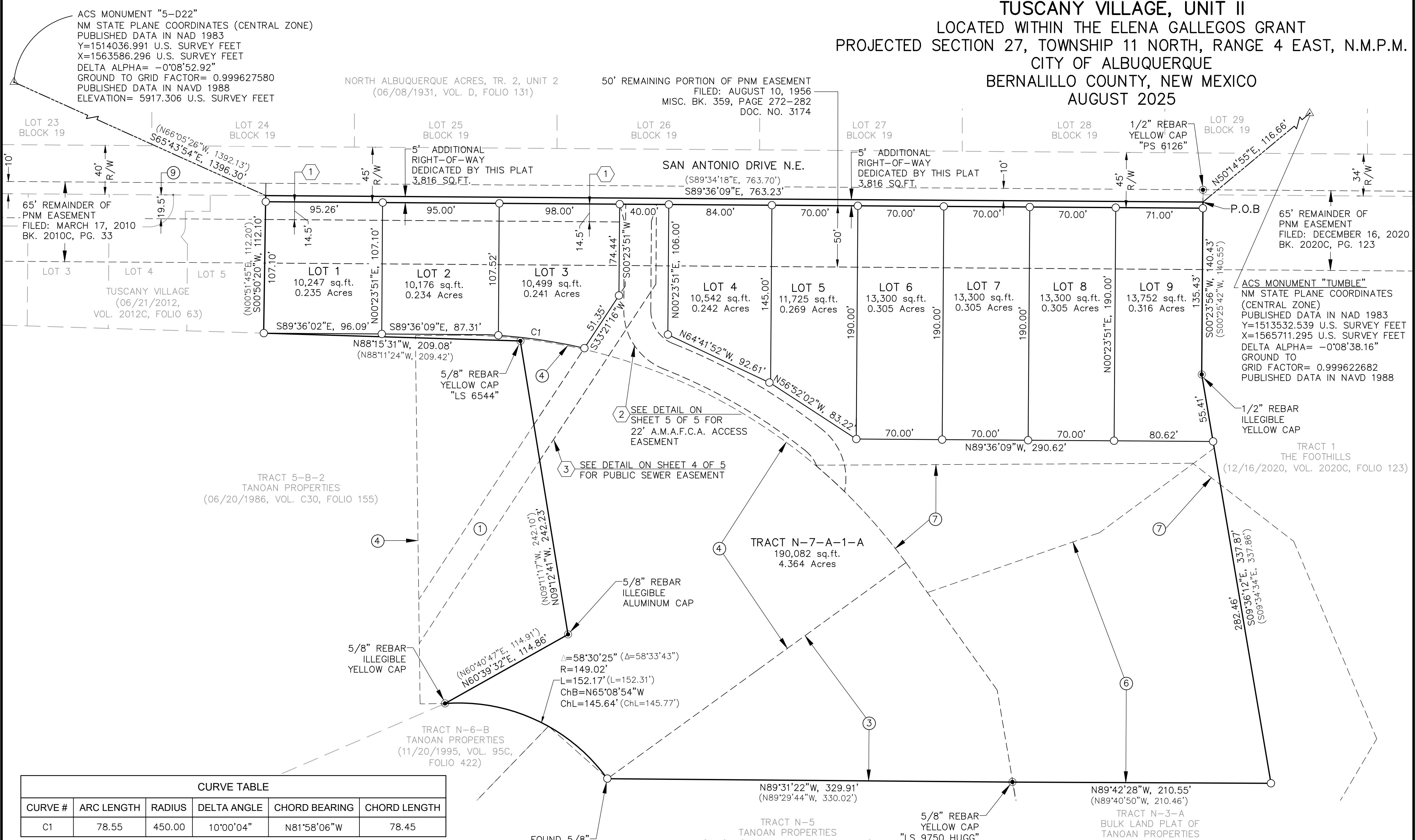
○ EXISTING EASEMENTS



PROJECT NO. 19048

Fierro & Company
 ENGINEERING | SURVEYING
 3201 4th. STREET NW, SUITE C, ALBUQUERQUE, NM 87107
 PH 505.352.8930
 www.fierrocompany.com

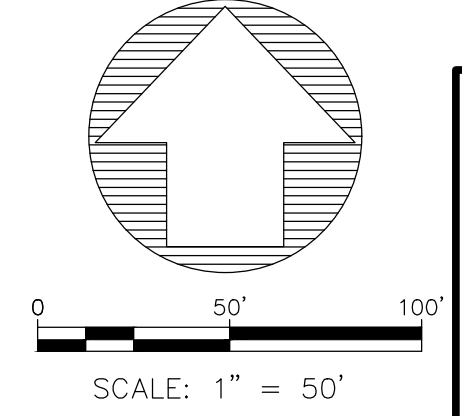
PLAT OF
TUSCANY VILLAGE, UNIT II
 LOCATED WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
AUGUST 2025



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.55	450.00	10°00'04"	N81°58'06"W	78.45

- NEW EASEMENTS:**
- ① 14.5' PUBLIC WATER AND SEWER EASEMENT GRANTED BY THIS PLAT.
 - ② 22' A.M.A.F.C.A. ACCESS EASEMENT GRANTED BY THIS PLAT. TO BE MAINTAINED BY THE OWNER(S) OF TRACT N-7-A-1-A. REFER TO DETAIL ON SHEET 5 OF 5.
 - ③ PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT. REFER TO DETAIL ON SHEET 4 OF 5.

WAIVER NOTE(S):
 SIDEWALK WAIVER APPROVED ON APRIL 10, 2024 PER PR-2020-004171/VA-2024-00096.
 DPM WAIVER APPROVED ON APRIL 10, 2024 PER PR-2020-004171/VA-2024-00098.



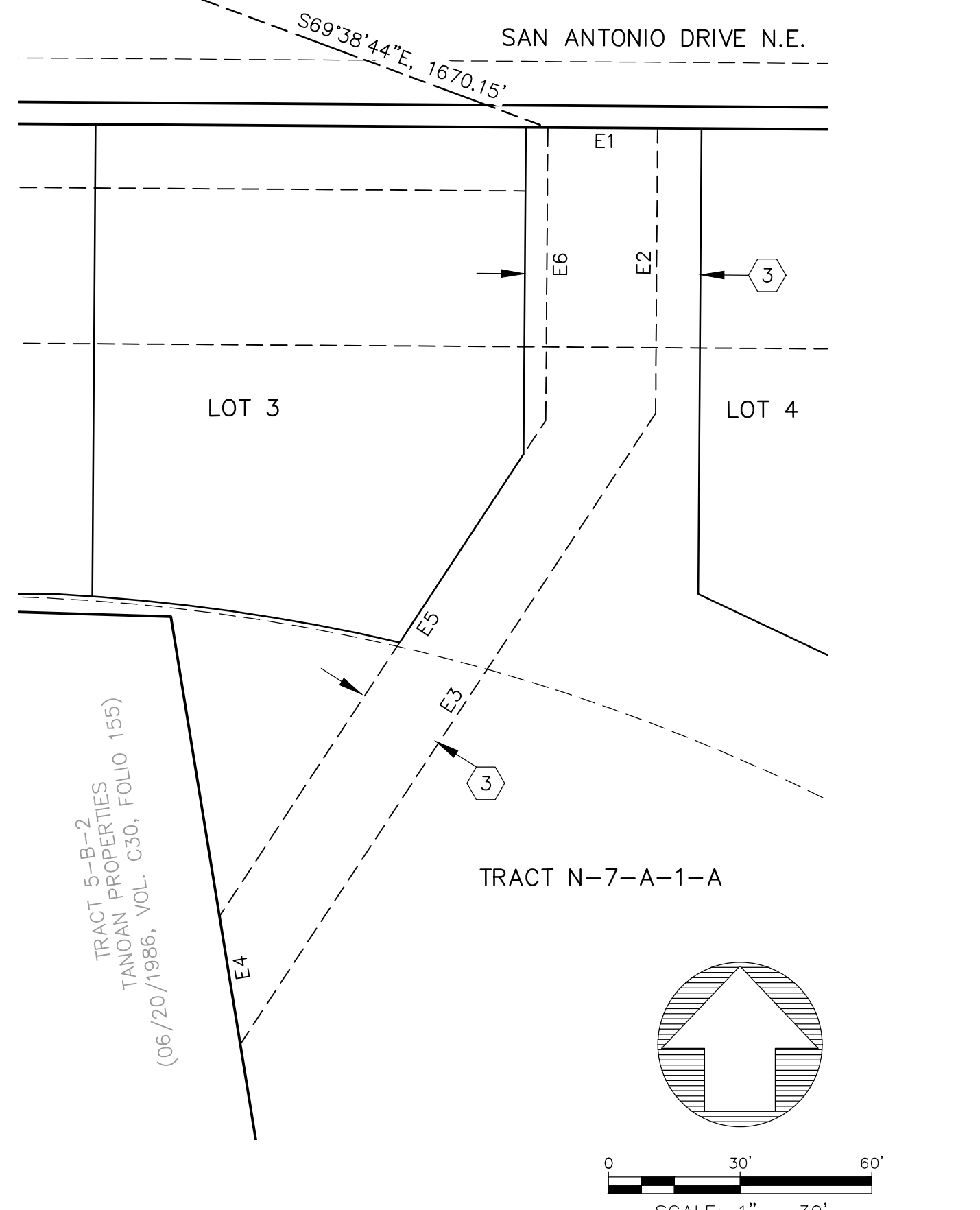
PROJECT NO. 19048



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ACS MONUMENT "5-D22"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1514036.991 U.S. SURVEY FEET
 X=1563586.296 U.S. SURVEY FEET
 DELTA ALPHA= -0°08'52.92"
 GROUND TO GRID FACTOR= 0.999627580
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5917.306 U.S. SURVEY FEET



LINE TABLE		
LINE #	BEARING	DISTANCE
E1	S89°36'09"E	25.00
E2	S00°23'51"W	64.93
E3	S33°21'16"W	172.05
E4	N09°12'41"W	29.57
E5	N33°21'16"E	135.17
E6	N00°23'51"E	66.73

○ **DETAIL- PUBLIC SEWER EASEMENT**

ABCWUA SEWER EASEMENT DESCRIPTION

AN A.B.C.W.U.A. PUBLIC SEWER EASEMENT SITUATE WITHIN PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., COMPRISING A PORTION OF TRACT N-7-A-1, TANOAN PROPERTIES, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK LAND PLAT OF TRACT N-7-A-1, TANOAN PROPERTIES, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 2, 2012 IN PLAT BOOK 2012C, PAGE 87, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 3-1/4 INCH ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT NO."5-D22; THENCE, SOUTH 69°38'44" EAST, 1,670.15 FEET TO A POINT ON THE SOUTH BOUNDARY OF 5 FEET OF ADDITIONAL RIGHT-OF-WAY FOR SAN ANTONIO DRIVE DEDICATED BY TUSCANY VILLAGE, UNIT II FOR THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;
 THENCE, FOLLOWING THE SOUTH BOUNDARY OF SAID ADDITIONAL RIGHT-OF-WAY, SOUTH 89°36'09" EAST, 25.00 FEET TO THE NORTHEAST CORNER OF THE EASEMENT HEREIN DESCRIBED;
 THENCE, LEAVING THE SOUTH BOUNDARY OF SAID ADDITIONAL RIGHT-OF-WAY, SOUTH 00°23'51" WEST, 64.97 FEET TO AN ANGLE POINT;
 THENCE, SOUTH 33°21'16" WEST, 172.05 FEET TO THE WEST BOUNDARY OF SAID TRACT N-7-A-1 FOR THE MOST SOUTHERLY CORNER OF THE EASEMENT HEREIN DESCRIBED;
 THENCE, FOLLOWING THE ARC WEST BOUNDARY OF SAID TRACT N-7-A-01, NORTH 09°12'41" WEST, 29.57 FEET TO THE MOST WESTERLY CORNER OF THE EASEMENT HEREIN DESCRIBED.
 THENCE, LEAVING THE WEST BOUNDARY OF SAID TRACT N-7-A-1, NORTH 33°21'16" EAST, 135.17 FEET TO AN ANGLE POINT;
 THENCE, NORTH 00°23'51" EAST, 66.73 FEET TO THE POINT OF BEGINNING;
 SAID EASEMENT CONTAINING 0.10831 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD.

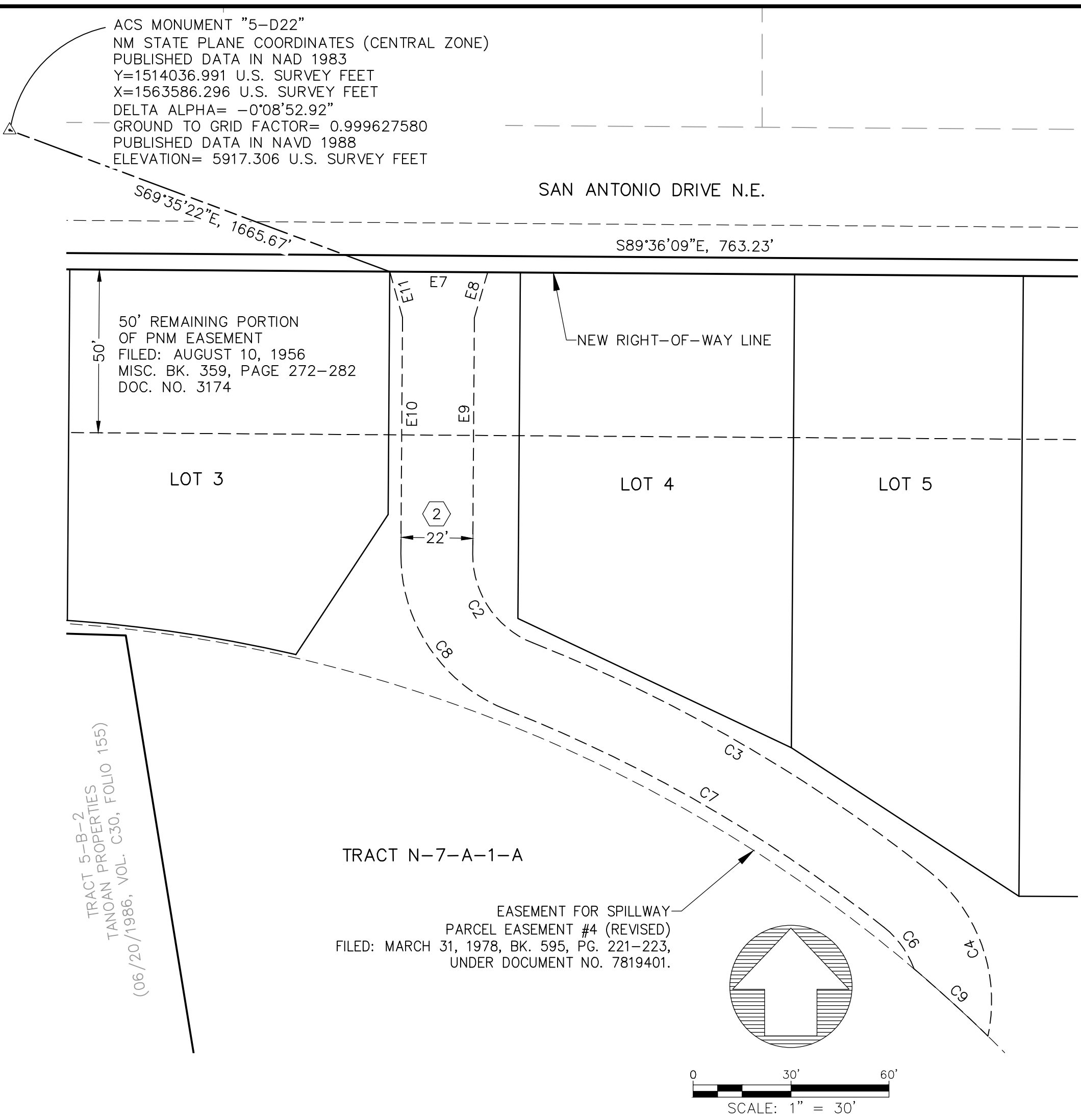
A.B.C.W.U.A. NOTES:

1. THE INSTALLATION OF PUBLIC WATERLINE AND/OR PUBLIC SANITARY SEWER MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.
2. ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN DIMENSIONS NOTED ON THIS PLAT FOR 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 USE OF THE EASEMENT."

PROJECT NO. 19048

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 PH 505.352.8930 www.fierrocompany.com

PLAT OF
TUSCANY VILLAGE, UNIT II
 LOCATED WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2025



AMAFCA ACCESS EASEMENT DESCRIPTION

AN A.M.A.F.C.A. ACCESS EASEMENT SITUATE WITHIN PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., COMPRISING A PORTION OF TRACT N-7-A-1, TANOAN PROPERTIES, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK LAND PLAT OF TRACT N-7-A-1, TANOAN PROPERTIES, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 2, 2012 IN PLAT BOOK 2012C, PAGE 87, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 3-1/4 INCH ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT NO."5-D22; THENCE, SOUTH 69°35'22" EAST, 1,665.67 FEET TO THE INTERSECTION OF THE EAST BOUNDARY OF LOT 3 AND THE SOUTH BOUNDARY OF 5 FEET OF ADDITIONAL RIGHT-OF-WAY FOR SAN ANTONIO DRIVE, TUSCANY VILLAGE, UNIT II FOR THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

THENCE, LEAVING THE EAST BOUNDARY LINE OF SAID LOT 3 AND FOLLOWING THE SOUTH BOUNDARY OF SAID ADDITIONAL RIGHT-OF-WAY, SOUTH 89°36'09" EAST, 30.00 FEET TO THE NORTHEAST CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, LEAVING THE SOUTH BOUNDARY OF SAID ADDITIONAL RIGHT-OF-WAY, SOUTH 16°20'34" WEST, 14.56 FEET TO AN ANGLE POINT;

THENCE, SOUTH 00°23'51" WEST, 72.37 FEET TO A POINT OF CURVATURE;

THENCE, FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 68°54'36", AN ARC LENGTH OF 34.88 FEET AND WHOSE LONG CHORD BEARS SOUTH 34°03'27" EAST, 32.81 FEET TO A POINT OF REVERSE CURVATURE;

THENCE, FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.02 FEET, A CENTRAL ANGLE OF 16°56'14", AN ARC LENGTH OF 140.42 FEET AND WHOSE LONG CHORD BEARS SOUTH 60°02'38" EAST, 139.91 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE, FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 63°36'29", AN ARC LENGTH OF 56.62 FEET AND WHOSE LONG CHORD BEARS SOUTH 19°46'17" EAST, 53.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, FOLLOWING THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 449.02 FEET, A CENTRAL ANGLE OF 03°54'35", AN ARC LENGTH OF 30.64 FEET AND WHOSE LONG CHORD BEARS NORTH 47°41'26" WEST, 30.63 FEET TO THE BEGINNING OF A SECOND NON-TANGENT CURVE TO THE LEFT;

THENCE, FOLLOWING THE ARC OF SAID SECOND NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 31°25'45", AN ARC LENGTH OF 15.91 FEET AND WHOSE LONG CHORD BEARS NORTH 35°51'39" WEST, 15.71 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE, FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 453.02 FEET, A CENTRAL ANGLE OF 16°56'14", AN ARC LENGTH OF 133.92 FEET AND WHOSE LONG CHORD BEARS NORTH 60°02'38" WEST, 133.43 FEET TO A POINT OF REVERSE CURVATURE;

THENCE, FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 68°54'36", AN ARC LENGTH OF 61.34 FEET AND WHOSE LONG CHORD BEARS NORTH 34°03'27" WEST, 32.81 FEET TO A POINT OF TANGENCY;

THENCE, NORTH 00°23'51" EAST, 72.37 FEET TO AN ANGLE POINT;

THENCE, SOUTH 15°32'52" WEST, 14.56 FEET TO THE POINT OF BEGINNING;

SAID EASEMENT CONTAINING 0.15716 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	34.88	29.00	68°54'36"	S34°03'27"E	32.81
C3	140.42	475.02	16°56'14"	S60°02'38"E	139.91
C4	56.62	51.00	63°36'29"	S19°46'17"E	53.76
C5	30.64	449.02	3°54'35"	N47°41'26"W	30.63
C6	15.91	29.00	31°25'45"	N35°51'39"W	15.71
C7	133.92	453.02	16°56'14"	N60°02'38"W	133.43
C8	61.34	51.00	68°54'36"	N34°03'27"W	57.71
C9	30.64	449.02	3°54'35"	S47°41'26"E	30.63

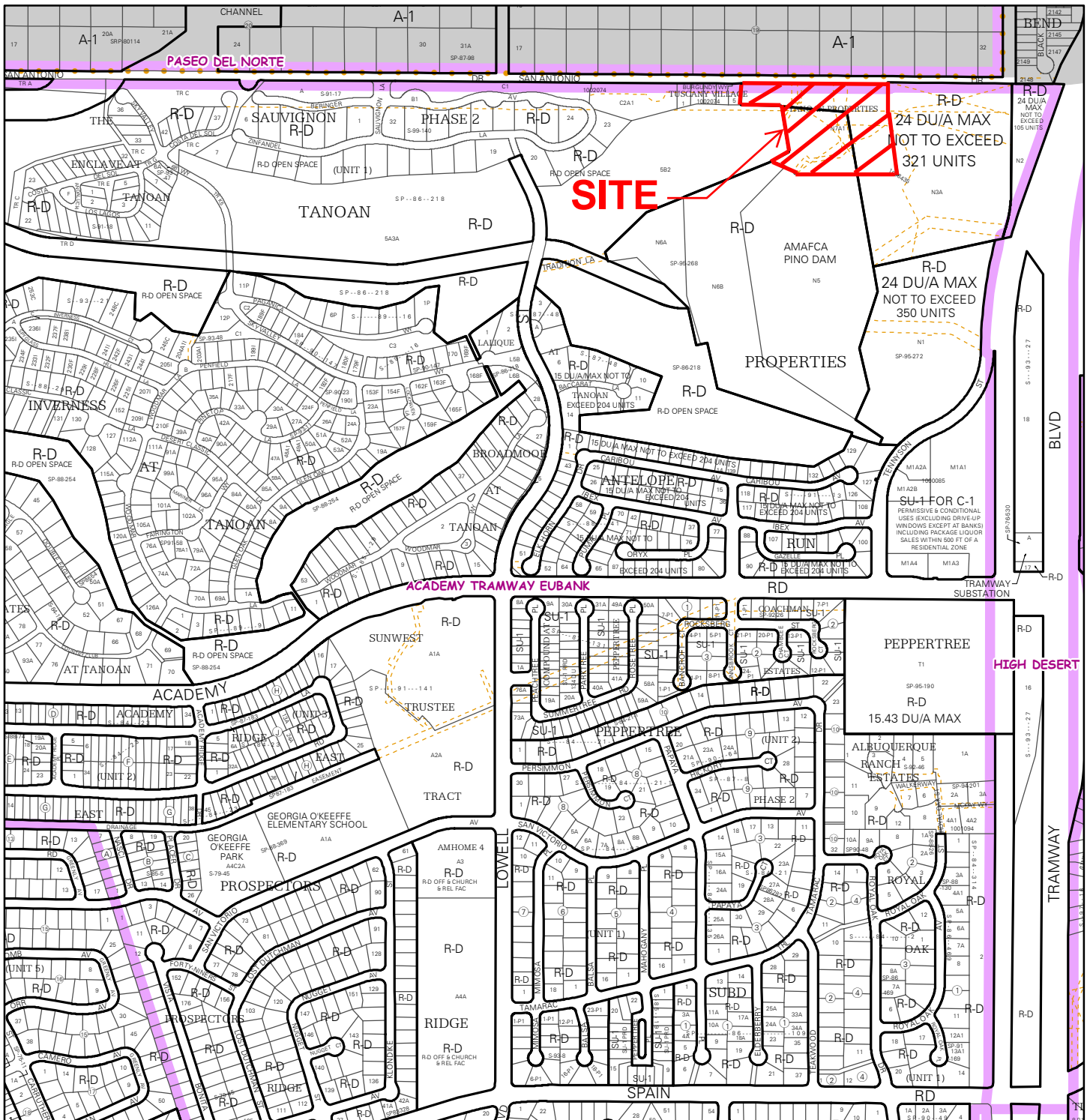
LINE TABLE		
LINE #	BEARING	DISTANCE
E7	S89°36'09"E	30.00
E8	S16°20'34"W	14.56
E9	S00°23'51"W	72.37
E10	N00°23'51"E	72.37
E11	N15°32'52"W	14.56

ACCESS NOTE:
 AMAFCA ACCESS EASEMENT DOES NOT RESTRICT ACCESS TO TRACT N-7-A-1-A.

PROJECT NO. 19048



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

Map amended through: 6/7/2013

Zone Atlas Page:
E-22-Z

Selected Symbols

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

Note: Grey Shading Represents Area Outside of the City Limits