



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input checked="" type="checkbox"/> Major – Preliminary Plat (Forms PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input checked="" type="checkbox"/> Vacation of Public Easement(s) DHO (Form V) 3 - PUBLIC
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input checked="" type="checkbox"/> Vacation of Private Easement(s) (Form V) 1 - PRIVATE
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Subdivide 1 tract (TR. N-7-A-1) of land into 9 lots (LOTS 1-9) and 1 tract (TR N-7-A-1-A), vacate existing public (3) and private (1) easements and dedicate right-of-way. **NOTE: A TOTAL OF 4 EASEMENTS TO BE VACATED (3 PUBLIC, 1 PRIVATE) AS OULINED IN THE VACATION JUSTIFICATION LETTER)**

APPLICATION INFORMATION

Applicant/Owner: William E. Galbreth Land Development Co. L		Phone:
Address: 4830 Juan Tabo Blvd NE Suite H		Email:
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Fierro & Company		Phone:
Address: 3201 4th St. NW, Suite		Email:
City: Albuquerque	State: NM	Zip: 87107
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.: Tract N-7-A-1	Block:	Unit:
Subdivision/Addition: Bulk Land Plat of Tract N-7-A-1 Tanoan Properties	MRGCD Map No.:	UPC Code: 102206243250310203
Zone Atlas Page(s): E-22-Z	Existing Zoning: R1 D	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 9 lots, 1 tract	Total Area of Site (Acres): 6.653 ac

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 12300 San Antonio Dr.	Between: Lowell Dr. NE	and: Tennyson St. NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR 2020-004171 (VA-2024-00096 SIDEWALK WAIVER / VA-SIDEWALK DPM - BOTH APPROVED 4/10/2024)

SD-2024-00061, SD-2024-00063, SD-2024-00066, SD-2024-00067 ←

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

Signature: <i>Veronica Herrera</i>	Date: 5/17/24
Printed Name: Veronica Herrera	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**_ MAJOR AMENDMENT TO PRELIMINARY PLAT****_ BULK LAND SUBDIVISION**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- 1) DHO Application form completed, signed, and dated
- 2) Form S1 with all the submittal items checked/marked
- 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- 4) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat. If submitting a Bulk Land Plat, the Plat must also include utility and AMAFCA signatures
- 6) Sidewalk Exhibit and/or cross sections of proposed streets
- 7) 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
- 8) Infrastructure List, if required for building of public infrastructure
- 9) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
(The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

SUPPORTIVE DOCUMENTATION

- 10) Letter of authorization from the property owner if application is submitted by an agent
- 11) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3)
- 12) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
(not required for Extension)

13) Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

14) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

PUBLIC NOTICE DOCUMENTATION

15) Sign Posting Agreement

16) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)

Office of Neighborhood Coordination notice inquiry response

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department

Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

Proof of emailed notice to affected Neighborhood Association representatives

Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet

17) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

_ EXTENSION OF PRELIMINARY PLAT

A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

____ 1) DHO Application form completed, signed, and dated

____ 2) Form S1 with all the submittal items checked/marked

____ 3) Zone Atlas map with the entire site clearly outlined and labeled

____ 4) Preliminary Plat

____ 5) Copy of DRB approved infrastructure list

____ 6) Letter of authorization from the property owner if application is submitted by an agent

____ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

____ 8) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY - DHO

VACATION OF RIGHT-OF-WAY - COUNCIL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

VACATION DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way
- ___ 5) Drawing showing the easement or right-of-way to be vacated
- ___ 6) If easements, list number to be vacated _____
- ___ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ___ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ___ 11) Sign Posting Agreement
- ___ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - Completed neighborhood meeting request form(s)
 - If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

- Office of Neighborhood Coordination notice inquiry response
- Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Proof of emailed notice to affected Neighborhood Association representatives
- Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet

___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X 1) DHO Application form completed, signed, and dated
- X 2) Form V with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Copy of the complete document which created the easement(s)
- X 5) Drawing showing the easement or right-of-way to be vacated
- X 6) List number to be vacated 1, 2, 5, 8
- X 7) Letter of authorization from the property owner if application is submitted by an agent
- X 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- X 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- NA 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

EXTENSION OF VACATION

A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Drawing showing the vacated easement or right-of-way
- ___ 5) Vacated square footage (see IDO Section 14-16-6-6(M) _____)
- ___ 6) Letter of authorization from the property owner if application is submitted by an agent
- ___ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 8) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

MAJOR SUBDIVISION
PRELIMINARY PLAT
DOCUMENTATION

FORM PLT: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: Tract N-7-A-1 Bulk Land Plat of Tanoan Properties (12300 San Antonio Dr.)

~~PR- 2022-004171 Preliminary/Final plat of Minor Subdivision~~ of 1 Tract to create 9 lots and 1 tract and to vacate public and private easements.

MAJOR - PRELIMINARY PLAT

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Regina Cho
Hydrology Department

3/28/2024
Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Ernest Armijo
Transportation Department

3/22/2024
Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement: Approved NA
- Development Agreement: Approved NA
- If None Explain: _____

Randall Cavall
ABCWUA

3/27/24
Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File**) Approved

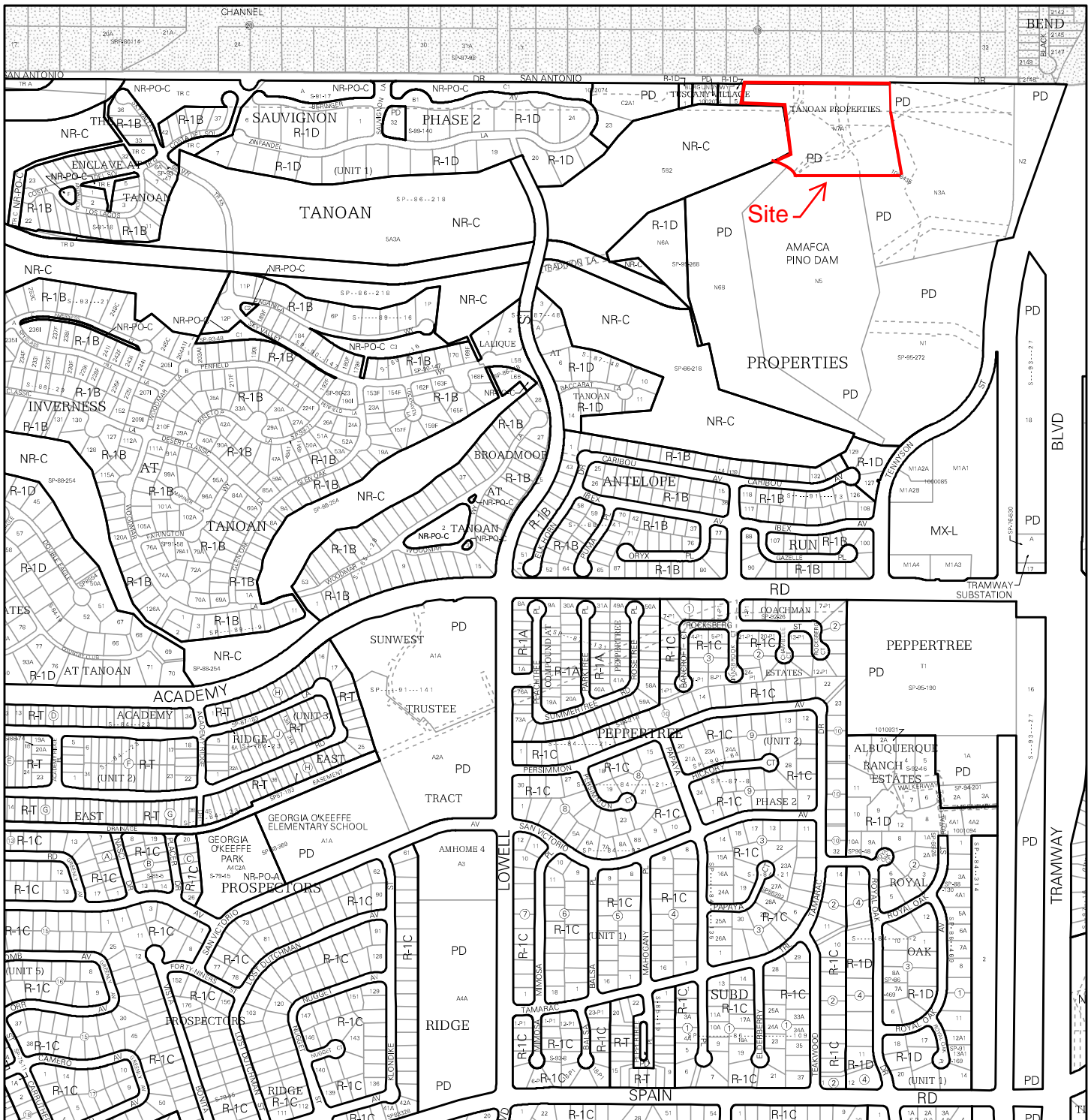
Signatures on Plat:

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA*** Yes NA
- NM Gas*** Yes
- PNM *** Yes
- COMCAST*** Yes
- MRGCD*** Yes NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)


** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

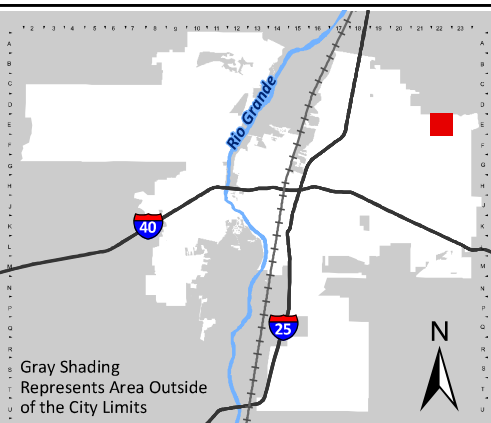


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



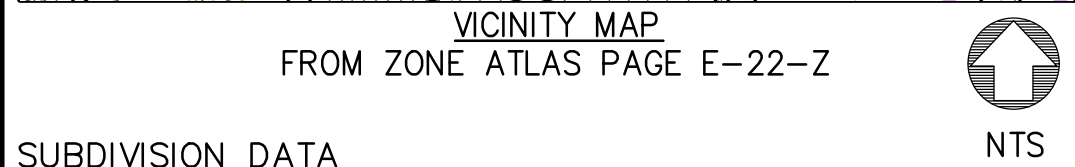
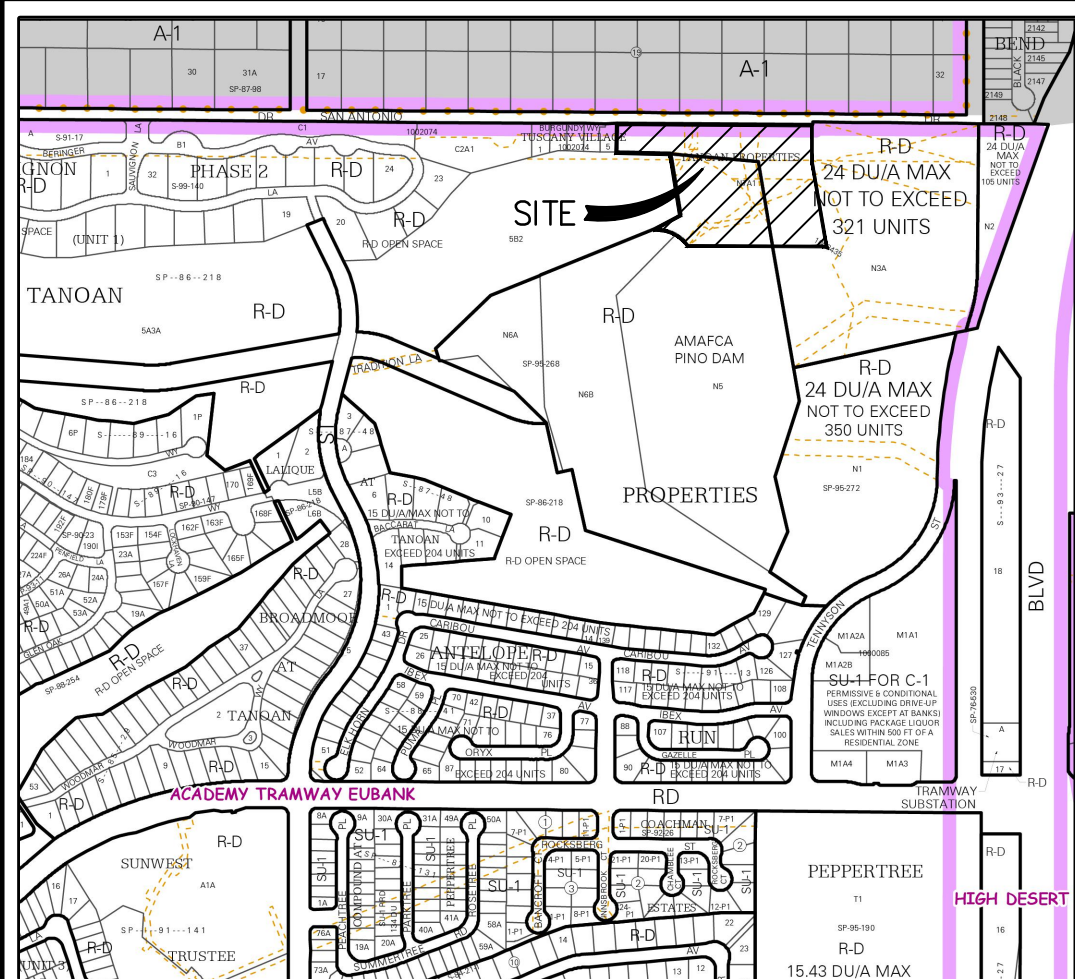
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
E-22-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



SUBDIVISION DATA

1. ZONE ATLAS MAP NO. E-22; ZONING: R1-D.
2. GROSS SUBDIVISION ACREAGE: 6.653 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: ONE (1) TRACT.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: NINE (9) LOTS AND ONE (1) REMAINDER TRACT.
5. DATE OF SURVEY: OCTOBER 2019 TO APRIL 2024.
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE EXISTING TRACT (TRACT N-7-A-1) INTO NINE NEW LOTS AND ONE REMAINDER TRACT, DEDICATE ADDITIONAL RIGHT-OF-WAY FOR SAN ANTONIO DRIVE N.E., GRANT EASEMENT(S), AND VACATE EASEMENT(S) AS SHOWN.

SURVEY NOTES:

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
3. GROUND TO GRID SCALE FACTOR USED IS 0.99962175..
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

LEGEND

- FOUND MONUMENT AS NOTED
- △ FOUND ACS MONUMENT AS NOTED
- SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ELIMINATED EASEMENT LINE
- ELIMINATED LOT LINE
- ////// VACATED EASEMENT

UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 ERRECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

FLOOD ZONE(S):

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN THE FOLLOWING TWO ZONES AS DEPICTED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NO. 35001C0142H, MAP REVISED AUGUST 16, 2012:

- 1) SPECIAL FLOOD HAZARD ZONE AE, BASE FLOOD ELEVATION 5973'.
- 2) SPECIAL FLOOD HAZARD ZONE AO. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

DESCRIPTION

TRACT N-7-A-1, OF THE BULK LAND PLAT OF TRACT N-7-A-1, TANOAN PROPERTIES SITUATE WITHIN SECTION 27, T. 11 N., R. 4 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 02, 2012 IN PLAT BOOK 2012C, PAGE 87.

FREE CONSENT AND DEDICATION

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF TUSCANY VILLAGE, UNIT II", WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENT(S) AS SHOWN HEREON.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR SAN ANTONIO DRIVE, NE. AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: WILLIAM E GALBRETH LAND AND DEVELOPMENT CO, LLC.
 BY: WILLIAM E GALBRETH
 TITLE: MANAGING MEMBER

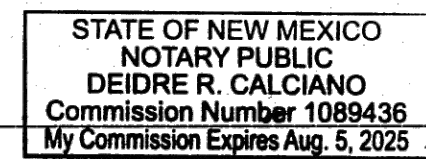
William E Galbreth
 WILLIAM E. GALBRETH DATE

ACKNOWLEDGEMENT:

STATE OF New Mexico
)SS.
 COUNTY OF Bernalillo
 ON THIS 1st DAY OF September, 2023, BEFORE ME

PERSONALLY APPEARED William E. Galbreth
 KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: Deidre R. Calciano
 NOTARY PUBLIC



TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: _____
 PROPERTY OWNER OF RECORD _____
 BERNALILLO COUNTY TREASURER'S OFFICE _____

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
 MAY 2024

PROJECT NO. : PR-2020-004171

APPLICATION NO. : _____

DHO APPROVAL DATE: _____

UTILITY APPROVALS:

RJF 02/29/2024
 PNM ELECTRIC SERVICES DATE
WJH 2/15/2024
 NEW MEXICO GAS COMPANY DATE
Natalia Andrews 2/27/2024
 CENTURY LINK DATE
Mike Montis 02/15/2024
 COMCAST DATE

CITY APPROVALS:

Loren N. Risenhoover P.S. 3/21/2024
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS & RECREATION DEPARTMENT DATE
J.P.R. 2/13/2024
 A.M.A.F.C.A. DATE

HYDROLOGY DATE

CODE ENFORCEMENT DATE

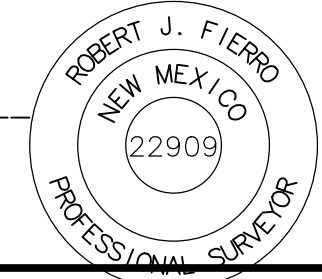
PLANNING DEPARTMENT DATE

CITY ENGINEER DATE

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO 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 ACCURATELY 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; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert Fierro
 ROBERT J. FIERRO, N.M.P.S. No. 22909 4-1-2024 Date



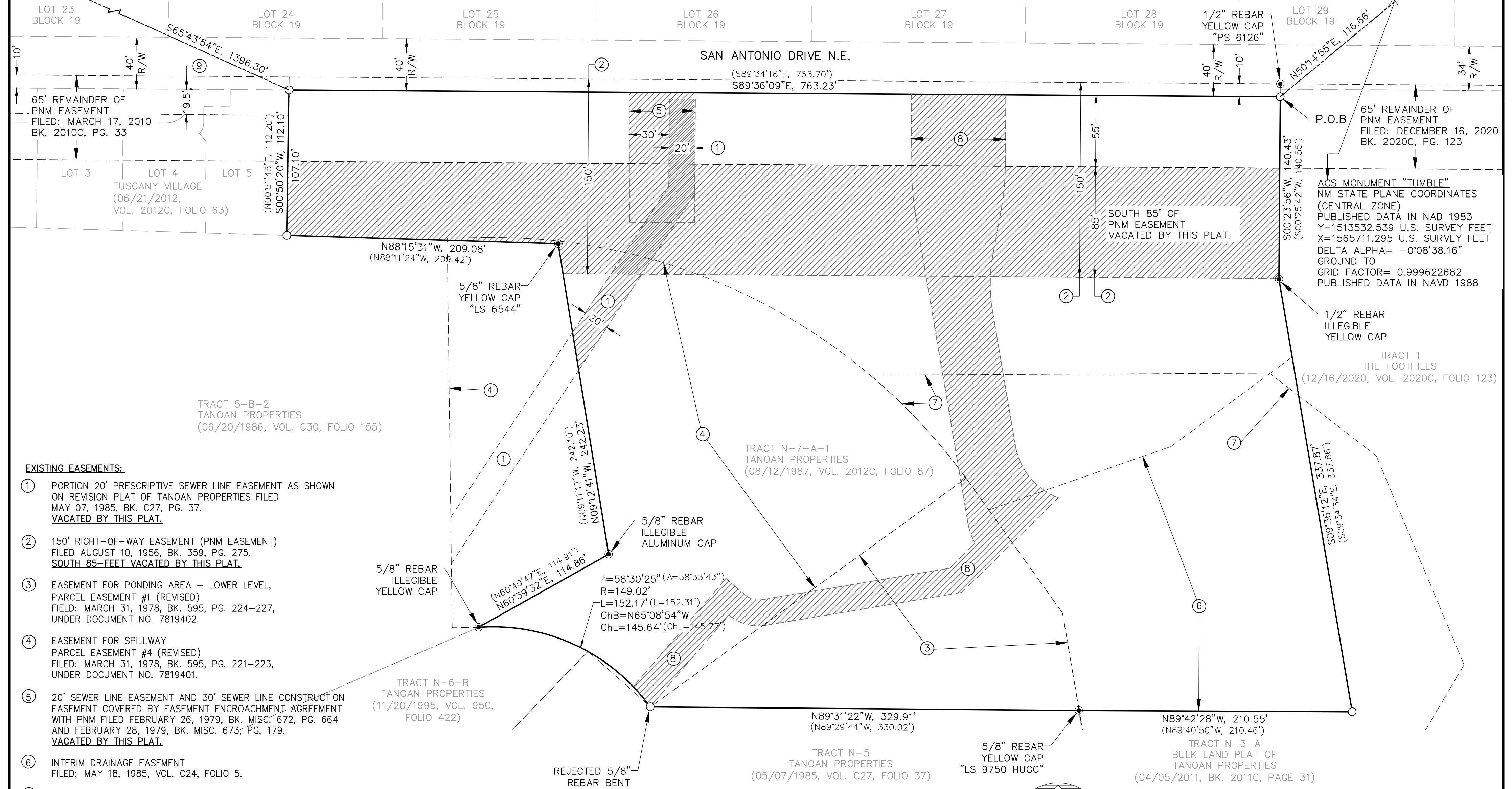
PROJECT NO. 19048

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
 MAY 2024

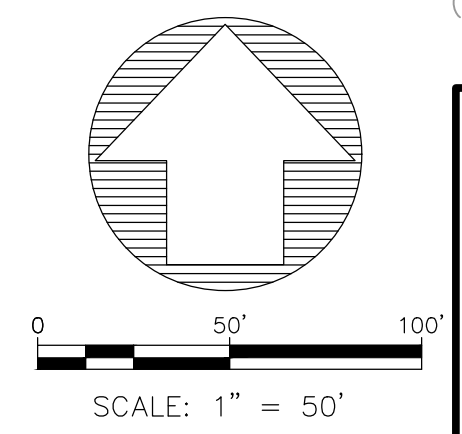
ACS MONUMENT "5-D22"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1514036.991 U.S. SURVEY FEET
 X=1563586.296 U.S. SURVEY FEET
 DELTA ALPHA= -0°08'52.92"
 GROUND TO GRID FACTOR= 0.999627580
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5917.306 U.S. SURVEY FEET

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



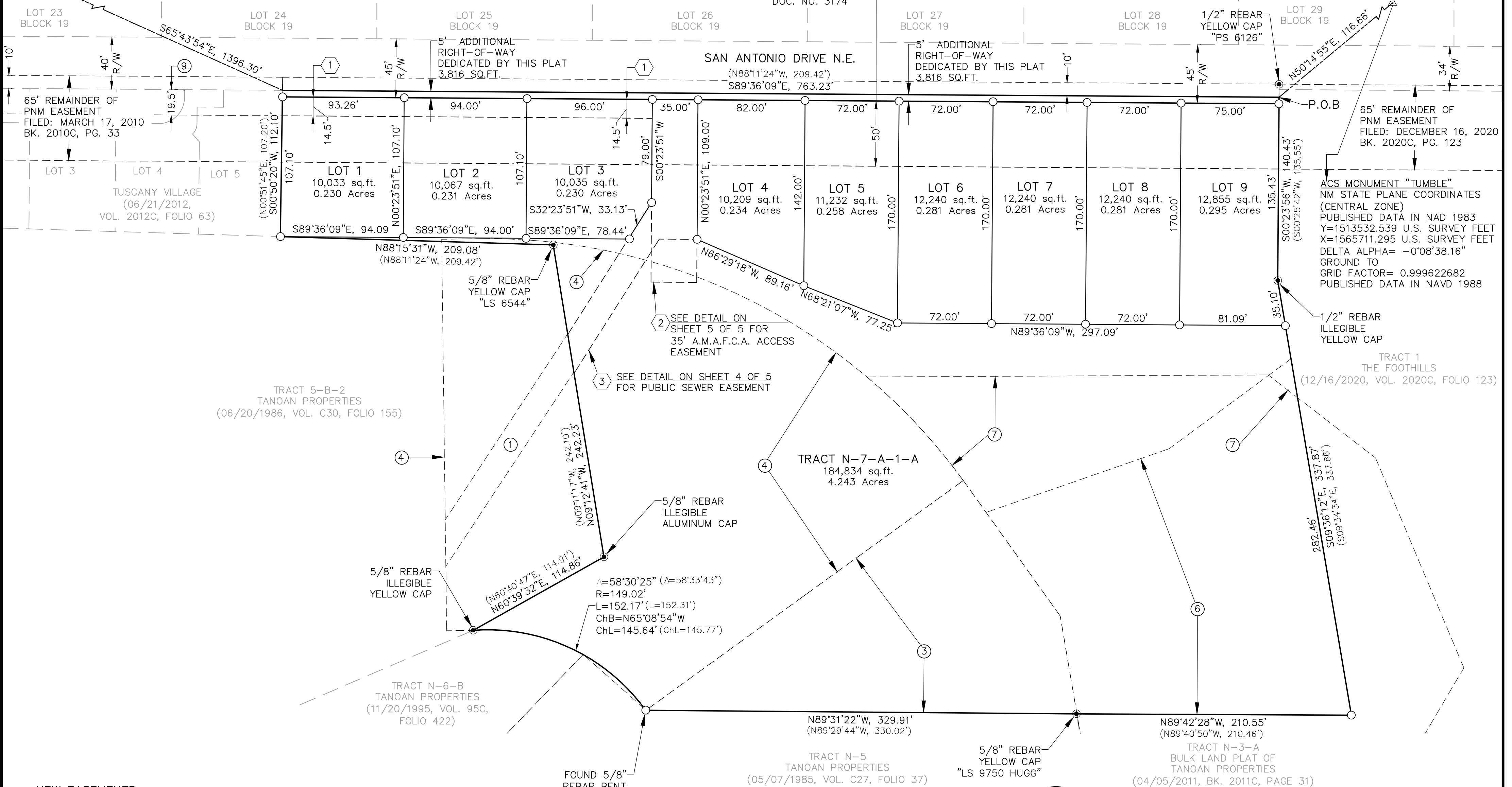
PROJECT NO. 19048

Fierro & Company
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 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
 MAY 2024

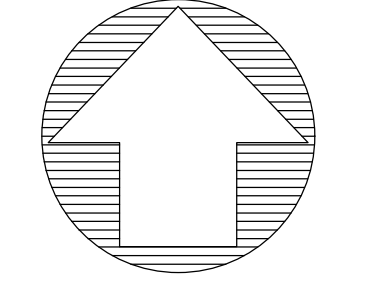
ACS MONUMENT "5-D22"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1514036.991 U.S. SURVEY FEET
 X=1563586.296 U.S. SURVEY FEET
 DELTA ALPHA= -0°08'52.92"
 GROUND TO GRID FACTOR= 0.999627580
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5917.306 U.S. SURVEY FEET

NORTH ALBUQUERQUE ACRES, TR. 2, UNIT 2
 (06/08/1931, VOL. D, FOLIO 131)
 50' REMAINING PORTION OF PNM EASEMENT
 FILED: AUGUST 10, 1956
 MISC. BK. 359, PAGE 272-282
 DOC. NO. 3174



- NEW EASEMENTS:**
- ① 14.5' PUBLIC WATER AND SEWER EASEMENT GRANTED BY THIS PLAT.
 - ② 35' A.M.A.F.C.A. ACCESS EASEMENT GRANTED BY THIS PLAT. TO BE MAINTAINED BY THE OWNERS 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:
 SIDEWALK WAIVER APPROVED ON _____ PER _____

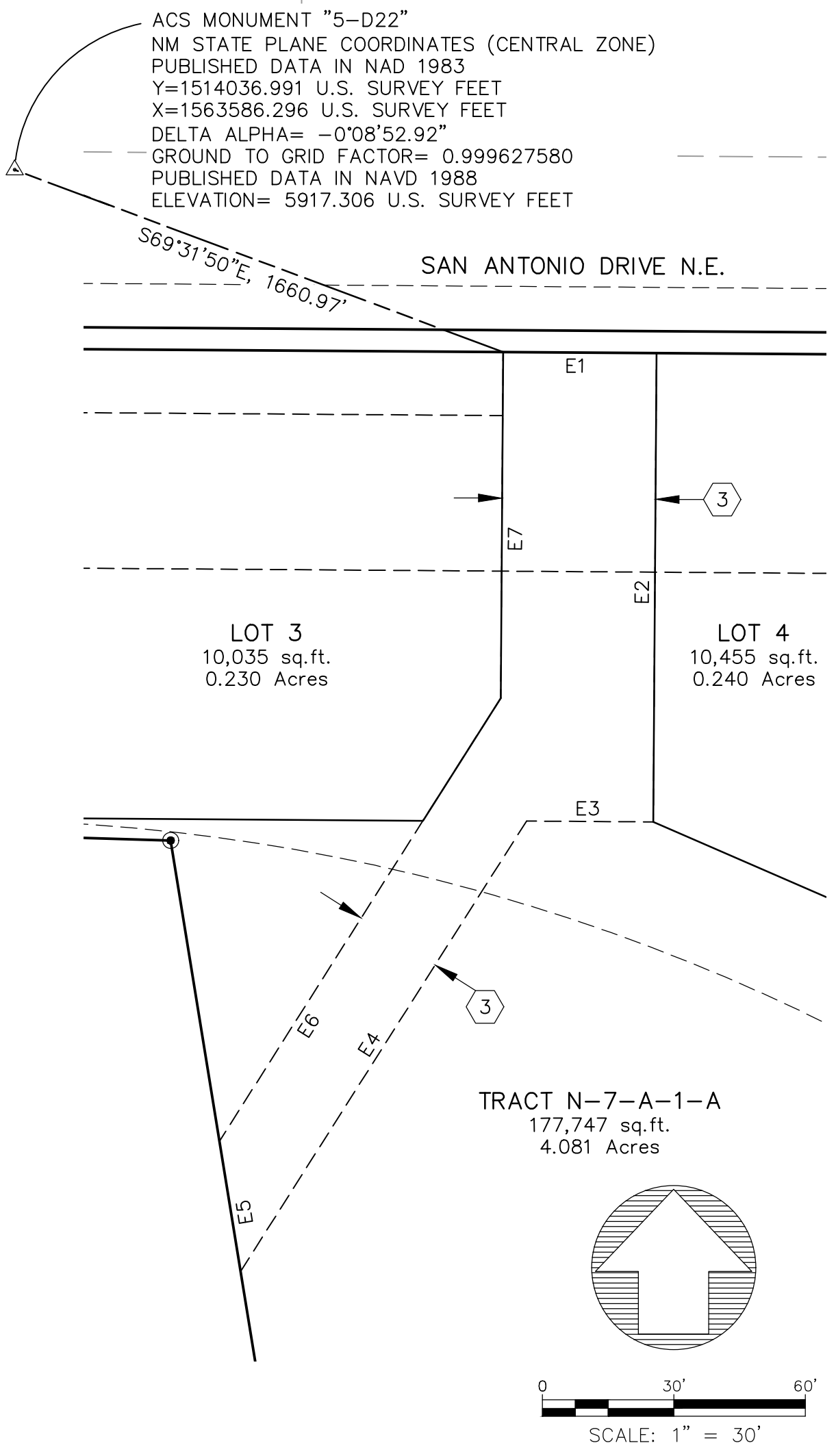


0 50' 100'
 SCALE: 1" = 50'

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PLAT OF
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 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2024



LINE TABLE		
LINE #	BEARING	DISTANCE
E1	S89°36'09"E	35.00
E2	S00°23'51"W	109.00
E3	N89°36'09"W	28.91
E4	S32°23'51"W	119.40
E5	N09°12'41"W	30.12
E6	N32°23'51"E	119.76
E7	N00°23'51"E	79.00

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."

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:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE N.E., WHICH LIES S69°31'50"E, A DISTANCE OF 1,660.97 FEET FROM A 3½" ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "5-D22";

THENCE, S89°36'09"E, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT;

THENCE, S00°23'51"W, A DISTANCE OF 109.00 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE, N89°36'09"W, A DISTANCE OF 30.16 FEET TO A CORNER OF THIS EASEMENT;

THENCE, S32°23'51"W, A DISTANCE OF 119.40 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;


THENCE, N09°12'41"W, A DISTANCE OF 30.12 FEET TO A CORNER OF THIS EASEMENT;

THENCE, N32°23'51"E, A DISTANCE OF 119.76 FEET TO A CORNER OF THIS EASEMENT;

THENCE, N00°23'51"E, A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,377.642 SQ.FT., MORE OR LESS.

○ DETAIL— PUBLIC SEWER EASEMENT

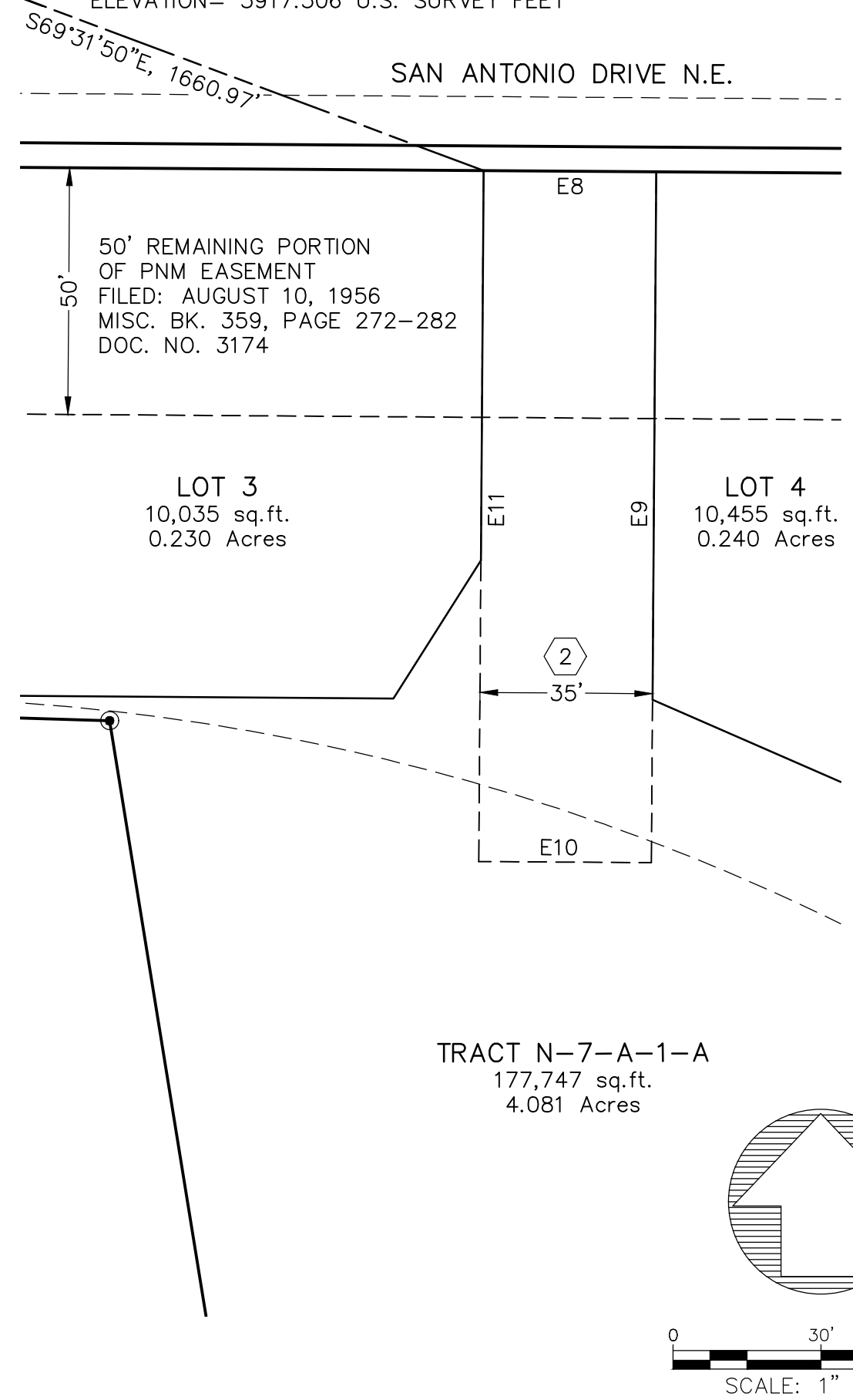
PROJECT NO. 19048



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PLAT OF
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 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
 MAY 2024

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
E8	S89°36'09"E	35.00
E9	S00°23'51"W	140.00
E10	N89°36'09"W	35.00
E11	N00°23'51"E	140.00

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:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE N.E., WHICH LIES S69°31'50"E, A DISTANCE OF 1,660.97 FEET FROM A 3/4" ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "5-D22";

THENCE, S89°36'09"E, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT;


THENCE, S00°23'51"W, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE, N89°36'09"W, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;

THENCE, N00°26'51"E, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,900 SQ.FT., MORE OR LESS.

○ DETAIL— 35' A.M.A.F.C.A. ACCESS EASEMENT

PROJECT NO. 19048



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 PH 505.352.8930 www.fierrocompany.com



PROJECT NO: 19048
DESIGNED BY: R/JF
DRAWN BY: JJB
CHECKED BY: R/JF
DATE: MAY 2024
SHEET TITLE: BASIN MAP

REV.	DATE	DESCRIPTION	BY

SHEET NO: D-1

LEGEND

	FLOOD PLAIN LINE
	PROPOSED BASIN
	SURFACE DRAINAGE
	FLOW PATH
	STORM WATER QUALITY POND

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tuscany Village Unit 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

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	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
DRC #	DRC #								
<input type="text"/>	<input type="text"/>	STD.	Standard Curb & Gutter	South of San Antonio Dr. Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/	/
<input type="text"/>	<input type="text"/>	5'	Crusher Fine Trail	South of San Antonio Dr. Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/	/
<input type="text"/>	<input type="text"/>	5' -6'	Landscape Buffer	South of San Antonio Dr. Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/	/
<input type="text"/>	<input type="text"/>	10" WL	PVC, Pipe, Fittings and gate valves including appurtenances	South of San Antonio Dr. Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/	/
<input type="text"/>	<input type="text"/>	8" SAS	8" Sewer Main including appurtenances	South of San Antonio Dr. Centerline	NW Corner of Subdivision	Lot 3 sewer service	/	/	/
<input type="text"/>	<input type="text"/>	2' WIDE	Asphalt Pavement Section Along new curb	South of San Antonio Dr. Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
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 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

Robert Fierro

 NAME (print)
 Fierro & Company, LLC

 FIRM


 SIGNATURE - date 5/17/2024

_____ DRB CHAIR - date
 _____ TRANSPORTATION DEVELOPMENT - date
 _____ UTILITY DEVELOPMENT - date
 _____ CITY ENGINEER - date

_____ PARKS & RECREATION - date
 _____ AMAFCA - date
 _____ CODE ENFORCEMENT - date
 _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

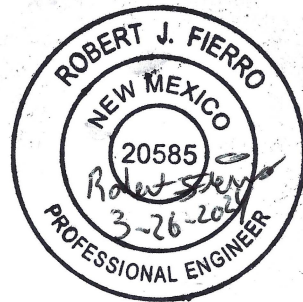
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

**Sensitive Lands Analysis Report
For Tuscany Village, Unit II Subdivision
Albuquerque, NM**

PR-2020-004171



**Prepared by:
Fierro & Company, LLC
3201 4th Street NW, Suite C
Albuquerque, New Mexico 87107
(505) 352-8930 Phone**



2024

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Appendix

APPENDIX A	SUBJECT PHOTOS
APPENDIX B	FEMA FLOODPLAIN MAP
APPENDIX C	USDA NATURAL CONSERVATION SERVICE SOIL REPORT
APPENDIX D	ARCHAEOLOGICAL CERTIFICATE OF NO EFFECT

1. STUDY AREA

The subject site, Tract N-7-A-1 of the Bulk Land Plat of Tanoan Properties, is a 6.653-acre site located at 12300 San Antonio Drive NE, located between Lowell Drive NE and Tennyson Street NE. The site is partially developed and encumbered by several existing drainage related easements managed and maintained by AMAFCA. The developable portion of this tract is proposed to be subdivided into 9 lots (1-9) to provide for residential development consistent with the current R-1D zoning while locating and preserving the existing AMAFCA drainage features within proposed Tract N-7-A-1-A. AMAFCA’s staff and board has reviewed the proposed Preliminary Plat for Tuscany Village, Unit II and signed the proposed plat on February 13, 2024.

This report will identify sensitive land features and demonstrate that those features will not be negatively impacted. The sensitive land features are shown in Figure 2 on the following page. Refer to Appendix A for photos of these features.

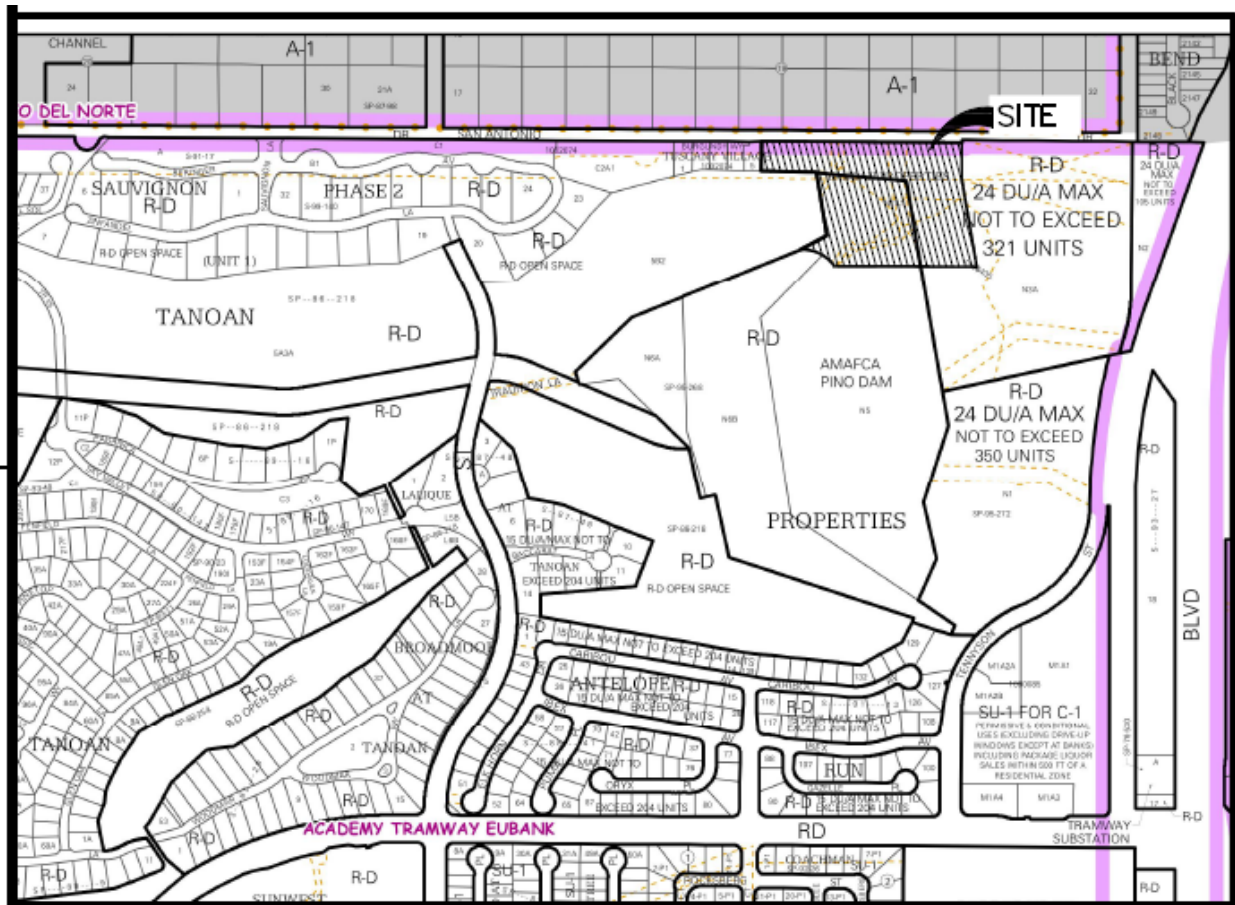
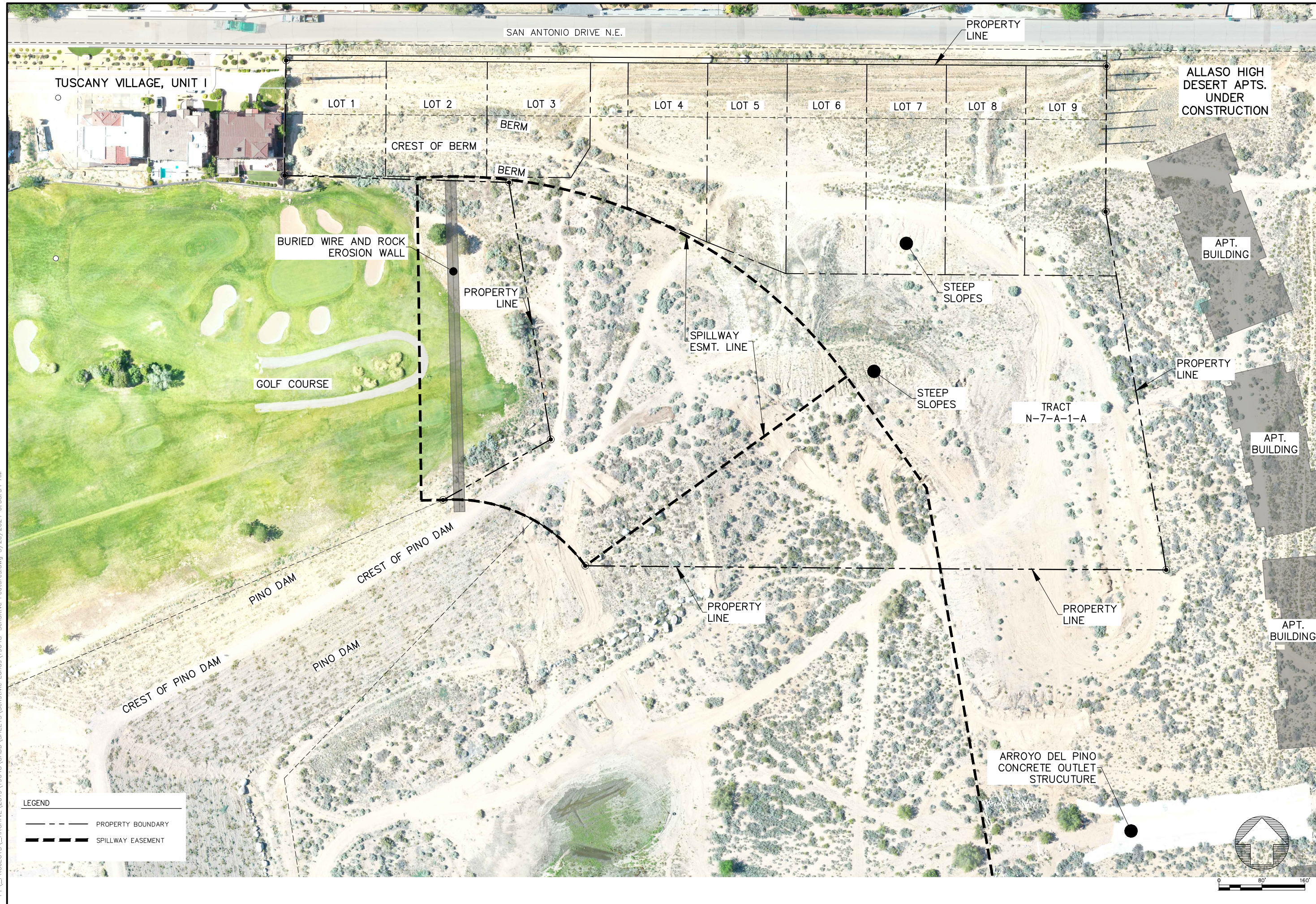
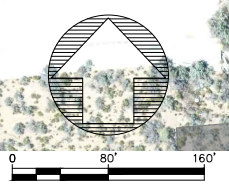


FIGURE 1 : LOCATION MAP



LEGEND

- PROPERTY BOUNDARY
- - - SPILLWAY EASEMENT



**SENSITIVE LANDS ANALYSIS FIGURES FOR
 TUSCANY VILLAGE, UNIT II SUBDIVISION
 ALBUQUERQUE, NM**

**SENSITIVE LANDS
 FEATURES**

FIGURE NO. **2**

PAGE **2**

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2. FLOODPLAINS AND FLOOD HAZARD AREAS

2.1 OFF-SITE FLOW

A portion of Pino Dam is located within the subject site. Pino Dam attenuates runoff from a drainage area of approximately 5.0 square miles, which enters the dam via the Arroyo del Pino. The probable maximum flow is approximately 32,000 cfs. The probable maximum storage is approximately 743 acre-feet which is contained within existing easements. The subject site receives minor offsite flows the Allaso High Desert Apartments.

2.2 FLOOD HAZARD/ZONES

The subject site lies partially within the following two zones as depicted on the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 35001C0142H, Map revised August 16, 2012:

- 1) Special Flood Hazard Zone AE, Base Flood Elevation 5973'
- 2) Special Flood Hazard Zone AO. Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); Average depths determined. For areas of alluvial fan flooding, velocities also determined.

The proposed residential lots, 1-9, are not located in the above referenced zones. A Firmette of said Flood Insurance Rate Map is located in Appendix B. The flood zones overlaid on the proposed subdivision are shown in Figure 3 on Page 4.

SENSITIVE LANDS ANALYSIS FIGURES FOR
 TUSCANY VILLAGE, UNIT II SUBDIVISION
 ALBUQUERQUE, NM

FLOODPLAIN MAP

FIGURE NO. **3**

PAGE : **4**



LEGEND

	PROPERTY BOUNDARY
	SPILLWAY EASEMENT
	AREA OF MINIMAL FLOOD HAZARD -ZONE X
	WITH BFE OR DEPTH -ZONE AE, AO, AH, VE, AR

P:\PROJECTS\ARCHIVE\2019\19048\CADD\SHEETS\Sensitive_Lands\19048-Floodplain_Exhibit.dwg 3/26/2024 7:11:30 AM

3. STEEP SLOPES

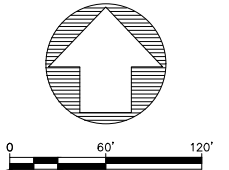
A slope analysis is shown in Figure 4 on Page 6. The steep slopes on Lots 1-4 are due to a man-made earth berm. This berm will be removed, and the lots graded to accommodate residential lots similar to those in Tuscany Village Unit I. The steep slopes located within Lots 6-9 are at the rear of the lots and will be graded to smooth the slopes. Tract N-7-A-1-A also contains steep slopes which will not be disturbed. A preliminary grading and drainage plan has been approved by City of Albuquerque and AMAFCA.

SENSITIVE LANDS ANALYSIS FIGURES FOR
 TUSCANY VILLAGE, UNIT II SUBDIVISION
 ALBUQUERQUE, NM

SLOPE ANALYSIS

FIGURE NO. 4

PAGE 6



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4. UNSTABLE SOILS

The subject site does not contain unstable soils. It is comprised of Tijeras gravely fine sandy loam (TgB) and Embudo gravelly fine sandy loam (Emb). The soil type coverage within the subdivision is shown in Figure 5 on Page 8. The Embudo gravelly fine sandy loam covers a small area located at the southeast corner of the subdivision. Tijeras gravely fine sandy loam covers the entire portion of Lots 1-9. The soil properties of TgB are described below. Soil reference is from USDA Natural Resource Conservation Service. Soil survey reports are located in Appendix C.

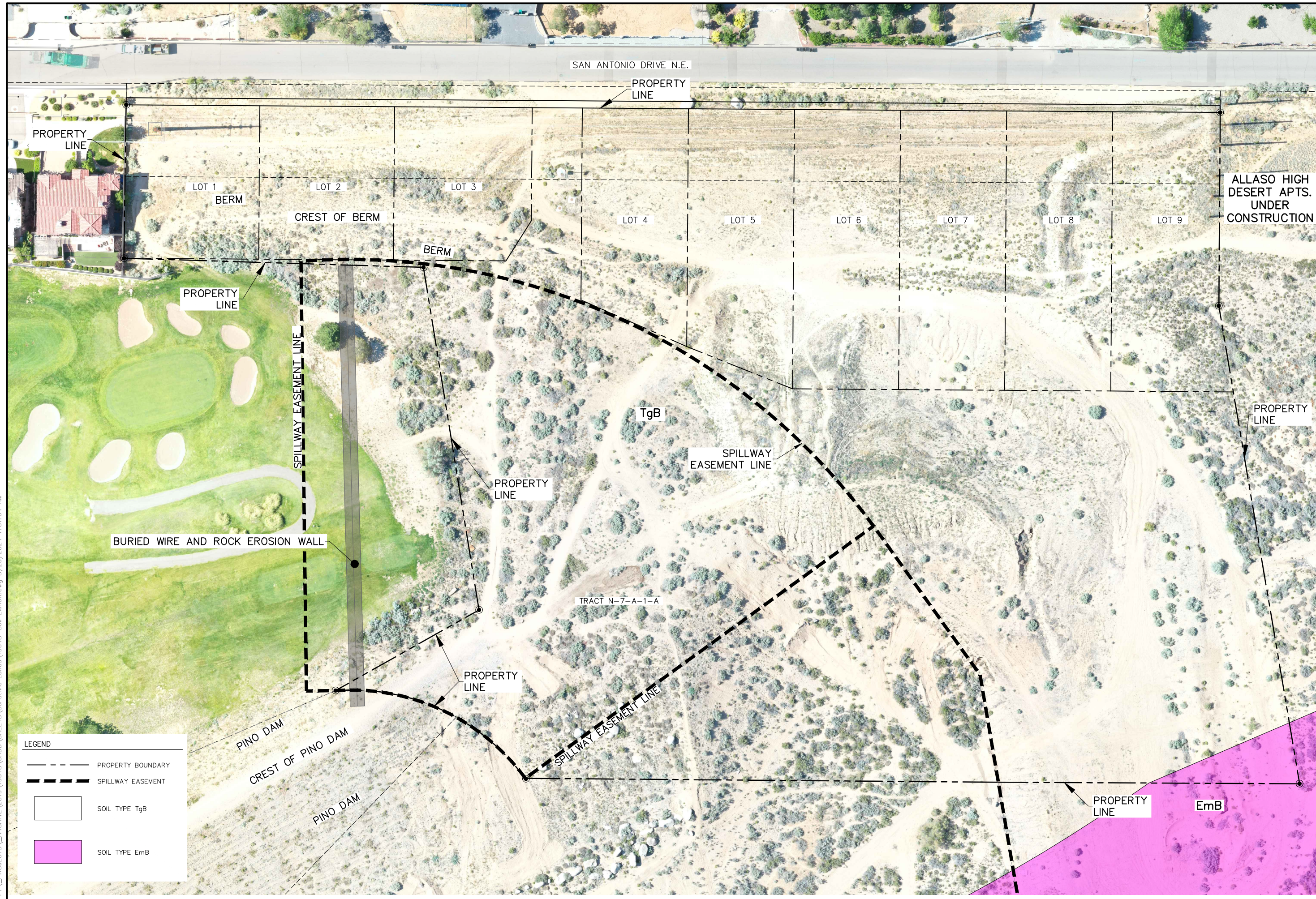
4.1 Hydrologic Soil Group Description

TgB soil type has a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

4.2 Soil Property for Dwellings

TgB is rated “Not Limited”. This indicates that the soil has features that are very favorable for the specified use being Dwellings with basements and without. Good performance and very low maintenance can be expected.

SENSITIVE LANDS ANALYSIS FIGURES FOR
 TUSCANY VILLAGE, UNIT II SUBDIVISION
 ALBUQUERQUE, NM



LEGEND

	PROPERTY BOUNDARY
	SPILLWAY EASEMENT
	SOIL TYPE TgB
	SOIL TYPE EmB

SOIL TYPE	
FIGURE NO.	5
PAGE	8

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5. WETLANDS

There are no wetlands within the proposed subdivision boundary.

6. ARROYOS

The existing Arroyo del Pino's outlet structure located south of the subdivision is entirely managed and maintained by AMAFCA and will not be disturbed during the future development and construction of the proposed subdivision. There will be no construction activity in close proximity to the Arroyo del Pino.

7. IRRIGATION FACILITIES

The subject site is not within the MRGCD irrigation district and does not contain any irrigation facilities.

8. ESCARPMENTS

There are no escarpments within the proposed subdivision boundary.

9. ROCK OUTCROPPINGS

There are no rock outcrops within the proposed subdivision boundary.

10. LARGE STRAND OF MATURE TREES

There are no large strands of mature trees within the proposed subdivision boundary.

11. ARCHAEOLOGICAL SITES

The subject site was reviewed per the City's Archaeological Ordinance and was issued a "Certificate of No Effect". Refer to Appendix D.

12. PROCEDURES FOR PROTECTING SENSITIVE LAND FEATURES

The sensitive land features identified and described in this report consist of extensive drainage infrastructure on and near the subject site which will be protected and preserved during future construction activities. Since these features are within existing easements and maintained by AMAFCA, AMAFCA's procedures for protecting these features will be followed. AMAFCA's procedures are as follows:

- Proposed drainage easements must be surveyed and staked out prior to adjacent work occurring. This will be to verify that there are no unapproved encroachments into the drainage easements.
- Retaining wall design along the floodplain or drainage easements must be submitted to AMAFCA before construction. This will be to verify reinforcement and determine where the footing of the wall will fall in relation to the drainage easement.

APPENDIX

A

LOOKING EAST



SAN ANTONIO RD.

ALLIASO HIGH DESERT APARTMENTS

ARROYO DEL PINO
OUTLET STRUCTURE

STEEP SLOPES

BERM

BERM CREST

LOOKING WEST



PINO DAM

DAM
CREST

GOLF COURSE

BURIED EROSION
WALL

BERM

DWELLINGS OF
TUSCANY VILLAGE,
UNIT I

BERM CREST

SAN ANTONIO RD.

SPILLWAY
ESMT. LINE

LOOKING SOUTH



ARROYO DEL PINO
OUTLET

PINO DAM

PINO DAM

DAM CREST

LOOKING SOUTHWEST



DAM CREST

PINO DAM

GOLF COURSE

BURIED
EROSION
WALL

LOOKING NORTH



SAN ANTONIO RD.

STEEP
SLOPES

APPENDIX

B

National Flood Hazard Layer FIRMette



106°30'16"W 35°9'47"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall
	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature
	20.2 17.5							

MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped
	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

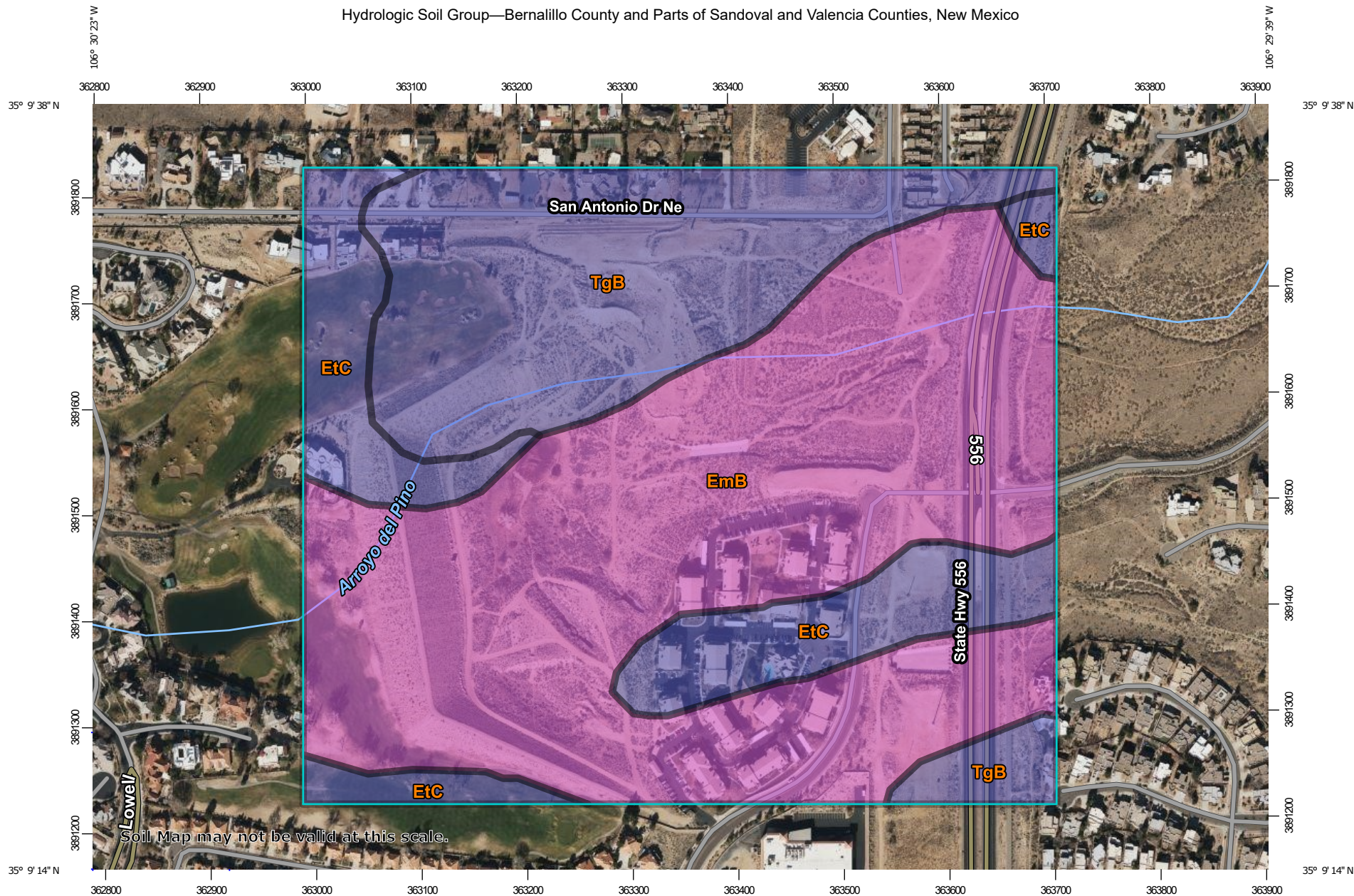
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/23/2022 at 5:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

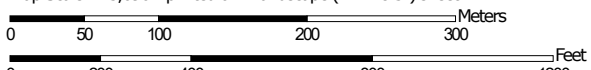
APPENDIX

C

Hydrologic Soil Group—Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico



Map Scale: 1:5,090 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84




MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico
 Survey Area Data: Version 18, Sep 7, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 22, 2020—Jan 1, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EmB	Embudo gravelly fine sandy loam, 0 to 5 percent slopes	A	61.1	57.4%
EtC	Embudo-Tijeras complex, 0 to 9 percent slopes	B	17.4	16.3%
TgB	Tijeras gravelly fine sandy loam, 1 to 5 percent slopes	B	27.9	26.2%
Totals for Area of Interest			106.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Dwellings and Small Commercial Buildings

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings—Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
EmB—Embudo gravelly fine sandy loam, 0 to 5 percent slopes							
Embudo	85	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00

Dwellings and Small Commercial Buildings--Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
EtC—Embudo-Tijeras complex, 0 to 9 percent slopes							
Embudo	50	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
Tijeras	35	Not limited		Not limited		Somewhat limited	
						Slope	0.14
TgB—Tijeras gravelly fine sandy loam, 1 to 5 percent slopes							
Tijeras	80	Not limited		Not limited		Not limited	

Data Source Information

Soil Survey Area: Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico
 Survey Area Data: Version 18, Sep 7, 2023

APPENDIX

D



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: June 12, 2023

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-004171
Agent: Robert Fierro, Fierro & Company
Applicant: William E. Galbreth Land Development Co LLC
Legal Description: Tract N-7-A-1 of the Bulk Land Plat of Tanoan Properties
Zoning: R1-D
Acreage: 6.653
Zone Atlas Page(s): E-22-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth aerial photographs, NMCRIS Records

SITE VISIT: N/A

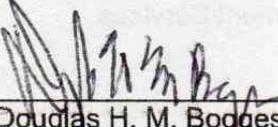
RECOMMENDATIONS:

The property appears to have been disturbed by earthmoving equipment by 1996.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:



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

Planning, Development Services

**MAJOR SUBDIVISION
PRELIMINARY PLAT
SUPPORTIVE DOCUMENTATION**

June 6, 2023

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

RE: Agent Authorization, Tuscany Village, Unit II – Request for Subdivision of Land and Vacation of Public Easement

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 and approval process on all aspects in connection with the subdivision of land and vacation of public and private easements for the property 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 and Development Co.
4830 Juan Tabo Blvd. NE, Suite H
Albuquerque, NM 87107



Fierro & Company

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

City of Albuquerque
Development Hearing Officer

RE: PR-2020-004171
Proposed Tuscany Village, Unit II Subdivision

On behalf of William E. Galbreth Land Development Co. LLC, Fierro & Company, their agent is requesting approval of a Major – Preliminary Plat for Tuscany Village, Unit II Subdivision, being a replat of Tract N-7-A-1 of the Bulk Land Plat of Tanoan Properties. The proposed subdivision plat will create lots 1 through 9 and Tract N-7-A-1-A for drainage purposes as it is encumbered by several existing spillway easements managed and maintained by AMAFCA. The plat also proposes to vacate public (3) and private (1) easements and dedicate San Antonio Drive right of way. In connection with the plat, a Sidewalk Waiver (VA-2024-00096) and DHO Determination of the San Antonio Drive right-of-way (VA-2024-00098) was heard and approved at April 10, 2024 DHO hearing. The property is currently zoned R-1D and the proposed replat will provide for the development of single-family homes in accordance with the R-1D zone.

The proposed subdivision has been reviewed at sketch plat a total of 3 times, the application process for Minor Preliminary/Final was attempted in December 2023, however, a requirement for Sensitive Lands Analysis (SLA) was made (post December 13, 2023 sketch plat) and most recently, another application for a Minor Preliminary/Final Plat was accepted, processed and placed on the DHO Agenda for April 10, 2024 DHO hearing, however, a request for withdrawal by City Planning was made because the associated infrastructure, deemed major, necessitated a Major Preliminary Plat submittal.

Sketch Plats:

- August 5, 2020 PS 2020-00066
- August 31, 2022 PS-2022-00178
- December 13, 2023 PS-2023-00208

Minor Preliminary Submittals:

- December 2023 Application – Not submitted, SLA required
- April 1, 2024 Submittal – Application accepted, invoiced, fees paid, placed on the April 10, 2024 DHO agenda, followed by a request from Planning to withdraw on April 9, 2024.

The most recent sketch plat was reviewed by the City Development Facilitation Team (DFT) on December 13, 2023, at which time comments were provided and were addressed with the April 10, 2024, DHO application submittal for Minor-Preliminary/Final Plat. Additionally, DHO comments were provided by Planning on April 10, 2024 and are addressed in this subsequent DHO application for Major – Preliminary Plat.

DHO April 10, 2024 Agency Comments addressed:

ABWCUA:

Project No: PR-2020-004171 Date:04/10/2024 Agenda Item: #6 Zone Atlas Page: R1-D

Legal Description: TRACT N-7-A-1, BULK LAND PLAT OF TANOAN PROPERTIES

Location: 12300 SAN ANTONIO DR between LOWELL DR NE and TENNYSON ST NE

Application For: Subdivide 1 Tract of land into 9 lots and 1 tract, vacate existing easements and grant new public easement.

- a. Extensions are required for the site and an infrastructure list will be required. Final plat signature will require either construction or financial guarantee in place.
- b. During the design process, if additional easements are required, the plat may need to be revised to show adequate easements as needed. Otherwise, public paper easements can potentially be created but service cannot be sold until all infrastructure improvements are accepted and easements in place.

Application For: SD-2024-00061 – Vacation of Public Easement

1. No objection a. The sanitary sewer easement is being replaced by a new easement.

Response: Comments noted, extension for water and sewer are included in the infrastructure list attached to application submittal.

Code Enforcement:

Jeff Palmer-Code Enforcement Supervisor Planning Department jppalmer@cabq.gov DATE: 04/10/2024

1. It was determined in the 12/3/2023 DFT Sketch Plat meeting that the property has already been re-zoned to R-1D. Therefore, the lots must meet the dimensional standards for R-1D, minimum 70 ft width and 10,000 sq ft, and the lots as shown meet these requirements.
2. Property is in an Area of Consistency, but is not subject to these requirements as there are no other properties within the City of Albuquerque that are fronting that portion of the block facing San Antonio NE.
3. Code Enforcement has no further comments and no objections.

Response: Comments noted.

Transportation:

Ernest Armijo, P.E. DATE: April 10, 2024 AGENDA ITEM NO: 6

Transportation Development

505-924-3991 or earmijo@cabq.gov

1. Transportation is satisfied with the justification for waiver to ROW requirements.
Response: This was approved at 4/10/2024 DHO Hearing - VA-2024-00098 – Sidewalk Waiver DPM

2. Transportation has reviewed the waiver to sidewalk request and based on the fact that there are no ADA facilities for sidewalk to connect to as DRB approved a crusher fine trail adjacent to this property, we have no further objections to this waiver.
Response: This was approved at 4/10/2024 DHO Hearing - Sidewalk Waiver- VA-2024-00096

3. No objection.
Response: Noted

Hydrology Section:

- Hydrology will need to approve a Revised Conceptual Grading & Drainage. The approved Conceptual G&D was for an Eight (8) Lot Subdivision. The plat that is before the DHO is a Nine (9) Lot Subdivision.

- Comment – Prior to submitting for Work Order & Grading Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Response: Comments noted, see attached revised Conceptual G & D.

Planning:

HEARING DATE: 04/10/24 -- **AGENDA ITEM:** #6

Project Number: PR-2020-004171

Application Number: SD-2024-00059 & VA-2024-00096 & VA-2024-00098 & SD-2024-00061 & SD-2024-00063

Project Name: 12300 San Antonio Dr NE

Request:

Preliminary-Final Plat / Sidewalk Waiver/ Sidewalk Waiver DPM/ Vacation of public Easement /Vacation of Private Easement

Hannah Aulick / Jay Rodenbeck / Jolene Wolfley **DATE:** 04/10/24

Planning Department

Comments:

Items in orange type need attention

Items in blue type are compliant

- The Application number must be corrected on the plat.

Response: Application number to be updated at assignment.

- An obsolete DRB Infrastructure List form has been used. Please use the updated DHO form for the Infrastructure List. This form can be obtained online at the following link:

https://documents.cabq.gov/planning/development-hearing-officer/DHO_infrastructure-list.pdf

Response: The infrastructure list included in the April 2024 submittal and this current submittal is not an obsolete form and is the one provided via the link in Planning comments.

➤ **Infrastructure list included in April & May 2024 submittals:**

Current DRC
Project Number: 740180

FIGURE 12

INFRASTRUCTURE LIST
(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D,R,B,) REQUIRED INFRASTRUCTURE LIST

Tuscany Village Unit 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 4/1/2024

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

➤ **Infrastructure list accessed on the link provided in Planning’s comments is the same form that is and was submitted, note the City’s revision date of 2/16/18 is the same on the submitted infrastructure list.**

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST
(Rev. 2-16-18)

EXHIBIT "A"

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

PROPOSED NAME OF PLAT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DHO Project No.: _____

DHO Application No.: _____

- Planning defers to Code Enforcement for compliance with Dimensional Standards and Contextual Standards (5-1(C)(2)).

Response: See Code Enforcement 4/10/24 comments:

“It was determined in the 12/3/2023 DFT Sketch Plat meeting that the property has already been rezoned to R-1D. Therefore, the lots must meet the dimensional standards for R-1D, minimum 70 ft width and 10,000 sq ft, and the lots as shown meet these requirements.”

- Engineering staff have reviewed the Infrastructure List (IL) included with the Preliminary/Final Plat and determined that some of the items on the Infrastructure List are considered "major public infrastructure." Per 6-6(K)(1)(a)(3) of the IDO, if a platting application requires major public infrastructure, a Major Preliminary Plat application submittal is required. **AS THE PLATTING APPLICATION SUBMITTED FOR THIS SITE WAS A MINOR PRELIMINARY/FINAL PLAT, IT WILL NEED TO BE WITHDRAWN WITH A MAJOR PRELIMINARY PLAT APPLICATION SUBMITTED IN ITS PLACE.**

Response: After 3 sketch plats, a December 2023 Minor Preliminary/Final routing of pre-application forms, and a 4/1/10 Minor Preliminary/Final application submittal, acceptance and agenda placement, planning staff did not express this requirement until less than a day prior to 4/10/24 hearing. Comments provided at sketch plat submittals reflect the infrastructure requirements that would be required to be placed on an infrastructure list whereby the determination of “some of the items” could and should have been made and disclosed well in advance.

Sketch Plat Comments (8/5/2020, 8/31/2022, 12/13/23)

ABCWUA:

David G. Gutierrez, P.E. Date:08/05/2020 Agenda Item: #11

Public waterline and sanitary sewer extensions will be required along San Antonio Dr. to cover the entire frontage of the platted area. This infrastructure shall be on an infrastructure list.

David G. Gutierrez, P.E. Date:08/31/2022 Agenda Item: #10

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

David G. Gutierrez, P.E. Date:12/13/2023 Agenda Item: #7

Extensions are required for the site and an infrastructure list will be required. Final plat signature will require either construction or financial guarantee in place.

Transportation:

Jeanne Wolfenbarger, P.E. DATE: August 5, 2020 AGENDA ITEM NO: 11

5-foot sidewalk and curb and gutter is requested for San Antonio Drive.

Ernest Armijo, P.E. DATE: August 31, 2022 AGENDA ITEM NO: 10

5-foot sidewalk and curb and gutter is requested for San Antonio Drive.

Ernest Armijo, P.E. DATE: December 13, 2023 AGENDA ITEM NO: 7

5-foot sidewalk and curb and gutter is requested for San Antonio Drive.

- Four (4) Vacations of Easement are proposed in the justification letter (for the Vacations) in the application submittal and as noted/depicted on the Plat. However, only two Vacations of Easement (a Vacation of Public Easement and a Vacation of Private Easement) were processed by staff and placed on the April 10th DHO agenda. For a decision to be made on the two remaining Vacations of Public Easement, two additional applications for Vacation of Public Easements will need to be processed and the application fees paid for prior to their hearing, with more detail on the application submittal for each Vacation in the “Brief Description of Request” section of the application form being provided to staff processing the additional applications (at PLNDRS@cabq.gov).

Response: The prior application submittal on 4/1/2024 included vacation of 4 easements (1 private and 3 public) only 2 of which were processed and invoiced (SD-2024-00061 and SD-2024-00063). For the 2 vacation applications not processed SD-2024-00066 and SD-202400067, they are again included in this submittal to be heard together with the Major Preliminary Plat as is the preference of Planning. All associated fees, for the vacations will have been paid at time of submittal, less the published notice fees of which are not required per IDO Table 6-1-1.

- For the portion of the 20-foot prescriptive sewer line easement proposed to be vacated on the subject property (Easement #1), the Applicant must contact the owner of the abutting property (DAVID PRICE ETAL ATTN: AMERICAN GOLF CORP at UPC: 102206232441910205) southwest of the subject property and confirm in writing that they do not object to or have any issues with the proposed vacation, as it appears on the Plat that the 20-foot prescriptive sewer line easement proposed to be vacated connects to or is part of the easement on their property.

Response: The vacation of the prescriptive sewer easement has no effect on the adjacent property, has no effect on the status of intent of existing prescriptive sewer easement on their property, has no effect on existing sewer infrastructure located in the prescriptive easement and ABCWUA concurs and has no objection to the vacation because the proposed plat is expressly granting a formal and greater interest than that of a prescriptive easement in the same location.

See ABCWUA April 10, 2024 Comments

“Application For: SD-2024-00061 – Vacation of Public Easement

1. No objection a. The sanitary sewer easement is being replaced by a new easement.”

Vacation of public Easement /Vacation of Private Easement

☑ For Vacation of Public and Private Easement please refer to 6-6(M) 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 criteria provided in 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.

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.*

▪ Per 5-4(L)(2), Easements or public rights-of-way for public infrastructure shall be granted or dedicated, respectively, in accordance with the minimum standards and requirements set forth in the DPM.

Response: Vacation justification letter is included in the application.

Parks & Recreation:

Response:

Parks and Recreation did not provide comments at April 10, 2024 DHO Hearing.

Parks and Recreation comments at December 13, 2024 Sketch Plat:

“No comments at this time.”

At this time, we believe we have satisfactorily addressed comments and concerns brought forward by City planning over the course of several reviews and we would like to move this platting action forward for approval without further delay.

Thank you for you review and consideration,



Veronica Herrera
Fierro & Company



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: June 12, 2023

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-004171
Agent: Robert Fierro, Fierro & Company
Applicant: William E. Galbreth Land Development Co LLC
Legal Description: Tract N-7-A-1 of the Bulk Land Plat of Tanoan Properties
Zoning: R1-D
Acreage: 6.653
Zone Atlas Page(s): E-22-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth aerial photographs, NMCRIS Records

SITE VISIT: N/A

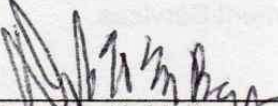
RECOMMENDATIONS:

The property appears to have been disturbed by earthmoving equipment by 1996.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:



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

Planning, Development Services



DEVELOPMENT FACILITATION TEAM REVIEW SHEET

CASES FOR REVIEW AND COMMENT FOR:

December 13, 2023

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – December 12th

Link to access all applications:

<https://sfftp.cabq.gov/link/pdoOjMFd2Cg/>

1. [PR-2021-005746](#)

SI-2023-01893 - SITE PLAN DFT

REQUEST: Site Plan approval for hotel use. Proposed hotel will be 64,715 sq ft – no major public infrastructure needed for development. Site currently vacant and subdivided. This request will also amend the overall site plan to show the new hotel layout.

LOTS/SUBDIVISION: Lot 1A1, FRATERNAL ORDER OF POLICE

ADDRESS/LOCATION: 5910 JEFFERSON ST NE

ZONED: NR-BP

IDO: 2022

2. [PR-2023-009563](#)

PS-2023-00198 – SKETCH PLAT

REQUEST: Subdivide the 1.3 acre lot located at 2866 Campbell Road NW, Lot 17 of Alvarado Gardens into 4 lots and be able to build 4 single family residences.

LOTS/SUBDIVISION: E ½ OF LOT 17, UNIT 2, ALVARADO GARDENS

ADDRESS/LOCATION: LOCATED ON CAMPBELL between RIO GRANDE BLVD and RIO GRANDE RIVER

ZONED: R-2

IDO: 2022

3. [PR-2023-009569](#)

PS-2023-00200 - SKETCH PLAT

REQUEST: Combine existing Tract 133-B of MRGCD map #31 and lots 294 thru 301 into new tracts A and B, Alvarado Gardens Unit 3

LOTS/SUBDIVISION: TRACT 133, LOTS 294 THRU 301, UNIT 3, ALVARADO GARDENS UNIT 3

ADDRESS/LOCATION: 3529 RIO GRANDE BLVD NW betwee ARBOR RD NW and DON ONOFRE TR NW

ZONED: R-A

IDO: 2022

4. [PR-2022-007903](#)

PS-2023-00203 - SKETCH PLAT

REQUEST: Vacate Santa Clara Ave SE and Altez ST NE (Public Right-Of-way) as shown on maps and convert into private right-of-way

LOTS/SUBDIVISION: LOT 56-A, SKYLINE HEIGHTS ADDITION

ADDRESS/LOCATION: 600 MOON SE between SOUTHERN and SANTA CLARA SE

ZONED: NR-C

IDO: 2022

5. [PR-2023-009587](#)

PS-2023-00204 - SKETCH PLAT

REQUEST: Install a Twice the Ice and water vending machine on the site. Land is currently unused.

LOTS/SUBDIVISION: PARCEL 1, UNCLE DOC ADDITION 2

ADDRESS/LOCATION: 9620 MENAUL BLVD NE between EUBANK and SNOW HEIGHTS CIRCLE

ZONED: MX-M

IDO: 2022

6. [PR-2023-009609](#)

PS-2023-00206 - SKETCH PLAT

REQUEST: Lot line adjustment is being requested for the pupose of moving the existing lot line between lot 14-A and lot 15-A thereby eliinating the zero lot line side setback that exists on lot 15-A and creating an approximately five foot setback between the existing structure on lot 15-A and property line of Lot 14-A

LOTS/SUBDIVISION: LOTS 14-A & 15-A, BLOCK 8, HIGHLAND PLACE ADDITION

ADDRESS/LOCATION: 706 & 708 SANTA FE ST between WALTER ST and I-25

ZONED: R-1A

IDO: 2022

7. [PR-2020-004171](#)

PS-2023-00208 - SKETCH PLAT

REQUEST: Subdivide 1 Tract of land into 9 lots and 1 tract, vacate existing easements and grant new public easement.

LOTS/SUBDIVISION: TRACT N-7-A-1, BULK LAND PLAT OF TANOAN PROPERTIES

ADDRESS/LOCATION: 12300 SAN ANTONIO DR between LOWELL DR NE and TENNYSON ST NE

ZONED: R1-D

IDO: 2022

8. [PR-2022-007872](#)

PS-2023-00208 - SKETCH PLAT

REQUEST: Proposed new construction of a drive-thru coffee shop with customer walk up window.

LOTS/SUBDIVISION: TRACT C-1-A, UNIT 17, ACADEMY ACRES

ADDRESS/LOCATION: 7330 SAN ANTONIO DR NE between SAN ANTONIO DR NE and SAN ANTONIO PL NE

ZONED: MX-L

IDO: 2022

9. [PR-2023-009637](#)

PS-2023-00210 - SKETCH PLAT

REQUEST: Property replat located at 4815 NorthernTrail, to split 2/3 acre lot into two new lots.

LOTS/SUBDIVISION: LOT 14, QUAKER HEIGHTS

ADDRESS/LOCATION: 4815 NORTHERN TRAIL NW, BETWEEN UNSER and COORS

ZONED:

IDO: 2022

MAJOR SUBDIVISION
PUBLIC NOTICE
DOCUMENTATION

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from May 28, 2024 To June 27, 2024

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Veronica Herrera

(Applicant or Agent)

5/17/24

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2020-004171



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Major-Preliminary Plat
Decision-making Body: Development Hearing Officer
Pre-Application meeting required: [X] Yes [] No
Neighborhood meeting required: [] Yes [X] No
Mailed Notice required: [X] Yes [] No
Electronic Mail required: [X] Yes [] No
Is this a Site Plan Application: [] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 12300 San Antonio Dr. NE
Name of property owner: William E. Galbreth Land Development Co.
Name of applicant: Fierro & Company
Date, time, and place of public meeting or hearing, if applicable: Wednesday, June 12, 2024 at 9am
Meetings are held remotely. A link will be provided on the agenda posted on the City's website.
Address, phone number, or website for additional information:
Email: vherrera@fierrocompany.com / phone: (505)516-9861
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable.
[] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

Veronica Herrera (Applicant signature) 5/17/24 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Veronica Herrera

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Friday, May 10, 2024 12:43 PM
To: vherrera@fierrocompany.com
Subject: 12300 San Antonio Dr. NE_ Public Notice Inquiry Sheet Submission
Attachments: 4. Zone Atlas.pdf

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email
Antelope Run NA	antelope.run.abq@gmail.com	Alex	Robinson	alexlrnm@comc
Antelope Run NA	antelope.run.abq@gmail.com	Kenneth	Fabiszak	kfabiszak@sbcgl
District 8 Coalition of Neighborhood Associations	district8coalition@gmail.com	Idalia	Lechuga-Tena	lamesainternatic
District 8 Coalition of Neighborhood Associations	district8coalition@gmail.com	Bob	Fass	nobullbob1@gm

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Friday, May 10, 2024 11:14 AM
To: Office of Neighborhood Coordination <vherrera@fierrocompany.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:
Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Veronica Herrera

Telephone Number
5053528930

Email Address

vherrera@fierrocompany.com

Company Name

Fierro & Company

Company Address

3201 4th St NW Ste. C

City

Albuquerque

State

NM

ZIP

87107

Legal description of the subject site for this project:

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

Physical address of subject site:

12300 San Antonio Dr. NE

Subject site cross streets:

Lowell & Tennyson St. NE

Other subject site identifiers:

This site is located on the following zone atlas page:

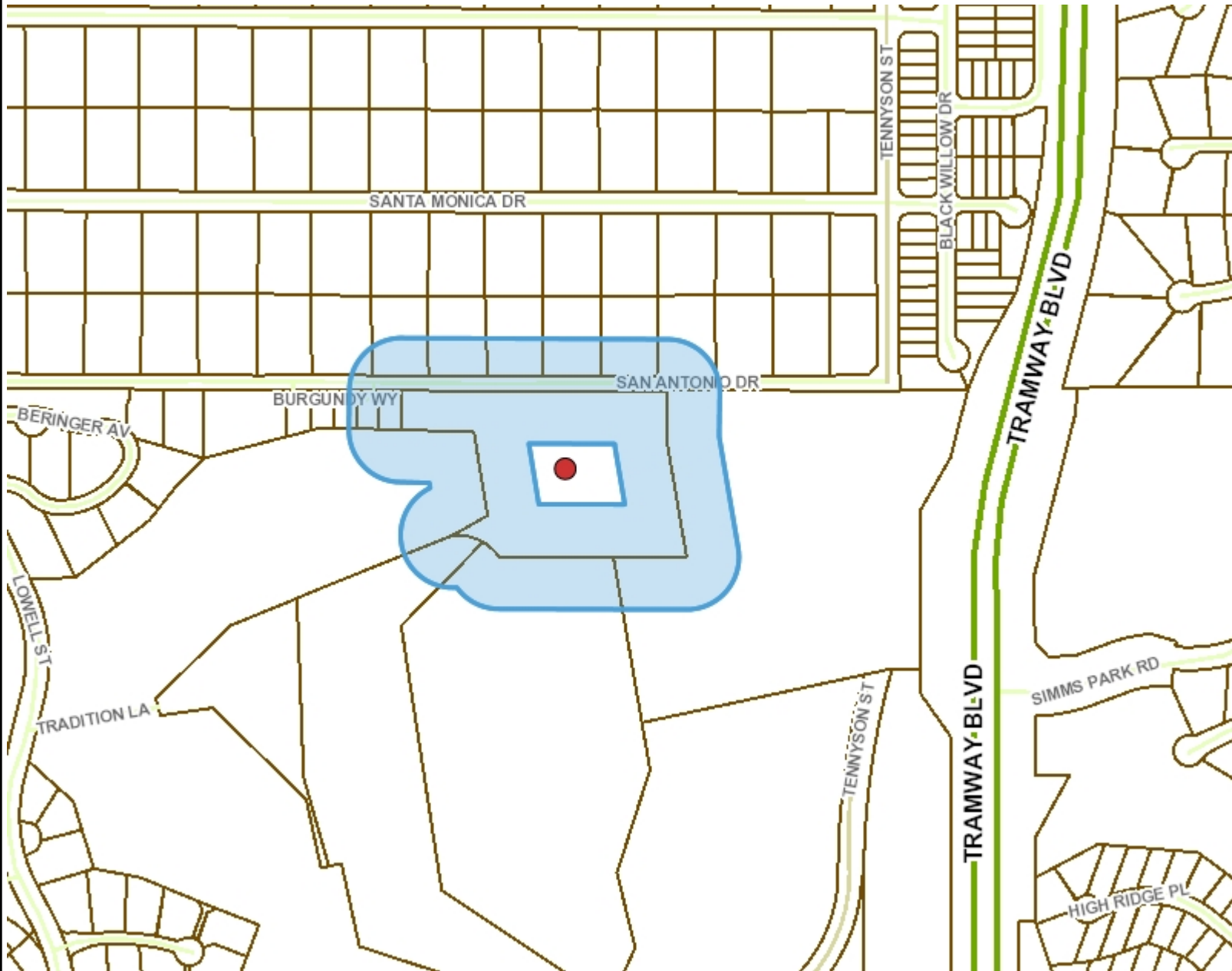
E-22-Z

Captcha

x



12300 San Antonio Dr NE



Legend

- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- + BN and SF Railroad
- Bernalillo County Parcels

Notes

Buffer : 150 ft.
 ROW San Antonio Dr : 50 ft.

846 0 423 846 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 4/10/2024 © City of Albuquerque

1: 5,076

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MAILED NOTICE- 100' PROPERTY OWNERS

ATTACHMENTS:

1. E-22 ZONE ATLAS PAGE
2. PROPOSED PLAT

SWEDBERG JODY CRYSTAL CALL
12411 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122

KNOWLSON RICHARD F & DANELLE
12209 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1087

PROTESTANT EPISCOPAL CHURCH
7171 TENNYSON NE
ALBUQUERQUE NM 87122

B & A DEVELOPMENT CORP
PO BOX 3671
ALBUQUERQUE NM 87190-3671

MOLLOY MARTIN & ILEEN
12109 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1098

WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC
4830 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111-2690

AMERIWEST CORPORATION
C/O TANOAN COMMUNITIES EAST
PO BOX 67590
ALBUQUERQUE NM 87193-7590

DAVID PRICE ETAL
ATTN: AMERICAN GOLF CORP
10670 N CENTRAL EXPY SUITE 700
DALLAS TX 75231-2144

GALBRETH BROC
12108 BURGUNDY WAY NE
ALBUQUERQUE NM 87122-1058

OTERO STEPHEN L & BARBARA C TRUSTEES OTERO RVT
12305 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1700

TITAN HD LLC
6300 RIVERSIDE PLAZA LN NW SUITE 200
ALBUQUERQUE NM 87120-2617

MAZOTTI ANTHONY M & ALEXIS L
12201 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1087

DUFFIELD DANIEL O & ZHANG HONGJUAN
12401 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1702

GALBRETH WILLIAM S & KELLY A
12112 BURGUNDY WAY NE
ALBUQUERQUE NM 87122-1058

DIAZ FREDIE
12301 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1700

WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC
4830 JUAN TABO BLVD NE SUITE H
ALBUQUERQUE NM 87111



Fierro & Company

3201 4TH Street NW, Suite C

Albuquerque, NM 87107

(505) 352-8930 | www.fierrocompany.com

May 15, 2024

Jody Crystal Call Swedberg

12411 San Antonio Dr. NE

Albuquerque NM 87122

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscan Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera

Fierro & Company

Enclosures (3)

Public Notice Form

Zone Atlas Page E-22

Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: SWEDBERG JODY CRYSTAL CALL

Mailing Address*: 12411 SAN ANTONIO DR NE ALBUQUERQUE NM 87122

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with
new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*2: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*3:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*4 E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



Fierro & Company

3201 4TH Street NW, Suite C

Albuquerque, NM 87107

(505) 352-8930 | www.fierrocompany.com

May 15, 2024

Protestant Episcopal Church

7171 Tennyson NE

Albuquerque, NM 87122

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscany Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3)

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: PROTESTANT EPISCOPAL CHURCH

Mailing Address*: 7171 TENNYSON NE ALBUQUERQUE NM 87122

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* *[if applicable]* Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*²: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



Fierro & Company

3201 4TH Street NW, Suite C

Albuquerque, NM 87107

(505) 352-8930 | www.fierrocompany.com

May 15, 2024

Martin & Ileen Molloy
12109 San Antonio Dr NE
Albuquerque, NM 87122-1098

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscany Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3)

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: MOLLOY MARTIN & ILEEN

Mailing Address*: 12109 SAN ANTONIO DR NE ALBUQUERQUE NM 87122-1098

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with
_____ new easements granted and right-of-way dedication. _____

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*2: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*3:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*4 E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>



Fierro & Company

3201 4TH Street NW, Suite C

Albuquerque, NM 87107

(505) 352-8930 | www.fierrocompany.com

May 15, 2024

Ameriwest Corporation
C/O Tanoan Communités East
PO Box 67590
Albuquerque, NM 87193-7590

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscany Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3)

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: AMERIWEST CORPORATION C/O TANOAN COMMUNITIES EAST

Mailing Address*: PO BOX 67590 ALBUQUERQUE NM 87193-7590

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*²: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>



Fierro & Company

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

May 15, 2024

Broc Galbreth
12108 Burgandy Way NE
Albuquerque, NM 87122-1058

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscan Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3)

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: GALBRETH BROC

Mailing Address*: 12108 BURGUNDY WAY NE ALBUQUERQUE NM 87122-1058

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*²: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

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⁵ Available here: <https://tinurl.com/idozoningmap>



Fierro & Company

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

May 15, 2024

Titan HD LLC
6300 Riverside Plaza LN NW SUITE 200
Albuquerque, NM 87120-2617

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscany Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3)

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: TITAN HD LLC

Mailing Address*: 6300 RIVERSIDE PLAZA LN NW SUITE 200 ALBUQUERQUE NM 87120-2617

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*²: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

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⁵ Available here: <https://tinurl.com/idozoningmap>



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

May 15, 2024

Daniel O. Duffield & Zang Hongjuan
12401 San Antonio Dr NE
Albuquerque NM 87122-1702

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscany Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

A handwritten signature in black ink that reads 'Veronica Herrera'.

Veronica Herrera
Fierro & Company

Enclosures (3):

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: DUFFIELD DANIEL O & ZHANG HONGJUAN

Mailing Address*: 12401 SAN ANTONIO DR NE ALBUQUERQUE NM 87122-1702

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*²: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link
³ Address (mailing or email), phone number, or website to be provided by the applicant
⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>



Fierro & Company

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

May 15, 2024

Fredie Diaz
12301 San Antonio Dr NE
Albuquerque, NM 87122-1700

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscany Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3):

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: DIAZ FREDIE

Mailing Address*: 12301 SAN ANTONIO DR NE ALBUQUERQUE NM 87122-1700

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*²: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

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<https://ido.abc-zone.com/>

IDO Interactive Map

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⁵ Available here: <https://tinyurl.com/idozoningmap>



Fierro & Company

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

May 15, 2024

Richard F & Danelle Knowlson
12209 San Antonio Dr NE
Albuquerque NM 87122-1087

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscany Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3):

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: KNOWLSON RICHARD F & DANELLE

Mailing Address*: 12209 SAN ANTONIO DR NE ALBUQUERQUE NM 87122-1087

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}.

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*2: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*3:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*4 E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

2 Physical address or Zoom link
 3 Address (mailing or email), phone number, or website to be provided by the applicant
 4 Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

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<https://ido.abc-zone.com/>

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⁵ Available here: <https://tinyurl.com/idozoningmap>



Fierro & Company

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

May 15, 2024

B & A Development Corp
PO Box 3671
Albuquerque NM 87190-3671

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscan Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3):

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: B & A DEVELOPMENT CORP

Mailing Address*: PO BOX 3671 ALBUQUERQUE NM 87190-3671

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with
new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*2: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*3:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*4 E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

2 Physical address or Zoom link
 3 Address (mailing or email), phone number, or website to be provided by the applicant
 4 Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

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Fierro & Company

3201 4TH Street NW, Suite C

Albuquerque, NM 87107

(505) 352-8930 | www.fierrocompany.com

May 15, 2024

William E Galbreth Land Development Co LLC

4830 Juan Tabo Blvd NE

Albuquerque, NM 87111-2690

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscany Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera

Fierro & Company

Enclosures (3):

Public Notice Form

Zone Atlas Page E-22

Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC

Mailing Address*: 4830 JUAN TABO BLVD NE ALBUQUERQUE NM 87111-2690

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
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 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
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¹ Attach additional information, as needed to explain the project/request.

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Date/Time*: Wednesday, June 12, 2024 at 9am.

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To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*3:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*4 E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

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- d. **For residential development***: Maximum number of proposed dwelling units.
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 - Total gross floor area of proposed project.
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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
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- Current Land Use(s) [vacant, if none] Vacant
-

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Fierro & Company

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

May 15, 2024

David Price Etal
Attn: American Golf Corp
10670 N Central Expy Suite 700
Dallas TX 75231-2144

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscany Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3):

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: DAVID PRICE ETAL ATTN AMERICAN GOLF CORP

Mailing Address*: 10670 N CENTRAL EXPY SUITE 700 DALLAS TX 75231-2144

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*²: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*³: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*³:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*³:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



Fierro & Company

3201 4TH Street NW, Suite C

Albuquerque, NM 87107

(505) 352-8930 | www.fierrocompany.com

May 15, 2024

Stephen L Otero L & Barbara C

Trustesss Otero RVT

12305 San Antonio Dr NE

Albuquerque NM 87122-1700

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscan Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

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Thank you,

Veronica Herrera

Fierro & Company

Enclosures (3):

Public Notice Form

Zone Atlas Page E-22

Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: OTERO STEPHEN L & BARBARA C TRUSTEES OTERO RVT

Mailing Address*: 12305 SAN ANTONIO DR NE ALBUQUERQUE NM 87122-1700

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*²: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>



Fierro & Company

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

May 15, 2024

Anthony M & Alexis L Mazotti
12201 San Antonio Dr NE
Albuquerque NM 87122-1087

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscan Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3):

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: MAZOTTI ANTHONY M & ALEXIS L

Mailing Address*: 12201 SAN ANTONIO DR NE ALBUQUERQUE NM 87122-1087

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*²: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link
³ Address (mailing or email), phone number, or website to be provided by the applicant
⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

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<https://ido.abc-zone.com/>

IDO Interactive Map

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Fierro & Company

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

May 15, 2024

William S & Kelly A Galbreth
12112 Burgandy Way NE
Albuquerque, NM 87122-1058

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscan Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3):

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: GALBRETH WILLIAM S & KELLY A

Mailing Address*: 12112 BURGUNDY WAY NE ALBUQUERQUE NM 87122-1058

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
2. Property Owner* William E. Galbreth Land Development
3. Agent/Applicant* [if applicable] Fierro & Company
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements - 3 Public and 1 Private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Wednesday, June 12, 2024 at 9am.

Location*2: Meetings are held remotely. A link will be provided on the agenda posted on the City's website.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*3:
Attached to notice - ZA Page and proposed plat. Please call (505)352-8930 with any questions.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*4 E-22
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.653 acres
 2. IDO Zone District R-1D
 3. Overlay Zone(s) [if applicable] _____
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Fierro & Company

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

May 15, 2024

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

The purpose of this letter is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscany Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

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Thank you,

Veronica Herrera
Fierro & Company

Enclosures (3):

Public Notice Form
Zone Atlas Page E-22
Proposed plat

[Note: Items with an asterisk (*) are required.]

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for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC

Mailing Address*: 4830 JUAN TABO BLVD NE SUITE H ALBUQUERQUE NM 87111

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 12300 San Antonio Dr. Albuquerque, NM 87122
Location Description San Antonio Dr. between Lowell Dr. & Tennyson St.
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The major subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easements granted and right-of-way dedication.

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- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*³: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*³:

- Deviation(s)
- Variance(s)
- Waiver(s)

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

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² Physical address or Zoom link

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- d. **For residential development***: Maximum number of proposed dwelling units.
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Additional Information:

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- 1. Area of Property [typically in acres] 6.653 acres
 - 2. IDO Zone District R-1D
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

Integrated Development Ordinance (IDO):
<https://ido.abc-zone.com/>

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Proof of first class mailing



NORTH VALLEY
424 VERANDA RD NW
ALBUQUERQUE, NM 87107-9997
(800)275-8777

05/15/2024 01:29 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Large Envelope Albuquerque, NM 87122 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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First-Class Mail® Large Envelope Albuquerque, NM 87122 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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First-Class Mail® Large Envelope Albuquerque, NM 87122 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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First-Class Mail® Large Envelope Albuquerque, NM 87193 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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First-Class Mail® Large Envelope Albuquerque, NM 87122 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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First-Class Mail® Large Envelope Albuquerque, NM 87120 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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First-Class Mail® Large Envelope Albuquerque, NM 87122 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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First-Class Mail® Large Envelope Albuquerque, NM 87122 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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First-Class Mail® Large Envelope Albuquerque, NM 87122 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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First-Class Mail® Large Envelope Albuquerque, NM 87122 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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First-Class Mail® Large Envelope Albuquerque, NM 87122 Weight: 0 lb 2.20 oz Estimated Delivery Date Fri 05/17/2024	1		\$1.87
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Credit Card Remit \$29.92
Card Name: VISA
Account #: XXXXXXXXXXXX8572
Approval #: 015078
Transaction #: 552
AID: A0000000031010 Chip
AL: VISA CREDIT
PIN: Not Required

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>
All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.
Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.

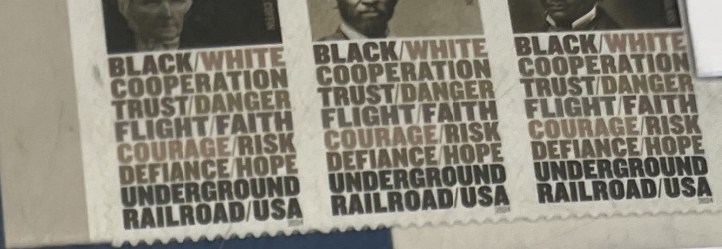


or call 1-800-410-7420.

UFN: 340167-0107
Receipt #: 840-58700062-1-4069747-1
Clerk: 40



P111



Retail



87193

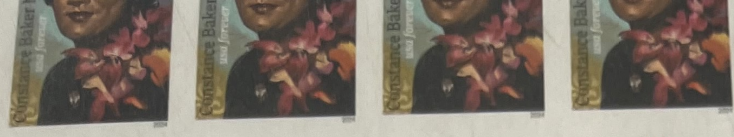
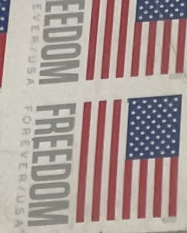
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MAY 15, 2024

\$1.87

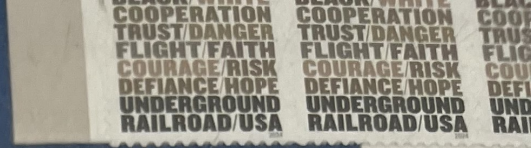
R2304H109122-40

RDC 99

AMERIWEST CORPORATION C/O
TANOAN COMMUNITIES EAST
PO BOX 67590
ALBUQUERQUE NM 87193-7590



P111



Retail



87122

RDC 99

U.S. POSTAGE PAID
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ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

R2304H109122-40

GALBRETH BROC
12108 BURGUNDY WAY NE
ALBUQUERQUE NM 87122-1058



Retail



UNITED STATES
POSTAL SERVICE®



87120

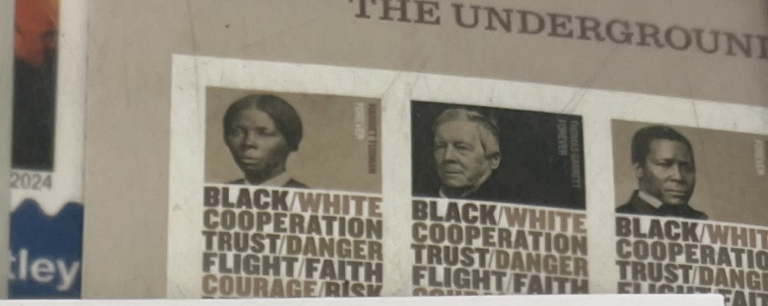
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MAY 15, 2024

\$1.87

R2304H109122-40

TITAN HD LLC
6300 RIVERSIDE PLAZA LN NW SUITE 200
ALBUQUERQUE NM 87120-2617



Retail



87122

RDC 99

U.S. POSTAGE PAID
FCM LG ENV
ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

R2304H109122-40

DUFFIELD DANIEL O & ZHANG
HONGJUAN
12401 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1702



P1111

UNDERGROUND RAILROAD/USA

Retail



87122

U.S. POSTAGE PAID
FCM LG ENV
ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

RDC 99

R2304H109122-40

DIAZ FREDIE
12301 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1700

P1111

DEFIANCE/HOPE
UNDERGROUND
RAILROAD/USA

DEFIANCE/HOPE
UNDERGROUND
RAILROAD/USA

COURAGE/RISK
DEFIANCE/HOPE
UNDERGROUND
RAILROAD/USA

Retail



87122

U.S. POSTAGE PAID
FCM LG ENV
ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

R2304H109122-40

RDC 99

KNOWLSON RICHARD F & DANELLE
12209 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1087

Retail



87190

U.S. POSTAGE PAID
FCM LG ENV
ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

R2304H109122-40

RDC 99

B & A DEVELOPMENT CORP
PO BOX 3671
ALBUQUERQUE NM 87190-3671

P111

DEFIANCE/HOPE
UNDERGROUND
RAILROAD/USA

DEFIANCE/HOPE
UNDERGROUND
RAILROAD/USA

COURAGE/RISK
DEFIANCE/HOPE
UNDERGROUND
RAILROAD/USA

Retail



87111

RDC 99

U.S. POSTAGE PAID
FCM LG ENV
ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

R2304H109122-40

WILLIAM E GALBRETH LAND
DEVELOPMENT CO LLC
4830 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111-2690

Retail



75231

U.S. POSTAGE PAID
FCM LG ENV
ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

RDC 99

R2304H109122-40

DAVID PRICE ETAL ATTN: AMERICAN
GOLF CORP
10670 N CENTRAL EXPY SUITE 700
DALLAS TX 75231-2144

Retail



87122

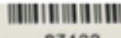
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RDC 99

R2304H109122-40

OTERO STEPHEN L & BARBARA C
TRUSTEES OTERO RVT
12305 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1700



87122

\$1.87

RDC 99

R2304H109122-40

PROTESTANT EPISCOPAL CHURCH
7171 TENNYSON NE
ALBUQUERQUE NM 87122

Retail



87122

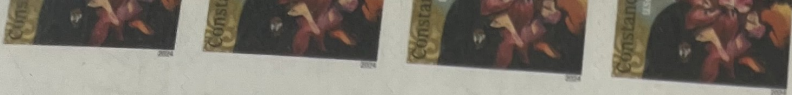
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MAY 15, 2024

\$1.87

R2304H109122-40

MAZOTTI ANTHONY M & ALEXIS L
12201 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1087



P111

BLACK/WHITE COOPERATION TRUST/DANGER FLIGHT/FAITH COURAGE/RISK DEFIANCE/HOPE UNDERGROUND RAILROAD/USA

Retail



87122

RDC 99

U.S. POSTAGE PAID
FCM LG ENV
ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

R2304H109122-40

GALBRETH WILLIAM S & KELLY A
12112 BURGUNDY WAY NE
ALBUQUERQUE NM 87122-1058

Retail



87111

U.S. POSTAGE PAID
FCM LG ENV
ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

RDC 99

R2304H109122-40

WILLIAM E GALBRETH LAND
DEVELOPMENT CO LLC
4830 JUAN TABO BLVD NE SUITE H
ALBUQUERQUE NM 87111

Retail



87122

U.S. POSTAGE PAID
FCM LG ENV
ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

R2304H109122-40

RDC 99

SWEDBERG JODY CRYSTAL CALL
12411 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122



Retail



UNITED STATES
POSTAL SERVICE®



87122

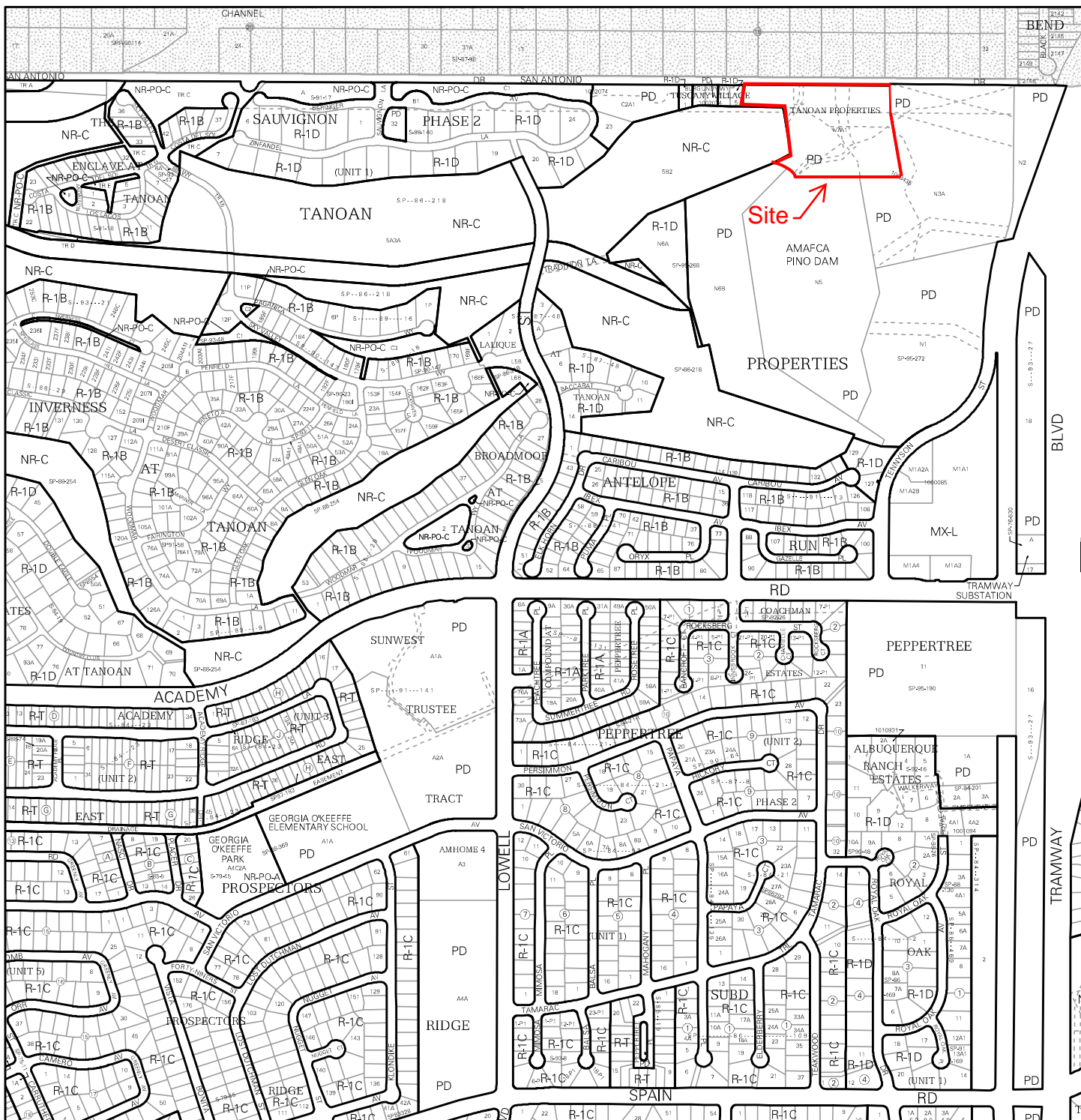
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ALBUQUERQUE, NM 87107
MAY 15, 2024

\$1.87

R2304H109122-40

RDC 99

MOLLOY MARTIN & ILEEN
12109 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1098



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:
E-22-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

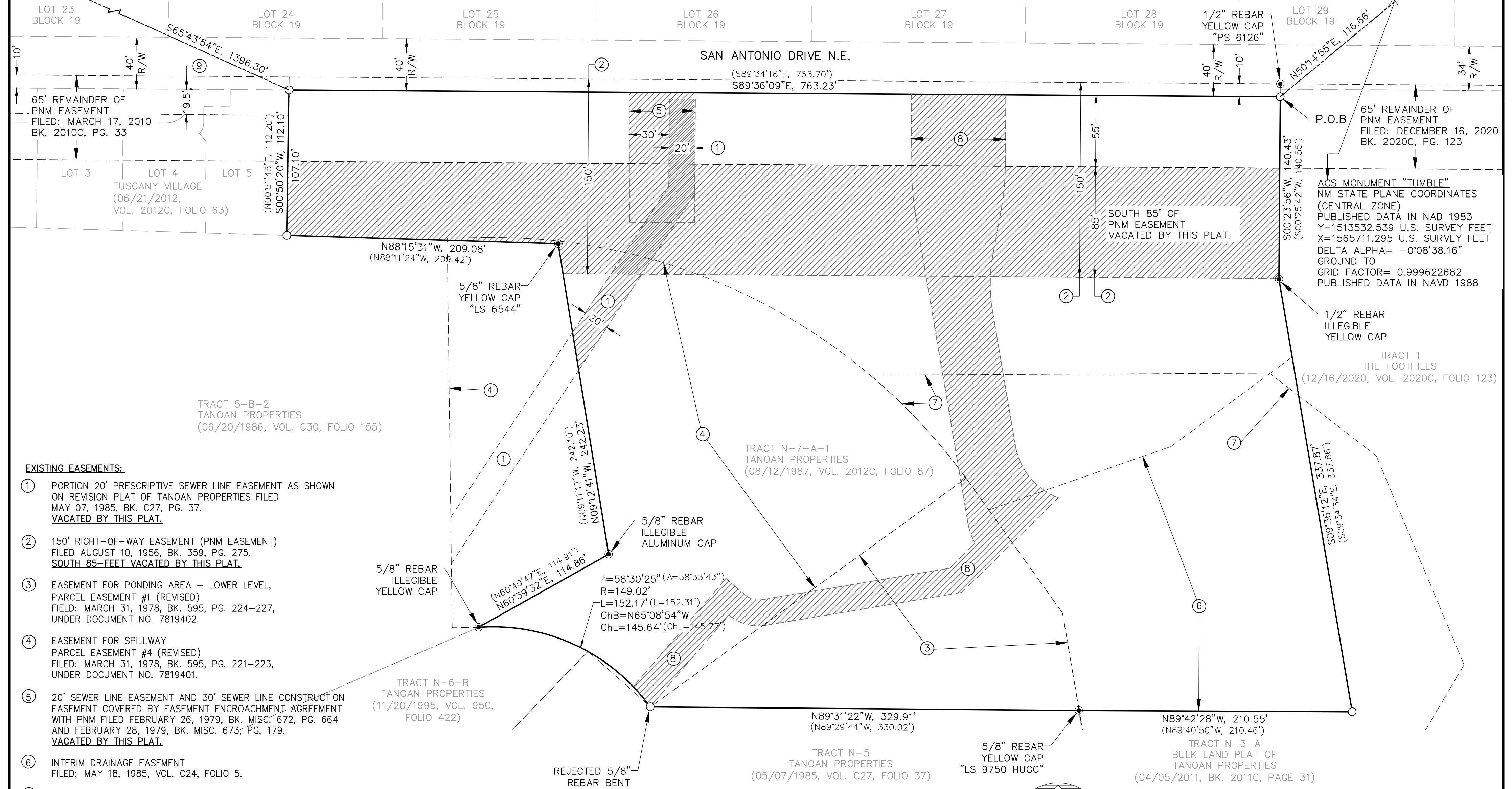
Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

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
 MAY 2024

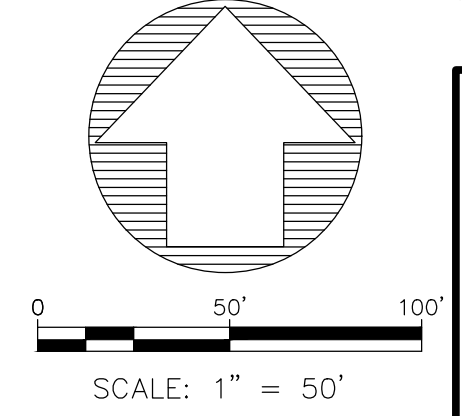
ACS MONUMENT "5-D22"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1514036.991 U.S. SURVEY FEET
 X=1563586.296 U.S. SURVEY FEET
 DELTA ALPHA= -0°08'52.92"
 GROUND TO GRID FACTOR= 0.999627580
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5917.306 U.S. SURVEY FEET

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



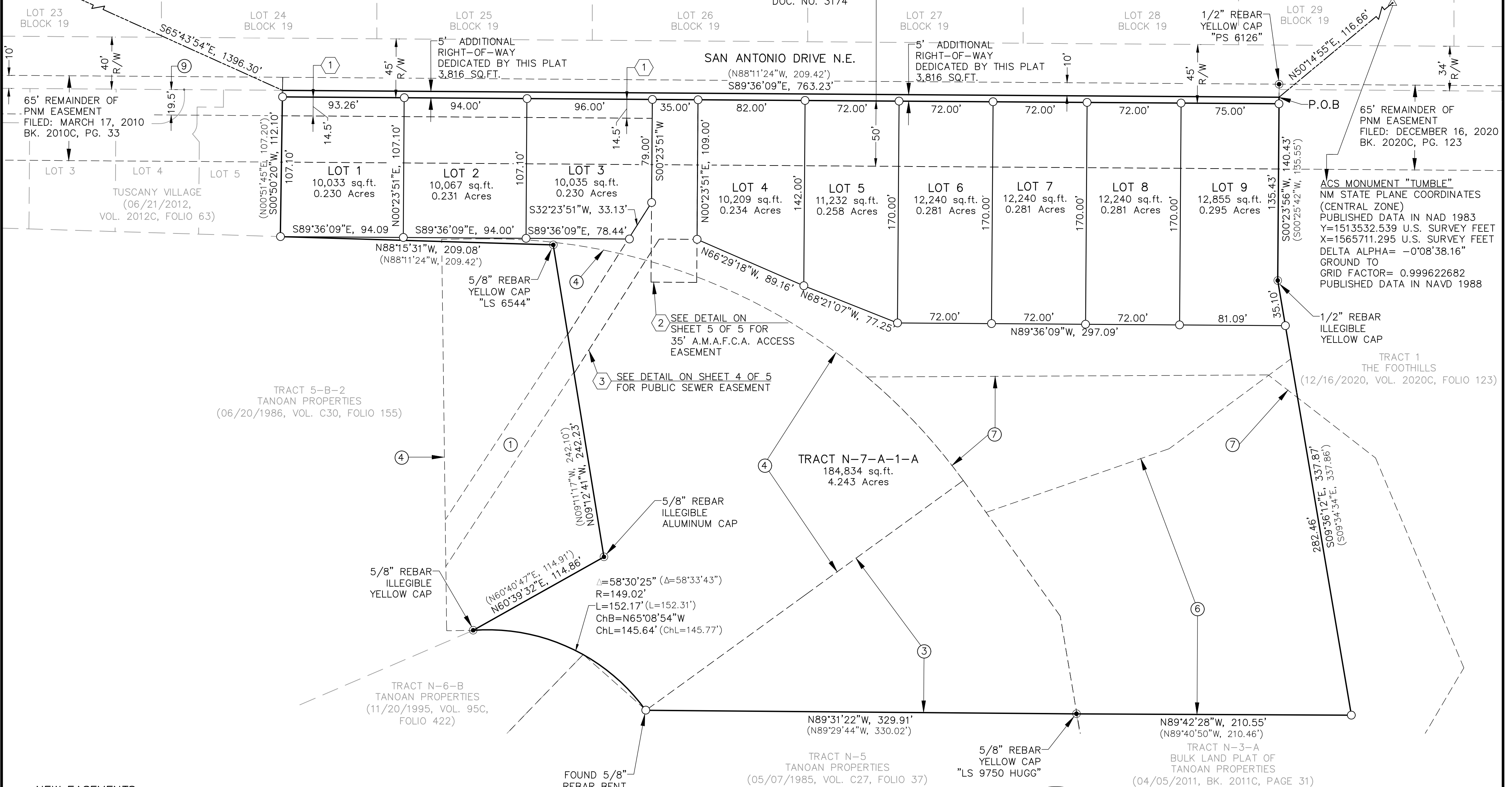
PROJECT NO. 19048

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
 MAY 2024

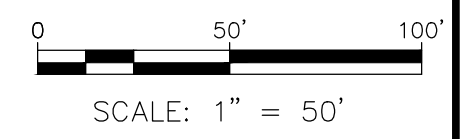
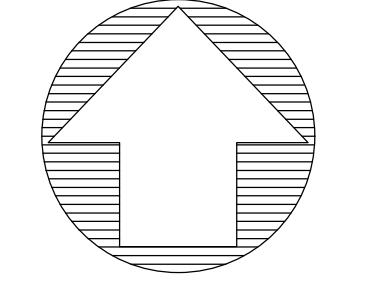
ACS MONUMENT "5-D22"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1514036.991 U.S. SURVEY FEET
 X=1563586.296 U.S. SURVEY FEET
 DELTA ALPHA= -0°08'52.92"
 GROUND TO GRID FACTOR= 0.999627580
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5917.306 U.S. SURVEY FEET

NORTH ALBUQUERQUE ACRES, TR. 2, UNIT 2
 (06/08/1931, VOL. D, FOLIO 131)
 50' REMAINING PORTION OF PNM EASEMENT
 FILED: AUGUST 10, 1956
 MISC. BK. 359, PAGE 272-282
 DOC. NO. 3174



- NEW EASEMENTS:**
- ① 14.5' PUBLIC WATER AND SEWER EASEMENT GRANTED BY THIS PLAT.
 - ② 35' A.M.A.F.C.A. ACCESS EASEMENT GRANTED BY THIS PLAT. TO BE MAINTAINED BY THE OWNERS 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.

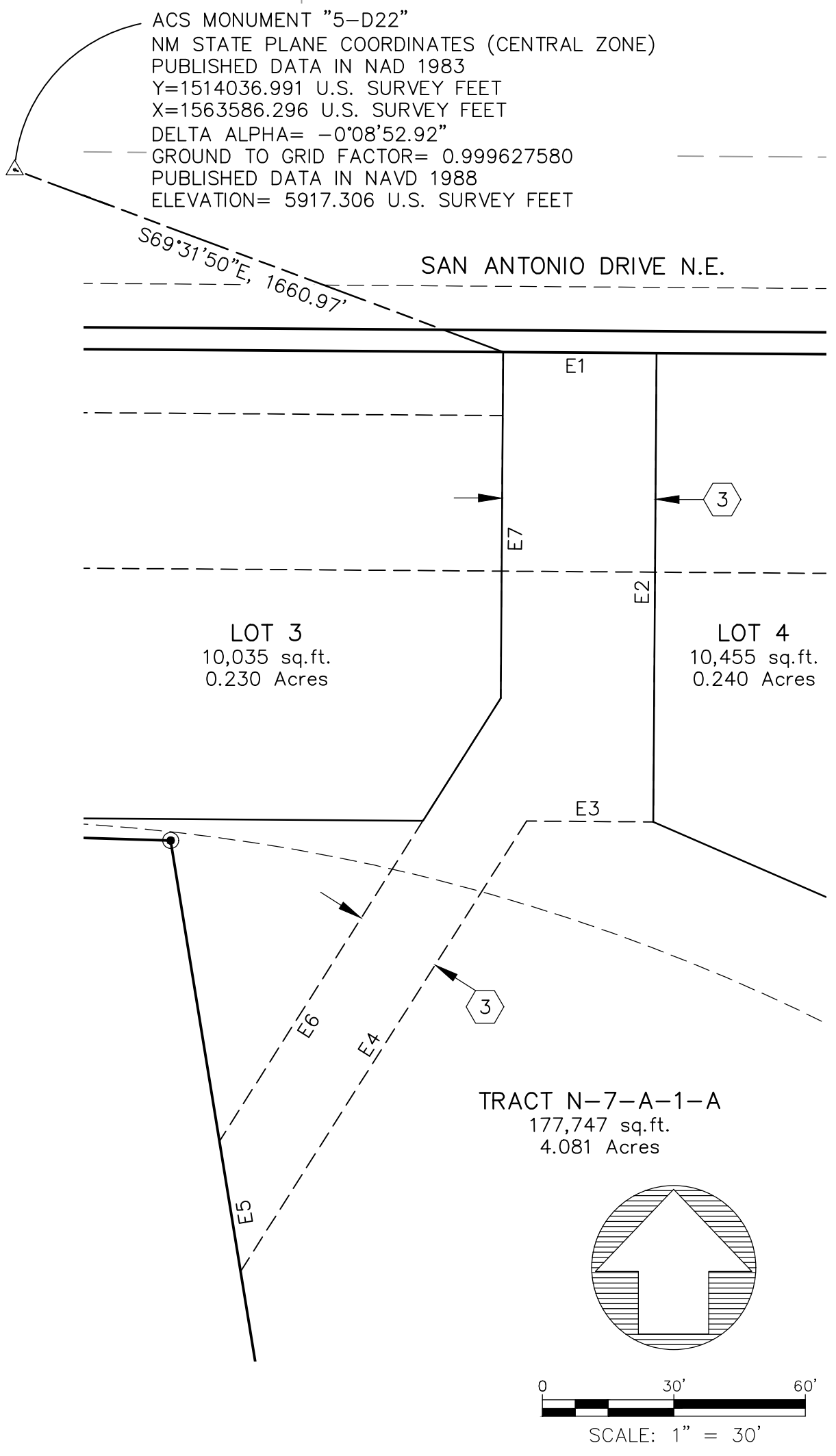
WAIVER NOTE:
 SIDEWALK WAIVER APPROVED ON _____ PER _____



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
 MAY 2024



LINE TABLE		
LINE #	BEARING	DISTANCE
E1	S89°36'09"E	35.00
E2	S00°23'51"W	109.00
E3	N89°36'09"W	28.91
E4	S32°23'51"W	119.40
E5	N09°12'41"W	30.12
E6	N32°23'51"E	119.76
E7	N00°23'51"E	79.00

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

- 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.
- 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."

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:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE N.E., WHICH LIES S69°31'50"E, A DISTANCE OF 1,660.97 FEET FROM A 3½" ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "5-D22";

THENCE, S89°36'09"E, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT;

THENCE, S00°23'51"W, A DISTANCE OF 109.00 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE, N89°36'09"W, A DISTANCE OF 30.16 FEET TO A CORNER OF THIS EASEMENT;

THENCE, S32°23'51"W, A DISTANCE OF 119.40 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;


THENCE, N09°12'41"W, A DISTANCE OF 30.12 FEET TO A CORNER OF THIS EASEMENT;

THENCE, N32°23'51"E, A DISTANCE OF 119.76 FEET TO A CORNER OF THIS EASEMENT;

THENCE, N00°23'51"E, A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,377.642 SQ.FT., MORE OR LESS.

○ DETAIL— PUBLIC SEWER EASEMENT

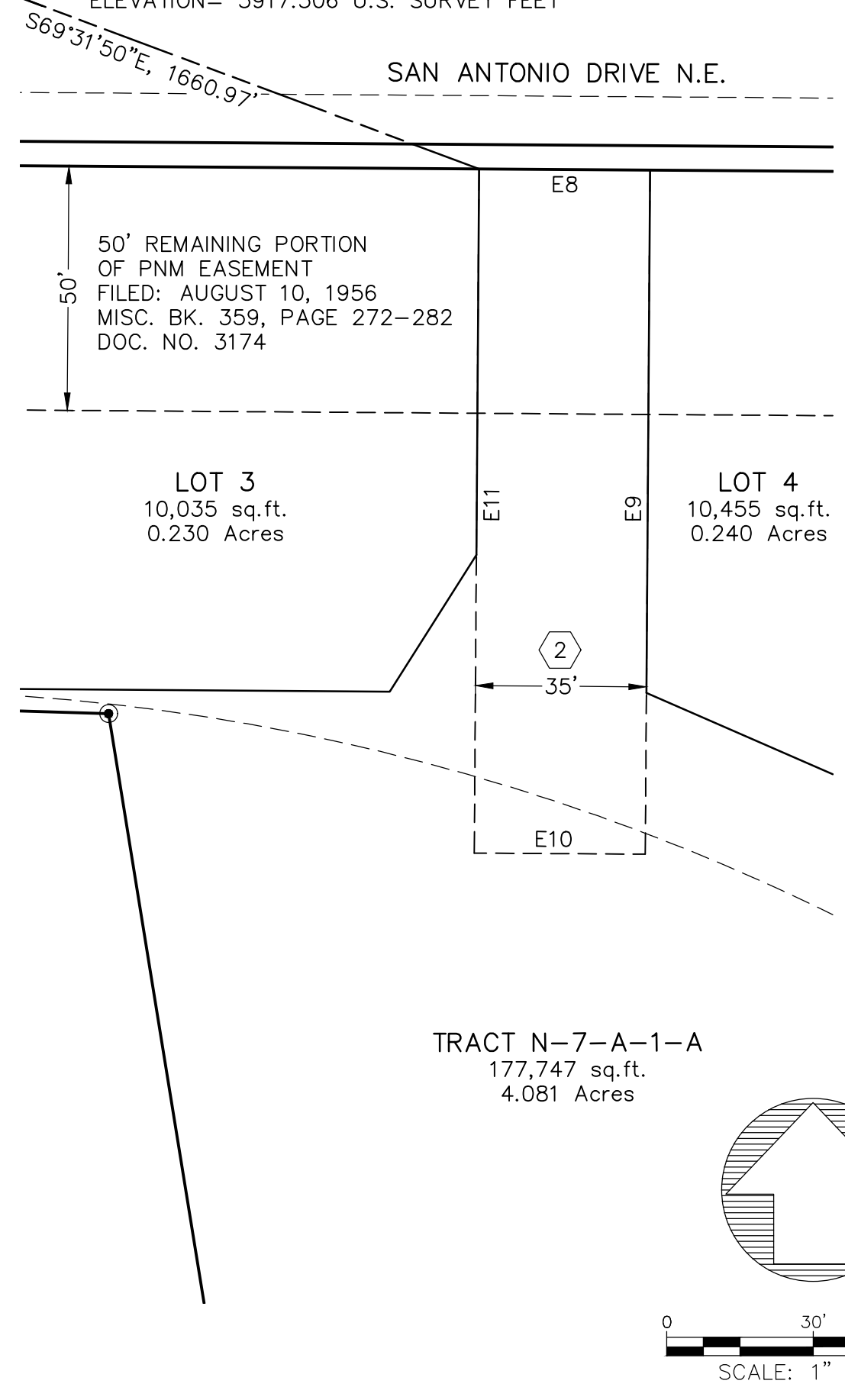
PROJECT NO. 19048



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
 MAY 2024

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
E8	S89°36'09"E	35.00
E9	S00°23'51"W	140.00
E10	N89°36'09"W	35.00
E11	N00°23'51"E	140.00

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:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE N.E., WHICH LIES S69°31'50"E, A DISTANCE OF 1,660.97 FEET FROM A 3/4" ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "5-D22";

THENCE, S89°36'09"E, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT;


THENCE, S00°23'51"W, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE, N89°36'09"W, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;

THENCE, N00°26'51"E, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,900 SQ.FT., MORE OR LESS.

○ DETAIL— 35' A.M.A.F.C.A. ACCESS EASEMENT

PROJECT NO. 19048



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

EMAIL NOTICE
ANTELOPE RUN NA
DISTRICT 8 COALITION OF NA

- ATTACHMENTS:
1. E-22 ZONE ATLAS PAGE
 2. PROPOSED PLAT

Veronica Herrera

From: Veronica Herrera <vherrera@fierrocompany.com>
Sent: Friday, May 17, 2024 7:13 AM
To: 'alexlrnm@comcast.net'
Cc: 'rfierro@fierrocompany.com'
Subject: Antelope Run NA - Notice of Major Preliminary Plat Application - 12300 San Antonio Dr. NE
Attachments: 1. AntelopeRun.AR Notice Form.pdf; 4. Zone Atlas.pdf; 19048-PLAT MAY 2024.pdf

Tracking:	Recipient	Read
	'alexlrnm@comcast.net'	
	'rfierro@fierrocompany.com'	
	rfierro@fierrocompany.com	Read: 5/17/2024 8:30 AM

Good morning Representative Robinson,

The purpose of this email is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscan Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of the DHO meeting on June 12, 2024 at 9am. Additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Attachments (3)
Public Notice Form
Zone Atlas Page E-22
Proposed plat

Thank you,

Verónica Herrera
Ph. (505)352-8930, Ext. 101



Veronica Herrera

From: Veronica Herrera <vherrera@fierrocompany.com>
Sent: Friday, May 17, 2024 7:11 AM
To: 'kfabiszak@sbcglobal.net'
Cc: 'rfierro@fierrocompany.com'
Subject: Antelope Run NA - Notice of Major Preliminary Plat Application - 12300 San Antonio Dr. NE
Attachments: 2. AntelopeRun.KF Notice Form.pdf; 4. Zone Atlas.pdf; 19048-PLAT MAY 2024.pdf

Tracking:	Recipient	Read
	'kfabiszak@sbcglobal.net'	
	'rfierro@fierrocompany.com'	
	rfierro@fierrocompany.com	Read: 5/17/2024 8:30 AM

Good Morning Representative Fabiszak,

The purpose of this email is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscan Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

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Attachments (3)
Public Notice Form
Zone Atlas Page E-22
Proposed plat

Thank you,

Verónica Herrera
Ph. (505)352-8930, Ext. 101



Veronica Herrera

From: Veronica Herrera <vherrera@fierrocompany.com>
Sent: Friday, May 17, 2024 7:13 AM
To: 'lamesainternationaldistrict@gmail.com'
Cc: 'rfierro@fierrocompany.com'
Subject: District 8 Coalition of Neighborhood Associations - Notice of Major Preliminary Plat Application - 12300 San Antonio Dr. NE
Attachments: 3. District8Coalition.ILT.pdf; 4. Zone Atlas.pdf; 19048-PLAT MAY 2024.pdf

Tracking:	Recipient	Read
	'lamesainternationaldistrict@gmail.com'	
	'rfierro@fierrocompany.com'	
	rfierro@fierrocompany.com	Read: 5/17/2024 8:30 AM

Good morning Representative Lechuga-Tena,

The purpose of this email is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscan Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

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- Attachments (3)
- Public Notice Form
 - Zone Atlas Page E-22
 - Proposed plat

Thank you,

Verónica Herrera
Ph. (505)352-8930, Ext. 101



Veronica Herrera

From: Veronica Herrera <vherrera@fierrocompany.com>
Sent: Friday, May 17, 2024 7:14 AM
To: 'nobullbob1@gmail.com'
Cc: 'rfierro@fierrocompany.com'
Subject: District 8 Coalition of Neighborhood Associations - Notice of Major Preliminary Plat Application - 12300 San Antonio Dr. NE
Attachments: 4. District8Coalition.BF.pdf; 4. Zone Atlas.pdf; 19048-PLAT MAY 2024.pdf

Tracking:	Recipient	Read
	'nobullbob1@gmail.com'	
	'rfierro@fierrocompany.com'	
	rfierro@fierrocompany.com	Read: 5/17/2024 8:30 AM

Good morning Representative Fass,

The purpose of this email is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 12300 San Antonio Drive NE will be submitting a preliminary plat for major subdivision to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, zone atlas page, E-22, outlining the subject property, and the proposed plat of the Tuscan Village Unit II subdivision. The purpose of the replat is to reconfigure the existing Tract into 9 lots and 1 tract, dedicate right of way, and vacate existing public and private easements with new easement dedications. The replat will provide for the development of single-family homes in accordance with the R -1D zone.

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Attachments (3)
Public Notice Form
Zone Atlas Page E-22
Proposed plat

Thank you,

Verónica Herrera
Ph. (505)352-8930, Ext. 101



[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3825.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

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- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
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Additional Information [Optional]:

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Useful Links

Integrated Development Ordinance (IDO):

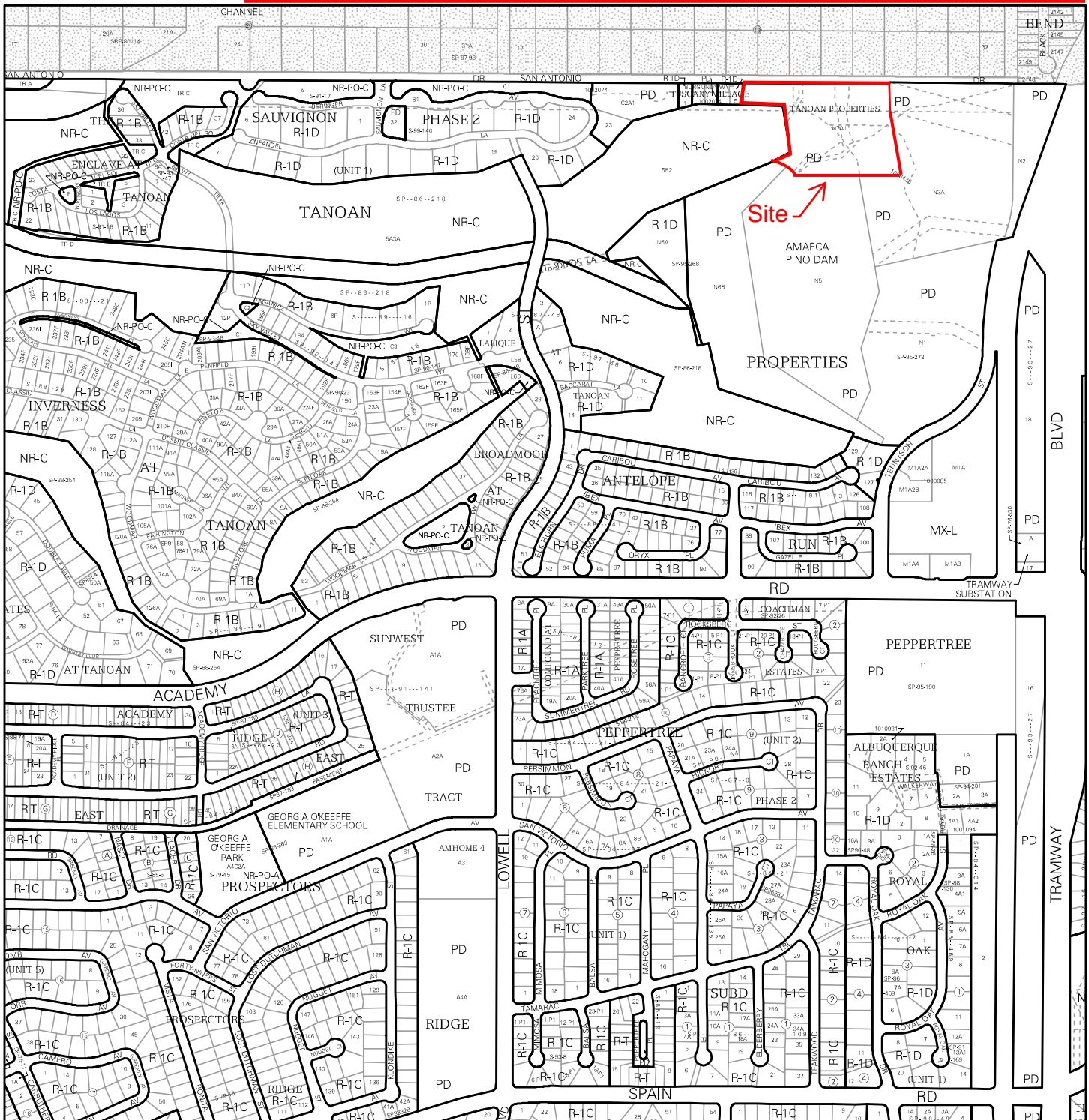
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



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

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

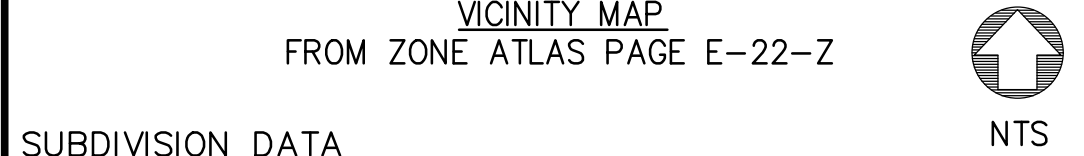
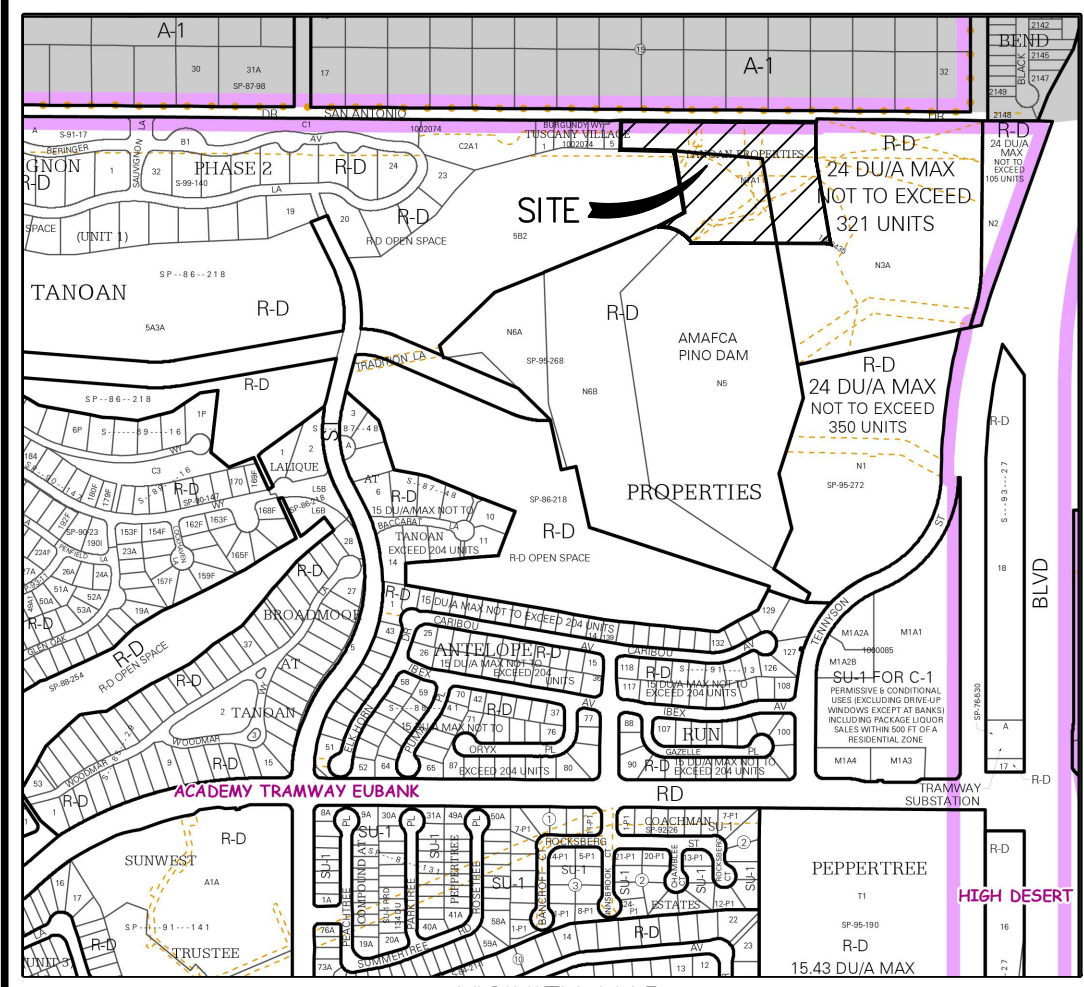
Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-22-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

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 MAY 2024



- SUBDIVISION DATA
1. ZONE ATLAS MAP NO. E-22; ZONING: R1-D.
2. GROSS SUBDIVISION ACREAGE: 6.653 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: ONE (1) TRACT.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: NINE (9) LOTS AND ONE (1) REMAINDER TRACT.
5. DATE OF SURVEY: OCTOBER 2019 TO APRIL 2024.
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE EXISTING TRACT (TRACT N-7-A-1) INTO NINE NEW LOTS AND ONE REMAINDER TRACT, DEDICATE ADDITIONAL RIGHT-OF-WAY FOR SAN ANTONIO DRIVE N.E., GRANT EASEMENT(S), AND VACATE EASEMENT(S) AS SHOWN.

- SURVEY NOTES:
1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
3. GROUND TO GRID SCALE FACTOR USED IS 0.99962175..
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

LEGEND table with symbols for FOUND MONUMENT AS NOTED, FOUND ACS MONUMENT AS NOTED, SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909", RECORD BEARING & DISTANCE, MEASURED BEARING & DISTANCE, EXISTING EASEMENT LINE, NEW EASEMENT LINE, ELIMINATED EASEMENT LINE, ELIMINATED LOT LINE, and VACATED EASEMENT.

UTILITY NOTES:
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

SOLAR NOTE:
PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 ERRECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

FLOOD ZONE(S):
THE SUBJECT PROPERTY LIES PARTIALLY WITHIN THE FOLLOWING TWO ZONES AS DEPICTED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NO. 35001C0142H, MAP REVISED AUGUST 16, 2012:
1) SPECIAL FLOOD HAZARD ZONE AE, BASE FLOOD ELEVATION 5973'.
2) SPECIAL FLOOD HAZARD ZONE AO. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

DESCRIPTION
TRACT N-7-A-1, OF THE BULK LAND PLAT OF TRACT N-7-A-1, TANOAN PROPERTIES SITUATE WITHIN SECTION 27, T. 11 N., R. 4 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 02, 2012 IN PLAT BOOK 2012C, PAGE 87.

FREE CONSENT AND DEDICATION
SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF TUSCANY VILLAGE, UNIT II", WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENT(S) AS SHOWN HEREON.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR SAN ANTONIO DRIVE, NE. AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: WILLIAM E GALBRETH LAND AND DEVELOPMENT CO, LLC.
BY: WILLIAM E GALBRETH
TITLE: MANAGING MEMBER

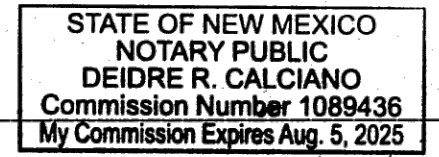
Signature of William E. Galbreth
WILLIAM E. GALBRETH DATE

ACKNOWLEDGEMENT:
STATE OF New Mexico)
)SS.
COUNTY OF Bernalillo)

ON THIS 1st DAY OF September, 2023, BEFORE ME

PERSONALLY APPEARED William E. Galbreth KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:
Signature of Notary Public
NOTARY PUBLIC



TREASURER'S OFFICE CERTIFICATION
THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #:
PROPERTY OWNER OF RECORD

BERNALILLO COUNTY
TREASURER'S OFFICE

PROJECT NO. : PR-2020-004171
APPLICATION NO. :
DHO APPROVAL DATE:

UTILITY APPROVALS:
PNM ELECTRIC SERVICES 02/29/2024 DATE
NEW MEXICO GAS COMPANY 2/15/2024 DATE
CENTURY LINK 2/27/2024 DATE
COMCAST 02/15/2024 DATE

CITY APPROVALS:
Loren N. Risenhoover P.S. 3/21/2024 DATE
CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS & RECREATION DEPARTMENT DATE
A.M.A.F.C.A. 2/13/2024 DATE

HYDROLOGY DATE

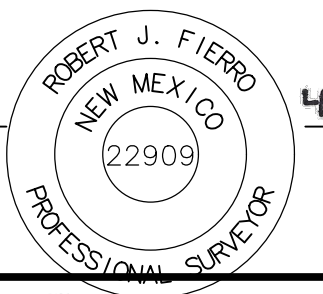
CODE ENFORCEMENT DATE

PLANNING DEPARTMENT DATE

CITY ENGINEER DATE

SURVEYOR'S CERTIFICATION
I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO 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 ACCURATELY 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; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

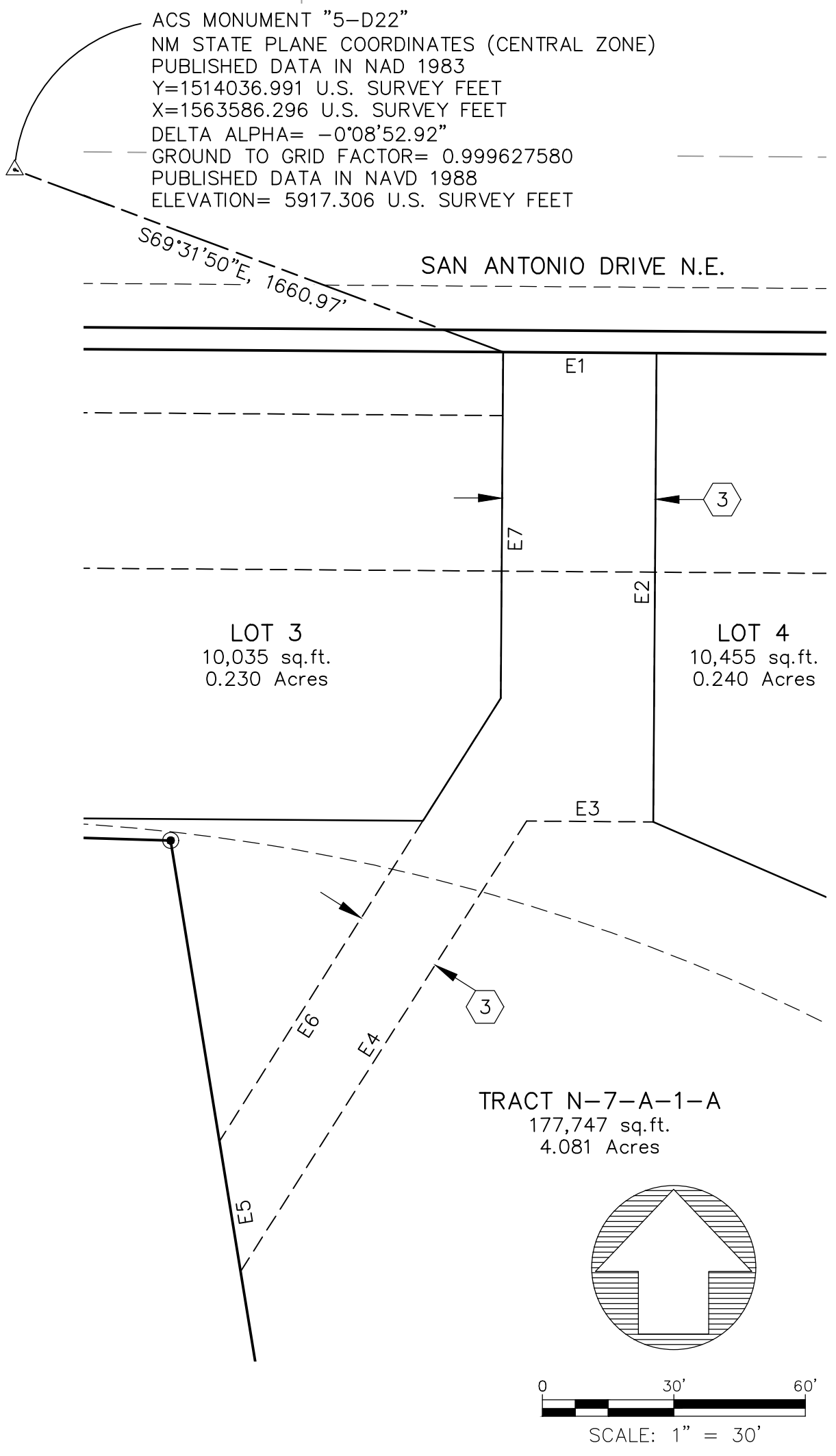
Signature of Robert J. Fierro
ROBERT J. FIERRO, N.M.P.S. No. 22909 Date 4-1-2024



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
 MAY 2024



LINE TABLE		
LINE #	BEARING	DISTANCE
E1	S89°36'09"E	35.00
E2	S00°23'51"W	109.00
E3	N89°36'09"W	28.91
E4	S32°23'51"W	119.40
E5	N09°12'41"W	30.12
E6	N32°23'51"E	119.76
E7	N00°23'51"E	79.00

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

- 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.
- 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."

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:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE N.E., WHICH LIES S69°31'50"E, A DISTANCE OF 1,660.97 FEET FROM A 3 1/4" ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "5-D22";

THENCE, S89°36'09"E, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT;

THENCE, S00°23'51"W, A DISTANCE OF 109.00 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE, N89°36'09"W, A DISTANCE OF 30.16 FEET TO A CORNER OF THIS EASEMENT;

THENCE, S32°23'51"W, A DISTANCE OF 119.40 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;


THENCE, N09°12'41"W, A DISTANCE OF 30.12 FEET TO A CORNER OF THIS EASEMENT;

THENCE, N32°23'51"E, A DISTANCE OF 119.76 FEET TO A CORNER OF THIS EASEMENT;

THENCE, N00°23'51"E, A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,377.642 SQ.FT., MORE OR LESS.

○ DETAIL— PUBLIC SEWER EASEMENT

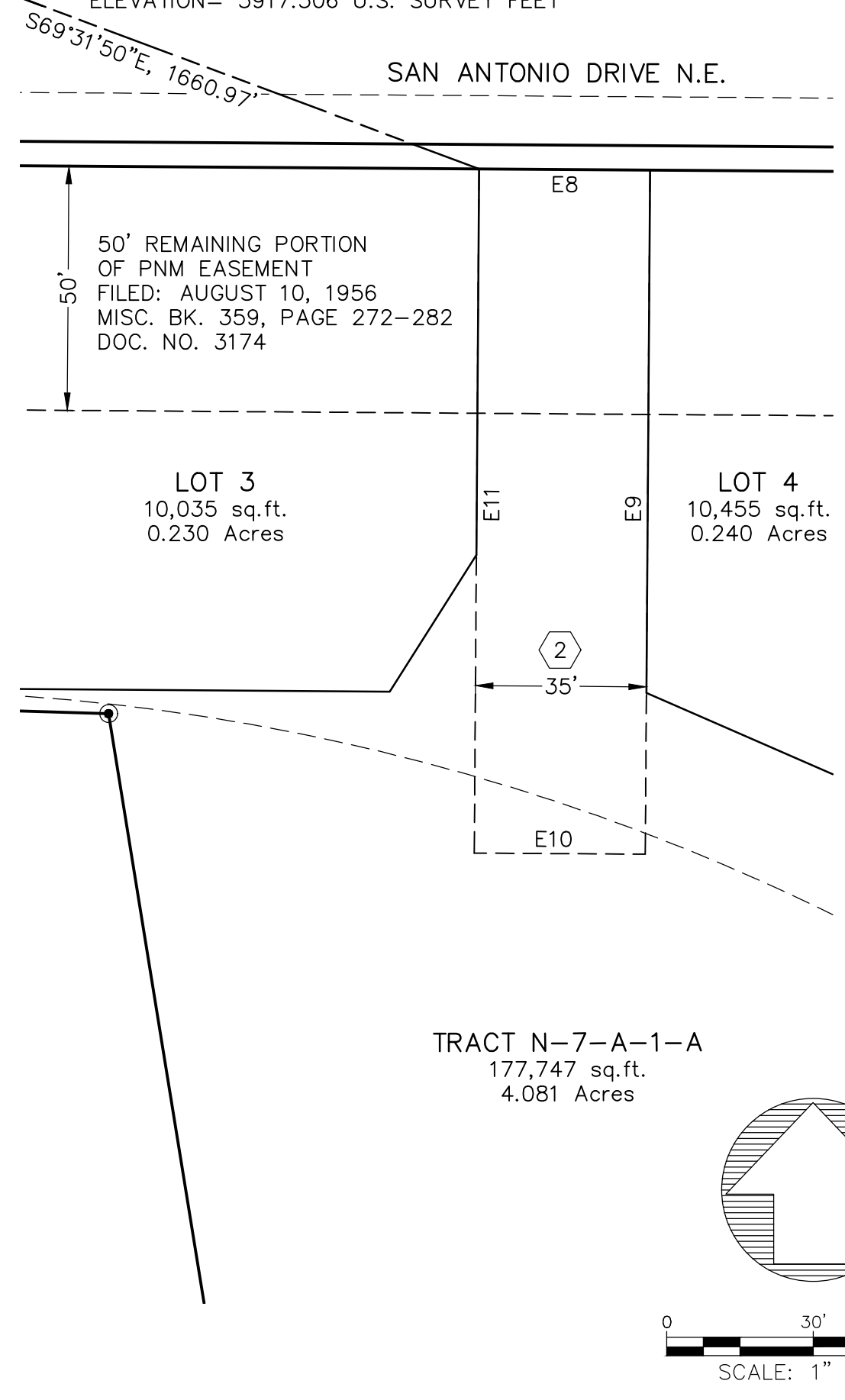
PROJECT NO. 19048



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
 MAY 2024

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
E8	S89°36'09"E	35.00
E9	S00°23'51"W	140.00
E10	N89°36'09"W	35.00
E11	N00°23'51"E	140.00

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:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE N.E., WHICH LIES S69°31'50"E, A DISTANCE OF 1,660.97 FEET FROM A 3/4" ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "5-D22";
 THENCE, S89°36'09"E, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT;
 THENCE, S00°23'51"W, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT;
 THENCE, N89°36'09"W, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;
 THENCE, N00°26'51"E, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,900 SQ.FT., MORE OR LESS.

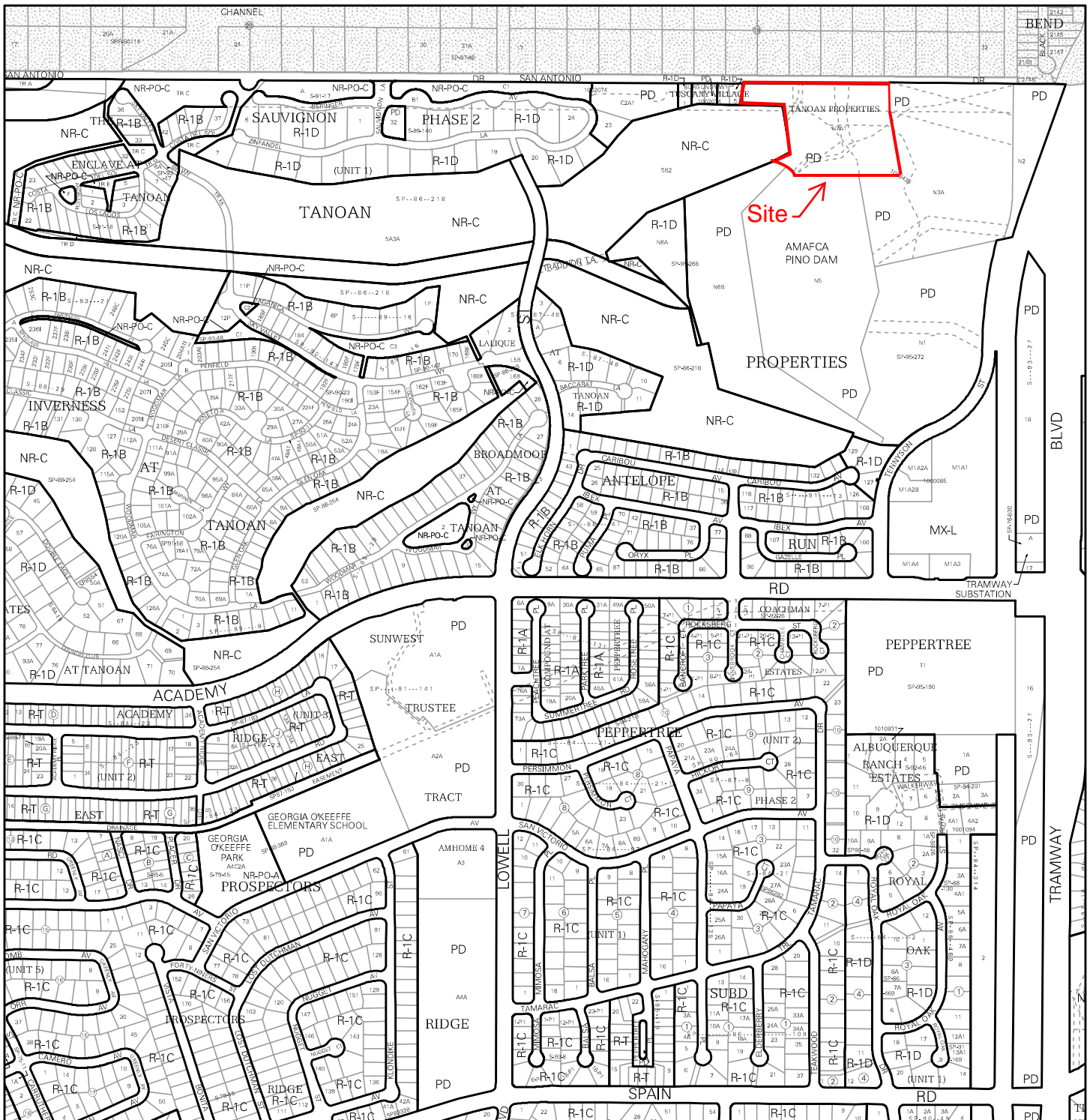
DETAIL— 35' A.M.A.F.C.A. ACCESS EASEMENT

PROJECT NO. 19048

Fierro & Company
 ENGINEERING | SURVEYING


3201 4th. STREET NW, SUITE C, ALBUQUERQUE, NM 87107
 PH 505.352.8930 www.fierrocompany.com

VACATIONS
PUBLIC & PRIVATE EASEMENTS

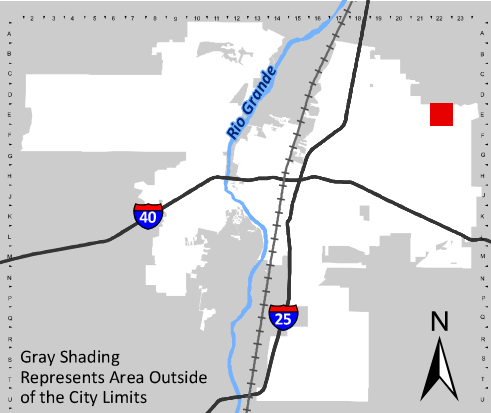


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



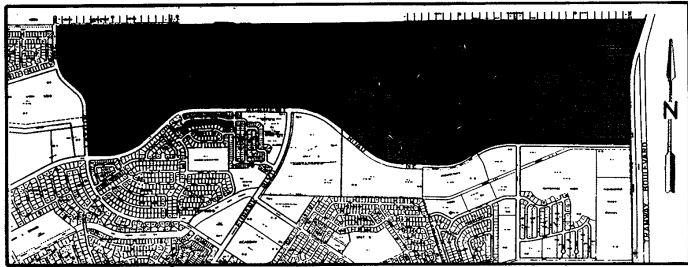
Zone Atlas Page:
E-22-Z

- 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

(17E-27)

Easement 1 - Prescriptive Sewer Line Easement
See Sheet 7



LOCATION MAP
Zone Atlas Map No E-20-Z, E-21-Z, E-22-Z & E-23-Z

NOTES

- Bearings are Plat bearings as shown on the Corrected Amended Summary Plat of TANOAN PROPERTIES filed May 18, 1984. Basis of bearings: New Mexico State Plane Grid Bearings.
- Distances are ground distances.
- Record bearings and distances of adjoining recorded plats are shown in parenthesis.
- The purpose of the filing of this plat is to revise the tract boundaries defined by the Corrected Amended Summary Plat of the TANOAN PROPERTIES filed May 18, 1984 for assessment purposes, plat of THE MASTERS AT TANOAN, filed May 12, 1984 and a Replat of Tanoan Properties filed April 19, 1984, to identify new tracts for development as proposed by the amendment of the Academy/Tramway/ Eubank Sector Development Plan approved by the Environmental Planning Commission on December 20, 1984 (SD-78-1-7).
- The stature of permanent drainage easements dedicated by the amended summary plat of the Tanoan Properties is not affected by this plat. The dedication of revised alignments of said easements, if changed, is with full and free consent and in accordance with the desire of the undersigned owner, the City of Albuquerque and the Albuquerque Metropolitan Arroyo Flood Control Authority. With the filing of this plat, the previous alignments of said easements will revert to the owner, its successors and assigns as approved by the DRB on April 9, 1985 as V-85-23. This dedication is for drainage, flood control and the construction, operation and maintenance of related facilities. This plat also identifies an additional floodwater required by construction of SAD-205.
- The dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority, its successors and assigns, of interim drainage easements identified by the amended summary plat of the Tanoan Properties are not affected by this plat. An additional interim easement as required by construction of SAD-205 has been identified. Any portion of any lands, right-of-way, or easement dedicated or granted herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed.
- The dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority, its successors and assigns, of floodwater retention easements, either existing or required by construction of SAD-205 remain unchanged with the filing of this plat. Any portion of any lands, right-of-way, or easement dedicated or granted herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed.
- A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.
Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.
The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or site development plans are approved.
By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
- Tracts "K-2-A", "K-2-B", "K-2-C", "K-2-D", "K-2-E", "K-3-A", "K-4-A", "L-2-A", "L-6" AND "L-7" are not to be developed unless incorporated into adjacent larger tracts.
- There shall be a ten (10) foot Pedestrian Pathway and Access Easement along those boundaries of the Open Space tracts that adjoin developed or developable tracts.

REVISION PLAT
OF
TANOAN PROPERTIES
ALBUQUERQUE, NEW MEXICO
MARCH, 1985

MAY 7 1985
37149

SUBDIVISION DATA

- DRB Number **84-744**
- Zone Atlas Index No.: E-20-Z, E-21-Z, E-22-Z and E-23-Z
- Gross Subdivision Acreage: 480.566 Acres.
- Total Number of Tracts Created: 37 Tracts.
- Total Mileage of Full-Width Streets Created: 0.1679 Mile.
- Total Mileage of Half-Width Streets Checked: 0.1407 Mile.
- This Plat was compiled from Plats of Record:

APPROVALS

PLAT NUMBER **SP-85-201**

Richard Dinn
CITY PLANNING DIRECTOR
DATE **5-1-85**

Billy G. Sordahl
CITY ENGINEER
DATE **4-9-85**

Don Salvo
A.M.A.F.C.A.
DATE **4/8/85**

Robert J. ...
TRAFFIC ENGINEER
DATE **4-9-85**

Neil ...
CITY SURVEYOR
DATE **092485**

O. Val ...
PROPERTY MANAGEMENT
DATE **4-24-85**

Jon E. ...
WATER RESOURCES
DATE **4-9-85**

Marti ...
PARKS AND RECREATION
DATE **4-9-85**

Healy ...
PUBLIC SERVICE COMPANY OF NEW MEXICO
DATE **4-10-85**

Daniel ...
MOUNTAIN BELL
DATE **4/23/85**

Paula ...
GAS COMPANY OF NEW MEXICO
DATE **4-25-85**

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
A. Dwain Weaver
P.L.S. No. 6544
New Mexico

Bohannon-Huston, Inc.
4125 Carlisle N.E.
Albuquerque, NM 87107

State of New Mexico)
County of Bernalillo) ss

The foregoing instrument was acknowledged before me this **9th** day of **April**, 1985, by A. Dwain Weaver.

Dorinda ...
Notary Public

DEDICATION

The foregoing Revision Plat of that certain tract of land situate in the City of Albuquerque, New Mexico within Sections 27, 28 and 29, Township 11 North, Range 4 East, N.M.P.M., being and comprising Open Spaces "4-A" and "4-B" of THE MASTERS AT TANOAN as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 1984 and Open Space "5-A" of the Replat of Tanoan Properties as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 19, 1984, Tract 155, and also Tracts "E", "I", "K-1", "K-2", "L", "M", "N", "O" and "P" of the Corrected Amended Summary Plat of TANOAN PROPERTIES as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 18, 1984; and now hereon shown and comprising Open Spaces "4-A-1", "4-B-1", "4-C", "5-A-1" and "5-B", and Tracts "155-A", "K-1-A", "K-2-A", "K-2-B", "K-2-C", "K-2-D", "K-2-E", "K-3", "K-3-A", "K-4", "K-4-A", "L-2", "L-2-A", "L-3", "L-4", "L-5", "L-5", "L-6", "L-7", "M-1", "M-2", "M-3", "N-1", "N-2", "N-3", "N-4", "N-5", "N-6", "O-1", "O-2", "O-3" and "P-1", and also tracts for "THE CHAMPIONS AT TANOAN" and "THE HIGHLANDS AT TANOAN" of the Revision Plat of TANOAN PROPERTIES is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant drainage easement as shown hereon and dedicate additional road right-of-way to the City of Albuquerque, New Mexico as shown hereon, including the right of ingress and egress and the right to trim interfering trees.

AMERIST CORPORATION (Owner of Tracts 155-A, 4-B-1, K-1-A, K-2-C, K-3-A, L-2, L-3, L-4, L-5, L-6, M-1, M-2, N-1, N-2, N-3, N-4, N-5, N-6, O-1, O-2, O-3, P-1, THE CHAMPIONS AT TANOAN & THE HIGHLANDS AT TANOAN, L-1-A, and N-7.

Alan L. Mhtsel
Alan L. Mhtsel
Vice President

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

The foregoing instrument was duly acknowledged before me this **22nd** day of **March**, 1985 by Alan L. Mhtsel, Vice President of AMERIST CORPORATION, a New Mexico corporation on behalf of said corporation.

OFFICIAL SEAL
ALAN L. MHTSEL
VICE PRESIDENT
10-11-88

Lena K. ...
Notary Public

David G. Price
David Price (Co-owner of Tracts 4-A-1, 4-C, 5-A-1, 5-B, K-2-A, K-2-B, K-2-D, K-2-E, K-3-A, K-4-A, L-2-A, L-7)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

The foregoing instrument was duly acknowledged before me this **21st** day of **MARCH**, 1985 by DAVID PRICE.

My Commission Expires: **10/23/85**

Bonnie ...
Notary Public

David G. Price
Dallas Price (Co-owner of Tracts 4-A-1, 4-C, 5-A-1, 5-B, K-2-A, K-2-B, K-2-D, K-2-E, K-3-A, K-4-A, L-2-A, L-7)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

The foregoing instrument was duly acknowledged before me this **27th** day of **MARCH**, 1985, by DALLAS PRICE.

My Commission Expires: **OCT. 20, 1987**

Bonnie ...
Notary Public

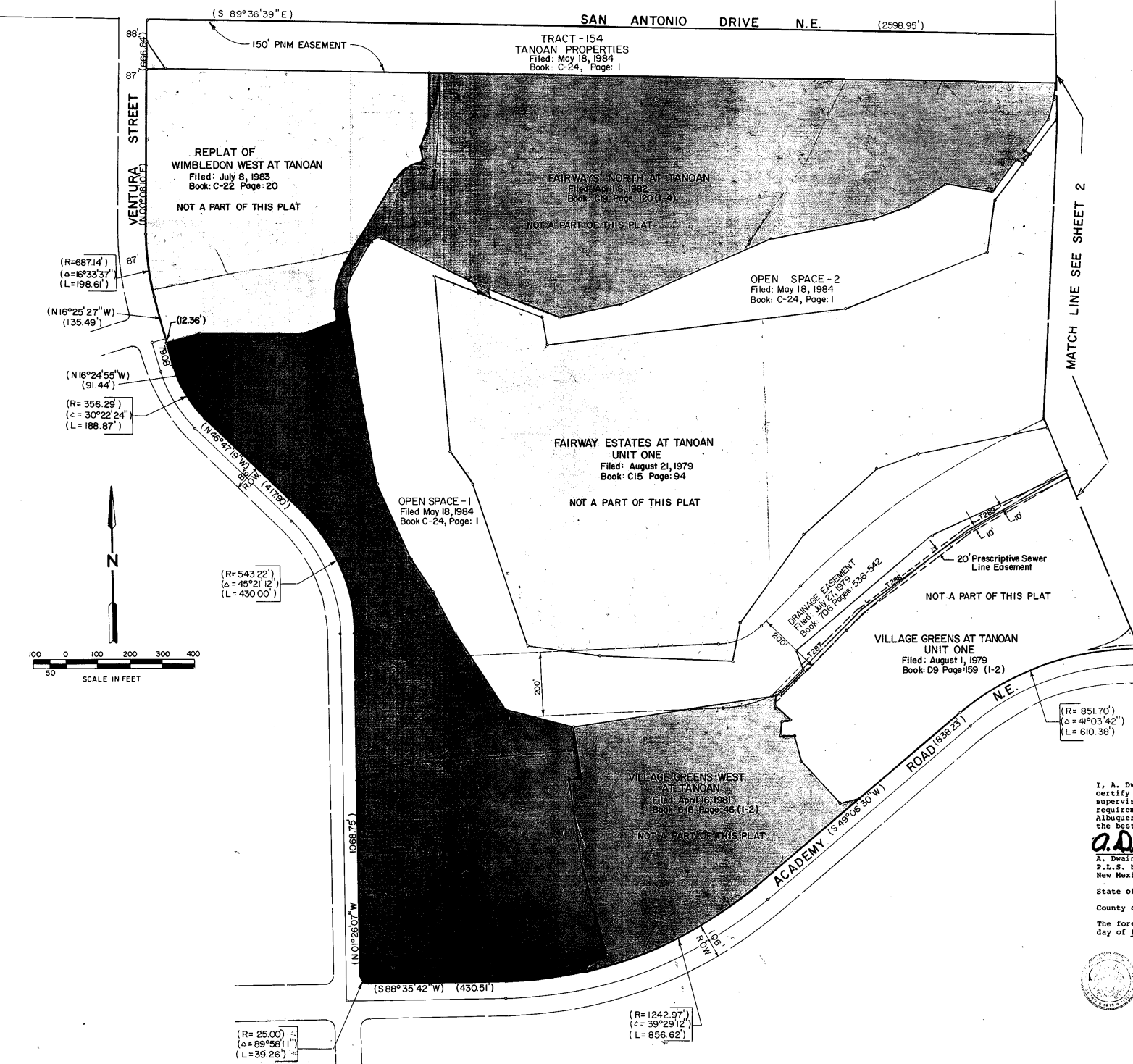


(C-27-37(1))

(27-37-12)

(27-37(2)

(27-37(2)

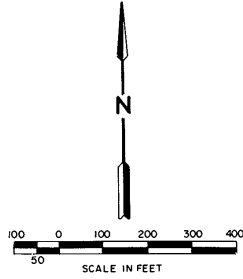


85 35406

REVISION PLAT
OF
TANOAN PROPERTIES
ALBUQUERQUE, NEW MEXICO
MARCH, 1985 SCALE: 1" = 200'

State of New Mexico
County of Bernalillo
I, *A. Dwin Weaver*, a registered land surveyor, do hereby certify that this plat was prepared by me or under my supervision and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.
MAY 7 1985
C27
37249
Deputy Clerk

MATCH LINE SEE SHEET 2



SURVEYOR'S CERTIFICATION

I, A. Dwin Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwin Weaver
A. Dwin Weaver
P.L.S. No. 6544
New Mexico
Bohannon-Buston Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

State of New Mexico
County of Bernalillo
The foregoing instrument was acknowledged before me this day of *April*, 1985, by *A. Dwin Weaver*
Debra Walker
Notary Public



My Commission Expires 2/20/86

JOB NO. 42398

(27-37(2)

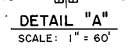
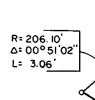
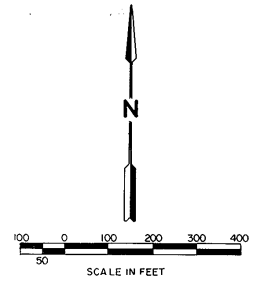
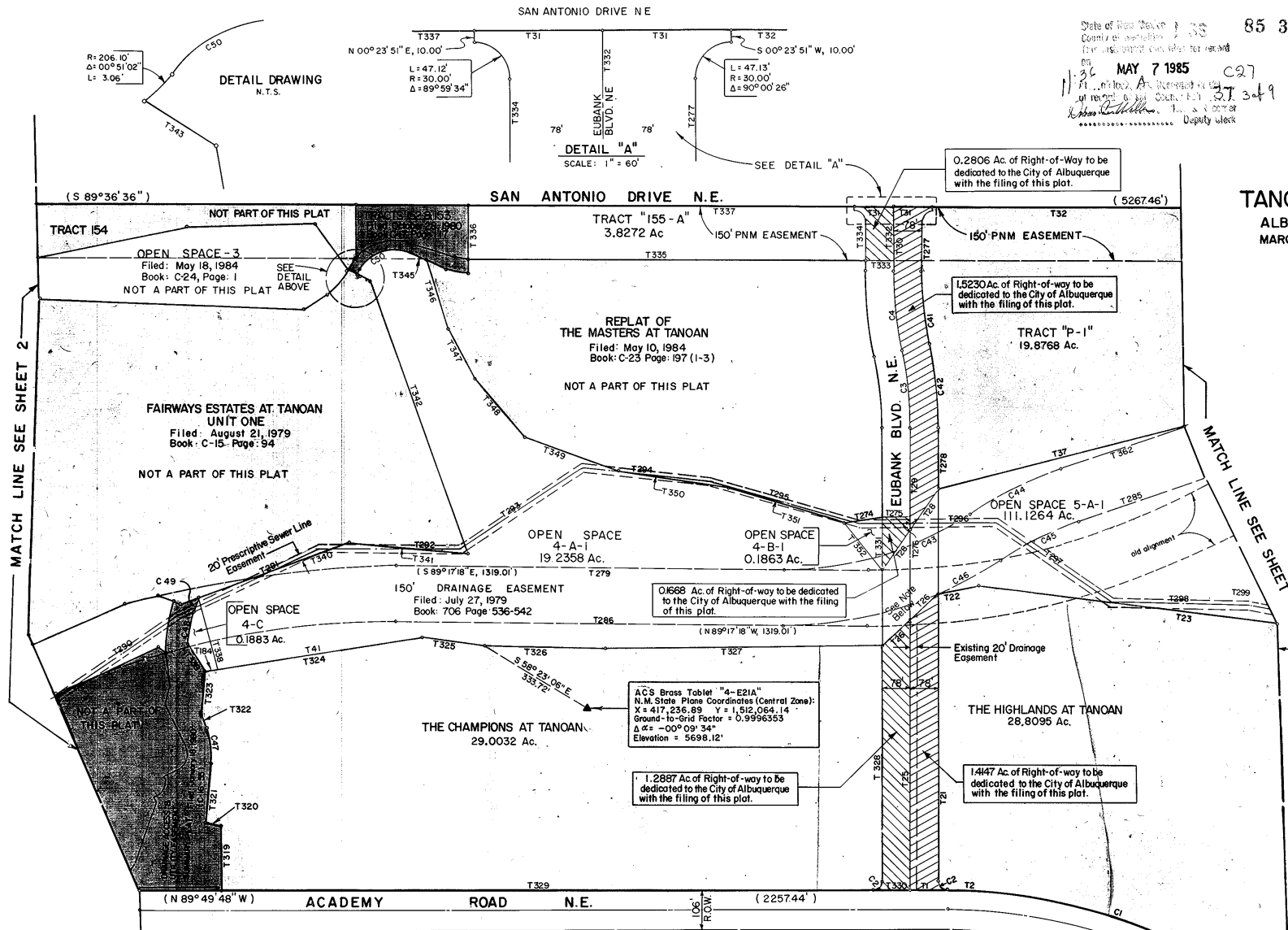


(27)37(3)

(27)37(3)

Date of New Mexico 85 35406
 County of Bernalillo
 for recording and for record
 on **MAY 7 1985** C27
 at **Albuquerque, N.M.** County Clerk
 of record **27 349**
 Deputy Clerk

REVISION PLAT
 OF
TANOAN PROPERTIES
 ALBUQUERQUE, NEW MEXICO
 MARCH, 1985 SCALE: 1" = 200'



TRACT 154
 OPEN SPACE - 3
 Filed: May 18, 1984
 Book: C-24, Page: 1
 NOT A PART OF THIS PLAT

REPLAT OF
 THE MASTERS AT TANOAN
 Filed: May 10, 1984
 Book: C-23 Page: 197 (1-3)
 NOT A PART OF THIS PLAT

FAIRWAYS ESTATES AT TANOAN
 UNIT ONE
 Filed: August 21, 1979
 Book: C-15- Page: 94
 NOT A PART OF THIS PLAT

OPEN SPACE
 4-A-1
 19.2358 Ac.

OPEN SPACE
 4-B-1
 0.1863 Ac.

OPEN SPACE 5-A-1
 111.1264 Ac.

OPEN SPACE
 4-C
 0.1883 Ac.

150' DRAINAGE EASEMENT
 4-C
 Filed: July 27, 1979
 Book: 706 Page: 536-542

0.668 Ac. of Right-of-way to be dedicated to the City of Albuquerque with the filing of this plat.

ACS Brass Tablet "4-E21A"
 N.M. State Plane Coordinates (Central Zone):
 X = 417,236.89 Y = 1,512,064.14
 Ground-to-Grid Factor = 0.9996353
 Δα = -00°09'34"
 Elevation = 5698.12'

THE CHAMPIONS AT TANOAN
 29.0032 Ac.

THE HIGHLANDS AT TANOAN
 26.8095 Ac.

1.2887 Ac. of Right-of-way to be dedicated to the City of Albuquerque with the filing of this plat.

1.4147 Ac. of Right-of-way to be dedicated to the City of Albuquerque with the filing of this plat.

SURVEYOR'S CERTIFICATION

I, A. Dvain Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dvain Weaver

A. Dvain Weaver
 P.L.S. No. 6544
 New Mexico

Bohman-Buxton Inc.
 4125 Carlisle Blvd., N.E.
 Albuquerque, NM 87107

State of New Mexico)
 County of Bernalillo)

The foregoing instrument was acknowledged before me this 9th day of April, 1985, by A. Dvain Weaver.

Charles Weller
 Notary Public

Note: Right-of-way from Open Spaces "4-A" and "5" have been dedicated previously by deed, Filed January 1, 1985, in Book 190-A, Pages 229-236.

(R=1485.40')
 (Δ=40°00'00")
 (L=1037.00')



JOB NO. 42398

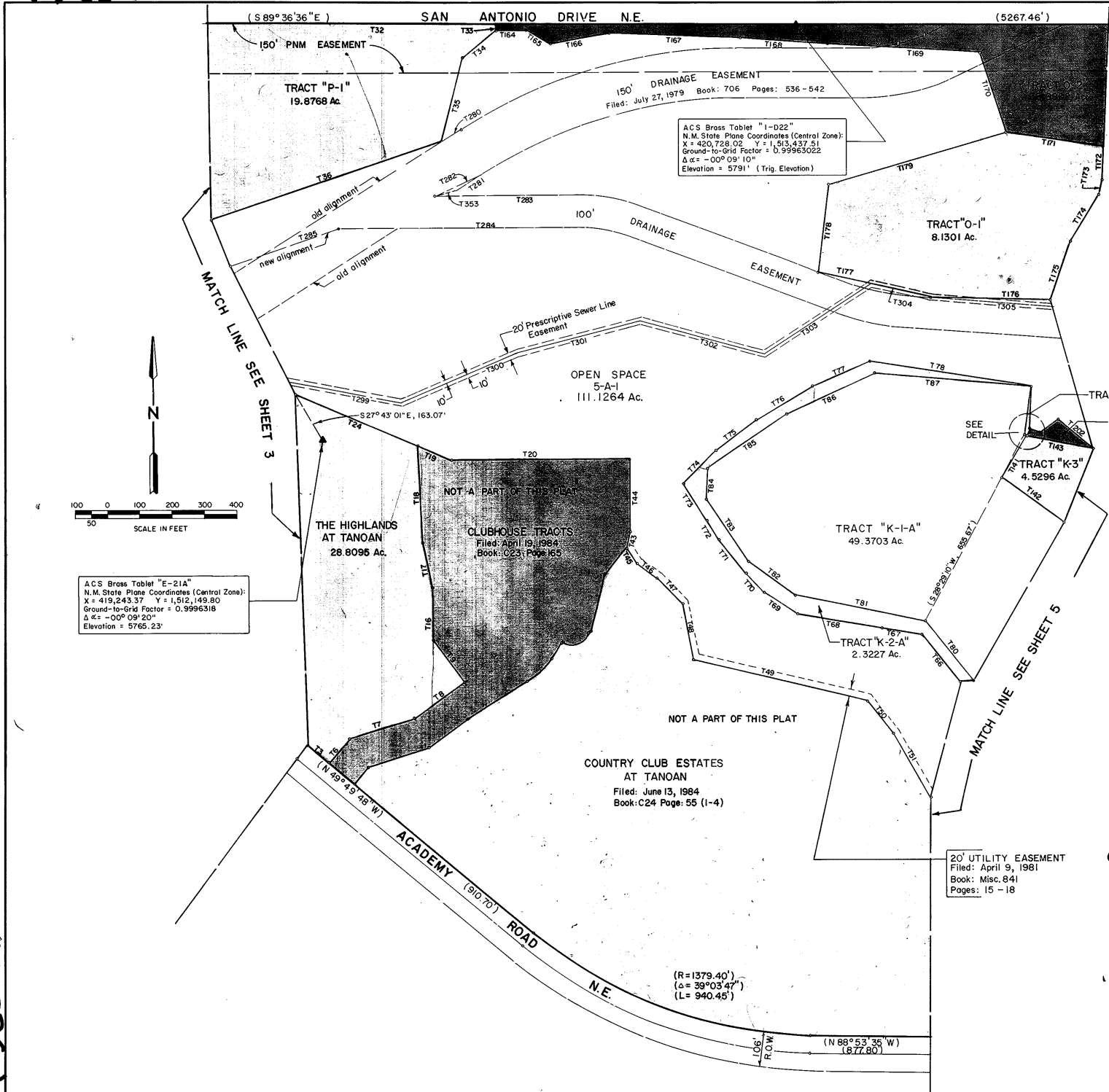


(27)37(3)

(27)37(3)

(67)LE-127

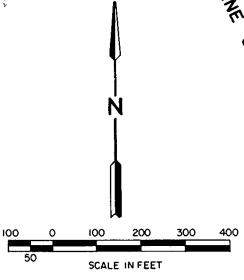
127-37(4)



85 35406

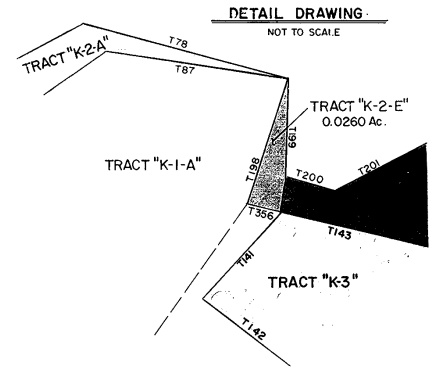
REVISION PLAT
OF
TANOAN PROPERTIES
ALBUQUERQUE, NEW MEXICO
MARCH, 1985 SCALE: 1" = 200'

State of New Mexico 185
County of Bernalillo
I, *[Signature]*, County Clerk
MAY 7 1985
11/36
1985
3.1 4 of 9
Deputy Clerk



ACS Brass Tablet "E-21A"
N.M. State Plane Coordinates (Central Zone):
X = 419,243.37 Y = 1,512,149.80
Ground-to-Grid Factor = 0.9996318
 $\Delta\alpha = -00^{\circ} 09' 20''$
Elevation = 5765.23'

ACS Brass Tablet "I-022"
N.M. State Plane Coordinates (Central Zone):
X = 420,728.02 Y = 1,513,437.51
Ground-to-Grid Factor = 0.99963022
 $\Delta\alpha = -00^{\circ} 09' 10''$
Elevation = 5791' (Trig. Elevation)



SURVEYOR'S CERTIFICATION

I, A. Dwin Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

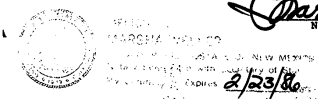
A. Dwin Weaver
A. Dwin Weaver
P.L.S. No. 6544
New Mexico

Bohannon-Huston Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this day of *April*, 1985, by A. Dwin Weaver *gka*

[Signature]
Notary Public



JOB NO. 42398

127-37(4)

127-37(4)

C27-37(S)

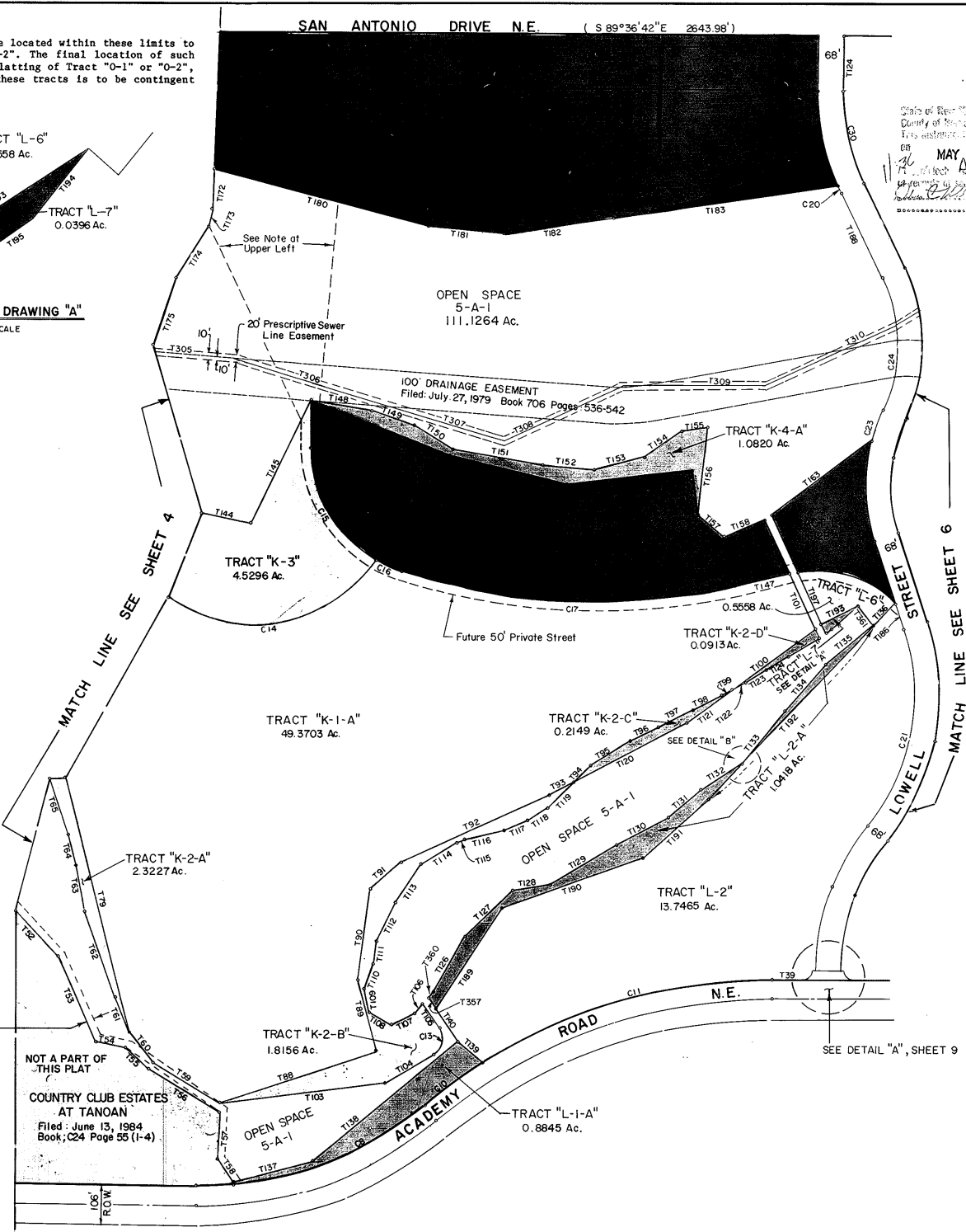
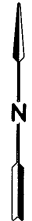
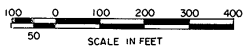
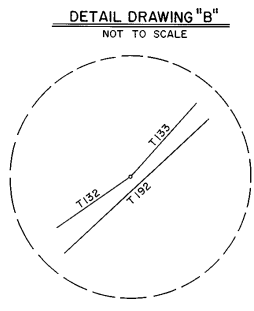
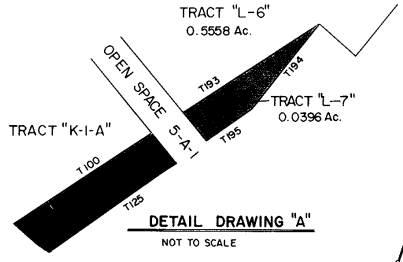
C27-37(S)

NOTE: A Future Private Street is to be located within these limits to provide access to Tracts "0-1" and "0-2". The final location of such access is to be determined with the replatting of Tract "0-1" or "0-2", whichever occurs first. Conveyance of these tracts is to be contingent upon provision of approved access.

SAN ANTONIO DRIVE N.E. (S 89°36'42"E 2643.98')

85 35100

State of New Mexico
County of Bernalillo
This instrument is acknowledged for record
on **MAY 7 1985**
at **Albuquerque, N.M.**
by **Albuquerque**
Deputy Clerk
REVISION PLAT
OF
TANOAN PROPERTIES
ALBUQUERQUE, NEW MEXICO
MARCH, 1985 SCALE: 1"=200'



Note: Right-of-way for Lowell Street previously dedicated by deed, filed in Misc. Book 190-A in Pages 245 - 250 on January 8, 1985.

Note: A Floating Drainage Easement is located upon Tracts "L-2" and "L-2-A" for the purpose of conveying storm runoff from Lowell Street to Open Space 5-A-1.

Note: A Floating Drainage Easement is located upon Tracts "K-1-A", "K-2-A" and "K-2-B" for the purpose of conveying storm runoff from upper elevations of Open Space 5-A-1 to lower elevations of Open Space 5-A-1.

SURVEYOR'S CERTIFICATION

I, A. Dwan Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwan Weaver

A. Dwan Weaver
P.L.S. No. 6544
New Mexico
Bobbannan-Buston Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this day of April, 1985, by A. Dwan Weaver.

Dawn M. Keller
Notary Public



2/23/86

JOB NO. 42398



(97)LE-122

85 35406

NOTE: A Future Private Street is to be located within these limits to provide access to Tract "N-6". The final location of such access will be determined with the replatting of Tract "N-6". Conveyance of Tract "N-6" is contingent upon provision of approved access.

NGS / ACS Brass Tablet "Tumble 1969"
N.M. State Plane Coordinates (Central Zone):
X = 425,465.55 Y = 1,513,470.01
Ground-to-Grid Factor = 0.999961970
Δδ = -00° 08' 37"
Elevation = 6009.155'

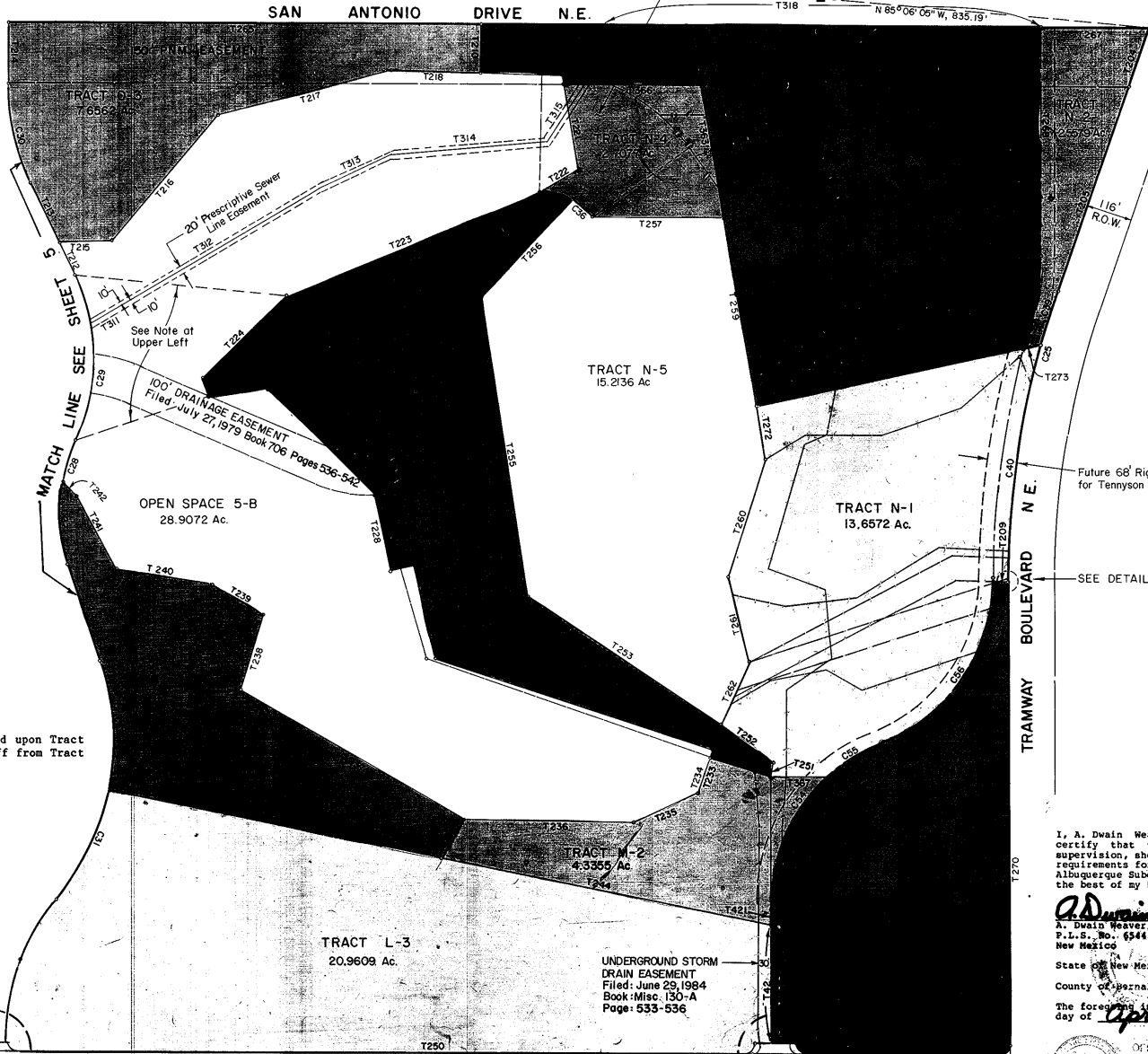
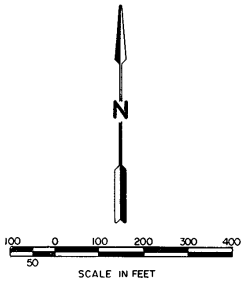
EASEMENT NO. 4
Filed: March 17, 1978
Book: 595 Pages: 221-223

NOTE: Future Public Streets are to be located within these limits to provide access to Tracts "N-4", "N-7" and "N-5". The final location of such access will be determined with the subdivision of Tract "N-3". Conveyance or construction upon Tracts "N-3", "N-4" and "N-5" will be contingent upon provision of said approved access.

State of New Mexico
County of Bernalillo
This instrument was filed for record
on
MAY 7 1985
at 1:36 P.M. in Book 85, Page 35406 of 9
of the County of Bernalillo, N.M.
Deputy Clerk

REVISION PLAT
OF
TANOAN PROPERTIES
ALBUQUERQUE, NEW MEXICO
MARCH, 1985 SCALE: 1"=200'

NOTE:
SEE SHEET 7 FOR LOCATION
OF EASEMENTS ON THIS SHEET.



NOTE: A floating drainage easement is located upon Tract "L-3" for the purpose of conveying storm runoff from Tract "M-2" to Lowell Street.

Future 68' Right-of-Way for Tennyson Street.

SEE DETAIL

SURVEYOR'S CERTIFICATION
I, A. Duain Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.
A. Duain Weaver
A. Duain Weaver,
P.L.S. No. 6544,
New Mexico
State of New Mexico)
County of Bernalillo)
Bohannon-Huston Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107
The foregoing instrument was acknowledged before me this day of April, 1985, by A. Duain Weaver
Dorinda Miller
Notary Public
OFFICIAL SEAL
DORINDA MILLER
NOTARY PUBLIC
NEW MEXICO
4/23/85

SEE DETAIL "A", SHEET 9

SEE DETAIL "B", SHEET 9



(27-3766)

(27-3766)

(27-3766)

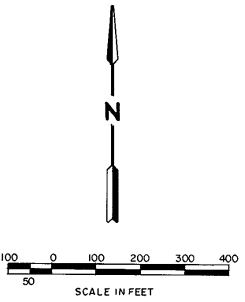
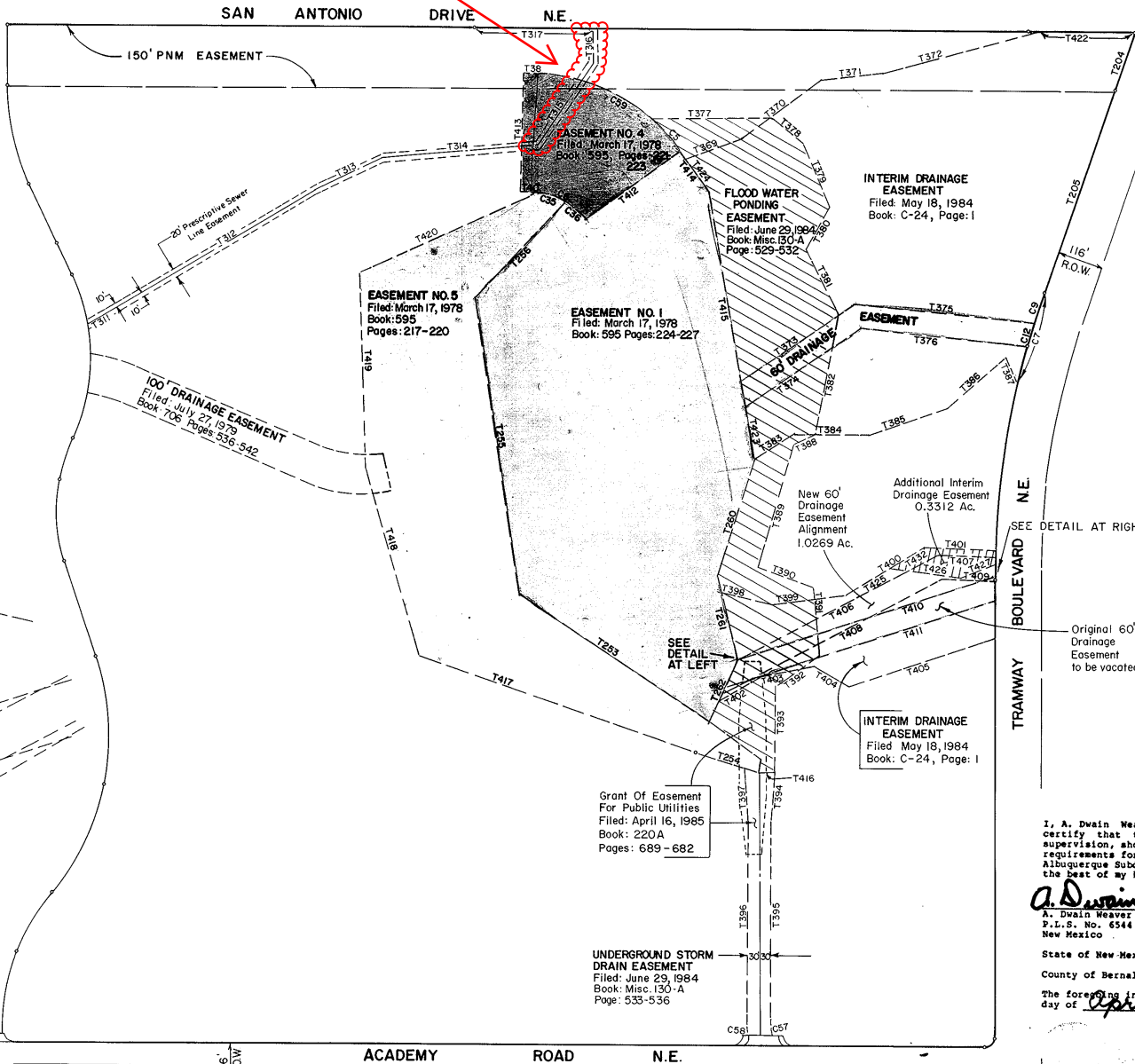
(27-3717)

20' Prescriptive Sewer Easement to be vacated

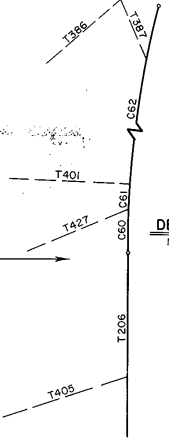
85 35406

State of New Mexico
 County of Bernalillo
 This instrument was filed for recording
 on **MAY 7 1985** C27
 11:36 AM
 1985
 11:36 AM
 1985
 Deputy Clerk

REVISION PLAT
 OF
TANOAN PROPERTIES
 ALBUQUERQUE, NEW MEXICO
 MARCH, 1985 SCALE: 1" = 200'



DETAIL DRAWING NOT TO SCALE



DETAIL DRAWING NOT TO SCALE

SURVEYOR'S CERTIFICATION

I, A. Dwin Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwin Weaver
 A. Dwin Weaver
 P.L.S. No. 6544
 New Mexico

Bohannon-Huston Inc.
 4125 Carlisle Blvd., N.E.
 Albuquerque, NM 87107

State of New Mexico)
 County of Bernalillo)

The foregoing instrument was acknowledged before me this 9th day of April, 1985, by A. Dwin Weaver.

Dustin McIlisk
 Notary Public

2/23/86

JOB NO. 42398



(27-3717)

(27-3717)

(27-3717)

(87)E-127

TANGENT TABLE (PLAT)

Table with columns: NR., DISTANCE, BEARING. Rows 1-1110.

TANGENT TABLE (RECORD)

Table with columns: NR., DISTANCE, BEARING. Rows 1-1110.

TANGENT TABLE (PLAT)

Table with columns: NR., DISTANCE, BEARING. Rows 1-1110.

TANGENT TABLE (RECORD)

Table with columns: NR., DISTANCE, BEARING. Rows 1-1110.

TANGENT TABLE (PLAT)

Table with columns: NR., DISTANCE, BEARING. Rows 1-1110.

TANGENT TABLE (RECORD)

Table with columns: NR., DISTANCE, BEARING. Rows 1-1110.

TANGENT TABLE (PLAT)

Table with columns: NR., DISTANCE, BEARING. Rows 1-1110.

TANGENT TABLE (RECORD)

Table with columns: NR., DISTANCE, BEARING. Rows 1-1110.

85 35400

027-37(B)

State of New Mexico... MAY 7 1985... 37849

SURVEYOR'S CERTIFICATION

I, A. Dwin Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision...

A. Dwin Weaver

P.L.S. No. 6544 New Mexico

Bohannon-Buston Inc. 4125 Carlisle Blvd., N.E. Albuquerque, NM 87107

State of New Mexico, County of Bernalillo

The foregoing instrument was acknowledged before me this day of April, 1985, by A. Dwin Weaver

Notary Public

REVISION PLAT OF TANOAN PROPERTIES ALBUQUERQUE, NEW MEXICO MARCH, 1985

178.26' S 00°10'12" W 44.14' S 74°30'00" E 163.08' S 05°23'37" W 38.97' S 20°04'17" E 123.16' S 02°23'37" W 513.06' S 81°25'59" W 175.74' N 81°53'24" W 334.93' N 88°34'35" W 777.64' S 89°27'45" W 1927.24' N 89°49'48" W SEE TANGENT "T329"



027-37(B)

027-37(B)

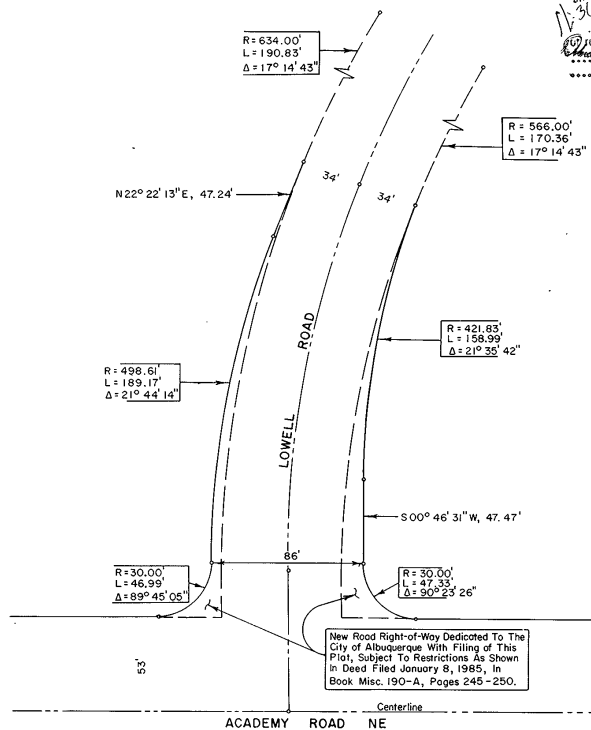
(67)E-L27

C27-37(9)

REVISION PLAT OF TANOAN PROPERTIES ALBUQUERQUE, NEW MEXICO MARCH, 1985

85 35406

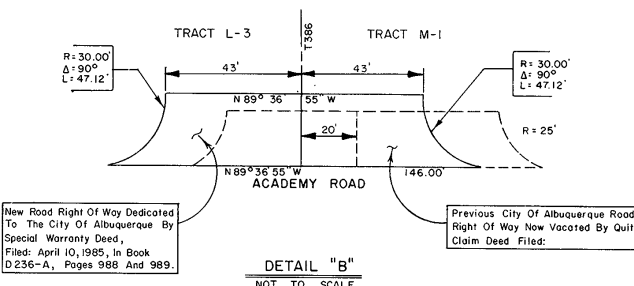
CURVE TABLE with columns: NR., RADIUS, ARC, CHORD, DELTA, TANGENT. Contains 62 rows of curve data.



TANGENT TABLE (PLAT) and TANGENT TABLE (RECORD) with columns: NR., DISTANCE, BEARING. Lists 43 numbered points with their respective distances and bearings.

State of New Mexico ss County of Bernalillo ss MAY 7 1985 Notary Public

DETAIL "A" NOT TO SCALE



SURVEYOR'S CERTIFICATION

I, A. Dwan Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwan Weaver P.L.S. No. 6544 New Mexico Bohannan-Huston Inc. 4125 Carlisle Blvd., N.E. Albuquerque, NM 87107

State of New Mexico) County of Bernalillo) The foregoing instrument was acknowledged before me this day of April, 1985, by A. Dwan Weaver.

Official Seal of Notary Public: MARSHA WELLS, Notary Public, State of New Mexico. My Commission Expires 12/31/86.

JOB NO. 42398

C27-37(9)

C27-37(9)

3174

275

GRANT OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS:

THAT HEMPSTEAD COMPANY, INC., a New Mexico corporation, and ALBERT G. SIMMS, a widower, both hereinafter called Grantor, in consideration of the sum of \$1.00 and other valuable considerations to the grantor in hand paid by PUBLIC SERVICE COMPANY OF NEW MEXICO, a corporation organized and existing under the laws of the State of New Mexico, hereinafter called Grantee, the receipt of which consideration is hereby acknowledged by the grantor, hereby grants to grantee, its successors and assigns, the easement and right-of-way to construct, maintain, change, renew and operate its line or lines for the transmission of electrical energy, and as incident thereto, and in connection therewith, to construct, maintain and operate a telephone line as may be found advisable, including the necessary steel and wood pole towers, poles, wires, guys, stubs and other fixtures, together with the right of ingress and egress and the right to trim or cut down any trees and remove any objects which may interfere with the construction and operation of such lines and structures, together with the right to construct and maintain a road along said right-of-way for the purpose of constructing and maintaining transmission lines over, upon and along certain strips of land situate in Bernalillo County, New Mexico, described as follows:

- I. Beginning at a point N.89°59'E., 17.00 feet from a brass capped pipe set by the U.S.G.L.O. for the closing corner between Sections 34 and 35 on the South boundary line of the Elena Gallegos Grant, running thence N.0°11'W., 8867.65 feet. 17.0 feet

East of and parallel to the West line of Section 35, and 26; running thence N. $75^{\circ}23'W.$, 697.99 feet; running thence N. $89^{\circ}49'W.$, 4640.57 feet to a point on the West line of Section 27; running thence N. $0^{\circ}11'E.$, 150.0 feet to the Section corner common to Sections 21, 22, 27 and 28; running thence along the North line of Section 27, S. $89^{\circ}49'E.$, 4659.57 feet; running thence S. $75^{\circ}23'E.$, 832.50 feet; running thence S. $0^{\circ}11'E.$, 8983.16 feet to a point on the Southerly boundary line of the Elena Gallegos Grant; running thence S. $89^{\circ}59'W.$, 150.0 feet along the South boundary line of the Elena Gallegos Grant to the place of beginning, containing 49.383 acres more or less.

- II. The North one hundred and fifty (150) feet of Section 28, containing 18.182 acres more or less.
- III. The North one hundred and fifty (150) feet of Section 29, containing 18.182 acres more or less.
- IV. The North one hundred and fifty (150) feet of Section 30, containing 18.182 acres more or less.
- V. The North one hundred and fifty (150) feet of Section 25, containing 18.182 acres more or less.

VI. Beginning at a point common to Sections 23, 24, 25, 277 and 26, T.11N., R.3E, N.M.P.M., and running thence S.0°03'E., 200.0 feet along the Easterly line of Section 26; running thence N.89°49'W., 117.2 feet to the Easterly right-of-way line of State Road 422; running thence along said right-of-way line N.10°29'E., 203.28 feet to the North line of Section 26; running thence along the North line of Section 26, 80.1 feet to the place of beginning, containing 0.453 acres more or less.

VII. Beginning at a point common to Sections 23 and 26 and the Westerly right-of-way of State Road 422, and running thence N.89°49'W., 3267.5 feet along the North line of Section 26; running thence N.28°52'W, 2467.1 feet; running thence N.0°03'W., 640.0 feet; running thence N.89°43'W., 200.0 feet along the Southerly boundary line of the Public Service Company of New Mexico North Plant Site; running thence S. 0°03'E., 692.57 feet; running thence S. 28°52'E., 2636.08 feet; running thence S.89°49'E., 3348.78 feet to the Westerly right-of-way line of State Road 422; running thence along said right-of-way line N.10°29'E., 203.28 feet to the place of beginning, containing 29.963 acres more or less.

VIII. Beginning for a tie at the Section corner common to Sections 14, 15, 22 and 23, and running thence S. $0^{\circ}03'E.$, 290.70 feet along the Section line common to Sections 22 and 23 to the beginning point of this easement; thence S. $89^{\circ}43'E.$, 378.92 feet; thence N. $17^{\circ}55'E.$, 304.60 feet to the North line of Section 23; thence S. $89^{\circ}43'E.$, 209.86 feet along the North line of Section 23; thence S. $17^{\circ}55'W.$, 592.20 feet; thence N. $89^{\circ}43'W.$, 500.00 feet; thence N. $0^{\circ}03'W.$, 66.75 feet along the East line of Section 22; thence N. $74^{\circ}33'W.$, 1038.80 feet; thence N. $0^{\circ}03'W.$, 207.55 feet along the Westerly boundary line of lands of the Hempstead Mortgage Co.; thence S. $74^{\circ}33'E.$, 1038.80 feet to the beginning point of this easement, containing 9.594 acres more or less, all as shown on Public Service Company of New Mexico Drawing No. A-658-D, attached hereto and made a part hereof.

TO HAVE AND TO HOLD said strips of land for so long as the grantee, its successors and assigns, shall use the same for the purposes aforesaid; the easement and right-of-way hereby granted to cease and revert to the grantor, their successors and assigns, if the grantee, its successors and assigns, shall have ceased to use said strips of land for said purposes for a continuous period of two years from and after the date of completion of such transmission lines and structures.

The grantor covenants and agrees for themselves, their successors and assigns, not to erect any building or structure within the limits of said strips of land, and the grantee, its successors and assigns, shall have the right to remove, at grantee's expense, objects interfering with the construction, maintenance, operation, control and use of said lines.

This grant is subject to the right of the grantor, their successors and assigns, to pass over said strips of land from one portion of grantor's land to the other portion thereof, and to otherwise use, pasture and cultivate the surface of said

strips of land consistent with the use of said strips of land by the grantee, its successors and assigns, for the purposes aforesaid.

Grantee, by the acceptance of this instrument and rights hereunder, agrees to hold grantor, and either of them, their successors and assigns, harmless from any claim or demand which may be asserted against them or either of them because or on account of grantee's use or occupancy of the right-of-way and easement hereby granted and the land covered hereby.

DATED on this 8th day of August, 1956.

Albert G. Simms

HEMPSTEAD COMPANY, INC.

By Albert G. Simms
President

ATTEST:

Elmer Johnson
Asst. Sec'y.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

me this 8th day of August, 1956, by ALBERT G. SIMMS, a widower.

My commission expires:
1-22-59

James E. Sperling
Notary Public

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

me this 8th day of August, 1956, by ALBERT G. SIMMS, President of HEMPSTEAD COMPANY, INC., a New Mexico corporation, on behalf of said corporation.

My commission expires:
1-22-59

James E. Sperling
Notary Public

3174

282

State of New Mexico }
County of Bernalillo, } SS

This instrument was filed for record on

314 AUG 10 1956

At o'clock m. Recorded in Vol. 359

of records of said County Folio 275

MAY GLEGHORN Clerk & Recorder

Ramond [Signature] Deputy Clerk

8-10-56

79 15005

EASEMENT ENCROACHMENT AGREEMENT

This Easement Encroachment Agreement made this 20th day of February, 19 79, by and between Affiliated Mortgage and Development Company, A New Mexico Corporation,

(hereinafter called "First Party"), (his) (her) (their) (its) heirs, successors and assigns, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (hereinafter called "Second Party").

WITNESSETH:

WHEREAS, Second Party is the Grantee of a certain easement filed on the 5th day of March, 19 59, in Book D-467, Page 459, of the records of the County of Bernalillo, State of New Mexico; and

WHEREAS, First Party desires to encroach upon said easement as more particularly specified hereinafter; and

WHEREAS, Second party has agreed to said encroachment;

NOW, THEREFORE, for and in consideration of the sum of One Dollar and No/100ths (\$1.00), in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, Second Party does hereby grant First Party the right to encroach upon its aforesaid easement as follows:

Encroachment of a sewer line into a one-hundred and fifty (150) foot Public Service Company of New Mexico easement in Section 27, T.11N., R.4E., N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at a point in the North boundary line of Section 27, T.11N., R.4E., whence the Northwest corner of said Section 27 bears N. 89° 49' W., 4192.63 feet distant, running thence as a twenty (20) foot easement being ten (10) feet on each side of the following centerline; S. 0° 24' 52" W., 110.0 feet.

Also easement for construction of said sewer line being thirty (30) feet wide and being the thirty (30) feet adjoining the West boundary of above mentioned encroachment.

That by granting the aforesaid encroachment Second Party does not waive or relinquish any rights or benefits that it may have under or by reason of the aforesaid easement, including, but not limited to, the right to build, construct, operate, maintain, rebuild, reconstruct, repair, relocate, remove or modify its electric lines, poles, guywires and other electrical equipment, fixtures and structures and structures that are now located, or may in the future be located, on said easement.

That in consideration of Second Party granting First Party the right to encroach upon its easement as aforesaid, First Party hereby agrees to hold Second Party harmless from any and all claims for personal injuries or damages to property when such injuries or damages directly or indirectly arise out of the existence, construction, maintenance, repair, condition, use or presence of the encroachment upon the easement.

That First Party, at its sole cost and expense, will remove and relocate its encroachment upon the written request of Second Party.

PNM ENCROACHMENT

That in consideration of Second Party permitting First Party to encroach upon its easement as aforesaid, Second Party shall not be responsible for any damage caused to the aforesaid encroachment.

That the provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

WITNESS its hand and seal this 22nd day of February, 1979.

PUBLIC SERVICE COMPANY OF NEW MEXICO

By: Original Signed By John T. Ackerman Vice-President [Signature]

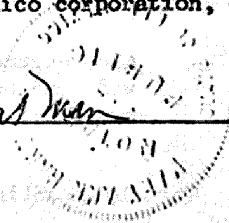
ATTEST:

BY: [Signature] B. P. Lopez Secretary

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss

The foregoing instrument was acknowledged before me this 22nd day of February, 1979, by JOHN T. ACKERMAN Vice President of the Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.

[Signature] Notary Public



My Commission Expires: October 17, 1982

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

FEB 28 2 11 PM '79
BK 673 PG 179-180
TERRY C. CULP
CO. CLERK & RECORDER
[Signature] DEPUTY

Easement 5 - 20' Sewer Line and CME
Granting document 2 of 2

79 14285

J.T.A. FEB 21 1979

EASEMENT ENCROACHMENT AGREEMENT

664

This Easement Encroachment Agreement made this 20th day of February, 19 79, by and between Affiliated Mortgage and Development Company, A New Mexico Corporation, (hereinafter called "First Party"), (his) (her) (their) (its) heirs, successors and assigns, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (hereinafter called "Second Party").

WITNESSETH:

WHEREAS, Second Party is the Grantee of a certain easement filed on the 5th day of March, 19 59, in Book D-467, Page 459, of the records of the County of Bernalillo, State of New Mexico; and

WHEREAS, First Party desires to encroach upon said easement as more particularly specified hereinafter; and

WHEREAS, Second party has agreed to said encroachment;

NOW, THEREFORE, for and in consideration of the sum of One Dollar and No/100ths (\$1.00), in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, Second Party does hereby grant First Party the right to encroach upon its aforesaid easement as follows:

Encroachment of a sewer line into a one-hundred and fifty (150) foot Public Service Company of New Mexico easement in Section 27, T.11N., R.4E., N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at a point in the North boundary line of Section 27, T.11N., R.4E., whence the Northwest corner of said Section 27 bears N. 89° 49' W., 4192.63 feet distant, running thence as a twenty (20) foot easement being ten (10) feet on each side of the following centerline; S. 0° 24' 52" W., 110.0 feet.

Also easement for construction of said sewer line being thirty (30) feet wide and being the thirty (30) feet adjoining the West boundary of above mentioned encroachment.

That by granting the aforesaid encroachment Second Party does not waive or relinquish any rights or benefits that it may have under or by reason of the aforesaid easement, including, but not limited to, the right to build, construct, operate, maintain, rebuild, reconstruct, repair, relocate, remove or modify its electric lines, poles, guywires and other electrical equipment, fixtures and structures and structures that are now located, or may in the future be located, on said easement.

That in consideration of Second Party granting First Party the right to encroach upon its easement as aforesaid, First Party hereby agrees to hold Second Party harmless from any and all claims for personal injuries or damages to property when such injuries or damages directly or indirectly arise out of the existence, construction, maintenance, repair, condition, use or presence of the encroachment upon the easement.

That First Party, at its sole cost and expense, will remove and relocate its encroachment upon the written request of Second Party.

FIN ENCROACHMENT

That in consideration of Second Party permitting First Party to encroach upon its easement as aforesaid, Second Party shall not be responsible for any damage caused to the aforesaid encroachment.

That the provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

WITNESS its hand and seal this 22nd day of February, 1979.

PUBLIC SERVICE COMPANY OF NEW MEXICO

By: John T Ackerman
Vice-President JTC

ATTEST:

BY: B. B. Lopez
Asst. Secretary

STATE OF NEW MEXICO)
COUNTY OF Bernalillo)^{ss}

The foregoing instrument was acknowledged before me this 22nd day of February, 1979, by JOHN T. ACKERMAN Vice President of the Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.

Mary Ann Hartman
Notary Public

My Commission Expires: October 17, 1982

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

FEB 25 2 27 PM '79

47 67290 664-665
TERRY C. CULP
CO. CLERK & RECORDER
Deputy

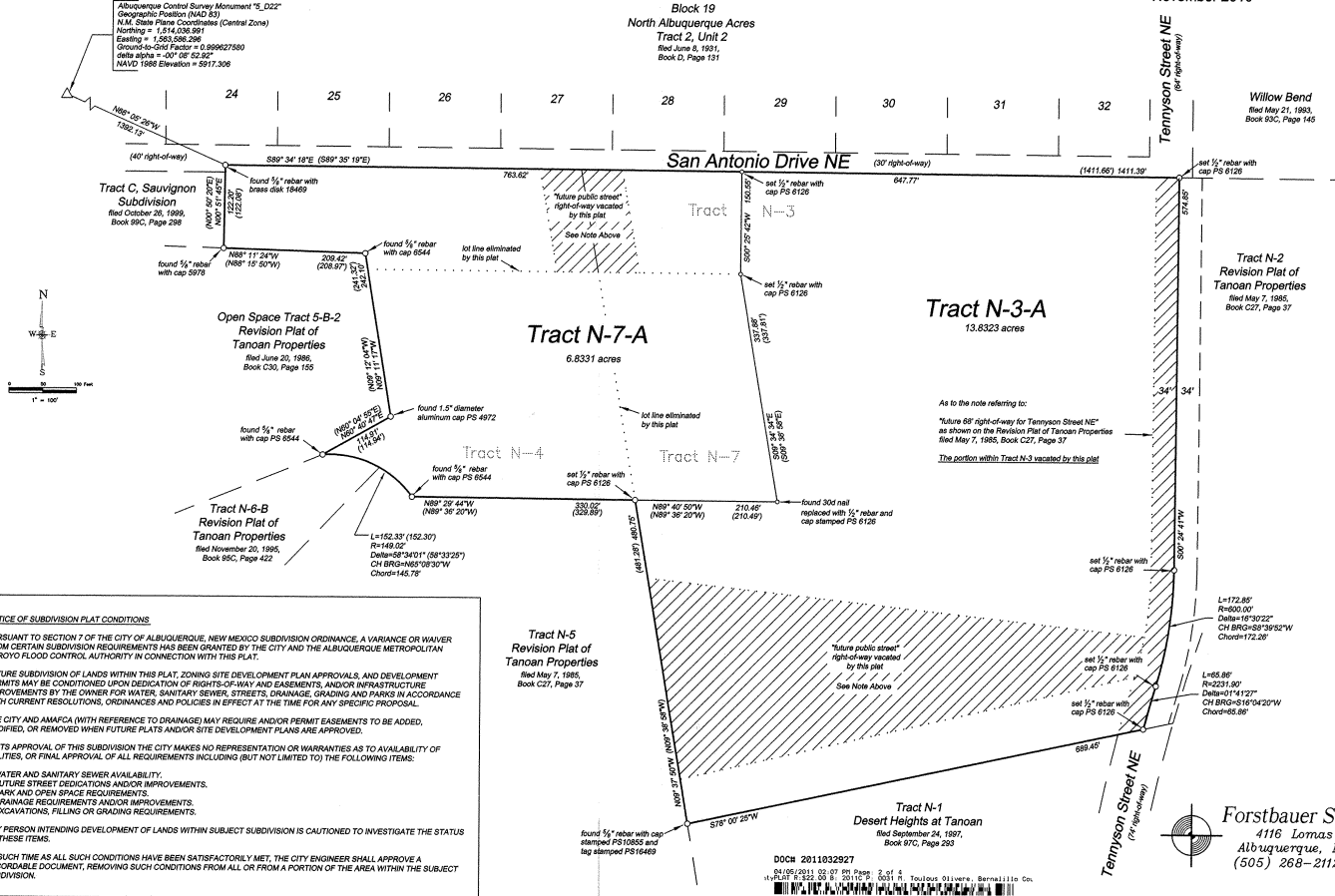
Plat Geometry & Future Public Street Right-of-Way Vacated by This Plat

Bulk Land Plat Tracts N-3-A & N-7-A Tanoan Properties Being a Replat of Tracts N-3, N-4 & N-7 Revision Plat of Tanoan Properties Projected Section 27, T11N, R4E, NMPM Elena Gallegos Grant City of Albuquerque Bernalillo County, New Mexico November 2010

Note:
Per Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37, hatched areas shown herein are designated as areas within which future public streets to provide access to Tracts N-4, N-5 and N-7 will be located. The location of these limits is not dimensioned on said Revision Plat. This designation is vacated by this plat. A blanket access easement within Tract N-3-A for the benefit of Tract N-5 is granted by this plat. (See Sheet 4)

Albuquerque Control Survey Monument "S_D22"
Geographic Position (NAD 83)
N.M. State Plane Coordinates (Central Zone)
Northing = 1,514,238.861
Easting = 1,553,586.286
Ground-to-Ground Factor = 0.999977580
Delta sigma = +00' 00" 02.32"
NAVD 1988 Elevation = 5917.306

Block 19
North Albuquerque Acres
Tract 2, Unit 2
filed June 8, 1991,
Book G, Page 191



NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING, SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR INFRASTRUCTURE IMPROVEMENTS BY THE OWNER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT REGULATIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATIONS, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

DOC# 2011032927
04/06/2011 02:02:00 Page 2 of 4
HYPERLINK TO: 2011032927 001 11 Tanoan Properties, Bernalillo Co.
FORSTBAUER SURVEYING, L.L.C.
1111 11th Street, NE, Albuquerque, NM 87110

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032
Sheet 2 of 4

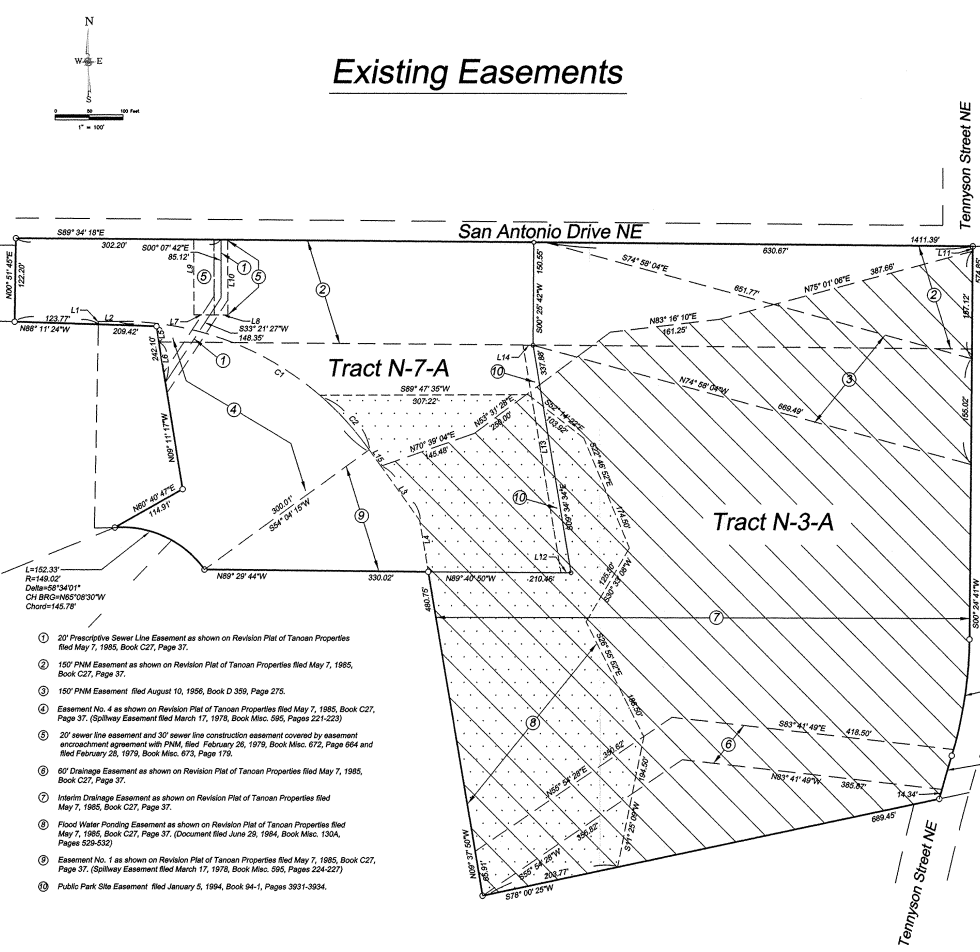
Existing Easements

**Bulk Land Plat
Tracts N-3-A & N-7-A
Tanoan Properties
Being a Replat of Tracts N-3, N-4 & N-7
Revision Plat of Tanoan Properties
Projected Section 27, T11N, R4E, NMPM
Elena Gallegos Grant
City of Albuquerque
Bernalillo County, New Mexico
November 2010**

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	430.81	449.02	54° 58' 48"	N83° 02' 53"W	414.29
C2	108.43	449.02	13° 50' 11"	N42° 29' 35"W	108.17

Line Table		
Line No.	Length	Direction
L1	4.04	N01° 07' 34"E
L2	30.00	N89° 16' 16"E
L3	97.87	N35° 34' 33"W
L4	78.05	S09° 46' 07"E
L5	23.41	N09° 11' 17"W
L6	60.15	N09° 11' 17"W
L7	30.00	S89° 34' 16"E
L8	20.00	S89° 34' 16"E
L9	110.00	S02° 07' 42"E
L10	110.00	S02° 07' 42"E
L11	7.22	N00° 24' 41"E
L12	14.82	S89° 40' 50"E
L13	337.89	S09° 34' 34"E
L14	14.82	S89° 40' 50"E
L15	28.83	N35° 34' 33"W

NOTE: SEE SHEET 2 FOR NOTICE OF SUBDIVISION PLAT CONDITIONS



- ① 20' Prescriptive Sewer Line Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ② 150' PNM Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ③ 150' PNM Easement filed August 10, 1956, Book D 359, Page 275.
- ④ Easement No. 4 as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Spillway Easement filed March 17, 1978, Book Misc. 555, Pages 224-227)
- ⑤ 20' sewer line easement and 30' sewer line construction easement covered by easement encroachment agreement with PNM, filed February 26, 1979, Book Misc. 672, Page 864 and filed February 26, 1979, Book Misc. 673, Page 179.
- ⑥ 80' Drainage Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ⑦ Interim Drainage Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ⑧ Flood Water Flooding Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Document filed June 29, 1984, Book Misc. 130A, Pages 529-532)
- ⑨ Easement No. 1 as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Spillway Easement filed March 17, 1978, Book Misc. 555, Pages 224-227)
- ⑩ Public Park Site Easement filed January 5, 1994, Book 94-1, Pages 3931-3934.

L=172.85'
R=600.00'
Delta=10°30'22"
CH BRG=N8°39'52"E
Chord=172.29'

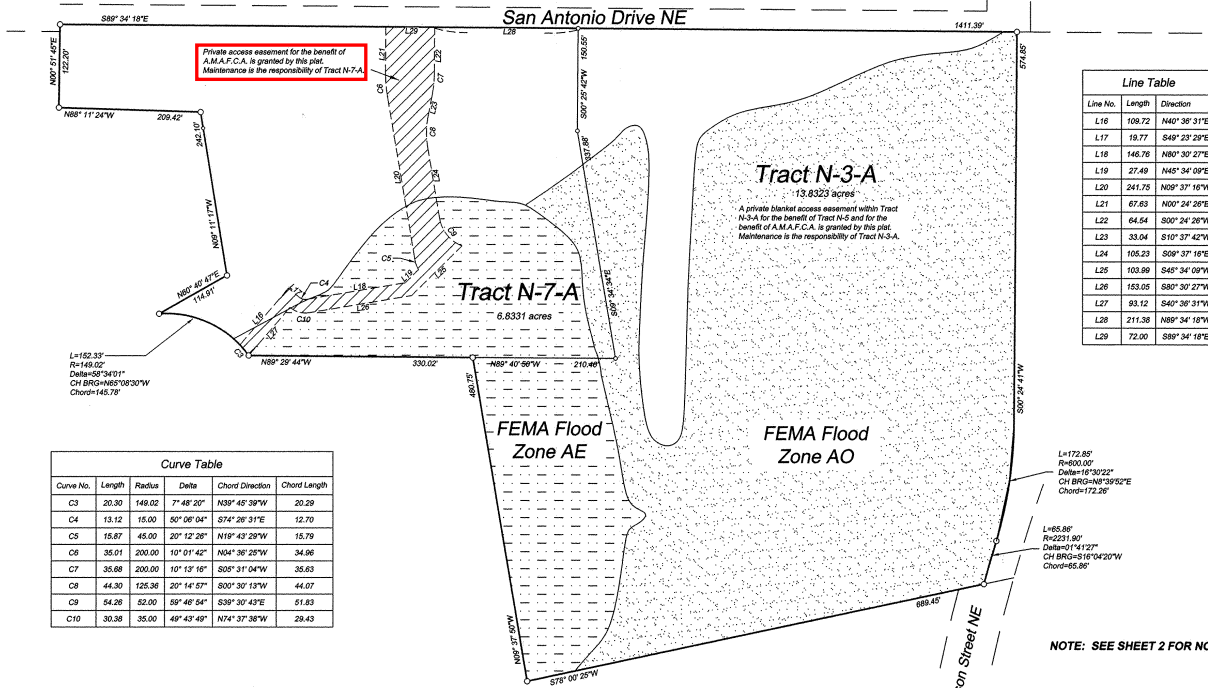
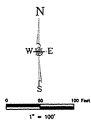
L=55.86'
R=2331.50'
Delta=01°41'23"
CH BRG=S16°04'20"W
Chord=56.86'

D00W 2011032927
DATE PLOTTED: 03/07/2011 09:07 AM Page: 3 of 4
FORSTBAUER SURVEYING, L.L.C. 4116 Lomas Boulevard NE, Albuquerque, New Mexico 87110
505 268-2112 Fax 268-2032

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032
Sheet 3 of 4

**Bulk Land Plat
Tracts N-3-A & N-7-A
Tanoan Properties
Being a Replat of Tracts N-3, N-4 & N-7
Revision Plat of Tanoan Properties
Projected Section 27, T11N, R4E, NMPM
Elena Gallegos Grant
City of Albuquerque
Bernalillo County, New Mexico
November 2010**

**Easements Granted by This Plat
FEMA Flood Zone Boundaries**




Line No.	Length	Direction
L16	109.72	N40° 38' 31"E
L17	19.77	S49° 23' 29"E
L18	148.76	N80° 30' 27"E
L19	27.49	N45° 34' 09"E
L20	241.75	N09° 37' 16"W
L21	67.63	N00° 24' 39"E
L22	64.54	S00° 24' 26"W
L23	33.04	S10° 37' 42"W
L24	105.23	S09° 37' 19"E
L25	103.98	S45° 34' 09"W
L26	183.05	S80° 30' 27"W
L27	93.12	S40° 38' 31"W
L28	211.38	N89° 34' 18"W
L29	72.00	S89° 34' 18"E

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C3	20.30	149.02	7° 48' 20"	N39° 45' 39"W	20.29
C4	13.12	15.00	50° 06' 04"	S74° 26' 31"E	12.70
C5	15.87	45.00	20° 12' 28"	N19° 43' 29"W	15.79
C6	35.01	200.00	10° 01' 42"	N04° 36' 25"W	34.96
C7	35.68	200.00	10° 13' 19"	S05° 31' 04"W	35.63
C8	44.30	125.36	20° 14' 57"	S00° 30' 13"W	44.07
C9	54.26	52.00	59° 46' 54"	S39° 30' 43"E	51.83
C10	30.38	35.00	49° 43' 49"	N74° 37' 38"W	29.43

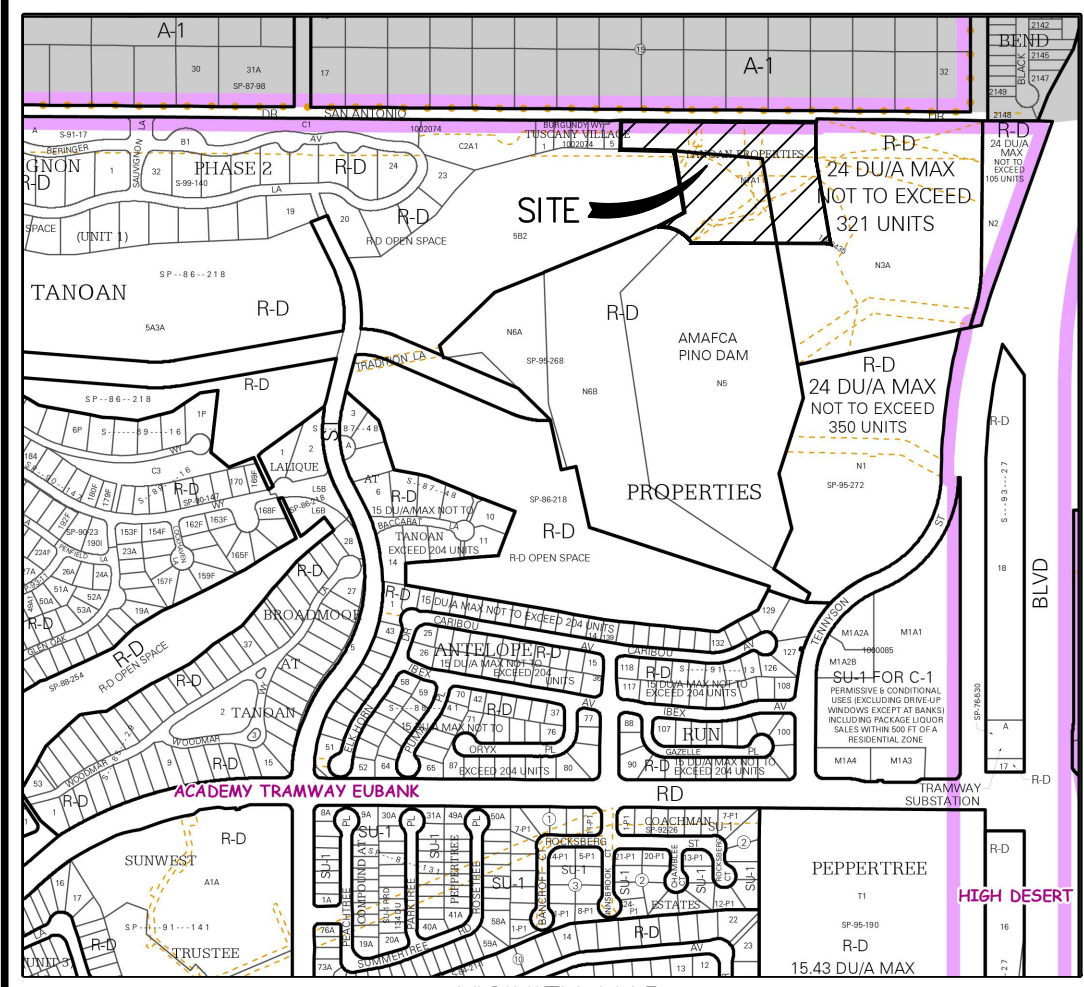
NOTE: SEE SHEET 2 FOR NOTICE OF SUBDIVISION PLAT CONDITIONS

FEMA Flood Zone boundaries are derived from AGIS and have been scaled. Their location should be considered approximate.

DOC# 2011032927
04/05/2011 03:07:00 Page 4 of 4
 11/14/10 8:23:00 AM 2011 R. Toussaint Gilmore, Bernalillo Co.


Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard, NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

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 MAY 2024



PROJECT NO. : PR-2020-004171 APPLICATION NO. DHO APPROVAL DATE:

UTILITY NOTES: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

DESCRIPTION TRACT N-7-A-1, OF THE BULK LAND PLAT OF TRACT N-7-A-1, TANOAN PROPERTIES SITUATE WITHIN SECTION 27, T. 11 N., R. 4 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 02, 2012 IN PLAT BOOK 2012C, PAGE 87.

UTILITY APPROVALS: PNM ELECTRIC SERVICES 02/29/2024 NEW MEXICO GAS COMPANY 2/15/2024 CENTURY LINK 2/27/2024 COMCAST 02/15/2024



PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

FREE CONSENT AND DEDICATION SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF TUSCANY VILLAGE, UNIT II", WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

CITY APPROVALS: Loren N. Risenhoover P.S. 3/21/2024 CITY SURVEYOR

- SUBDIVISION DATA 1. ZONE ATLAS MAP NO. E-22; ZONING: R1-D. 2. GROSS SUBDIVISION ACREAGE: 6.653 ACRES. 3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: ONE (1) TRACT. 4. TOTAL NUMBER OF LOTS/TRACTS CREATED: NINE (9) LOTS AND ONE (1) REMAINDER TRACT. 5. DATE OF SURVEY: OCTOBER 2019 TO APRIL 2024. 6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.

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.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE A.B.C.W.U.A. DATE

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENT(S) AS SHOWN HEREON.

PARKS & RECREATION DEPARTMENT DATE 2/13/2024 A.M.A.F.C.A. DATE

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR SAN ANTONIO DRIVE, NE. AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS.

HYDROLOGY DATE CODE ENFORCEMENT DATE

PURPOSE OF PLAT THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE EXISTING TRACT (TRACT N-7-A-1) INTO NINE NEW LOTS AND ONE REMAINDER TRACT, DEDICATE ADDITIONAL RIGHT-OF-WAY FOR SAN ANTONIO DRIVE N.E., GRANT EASEMENT(S), AND VACATE EASEMENT(S) AS SHOWN.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

PLANNING DEPARTMENT DATE CITY ENGINEER DATE

- SURVEY NOTES: 1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983. 2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT). 3. GROUND TO GRID SCALE FACTOR USED IS 0.99962175.. 4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

OWNER: WILLIAM E GALBRETH LAND AND DEVELOPMENT CO, LLC. BY: WILLIAM E GALBRETH TITLE: MANAGING MEMBER

SURVEYOR'S CERTIFICATION I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO 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 ACCURATELY 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; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGEND table with symbols for FOUND MONUMENT AS NOTED, FOUND ACS MONUMENT AS NOTED, SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909", RECORD BEARING & DISTANCE, MEASURED BEARING & DISTANCE, EXISTING EASEMENT LINE, NEW EASEMENT LINE, ELIMINATED EASEMENT LINE, ELIMINATED LOT LINE, VACATED EASEMENT.

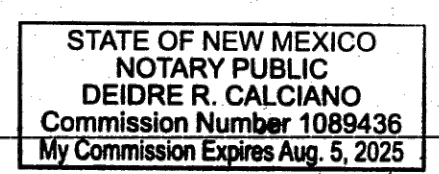
DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

WILLIAM E GALBRETH DATE

ACKNOWLEDGEMENT: STATE OF New Mexico)SS. COUNTY OF Bernalillo) ON THIS 1st DAY OF September, 2023, BEFORE ME

PERSONALLY APPEARED William E. Galbreth KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: NOTARY PUBLIC



TREASURER'S OFFICE CERTIFICATION THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: PROPERTY OWNER OF RECORD BERNALILLO COUNTY TREASURER'S OFFICE

ROBERT J. FIERRO, N.M.P.S. No. 22909 Date



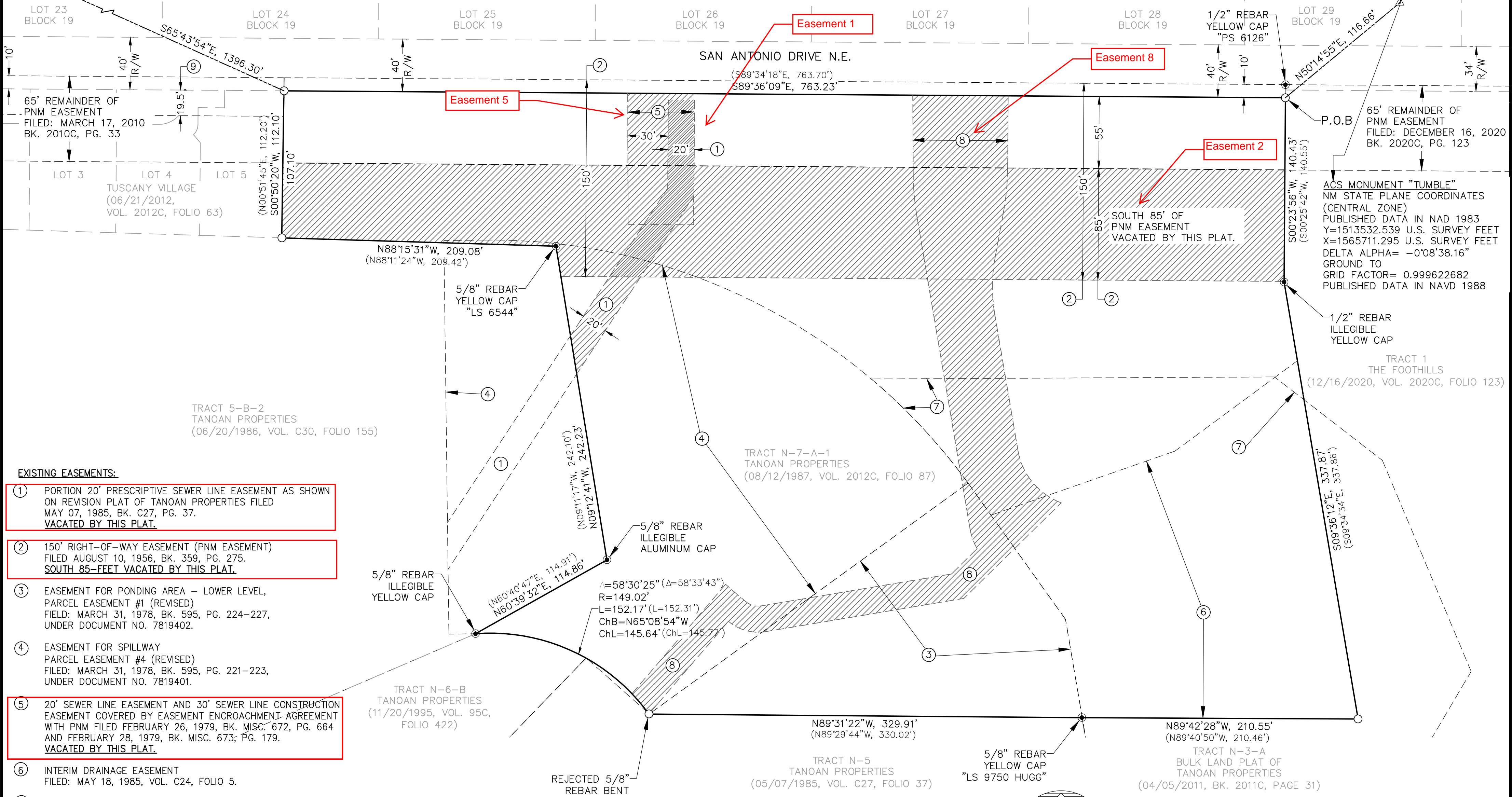
Fierro & Company ENGINEERING | SURVEYING 3201 4th. STREET NW, SUITE C, ALBUQUERQUE, NM 87107 PH 505.352.8930 ww.fierrocompany.com

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
 MAY 2024

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

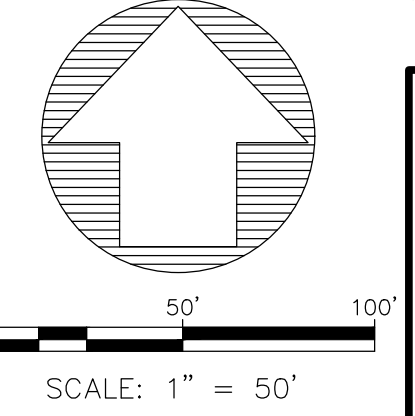
NORTH ALBUQUERQUE ACRES, TR. 2, UNIT 2
 (06/08/1931, VOL. D, FOLIO 131)

ACS MONUMENT "TUMBLE"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1513532.539 U.S. SURVEY FEET
 X=1565711.295 U.S. SURVEY FEET
 DELTA ALPHA= -0°08'38.16"
 GROUND TO GRID FACTOR= 0.999622682
 PUBLISHED DATA IN NAVD 1988



- 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) FILED: 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

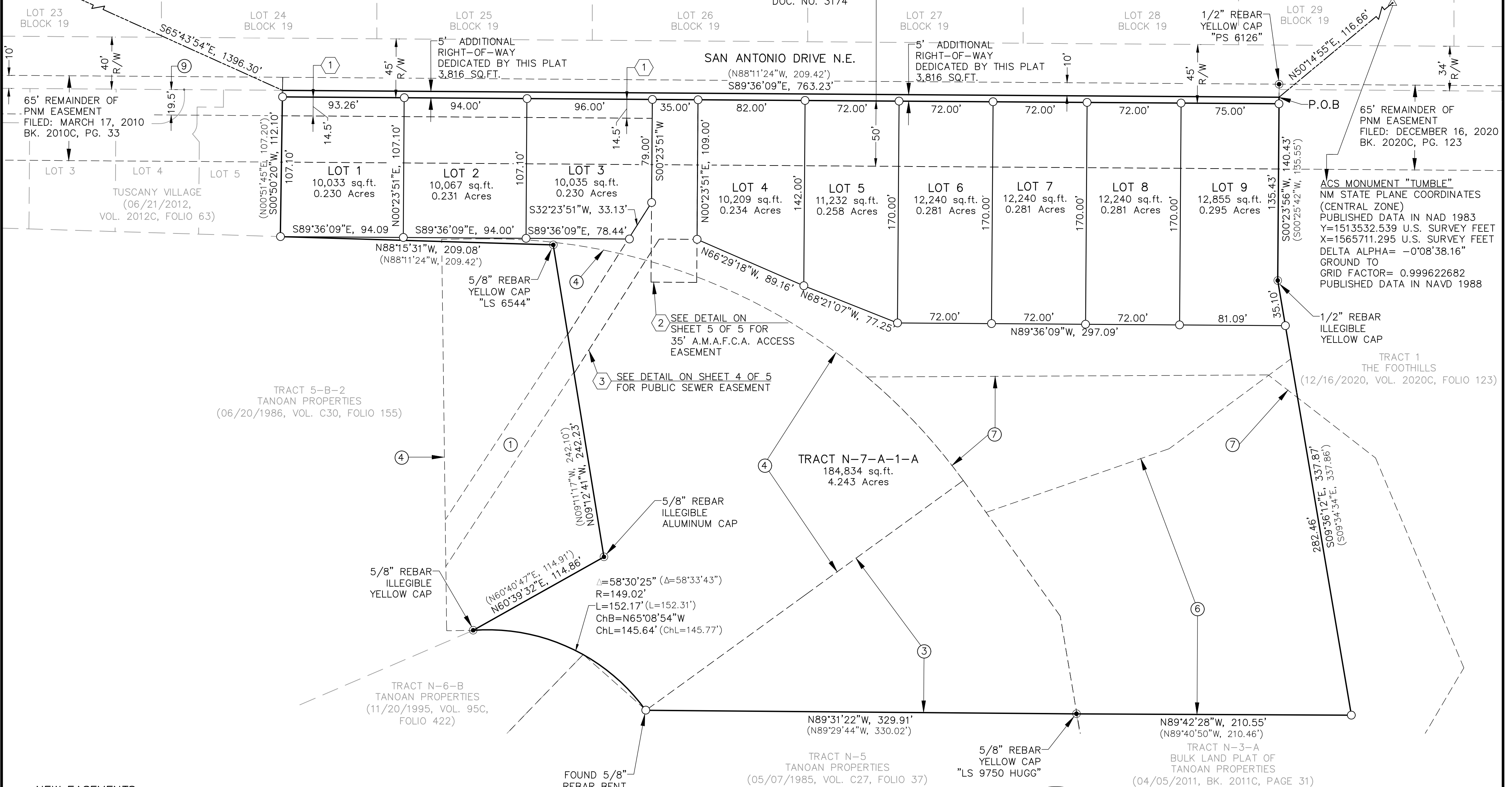


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 3201 4th. STREET NW, SUITE C, ALBUQUERQUE, NM 87107
 PH 505.352.8930
 www.fierrocompany.com

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
 MAY 2024

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)
 50' REMAINING PORTION OF PNM EASEMENT
 FILED: AUGUST 10, 1956
 MISC. BK. 359, PAGE 272-282
 DOC. NO. 3174

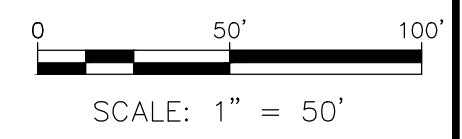
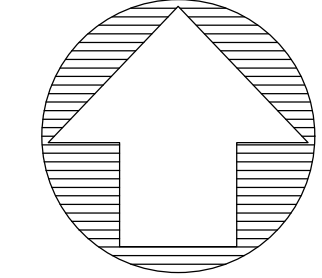


NEW EASEMENTS:

- ① 14.5' PUBLIC WATER AND SEWER EASEMENT GRANTED BY THIS PLAT.
- ② 35' A.M.A.F.C.A. ACCESS EASEMENT GRANTED BY THIS PLAT. TO BE MAINTAINED BY THE OWNERS 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:

SIDEWALK WAIVER APPROVED ON _____ PER _____



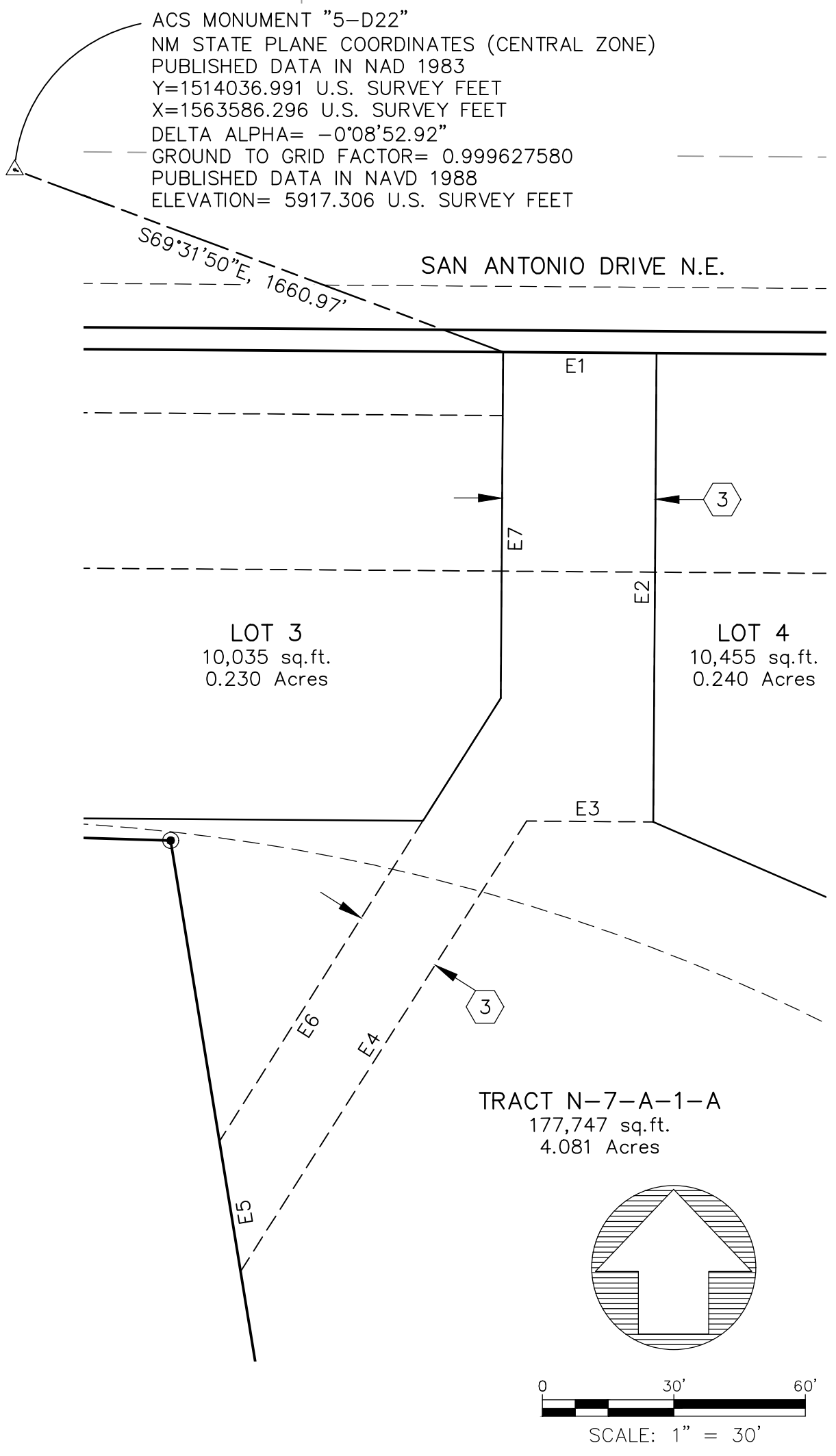
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 BERNALILLO COUNTY, NEW MEXICO
 MAY 2024



LINE TABLE		
LINE #	BEARING	DISTANCE
E1	S89°36'09"E	35.00
E2	S00°23'51"W	109.00
E3	N89°36'09"W	28.91
E4	S32°23'51"W	119.40
E5	N09°12'41"W	30.12
E6	N32°23'51"E	119.76
E7	N00°23'51"E	79.00

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

- 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.
- 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."

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:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE N.E., WHICH LIES S69°31'50"E, A DISTANCE OF 1,660.97 FEET FROM A 3½" ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "5-D22";

THENCE, S89°36'09"E, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT;

THENCE, S00°23'51"W, A DISTANCE OF 109.00 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE, N89°36'09"W, A DISTANCE OF 30.16 FEET TO A CORNER OF THIS EASEMENT;

THENCE, S32°23'51"W, A DISTANCE OF 119.40 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;


THENCE, N09°12'41"W, A DISTANCE OF 30.12 FEET TO A CORNER OF THIS EASEMENT;

THENCE, N32°23'51"E, A DISTANCE OF 119.76 FEET TO A CORNER OF THIS EASEMENT;

THENCE, N00°23'51"E, A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,377.642 SQ.FT., MORE OR LESS.

○ DETAIL— PUBLIC SEWER EASEMENT

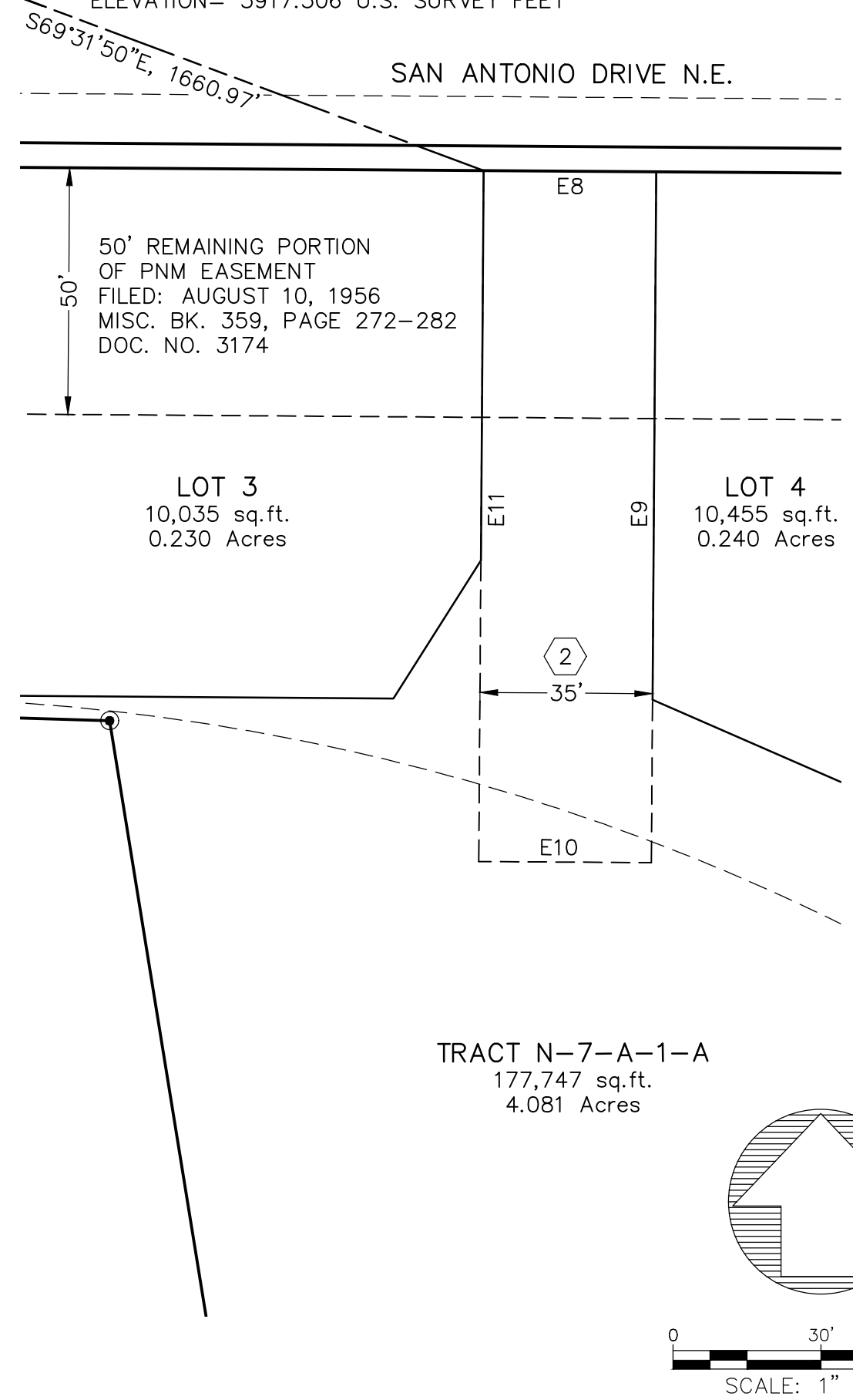
PROJECT NO. 19048



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PLAT OF
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 LOCATED WITHIN THE ELENA GALLEGOS GRANT
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 BERNALILLO COUNTY, NEW MEXICO
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ACS MONUMENT "5-D22"
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 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
E8	S89°36'09"E	35.00
E9	S00°23'51"W	140.00
E10	N89°36'09"W	35.00
E11	N00°23'51"E	140.00

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:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE N.E., WHICH LIES S69°31'50"E, A DISTANCE OF 1,660.97 FEET FROM A 3/4" ALUMINUM DISC STAMPED "5-D22 1995" FOUND FOR THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "5-D22";

THENCE, S89°36'09"E, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT;


THENCE, S00°23'51"W, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE, N89°36'09"W, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;

THENCE, N00°26'51"E, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,900 SQ.FT., MORE OR LESS.

○ DETAIL— 35' A.M.A.F.C.A. ACCESS EASEMENT

PROJECT NO. 19048



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June 6, 2023

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

RE: Agent Authorization, Tuscany Village, Unit II – Request for Subdivision of Land and Vacation of Public Easement

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 and approval process on all aspects in connection with the subdivision of land and vacation of public and private easements for the property 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 and Development Co.
4830 Juan Tabo Blvd. NE, Suite H
Albuquerque, NM 87107



Fierro & Company

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

May 14, 2024

Development Hearing Officer
City of Albuquerque

RE: PR 2020-004171

Proposed vacation of 3 existing Public Utility Easements and 1 Private access Easement as part of the proposed Tuscany Village Unit II subdivision plat.

On behalf of William E. Galbreth Land Development Co. LLC, Fierro & Company as their agent is requesting to vacate 4 existing easements on the property located at 12300 San Antonio Drive, between Lowell Drive and Tennyson Street NE. The easements proposed to be vacated are numbered 1, 2, 5, and 8 as shown on the attached proposed Tuscany Village Unit II Subdivision Plat.

Proposed Vacations 1, 2, 5, and 8:

Public Easement No. 1 – Prescriptive Sewer Line Easement

As shown on Revision Plat of Tanoan Properties, Filed May 7, 1985, Bk C27, Pg. 37.

Request to vacate the existing prescriptive sewer line easement. A new easement is proposed to formalize the easement at the location of the existing prescriptive easement where the sewer line is currently located.

The vacation of this prescriptive sewer line easement has no effect on the intent of the existing prescriptive sewer easement, on existing sewer infrastructure located within prescriptive easement and has no adverse effect on the adjacent property. In addition, the proposed plat is expressly granting a formal and greater interest than that of a prescriptive easement in the same location.

ABCWUA concurs with the vacation and has objection to the vacation.

Public Easement No. 2 - PNM Easement

Filed August 10, 1956, Bk D359, Pgs. 275-282

Request to vacate the southerly 85' of an existing 150' PNM easement with the northerly 65' portion remaining. The proposed vacated area is no longer needed as new electrical infrastructure has been upgraded and constructed entirely within the northerly 65'. This vacation is consistent with neighboring vacations on the adjacent subdivisions to the east and west of the subject property. PNM has agreed to this vacation and has provided their signature on the proposed plat.

Public Easement No. 5 – Sewer Line Construction Easement

Filed February 26, 1979, Misc. Bk 672, Pg. 664

Filed February 28, 1979, Misc. Bk 673, Pg. 179

Request to vacate an existing 30' Construction Maintenance Easement (CME) for the purpose of constructing a sewer line within 20' of an existing sewer line encroachment. The 30' CME is no longer needed as the sewer line has since been constructed. The proposed plat will grant a new sewer easement where the sewer line is currently located.

Private Easement No. 8 – AMAFCA Access Easement

Filed April 5, 2011, Bk 2011C, Pg. 31

Request to vacate an existing private access easement for the benefit of AMAFCA. The proposed plat will relocate access and grant a new access easement between Lots 3 and 4. AMAFCA concurs with the relocation of the access easement and signed off on the proposed plat on February 13, 2024.

The proposed vacated easements are no longer needed or have been relocated and the request to vacate is consistent with the following sub-sections of the IDO:

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

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

Thank you for your review and consideration.

Veronica Herrera
Fierro & Company



DEVELOPMENT FACILITATION TEAM REVIEW SHEET

CASES FOR REVIEW AND COMMENT FOR:

December 13, 2023

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – December 12th

Link to access all applications:

<https://sfftp.cabq.gov/link/pdoOjMFd2Cg/>

1. [PR-2021-005746](#)

SI-2023-01893 - SITE PLAN DFT

REQUEST: Site Plan approval for hotel use. Proposed hotel will be 64,715 sq ft – no major public infrastructure needed for development. Site currently vacant and subdivided. This request will also amend the overall site plan to show the new hotel layout.

LOTS/SUBDIVISION: Lot 1A1, FRATERNAL ORDER OF POLICE

ADDRESS/LOCATION: 5910 JEFFERSON ST NE

ZONED: NR-BP

IDO: 2022

2. [PR-2023-009563](#)

PS-2023-00198 – SKETCH PLAT

REQUEST: Subdivide the 1.3 acre lot located at 2866 Campbell Road NW, Lot 17 of Alvarado Gardens into 4 lots and be able to build 4 single family residences.

LOTS/SUBDIVISION: E ½ OF LOT 17, UNIT 2, ALVARADO GARDENS

ADDRESS/LOCATION: LOCATED ON CAMPBELL between RIO GRANDE BLVD and RIO GRANDE RIVER

ZONED: R-2

IDO: 2022

3. [PR-2023-009569](#)

PS-2023-00200 - SKETCH PLAT

REQUEST: Combine existing Tract 133-B of MRGCD map #31 and lots 294 thru 301 into new tracts A and B, Alvarado Gardens Unit 3

LOTS/SUBDIVISION: TRACT 133, LOTS 294 THRU 301, UNIT 3, ALVARADO GARDENS UNIT 3

ADDRESS/LOCATION: 3529 RIO GRANDE BLVD NW betwee ARBOR RD NW and DON ONOFRE TR NW

ZONED: R-A

IDO: 2022

4. [PR-2022-007903](#)

PS-2023-00203 - SKETCH PLAT

REQUEST: Vacate Santa Clara Ave SE and Altez ST NE (Public Right-Of-way) as shown on maps and convert into private right-of-way

LOTS/SUBDIVISION: LOT 56-A, SKYLINE HEIGHTS ADDITION

ADDRESS/LOCATION: 600 MOON SE between SOUTHERN and SANTA CLARA SE

ZONED: NR-C

IDO: 2022

5. [PR-2023-009587](#)

PS-2023-00204 - SKETCH PLAT

REQUEST: Install a Twice the Ice and water vending machine on the site. Land is currently unused.

LOTS/SUBDIVISION: PARCEL 1, UNCLE DOC ADDITION 2

ADDRESS/LOCATION: 9620 MENAUL BLVD NE between EUBANK and SNOW HEIGHTS CIRCLE

ZONED: MX-M

IDO: 2022

6. [PR-2023-009609](#)

PS-2023-00206 - SKETCH PLAT

REQUEST: Lot line adjustment is being requested for the pupose of moving the existing lot line between lot 14-A and lot 15-A thereby eliinating the zero lot line side setback that exists on lot 15-A and creating an approximately five foot setback between the existing structure on lot 15-A and property line of Lot 14-A

LOTS/SUBDIVISION: LOTS 14-A & 15-A, BLOCK 8, HIGHLAND PLACE ADDITION

ADDRESS/LOCATION: 706 & 708 SANTA FE ST between WALTER ST and I-25

ZONED: R-1A

IDO: 2022

7. [PR-2020-004171](#)

PS-2023-00208 - SKETCH PLAT

REQUEST: Subdivide 1 Tract of land into 9 lots and 1 tract, vacate existing easements and grant new public easement.

LOTS/SUBDIVISION: TRACT N-7-A-1, BULK LAND PLAT OF TANOAN PROPERTIES

ADDRESS/LOCATION: 12300 SAN ANTONIO DR between LOWELL DR NE and TENNYSON ST NE

ZONED: R1-D

IDO: 2022

8. [PR-2022-007872](#)

PS-2023-00208 - SKETCH PLAT

REQUEST: Proposed new construction of a drive-thru coffee shop with customer walk up window.

LOTS/SUBDIVISION: TRACT C-1-A, UNIT 17, ACADEMY ACRES

ADDRESS/LOCATION: 7330 SAN ANTONIO DR NE between SAN ANTONIO DR NE and SAN ANTONIO PL NE

ZONED: MX-L

IDO: 2022

9. [PR-2023-009637](#)

PS-2023-00210 - SKETCH PLAT

REQUEST: Property replat located at 4815 NorthernTrail, to split 2/3 acre lot into two new lots.

LOTS/SUBDIVISION: LOT 14, QUAKER HEIGHTS

ADDRESS/LOCATION: 4815 NORTHERN TRAIL NW, BETWEEN UNSER and COORS

ZONED:

IDO: 2022
