



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Create 5 new lots from 5 existing lots for granting/creation of access and maintenance easement		

APPLICATION INFORMATION		
Applicant: Las Ventanas NM, Inc.		Phone: 505-362-6824
Address: 8330-A Washington Place NE		Email: tscott@lasventanasnm.com
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Aldrich Land Surveying		Phone: 505-328-3988
Address: PO Box 30701		Email: tim.aldrich@comcast.net
City: Albuquerque	State: NM	Zip: 87190
Proprietary Interest in Site: Owner	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.: Lots 1, 2, 3, 4 and 5	Block:	Unit:
Subdivision/Addition: Villa Loma Estates	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s): F-22-Z	Existing Zoning: PD	Proposed Zoning PD
# of Existing Lots: 5	# of Proposed Lots: 5	Total Area of Site (Acres): 0.2537
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: North side of Montgomery	Between: Shiloh Place NE	and: Tramway Boulevard NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1005185, 07DRB-70222, 08DRB-70284		

Signature:	Date: 10/04/2020
Printed Name: Tim Aldrich	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

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

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form S2 at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

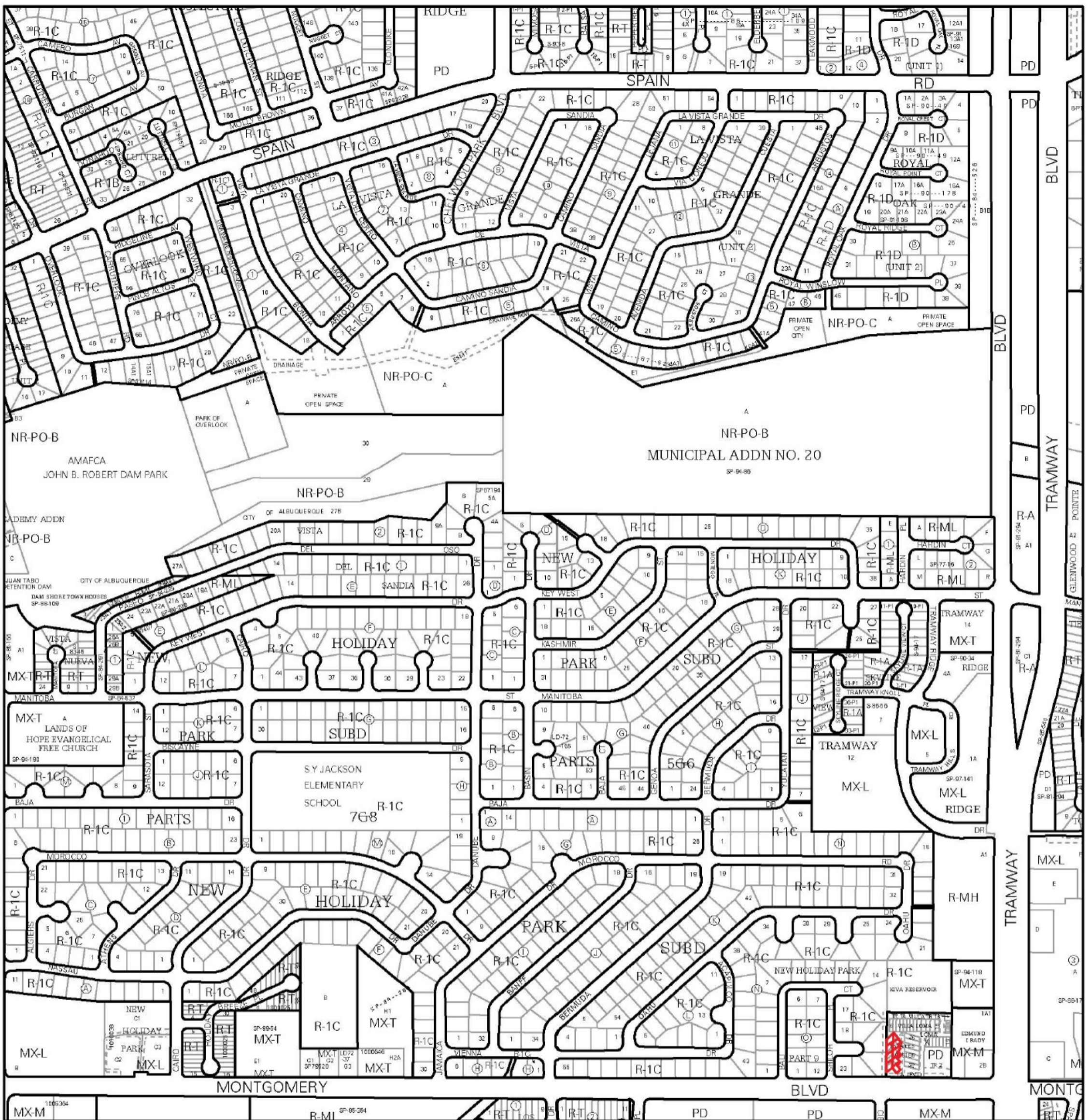
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- N/A Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- N/A Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

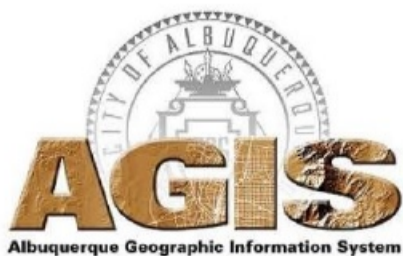
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 10/04/2020</p>
<p>Printed Name: Tim Aldrich</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

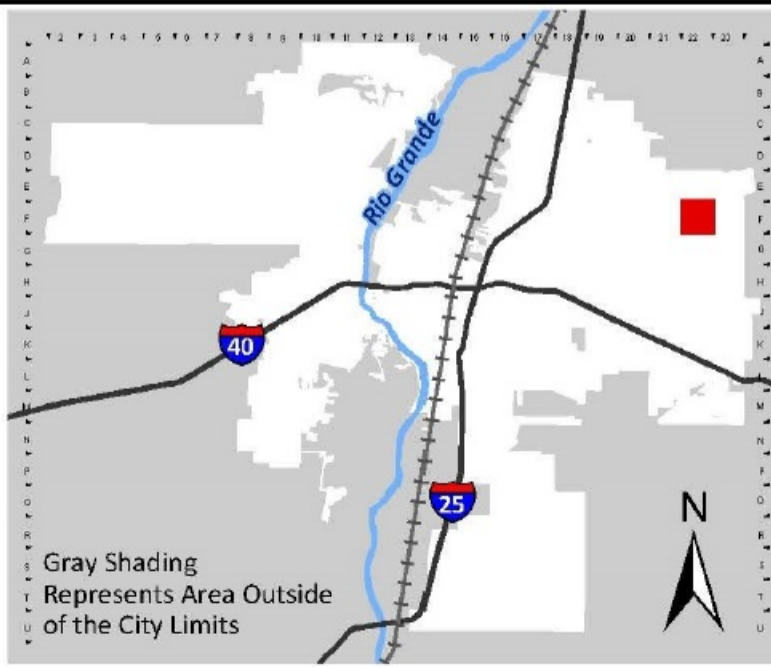


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
F-22-Z

- Easement
- 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
- Escarpment
- Petroglyph National Monument



October 4, 2020

Ms. Jolene Wolfley
Development Review Board Chair
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

RE: APPLICATION FOR MINOR SUBDIVISION PLAT –
LOTS 1-A, 2-A, 3-A, 4-A AND 5-A, VILLA LOMA ESTATES

Dear Ms. Wolfley,

Aldrich Land Surveying, Inc. (ALS), agent for Las Ventanas NM, Inc., T. Scott Ashcraft, President, has prepared an application for minor subdivision plat for the above-mentioned lots. All the required attachments are included with the submittal.

ALS, as agent for Las Ventanas NM, Inc., is proposing the platting action for the following reasons:

1. Eliminate a portion of the lot lines between lots and move it 4 foot northerly to create Lots 1-A, 2-A, 3-A, 4-A and 5-A.
2. To grant a pedestrian access and maintenance easement over the 4 foot area.
3. Buildings are presently being constructed on these lots. The City of Albuquerque building inspector is requiring this 4 feet for access to the adjoining building and access/maintenance of windows on this side of the building.
4. This platting action will fulfill the requirements of the Building Inspection Department.

With this being the case we ask for acceptance of this application for the above purposes.

Thank you very much,



Tim Aldrich PS
Aldrich Land Surveying, Inc.
505-328-3988

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 8 Coalition of Neighborhood Associations	Donald	Couchman	dhc@zianet.com	6441 Concordia Road NE	Albuquerque	NM	87111	5052698335	
District 8 Coalition of Neighborhood Associations	Mary Ann	Dix	dix.mary.ann@gmail.com	11312 Malguena Lane NE	Albuquerque	NM	87111	5057159197	5052710548

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:
<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project 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.

Thanks,



Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, September 29, 2020 11:33 AM
To: Office of Neighborhood Coordination <tim.aldrich@comcast.net>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Review Board

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

Contact Name

Timothy Aldrich

Telephone Number

505-328-3988

Email Address

tim.aldrich@comcast.net

Company Name

Aldrich Land Surveying

Company Address

PO Box 30701

City

Albuquerque

State

NM

ZIP

87190

Legal description of the subject site for this project:

Lots 1-5, Villa Loma Estates

Physical address of subject site:

4579, 4583, 4587, 4591 and 4595 Villa Loma Lane NE, Albuquerque, NM 87111

Subject site cross streets:

Montgomery Boulevard NE and Tramway Boulevard NE

Other subject site identifiers:

north side of Montgomery, west of Tramway 600 feet

This site is located on the following zone atlas page:

F-22-Z

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

Tim Aldrich

From: Tim Aldrich <tim.aldrich@comcast.net>
Sent: Wednesday, September 30, 2020 11:07 AM
To: 'dhc@zianet.com'
Subject: Public Notice to District 8 Coalition of Neighborhood Associations
Attachments: District 8 Coalition of Neighborhood Associations - Donald Couchman, Rep..pdf;
IDOZoneAtlasPage_F-22-Z.pdf

Mr. Donald Couchman, Representative
District 8 Coalition of Neighborhood Associations
6441 Concordia Road NE
Albuquerque, NM 87111

I have attached our public notice of Minor platting action we are submitting to the City of Albuquerque. I have also attached a copy of the zone atlas page with are project highlighted. This notice is required by IDO Subsection 14-16-6-4(K)(2).

Thank you,

Tim Aldrich, PS
Aldrich Land Surveying
505-328-3988

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

9/30/2020

[Date*]

Donald Couchman, Rep. - District 8 Coalition of Neighborhood Associations

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

6441 Concordia Road NE, Albuquerque, NM 87111

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear Mr. Couchman [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance

(IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a

Neighborhood Association Representative [Property Owner or NA Representative] that

Aldrich Land Surveying - Tim Aldrich [Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]

Subdivision of Land - Minor

Subdivision of Land - Minor

to be reviewed and decided by [Decision-making body per Table 6-1-1]

Development Review Board

The application(s) is/are for [description of project/request]

Relocate interior lot lines 4 to 5 feet for window clearance. Exterior property lines and easements are not affected.

1. Property Owner* Las Ventanas NM, Inc.
2. Agent* [if applicable] Aldrich Land Surveying - Tim Aldrich
3. Subject Property Address* 4579, 4583, 4587, 4591 & 4595 Villa Loma Ln. NE
4. Location Description north side of Montgomery NE, 600' west of Tramway
5. Zone Atlas Page F-22-Z [Available here: <http://data.cabq.gov/business/zoneatlas/>]
6. Legal Description Lots 1-5, Villa Loma Estates
7. Area of Property [typically in acres] 0.2536 acres
8. IDO Zone District PD

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

- 9. Overlay Zone(s) [if applicable] None
- 10. Center or Corridor Area [if applicable] Major Transit (MT)
- 11. Current Land Use [vacant, if none] Vacant
- 12. Deviations Requested [if applicable] _____
- 13. Variances Requested [if applicable] _____

The anticipated public hearing [meeting or hearing] for this request will be on 10/14/2020 [date] at 9:00 AM [time] in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.*

You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505) 328-3988 [phone number*] or via tim.aldrich@comcast.net [email*].

More information about the project can be found here: [project webpage*, if applicable]

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,



Tim Aldrich [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

Tim Aldrich

From: Tim Aldrich <tim.aldrich@comcast.net>
Sent: Wednesday, September 30, 2020 11:10 AM
To: 'dix.mary.ann@gmail.com'
Subject: Public Notice to District 8 Coalition of Neighborhood Associations
Attachments: District 8 Coalition of Neighborhood Associations - Mary Ann Dix, Rep..pdf;
IDOZoneAtlasPage_F-22-Z.pdf

Ms. Mary Ann Dix, Representative
District 8 Coalition of Neighborhood Associations
11312 Malaguena Lane NE
Albuquerque, NM 87111

I have attached our public notice of Minor platting action we are submitting to the City of Albuquerque. I have also attached a copy of the zone atlas page with are project highlighted. This notice is required by IDO Subsection 14-16-6-4(K)(2).

Thank you,

Tim Aldrich, PS
Aldrich Land Surveying
505-328-3988

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

9/30/2020

[Date*]

Mary Ann Dix, Rep. - District 8 Coalition of Neighborhood Associations

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

11312 Malaguena Lane NE, Albuquerque, NM 87111

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear Ms. Dix [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance

(IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a

Neighborhood Association Representative [Property Owner or NA Representative] that

Aldrich Land Surveying - Tim Aldrich [Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]

Subdivision of Land - Minor

Subdivision of Land - Minor

to be reviewed and decided by [Decision-making body per Table 6-1-1]

Development Review Board

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Please contact me with any questions or concerns at (505) 328-3988 [phone number*] or via tim.aldrich@comcast.net [email*].

More information about the project can be found here: [project webpage*, if applicable]

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

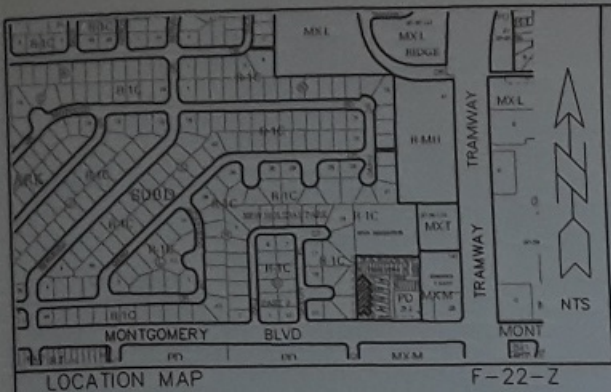
<https://tinyurl.com/IDOzoningmap>

Sincerely,



Tim Aldrich [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]



PLAT OF
LOTS 1-A, 2-A, 3-A, 4-A & 5-A
VILLA LOMA ESTATES
 (A REPLAT OF LOTS 1, 2, 3, 4 & 5,
 VILLA LOMA ESTATES)
 WITHIN
 SECTION 34
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2020

DESCRIPTION
 A tract of land situate within Section 34, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of Lots 1, 2, 3, 4 and 5, Villa Loma Estates, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on October 1, 2007, in Plat Book 2007C, Page 280, and containing 0.2537 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCCO, QWEST and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lots 1-A, 2-A, 3-A, 4-A & 5-A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to eliminating lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and undivided title to the land subdivided.

Owner: Las Ventanas NM, a New Mexico corporation
 T. Scott Ashcraft, President *10/6/2020*

OFFICIAL SEAL
Kay Brashear
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires 8-19-2025

STATE OF NEW MEXICO }
 BERNALILLO COUNTY }

On this 10 day of October, 2020, this instrument was acknowledged before me by T. Scott Ashcraft, President of Las Ventanas NM, Inc., a New Mexico corporation, on behalf of said corporation.

Kay Brashear
 Notary Public *8-19-2025*
 My Commission Expires

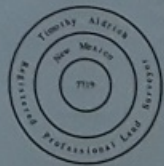
PROJECT NUMBER: PR-2020-
 Application Number: SD-2020-

Utility Approvals:

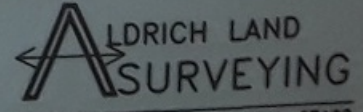
Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation dba CenturyLink QC	Date
Comcast	Date
City Approvals: <i>Lynn M. Reinhardt P.S.</i>	<i>10/6/2020</i> Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



Timothy Aldrich
 Timothy Aldrich, P.S. No. 7719 *10/04/2020*
 Date



Drawn By: TA	Date: 10-04-20
Checked By: TA	Drawing Name: 20032PLT.DWG
Job No.: 20-032	Sheet: 1 of 3

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

PURPOSE OF PLAT

1. To create Lots 1-A, 2-A, 3-A, 4-A and 5-A as shown hereon.
2. To eliminate lot lines as shown hereon.
3. To grant easements as shown hereon.

SUBDIVISION DATA

1. Project No.: PR-2020-
2. Application No.: SD-2020-
3. Zone Atlas Index No.: F-22-Z
4. Total Number of Lots created: 5
5. Total Number of existing Lots: 5
6. Gross Subdivision Acreage: 0.2537 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field.
4. Basis of boundary is from the plat of record entitled:

"VILLA LOMA ESTATES",
 (10-01-2007, 2007C-280)

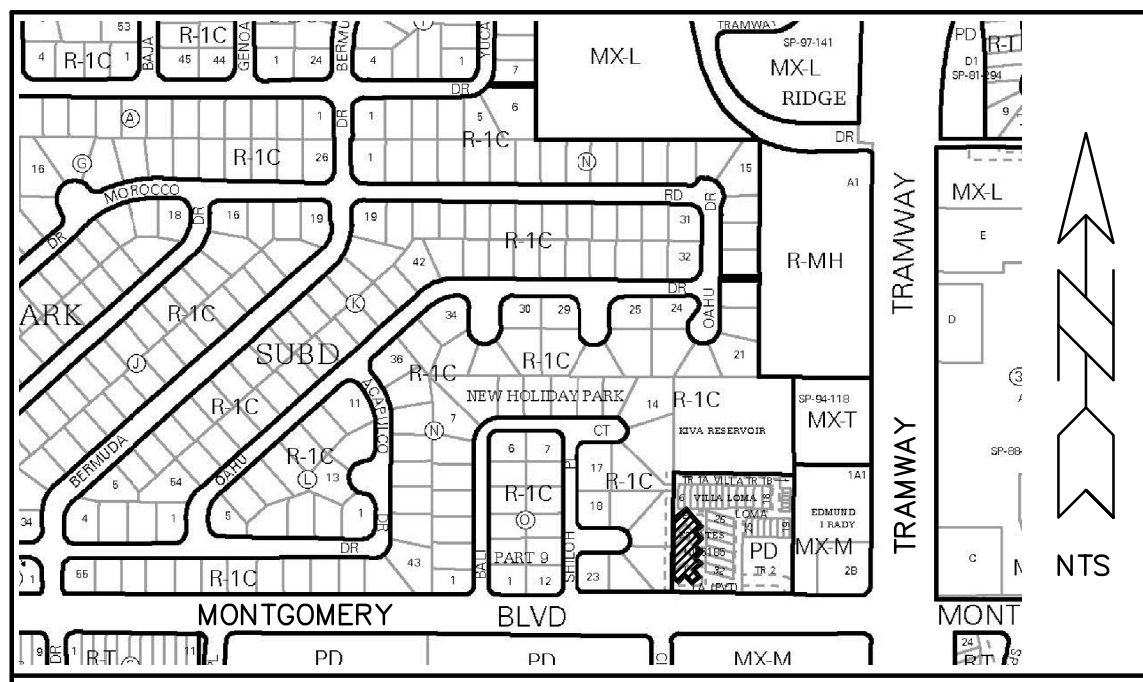
"TRACTS 1-A AND 1-B, VILLA LOMA ESTATES",
 (07-24-2008, 2008C-166)

all being records of Bernalillo County, New Mexico.

5. Field Survey: June, 2020.
6. Title Report(s): None provided
7. Address of Property: 4579, 4583, 4587, 4591 & 4595 Villa Loma Lane NE, Albuquerque, NM 87111.
8. City of Albuquerque, New Mexico IDO Zone: PD
9. 100 Year Flood Zone Designation: ZONE X, Panel 144 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008 and Zone X, Panel 183 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie in the 100 Year Flood Plain.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".
11. Rotate bearings 00°49'08" clockwise to obtain record bearings.

SOLAR NOTE

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



LOCATION MAP F-22-Z

PURPOSE OF PLAT

- To create Lots 1-A, 2-A, 3-A, 4-A and 5-A as shown hereon.
- To eliminate lot lines as shown hereon.
- To grant easements as shown hereon.

SUBDIVISION DATA

- Project No.: PR-2020-
- Application No.: SD-2020-
- Zone Atlas Index No.: F-22-Z
- Total Number of Lots created: 5
- Total Number of existing Lots: 5
- Gross Subdivision Acreage: 0.2537 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field.
- Basis of boundary is from the plat of record entitled:
 - "VILLA LOMA ESTATES", (10-01-2007, 2007C-280)
 - "TRACTS 1-A AND 1-B, VILLA LOMA ESTATES", (07-24-2008, 2008C-166)
 - all being records of Bernalillo County, New Mexico.
- Field Survey: June, 2020.
- Title Report(s): None provided
- Address of Property: 4579, 4583, 4587, 4591 & 4595 Villa Loma Lane NE, Albuquerque, NM 87111.
- City of Albuquerque, New Mexico IDO Zone: PD
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- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".
- Rotate bearings 00°49'08" clockwise to obtain record bearings.

SOLAR NOTE

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

DESCRIPTION

A tract of land situate within Section 34, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of Lots 1, 2, 3, 4 and 5, Villa Loma Estates, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on October 1, 2007, in Plat Book 2007C, Page 280, and containing 0.2537 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privity of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lots 1-A, 2-A, 3-A, 4-A & 5-A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to eliminating lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Owner: Las Ventanas NM, Inc., a New Mexico corporation

T. Scott Ashcraft, President _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2020, this instrument was acknowledged before me by T. Scott Ashcraft, President of Las Ventanas NM, Inc., a New Mexico corporation, on behalf of said corporation.

Notary Public

PLAT OF
LOTS 1-A, 2-A, 3-A, 4-A & 5-A
VILLA LOMA ESTATES
(A REPLAT OF LOTS 1, 2, 3, 4 & 5,
VILLA LOMA ESTATES)
WITHIN
SECTION 34
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2020

PROJECT NUMBER: PR-2020-
Application Number: SD-2020-

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation dba CenturyLink QC	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
DRB Chairperson, Planning Department	_____	Date

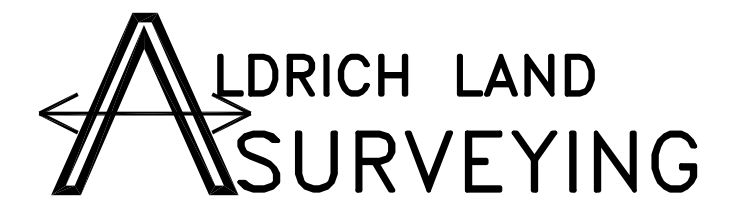
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



Timothy Aldrich, P.S. No. 7719
10/04/2020
Date

Drawn By:	TA	Date:	10-04-20
Checked By:	TA	Drawing Name:	20032PLT.DWG
Job No.:	20-032	Sheet:	1 of 3



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

PLAT OF
 LOTS 1-A, 2-A, 3-A, 4-A & 5-A
 VILLA LOMA ESTATES
 (A REPLAT OF LOTS 1, 2, 3, 4 & 5,
 VILLA LOMA ESTATES)
 WITHIN
 SECTION 34
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2020

PROPERTY CORNERS

- FOUND 1/2" REBAR WITH CAP "LS 7719"
- FOUND NAIL WITH TAG "LS 11463"
- FOUND PK NAIL WITH WASHER "LS 11463"
- ⊙ FOUND 1/2" REBAR WITH CAP "LS 11463"

* TRACT 1-A
 VILLA LOMA ESTATES
 (07-24-2008, 2008C-166)

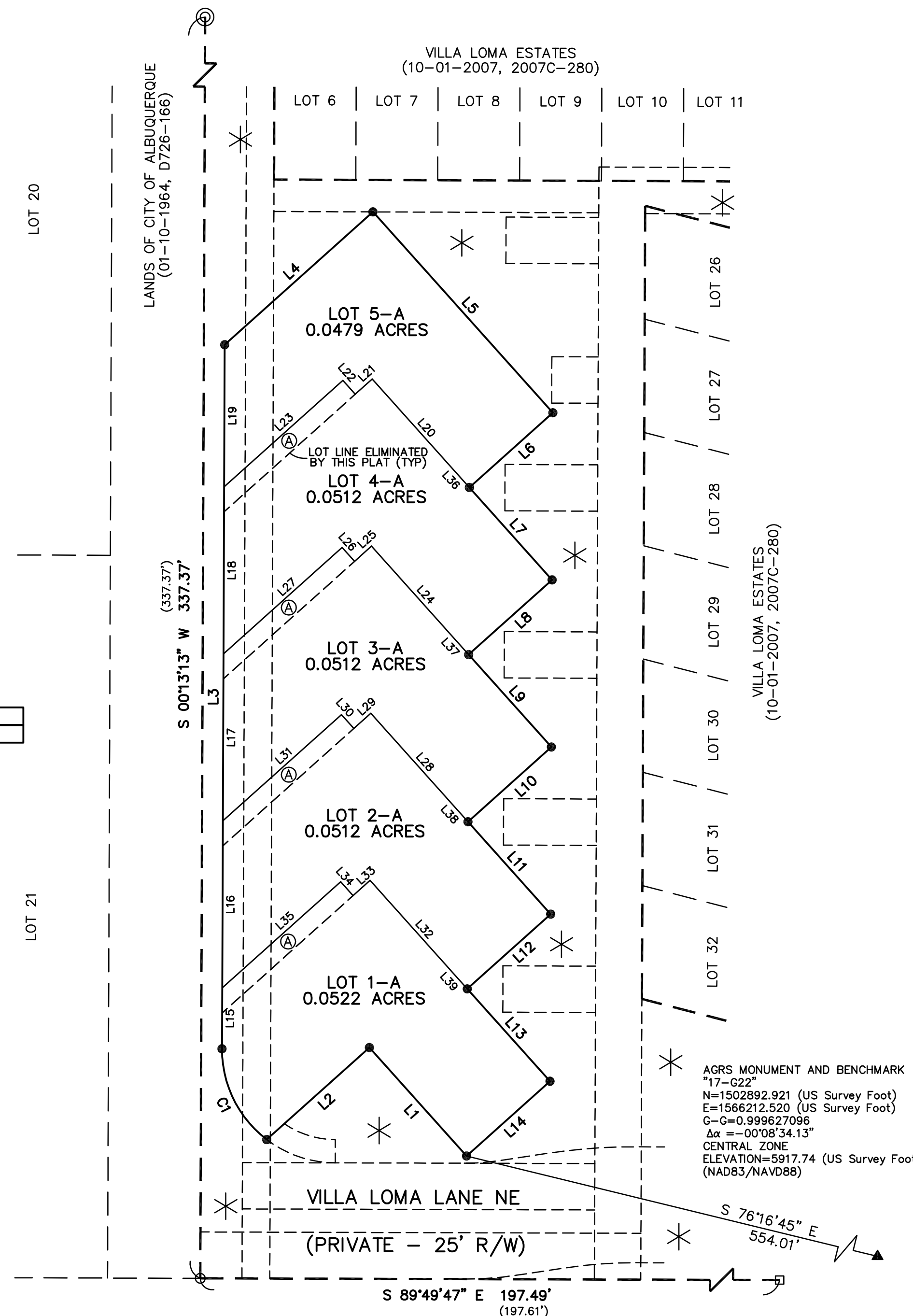
BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	N 41°51'16" W	31.41'
L2	S 48°08'44" W	29.75'
L3	N 00°13'13" E	151.89'
L4	N 48°08'44" E	42.94'
L5	S 41°51'16" E	58.17'
L6	S 48°08'44" W	24.17'
L7	S 41°51'16" E	26.75'
L8	S 48°08'44" W	24.17'
L9	S 41°51'16" E	26.75'
L10	S 48°08'44" W	24.17'
L11	S 41°51'16" E	26.75'
L12	S 48°08'44" W	24.17'
L13	S 41°51'16" E	26.75'
L14	S 48°08'44" W	24.17'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	24.50'	22.62'	21.82'	N 26°13'43" W	52°53'52"

INTERIOR DATA

L15	N 00°13'13" E	13.12'
L16	N 00°13'13" E	36.04'
L17	N 00°13'13" E	36.04'
L18	N 00°13'13" E	36.04'
L19	N 00°13'13" E	30.65'
L20	N 41°51'16" W	31.42'
L21	S 48°08'44" W	4.92'
L22	N 41°51'16" W	4.00'
L23	S 48°08'44" W	34.39'
L24	N 41°51'16" W	31.42'
L25	S 48°08'44" W	4.92'
L26	N 41°51'16" W	4.00'
L27	S 48°08'44" W	34.37'
L28	N 41°51'16" W	31.42'
L29	S 48°08'44" W	4.92'
L30	N 41°51'16" W	4.00'
L31	S 48°08'44" W	34.35'
L32	N 41°51'16" W	31.42'
L33	S 48°08'44" W	4.92'
L34	N 41°51'16" W	4.00'
L35	S 48°08'44" W	34.33'
L36	N 41°51'16" W	58.17'
L37	N 41°51'16" W	58.17'
L38	N 41°51'16" W	58.17'
L39	N 41°51'16" W	58.17'



NEW EASEMENTS

- Ⓐ 4' PEDESTRIAN ACCESS AND MAINTENANCE EASEMENT FOR THE BENEFIT OF THE LOTS WHICH IT ADJOINS AND TO BE MAINTAINED BY THE VILLA LOMA ESTATES HOME OWNERS ASSOCIATION. (GRANTED BY THIS PLAT)

AGRS MONUMENT AND BENCHMARK
 "17-G22"
 N=1502892.921 (US Survey Foot)
 E=1566212.520 (US Survey Foot)
 G-G=0.999627096
 Δα = -00°08'34.13"
 CENTRAL ZONE
 ELEVATION=5917.74 (US Survey Foot)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	10-04-20
Checked By:	TA	Drawing Name:	20032PLT.DWG
Job No.:	20-032	Sheet:	2 of 3

ALDRICH LAND SURVEYING

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

PLAT OF
 LOTS 1-A, 2-A, 3-A, 4-A & 5-A
 VILLA LOMA ESTATES
 (A REPLAT OF LOTS 1, 2, 3, 4 & 5,
 VILLA LOMA ESTATES)
 WITHIN
 SECTION 34
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2020

EXISTING EASEMENTS

① EXISTING 20' ACCESS EASEMENT
 FOR THE JOINT USE AND BENEFIT OF LOTS 1-32, VILLA LOMA ESTATES
 AND THE CITY OF ALBUQUERQUE. THE CITY OF ALBUQUERQUE IS
 RESPONSIBLE FOR MAINTENANCE.
 (05-25-1984, B20-169)
 (10-01-2007, 2007C-280)

② EXISTING 9' PUE
 (01-21-1980, 1980004305)
 (05-25-1984, B20-169)

③ EXISTING 6' ABCWUA WATERLINE EASEMENT
 (10-01-2007, 2007C-280)

④ EXISTING 10' PUE
 (10-01-2007, 2007C-280)

⑤ EXISTING 5' SIGN EASEMENT
 (10-01-2007, 2007C-280)

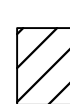
⑥ EXISTING 6.89' PUE
 (07-24-2008, 2008C-166)

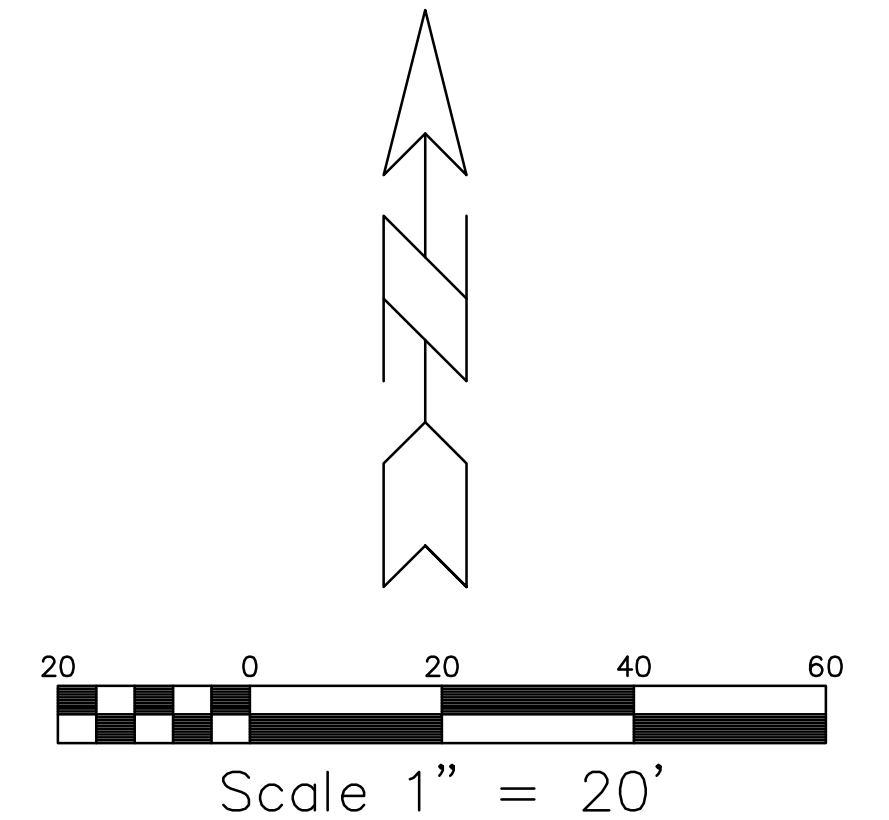
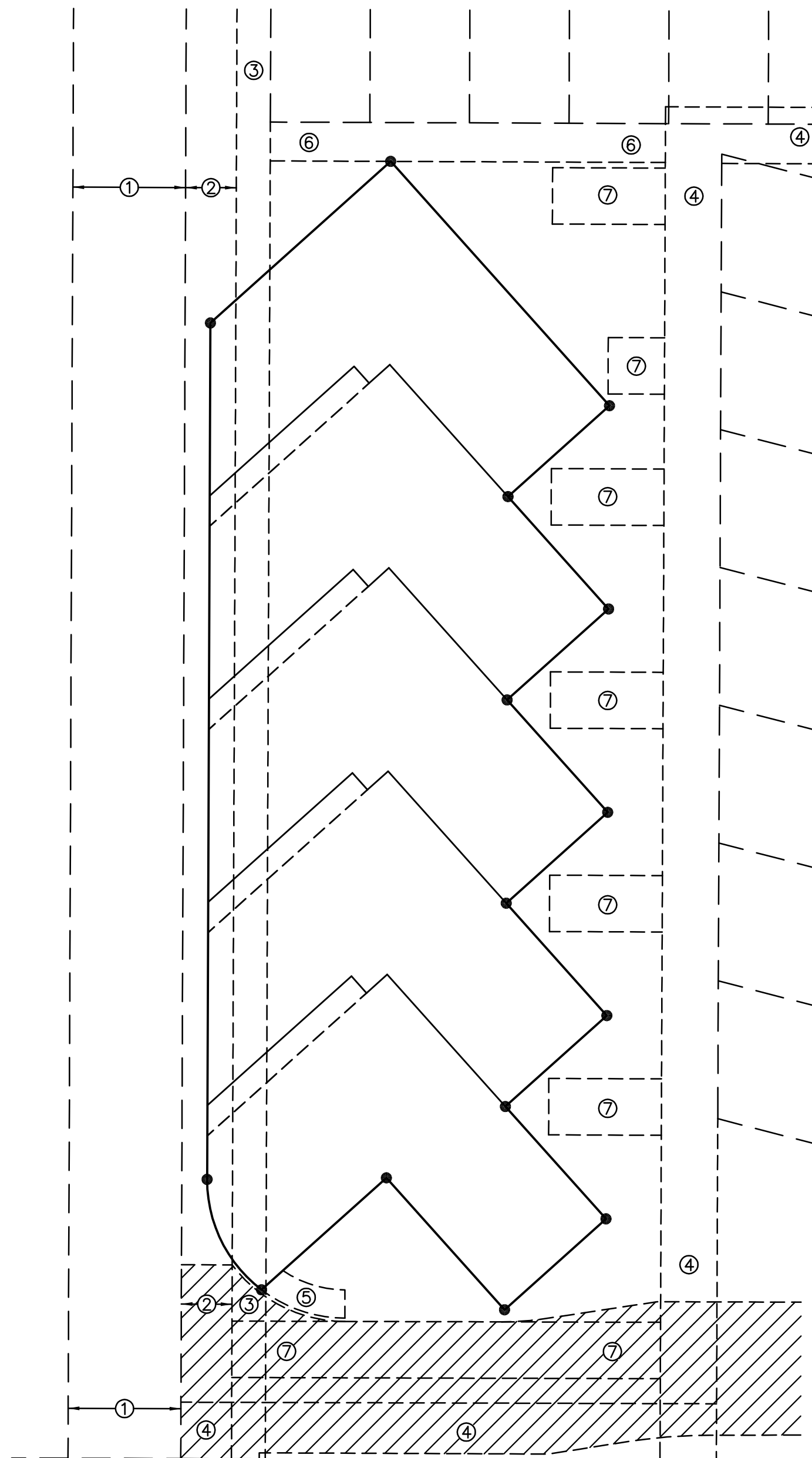
⑦ EXISTING 10' PUE
 (07-24-2008, 2008C-166)

EXISTING - TRACT 1 & 1-A - COMMON AREA, CROSS ACCESS, PRIVATE
 ACCESS, PEDESTRIAN, PARKING AND DRAINAGE EASEMENT. ABCWUA
 WATER AND SANITARY SEWER EASEMENT. FOR THE BENEFIT AND USE
 OF LOTS 1-32, VILLA LOMA ESTATES AND TO BE MAINTAINED BY THE
 VILLA LOMA ESTATES HOME OWNERS ASSOCIATION.
 (10-01-2007, 2007C-280)
 (07-24-2008, 2008C-166)

EXISTING - TRACT 1-A - CROSS LOT DRAINAGE AND CROSS LOT
 ACCESS EASEMENT. FOR THE BENEFIT AND USE OF LOTS 1-32,
 VILLA LOMA ESTATES AND TO BE MAINTAINED BY THE VILLA LOMA
 ESTATES HOME OWNERS ASSOCIATION.
 (07-24-2008, 2008C-166)

EXISTING - TRACT 1 & 1-A - PUE
 (10-01-2007, 2007C-280)
 (07-24-2008, 2008C-166)

 EXISTING CROSS LOT ACCESS EASEMENT
 FOR THE BENEFIT OF LOTS 1-32, VILLA LOMA ESTATES AND TRACT 2,
 VILLA LOMA ESTATES. THE VILLA LOMA ESTATES HOME OWNERS
 ASSOCIATION WILL MAINTAIN THE PORTION WITHIN THEIR BOUNDARY
 AND THE OWNER OF TRACT 2 THE PORTION WITHIN THEIR BOUNDARY.
 (10-01-2007, 2007C-280)



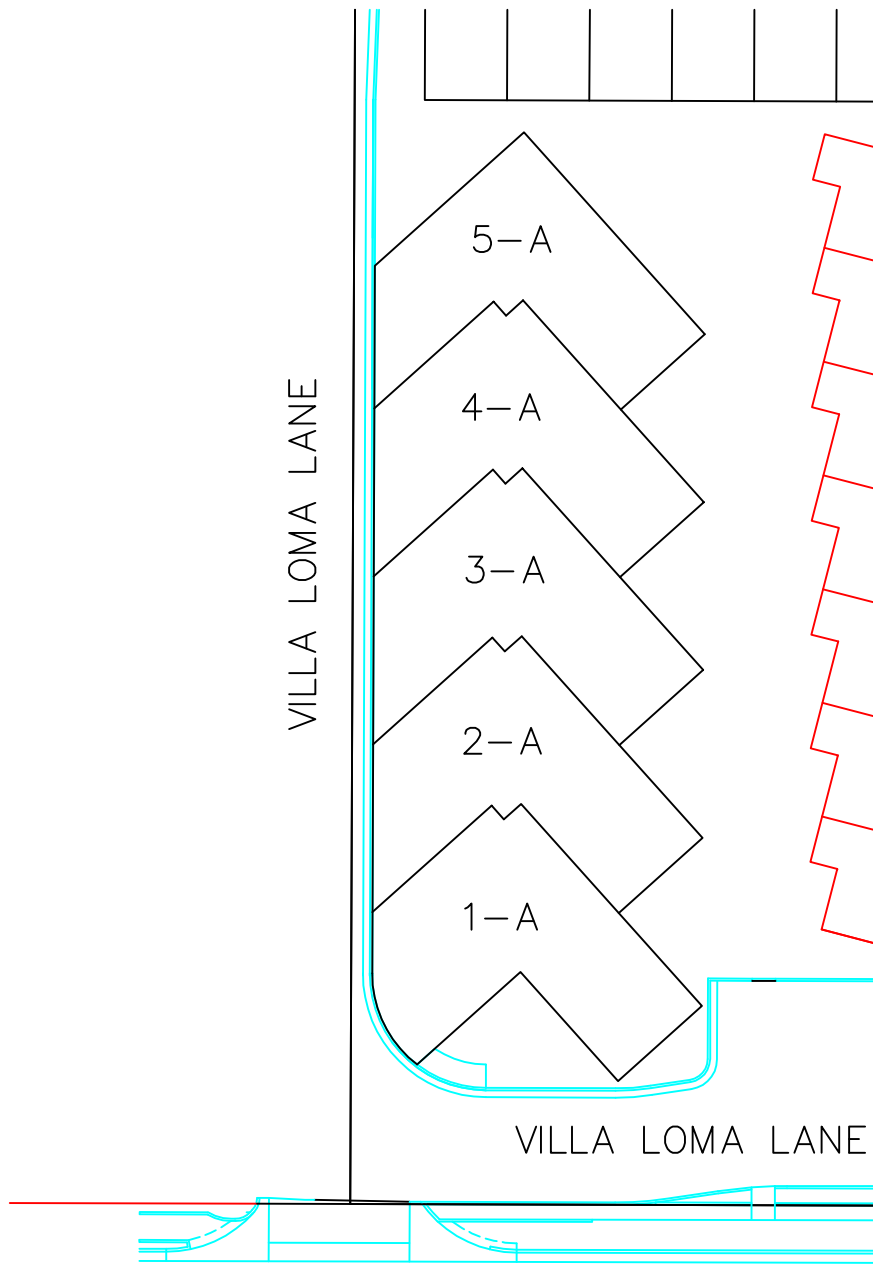
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 ALDRICH LAND
 SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

LOTS 1-A THRU 5-A, VILLA LOMA ESTATES



SCALE: 1" = 40'



MONTGOMERY



Tim Aldrich

From: Tim Aldrich <tim.aldrich@comcast.net>
Sent: Sunday, October 04, 2020 12:25 PM
To: platgisreview@cabq.gov
Subject: LOTS 1-A, 2-A, 3-A, 4-A AND 5-A, VILLA LOMA ESTATES
Attachments: Lots 1-A thru 5-A Villa Loma Estates - AGIS.dxf; Lots 1-A thru 5-A, Villa Loma Estates.pdf

Please review the attached plat info. I will send a project number Monday or Tuesday.

Thank you,

Tim Aldrich, PS
Aldrich Land Surveying
505-328-3988