



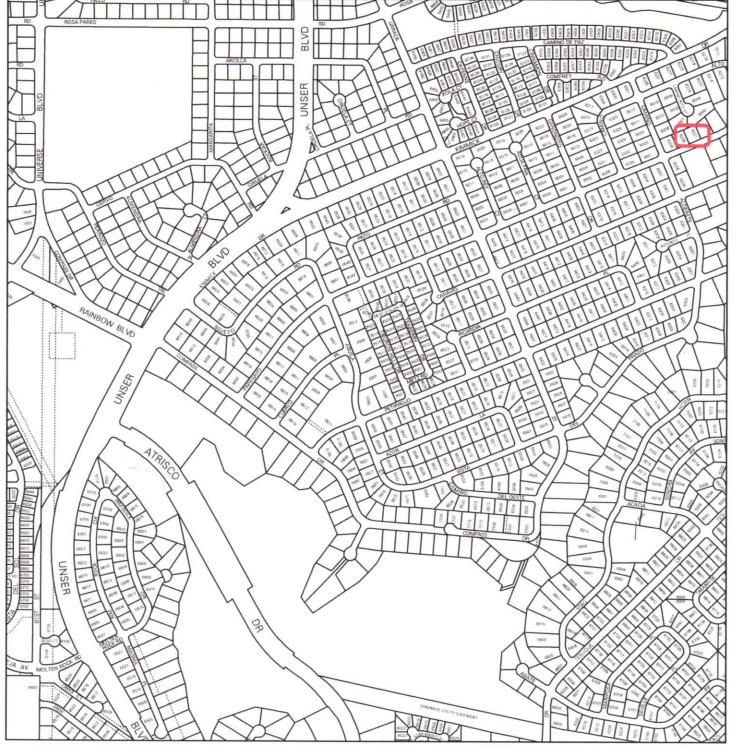
DEVELOPMENT REVIEW BOARD APPLICATION

Please check the appropriate box(es) a of application.						para at the time	
SUBDIVISIONS	□ Fir	nal Sign off of EPC Sit	te Plan(s) (Form P2)				
☐ Major – Preliminary Plat (Form P1)	□ An	☐ Amendment to Site Plan (Form P2)			cation of Public Right-of	-way (Form V)	
☑ Minor – Preliminary/Final Plat (Form S2)	MISC	ELLANEOUS APPLI	CATIONS	□ Va	☐ Vacation of Public Easement(s) DRB (Form \)		
☐ Major - Final Plat (Form S1)	□Ex	tension of Infrastructu	ire List or IIA (Form S1)	□ Va	□ Vacation of Private Easement(s) (Form V)		
☐ Amendment to Preliminary Plat (Form S2)	□ Mir	nor Amendment to Inf	frastructure List (Form S2)	PRE-	PRE-APPLICATIONS		
☐ Extension of Preliminary Plat (FormS1)	□ Te	mporary Deferral of S	SW (Form V2)	□ Ske	Sketch Plat Review and Comment (Form S2		
		dewalk Waiver (Form					
SITE PLANS	□Wa	aiver to IDO (Form V	2)	APPE	APPEAL		
☐ DRB Site Plan (Form P2)	□Wa	aiver to DPM (Form V	(2)	□ Dec	☐ Decision of DRB (Form A)		
BRIEF DESCRIPTION OF REQUEST			-,				
Request 1)Final Plat Approva	1) 2) Si	dewalk Waive	r Approval				
Transfer Tyl Mai Flat Florid	2,01	deviant viaive	пирочан				
APPLICATION INFORMATION				-			
Applicant: Ann Cadier Kim & Patrick J. M	lagee			Ph	none: 505-415-1271		
Address: P.O. Box 92372				En	nail: anncadierk	im@gmail.com	
City: Albuquerque			State: New Mexico	Zip	zip: 87199		
Professional/Agent (if any):				Ph	ione:		
Address:				En	nail:		
City:			State:	Zip	Zip:		
Proprietary Interest in Site:			List all owners: Ann Cad	dier Kim	n & Patrick J. Mage	е	
SITE INFORMATION (Accuracy of the existing	g legal de	escription is crucial!	Attach a separate sheet if	necessa	ary.)		
Lot or Tract No.: Lot 28 and Lot 27			Block: 6	Unit: 22			
Subdivision/Addition: Volcano Cliffs Subd	livision		MRGCD Map No.:	UPC Code:			
Zone Atlas Page(s): D - 10 - Z	_	sisting Zoning: R - 1	D	Proposed Zoning n/a			
# of Existing Lots: 2 # of Proposed Lots: 1				То	tal Area of Site (Acres):	.5493	
LOCATION OF PROPERTY BY STREETS							
Site Address/Street: 6201 & 6205 Papagay					etroglyphs \ Nationa	al Monument	
CASE HISTORY (List any current or prior pro				equest.)			
DRB Project Number: PR-2020-000	004548	/ PS-2020-0009	98				
Signature:		10		1.			
Printed Name: Ann Cadier Kim & Patrick J. Magee			Date: March 17, 2021				
	CK J. IVI	agee		₩	Applicant or		
FOR OFFICIAL USE ONLY	tion	Face	A I WARREN IS	177 (DZ) 2			
Case Numbers Ac	tion	Fees	Case Numbers		Action	Fees	
Meeting Date:			L	Fo	e Total:		
Staff Signature:	Date:		oiect#				

FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

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

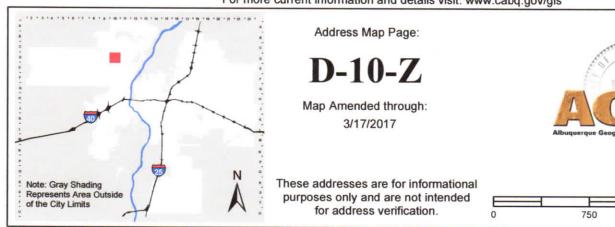
Interpreter Needed for Hearing? if yes, indicate language: A <u>Single</u> PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF <u>shall be organized</u> 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 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 Interpreter Needed for Hearing? No if yes, indicate language: A <u>Single</u> PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabo.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 <u>shall be organized</u> with the Development Review Application and this Form S2 at the front followed by the re <u>maining documents in the order provided on this form.</u> Zone Atlas map with the entire site clearly outlined and labeled Proposed Final Plat (7 copies, 24" x 36" folded) Design elevations & cross sections of perimeter walls (3 copies) Copy of recorded IIA Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer DXF file and hard copy of final plat data for AGIS submitted and approved				
Interpreter Needed for Hearing? No if yes, indicate language: X A <u>Single</u> 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 <u>shall be organized</u> with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form. X Zone Atlas map with the entire site clearly outlined and labeled X Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K) NIA Sites 5 acres or greater Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) Proposed Preliminary Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded) X 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) X Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum) X Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information NIA Proposed Infrastructure List, if applicable X Required notice with content per IDO Section 14-16-6-4(K) X Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer DXF file and hard copy of final plat data for AGIS submitted and approved Submitted Submitted Submitted Submitted Submitted Submitted Submitted S				
Interpreter Needed for Hearing?if yes, indicate language:A <u>Single</u> 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 <u>shall be organized</u> 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 _ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2) _ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded) _ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded) _ Infrastructure List, if applicable Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.				
I, 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 with it is complete.				
Signature: Date: March 17, 2021				
Printed Name: Ann Cadier Kim & Patrick J. Magee Magee Magee				
FOR OFFICIAL USE ONLY				
Project Number: Case Numbers - - Stoff Signature:				
Staff Signature: Date:				



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

Feet

1,500



Letter Justifying our Request to approve Final Plat- Per criteria in IDO Section 14-16-6-6(K):

Re: PR-2020-004548 / PS-2020-00098 Page 1 of 7

Property Owners: Ann Cadier Kim & Patrick J. Magee

Property Addresses:

6201 Papagayo Rd. NW, Albuquerque NM 87120-Lot 28, Block 6, Unit 22, Volcano Cliffs Subdivision 6205 Papagayo Rd. NW, Albuquerque NM 87120-Lot 27 Block 6, Unit 22, Volcano Cliffs Subdivision

We respectfully ask for approval from the DRB to eliminate the lot line between lot 27 and lot 28, block 6, unit 22, Volcano Cliffs Subdivision – in order to combine the 2 lots to form 1 lot.

Background:

My husband and I, along with our adult special needs son who lives with us, will build our 'forever home'. To accomplish this, we needed a single-story home of sufficient size.

Soon after we purchased our first lot, we discovered that the lot we purchased would not accommodate our needs due to special circumstances that do not apply generally to other property in the same vicinity, such as the topography; the grades were steep and varying. Such circumstances would lead to practical limitations on the 'usable' lot size. As such, we determined we needed to purchase the lot next to ours in order to achieve building a home that would adequately serve our family's needs well into the future.

Sketch Plat:

We had a Sketch Plat meeting on October 21, 2020. We received comments from the Development Review Board at that meeting. (*See Pg. 3 & 4: DRB –Each Departments comments & Our Response)

Waiver Requested and Variance Approved:

Below is a summary of the comments that resulted in the need for additional city level approvals:

1. Code Enforcement Department Comments:

Action: Apply for a <u>"Variance</u>" of .0956 acres for Lot Size larger than contextual standards. February 16, 2021: A meeting with the Zoning Department was held via zoom March 2, 2021: The Zoning Department issued a "Notification of Decision":

"APPROVAL of a variance of .0956 acres to allow a lot larger than the allowable contextual standards". (*See Page 5,6,7 -Copy of "Notification of Decision")

2. Transportation Department Comments:

Action: Apply for a "Waiver" for extending the Sidewalk and around the cul-de-sac

There were a number of comments from Transportation. (*See Pg. 3 Item 2. Transportation Dept). We worked with Ms. Jeanne Wolfenbarger to provide support and justification memos to satisfactorily resolve all of the comments. On December 8, 2020, we were advised to submit a "Sidewalk waiver" to DRB. DRB informed us we would need to finish the "Variance" before proceeding.

March 15, 2021: DRB accepted the Waiver submission.

Status: March 31, 2021- we have a DRB Meeting via Zoom to review our Waiver-Form V2.

Continued: Letter Justifying our Request to approve Final Plat (Per criteria in IDO Section 14-16-6-6(K):

Conclusion:

We believe our request for Final Plat combining our 2 lots into 1 lot does meet all the "Review and Decision Criteria" as outlined in Section 14-16-6-6(K):

<u>6-6(K)(3)(a):</u> The application complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Our Response: We will comply with all the applicable provisions of the "Integrated Development Ordinance - Amended as of November 2020". Our lots are adjacent to Open Space / National Monument Land. We will build our home in accordance with all rules and regulations, including those that are applicable as outlined in Section 5-2(H), 5-2(H)(2), and 5-2(H)(2)(c). Additionally, we will comply with rules and regulations related to property within SAD 228, as well as all rules and regulations included in VCSDP Volcano Cliffs Sector Development Plan.

<u>6-6(K)(3)(b):</u> Any Waivers granted to Development Standards applicable to the subdivision in Section 14-16-5-3 (Access and Connectivity) or Section 14-16-5-4 (Subdivision of Land) and any deviations to other IDO standards granted within the thresholds established by Section 14-16-6-4(P) (Deviations) are **documented in the application.**

Our Response: This application and this "Letter Justifying our request" does outline the details of our "Approved Variance for Lot size" and our "Pending request for a Sidewalk Waive (Form V2)".

Thank you for your consideration.

Sincerely.

Ann Cadier Kim & Patrick J. Magee

DRB Sketch Plat Meeting (10.21.20)-List of Each Departments comments & Our Response

Project #:PR-2020-00004548

Application #:PS -2020-00098

1. Planning Dept.

<u>Department Comments:</u> Standard comments related to Standards and Requirements for our zone and Major Public Open Space.

Our Response:

Agreed. We have reviewed the sections of the IDO (amended November 2020) that relate to Major Public Open Space and Petroglyph National Monument. Our home designer as well as construction company are familiar with this, as well as the requirements for our Zone, and will comply with all requirements & rules, including those that are applicable as outlined in Section 5-2(H), 5-2(H)(2), and 5-2(H)(2)(c). Additionally, we will comply with rules and regulations related to property within SAD 228, as well as all rules and regulations included in VCSDP Volcano Cliffs Sector Development Plan.

2.Code Enforcement Department:

Department Comments:

Per contextual standards: 2. Smallest lot allowed is .2722
 Largest lot allowed is .4537
 Proposed lot .5493 requires Variances

Our Response: We have prepared the **Variance** and submitted to the Zoning Department. We had our hearing on February 16, 2021. On March 2, 2021, the Zoning Department issued a "Notification of Decision": "APPROVAL" (*See Page 5,6,7 -Copy of "Notification of Decision")

2.Transportation Department:

Department Comments:

- Show distance between curb to property line and existing sidewalk width. A minimum 5-foot wide sidewalk is required.
 Our Response: Yes, information has been provided via email to the Transportation Dept. and noted on Final Plat prepared by Terra Land Survey's, LLC.
- The plat does not reflect Papagayo Road right-of-way that continues to the northeast. It
 appears to be drawn as an easement. Label right-of-way width.

 <u>Our Response:</u> Information has been provided, and accepted by the Transportation Dept., that
 clarifies that our street, Papagayo, ends at the cul-de-sac that borders the Monument Land.
- 3. The adjacent road should be extended to north end of property including curb and sidewalk. <u>Our Response:</u> Related to the road, information has been provided to the Transportation Dept to show that road did not need to be extended. The road ends in a cul-de-sac that is in front of the National Monument Land. Related to the sidewalk, information was provided to the Transportation Dept. and the Transportation Dept. found our explanation for not extending the sidewalk to the end of our lot and around the cul-de-sac was very reasonable. The Transportation Dept. sent an email to DRB and to us with instructions to submit a 'Waiver' to DRB. DRB informed us to wait until after the Variance was approved. The Waiver Form V2 was accepted on March 15; we are on the <u>DRB Meeting Calendar for March 31st</u>.

Continued: DRB Sketch Plat Meeting (10.21.20)—List of Each Departments comments & Our Response

 Due to the combination of the temporary cul-de-sac length exceeding over 150 feet in length and the cul-de-sac not meeting standards, seek Fire Marshall Approval to keep current road layout.

<u>Our Response:</u> Yes, Fire Marshall granted approval and submitted to Transportation Dept. It was noted also that cul-de-sac at end of Papagayo, bordering the Monument Land, is not temporary, it is 'permanent'.

If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit. Our Response: Noted

4. Parks and Rec Department:

Department Comments:

Adjacent to Open Space and multi-purpose trail and therefore subject to IDO requirements adjacent to MPOS / Sensitive Lands, which will be updated slightly upon effectiveness of IDO update in November 2020

Our Response:

Agreed. We have reviewed the sections of the IDO (amended Nov. 2020) that relate to Sensitive Lands, Major Public Open Space and Petroglyph National Monument. Additionally, we will comply with rules and regulations related to property within SAD 228, and rules and regulations included in VCSDP Volcano Cliffs Sector Development Plan. Our home designer as well as construction company are familiar with all the rules for our Zone, and will comply with all requirements.

5. Hydrology Section / Department

Department Comments:

<u>For Information</u>. If future development exceeds 1000sf of building, 10000sf of paving, 500cy of grading or 1ac of grading, an approved grading and drainage plan may be required.

This property is within the SAD 228 boundaries and must follow all regulations established for this area.

Our Response:

Agreed. A grading and drainage plan has been submitted to the City for approval on November 17, 2020 by MCDOWELL ENGINEERING, INC.

Agreed. We have reviewed the sections of the IDO (amended November 2020) that relate to Major Public Open Space and Petroglyph National Monument. Additionally, we will comply with rules and regulations related to property within SAD 228, as well as all rules and regulations included in VCSDP Volcano Cliffs Sector Development Plan. Our home designer as well as construction company are familiar with all the rules for our Zone, and will comply with all requirements.

6. Water utility Authority, Utility Development Section / Department

<u>Department Comments:</u> No Objection

<u>Our Response:</u> Thank you

Lot Variance Approval



CITY OF ALBUQUERQUE OFFICE OF ADMINISTRATIVE HEARINGS ZONING HEARING EXAMINER NOTIFICATION OF DECISION

Ann Cadier and Patrick Magee (Agent, Yolanda Montoya) request a variance of .0956 acres to allow a lot larger than the allowable contextual standards for Lot 28, Block 6, Volcano Cliffs Unit 22, located at 6201 Papagayo RD NW, zoned R-1D [Section 14-16-5-1(C)(2)(b)]

Special Exception No:	.VA-2020-00467
Project No:	Project#2020-004548
Hearing Date:	
Closing of Public Record:	. 02-16-21
Date of Decision:	. 03-02-21

On the 16th day of February, 2021, Yolanda Montoya, agent for property owners Ann Cadier and Patrick Magee ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a variance of .0956 acres to allow a lot larger than the allowable contextual standards ("Application") upon the real property located at 6201 Papagayo RD NW ("Subject Property"). Below are the ZHE's finding of fact and decision:

FINDINGS:

- 1. Applicant is requesting a variance of .0956 acres to allow a lot larger than the allowable contextual standards.
- 2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(N)(3)(a) (Variance-Review and Decision Criteria) reads: "... an application for a Variance-ZHE shall be approved if it meets all of the following criteria:
 - (1) There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.
 - (2) The Variance will not be materially contrary to the public safety, health, or welfare.
 - (3) The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.
 - (4) The Variance will not materially undermine the intent and purpose of the IDO or the applicable zone district.
 - (5) The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties."
- 3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-6-4(N)(1).

- 4. Applicant appeared and gave evidence in support of the application.
- 5. All property owners within 100 feet of the subject property and the affected neighborhood association were notified.
- 6. The subject property is currently zoned R-1D.
- 7. Based on evidence submitted by or on behalf of Applicant, there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(N)(3)(a)(1). Specifically, the topography, surroundings and location characteristics of the sit, are unique.
- 8. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(N)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to use the property in a manner that is consistent with the IDO and the Development Process Manual (DPM).
- 9. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(N)(3)(a)(3). Specifically, the Agent submitted evidence that there would be no adverse material impacts on surrounding properties or infrastructure improvements, because the requested variance is minimal and consistent with existing and surrounding uses. The owner of the property next-door to the Subject Property appeared at the hearing and testified that he was satisfied that the Application would not cause significant adverse material impacts.
- 10. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(N)(3)(a)(4). Specifically, Applicant presented evidence that the intent of IDO will still be met in that the subject site will continue the existing use and the proposed variance would merely add to the functionality of the site.
- 11. Based on evidence submitted by or on behalf of Applicant, the variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(N)(3)(a)(5). Specifically, Applicant testified that any lower level of variance would be ineffective to develop the site, as shown in the Application. Thus, the applicant is not requesting more than what is minimally necessary for a variance.
- 12. City Transportation submitted a report stating no objection.
- 13. The proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
- 14. The Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a variance of .0956 acres to allow a lot larger than the allowable contextual standards.

APPEAL:

If you wish to appeal this decision, you must do so by March 17, 2021 pursuant to Section 14-16-6-4(U), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.

Robert Lucero, Esq.

Zoning Hearing Examiner

Voket Lucy's

CC:

ZHE File
Zoning Enforcement
Yolanda Montoya, londie.mo4@gmail.com
Ann Cadier Kim, anncadierkim@gmail.com



PURPOSE OF PLAT:

THE PURPOSE OF THIS REPLAT IS TO ELIMINATE THE LOT LINE BETWEEN LOT 27 AND LOT 28, BLOCK 5, UNIT 22, VOLCAND CLIFTS SUBDIVISION INTO ONE CONTIGUOUS LOT.

SUBDIVISION DATA:

ACREAGE Q 5493 ACRES GROSS SUBDIVISION CURRENT ZONING VEY JULY 2020 LOTS EXISTING 9 CITY CASE NO. 004548

ZONE ATLAS INDEX NO. D-10DATE OF SURVEY. AULY 2020
TOTAL NO. OF LOTS CREATED
TOTAL NO. OF LOTS CREATED

TOTAL MILEAGE OF STREETS CREATED: 0 MILES TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

NOTES:

- 1. FIELD SURVEY PERFORMED IN JULY 2020.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 3. ALBUQUERQUE SURVEY CONTROL STATIONS USED:
- INCH IRON USGLO SECTION CORNER MONMERT *516, S15, S22, S22, T114/78E 1911* DATA:
 UNRED SINTER GENERAL LAND OFFICE 2 1/2 PACH BROSS DISC NEVERD TO A 2 NV
 PRE-SST. NR A 12 NCH CORNEREE FOST FLUSH WITH GROUND (FOUND IN FACE)
 NO 193 ANW MEXICO STATE PACE FROM CORNORIVES (CENTRAL ZONE)
 X=1,487,884,803 US SURVEY FEET "Y=1,519,120,323 US SURVEY FEET
 GROUND TO GROUP KALTINE & DURBORSSTON
 DELITA ALPHA = (~)DOTH 50.034*
- USGLO SECTION CORNER MONUMENT '''''''. S22, S28, S27, T11N/PRE, 191* DATA.

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- 4. BASIS OF BEARING NAD 83 STATE PLANE, NM CENTRAL ZONE ORID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (SDO'17'15'W).

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REFERENCED BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT DOCUMENTS USED.

DOCUMENTS USED:

BERNALILLO 표 WITH 162. 1. PLAT ENTITLED "UNIT NO. 22 VOLCANO CLIFTS SUBDIVISION" FILED V COUNTY CLERKS OFFICE ON NOVEMBER 22, 2016 IN VOL. D6, FOLIO

SOLAR COLLECTOR NOTE:

RESPONDED TO THE SET OF THE STATUTE GALL, ANY TIME ESTIMATED OF DEED RESPONDED TO DEED RESPONDED TO STATUT OF THE STATUT OF THE

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A, MEDINA, NEW MEXICO PROFESSIONAL, SURPETOR NO, 13702, DO HEREBY MEXICIPATE PART AND THE ACTION, SURPETOR OF HIT GROUDD USING MINELLY ITS REPORTED THE PART AND THE ACTION, SURPETOR OF THE CITY OF THE MANUFACTURE STREAMS OF THE PART AND THE CITY OF THE MANUFACTURE STREAMS OF THE MANUE STREAMS OF THE STREAMS OF THE MANUE STREAMS OF THE MANUE STREAMS



MARCH 17, 2021

THAT CERVAN TRACT OF CHAIR STRATE WHITH PROCECTED SECTION 23. TOWNSHIP IT MORTH RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL METIONAL BETRALLLO COUNTY, NEW MEXICO, BEING COMPRISED OF LOT 27 AND LOT 28, BLOCK 6, UNIT 2. OF VOLCANO CLIFFS SUBDIVISION AS SHOWN ON THE PART OF UNIT 22 VOLCANO CLIFFS SUBDIVISION FILED WITH THE BETRALLLUC MOUNT CLERK'S OFFICE TO NULY 9, 1975 IN VOLUME DB. FOLIO 162. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 0.5493 ACRES (2,33926)35 SO, FT.) MORE OR LESS.

FREE CONSENT:

THE UNDESIGNED OWNER(S) AND PROPRETION(S) OF THAT CERTAIN TRACT OF LAND HERBIN DESCRIBED AND BEING COMPRISED OF LOT 7.7 MIG LOT SE, LIDCK 6, LINT 22, VIOLAND CLIFFS SHIDNINGNIN DO REFERS TOWNERT OF THE PROPERTY AS SHOWN AND THE SAME IN WITH THE THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIDED OWNER(S) AND AND OFF PROPRETION(S) AND SAME OFF PROPRETION(S) WARRANT THAT HEV HOLD ANDON THEIR CONFIETS AND INCRESSELS. THE IN FEE SAME. TO THE PARCEL (S) PRETEN DESCRIBED, SAN OWNER(S) AND AND OFF PROPRETION OF THE SAME TO SAME THE THE VIOLE OWNER(S) AND OWNER(S) A

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~	ANN CADLER KIM. OWNER: LOT 27 & LOT 28, BLOCK 6, UNIT 22 OF VOLCANO CLIFFS SUBDIVISION		SUBDIVISION
	CLIFFS		CUFFS
	VOLCANO		BCK J/WIGEE IER: LOT 27 & LOT 28, BLOCK 6, UNIT 22 OF VOLCANO CLIFFS SUBDINS
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W	6		10
1	BLOCK		BLOCK
	28.		28,
V	5		107
}	27 &	N	27 &
71	15	IN	30
4	OWNER:	4	PATRICK OWNER:
E		E	

ACKNOWLEDGMENT

STATE OF NEW MODIZO COUNTY OF BENJEHIM

DAY OF THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17

MY COMMISSION EXPIRES NOTARY PUBLIC:



ACKNOWLEDGMENT

STATE OF NEW MCKILLO COUNTY OF BENTALIA

SS.

DAY OF THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

CHRISTOPHER ST. JO
WOTANY VERLO
STATE OF HER MEDIO

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

A PIERE SENDET COMPANY OF NEW MEDICO ("PNN"), A NEW MEDICO CORPORATION , (PNM EEGTRIC) FOR NESTALLATION, MANTEDANCE, AND SENDEZ OF ORFREGO AND UNDERSTOONED ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT AND FILATED MALITIES REASONABLY INCESSARY TO PROVIDE ELECTRICAL SENDES.

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

C. <u>OMEST CORPORATION D/B/A CENTURYLINK</u> FOR THE INSTALLATION, MAINTEMANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND PACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. <u>COMCAST</u> FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY RECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD. REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REDVOE, REDLACE, MANORY, REROCATE, OHNOW, OPERAIL AND JANKING PARKEN PARKEN PARKEN AND THE ALMOST STATEMENT WITH THE ACCESS TO, FROM, AND OPER SAID EASEMENT, WITH THE RIGHT AND PRIMALEGE OF GOING UPON, OPER SAID ACCESSION LANGS OF COMMUNIC WITH AND THE THE RIGHT OF WAY AND ACCESS ALCORNING TO THE THE RIGHT OF WAY AND ACCESS AND ACCESS AND ACCESS TO COSTOLARIES OF THE RIGHT OF WAY AND ACCESS AND ACCESS TO COSTOLARIES OF THE ACCESSION OF SUPPLY SHAPES WHICH THE PARKEN AND ACCESSION OF ACCESSION

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.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNUM), NEW MEXICO CAS COMPANY (NUNCI), AND OWEST CORPORATION DEFINITION OF PARE SERVING HEREAL CONSIDERATION, CONSEQUENTLY, NEW NAME, AND OWEST CORPORATION DEFA. CENTERCHEV ON HOT NAME OF RELESSE ANY ESCREPTS OF ESCREDAT RIGHTS WHICH WAY HAVE BEEN GRAWITED BY PRICH PLAT, REDAY OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

INDEXING INFORMATION FOR THE COUNTY CLERK: LEGAL: LOT 27-A, BLOCK 6, UNIT 22, VOLCANO CLIFFS OWNER: ANN CADIER KIM & PATRICK J. MAGEE LOCATION: SECTION 23, T.11N., R.2E., N.M.P.M.

FINAL PLAT OF LOT 27-A

UNIT 22 VOLCANO CLIFFS SUBDIVISION SECTION 23, T. 11 N., R. 2 E., N.M.P.M. BERNALILLO COUNTY, NEW MEXICO CITY OF ALBUQUERQUE BLOCK 6, UNIT 22 SITUATE WITHIN

004548 APPLICATION NUMBER: PROJECT NUMBER:

MARCH 2021

PUBLIC SERVICE OF NEW MEXICO

UTILITY APPROVALS:

DATE

DATE NEW MEXICO GAS COMPANY

DATE

COMCAST

LINK

OWEST CORPORATION D/B/A CENTURY

CITY APPROVALS:

3/17/2021 DATE Loven N. Risenhoover P.S. CITY OF ALBUQUERQUE SURVEYOR

DATE N/A REAL PROPERTY DIVISION DATE TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY

DATE PARKS & RECREATION DEPARTMENT

DATE A.M.A.F.C.A. DATE CITY ENGINEER

CODE ENFORCEMENT

DRB CHAIRPERSON, PLANNING DEPT.

DATE

DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UNIFORM PROPERTY CODE

PROPERTY OWNER OF RECORD; ANN CADIER KIM & PATRICK J.

MAGEE

BERNALILLO COUNTY TREASURE'S OFFICE

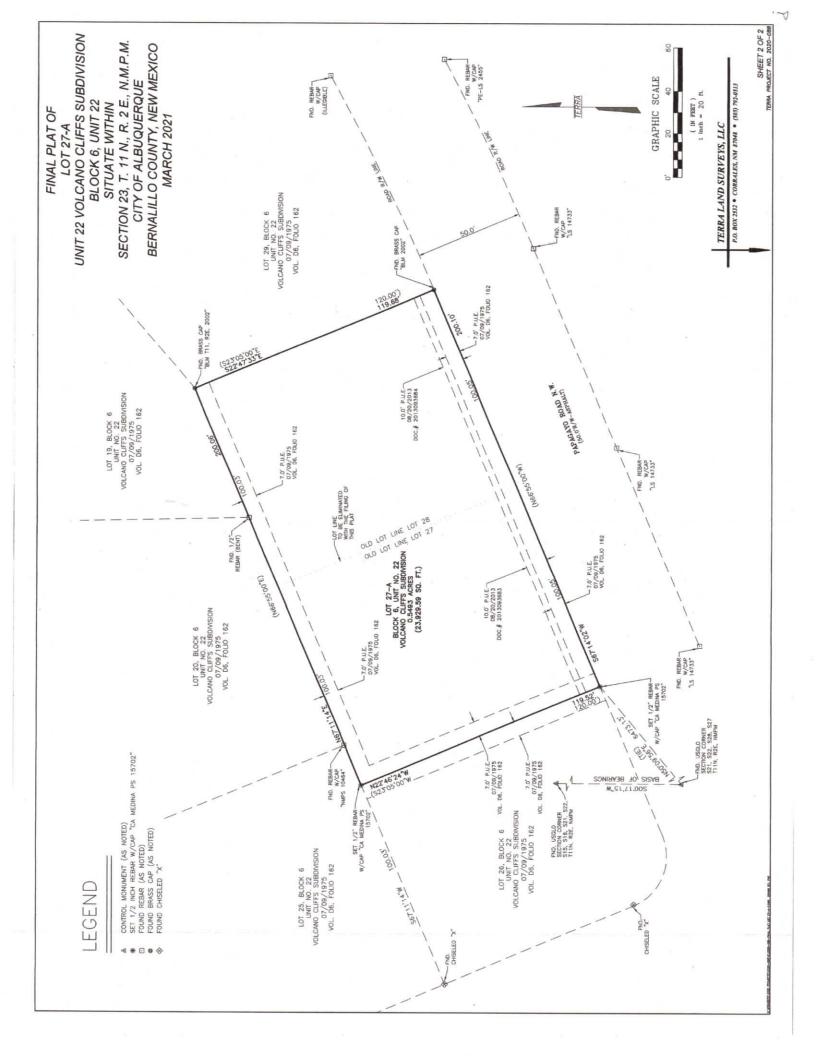


TERRA LAND SURVEYS, LLC

P.O. BOX 2532 . CORRALES, NM 87048 . (505) 792-0513

SHEET 1 OF 2 ECT NO. 2020-089

TERRA PROJECT NO. 2020-



i, Jackle S. McDowell, hereby certify that I personally inspected the site abean on this plan on Septement 2, 2020 and as of their data it opported that no filling, spoking, or excendion had occurred thereon since completion of the topographic survey used to prepare this plan. ZONE ATLAS D-10 McDowell Engineering, 9mc. LOTS 27 & 28, BLOCK 6, UNIT 22 VOLCANO CLIFFS SUBDINISION LEGEND Six sheten Proposed structure VICINITY MAP PROPERTY LINE SPOT ELEVATION PANEL #112G West, Opposite CACUATOMS.

Turner Bloss

West Causton

Opposite Ca TROL MONUMENT (AS NOTED)
NO REBAR (AS NOTED)
ND BRASS CAP (AS NOTED)
ND CHISELED "X"
IR METER SURVEY LEGEND THE THE THE THE PARTY OF THE PARTY OF FEMA FLOODWAY MAP +53mm 1080= 138= E PROVIDED: AREA VOL. (CF) 846 404.25 Presently, the 0.55 core alto is undeveloped. The alto is bounded on the north, west, and east by principle property, on the south by Principle Prin and a SAO 280 bounds Reserved that & Company of the Pursuant to the latest City of Abuquertae and Bernatile County Ordinaces, the Drainage Plan stems need outlines the discloop inscription of critical for controlling developed runoff on and settling the polices that A aimple formy times is prospect for the after with associated purching, counting outling momentals. The obtainables shown hereon define the 100 gear-8 hour design storm falling within the print to under selected and develope designed. The property as or action 22, it is the selection of the control Topographic Information provided by Christopher Medina, Terra Land Surveya, LLC. dated July, 2020. TOTAL POND VOL PROVIDED F/AC) = 321 OF PROPERTY LINE WALLS SHALL HAVE TURNED BLOCKS OR WEED HOLDES OF DEAL ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE GRADE. A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED 8201/8205 PAPAGAYO ROAD NW, ALBUQUERGUE, NM 87120 ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY. GRAPHIC SCALE This is the plan to be used for any garden wells and voy pertings in the walls shall be placed. Shopes find grade in the rest year to allow for cross lot drainings from west to east (upstream to allowing ream). STANDARD WALL AND PAD CERTIFICATION NOTES. -PROVIDE 4 TURNED BLOCKS OR WEEP HOLES 3" ABOVE FINAL GRADE FOR DRAINAGE PROPERTY ADDRESS 30.0 P.U.E. 08/20/2013 500.# 2013093684 TAS RESME 13 1933 (DRAINGE PLAV CALCULATIONS 10P = 5308.0 10P = 5308.0 80110M = 5307.25 VOL = 404.25 CF THE BRASS I. It is recommended that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design. This plan recommends positive drainage every from all structures to prohibit panding of transfer datasets to the structure. Future alterations of the grades next to the structures are not recommended. 9. All work on this project shall be performed in accordance with applicable Faderal, State, and Local laws, rules, and regulations concerning construction safety and health. The property boundary shown on this plan is given for information only to describe the provider limits. Property boundary information shown hereon does not constitute a boundary survey. Areas disturbed due to construction shall be restored per City of Albuquerque Spec. 1012 native seed mis. This plan establishes on-site drainage and assumes no responsibility for subsurface analysis, foundation or structural design, or utility design. 6. It is recommended that the Owner obtain the services of a Geotechnical Engineer test and inspect all earthwork aspects of the project. B. All work shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction with updates. 5. Local codes may require all fostings to be ploced in natural undisturbed soil. If controctor plans to place footings on engineered fill, a certification by a registered from some finance is recommended. Contactor shall ensure that no site sols/sediment or sit enters the righ-suring construction. PAPAGAYO ROAD WANTED LOT 19, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDINSION
07/09/1975
VOL. 06, FOLIO 162 3. Irrigation within 10 feet of any proposed structure is soler adjacent to the structures could cause settlement MACON B. UNDER GENERAL DRAMAGE PLAN NOTES PIG. 1/2" RESAR (RDIE) BUILDING PF-5317.5 STANDARD GRADING NOTE. THE MAXIMUM GRADED SIDE SLOPE SHALL NOT RECEED 3 FEET (HORSINGHALLY) TO YER OFF (VARBALLY). AND SHALL BE SELDED OFF AND WHICH WILL NOT BE TREATED WITH AMODISAPINE BE SELDED. 10.0" P.U.E 08/20/20 BLOCK B. LINET NO. 22 LOWID CLIFTS SUBDIVISIO W.Cop 14 14735 The confidence of the first seven series to cold to confidence and the cold series and seri DPOSANHC SURVEY PERCONICS AND COUPLES BY TERM. AND SURVEYS, S.C. CORRIGE, HER MENCE JANE AND JULY 5026. CONTOURS SHOPEN HERETON ARE AT A ONE FOOT INTERNAL REFERENCED TO THE MAND AS VEHICLA. DATUM L PPF 5215 NO MATERIA THTS FOR MANIFOLES SIGNEY MATERIAL CHATER SPACE THE SIGNEY OF AN ACTUAL THAT WE STILL AND MATERIAL THAT ARE CALCET BY TO STERRY HAT STILL AND MATERIAL THAT ARE CALCET THAT DOES STILL THAT THE STILL AN ACTUAL THAT ACTUAL THAT DOES OUTSILE FROM THE STILL AND ACTUAL JAILT BENCHARK IS A CITY OF ALBUGUEROUE CONTROL
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B VERTICAL ONTUR). Topolowie sumity was count. District summary control continues summary was count. District summary control count. District summary count. District summary in the count. Count.

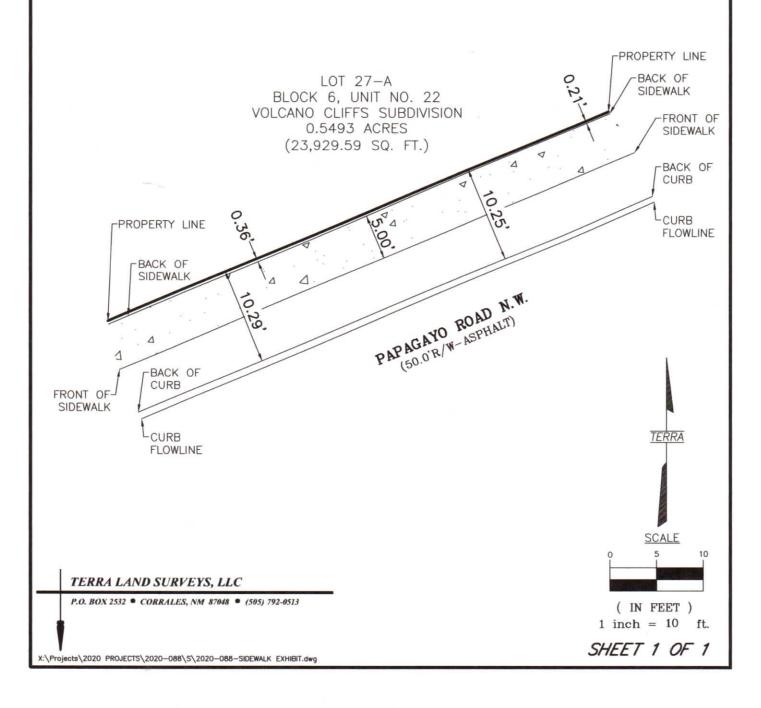
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INO RELECT MERCHANING OF 100 G A TERMA LAND SURVEY 1/ WEMN WITH PLATEC CAP TEAMINED TERMA COLOTION. LEADING A LAISTY FEET (WHID 1888 WERTCH, DATUM). ***** L. ELEATIONS SHOWN TOR PPES ARE NACET ELEVATIONS ARESIS OFFICIANS SPECIFICS. THES SUMPLY PERFORMED IN JUNE 01/08/1975 De fout 182 7.0 P.U.E. SAMEST LOCATOR 07/09/1978 07/09/1978 00. 58, 70.0 182 C# 101 -- 1/2" HEBAN W/CAP 1/2" HE 5.18.392 M25 EL 1.503.000.100 EL 1.503. 2842942 9-3-20 1-20 8400120,

SIDEWALK EXHIBIT

LOT 27-A
UNIT 22 VOLCANO CLIFFS SUBDIVISION
BLOCK 6, UNIT 22
SITUATE WITHIN
SECTION 23, T. 11 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2020



FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJ	ECT NAME:	6201 8	6205 Papagayo Rd.	NW, Albuqu	erque NM 87120
AGIS	MAP#	D-10-2	!		
EGAL DESCRIPTIONS:			Lot 28 & 27, Block 6, U	Jnit 22, Volcar	no Cliffs Subdivision
<u>X</u>	DRAINAGE	REPOR	T/GRADING AND DRA	INAGE PLAN	
	submitted to	the City	ding and drainage plan of Albuquerque Plannin del, Sol) onNovember 1	g Department	rainage Ordinance, was , Hydrology Division (2 nd).
	1 -	//	15		2 . 2
	Applicant/Agent		nt		3 - 5 - 2 0 2 / Date
	Em	est (limijo		3/11/2021
	Hydrolog	y Divisio	n Representative		Date
IOTE IPPR	: A GRADING OVAL	AND D	RAINAGE PLAN MUST	BE APPRO	/ED PRIOR TO DRB
X	WATER AND	SEWE	R AVAILABILITY STAT	EMENT	
	A Water and ABCWUA (2'	Sewer A	vailability Statement for d floor, Plaza del Sol) or	this project w	vas requested to the
	Applic	cant/Age	nt -		3-5-202/ Date
		is Li			03/12/2021
	ABCWUA	Repres	entative		Date

PROJECT # DRB PR-2020-00004548 / PS-2020-00098

Ann Cadier Kim anncadierkim@gmail.com

On Mar 11, 2021, at 12:23 PM, Carmona, Dalaina L. <dlcarmona@cabq.gov> wrote:

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque

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. https://www.cabq.gov/planning/urban-design-development/public-notice

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#page=393

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.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your 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: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, 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,

<image001.png>

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

Rene' Horvath

Tue, Mar 9, 2:05 PM (3 days

to me

Dear Ms. Kim.

WSCONA will not be requesting a meeting. Thank you for the notice.

Rene'

On Fri, Mar 5, 2021 at 8:39 AM Ann Cadier Kim <anncadierkim@gmail.com> wrote:

TO: Westside Coalition of Neighborhood Associations:

Date: 3.5.21

Elizabeth Haley

and Rene Horvath

ekhaley@comcast.net

aboard111@gmail.com

Subject: Offer of Neighborhood Meeting to discuss -combine 2 lots to form 1 lot.

Property Owner: Ann Cadier Kim & Patrick J. Magee

Property Address: 6201 & 6205 Papagayo Rd. NW, Albuquerque NM 87120

Lot or Tract no: Lot 28 and Lot 27 Block: 6

Unit: 22

Subdivision/Addition: Volcano Cliffs Subdivision

MRGCD Map No: D10

Zone Atlas Page(s): D-10 z

Existing Zoning: R - 1 D

Summary of request:

We purchased 2 lots side by side. We need to combine to form 1 lot. Prior notice has been sent to you in prior months regarding lot larger than co 3.3.21) and a sidewalk waiver.

Please let me know if you need additional information.

Please email back to anncadierkim@gmail.com to acknowledge receipt of email.

Attachments - Zone Atlas Page, Topo Survey with elevations, Neighborhood Meeting request form.

ReplyForward

Ann Cadier Kim <anncadierkim@gmail.com>

Fri, Mar 5, 8:37 AM (12 days ago)Rep

to ekhaley, bcc: me

TO: Westside Coalition of Neighborhood Associations:

Date:3.5.21

Elizabeth Haley

and Rene Horvath

ekhaley@comcast.net

aboard111@gmail.com

Subject: Offer of Neighborhood Meeting to discuss -combine 2 lots to form 1 lot.

Property Owner: Ann Cadier Kim & Patrick J. Magee

Property Address: 6201 & 6205 Papagayo Rd. NW, Albuquerque NM 87120

Lot or Tract no: Lot 28 and Lot 27 Block: 6 Unit: 22

Subdivision/Addition: Volcano Cliffs Subdivision MRGCD Map No: D10

Zone Atlas Page(s): D-10 z Existing Zoning: R – 1 D

Summary of request:

We purchased 2 lots side by side. We need to combine to form 1 lot. Prior notice has been sent to you in prior months regarding lot larger than contextual standards (approved by Zoning on 3.3.21) and a sidewalk waiver.

Please let me know if you need additional information.

Please email back to anneadierkim@gmail.com to acknowledge receipt of email.

Attachments - Zone Atlas Page, Topo Survey with elevations, Neighborhood Meeting request form.

3 Attachments

Re: PR-2020-004548 / PS-2020-00098

Page 1 of 7

Property Owners: Ann Cadier Kim & Patrick J. Magee

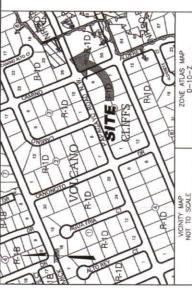
Property Addresses:

6201 Papagayo Rd. NW, Albuquerque NM 87120-Lot 28, Block 6, Unit 22, Volcano Cliffs Subdivision

6205 Papagayo Rd. NW, Albuquerque NM 87120-Lot 27 Block 6, Unit 22, Volcano Cliffs Subdivision

Re: Final Plat

DXF FILE INCLUDED IN EMAIL TRANSMISSION TO DRB



PURPOSE OF PLAT:

THE PURPOSE OF THIS REPLAT IS TO ELIMINATE THE LOT LINE BETWEEN LOT 27 AND LOT 28, BLOCK 6, UNIT 22, VOLCANO CLIFTS SUBDIVISION INTO ONE CONTIGUOUS LOT.

SUBDIVISION DATA:

GROSS SUBDIVISION ACREAGE 0.5493 ACRES CURRENT ZONING R-1D CITY CASE NO. 004548
ZONE ATLAS INDEX NO. D-10-Z
DATE OF SURVEY. ULIY 2020
TOTAL NO. DE LOTS ENGENIG 2
TOTAL NO. OF LOTS CREATED.

TOTAL MILEAGE OF STREETS CREATED: Q MILES TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: Q MILES

NOTES:

- 1, FIELD SURVEY PERFORMED IN JULY 2020.
- 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 3. ALBUQUERQUE SURVEY CONTROL STATIONS USED:
- INCH IRON
- LIGACO SECTION CONFIRM MONUMENT ''SD1, S22, S23, T114/PAZE, 1011" DATA.

 WHITED STATIS CONCINAL MANO OFTED DASC SET NA. 73 NOH CONCINCE TO ST POWED

 AND HE CONCINAL MON PATE 1 FOOT ABOVE GROUND (FRUID IN PLACE)

 NO. 1985 NEW HACKO STRIFE PLACE AGEN CONCINUMENTS (CRITICAL ZONE):

 TELLY-ASSAS DATA SERVEY FEET ''A-1,31,344,43.48 US SURVEY FEET

 ELLY-ASSAS DATA SONERY FEET 'MANO 1980)

 RECHARGO STATIS AND STATIS AGENCY FEET IN A STATIS AGENCY FEET

 RECHARGO STATIS AGENCY FEET 'MANO 1980) B
- 4. BASIS OF BEARING NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (SOO'17'15"W).
- 5. CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS, ———, UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED DOCUMENTS USED.

DOCUMENTS USED:

BERNALILLO 뮖 WITH 162 FOLIO 1. PLAT ENTILED "UNIT NO. 22 VOLCANO CLIFFS SUBDIVISION" COUNTY CLERKS OFFICE ON NOVEMBER 22, 2016 IN VOL. D6,

SOLAR COLLECTOR NOTE:

NO PROPERTY WITH HIS REAL OF THIS DIATING SMALL, ANY TIME ES SERRECT TO DEED THIS METCHING CONFUNIT, OF BINDING METLINETY PROHIBITING SOLAR COLLECTIONS FROM BEING PLATE, DO NO BUILDINGS OR PRECIED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLATE.

SURVEYOR'S CERTIFICATE:

A CHRISTOPHER A KURDAN, RW RUCCO, PROFESSOWA, SURFACE NO, LOTSOZ, DO HERERY CERTIFY LAWER THIS PLAY AND THE ACTUAL SURPEXCON, THE GROUND LIVEN WHICH IT E BASED WAS PERFORMED BY BEETS THE MUNIMAL RECORDERATION RESIDENCE THE MOST PROPERTY OF ALMOUTENER STATEMENT OF ALMOUTENERS AND SURPEXENCE AND ALMOUTENERS AND SURPECTIONS EFFECTIVE AUGUST AND ALMOUTENERS AND SURPECTIONS EFFECTIVE.

A Pulis, MEDINA, NMPLS NO. 15702 CHRISTOPHER A. N

MARCH 17, 2021

EGAL DESCRIPTION

THAT CERVAN TRACT OF LAUD STILATE WHININ PROJECTED SECTION 23. TOWNSHIPP 11 MORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALLLO COUNTY, NEW MEXICO, BEING COMPRISED OF LOT 27 AND LOT 28, BLOCK 6, UNIT 22 OF NOLCANO CLIFFS SUBDIVISION AS SHOWN ON THE PLAT OF UNIT 22 YOLCANO CLIFFS SUBDIVISION FILED WITH HE BERNALLLU COOLINT CLERK'S OFFICE ON ULI'Y 9 1975 IN VOLUME D6. FOLLO 162. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 0.5493 AGRES (23,329.59 SO. FT.) MORE OR LESS.

FREE CONSENT:

THE UNDERSONED OWNER(S) AND PROPRETOR(S) OF THAT CERTAIN TRACT OF LAND HERBIN DESCRIBED AND BEING COMPRIGOR OF LOTS 7 AND LOT 252, BLOCK 6, LNRT 22, VOICANO LOTEST SUBDIVISION, DO HERBER ONDSHIFT OF HER SUBDIVISION OF PROPRETOR AS SHORM AND THE SAME IS WITH THE FIRE COMBERT ON AND IN EXECUTION OF PROPRETOR(S). AND IN RECORDING IS AND IN REPORTED OWNER(S), AND/OR PROPRETOR(S) WARRANT THAT THEY HOLD AND/OR PROPRETOR(S) WARRANT THAT THEY ARE SO ALTHORIZED TO ACT.

-	NOISIMOBIS	
	CLIFFS	
	BLOCK 6, UNIT 22 OF VOLCANO CLIFFS SUB	
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	22	
/	IN	
N	u)	
1	ВГОСК	
1	28	
1	5	
1	1 27 & LOT 28, E	1
(25	11
K	OWNER: LOT	S
E		ĥ

PATRICK J ZMAGEE OWNER: LOT 27 & LOT 28, BLOCK 8, UNIT 22 OF VOLCANO CLIFFS SUBDIMISION

	,	•
ACKNOWLEDGMENT	STATE OF NEW MOXICO	COUNTY OF BENDALINO

DAY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS IT NOTARY PUBLIC:

ACKNOWLEDGMENT

COMMISSION EXPIRES

STATE OF NEW MCKING COUNTY OF BENEATH

SS.

DAY OF THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1/2 MAGEE

MY COMMISSION EXPIRES: NOTARY PUBLIC:

STATE OF HEW ARXIC

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

A <u>PUBLIC SERVICE COMPANY OF JADY MEDICO</u> (TYMA"), A NEW MEDICO CORPONATION , (PMM ELECTRIC) FOR INSTALLATION, MANITEDIACE, AND SERVICES OF OPERALO, AND INDEPREDIATION ELECTRICAL, INSTENDANCES OF OPERALO AND INDEPREDIATION, SERVICES. AND ANY CITAER EQUIPMENT MAD PRATATE PAGLITIES RECEIVED FROM FIRESCHAPPES.

B. NEW MEXICO GAS, COMPANY FOR INSTALLATION, MANTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EDUIPMENT AND FACILITIES REASONMBLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. <u>OWEST CORPORATION D/BJA CENTURY, BIK</u> FOR THE INSTALLATION, MAINTEMANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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UNIT 22 VOLCANO CLIFFS SUBDIVISION FINAL PLAT OF LOT 27-A

SECTION 23, T. 11 N., R. 2 E., N.M.P.M. BERNALILLO COUNTY, NEW MEXICO CITY OF ALBUQUERQUE BLOCK 6, UNIT 22 SITUATE WITHIN

MARCH 2021

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NEW MEXICO GAS COMPANY

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DATE C.W. OWEST CORPORATION D/B/A CENTURY

DATE

CITY APPROVALS:

COMCAST

3/17/2021 DATE Loven N. Risenhoover P.S. CITY OF ALBUQUERQUE SURVEYOR

DATE N/A REAL PROPERTY DIMISION DATE TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY

DATE PARKS & RECREATION DEPARTMENT

DATE CITY ENGINEER

A.M.A.F.C.A.

DATE

DATE

DATE

CODE ENFORCEMENT

DRB CHAIRPERSON, PLANNING DEPT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UNIFORM PROPERTY CODE

BERNALILLO COUNTY TREASURE'S OFFICE.

PROPERTY OWNER OF RECORD: ANN CADIER KIM & PATRICK J. MAGEE

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 . CORRALES, NM 87048 . (505) 792-0513

SHEET 1 OF 2

ERRA PROJECT NO. 2020-