



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

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

**BRIEF DESCRIPTION OF REQUEST**

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**APPLICATION INFORMATION**

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street:	Between:	and:
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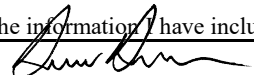
**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

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

<b>Signature:</b> 	<b>Date:</b>
<b>Printed Name:</b>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FORM S1: SUBDIVISION OF LAND – MAJOR**

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

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

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

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S1 with all the submittal items checked/marked
- \_\_\_ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat. If submitting a Bulk Land Plat, the Plat must also include utility and AMAFCA signatures
- \_\_\_ 6) Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- \_\_\_ 8) Infrastructure List, if required for building of public infrastructure
- \_\_\_ 9) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)  
(The Sensitive Lands Site Analysis form can be obtained online at):  
[https://documents.cabq.gov/planning/development-review-board/Sensitive\\_lands\\_analysis\\_form.pdf](https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf)

**SUPPORTIVE DOCUMENTATION**

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

- 13) Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- 14) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

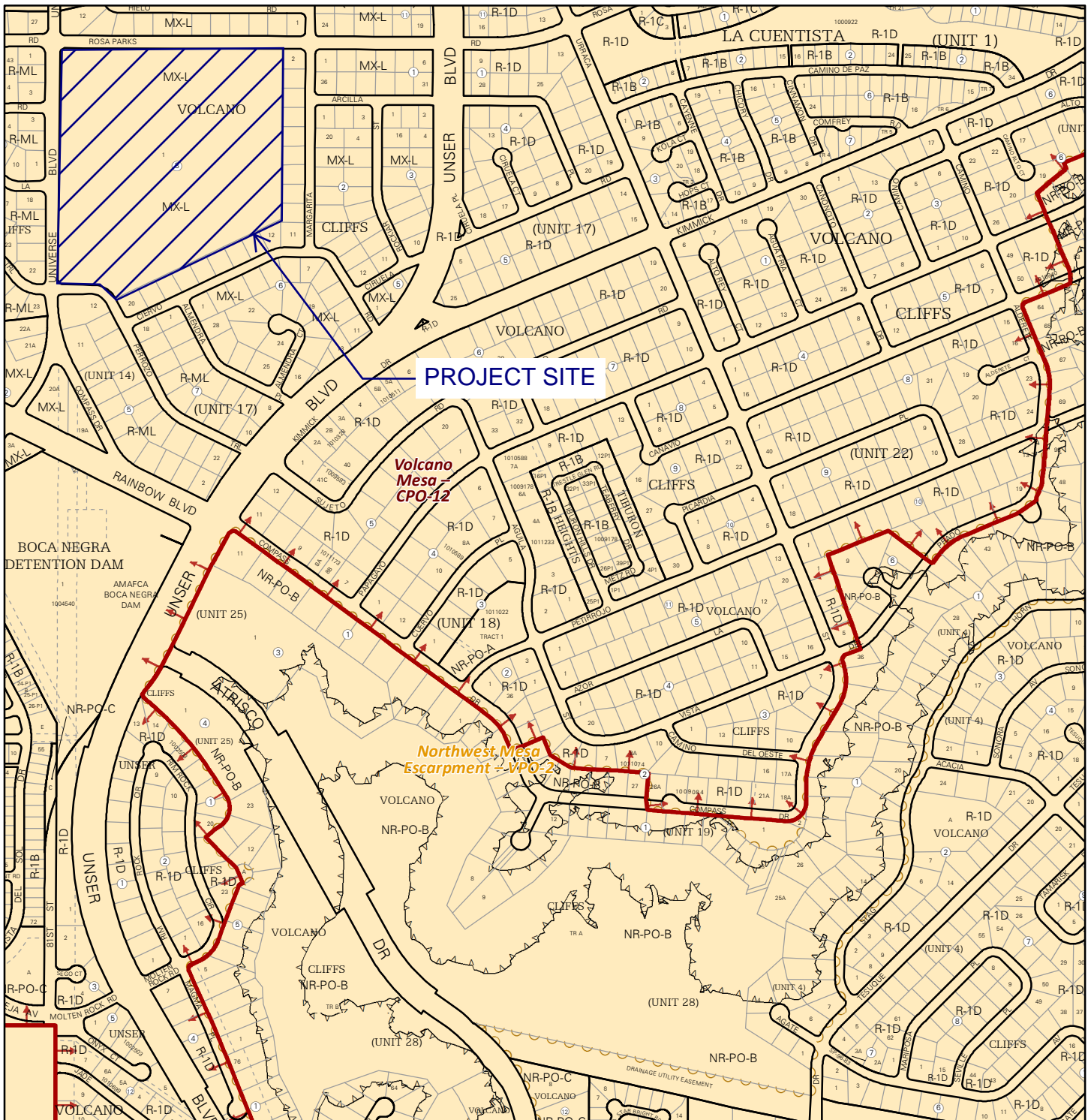
**PUBLIC NOTICE DOCUMENTATION**

- 15) Sign Posting Agreement
- 16) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
- Office of Neighborhood Coordination notice inquiry response
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department
- Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Proof of emailed notice to affected Neighborhood Association representatives
- Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet
- 17) Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_

**\_ EXTENSION OF PRELIMINARY PLAT**

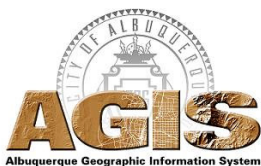
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- 1) DHO Application form completed, signed, and dated
- 2) Form S1 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Preliminary Plat
- 5) Copy of DRB approved infrastructure list
- 6) Letter of authorization from the property owner if application is submitted by an agent
- 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- 8) Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_

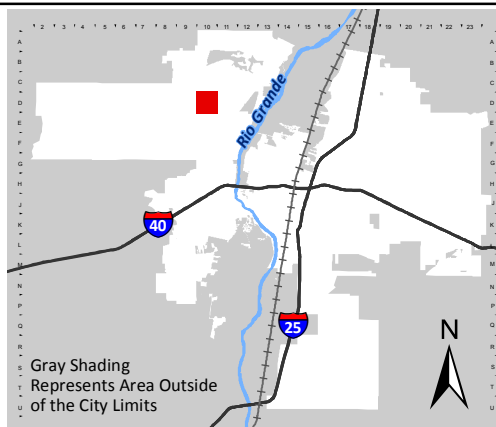


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

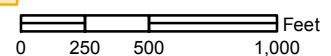


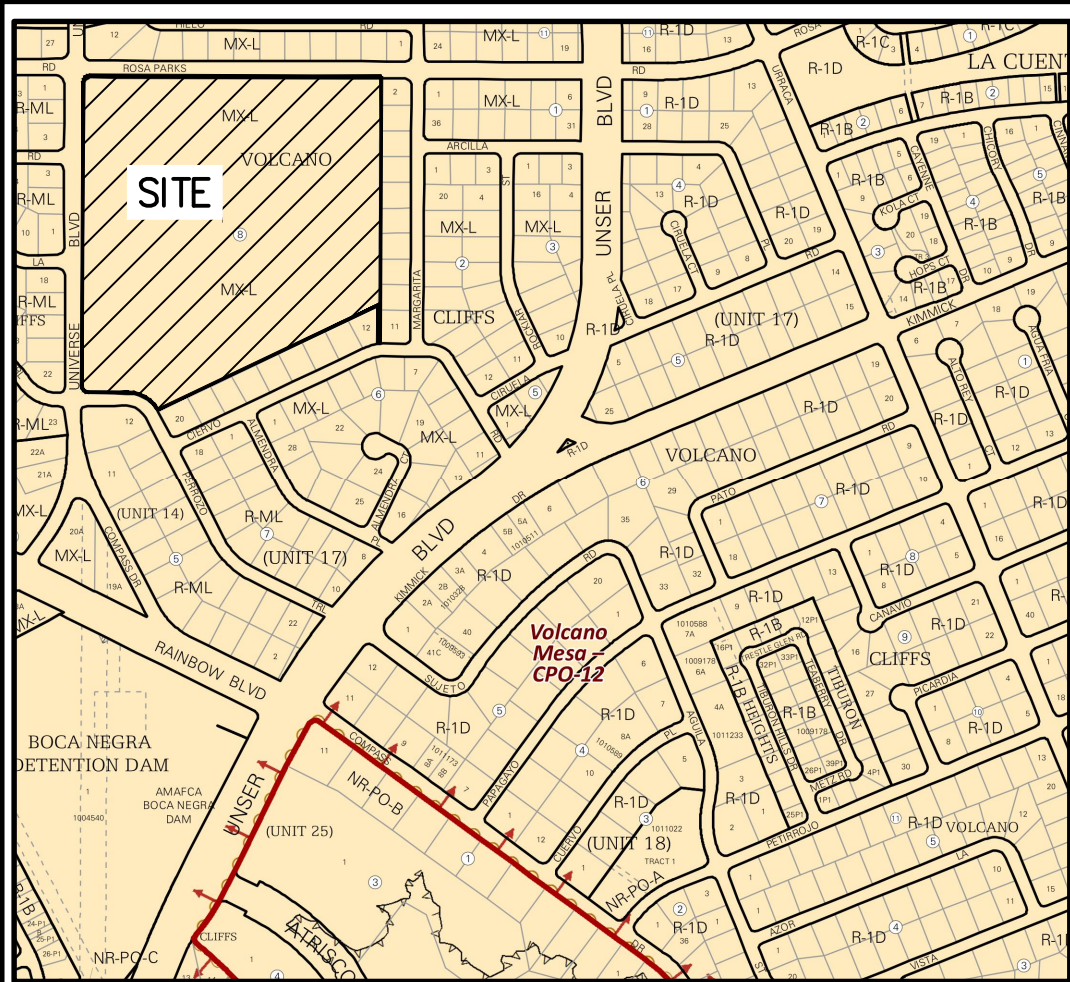
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**D-10-Z**

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





VICINITY MAP FROM ZONE ATLAS PAGE D-10-Z N.T.S.

**SUBDIVISION DATA**

1. ZONE ATLAS MAP NO. D-10; ZONING: MX-L.
2. GROSS SUBDIVISION ACREAGE: 30.137 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: ONE (1) LOT.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: ONE HUNDRED SEVENTY-EIGHT (178) LOTS.
5. DATE OF SURVEY: APRIL 2022
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.
7. MILES OF FULL WIDTHS STREET CREATED: 0.872 MILES.

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO SUB-DIVIDE ONE (1) EXISTING LOT INTO ONE HUNDRED SEVENTY-NINE (179) NEW LOTS, GRANT NEW EASEMENTS, AND DEDICATE RIGHT-OF-WAY.

**NOTES**

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. GRID TO GROUND SCALE FACTOR USED IS 1.0003325610.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.
5. TRACT "A" IS A PRIVATE DRAINAGE POND TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
6. TRACTS B,C,D,E,F1,F2,G,H,I,J,K,L AND M ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION BY SEPARATE DEED AND SOLELY AS OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS AND COMMUNITY LANDSCAPING.

**LEGEND**

- FOUND MONUMENT AS NOTED
  - SET 18"x1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
  - ⊗ CALCULATED CORNER NOT SET
  - EXISTING EASEMENT LINE
  - NEW EASEMENT LINE
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE PER PLAT FILED: APRIL 12, 1971, BK. D4, FOLIO 117
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- ▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. NO. 22909"

**LEGAL DESCRIPTION**

LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) OF VOLCANO CLIFFS, UNIT NO. 17, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 12, 1971 IN PLAT BOOK D4, FOLIO 117.

**PUBLIC UTILITY NOTES:**

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

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

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

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

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

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

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

**DISCLAIMER:**

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

**SOLAR NOTE:**

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

**FLOOD NOTE:**

THIS PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 35001C0111G, EFFECTIVE DATE SEPTEMBER 26, 2008.

**TREASURER'S OFFICE CERTIFICATION**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD \_\_\_\_\_  
 BERNALILLO COUNTY  
 TREASURER'S OFFICE \_\_\_\_\_  
 DATE \_\_\_\_\_

**FREE CONSENT AND DEDICATION**

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,  
 "PLAT OF UNIVERSE VIEW SUBDIVISION, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.  
 SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.  
 SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS AS SHOWN HEREON.  
 SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL GRANTING OF EASEMENTS.  
 SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

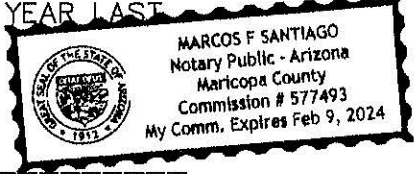
By: Issa Rabadi  
 ISSA RABADI, OWNER  
 By: Nancy Rabadi  
 NANCY RABADI, OWNER

**ACKNOWLEDGEMENT:**

STATE OF Arizona )  
 )SS.  
 COUNTY OF Maricopa )  
 ON THIS 10<sup>th</sup> DAY OF March, 2023, BEFORE ME

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

MY COMMISSION  
 EXPIRES: 2/9/24  
[Signature]  
 NOTARY PUBLIC



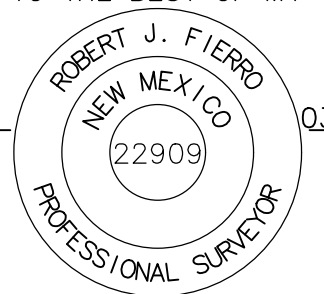
PLAT OF  
**UNIVERSE VIEW SUBDIVISION**  
 BEING A REPLAT OF LOT 1, BLOCK 8  
 UNIT 17, VOLCANO CLIFFS  
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH  
 RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2023

DRB NO. :	_____
APPLICATION NO. :	_____
<b>UTILITY APPROVALS:</b>	
PNM ELECTRIC SERVICES	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
CENTURY LINK	DATE _____
COMCAST	DATE _____
<b>CITY APPROVALS:</b>	
<u>Loren N. Risenhoover P.S.</u>	<u>3/9/2023</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
ABCWUA	DATE _____
PARKS & RECREATION DEPARTMENT	DATE _____
AMAFCA	DATE _____
CITY ENGINEER/HYDROLOGY	DATE _____
CODE ENFORCEMENT	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____

**SURVEYOR'S CERTIFICATION**

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert Fierro  
 ROBERT J. FIERRO, N.M.P.S. No. 22909  
 Date 03/23/2023



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

PLAT OF  
**UNIVERSE VIEW SUBDIVISION**  
 BEING A REPLAT OF LOT 1, BLOCK 8  
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 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH  
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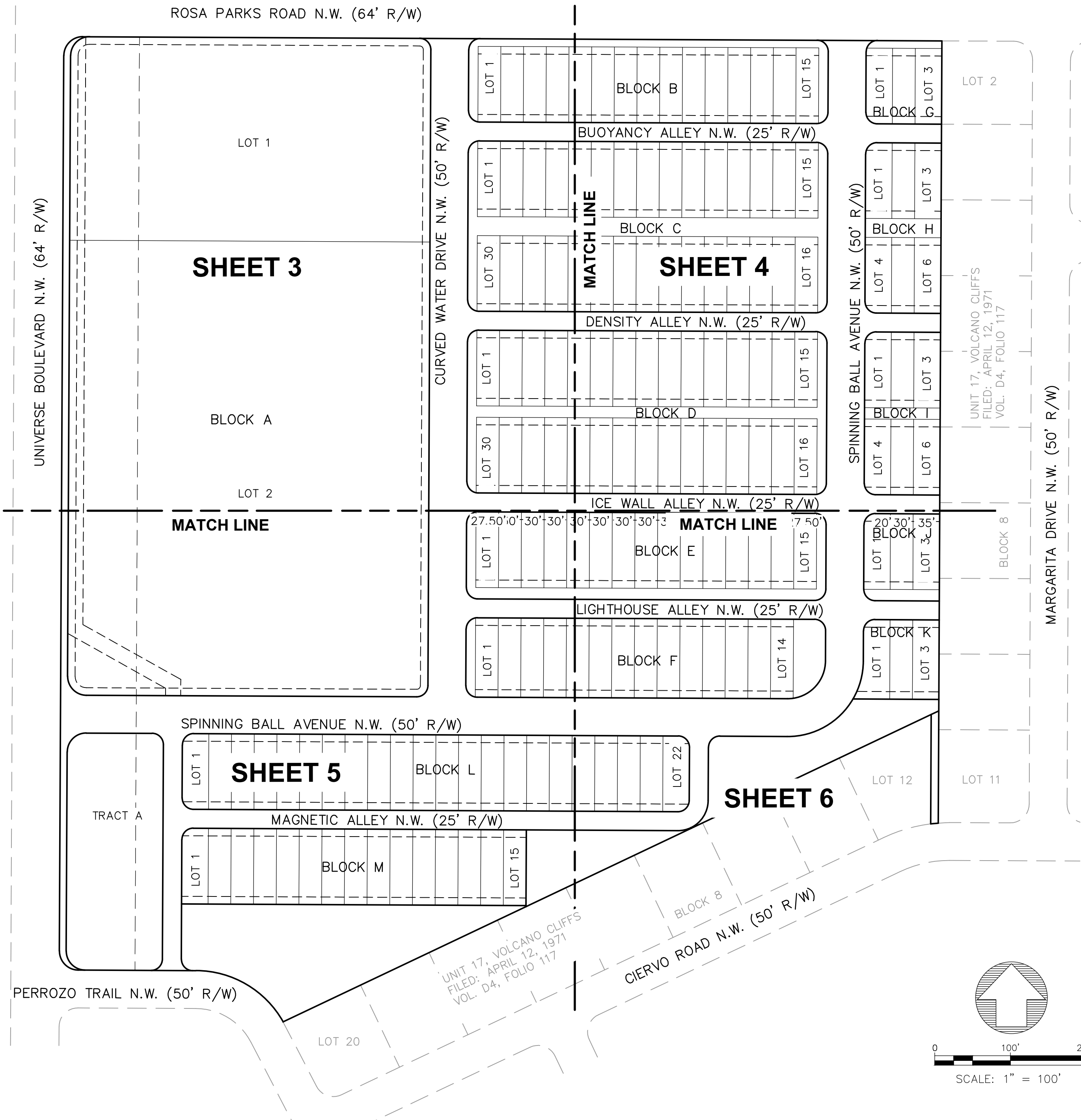
**DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT**

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE \_\_\_\_\_ AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE \_\_\_\_\_ WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # \_\_\_\_\_. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

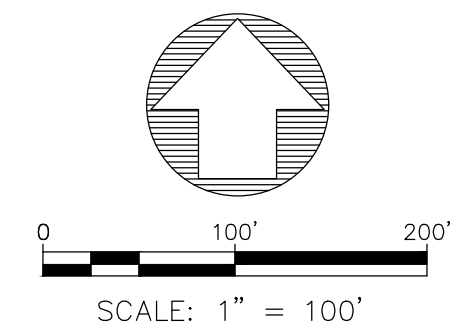
THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OF MODIFY SAID DRAINAGE FACILITY.

**NEW EASEMENTS:**

- ① 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- ② 20' DRAINAGE EASEMENT GRANTED BY THIS PLAT.



PROJECT NO. 22030



**Fierro & Company**  
 ENGINEERING | SURVEYING  
 3201 4th. STREET NW, SUITE C, ALBUQUERQUE, NM 87107  
 PH 505.352.8930 [www.fierrocompany.com](http://www.fierrocompany.com)

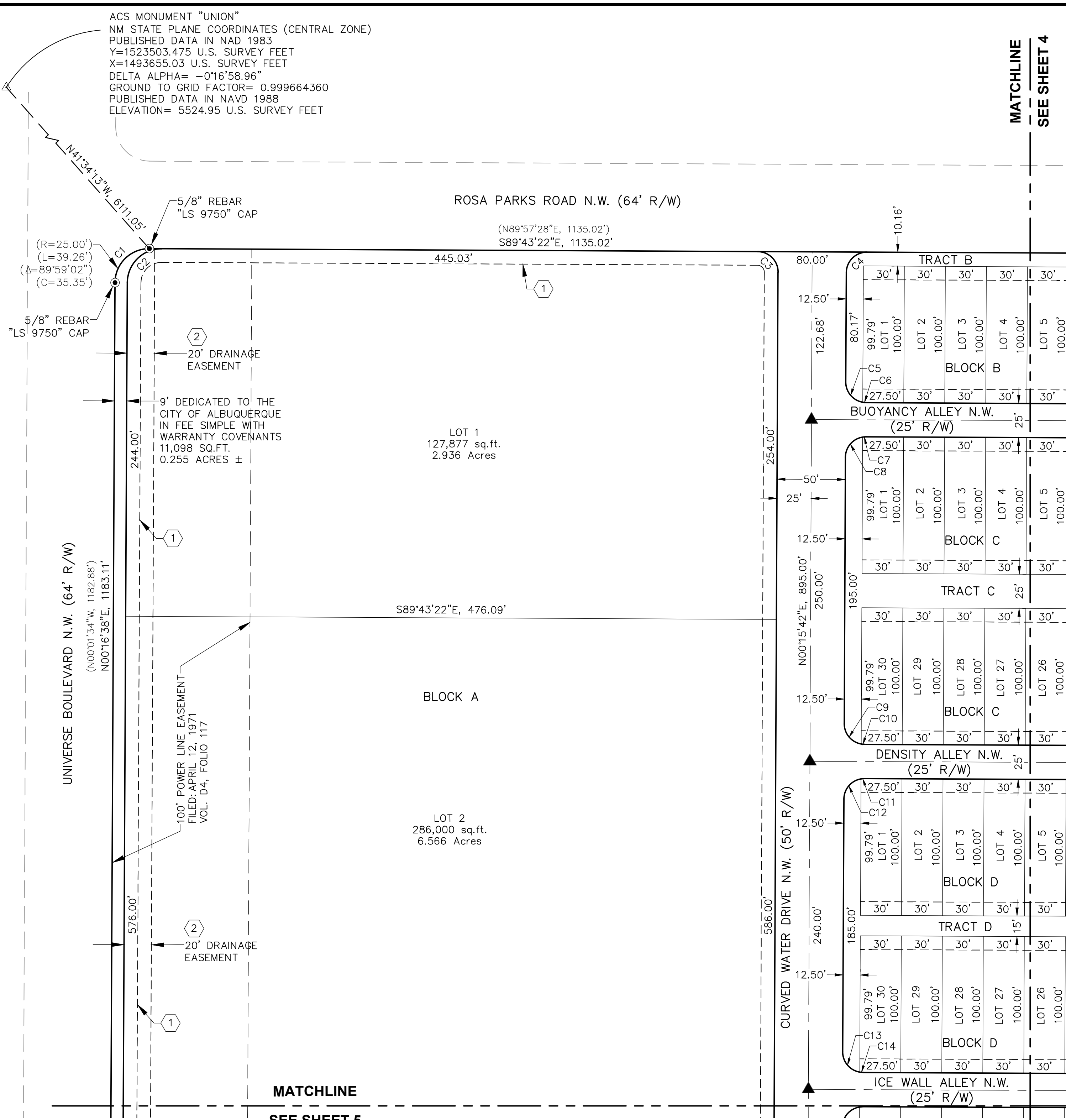
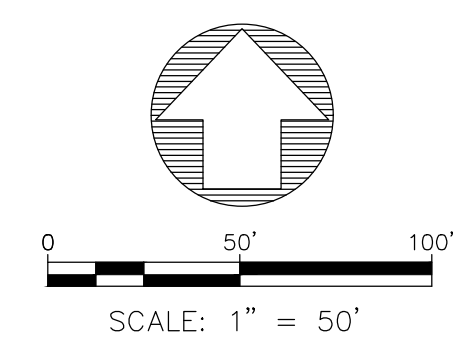
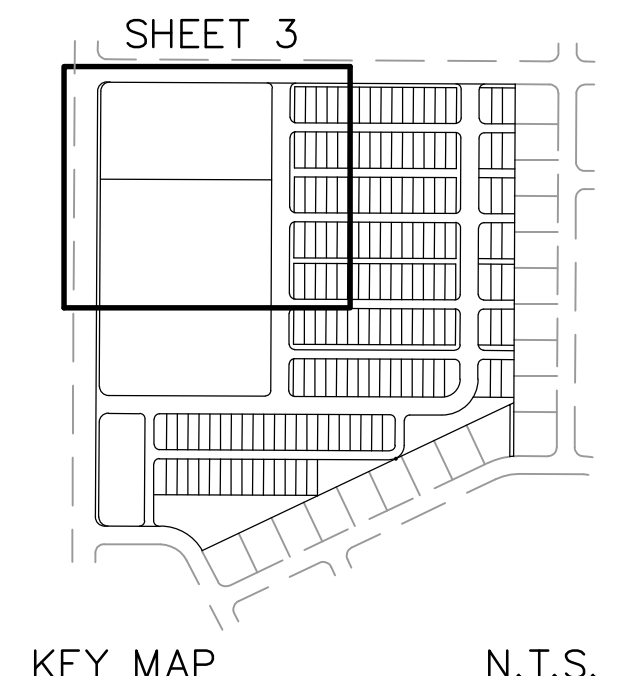
ACS MONUMENT "UNION"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 PUBLISHED DATA IN NAD 1983  
 Y=1523503.475 U.S. SURVEY FEET  
 X=1493655.03 U.S. SURVEY FEET  
 DELTA ALPHA= -0°16'58.96"  
 GROUND TO GRID FACTOR= 0.999664360  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 5524.95 U.S. SURVEY FEET

PLAT OF  
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 MARCH 2023

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C2	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C3	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C4	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C5	21.05	15.00	80°24'22"	S39°56'30"E	19.36
C6	2.51	15.00	9°35'38"	S84°56'30"E	2.51
C7	2.51	15.00	9°35'38"	S85°27'53"W	2.51
C8	21.05	15.00	80°24'22"	S40°27'53"W	19.36
C9	21.05	15.00	80°24'22"	S39°56'30"E	19.36
C10	2.51	15.00	9°35'38"	S84°56'30"E	2.51
C11	2.51	15.00	9°35'38"	S85°27'53"W	2.51
C12	21.05	15.00	80°24'22"	S40°27'53"W	19.36
C13	21.05	15.00	80°24'22"	S39°56'30"E	19.36
C14	2.51	15.00	9°35'38"	S84°56'30"E	2.51

AREA TABLE:

BLOCK	LOTS	SQ.FT.	ACRES
BLOCK B	LOTS 1-4	3,000	0.069
TRACT B		7,108	0.163
BLOCK C	LOTS 1-4	3,000	0.069
TRACT C	LOTS 27-30	3,000	0.069
		16,682	0.383
BLOCK D	LOTS 1-4	3,000	0.069
TRACT D	LOTS 27-30	3,000	0.069
		11,932	0.274



MATCHLINE  
 SEE SHEET 5

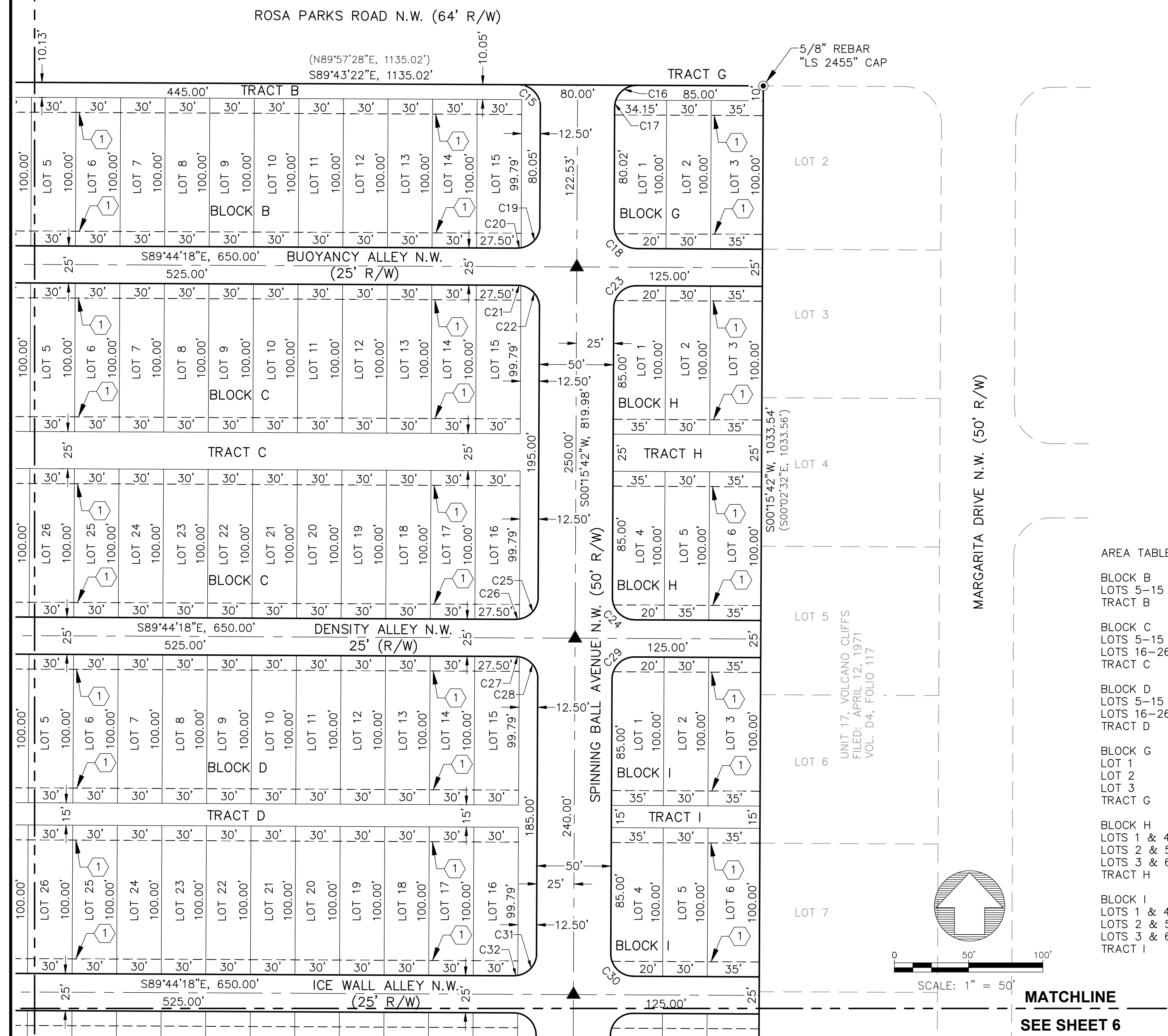
MATCHLINE  
 SEE SHEET 4

PROJECT NO. 22030

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SEE SHEET 3  
MATCHLINE

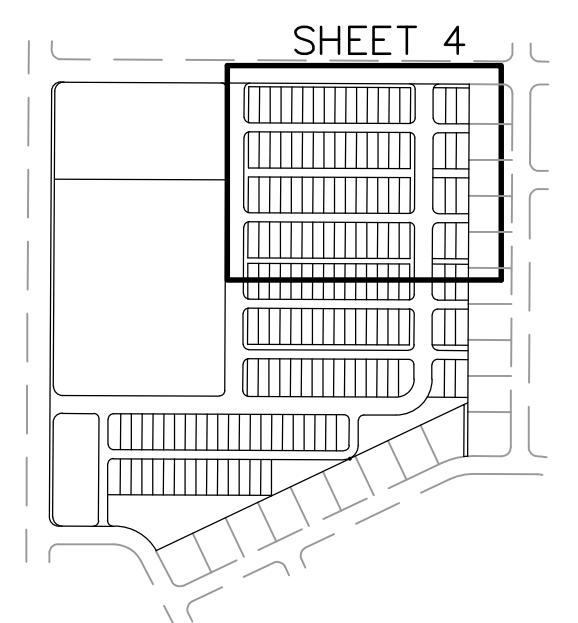
PLAT OF  
UNIVERSE VIEW SUBDIVISION  
BEING A REPLAT OF LOT 1, BLOCK 8  
UNIT 17, VOLCANO CLIFFS  
LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH  
RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH 2023



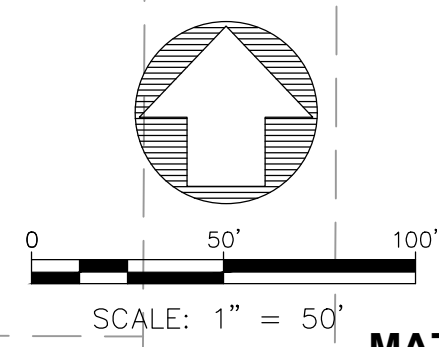
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C15	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C16	18.49	15.00	70°38'19"	S54°57'28"W	17.34
C17	5.07	15.00	19°22'37"	S09°57'00"W	5.05
C18	23.56	15.00	90°00'00"	S44°44'18"E	21.21
C19	21.05	15.00	80°24'22"	N40°27'53"E	19.36
C20	2.51	15.00	9°35'38"	N85°27'53"E	2.51
C21	2.51	15.00	9°35'38"	N84°56'30"W	2.51
C22	21.05	15.00	80°24'22"	N39°56'30"W	19.36
C23	23.56	15.00	90°00'00"	S45°15'42"W	21.21
C24	23.56	15.00	90°00'00"	S44°44'18"E	21.21
C25	21.05	15.00	80°24'22"	N40°27'53"E	19.36
C26	2.51	15.00	9°35'38"	N85°27'53"E	2.51
C27	2.51	15.00	9°35'38"	N84°56'30"W	2.51
C28	21.05	15.00	80°24'22"	N39°56'30"W	19.36
C29	23.56	15.00	90°00'00"	S45°15'42"W	21.21
C30	23.56	15.00	90°00'00"	S44°44'18"E	21.21
C31	21.05	15.00	80°24'22"	N40°27'53"E	19.36
C32	2.51	15.00	9°35'38"	N85°27'53"E	2.51

AREA TABLE:

	SQ.FT.	ACRES
BLOCK B		
LOTS 5-15	3,000	0.069
TRACT B	7,108	0.163
BLOCK C		
LOTS 5-15	3,000	0.069
LOTS 16-26	3,000	0.069
TRACT C	16,682	0.383
BLOCK D		
LOTS 5-15	3,000	0.069
LOTS 16-26	3,000	0.069
TRACT D	11,932	0.274
BLOCK G		
LOT 1	3,450	0.079
LOT 2	3,000	0.069
LOT 3	3,500	0.080
TRACT G	954	0.022
BLOCK H		
LOTS 1 & 4	3,452	0.079
LOTS 2 & 5	3,000	0.069
LOTS 3 & 6	3,500	0.080
TRACT H	2,500	0.057
BLOCK I		
LOTS 1 & 4	3,452	0.079
LOTS 2 & 5	3,000	0.069
LOTS 3 & 6	3,500	0.080
TRACT I	1,500	0.034



KEY MAP N.T.S.



SCALE: 1" = 50'  
MATCHLINE  
SEE SHEET 6

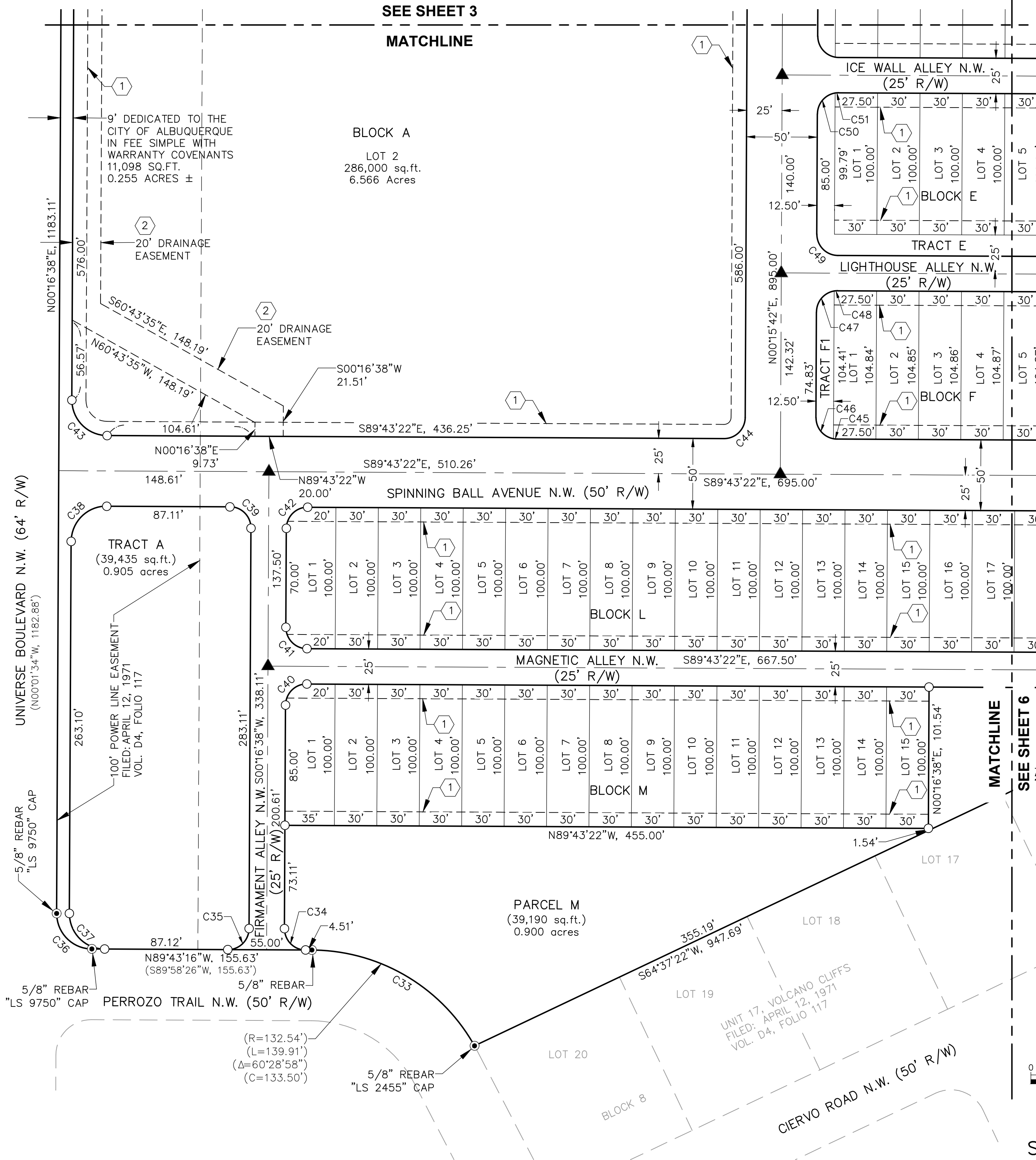
PROJECT NO. 22030

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PH 505.352.8930 [www.fierrocompany.com](http://www.fierrocompany.com)



PLAT OF  
**UNIVERSE VIEW SUBDIVISION**  
 BEING A REPLAT OF LOT 1, BLOCK 8  
 UNIT 17, VOLCANO CLIFFS  
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH  
 RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2023

SEE SHEET 3  
 MATCHLINE

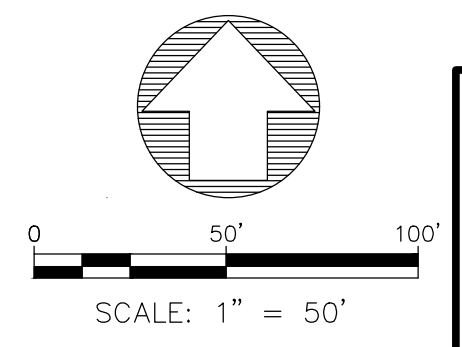
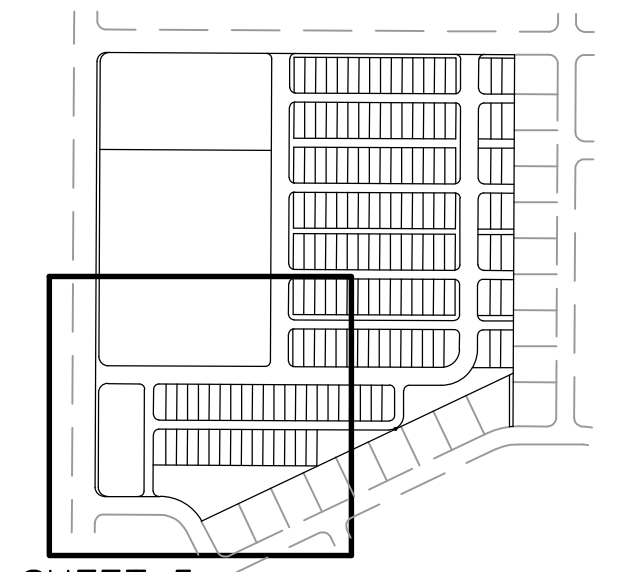


CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C33	139.87	132.54	60°27'58"	N59°29'17"W	133.47
C34	23.56	15.00	89°59'54"	S44°43'19"E	21.21
C35	23.56	15.00	90°00'06"	N45°16'41"E	21.21
C36	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C37	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C38	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C39	23.56	15.00	90°00'00"	N44°43'22"W	21.21
C40	23.56	15.00	90°00'00"	S45°16'38"W	21.21
C41	23.56	15.00	90°00'00"	S44°43'22"E	21.21
C42	23.56	15.00	90°00'00"	S45°16'38"W	21.21
C43	39.27	25.00	90°00'00"	S44°43'22"E	35.36
C44	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C45	2.51	15.00	9°34'41"	S84°56'01"E	2.50
C46	21.05	15.00	80°24'22"	S39°56'30"E	19.36
C47	21.05	15.00	80°24'22"	S40°27'53"W	19.36
C48	2.51	15.00	9°35'38"	S85°27'53"W	2.51
C49	23.56	15.00	90°00'00"	S44°44'18"E	21.21
C50	21.05	15.00	80°24'22"	S40°27'53"W	19.36
C51	2.51	15.00	9°35'38"	S85°27'53"W	2.51

AREA TABLE:

BLOCK	LOTS	SQ.FT.	ACRES
BLOCK E	LOTS 1-4	3,000	0.069
PARCEL E		9,432	0.216
BLOCK F	LOTS 1-2	3,145	0.072
	LOTS 3-5	3,146	0.072
PARCEL F1		1,214	0.028
BLOCK L	LOT 1	3,403	0.078
	LOTS 2-17	3,000	0.069
BLOCK M	LOT 1	3,452	0.079
	LOTS 2-15	3,000	0.069



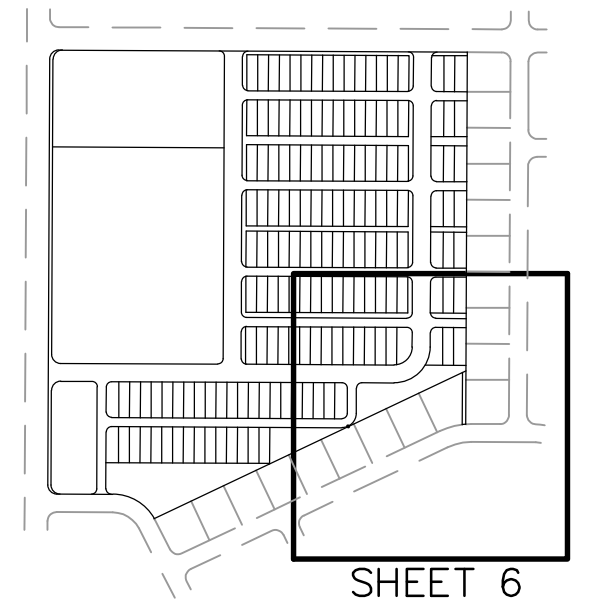
PROJECT NO. 22030

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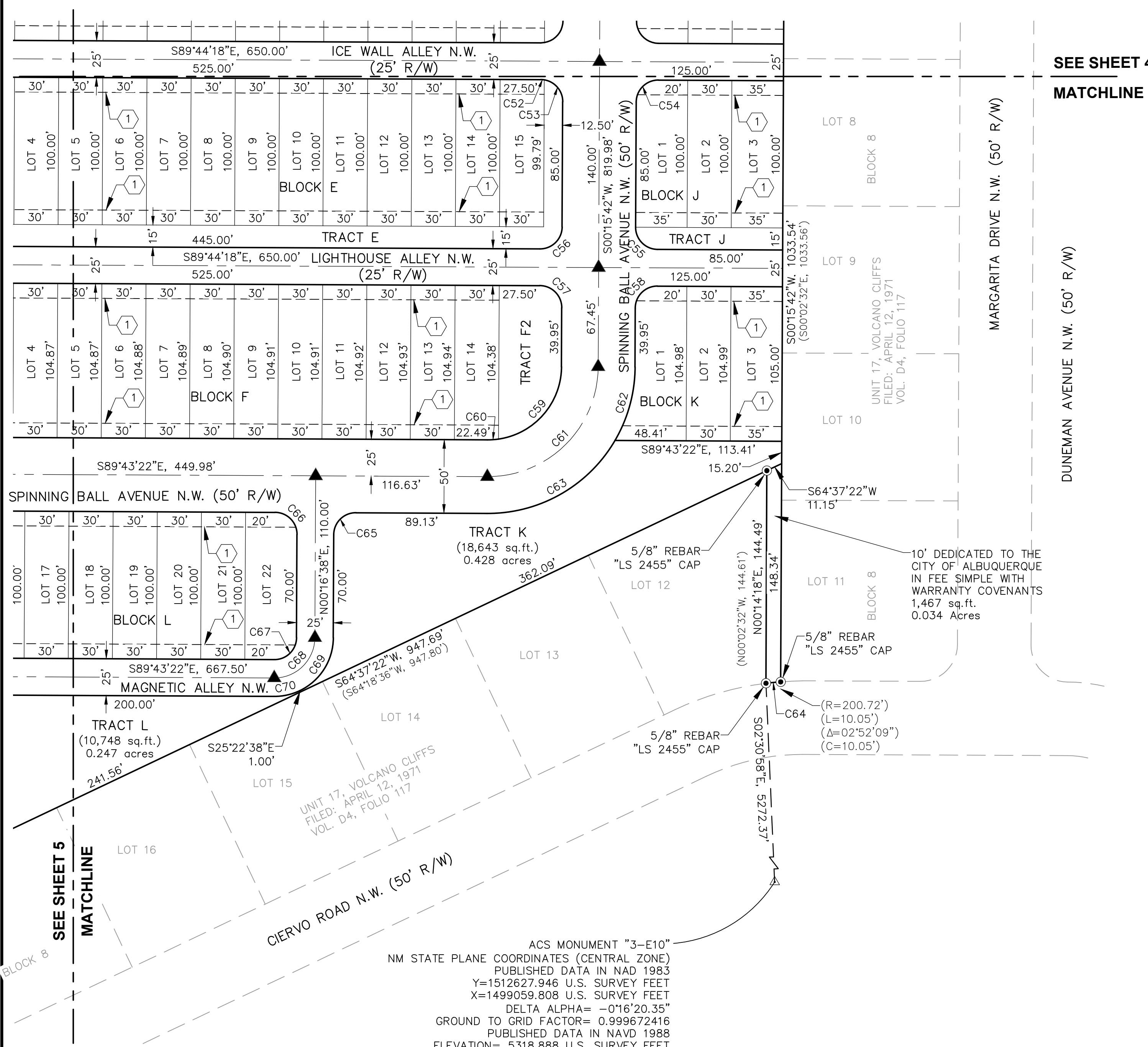
PLAT OF  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2023

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C52	2.51	15.00	9°35'38"	N84°56'30"W	2.51
C53	21.05	15.00	80°24'22"	N39°56'30"W	19.36
C54	23.56	15.00	90°00'00"	S45°15'42"W	21.21
C55	23.56	15.00	90°00'00"	S44°44'18"E	21.21
C56	23.56	15.00	90°00'00"	N45°15'42"E	21.21
C57	23.56	15.00	90°00'00"	N44°44'18"W	21.21
C58	23.56	15.00	90°00'00"	S45°15'42"W	21.21
C59	71.01	50.00	81°22'24"	N40°56'53"E	65.19
C60	7.54	50.00	8°38'33"	N85°57'22"E	7.53
C61	117.83	75.00	90°00'56"	N45°16'10"E	106.08
C62	52.39	100.00	30°00'56"	N15°16'10"E	51.79
C63	104.72	100.00	60°00'00"	N60°16'38"E	100.00
C64	10.04	200.72	2°52'01"	S84°41'21"W	10.04
C65	23.56	15.00	90°00'00"	S45°16'38"W	21.21
C66	23.56	15.00	90°00'00"	N44°43'22"W	21.21
C67	23.56	15.00	90°00'00"	N45°16'38"E	21.21
C68	43.20	27.50	90°00'00"	N45°16'38"E	38.89
C69	44.92	40.00	64°20'44"	N32°27'00"E	42.60
C70	17.91	40.00	25°39'16"	N77°27'00"E	17.76

AREA TABLE:		
BLOCK	SQ.FT.	ACRES
BLOCK E		
LOTS 5-15	3,000	0.069
TRACT E	9,432	0.216
BLOCK F		
LOTS 5-7	3,146	0.072
LOTS 8-11	3,147	0.072
LOTS 12-13	3,148	0.072
LOT 14	3,147	0.072
TRACT F2	3,877	0.089
BLOCK J		
LOT 1	3,452	0.079
LOT 2	3,000	0.069
LOT 3	3,500	0.080
TRACT J	1,452	0.033
BLOCK K		
LOT 1	3,843	0.088
LOT 2	3,150	0.072
LOT 3	3,675	0.084
BLOCK L		
LOTS 18-21	3,000	0.069
LOT 22	3,403	0.078

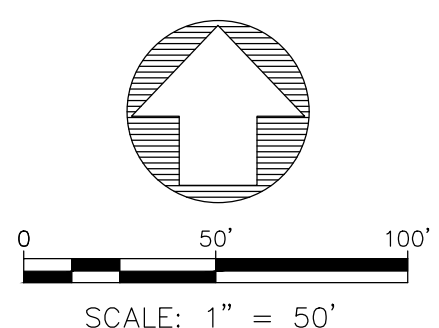


KEY MAP N.T.S.



SEE SHEET 4  
 MATCHLINE

SEE SHEET 5  
 MATCHLINE



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INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Date Site Plan Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No.: PR-2020-004596

DRB Application No.: SD-2022-00212

UNIVERSE VIEW SUBDIVISION (PHASE 1)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1, BLOCK 8, UNIT 17, VOLCANO CLIFFS SUBDIVISION  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Crst Engineer
			*****ROADWAY*****				/	/	/
		50' RW	Pavement Section: (2) 5' Sidewalk (2) 6" Curb & Gutter (2) 4' Buffer (2) 11' Drive Lane (2) 4.33' Landscape Buffer	Curved Water Dr. NW	Spinning Ball Ave. NW	Rosa Parks Rd. NW	/	/	/
		50' RW	Pavement Section: (2) 5' Sidewalk (2) 4' Buffer (2) 4' Parking Lane (2) 11' Drive Lane (2) 4.33' Landscape Buffer	Spinning Ball Ave. NW	Universe Blvd. NW	Rosa Parks Rd. NW	/	/	/
		25' RW	Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Buoyancy Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW	/	/	/

Financially Guaranteed		Constructed Under		Type of Improvement	Location	From	To	Construction Certification			
DRC #	DRC #	DRC #	DRC #					Inspector	P.E.	City Cnst	Engineer
				Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Density Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW	/	/	/	/
				Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Ice Wall Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW	/	/	/	/
				Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Lighthouse Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW	/	/	/	/
				Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Magnetic Alley NW	Firmament Alley NW	Spinning Ball Ave. NW	/	/	/	/
				Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Firmament Alley NW	Perezoso Trl. NW	Spinning Ball Ave. NW	/	/	/	/
				Pavement Section: 6' Sidewalk 8" Curb & Gutter 6' Bike Lane 1.5' Buffer (2) 11' Drive Lane 5.33' Landscape Buffer 8' Striped Median	Universe Blvd. NW	Perezoso Trl. NW	Rosa Parks Rd. NW	/	/	/	/

Size	Type of Improvement	Location	From	To
25' R/W	Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Density Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW
25' R/W	Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Ice Wall Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW
25' R/W	Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Lighthouse Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW
25' R/W	Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Magnetic Alley NW	Firmament Alley NW	Spinning Ball Ave. NW
25' R/W	Pavement Section: (2) 4" Mountable Curb & Gutter (2) 10' Drive Lane (2) 0.5' Landscape Buffer	Firmament Alley NW	Perezoso Trl. NW	Spinning Ball Ave. NW
73' HALF R/W	Pavement Section: 6' Sidewalk 8" Curb & Gutter 6' Bike Lane 1.5' Buffer (2) 11' Drive Lane 5.33' Landscape Buffer 8' Striped Median	Universe Blvd. NW	Perezoso Trl. NW	Rosa Parks Rd. NW

Financially Guaranteed	Constructed Under
DRC #	DRC #



Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
		8"	Waterline w/Appertunances (3W)	Universe Blvd. NW	Compass Dr. NW	Perezoso Trl. NW	/	/
		12"	Waterline w/Appertunances (3W)	Universe Blvd. NW	Perezoso Trl. NW	Rosa Parks Rd. NW	/	/
		12"	Waterline w/Appertunances (4W)	Rosa Park Road NW	Universe Blvd. NW	East Property Boundary of Proposed Tract G	/	/
		12"	Waterline w/Appertunances (3W)	Rosa Park Road NW	Universe Blvd. NW	East Property Boundary of Proposed Tract G	/	/
		8"	Waterline w/Appertunances (3W)	Perezoso Trl.	Universe Blvd.	Unser Frontage Rd. NW	/	/
		8"	Waterline w/Appertunances (3W)	Firmament Alley NW	Spinning Ball Dr. NW	Perezoso Trl. NW	/	/
			*****SANITARY SEWER*****					
		8"	Sanitary Sewer Line and Manholes	Spinning Ball Ave. NW	Firmament Alley NW	Rosa Parks Rd. NW	/	/
		8"	Sanitary Sewer Line and Manholes	Curved Water Dr. NW	Spinning Ball Ave. NW	Rosa Parks Rd. NW	/	/
		8"	Sanitary Sewer Line and Manhole	Buoyancy Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW	/	/
		8"	Sanitary Sewer Line and Manhole	Density Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW	/	/
		8"	Sanitary Sewer Line and Manholes	Ice Wall Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW	/	/
		8"	Sanitary Sewer Line and Manholes	Lighthouse Alley NW	Curved Water Dr. NW	Spinning Ball Ave. NW	/	/
		8"	Sanitary Sewer Line and Manholes	Magnetic Alley NW	Firmament Alley NW	Lot 22, Block L	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer Line and Manholes	Rosa Park Road NW	100' east of Universe Blvd. NW	Curved Water Dr. NW	/	/	/
		8"	Sanitary Sewer Line and Manholes	Firmament Alley NW	Perezoso Trl. NW	Spinning Ball Ave. NW	/	/	/
		8"	Sanitary Sewer Line and Manholes	Perezoso Trl. NW	Firmament Alley NW	Universe Blvd. NW	/	/	/
			*****STORM DRAINAGE*****						
		24" DIA	Storm Drain and Manholes	Perezoso Trl. NW	Detention Pond 1	Detention Pond 4A	/	/	/
		18"-48" DIA	Storm Drain, Inlets and Manholes	Spinning Ball Ave. NW	Detention Pond 1	Ice Wall Alley NW	/	/	/
		18" DIA	Storm Drain, Inlets and Manholes	Magnetic Alley NW	Pond 1	Lot 17, Block L	/	/	/
		30" Culvert	Storm Drain & End Sections	Rosa Parks Rd. NW	North Side of Rosa Parks Rd. NW, approx. 30' east of Universe Blvd.	South Side of Rosa Parks Rd. NW, approx. 20' east of Universe Blvd.	/	/	/
			Detention Pond 1 (4.0 AC-FT)	Universe Blvd. NW	Perezoso Trl. NW	Spinning Ball Ave. NW	/	/	/
			Detention Pond 4A (1.2 AC-FT) (a.k.a. Pond C)	Unser Blvd. NW	Rainbow Blvd. NW	50' NE of Perezoso Tr. NW	/	/	/
			Detention Pond A (1.4 AC-FT)	Unser Blvd. NW	Ciervo Rd. NW	Kimmick Dr. NW	/	/	/
			Detention Pond B (0.90 AC-FT)	Unser Blvd. NW	Almendra Pl. NW	170' SW of Ciervo Rd. NW	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer Line and Manholes	Rosa Park Road NW	100' east of Universe Blvd. NW	Curved Water Dr. NW	/	/	/
		8"	Sanitary Sewer Line and Manholes	Firmament Alley NW	Perezoso Trl. NW	Spinning Ball Ave. NW	/	/	/
		8"	Sanitary Sewer Line and Manholes	Perezoso Trl. NW	Firmament Alley NW	Universe Blvd. NW	/	/	/
			*****STORM DRAINAGE*****						
		24" DIA	Storm Drain and Manholes	Perezoso Trl. NW	Detention Pond 1	Detention Pond 4A	/	/	/
		18"-48" DIA	Storm Drain, Inlets and Manholes	Spinning Ball Ave. NW	Detention Pond 1	Ice Wall Alley NW	/	/	/
		18" DIA	Storm Drain, Inlets and Manholes	Magnetic Alley NW	Pond 1	Lot 17, Block L	/	/	/
		30" Culvert	Storm Drain & End Sections	Rosa Parks Rd. NW	North Side of Rosa Parks Rd. NW, approx. 30' east of Universe Blvd.	South Side of Rosa Parks Rd. NW, approx. 20' east of Universe Blvd.	/	/	/
			Detention Pond 1 (4.0 AC-FT)	Universe Blvd. NW	Perezoso Trl. NW	Spinning Ball Ave. NW	/	/	/
			Detention Pond 4A (1.2 AC-FT) (a.k.a. Pond C)	Unser Blvd. NW	Rainbow Blvd. NW	50' NE of Perezoso Tr. NW	/	/	/
			Detention Pond A (1.4 AC-FT)	Unser Blvd. NW	Ciervo Rd. NW	Kimmick Dr. NW	/	/	/
			Detention Pond B (0.90 AC-FT)	Unser Blvd. NW	Almendra Pl. NW	170' SW of Ciervo Rd. NW	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing.  
 The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							City User Dept. Signature		
Date							Date		

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
 Street lights per City requirements.

1 Pond Stabilization to follow Section 1013

2 Perezoso Trail Sanitary Sewer shall connect to MH D10202 on Universe Blvd. NW

3

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

AGENT / OWNER

Donald Doneyman

NAME (print)

Huitt-Zollars, Inc.

FIRM

Signature 6/7/23

SIGNATURE - date

Signature

DRB CHAIR - date

Jun 15, 2023

Ernest Ramirez

TRANSPORTATION DEVELOPMENT - date

Jun 8, 2023

UTILITY DEVELOPMENT - date

Jun 8, 2023

Signature

CITY ENGINEER - date

Jun 8, 2023

Signature

PARKS & RECREATION - date

Jun 8, 2023

AMAFCA - date

Signature

CODE ENFORCEMENT - date

Jun 8, 2023

- date

**REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER














# PR-2020-004596\_SD-2022-00212\_IL


Final Audit Report


2023-06-15


Created:	2023-06-08
By:	Leila Shadabi (lshadabi@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAv5Mu9qgEZJRyCn7VpEDRrnr0ziZ7uETS


## "PR-2020-004596\_SD-2022-00212\_IL" History


-  Document created by Leila Shadabi (lshadabi@cabq.gov)  
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-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature  
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-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature  
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Signature Date: 2023-06-15 - 7:31:54 PM GMT - Time Source: server

 Agreement completed.  
2023-06-15 - 7:31:54 PM GMT

March 14, 2024

Development Hearing Officer  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

Dear Development Hearing Officer,

Please accept this letter as our authorization to have Huitt-Zollars, Inc. act as our agent for the following property:

Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision

If you have any questions regarding the request please feel free to contact me at 602-233-1005.

Sincerely,

Issa Rabadi  
Property Owner

*Issa Rabadi 3-14-24*

March 13, 2024

Development Hearing Officer  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: Universe View Subdivision – Preliminary Plat Extension Request  
(Zone Atlas D-10)**

Dear Development Hearing Officer,

Huitt-Zollars, Inc., on behalf of Issa and Nancy Rabadi, requests an Extension of the Preliminary Plat for Universe View Subdivision, which is currently Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision. The preliminary plat was originally approved at the March 29, 2023 DRB Meeting. The development consists of 162 single-family townhome lots, 1 commercial lot with approximately 21,955 square feet of gross floor building space (for proposed strip retail plaza) and 1 multi-family lot with 175 apartment units total. The apartment complex will have a clubhouse and pool designated for residents only, along with an office and maintenance building. The total gross building footprint is approximately 92,414 square feet. The reason for the extension is due to the owner deciding obtain building permits for the apartments and commercial properties prior to constructing the work order improvements. The design team is currently working on obtaining site plan approvals for the apartment and commercial projects.

We greatly appreciate your time and consideration. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7158 or email at [dduneman@huitt-zollars.com](mailto:dduneman@huitt-zollars.com).

Sincerely,



Donald Duneman, P.E.  
Project Manager

CC: Issa Rabadi