



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Requesting Sketch Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

APPLICATION INFORMATION

Applicant/Owner: Issa Rabadi		Phone: 602-233-1005
Address: 1464 E. Victor Hugo Ave.		Email: rabadi54@hotmail.com
City: Phoenix	State: AZ	Zip: 85022
Professional/Agent (if any): Huitt-Zollars, Inc./Donald Duneman		Phone: 505-235-7158
Address: 333 Rio Rancho Drive NE		Email: dduneman@huitt-zollars.com
City: Rio Rancho	State: NM	Zip:
Proprietary Interest in Site: Engineering Consultant		List all owners: Issa and Nancy Rabadi

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

Lot or Tract No.: 1	Block: 8	Unit: 17
Subdivision/Addition: Volcano Cliffs Subdivision	MRGCD Map No.:	UPC Code: 101006305745520820
Zone Atlas Page(s): D-10-Z	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 1	# of Proposed Lots: 166	Total Area of Site (Acres): 30.126

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Universe Blvd. NW	Between: Perezoso Trail NW	and: Rosa Parks Road NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2020-004596, C09D016, 709790, 709791, 709792, 709793

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

Signature:	Date: 12/23/22
Printed Name: Donald Duneman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Proposed Final Plat

___ Design elevations & cross sections of perimeter walls

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ 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

___ Sidewalk Exhibit and/or cross sections of proposed streets

___ Proposed Infrastructure List, if applicable

___ Required notice with content per IDO Section 14-16-6-4(K)

___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

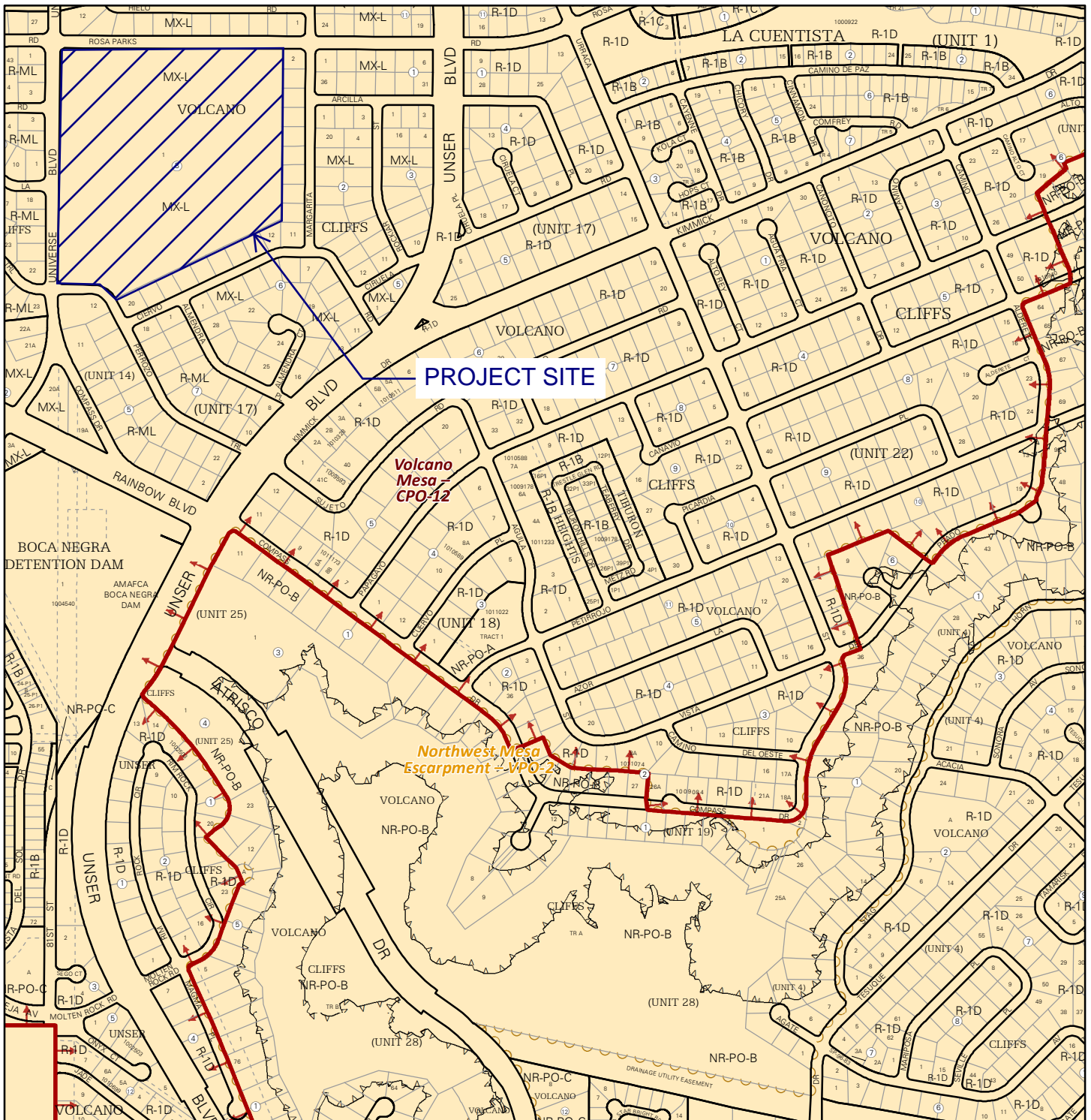
___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

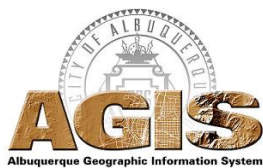
___ Infrastructure List, if applicable

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.

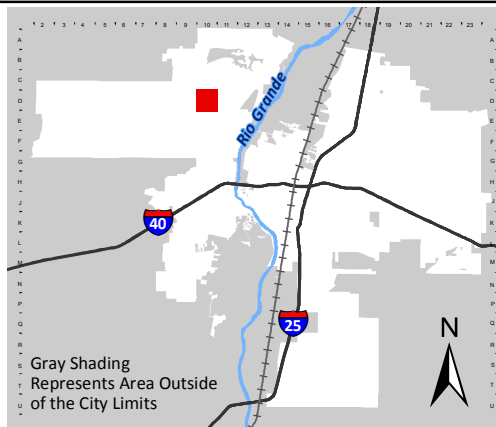


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

0 250 500 1,000 Feet

December 23, 2022

DRB Chair and Board Members
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

**RE: Universe View Subdivision – Sketch Plat
(Zone Atlas D-10)**

Dear DRB Chair and Board Members,

Huitt-Zollars, Inc., on behalf of Issa and Nancy Rabadi, requests review and comment for a Sketch Plat of Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision. The purpose of this request is to create 162 single-family townhome lots, 2 commercial lots with approximately 29,000 square feet of gross floor building space (for proposed pharmacy and strip retail plaza) and 2 multi-family lots with 196 apartment units total. One of the apartment complexes will have a gym designated for residents only, along with an office and janitorial storage space. The total gross building area between both complexes is approximately 177,800 square feet.

1. Property Owner: Issa & Nancy Rabadi
2. Agent: Donald Duneman with the firm Huitt-Zollars, Inc.
3. Property Address: Vacant Land – property is not addressed
4. Location Description: Southeast corner of Universe Blvd. NW and Rosa Parks Road NW
5. Zone Atlas Page: D-10-Z
6. Legal Description: Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision
7. Area of Property: Approximately 30.1 acres
8. IDO Zone District: MX-L – Mixed Used –Low Density District
9. Overlay Zone:
 - (VPO) View Protection Overlay Zone (3-6): Northwest Mesa Escarpment - VPO-2
 - (CPO) Character Protection Overlay Zone (3-4): Volcano Mesa - CPO-13
10. Center or Corridor Area: Not Applicable
11. Current Use: Vacant
12. Deviation(s) Requested: Not Applicable
13. Variance(s) Requested: Not Applicable

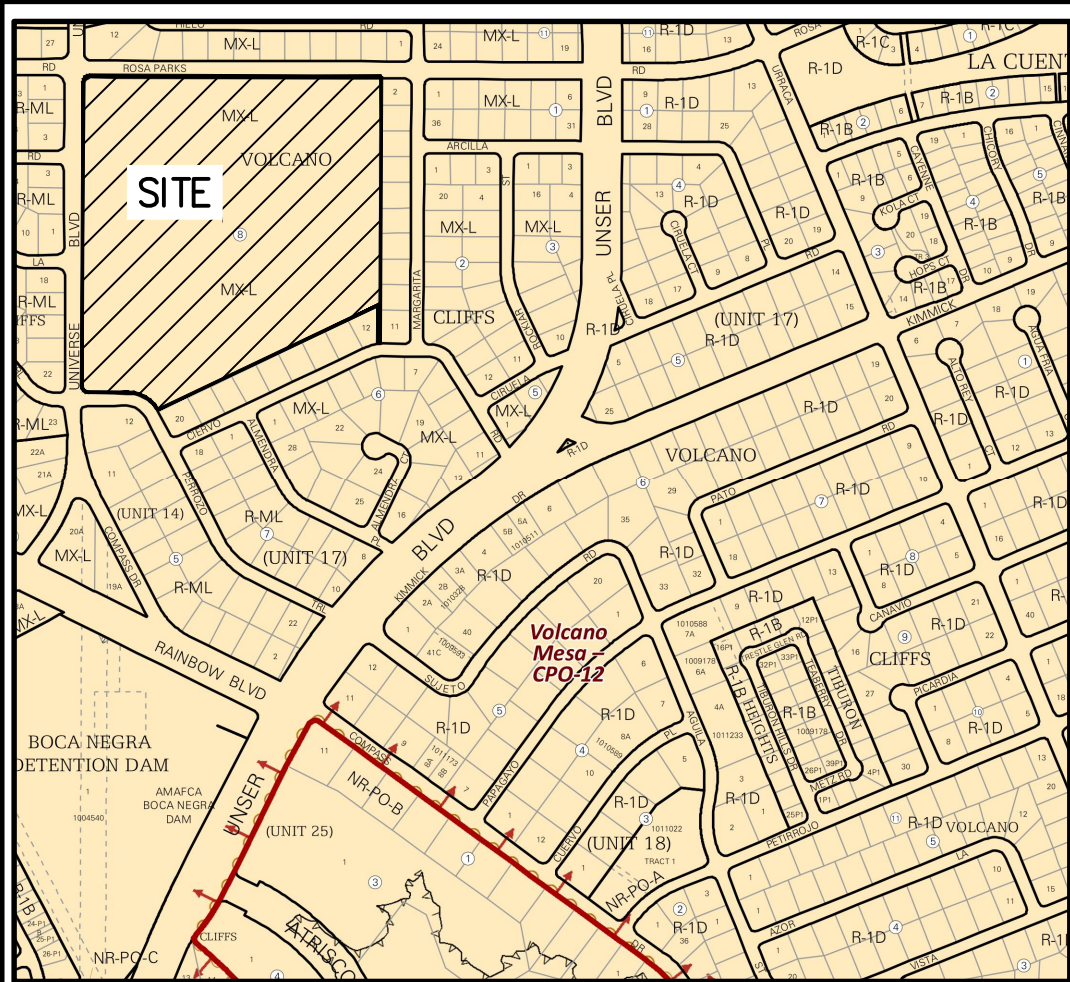
We greatly appreciate your time and consideration. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7158 or email at dduneman@huitt-zollars.com.

Sincerely,

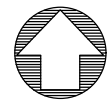


Donald Duneman, P.E.
Project Manager

CC: Issa Rabadi



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



NTS

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 SIXTY-SIX (166) LOTS.
5. DATE OF SURVEY: APRIL 2022
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.
7. MILES OF FULL WIDTHS STREET CREATED: 0.207 MILES.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUB-DIVIDE ONE (1) EXISTING LOT INTO ONE HUNDRED SIXTY-SIX (166) 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.

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 CONSENT TO ALL DEDICATING OF STREET RIGHT-OF-WAYS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL GRANTING OF EASEMENTS.

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

BY: Issa Rabadi
ISSA RABADI, OWNER

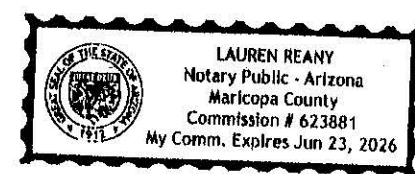
BY: Nancy Rabadi
NANCY RABADI, OWNER

ACKNOWLEDGEMENT:

STATE OF Arizona)
)SS.
COUNTY OF Maricopa)
ON THIS 30th DAY OF October, 2022, BEFORE ME

PERSONALLY APPEARED Issa Rabadi
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 June 23rd 2026
EXPIRES: _____
Lauren Reamy
NOTARY PUBLIC



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



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
NOVEMBER 2022

DRB NO. : _____
APPLICATION NO. : _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
CENTURY LINK _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS:

Dan Baso PS. for Loren Risenhoover, PS 11/10/2022
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER/HYDROLOGY _____ DATE _____

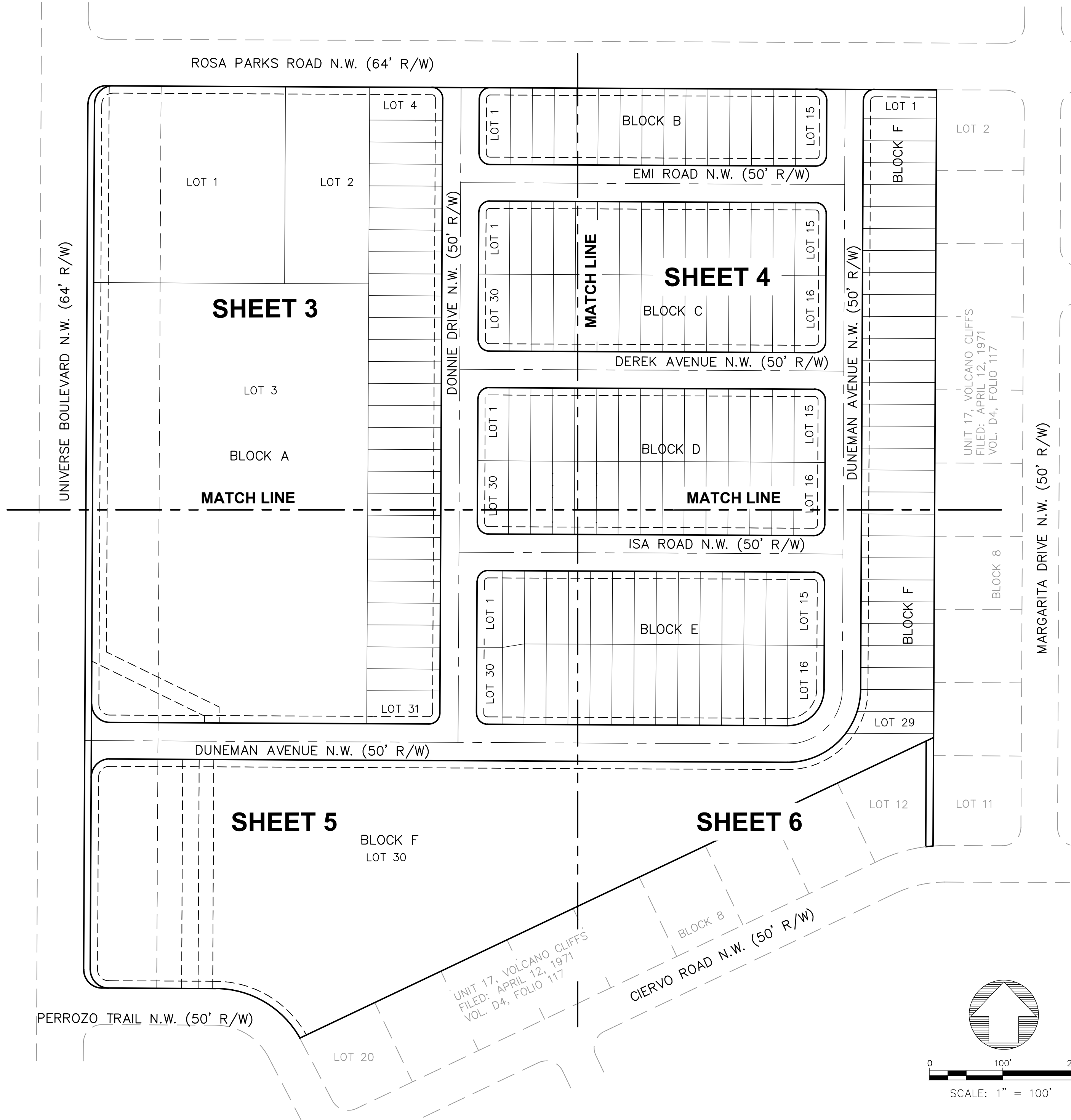
CODE ENFORCEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PROJECT NO. 22030

Fierro & Company
ENGINEERING | SURVEYING
3201 4th. STREET NW, SUITE B, ALBUQUERQUE, NM 87107
PH 505.352.8930
ww.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
 NOVEMBER 2022



DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

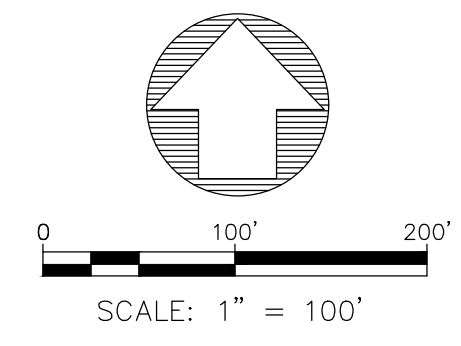
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING 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.
- ③ 20' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
- ④ 125' DRAINAGE EASEMENT GRANTED BY THIS PLAT.

PROJECT NO. 22030



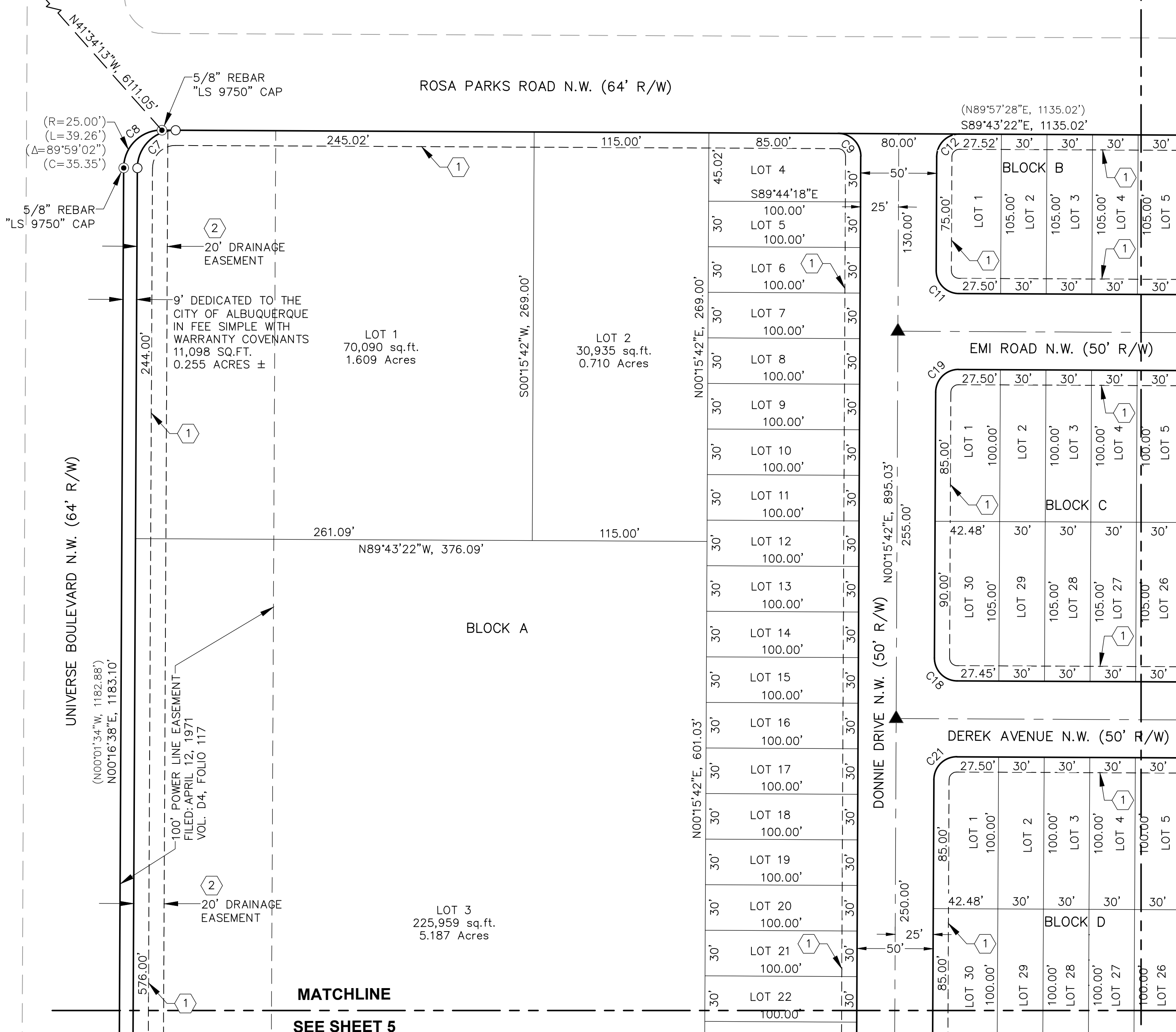


Fierro & Company
 ENGINEERING | SURVEYING

3201 4th. STREET NW, SUITE B, ALBUQUERQUE, NM 87107
 PH 505.352.8930 www.fierrocompany.com

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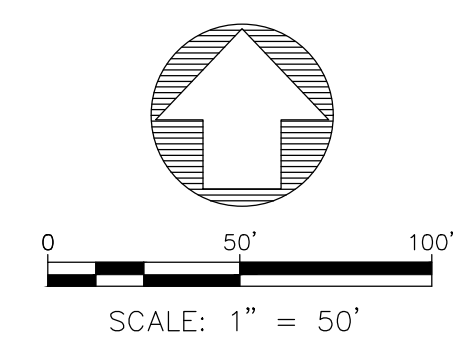
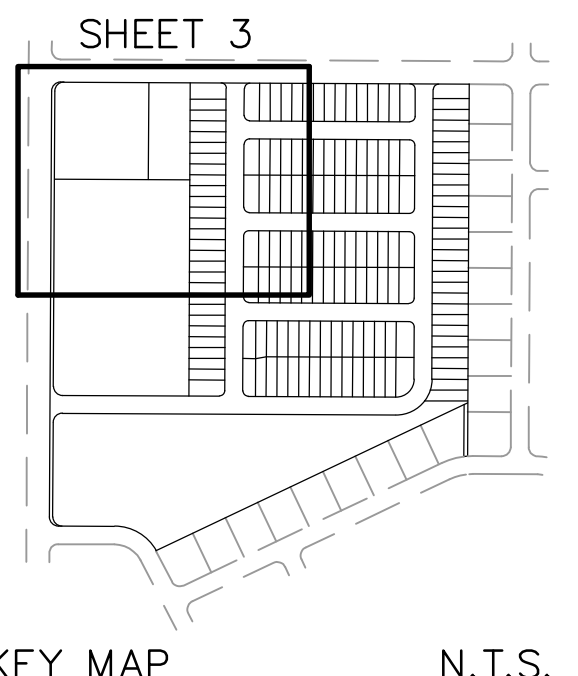
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 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1523503.475 U.S. SURVEY FEET
 X=1493655.03 U.S. SURVEY FEET
 DELTA ALPHA= -0°16'58.96"
 GROUND TO GRID FACTOR= 0.999664360
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5524.95 U.S.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



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C8	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C9	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C11	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C12	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C18	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C19	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C21	23.57	15.00	90°00'56"	S45°16'10"W	21.22

LOT AREA:

BLOCK	LOT	SQ.FT.	ACRES
BLOCK A	LOT 4	4,453	0.102
	LOTS 5-22	3,000	0.069
BLOCK B	LOT 1	4,367	0.100
	LOTS 2-5	3,150	0.072
BLOCK C	LOT 1	4,201	0.096
	LOTS 2-5	3,000	0.069
	LOT 26-29	3,150	0.072
	LOT 30	4,410	0.101
BLOCK D	LOT 1	4,189	0.963
	LOTS 2-5	3,000	0.069
	LOTS 26-29	3,000	0.069
	LOT 30	4,198	0.096



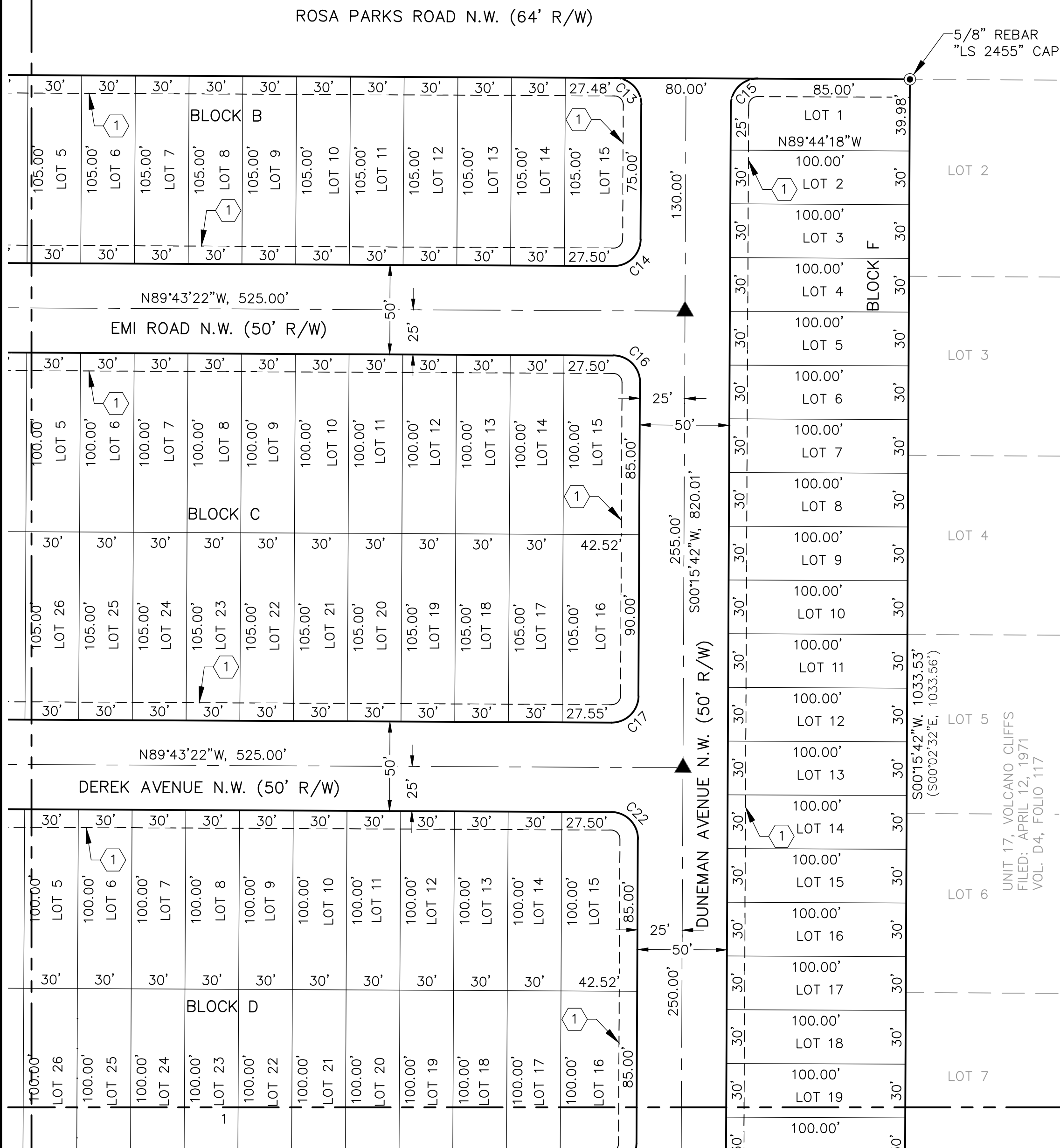
PROJECT NO. 22030

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 PH 505.352.8930 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
 NOVEMBER 2022

SEE SHEET 3
MATCHLINE

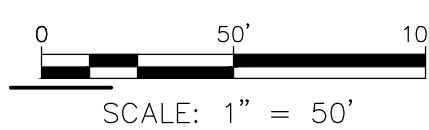
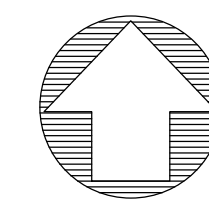
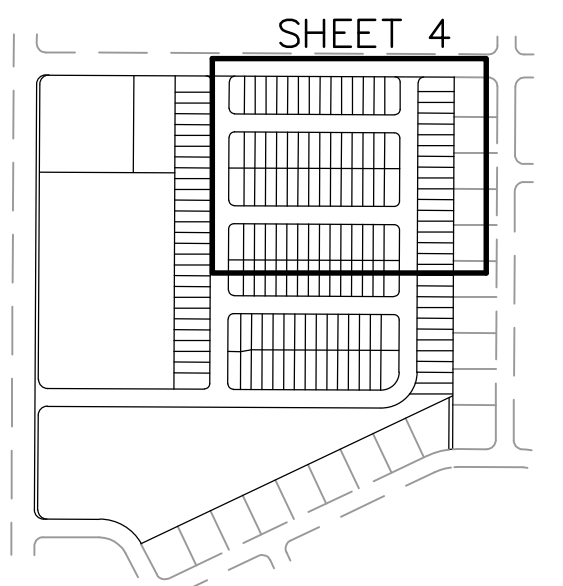


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C11	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C12	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C13	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C14	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C15	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C16	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C17	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C18	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C19	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C21	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C22	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C23	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C26	23.56	15.00	89°59'04"	N44°43'50"W	21.21

LOT AREA:

BLOCK	SQ.FT.	ACRES
BLOCK B		
LOT 1	4,367	0.100
LOTS 2-14	3,150	0.072
LOT 15	4,365	0.100
BLOCK C		
LOT 1	4,201	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,418	0.101
LOTS 17-29	3,150	0.072
LOT 30	4,410	0.101
BLOCK D		
LOT 1	4,189	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,205	0.096
LOTS 17-29	3,000	0.069
LOT 30	4,198	0.096
BLOCK E		
LOT 1	3,631	0.083
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
BLOCK F		
LOT 1	3,951	0.091
LOTS 2-26	3,000	0.069


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°48'54"E	30.41



MATCHLINE
SEE SHEET 6

SHEET 4 OF 6

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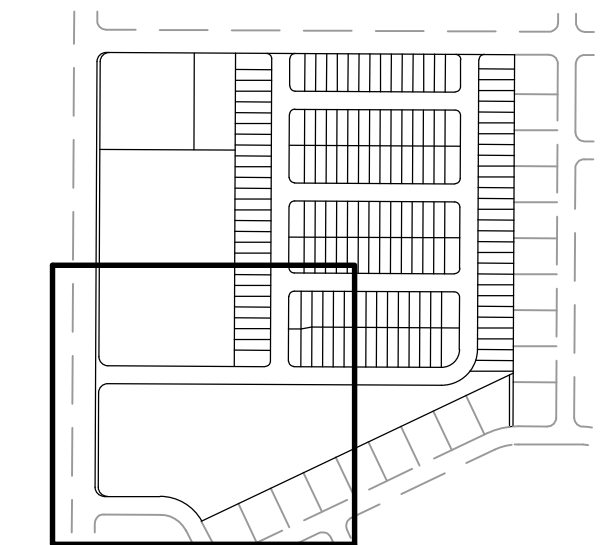
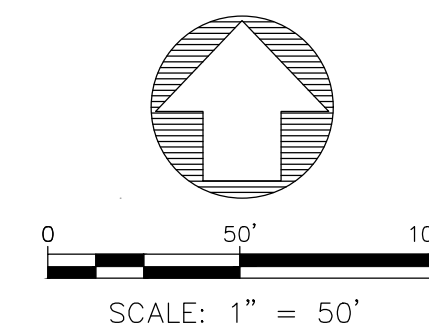
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PLAT OF
UNIVERSE VIEW SUBDIVISION
 BEING A REPLAT OF LOT 1, BLOCK 8
 UNIT 17, VOLCANO CLIFFS
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	139.87	132.54	60°27'58"	N59°29'17"W	133.47
C3	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C4	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C5	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C6	39.27	25.00	90°00'00"	S44°43'22"E	35.36
C10	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C24	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22

LOT AREA:

BLOCK	LOT	SQ.FT.	ACRES
BLOCK A	LOT 3	225,959	5.187
BLOCK D	LOT 30	4,198	0.096
BLOCK E	LOT 1	3,631	0.083
	LOT 2	3,075	0.071
	LOTS 3-5	3,000	0.069
	LOTS 26-28	3,001	0.076
	LOT 29	3,226	0.074
	LOT 30	3,629	0.083



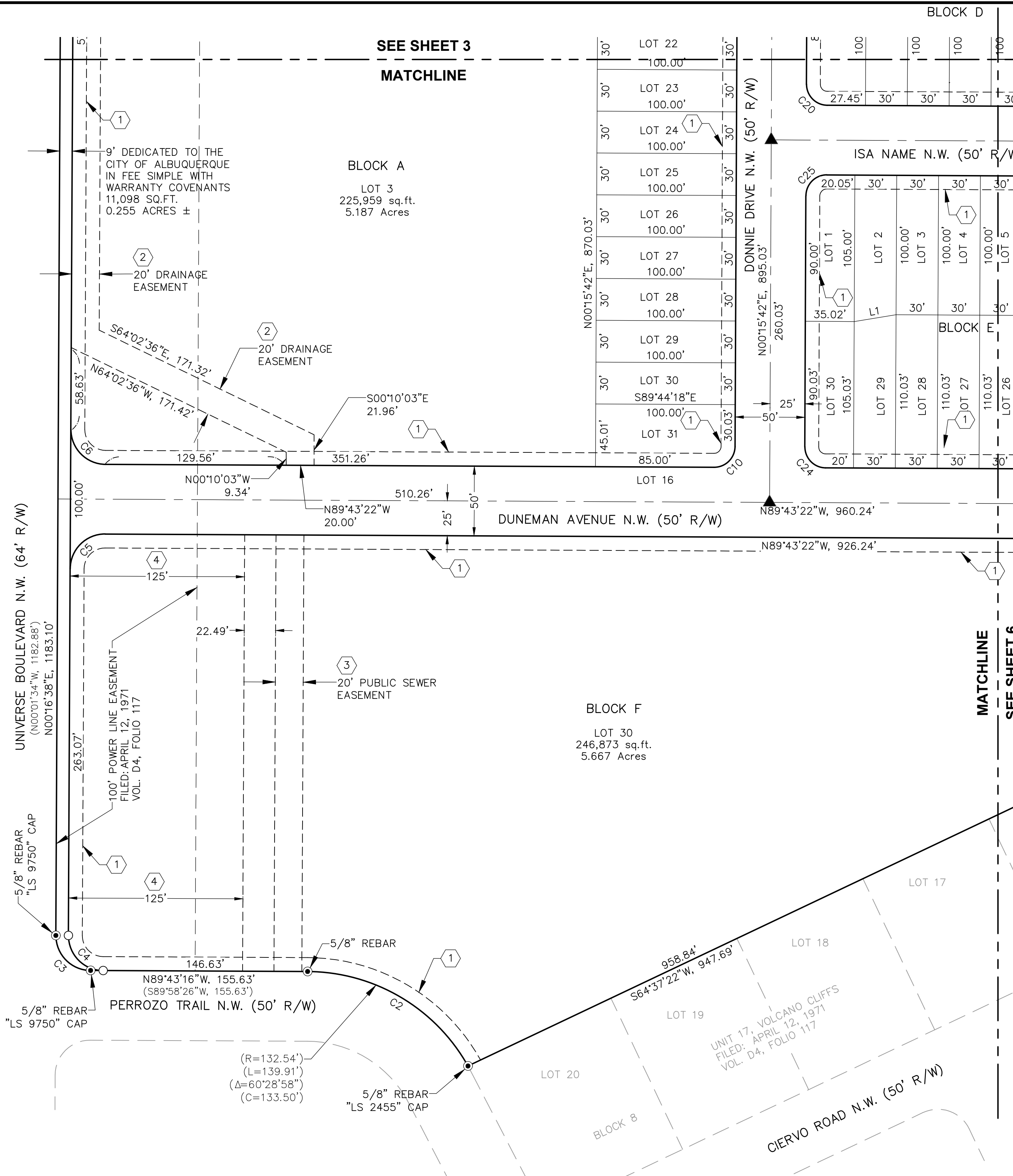
SHEET 5
 KEY MAP N.T.S.

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SEE SHEET 3
 MATCHLINE

MATCHLINE
 SEE SHEET 6

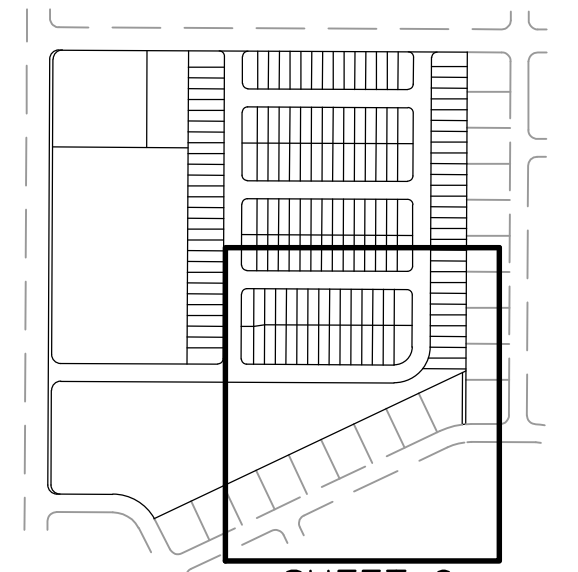
PLAT OF
UNIVERSE VIEW SUBDIVISION
 BEING A REPLAT OF LOT 1, BLOCK 8
 UNIT 17, VOLCANO CLIFFS
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.04	200.72	2°52'01"	S84°41'21"W	10.04
C10	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C23	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C24	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C26	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C27	78.55	50.00	90°00'56"	N45°16'10"E	70.72
C28	117.83	75.00	90°00'56"	N45°16'10"E	106.08
C29	92.76	100.00	53°08'45"	N63°42'16"E	89.47
C30	33.88	100.00	19°24'44"	N27°25'31"E	33.72
C31	30.47	100.00	17°27'27"	N08°59'25"E	30.35

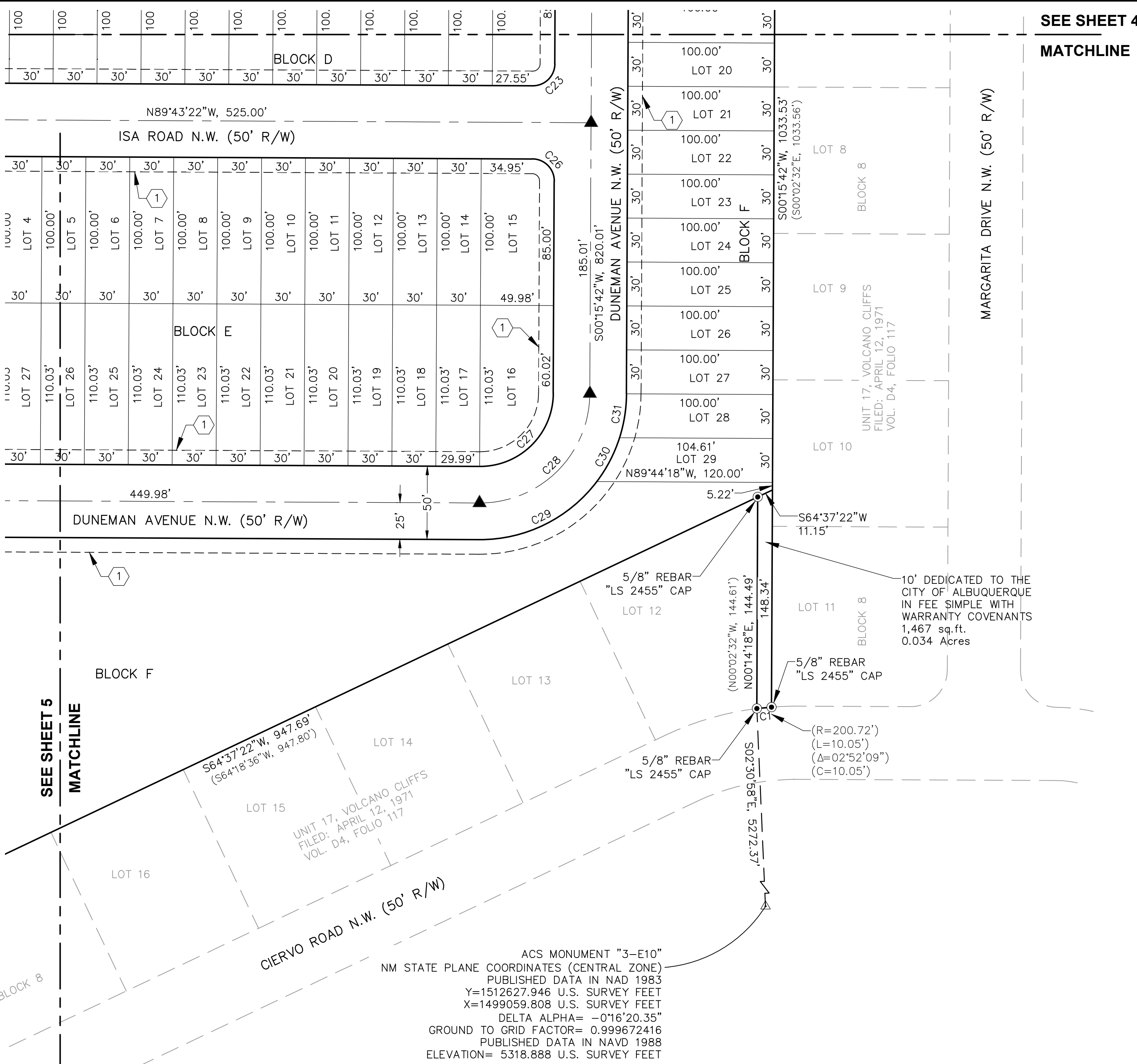
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°48'54"E	30.41

LOT AREA:

BLOCK	SQ.FT.	ACRES
BLOCK E		
LOT 1	4,928	0.113
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
LOT 16	4,964	0.114
LOTS 17-28	3,301	0.076
LOT 29	3,226	0.074
LOT 30	3,329	0.083
BLOCK F		
LOTS 20-27	3,000	0.069
LOT 28	3,046	0.070
LOT 29	3,337	0.077

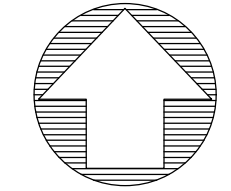


KEY MAP N.T.S.



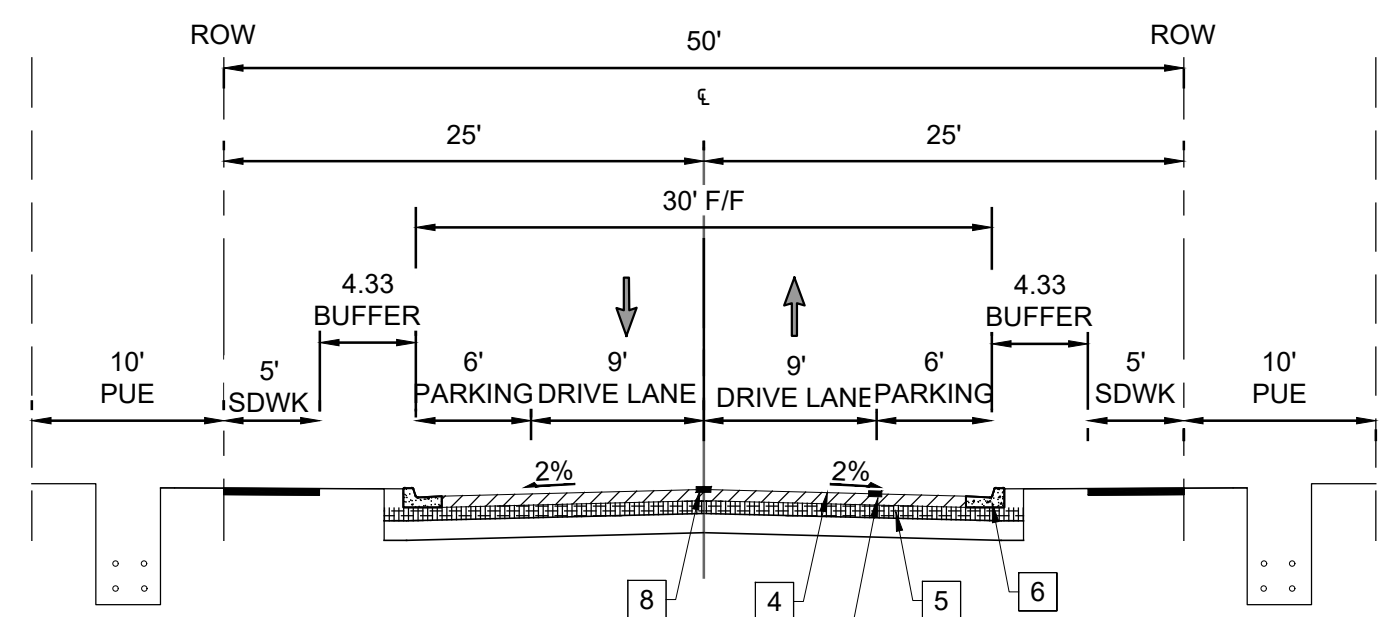
SEE SHEET 4
 MATCHLINE

SEE SHEET 5
 MATCHLINE

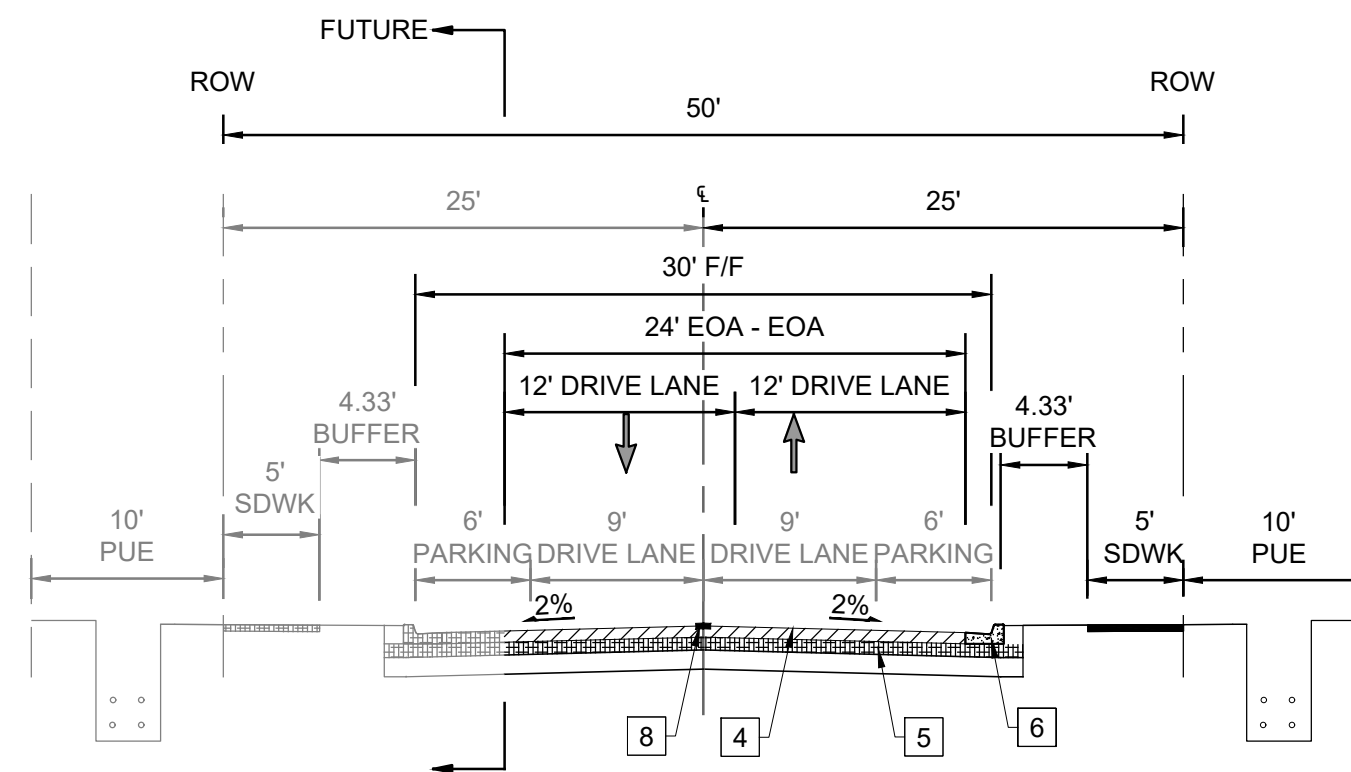


0 50' 100'
 SCALE: 1" = 50'

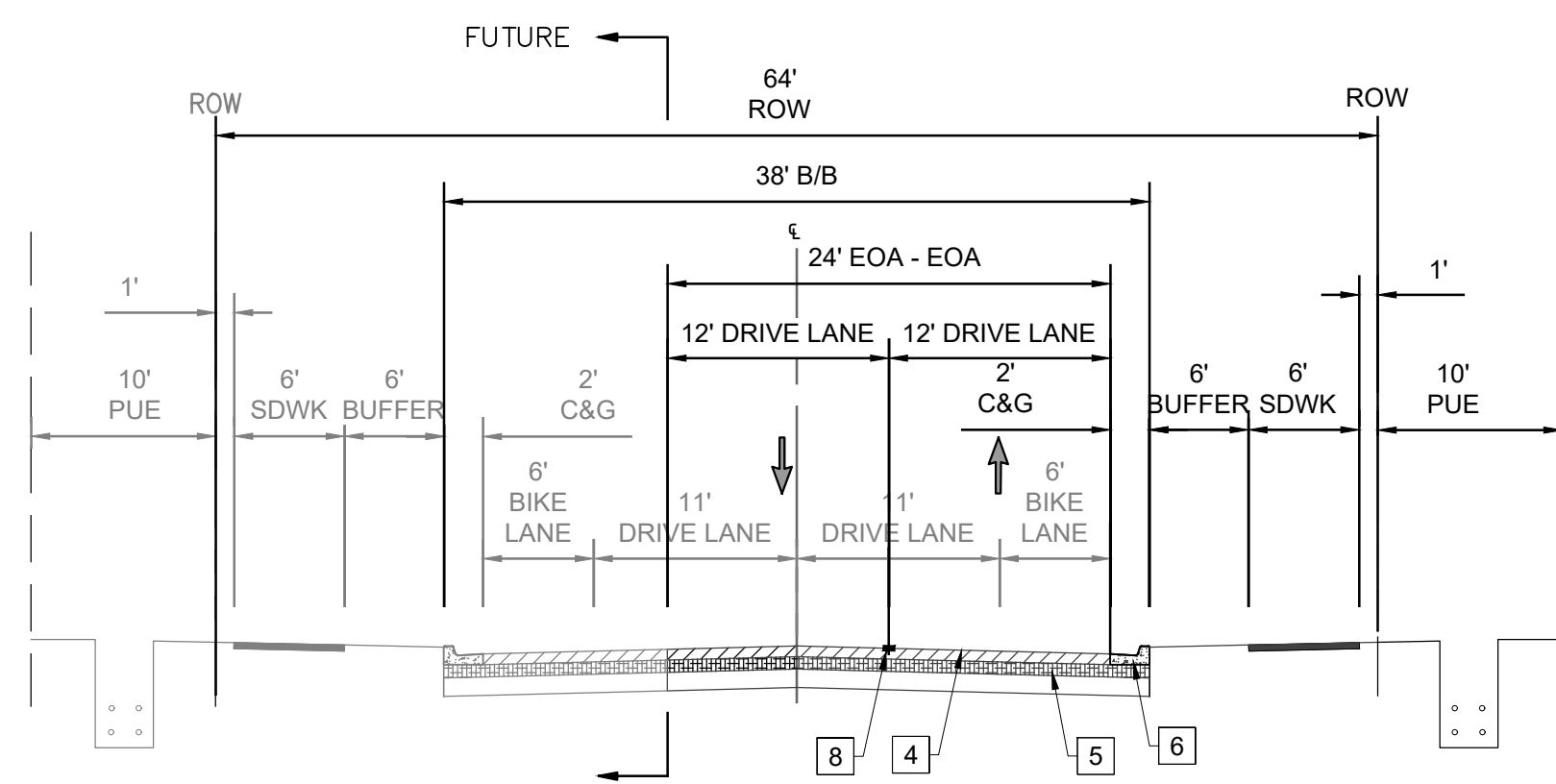
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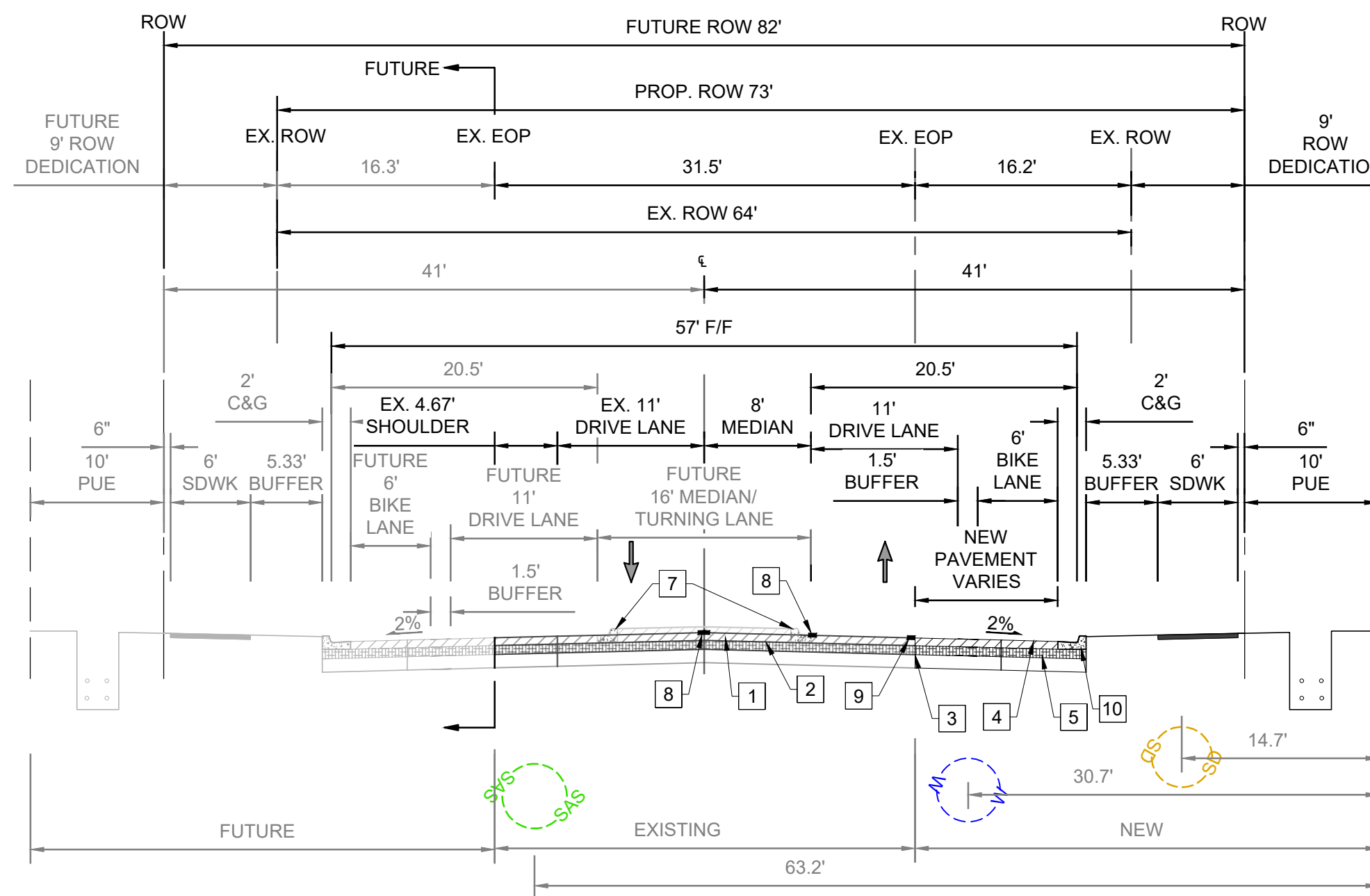
ROAD SECTION @ INTERNAL ROADS (LOCAL STREET) A1
 DUNEMAN AVE
 DONNIE DR
 EMI RD
 DEREK AVE
 ISA RD
 SCALE: 1"=10'



ROAD SECTION @ PEREZOSO DRIVE NW (LOCAL STREET) A2
 SCALE: 1"=10'



ROAD SECTION @ ROSA PARKS ROAD NW (MAJOR COLLECTOR) B1
 SCALE: 1"=10'



ROAD SECTION @ UNIVERSE BOULEVARD (MINOR ARTERIAL) C1
 SCALE: 1"=10'

1. FUTURE 2" CONCRETE (AC) OVERLAY 1-2" LIFT.
2. EX 3" ASPHALT CONCRETE TO REMAIN.
3. SAWCUT, REMOVE EXISTING ASPHALT CONCRETE
4. 5" ASPHALT CONCRETE (AC) 1-2" LIFT ABD 1-3" LIFT
5. 12" SUBGRADE PREP (R VALUE > 50) 95% MIN.
6. 6" CURB AND GUTTER PER STD DWG 2415A
7. FUTURE MEDIAN CURB AND GUTTER
8. 4" DOUBLE YELLOW STRIPE
9. 4" SOLID WHITE STRIPE
10. 8" CURB AND GUTTER PER STD DWG 2415A

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK	DATE
STAMPED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD REVISION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	DATE

PRELIMINARY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMITTING UNDER THE AUTHORITY OF DONALD M. DUNEMAN
 L.C. NO. 17818
 RELEASE DATE - March 30, 2022
 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

NO.	DATE	REVISIONS

DESIGNED BY: DMD DATE: 11/22/2022
 DRAWN BY: MTR DATE: 11/22/2022
 DWG NAME: PROJ# - R314494.01
 CHECKED BY: DMD DATE: 11/22/2022

SCALE: 1" = 10'

Call before you dig. 811 OR 260-1990

Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

**UNIVERSE VIEW SUBDIVISION
 PHASE 1 A**

TYPICAL SECTIONS

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 709790	Zone Map No. D - 10	Sheet 27	Of 36
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Plotted: 12/28/2022 3:23:08 PM By: Ricketts, Mark
 H:\AR\14494\14494.01 - Volcano Cills Subdivision U17 B1 B1.1110 CADD & BIM\10.1 AutoCAD\Sheet Set\PHASE
 TANK\14494 - Typical Sections.dwg
 User: dmd 12/28/2022 3:23:08 PM ricketts