



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

| | | | |
|--|--|---|---|
| SUBDIVISIONS | | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2) | |
| <input type="checkbox"/> Major – Preliminary Plat (Form P1) | <input type="checkbox"/> Amendment to Site Plan (Form P2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) | |
| <input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2) | MISCELLANEOUS APPLICATIONS | | <input checked="" type="checkbox"/> Vacation of Public Easement(s) DRB (Form V) |
| <input type="checkbox"/> Major - Final Plat (Form S1) | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1) | <input type="checkbox"/> Vacation of Private Easement(s) (Form V) | |
| <input type="checkbox"/> Amendment to Preliminary Plat (Form S2) | <input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2) | PRE-APPLICATIONS | |
| <input type="checkbox"/> Extension of Preliminary Plat (Form S1) | <input type="checkbox"/> Temporary Deferral of SW (Form V2) | <input type="checkbox"/> Sketch Plat Review and Comment (Form S2) | |
| | <input type="checkbox"/> Sidewalk Waiver (Form V2) | | |
| SITE PLANS | | <input type="checkbox"/> Waiver to IDO (Form V2) | APPEAL |
| <input type="checkbox"/> DRB Site Plan (Form P2) | <input type="checkbox"/> Waiver to DPM (Form V2) | <input type="checkbox"/> Decision of DRB (Form A) | |
| BRIEF DESCRIPTION OF REQUEST | | | |
| Lot consolidation and vacation of a public utility easement. | | | |

| | | |
|--|---|---------------------------------------|
| APPLICATION INFORMATION | | |
| Applicant: Titan Development | | Phone: (505) 998-0163 |
| Address: 6300 Riverside Plaza Ln NW #200 | | Email: jrogers@titan-development.com |
| City: Albuquerque | State: NM | Zip: 87120 |
| Professional/Agent (if any): Consensus Planning, Inc. | | Phone: (505) 764-9801 |
| Address: 302 8th Street NW | | Email: vos@consensusplanning.com |
| City: Albuquerque | State: NM | Zip: 87102 |
| Proprietary Interest in Site: Contract Purchaser | List all owners: Rowe RVT and Trust B RVT | |
| SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) | | |
| Lot or Tract No.: Lots 17, 18, 19, and 20 (Parcel 4) | Block: 9 | Unit: Tract 3, Unit 3 |
| Subdivision/Addition: North Albuquerque Acres (Desert Ridge Place) | MRGCD Map No.: | UPC Code: See Attached |
| Zone Atlas Page(s): C-20 | Existing Zoning: MX-L | Proposed Zoning No Change |
| # of Existing Lots: 4 | # of Proposed Lots: 1 | Total Area of Site (Acres): 3.5 acres |
| LOCATION OF PROPERTY BY STREETS | | |
| Site Address/Street: 99999 Holly Avenue NE | Between: Ventura Street NE | and: Desert Shadow Way |
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) | | |
| PR-2020-004604 | | |

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: 1/19/21 |
| Printed Name: Michael J. Vos, AICP | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

| | | | | | |
|--------------------------------|-----------------------------------|--------------------------|--------------|--------|------|
| FOR OFFICIAL USE ONLY | | | | | |
| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
| SD--2021-00014 | P&F | \$425 | | | |
| SD-2021-00015 | VPE | \$425 | | | |
| | | | | | |
| Meeting Date: January 27, 2021 | Fee Total: \$425 \$850 | | | | |
| Staff Signature: | Date: 1/19/21 | Project # PR-2020-004604 | | | |



October 1, 2020

ADDITIONAL INFORMATION FOR DRB APPLICATION – TITAN DEVELOPMENT SKETCH PLAT

SITE INFORMATION:

LOT: 17
BLOCK: 9
SUBDIVISION: NAA TRACT 3
UNIT: 3
UPC: 102006425306730216
AREA: 0.8864

LOT: 18
BLOCK: 9
SUBDIVISION: NAA TRACT 3
UNIT: 3
UPC: 102006423906730215
AREA: 0.8864

LOT: 19
BLOCK: 9
SUBDIVISION: NAA TRACT 3
UNIT: 3
UPC: 102006422206730214
AREA: 0.8864

LOT: 4
BLOCK:
SUBDIVISION: DESERT RIDGE
UNIT: 1
UPC: 102006420009930213
AREA: 0.8954

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109

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.

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

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

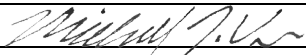


- Interpreter Needed for Hearing? No if yes, indicate language: _____
 A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 Zone Atlas map with the entire site clearly outlined and labeled
 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 N/A 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)
 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)
 Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11” by 17” maximum)
 Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 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
 N/A 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

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

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
 ___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 ___ Zone Atlas map with the entire site clearly outlined and labeled
 ___ 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>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i> | |
| Signature:  | Date: 1/19/21 |
| Printed Name: Michael J. Vos, AICP | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |
| FOR OFFICIAL USE ONLY | |
| Project Number: PR-2020-004604 | Case Numbers: SD--2021-00014 |
| | - |
| | - |
| Staff Signature:  |  |
| Date: 1/19/21 | |

FORM V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

- Interpreter Needed for Meeting? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated _____
- Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

- Interpreter Needed for Meeting? No if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
- Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- List number to be vacated 1 public utility easement
- Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

| | |
|---|--|
| <p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p> | |
| <p>Signature: </p> | <p>Date: 1/19/21</p> |
| <p>Printed Name: Michael J. Vos, AICP</p> | <p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p> |
| <p>FOR OFFICIAL USE ONLY</p> | |
| <p>Case Numbers: _____</p> | <p>Project Number: _____</p> |
| <p>Staff Signature: _____</p> | |
| <p>Date: _____</p> | |

December 15, 2020

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Site Plan – DRB for Northwest Corner of Holly Avenue and Ventura Street NE

Dear Chair Wolfley:

The purpose of this letter is to authorize Consensus Planning, Inc. and RESPEC to act as our agents for a Site Plan – DRB approval on behalf of Titan Development for the property located at the northwest corner of Holly Avenue NE and Ventura Street NE.

The property is legally described as Lots 17 thru 20, Block 9, North Albuquerque Acres, Tract 3, Unit 3 and Parcel 4, Subdivision Plat of Desert Ridge Place Unit 1.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "JR", with a long horizontal flourish extending to the right.

Josh Rogers
Vice President of Development
Titan Development

December 15, 2020

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Site Plan – DRB for Northwest Corner of Holly Avenue and Ventura Street NE

Dear Chair Wolfley:

The purpose of this letter is to authorize Titan Development, Consensus Planning, Inc. and RESPEC to act as our agents for a Site Plan – DRB approval on behalf of Rowe RVT and Trust B RVT for our property located at the northwest corner of Holly Avenue NE and Ventura Street NE.

The property is legally described as Lots 17 thru 20, Block 9, North Albuquerque Acres, Tract 3, Unit 3 and Parcel 4, Subdivision Plat of Desert Ridge Place Unit 1.

Thank you for your consideration.

Sincerely,



Christine R Brennan
Co-trustee
Rowe RVT and Trust B RVT



January 19, 2021

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

RE: Vacation of Easements and Plat for Allaso Vineyards Apartments

Dear Ms. Wolfley:

The purpose of this letter is to request vacation of a public utility easement located on the property legally described as Parcel 4, Subdivision Plat of Desert Ridge Place Unit 1 (formerly Lot 20, Block 9, North Albuquerque Acres Tract 3, Unit 3) located near the northwest corner of Holly Avenue and Ventura Street NE. This lot is part of a Site Plan application before the Development Review Board (DRB) for a 111-unit apartment complex on a larger project site that also includes Lots 17 through 19, Block 9, North Albuquerque Acres Tract 3, Unit 3. The vacation request is accompanied by a minor replat of all four lots involved in the Site Plan application consolidating them into one tract for the purpose of the development. The plat also dedicates additional public right-of-way for Ventura Street and Holly Avenue to accommodate the public sidewalk and related roadway improvements.

The easement to be vacated is a 10-foot public utility easement abutting Holly Avenue granted by the Desert Ridge Place Unit 1 subdivision plat 2002 (see sheets 6 and 7 of the recorded plat). At the time, it may have been anticipated that a future phase of the Desert Ridge Place subdivision would be built on the subject property and granting the easement was consistent with the easements granted in the rest of the subdivision at the time.

This easement is no longer needed due to the configuration of utility services serving the subject site and surrounding area. The requested vacation meets the requirements for a Vacation of Easement, Private Way, or Public Right-of-way described in IDO Section 14-16-6-6(M)(3) as follows:

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

Response: The easement in question was created in 2002 and has not been used in the last 19 years. There are not any other public utility easements around the subject property and easements are not required to serve the proposed multi-family residential development or surrounding development, so the public welfare does not require this utility easement be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



Response: There is a net benefit to the public because vacation of the affected easement is a step toward the successful development of the property as shown on the proposed Site Plan – DRB. There is no detriment to the public by the vacation of this easement because it does not serve a public purpose, has not been used by utilities in the 19 years since it was granted, and the proposed development and surrounding properties do not need the easement to access utility infrastructure. The dry utility companies will be reviewing the vacation and plat through the approval process to ensure their services are unaffected. In addition to the proposed development, the project will dedicate additional rights-of-way by the accompanying plat and install sidewalk improvements. These improvements are clearly more beneficial to the community than retaining the unused easement and no substantial property right is being abridged against the will of the owner of that right.

The accompanying Subdivision of Land – Minor finalizes the requested easement vacation and consolidates the property into a single tract and meets the criteria for approval as outlined in IDO Section 14-16-6-6(K)(3) as follows:

6-6(K)(3)(a) 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.

Response: The proposed plat meets all applicable provisions of the IDO, DPM, and other adopted City regulations. The plat dedicates the necessary rights-of-way to provide adequate street and sidewalk widths, as required by the DPM and consolidates the lots for a development that complies with the IDO requirements. The property is zoned MX-L, which does not have a minimum lot size or width, so the plat meets the zoning requirements. The Applicant has received preliminary grading and drainage plan approval.

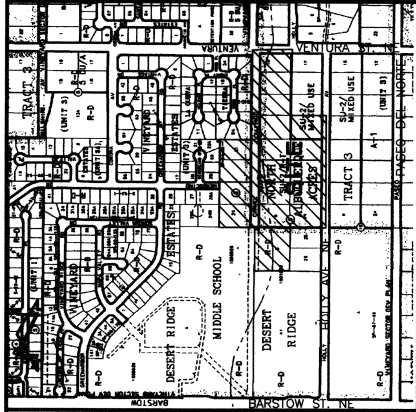
6-6(K)(3)(b) Any Waivers granted to Development Standards applicable to the subdivision in Section 14-16-5-3 (Access and Connectivity) or Section 14-16-5-4 (Subdivision of Land) and any deviations to other IDO standards granted within the thresholds established by Section 14-16-6-4(P) (Deviations) are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

Response: No Waivers to development standards applicable to the subdivision request are being requested with this application.

We respectfully request approval of the proposed vacation and accompanying minor preliminary/final plat. Should you have any questions or need additional information please email me at vos@consensusplanning.com or contact me by phone at 505-764-9801.

Sincerely,

Michael J. Vos, AICP
Senior Planner



VICINITY MAP C-20

SCALE: 1" = 750'

DEDICATION AND FREE CONSENT

The subdivision herein is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque...

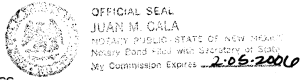
Signature of Donald G. Hoech, Managing Member, Desert Ridge Development, LLC. Date: 9-26-02

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 26th day of September, 2002, by Donald G. Hoech, Managing Member, Desert Ridge Development, LLC.

Signature of Notary Public, Juan M. Gala.



OWNER'S CERTIFICATE AND FREE CONSENT

A portion of the parcel shown herein is identified as being owned by the City of Albuquerque. The undersigned Jay Czar, Chief Administrative Officer, hereby represents that he is authorized to affirm on behalf of said owner...

Signature of Jay J. Czar, Chief Administrative Officer of the City of Albuquerque. Date: 9-26-02

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 29th day of October, 2002, by Jay J. Czar, Chief Administrative Officer for the City of Albuquerque, New Mexico, a Municipal Corporation, on behalf of said Municipal Corporation.

Signature of Notary Public, Renea Carmona.



SUBDIVISION PLAT OF
DESERT RIDGE PLACE, UNIT 1

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 21, 22, 23, and 24, Block 8, Lots 9, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, and 24, Block 9, North Albuquerque Acres, Tract 3, Unit 3 as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121; together with Tract B, Desert Ridge as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 09, 2001, Book 2001C, Page 134; together with those portions of Carmel Avenue N.E. and Holly Avenue N.E. vacated by Q2DRB-01122, adjacent to said lots, and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being the northwest corner of said Tract B, also being the northeast corner of Tract A-1, Desert Ridge as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 08, 2002, Book 2002C, Page 8, and also being a point on the south right-of-way line of a Public Storm Drainage and Public Trail; thence S 89°39'10" E a distance of 330.90 feet to the northeast corner of said Tract B, being the southeast corner of said Public Drainage and Public Trail right-of-way, also being the centerline of Carmel Avenue N.E.; thence N 0°16'48" E a distance of 30.00 feet to an angle point, being a point of intersection of the north right-of-way line of Carmel Avenue N.E. with the east right-of-way line of said Public Drainage and Public Trail, also being the southwest corner of said Lot 24, Block 8; thence N 0°13'41" E a distance of 234.17 feet to the northernmost point of the parcel herein described, being the northwest corner of said Lot 24, Block 8, also being a point on the east property line of Tract A, "Desert Ridge Middle School" as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 09, 2001, Book 2001C, Page 135, and also being the southwest corner of Lot 26B, Vineyard Estates, Unit III as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 20, 1993, Book 93C, Page 140; thence S 89°37'29" E a distance of 659.81 feet to the northeast corner of said Lot 21, Block 8, being the southeast corner of Lot 22-A, Vineyard Estates, Unit III as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 29, 1994, Book 94C, Page 104, also being a point on the west property line of Lot 23, La Cueva Tierra as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 01, 1995, Book 95C, Page 195; thence S 0°20'23" W a distance of 233.44 feet to the southeast corner of said Lot 21, Block 8, being the southwest corner of Lot 25 of said La Cueva Tierra, also being a point on the north right-of-way line of Carmel Avenue N.E.; thence S 89°40'05" E a distance of 165.87 feet along said north right-of-way line to an angle point, being a point on the south property line of Lot 26 of said La Cueva Tierra; thence S 89°39'36" E a distance of 451.95 feet along said north right-of-way line to the northeast corner of the property herein described, being the southeast corner of Lot 32 of said La Cueva Tierra, also being a point on the west right-of-way line of Ventura Street N.E.; thence S 0°14'50" W a distance of 30.00 feet to the point of intersection of said west right-of-way line with the projection of the centerline of Carmel Avenue N.E.; thence S 89°39'36" E a distance of 43.00 feet to the point of intersection of the projection of the centerline of Carmel Avenue N.E. with the projection of the centerline of Ventura Street N.E.; thence S 0°14'50" W a distance of 264.25 feet to the southeast corner of the parcel herein described, being the point of intersection of the centerline of Ventura Street N.E. with the easterly projection of the south property line of said Lot 16, Block 9; thence N 89°39'51" W a distance of 495.09 feet to a point common to said Lots 13, 14, 19 and 20, Block 9; thence S 0°15'31" W a distance of 264.16 feet to a point of intersection of the east property line of said Lot 20, Block 9 with the centerline of Holly Avenue N.E.; thence N 89°39'10" W a distance of 825.34 feet to the southwest corner of the parcel herein described, being the point of intersection of the centerline of Holly Avenue N.E. with the southerly projection of the west property line of said Lot 24, Block 9; thence N 0°18'48" E a distance of 264.00 feet to the point common to said Lots 9, 24 and 25, Block 9, of said North Albuquerque Acres, Tract 3, Unit 3 and said Tract B; thence N 89°39'10" W a distance of 330.90 feet to the southwest corner of said Tract B, being the northwest corner of Lot 26, Block 9 of said North Albuquerque Acres, Tract 3, Unit 3, also being a point on the east property line of Tract A-1 of said Desert Ridge; thence N 0°16'48" E a distance of 264.00 feet to the point of beginning and containing 19.4364 acres more or less.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UP TO: See attached PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Desert Ridge Development, LLC
OWNER
PROJECTED
SEC. 17, T. 11 N., R. 4 E., N.M.P.M.
LOCATION
Desert Ridge Place
SUBDIVISION

Barcode and filing information: 2002142682, Page: 1 of 7, 11/04/2002 18:25R, R 37.89, EX-2982C Pg-353

COUNTY CLERK FILING DATA

DRB PROJECT # 1001543, 02DRB-01121, 0210RB-01122, 02DRB-01123

APPROVALS:

Table of approvals with signatures and dates: Planning Director (11-9-02), Utility Development (10-16-02), City Engineer (10-16-02), A.M.A.F.C.A. (10-15-02), Transportation Development (10-16-02), Parks & Recreation (10-16-02), City Surveyor (9-26-02), Real Property (10-21-02), P.N.M. Electric Services (10-04-02), QWEST Corporation (10-15-02), P.N.M. Gas Services (10-04-02), Comcast Cable Vision (10/15/02)

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirement for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Signature of Charles G. Cala, Jr., NMPS 11184



Date: 9-25-2002



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2001.060.5-PLAT1

SUBMISION PLAT OF
DESERT RIDGE PLACE, UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002



GENERAL NOTES:

- 1. A Boundary Survey was performed in September, 2000 and updated in October, 2001. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. Private street mileage created by this plat = 0.39 miles (full-width); future 0.09 miles (full-width). Public street mileage created by this plat 0.21 miles (half-width).
7. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "C" symbol.
8. Manholes will be offset at points of curvature, points of tangency, street intersections, and other angle points where practical to allow use of centerline monumentation.
9. Parcel 1, of Unit 1 is designated as a private access, private drainage, and City of Albuquerque public water line and public sanitary sewer easements. Maintenance of the private access and private drainage easement shall be the responsibility of the Desert Ridge Place Homeowner's Association.
10. The purpose of this plat is to:
a. Create 61 (sixty-one) residential lots and Parcels 1 through 5, Desert Ridge Place, Unit 1 from Tract B, Desert Ridge, Lots 21, 22, 23, 24, Block 8 with Lots 9, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, and 24, Block 9, Tract 3, Unit 3, North Albuquerque Acres.
b. Eliminate the interior property lines between former Tract B, Lots 21, 22, 23, 24, Block 8 and Lots 9, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, and 24, Block 9.
c. Dedicate in fee simple the necessary public street rights-of-way and public storm drainage right-of-way.
d. Grant the necessary public storm drain, public utility, public water line, public sanitary sewer, private vehicular access, private storm drain, private water line, private sanitary sewer, private trail access, private sidewalk and clear site visibility easements as shown.
e. Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy affecting the properties platted hereon, granted by the following documents: Book 132, Page 390, Book 132, Page 402, Book 141, Page 47 and Book 132, Page 99, records of Bernalillo County, New Mexico vacated by 02DRB-01123.
f. Vacate the public rights-of-way, (Carmel Avenue N.E. and Holly Avenue N.E.), by 02DRB-01122, as shown.
g. Vacate the public drainage, public water and public sanitary sewer easements by 02DRB-01123, as shown.
11. Blanket private drainage easements shall be granted with the filing of this plat on Lots 1-61, Desert Ridge Place, Unit 1 for the purpose of conveying storm water runoff from said properties to Parcel 1, Desert Ridge Place, Unit 1. Conveyance of runoff shall take place in a manner consistent with the Grading and Drainage Plan prepared by this office dated August 14, 2002, bearing the Engineer's Seal of J. Groeme Means, NMPE #13676.
12. A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.
13. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-61 and Parcels 2, 4 and 5, Desert Ridge Place, Unit 1 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
14. The following documents and instruments were used for the performance and preparation of this survey:
a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
b. Plat of Vineyard Estates, Unit III, filed 05-20-1993, Book 93C, Page 140, Records of Bernalillo County, New Mexico.
c. Plat of Lot 22-A, Vineyard Estates, Unit III, filed 03-29-1994, Book 94C, Page 104, Records of Bernalillo County, New Mexico.

- d. Plat of La Cueva Tierra, filed 06-01-1995, Book 95C, Page 195, Records of Bernalillo County, New Mexico.
e. Plat of Tracts A-F, Block 19, North Albuquerque Acres, Tract 3, Unit 3, filed 04-15-1999, Book 99C, Page 89, Records of Bernalillo County, New Mexico.
f. Plat of Lot A, Block 10, North Albuquerque Acres, Tract 3, Unit 3, filed 03-31-1987, Book C33, Page 67, Records of Bernalillo County, New Mexico.
g. Boundary and Topographic Survey prepared by Jeff Mortensen and Associates, Inc. dated 01-15-1996, JMA #951822, park site (unrecorded).
h. Boundary and Topographic Survey prepared by Jeff Mortensen and Associates, Inc. dated 01-15-1996, JMA #941824, school site (unrecorded).
i. Boundary and Topographic Survey prepared by Jeff Mortensen and Associates, Inc. dated 11-03-2000, JMA #2000.021.2, school site (unrecorded).
j. Plat of Desert Ridge Middle School, filed 05-09-2001, Book 2001C, Page 135, Records of Bernalillo County, New Mexico.
k. Plat of Desert Ridge, filed 05-09-2001, Book 2001C, Page 134, Records of Bernalillo County, New Mexico.
l. Plat of Desert Ridge, filed 01-08-2002, Book 2002C, Page 8, Records of Bernalillo County, New Mexico.
m. Boundary Survey prepared by Jeff Mortensen and Associates, Inc. dated 11-30-2001, JMA#2001.060.2, (unrecorded).
n. Quitclaim Deed dated 10-09-1997, unrecorded, (Lots 21-24, Block 8).
o. Warranty Deed filed 04-18-2002, Book A34, Page 9407, Doc. #2002049543, Records of Bernalillo County, New Mexico, (Lots 15 & 16, Block 9).
p. Warranty Deed filed 01-29-2002, Book A31, Page 2096, Doc. #2002012131, Records of Bernalillo County, New Mexico, (Lots 9-14 and 20-24, Block 9).
q. Quitclaim Deed filed 07-22-2002, Book A39, Page 1409, Doc. #2002091674, Records of Bernalillo County, New Mexico, (Tract B).
r. Policy Number J1355489 prepared by First American Title Company of New Mexico dated 08-07-2001.
s. Policy Number J1451490 prepared by First American Title Company of New Mexico dated 12-18-2001.
15. Parcel 5, Unit 1 is designated as a temporary public drainage easement. Maintenance shall be the responsibility of the Desert Ridge Place Homeowner's Association. (City of Albuquerque Temporary Drainage Easement).
16. Gross subdivision acreage = 19.4364 acres.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

- 1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

COUNTY CLERK FILING DATA

COMCAST CABLE VISION OF NEW MEXICO, INC. EASEMENT RELEASE APPROVAL
Comcast Cable Vision of New Mexico, Inc. does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

COMCAST CABLE VISION OF NEW MEXICO, INC.
By: Rita Erickson 10/15/02
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 15th day of October, 2002, by RITA ERICKSON as SUPERVISOR of Comcast Cable Vision of New Mexico, Inc., a NEW MEXICO corporation.

Debbie LeBlanc Trujillo
Notary Public
My commission expires October 26, 2002



QWEST CORPORATION QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: That Qwest Corporation, a Colorado Corporation, hereinafter called "Company" for and in consideration of One Dollar (\$1.00) and other good and valuable considerations in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest in the easements shown to be vacated on this plat and hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as shown to be vacated.

IN WITNESS WHEREOF, the Company has caused these presents to be executed by its duly authorized officer this ___ day of ___ 2002.

QWEST CORPORATION
By: Manager - Network and Technology Services

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this ___ day of ___, 2002, by ___ as Manager/Network and Technology Services of Qwest Corporation, a Colorado Corporation.

Notary Public
My commission expires

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

Public Services Company of New Mexico, for its Electric and Gas Services divisions, does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES

By: Kenneth G. Mark

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this 4th day of October, 2002, by LEONARD GARDNER, of Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.

Debbie LeBlanc Trujillo
Notary Public
My Commission Expires: October 26, 2002



JEFF MORTENSEN & ASSOCIATES, INC.
5010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS SURVEYORS (SOS) 345-4250
JOB #2001.060.5 PLAT1

SUBMISSION PLAT OF
DESERT RIDGE PLACE, UNIT 1

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002



COUNTY CLERK FILING DATA

KEYED NOTES

RIGHT-OF-WAY DEDICATION AND NEW EASEMENTS

- ① PRIVATE ACCESS, PRIVATE STORM DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT TO SERVE PARCELS 2, 4 AND 5, AND LOTS 1-61, UNIT 1 (SEE GENERAL NOTE 9)
- ② PUBLIC STORM DRAINAGE RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT (1.3085 ACRES ±)
- ③A 20' PRIVATE STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE PARCEL 1, UNIT 1. MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE DESERT RIDGE PLACE HOMEOWNER'S ASSOCIATION
- ③B NOT USED
- ④ 10' PRIVATE TRAIL ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-61, AND PARCELS 1, 4 AND 5, DESERT RIDGE PLACE, UNIT 1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DESERT RIDGE PLACE HOMEOWNER'S ASSOCIATION
- ⑤ PUBLIC ACCESS EASEMENT GRANTED BY THIS PLAT
- ⑥ NOT USED
- ⑦ 20' CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ⑧ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ⑨ VARIABLE WIDTH PRIVATE ACCESS AND PRIVATE STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-61, AND PARCELS 1, 4 AND 5, DESERT RIDGE PLACE, UNIT 1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF PARCEL 2, DESERT RIDGE PLACE, UNIT 1.
- ⑩ 20' PRIVATE PEDESTRIAN ACCESS EASEMENTS GRANTED BY THIS PLAT TO SERVE LOTS 1-61, AND PARCELS 1, 4 AND 5, DESERT RIDGE PLACE, UNIT 1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF PARCEL 2, DESERT RIDGE PLACE, UNIT 1.
- ⑪ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 15, 16 AND 17, DESERT RIDGE PLACE, UNIT 1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ⑫ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 16 AND 17, DESERT RIDGE PLACE, UNIT 1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ⑬ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 17, DESERT RIDGE PLACE, UNIT 1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ⑭ PRIVATE CLEAR SIGHT VISIBILITY EASEMENT GRANTED BY THIS PLAT. NO OBJECT SHALL BE PLACED WITHIN THE EASEMENT THAT EXCEEDS THREE (3) FEET IN HEIGHT AS MEASURED FROM THE ADJACENT FLOWLINE.
- ⑮ CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- ⑯ PRIVATE SIDEWALK EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-61, AND PARCELS 1, 2, 4, AND 5, DESERT RIDGE PLACE, UNIT 1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ⑰ CITY OF ALBUQUERQUE PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT
- ⑱ TEMPORARY PUBLIC VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE PARCEL 1, UNIT 1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DESERT RIDGE PLACE HOMEOWNER'S ASSOCIATION.

KEYED NOTES

VACATION OF PUBLIC RIGHT-OF-WAY AND EASEMENTS

- ⑭ 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY PLAT 2001C-134, VACATED BY 02DRB-01123
- ⑮ 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 08-30-2001, BOOK A24, PAGE 982, DOC. #2001102694, VACATED BY 02DRB-01123
- ⑯ A.M.A.F.C.A. DRAINAGE EASEMENT GRANTED BY PLAT 2001C-134, VACATED BY 02DRB-01123. FINAL CONFIRMATION AND RELEASE OF THE A.M.A.F.C.A. DRAINAGE EASEMENT WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A. TO THE UNDERLYING PROPERTY OWNER.
- ⑰ 60' RIGHT-OF-WAY OF CARMEL AVENUE N.E. VACATED BY 02DRB-01122 (1.1228 ACRES ±)
- ⑱ NORTHERN 2' OF RIGHT-OF-WAY OF HOLLY AVENUE N.E. VACATED BY 02DRB-01122 (0.0379 ACRES ±)
- ⑳ PUBLIC TURNAROUND ACCESS EASEMENT GRANTED BY DOCUMENT FILED 04-30-2001, BOOK A18, PAGE 6689, DOC. #2001048246, VACATED BY TERMINATION AND RELEASE OF PERMANENT EASEMENT DOCUMENT FILED 10-11-2002, BOOK A43, PAGE 1867, DOC. #2002132230

EXISTING RIGHT-OF-WAY, EASEMENTS AND FLOODPLAIN

- ⑲ PUBLIC STORM DRAINAGE AND PUBLIC TRAIL RIGHT-OF-WAY DEDICATED BY PLAT 2001C-135 (OFF SITE)
- ⑳ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2001C-135 (OFF SITE)
- ㉑ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 93C-140 (OFF SITE)
- ㉒ 5' FLOODWALL EASEMENT GRANTED BY PLAT 95C-195 (OFF SITE)
- ㉓ 20' DRAINAGE EASEMENT GRANTED BY PLAT 95C-195 (OFF SITE)
- ㉔ TEMPORARY DRAINAGE EASEMENT GRANTED BY PLAT 95C-195 (OFF SITE)
- ㉕ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 95C-195 (OFF SITE)
- ㉖ APPROXIMATE LIMITS OF 100-YEAR FLOODPLAIN AS SHOWN ON F.I.R.M. PANEL 141 OF 825, MAP NUMBER 35001C0141E, EFFECTIVE DATE APRIL 02, 2002 (SHOWN FOR INFORMATION ONLY, CLOMR PENDING, LOMR TO FOLLOW COMPLETION OF NORTH DOMINGO BACA ARROYO CARMEL AVENUE N.E. STORM DRAIN EXTENSION CONSTRUCTION)

MONUMENTATION

- Ⓐ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓑ CALCULATED POSITION, NO POINT SET
- Ⓒ FOUND #5 REBAR (NO I.D.), TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓓ FOUND CHISELED "+"
- Ⓔ FOUND P.K. NAIL W/WASHER STAMPED "5823"
- Ⓕ FOUND REBAR W/CAP STAMPED "LS 10283", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓖ FOUND #4 REBAR W/WASHER STAMPED "LS 10283", TAGGED W/WASHER STAMPED "NMPS 11184"



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 JOB #2001.060.5 PLAT1

SUBMISSION PLAT OF DESERT RIDGE PLACE, UNIT 1

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002



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Mary Herrera Bern. Co. FLHT R.37.90

COUNTY CLERK FILING DATA

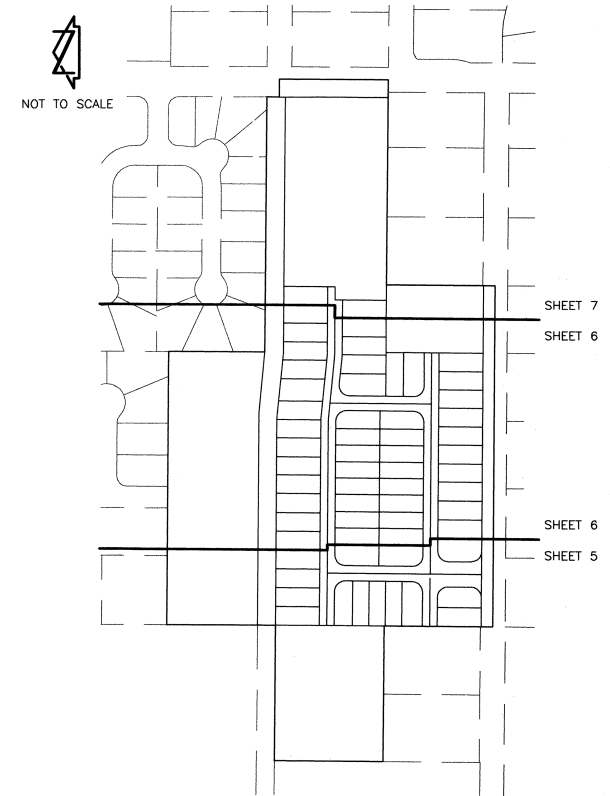
BOUNDARY TABLES

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | S 00°14'50" W | 30.00' |
| L2 | S 89°39'36" E | 43.00' |
| L3 | N 00°16'48" E | 30.00' |
| L4 | N 89°39'10" W | 2.62' |
| L5 | S 89°39'10" E | 2.62' |
| L6 | S 84°25'31" E | 17.21' |
| L7 | N 84°25'31" W | 12.02' |
| L8 | S 00°14'50" W | 45.00' |
| L9 | NOT USED | |
| L10 | NOT USED | |
| L11 | NOT USED | |
| L12 | NOT USED | |
| L13 | NOT USED | |
| L14 | N 89°39'10" W | 3.14' |
| L15 | S 89°40'05" E | 5.07' |
| L16 | S 89°39'10" E | 31.54' |
| CL1 | S 00°20'50" W | 125.00' |
| CL2 | S 00°20'50" W | 250.00' |
| CL3 | S 89°39'10" E | 125.15' |
| CL4 | S 89°39'10" E | 410.00' |
| CL5 | S 89°39'10" E | 125.00' |
| CL6 | S 00°20'50" W | 246.46' |
| CL7 | S 89°39'10" E | 125.44' |
| CL8 | S 89°39'10" E | 365.86' |
| CL9 | S 84°25'31" E | 33.35' |
| CL10 | S 84°25'31" E | 110.69' |
| CL11 | S 89°39'10" E | 163.38' |

EASEMENT TABLES

| LINE | DIRECTION | DISTANCE | EASEMENT |
|------|---------------|----------|----------|
| E1 | S 00°20'50" W | 22.00' | 9 |
| E2 | N 89°39'10" W | 40.00' | 9 |
| E3 | N 00°19'23" E | 100.00' | 9 |
| E4 | S 89°39'10" E | 40.00' | 9 |
| E5 | S 00°20'50" W | 22.00' | 9 |
| E6 | N 00°16'48" E | 14.00' | 30 |
| E7 | S 89°39'10" E | 6.37' | 30 |
| E8 | S 00°16'48" W | 14.00' | 30 |
| E9 | N 89°39'10" W | 6.37' | 30 |
| E10 | S 89°39'10" E | 12.33' | 29 |
| E11 | S 00°20'50" W | 2.50' | 29 |
| E12 | N 89°39'10" W | 12.33' | 29 |
| E13 | N 00°20'50" E | 2.50' | 29 |
| E14 | N 00°20'50" E | 2.50' | 29 |
| E15 | N 89°39'10" W | 10.90' | 29 |
| E16 | N 85°21'49" W | 80.13' | 27 |
| E17 | S 89°39'10" E | 63.67' | 27 |
| E18 | S 89°39'10" E | 18.54' | 27 |
| E19 | S 82°56'25" W | 32.71' | 27 |
| E20 | S 85°21'49" E | 80.13' | 27 |
| E21 | N 89°39'10" W | 63.67' | 27 |
| E22 | N 84°13'47" W | 104.10' | 27 |
| E23 | S 89°39'10" E | 83.76' | 27 |
| E24 | N 00°20'50" E | 12.63' | 29 |
| E25 | N 89°39'10" W | 1.65' | 29 |
| E26 | S 00°20'50" W | 6.16' | 29 |
| E27 | S 89°39'10" E | 2.50' | 29 |
| E28 | N 82°56'25" E | 33.32' | 27 |
| E29 | N 89°39'10" W | 19.03' | 27 |
| E30 | S 00°16'48" W | 36.00' | 9 |
| E31 | N 89°39'10" W | 280.90' | 9 |
| E32 | S 89°39'10" E | 280.90' | 9 |
| E33 | N 00°20'50" E | 18.00' | 32 |
| E34 | N 00°20'50" E | 18.00' | 32 |
| E35 | S 89°39'10" E | 3.76' | 32 |
| E36 | N 89°39'10" W | 35.30' | 32 |
| E37 | N 68°32'40" E | 15.39' | 5 |
| E38 | N 40°04'05" E | 12.07' | 5 |
| E39 | S 89°39'10" E | 66.00' | 5 |
| E40 | S 39°22'25" E | 12.07' | 5 |
| E41 | S 67°51'00" E | 15.39' | 5 |
| E42 | N 89°39'10" W | 110.00' | 5 |
| E43 | N 21°31'58" W | 15.36' | 5 |
| E44 | N 47°02'25" W | 12.83' | 5 |
| E45 | N 00°20'50" E | 54.11' | 5 |
| E46 | N 47°25'16" E | 12.68' | 5 |
| E47 | N 22°04'23" E | 15.41' | 5 |
| E48 | S 00°14'50" W | 100.00' | 5 |

SHEET KEY MAP



| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA |
|-------|----------|--------|---------------|--------|-----------|
| C1 | 25.00' | 39.27' | S 44°39'10" E | 35.36' | 90°00'00" |
| C2 | 25.00' | 39.27' | S 45°20'50" W | 35.36' | 90°00'00" |
| C3 | 25.00' | 39.27' | N 45°20'50" E | 35.36' | 90°00'00" |
| C4 | 25.00' | 39.27' | N 44°39'10" W | 35.36' | 90°00'00" |
| C5 | 25.00' | 39.27' | N 45°20'50" E | 35.36' | 90°00'00" |
| C6 | 25.00' | 39.27' | N 44°39'10" W | 35.36' | 90°00'00" |
| C7 | NOT USED | | | | |
| C8 | NOT USED | | | | |
| C9 | 25.00' | 41.55' | S 47°57'40" W | 36.93' | 95°13'39" |
| C10 | 25.00' | 39.27' | S 44°39'10" E | 35.36' | 90°00'00" |
| C11 | 25.00' | 39.27' | N 45°20'50" E | 35.36' | 90°00'00" |
| C12 | 25.00' | 39.27' | S 44°39'10" E | 35.36' | 90°00'00" |
| C13 | 25.00' | 39.27' | S 45°20'50" W | 35.36' | 90°00'00" |
| C14 | 25.00' | 39.27' | N 44°39'10" W | 35.36' | 90°00'00" |
| CLC1 | 120.00' | 10.95' | S 87°02'20" E | 10.94' | 05°13'39" |
| CLC2 | 120.00' | 10.95' | S 87°02'20" E | 10.94' | 05°13'39" |

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | EASEMENT |
|-------|--------|---------|---------------|--------|------------|----------|
| EC1 | 10.00' | 15.71' | S 45°20'50" W | 14.14' | 90°00'00" | 9 |
| EC2 | 10.00' | 15.71' | S 44°39'10" E | 14.14' | 90°00'00" | 9 |
| EC3 | 25.00' | 11.28' | S 76°43'55" E | 11.18' | 25°50'33" | 29 |
| EC4 | 25.00' | 17.68' | S 69°23'50" E | 17.31' | 40°30'43" | 27 |
| EC5 | 25.00' | 14.73' | N 73°27'58" E | 14.52' | 33°45'45" | 27 |
| EC6 | 25.00' | 17.68' | N 69°23'50" W | 17.31' | 40°30'38" | 27 |
| EC7 | 25.00' | 22.98' | S 63°19'09" E | 22.18' | 52°40'02" | 27 |
| EC8 | 25.00' | 6.54' | S 07°50'47" W | 6.53' | 14°59'54" | 27 |
| EC9 | 25.00' | 14.87' | S 73°18'08" W | 14.66' | 34°05'24" | 29 |
| EC10 | 45.00' | 245.71' | S 00°20'50" W | 36.00' | 312°50'37" | 32 |



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (SOS) 345-4250
 JOB #2001.060.5 PLAT1



NOTE: FOR BOUNDARY TABLES AND EASEMENT TABLES SEE SHEET 4 OF 7. FOR KEYED NOTES SEE SHEET 3 OF 7.

SUBDIVISION PLAT OF

DESERT RIDGE PLACE, UNIT 1

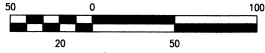
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002



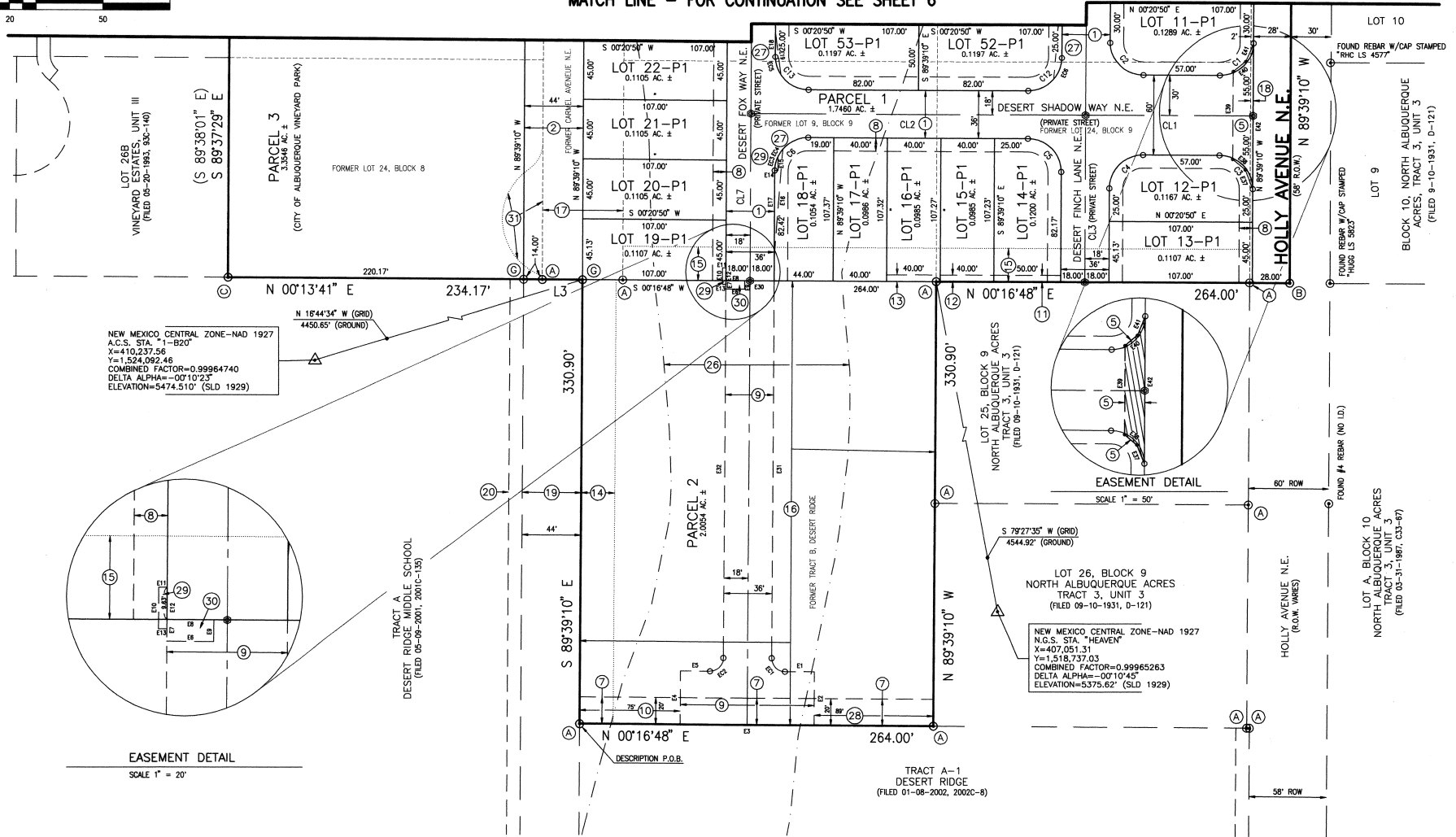
2002145582
5/26/02
Page: 5 of 7
11/04/2002 10:25
Mary Herrera Bern. Co. PLRT R 37.89 6X-2862 Pg-355

COUNTY CLERK FILING DATA

SCALE: 1" = 50'

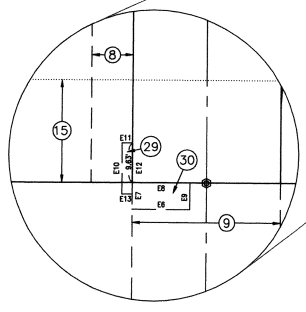


MATCH LINE - FOR CONTINUATION SEE SHEET 6

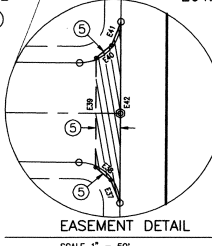


NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "1-B20"
X=410,237.56
Y=1,524,092.46
COMBINED FACTOR=0.99964740
DELTA ALPHA=-00°10'23"
ELEVATION=5474.510' (SLD 1929)

NEW MEXICO CENTRAL ZONE-NAD 1927
N.G.S. STA. "HEAVEN"
X=407,051.31
Y=1,518,737.03
COMBINED FACTOR=0.99965263
DELTA ALPHA=-00°10'45"
ELEVATION=5375.62' (SLD 1929)



EASEMENT DETAIL
SCALE 1" = 20'



EASEMENT DETAIL
SCALE 1" = 50'

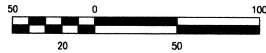
Land Records Corp. OR AIB11443 BE 2002C-355.005



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (GSO) 345-4250
JOB #2001.060.5 PLAT1



SCALE: 1" = 50'



NOTE: FOR BOUNDARY TABLES AND EASEMENT TABLES SEE SHEET 4 OF 7. FOR KEYED NOTES SEE SHEET 3 OF 7.

SUBMISION PLAT OF DESERT RIDGE PLACE, UNIT 1

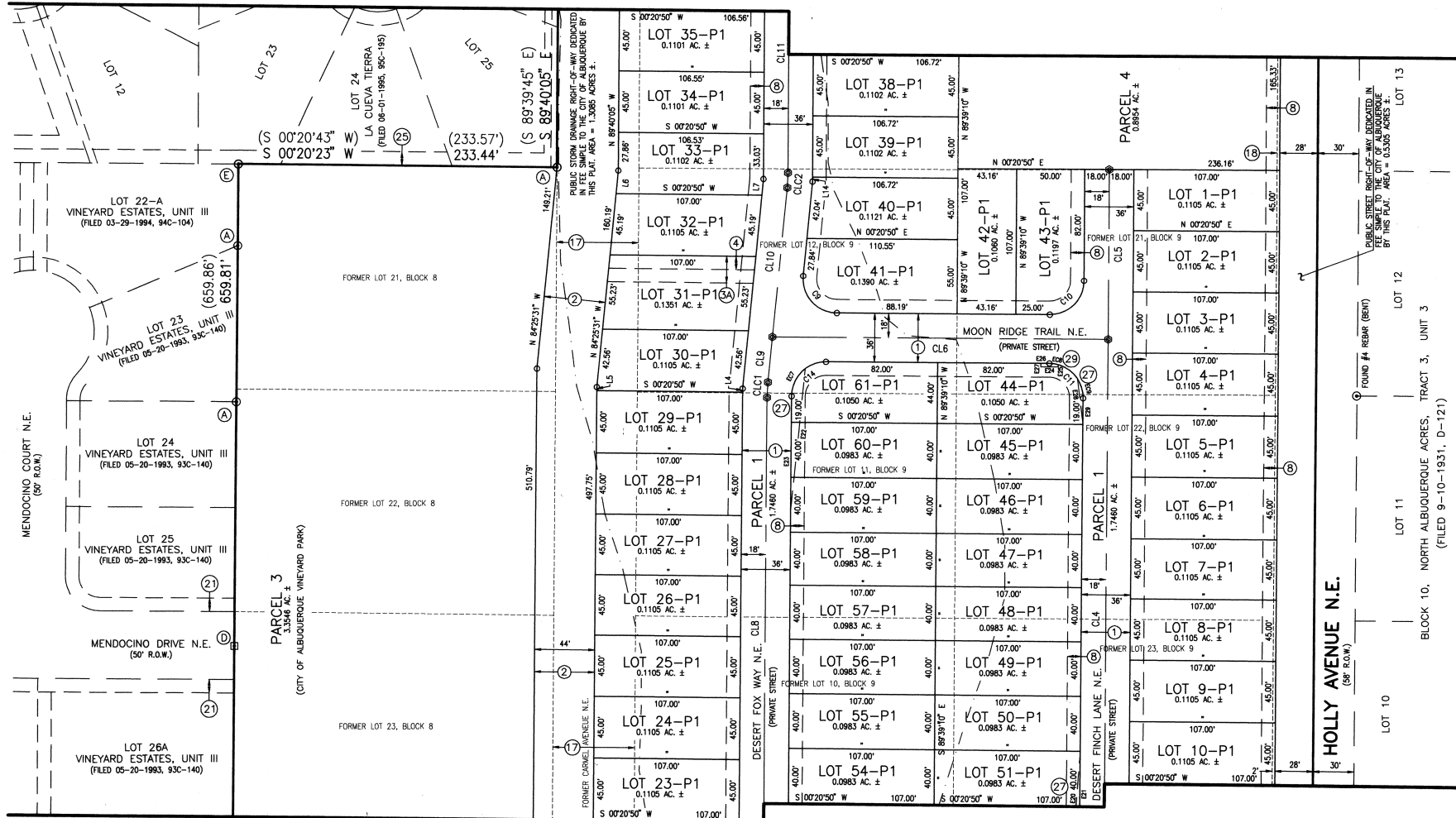
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002



2002142682
5748865
Page: 6 of 7
11/24/2002 10:25A
R 37.98 BX-2882C Pg-355
Henry Herrera Bernal Co. PLRT

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 7



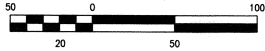
MATCH LINE - FOR CONTINUATION SEE SHEET 5



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 345-4250
JOB #2001.060.5 PLAT2



SCALE: 1" = 50'



NOTE: FOR BOUNDARY TABLES AND EASEMENT TABLES SEE SHEET 4 OF 7. FOR KEYED NOTES SEE SHEET 3 OF 7.

SUBMISSION PLAT OF DESERT RIDGE PLACE, UNIT 1

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002



COUNTY CLERK FILING DATA

LOT 32, BLOCK 18
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, D-121)

LOT 1, BLOCK 19
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, D-121)

TRACT B, BLOCK 19
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 04-15-1999, 99C-89)

VENTURA STREET N.E.
(R.O.W. VARIES)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN
FEE SIMPLE TO THE CITY OF ALBUQUERQUE
BY THIS PLAT. AREA = 0.2609 ACRES ±.

VENTURA STREET N.E.
(R.O.W. VARIES)

ROBS PLACE N.E.
(90' R.O.W.)

STONEY PLACE N.E.
(46' R.O.W.)

HELMICK PLACE N.E.
(46' R.O.W.)

ROBS PLACE N.E.
(46' R.O.W.)

FORMER CARMEL AVENUE N.E.
S 89°39'36" E

N 89°39'51" W

HOLLY AVENUE N.E.
(60' R.O.W.)

LOT 17
LOT 18
LOT 16
LOT 19
LOT 15
LOT 20
LOT 14
LA CUEVA TIERRA
(FILED 06-01-1995, 95C-195)
LOT 21
LOT 13
LOT 22

LOT 34
LOT 33
LOT 32
LOT 31
LOT 30
LA CUEVA TIERRA
(FILED 06-01-1995, 95C-195)
LOT 29
LOT 28
LOT 27
LOT 26

FORMER LOT 16, BLOCK 9
FORMER LOT 15, BLOCK 9
PARCEL 5
2.7072 AC. ±
(TEMPORARY CITY OF ALBUQUERQUE PUBLIC
DRAINAGE EASEMENT, SEE GENERAL NOTE 15)

LOT 17, BLOCK 9
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, D-121)
LOT 18, BLOCK 9
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, D-121)
LOT 19, BLOCK 9
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, D-121)

LOT 16
LOT 15
TRACT 3, UNIT 3
(FILED 9-10-1931, D-121)
LOT 14
BLOCK 10, NORTH ALBUQUERQUE ACRES
(FILED 9-10-1931, D-121)
LOT 13

LOT 36-P1
0.1101 AC. ±
S 00°20'50" W 106.57'
S 00°20'50" W 124.57'
S 00°20'50" W 106.56'

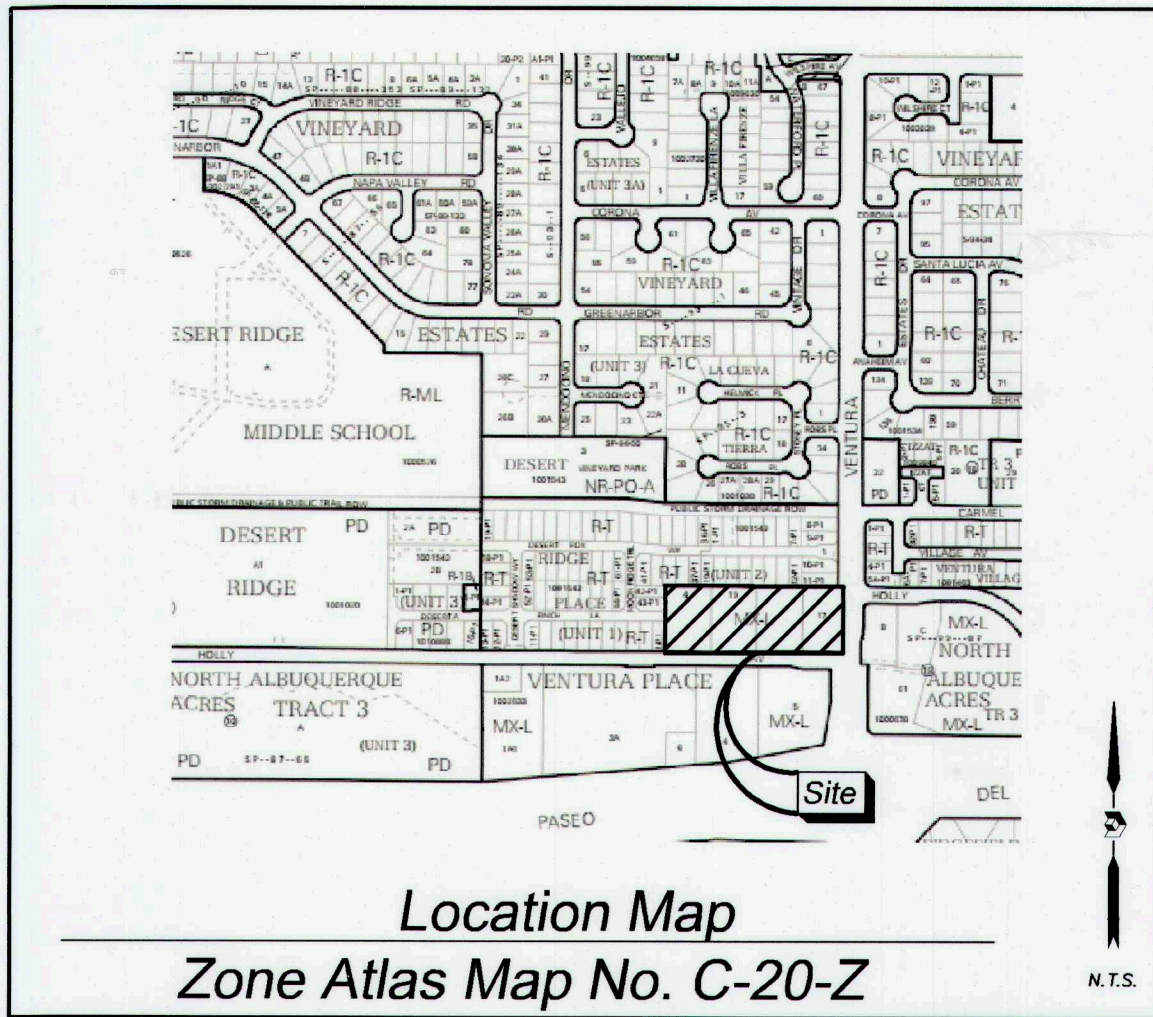
LOT 37-P1
0.1102 AC. ±
S 00°20'50" W 106.72'
S 00°20'50" W 106.72'

PARCEL 4
0.8954 AC. ±

MATCH LINE - FOR CONTINUATION SEE SHEET 6



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (S05) 345-4250
JOB #2001.060.5 PLAT3



RECORDING STAMP

Plat of
 Lot 19-A, Block 9
 North Albuquerque Acres
 Tract 3, Unit 9
 Elena Gallego Grant, Projected
 Section 17, Township 11 North, Range 4 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 January 2021

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS NUMBERED SEVENTEEN(17), EIGHTEEN(18) AND NINETEEN(19) IN BLOCK NUMBERED NINE(9), TRACT THREE(3), UNIT THREE(3), NORTH ALBUQUERQUE ACRES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 10, 1931, IN MAP BOOK D, FOLIO 21, TOGETHER WITH PARCEL 4, DESERT RIDGE PLACE, UNIT ONE(1) AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 04, 2002 IN MAP BOOK 2002C-PAGE 355, NOW COMPRISING OF LOT 19-A, BLOCK 9, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3.

Project No. PR-2020-004604
 Application No. PS-2020-00103
Utility Approvals

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

| | |
|--|------|
| PNM | DATE |
| NEW MEXICO GAS COMPANY | DATE |
| QWEST CORPORATION D/B/A CENTURYLINK QC | DATE |
| COMCAST | DATE |

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING FOUR LOTS INTO ONE NEW LOT, TO DEDICATE ADDITIONAL STREET RIGHT OF WAY AND TO VACATE AND EASEMENT

City Approvals

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

| | |
|--|------|
| CITY SURVEYOR | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT | DATE |
| A.B.C.W.U.A. | DATE |
| PARKS AND RECREATION DEPARTMENT | DATE |
| AMAFCA | DATE |
| CITY ENGINEER | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |
| CODE ENFORCEMENT | DATE |

Free Consent and Dedication

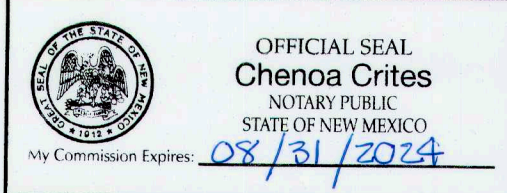
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.
 SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Christine Brennan 01/18/2021
 CHRISTINE BRENNAN TRUSTEE TRUST B RVT DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF JANUARY, 2021 BY CHRISTINE BRENNAN, TRUSTEE, TRUST B RVT
 BY Chenoa Crites MY COMMISSION EXPIRES: 08/31/2024
 NOTARY PUBLIC



Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 01/18/2021
 LARRY W. MEDRANO REGISTERED PROFESSIONAL SURVEYOR N.M.P.S. No. 11993 DATE



WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.3077 ACRES±
 ZONE ATLAS INDEX NO: C-20-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 1
 MILES OF FULL-WIDTH STREETS CREATED: 0
 AREA OF ROW DEDICATION: 25,557 SQ. FT.±

Dedication of Drainage Easements:

CITY CONSTRUCTS AND MAINTAINS A PERPETUAL EASEMENT ON THE AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORM WATER DRAINAGE FACILITIES. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT AREA AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. NO OBSTRUCTIONS MAY BE PLACED IN EASEMENT AREA WHICH WOULD PREVENT INGRESS AND EGRESS TO SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT VEHICLES TRAVELING ON DRAINAGE WAY FOR MAINTENANCE PURPOSES.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
 A. 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.
 B. 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.
 C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 D. CABLE TV 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 GRANTEE 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

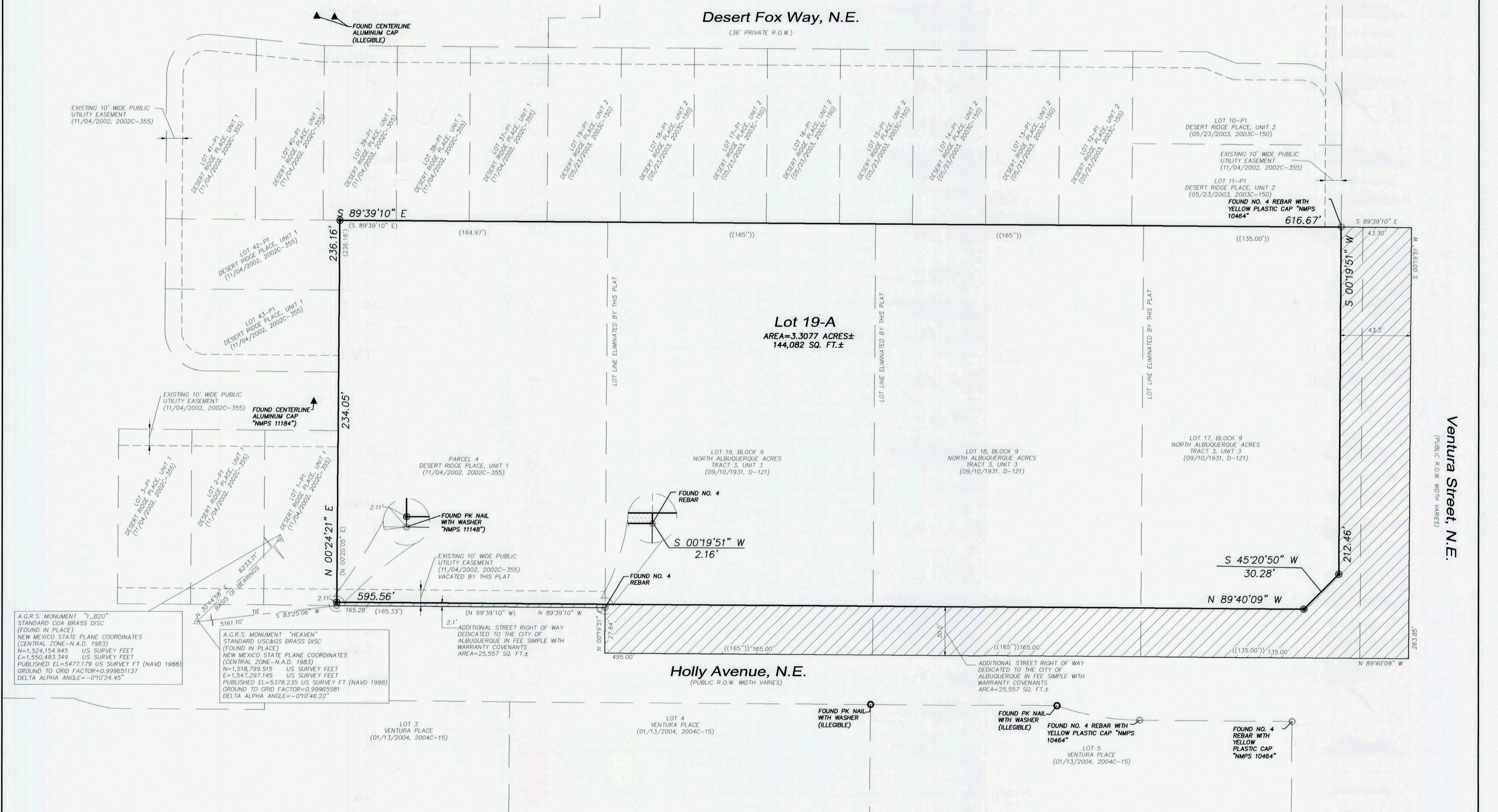
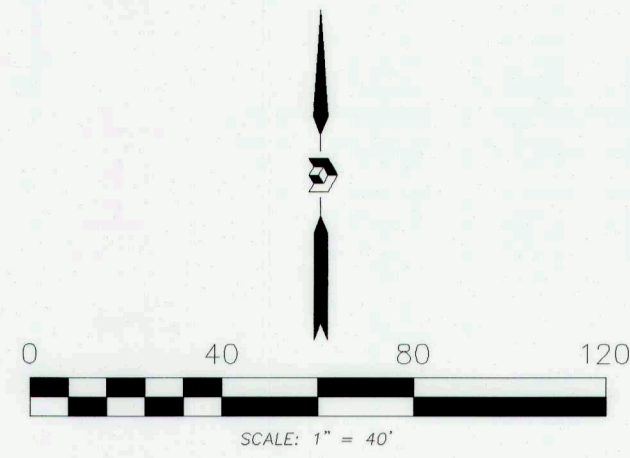
| | | | | | | | | | | | | | |
|--|--------------------------------|-------------------------------|---------------------------------|--------------------|--------------------------|------------------------|--|------------------------|------------------|--------------------|---------------------|----------------------------|---------------------|
| COORDINATE AND DIMENSION INFORMATION | | | PLSS INFORMATION | | | | PROPERTY INFORMATION | | | | PROJECT INFORMATION | | |
| STATE PLANE ZONE: NM-C | GRID /GROUND COORDINATES: GRID | TYPE: STANDARD | LAND GRANT ELENA GALLEGOS GRANT | | | | PROPERTY OWNER CATHERINE F. ROWE AND MARY FRANCES BURKE, TRUSTEES OF TRUST B RVT | | | | CREW/TECH: MT/JR | DATE OF SURVEY: 10/07/2020 | |
| HORIZONTAL DATUM: NAD83 | VERTICAL DATUM: NAVD88 | ROTATION ANGLE: 0° 00' 00.00" | SECTION: 17 | TOWNSHIP: 11 NORTH | RANGE: 4 EAST | MERIDIAN: NMMPM | SUBDIVISION NAME: DESERT RIDGE PLACE UNIT 1 & NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 | | | | DRAWN BY: JK | CHECKED BY: LM | |
| ALBUQUERQUE GEODETIC REFERENCE SYSTEM | | | CITY: ALBUQUERQUE | COUNTY: BERNALILLO | STATE: NM | UPC 102006425306730216 | | UPC 102006422206730214 | | 505.856.5700 PHONE | | PSI JOB NO. 204123P | SHEET NUMBER 1 OF 2 |
| COMBINED SCALE FACTOR: GRID TO GROUND: 1.000346647 | | | ELEVATION TRANSLATION: ±0.00' | | ELEVATIONS VALID: YES/NO | | UPC 102006423906730215 | | 505.856.7900 FAX | | | | |

Plat of
Lot 19-A, Block 9
North Albuquerque Acres
Tract 3, Unit 9
 Elena Gallego Grant, Projected
 Section 17, Township 11 North, Range 4 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 January 2021

Legend

| | |
|-------------------|--|
| N 90°00'00" E | MEASURED BEARING AND DISTANCES |
| ((N 90°00'00" E)) | RECORD BEARINGS AND DISTANCES (11/04/2002, 2002C-355) |
| ((N 90°00'00" E)) | RECORD BEARINGS AND DISTANCES (09/10/1931, D-121) |
| ○ | FOUND AND USED MONUMENT AS DESIGNATED |
| ● | DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY |
| △ | FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED |
| ▲ | FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED |

RECORDING STAMP



A.G.R.S. MONUMENT "1_B20" STANDARD COA BRASS DISC (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
 N=1,524,154.945 US SURVEY FEET
 E=1,550,483.349 US SURVEY FEET
 PUBLISHED EL=5477.179 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999651137
 DELTA ALPHA ANGLE=-0°10'24.45"

A.G.R.S. MONUMENT "HEAVEN" STANDARD USC&GS BRASS DISC (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
 N=1,518,792.515 US SURVEY FEET
 E=1,547,297.145 US SURVEY FEET
 PUBLISHED EL=5378.235 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.99965581
 DELTA ALPHA ANGLE=-0°10'46.22"

| COORDINATE AND DIMENSION INFORMATION | |
|---|--|
| STATE PLANE ZONE: NM-C | GRID (GROUND COORDINATES): STANDARD |
| HORIZONTAL DATUM: NAVD83 | VERTICAL DATUM: NAVD88 |
| CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM | ROTATION ANGLE: 0° 00' 00.00" YES |
| COMBINED SCALE FACTOR: GRID TO GROUND: 1.000346647 | BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0 |
| GROUND TO GRID: 0.999653474 | ELEVATION TRANSLATION: ELEVATIONS VALID: YES/NO |

| PLSS INFORMATION | | | |
|---------------------------------|-------------------|--------------|----------------|
| LAND GRANT ELENA GALLEGOS GRANT | | | |
| SECTION 17 | TOWNSHIP 11 NORTH | RANGE 4 EAST | MERIDIAN NMMPM |
| CITY ALBUQUERQUE | COUNTY BERNALILLO | STATE NM | |

| PROPERTY INFORMATION | |
|---|--|
| PROPERTY OWNER: CATHERINE F. ROWE AND MARY FRANCES BURKE, TRUSTEES OF TRUST B RVT | |
| SUBDIVISION NAME | DESERT RIDGE PLACE UNIT 1 & NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 |
| UPC | 102006425306730216 102006422206730214 |
| UPC | 102006423906730215 102006420009930213 |



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

| PROJECT INFORMATION | |
|---------------------|----------------------------|
| CREW/TECH: MT/JR | DATE OF SURVEY: 10/07/2020 |
| DRAWN BY: JK | CHECKED BY: LM |
| PSI JOB NO. 204123P | SHEET NUMBER 2 OF 2 |

Ventura Street, N.E.
 (PUBLIC R.O.W. WIDTH VARIES)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

| | | |
|--|---------------------------------|-----------------------|
| <i>Official Use only</i> | | |
| PA#: <u>20-253</u> | Received By: <u>Linda Rumpf</u> | Date: <u>12/15/20</u> |
| APPOINTMENT DATE & TIME: <u>N/A</u> | | |

Applicant Name: Consensus Planning, Inc. Phone#: (505) 764-9801 Email: vos@consensusplanning.com

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 3.55 acres Existing Zoning: MX-L Proposed Zoning: MX-L

Previous case number(s) for this site: PR-2020-004604

Applicable Overlays or Mapped Areas: La Cueva Area

Residential – Type and No. of Units: 111 dwelling units

Non-residential – Estimated building square footage: _____ No. of Employees: _____

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 99999 Holly Ave NE Zone Atlas Page (Please identify subject site on the map and attach) C-20

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Site Plan approval for a approximately 111-unit multi-family development.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Site is located in the La Cueva small mapped area. Are there any special considerations or concerns that the applicant should be aware of related to development of the site with multi-family residential uses?

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-253 Date: 12/28/20 Time: N/A (sent via email to Vos@consensusplanning.com)

Address: NWC Holly and Ventura

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: Site Plan approval for an approximately 111-unit multi-family development.

SITE INFORMATION:

Zone: MX-L

Size: 3.55 acres

Use: Vacant

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards

*Neighborhood Organization/s: District 4 Coalition of NAs, Vineyard Estates NA

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: *See Zoning notes

Review and Approval Body: * Is this a PRT requirement? *

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-253 Date: 12/28/20 Time: N/A (sent via email)

Address: NWC Holly and Ventura

NOTES:

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Site is located in the La Cueva small mapped area. Are there any special considerations or concerns that the applicant should be aware of related to development of the site with multi-family residential uses?

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- [Neighborhood Meeting](#) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- [Public Notice](#) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-253 Date: 12/28/20 Time: N/A (sent via email)

Address: NWC Holly and Ventura

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:
<https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

- Address: 99999 HOLLY AV NE
Lots: 17,18,19 &20 Block: 9
Subdivision: N ABQ ACRES TR 3 UNIT 3
- La Cueva Area
- Type: Consistency
- IDO Zoning: MX-L
- Dwelling, multi-family - Permissive use
DEFINITION
- Dwelling, Multi-family - A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family. See also Development Definitions for Multi-family.
- 4-3(B)(7) Dwelling, Multi-family
- Dimensional Standards – Table 5-1-2
- Building height, maximum - 38 ft
- 5-3 ACCESS AND CONNECTIVITY
- 5-5 PARKING AND LOADING
- 5-6 LANDSCAPING, BUFFERING, AND SCREENING
- 5-6(E)(2)(a) General

- 5-7 WALLS
- 5-8 OUTDOOR AND SITE LIGHTING
- 5-9 NEIGHBORHOOD EDGES
- Starting in the Northeast part of the building, North and West
- 5-9(D) PARKING, DRIVE-THROUGH OR DRIVE-UP FACILITIES, AND LOADING
- 5-9(D)(1)(b)
- 5-9(D)(2) Truck Loading Areas

Process

- 6-6(K) SUBDIVISION OF LAND – MINOR - Replat recommended
- And/or 6-6(L)-SUBDIVISION OF LAND - MAJOR

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-253 Date: 12/28/20 Time: N/A (sent via email)

Address: NWC Holly and Ventura

- 6-6(I) SITE PLAN – DRB

Transportation Development comments

For additional information contact Jeanne Wolfenbarger (924-3991)

- Continue to work with the City of Albuquerque on the roundabout design at the Holly/Ventura intersection and on roadway infrastructure requirements previously outlined. Complete traffic impact study.
- Due to the proximity of this development to NMDOT facilities, roadway review on Ventura Road is required by the NMDOT.

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-253 Date: 12/28/20 Time: N/A (sent via email)

Address: NWC Holly and Ventura

- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies and Traffic Signals

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

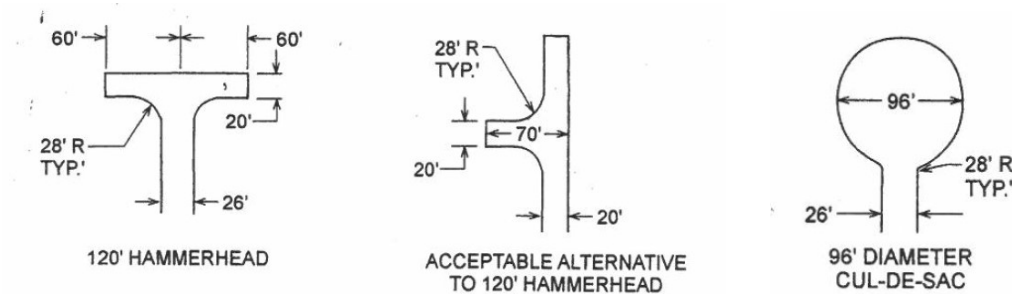
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-253 Date: 12/28/20 Time: N/A (sent via email)

Address: NWC Holly and Ventura

- If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
- Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2020-004604

Application #:PS -2020-00103

Meeting Date/Item Number:

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-
- Plat must be signed by then City Surveyor, surveyor and property owner
 - Future development is subject the requirements of the underlying zone-
 - Please note that the IDO has been updated <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 11/4/2020

AGENDA ITEM: 12

DRB PROJECT NUMBER:

PR-2020-004604

PS-2020-00103- SKETCH PLAT

PROJECT NAME:

RESPEC (JESUS LOPEZ) agents for TITAN DEVELOPMENT (JOSH ROGERS). request(s) the aforementioned action(s) for all or a portion of LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1, zoned MX-L, located on the NORTHWEST CORNER of HOLLY AVE and VENTURA ST, containing approximately 3.5546 acre(s). (C-20)

REQUEST:

1. CONSOLIDATE LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1 INTO 1 LOT

COMMENTS:

1. CE reviewed this project for compliance with the IDO and has no objections at this time.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 004604
Ventura/Holly - Apartments

AGENDA ITEM NO: 12

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. A traffic safety study has been recommended to determine traffic improvements at the Holly/Ventura intersection.
2. Cross-sections and recommended right-of-way dedication are acceptable for Holly and for Ventura, but it is advised that the safety study be finished prior to final determination of right-of-way and the roadway cross-section.
3. Include all roadway improvements on an infrastructure list, and all work shall be approved through the work order process. Sidewalk shall be provided along frontage, and sidewalk width shall be determined according to roadway classification.
4. The COA and NMDOT are not in favor of the access off of Ventura Road for safety reasons and problems with queuing. In lieu of this, traffic control improvements are proposed at the Holly/Ventura intersection. In lieu of a secondary access off of Ventura, a secondary access is recommended off of Holly Avenue.
5. Recent discussions with DMD now include the possibility of constructing a roundabout at Holly and Ventura and to investigate this as part of the Traffic Study. Right-of-way dedication would be needed at the northwest corner of the property.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: November 4, 2020

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2020-004604 Hearing Date: 11-04-2020
 Project: Lots 17-19, Block 9, NAA Tract 3
 Unit 3 and Parcel 4, Desert Ridge
 Place Unit 1 Agenda Item No: 12

| | | | |
|---|---|---|--|
| <input checked="" type="checkbox"/> Sketch Plat | <input type="checkbox"/> Minor Preliminary / Final Plat | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Temp Sidewalk Deferral | <input type="checkbox"/> Sidewalk Waiver/Variance | <input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision | <input type="checkbox"/> Bulk Land Plat |
| <input type="checkbox"/> SIA Extension | <input type="checkbox"/> DPM Variance | <input type="checkbox"/> Vacation of Public Easement | <input type="checkbox"/> Vacation of Public Right of Way |

ENGINEERING COMMENTS:

- Hydrology will need an approved Grading and Drainage Plan prior to Plat approval and/or Site Plan for Building Permit approval.
- The infrastructure list will be needed for Preliminary Plat or Site Plan for Building Permit approval.
- Please note that this site falls in the NAA DMP and the property has an allowable discharge rate of 3.93 cfs/ac.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____

**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

| | | |
|---|--|----------------------------|
| DRB Project No: PR-2020-004604 | Date: 11/04/20 | Item No: #12 |
| Zone Atlas Page: C-20 | Legal Description: Lot(s) 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1 Location: NORTHWEST CORNER of HOLLY AVE and VENTURA ST | |
| Request For: PS-2020-00103- SKETCH PLAT | | |
| | | |

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Pro Rata is owed and must be paid prior to plat approval.
 - a. Total for three lots (17, 18, and 19) is \$26,066.30
3. There are existing public sanitary sewer and public water lines along Holly and Ventura.

11. Project #PR-2020-003661 SD-2020-00191- PRELIMINARY/FINAL PLAT
RON HENSLEY/THE GROUP agents for CLEARBROOK INVESTMENTS, INC. request(s) the aforementioned action(s) for all or a portion of LOT 31 TRACT 1 BLOCK 16 UNIT 3, NORTH ALBUQUERQUE ACRES, zoned R-1D, located at 8321 GLENDALE between BARSTOW and VENTURA, containing approximately 0.8864 acre(s). (B-20)
PROPERTY OWNERS: HENRY SCOTT W & CLARK SCOTT B & PAMELA M REQUEST: REVIEW OF SUBDIVISION OF ONE LOT INTO 2 LOTS
No comments. No objection.

SKETCH PLAT

12. PR-2020-004604 PS-2020-00103- SKETCH PLAT
RESPEC (JESUS LOPEZ) agents for TITAN DEVELOPMENT (JOSH ROGERS). request(s) the aforementioned action(s) for all or a portion of LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1, zoned MX-L, located on the NORTHWEST CORNER of HOLLY AVE and VENTURA ST, containing approximately 3.5546 acre(s). (C-20)
PROPERTY OWNERS: ROWE CATHERINE F & BURKE MARY FRANCES C/O TRUSTEES OF TRUST B RVT and ROWE FRANK A & CATHERINE F TRUSTEES ROWE RVT
REQUEST: CONSOLIDATE LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1 INTO 1 LOT
Ventura and Holly are Major Collectors, requiring street trees if development is applicable per IDO Section 5-6(B).

SITE SKETCH

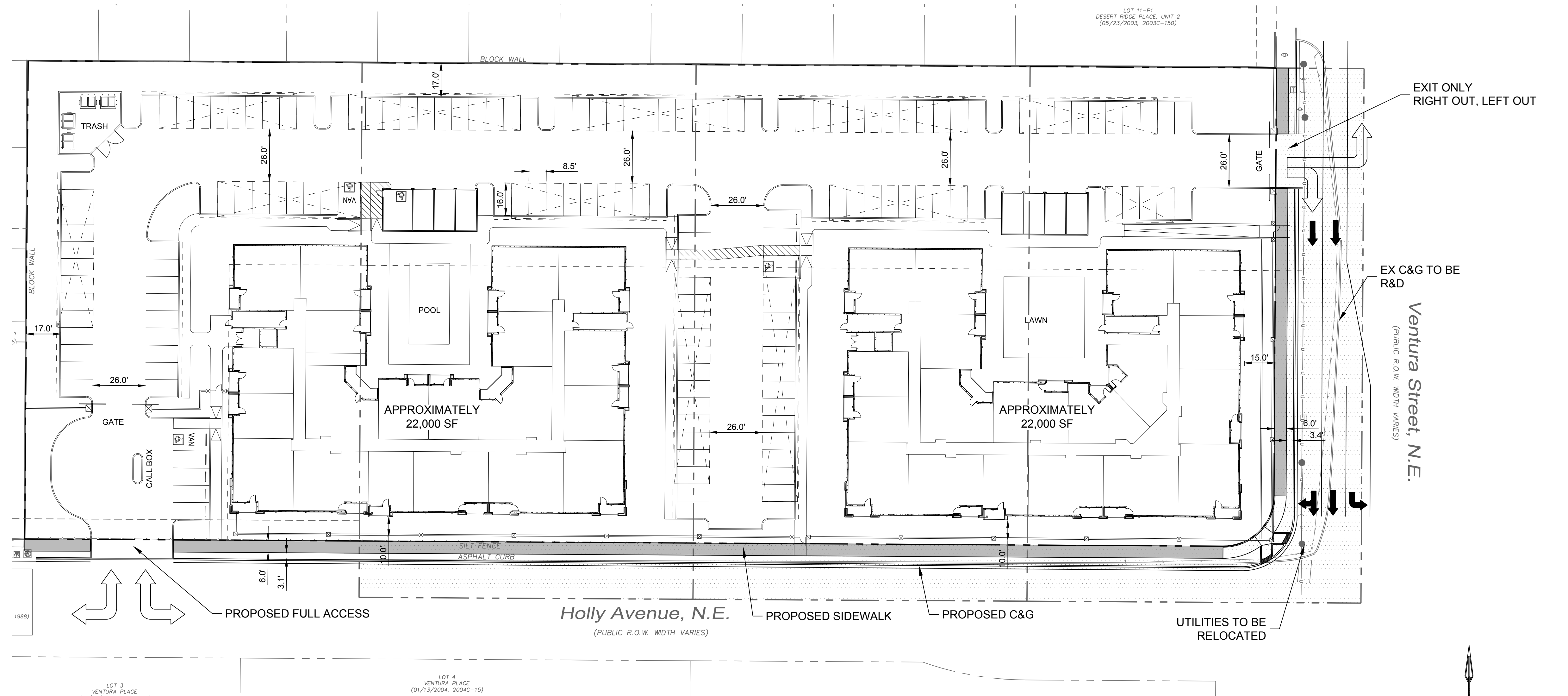
ALLASO VINEYARDS LUXURY APARTMENTS
OCTOBER 2020

SITE

1. 2 - 22,000 SF APARTMENT COMPLEX
2. MAX 3-STORY (35' HEIGHT)
3. FULL ACCESS ON HOLLY AVE.
4. EXIT ONLY ON VENTURA ST (RIGHT OUT, LEFT OUT)

OFFSITE IMPROVEMENTS

1. SIDEWALK & LANDSCAPE ALONG HOLLY AVE AND VENTURA ST FRONTAGE, INCLUDING RAMP AT INTERSECTION
2. LANE MODIFICATIONS ON VENTURA ST.



NAME: L:\Active Projects\04012 Titan Holly Apts\3 - DWG\Xref\04012 Sketch Plat.dwg PLOT DATE: Oct 19, 2020 2:59pm



RESPEC

5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WATER & NATURAL RESOURCES
WWW.RESPEC.COM 505.243.2287

SUBDIVISION PLAT

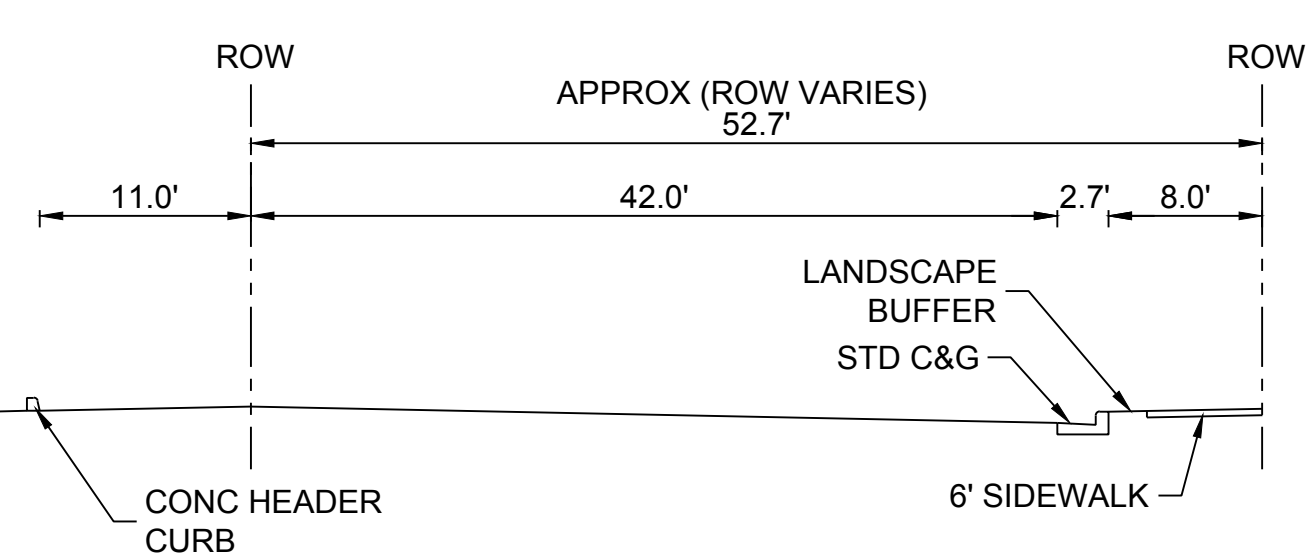
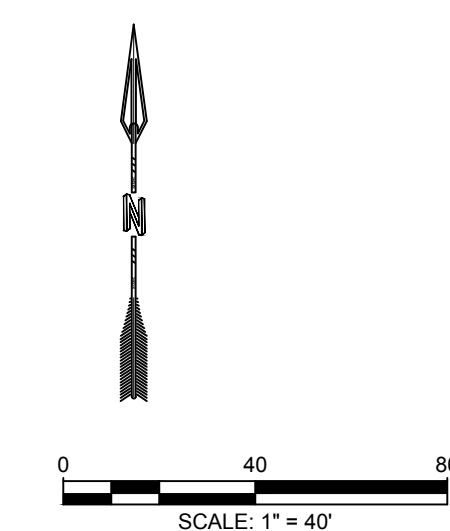
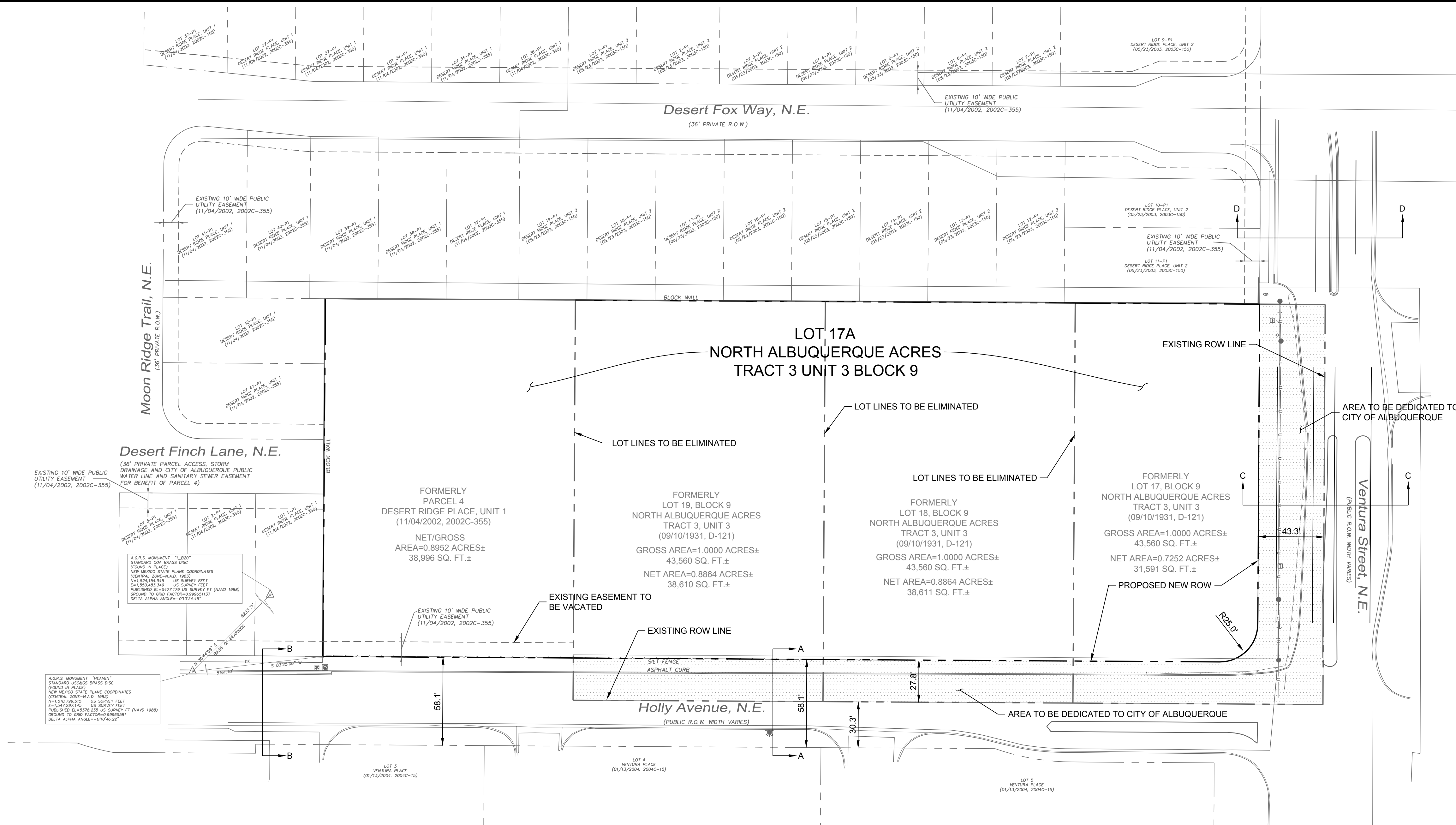
LOT 17A NORTH ALBUQUERQUE ACRES
 TRACT 3 UNIT 3 BLOCK 9
 BEING COMPRISED OF
 LOTS 17-19 NAA TRACT 3 UNIT 3 BLOCK 9
 AND
 LOT 4 UNIT 1 DESERT RIDGE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2020

PURPOSE

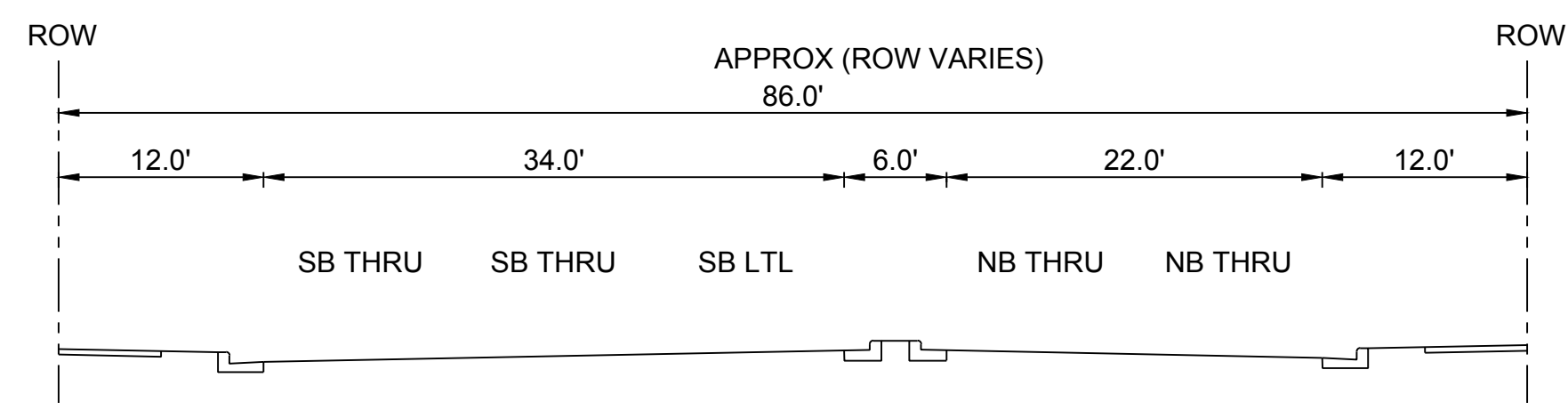
1. COMBINE LOTS AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE ROW TO CITY OF ALBUQUERQUE AS SHOWN HEREON.

SUBDIVISION DATA

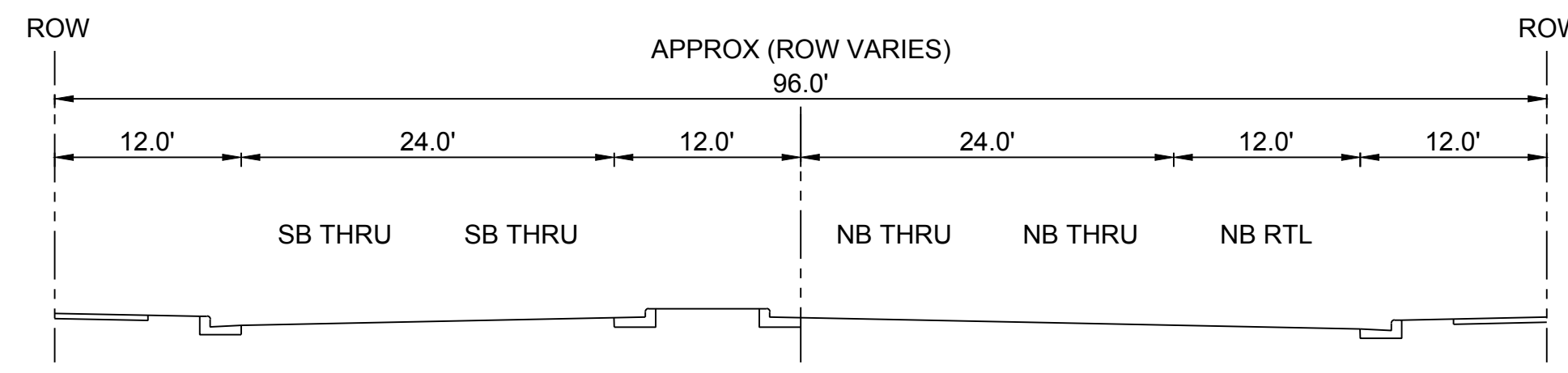
GROSS AREA: 3.895 AC
 ZONE ATLAS PAGE NO.: C20
 NUMBER OF EXISTING LOTS: 4
 NUMBER OF PROPOSED LOTS: 1
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.55 AC



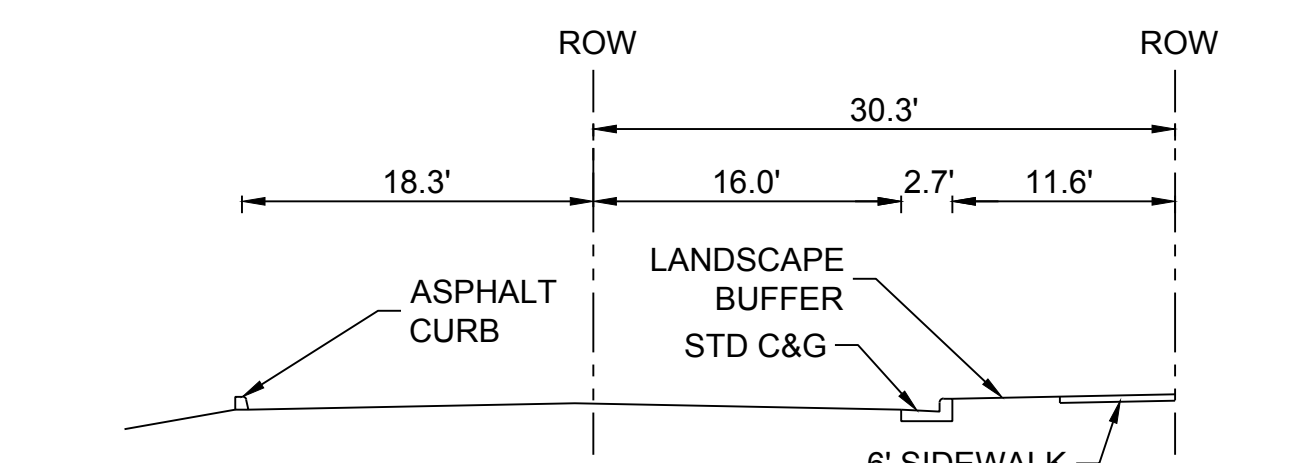
EXISTING SECTION C-C
 SCALE: 1" = 10'



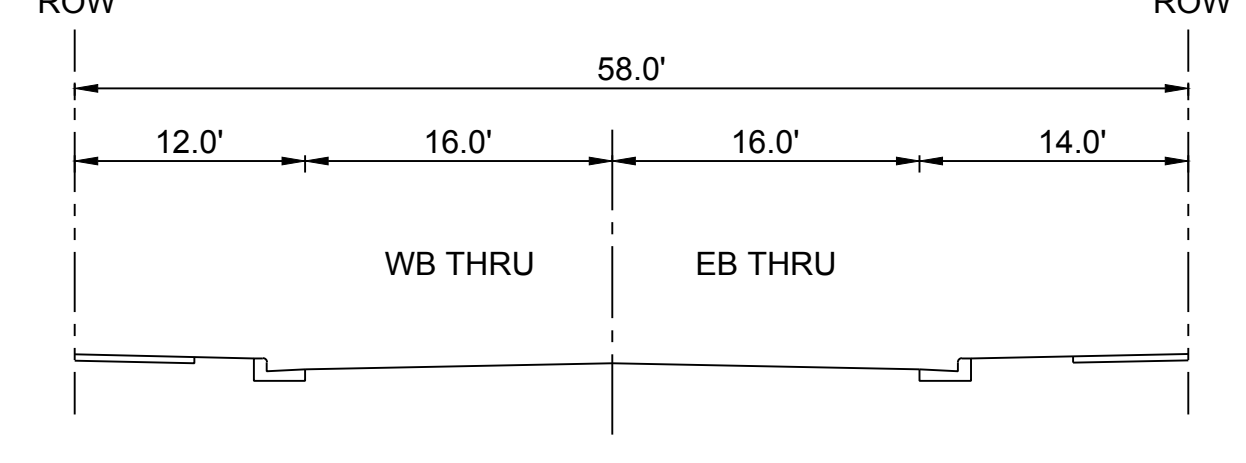
EXISTING SECTION D-D
 SCALE: 1" = 10'



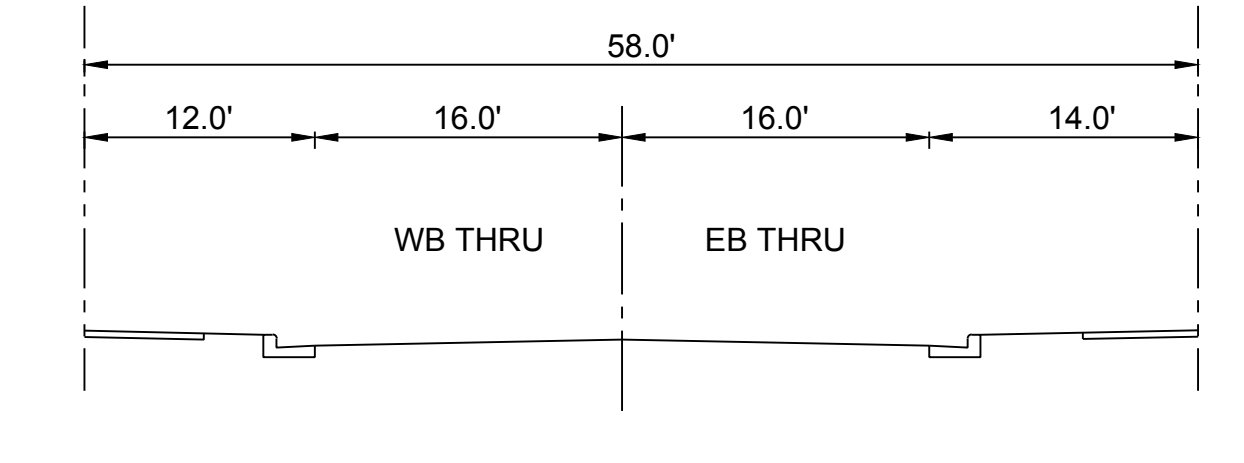
PROPOSED SECTION C-C (TO MATCH D-D PLUS NB TURN)
 SCALE: 1" = 10'



EXISTING SECTION A-A
 SCALE: 1" = 10'



EXISTING SECTION B-B
 SCALE: 1" = 10'



PROPOSED SECTION A-A (TO MATCH B-B)
 SCALE: 1" = 10'



RESPEC

5971 JEFFERSON STREET SUITE 101
 ALBUQUERQUE, NEW MEXICO 87109
 WATER & NATURAL RESOURCES
 WWW.RESPEC.COM 505.243.2287

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.


PROJECT NAME: ALLASO VINEYARDS APARTMENTS HOLLY & VENTURA

AGIS MAP # C-20-Z

LEGAL DESCRIPTIONS: LOTS 17-19 NAA TRACT 3 UNIT 3 BLOCK 9 AND
LOT 4 UNIT 1 DESERT RIDGE

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 12/17/20 (date).


 (RESPEC) 12/17/20
Applicant/Agent Date

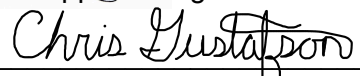
 12/17/20
Hydrology Division Representative Date

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 11/23/20 (date).

(RECEIVED AVAILABILITY STATEMENT 201116 ON 12/15/20)

 (RESPEC) 12/17/20
Applicant/Agent Date

 12/17/2020
Utilities Division Representative Date

PROJECT # _____

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 99999 Holly Ave NE Public Notice Inquiry
Date: Tuesday, January 19, 2021 8:55:09 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[IDOZoneAtlasPage_C-20-7-Site.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Mobile Phone | Phone |
|---|------------|-----------|-----------------------|-------------------------|-------------|-------|-------|--------------|------------|
| Vineyard Estates NA | Elizabeth | Meek | djesmeek@comcast.net | 8301 Mendocino Drive NE | Albuquerque | NM | 87122 | | 5055080806 |
| Vineyard Estates NA | David | Zarecki | zarecki@aol.com | 8405 Vintage Drive NE | Albuquerque | NM | 87122 | | 5058048806 |
| District 4 Coalition of Neighborhood Associations | Daniel | Regan | dlreganabq@gmail.com | 4109 Chama Street NE | Albuquerque | NM | 87109 | 5052802549 | |
| District 4 Coalition of Neighborhood Associations | Mildred | Griffiee | mgriffiee@noreste.org | PO Box 90986 | Albuquerque | NM | 87199 | 5052800082 | |

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

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

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

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

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

Thanks,



Dalaina L. Carmona

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



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, January 18, 2021 2:16 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Review Board

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

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lots 17 through 20, Block 9, North Albuquerque Acres Tract 3, Unit 3 and Parcel 4, Subdivision Plat of Desert Ridge Place Unit 1

Physical address of subject site:

99999 Holly Ave NE

Subject site cross streets:

Holly Ave and Ventura Street NE

Other subject site identifiers:

Northwest corner of the intersection

This site is located on the following zone atlas page:

C-20

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

From: [Michael Vos](#)
To: djesmeek@comcast.net; zarecki@aol.com; Dan & Liz Regan; mgriffie@noreste.org
Cc: [Josh Rogers](#)
Subject: Public Notice for Minor Plat and Easement Vacation for the Allaso Vineyards Project
Date: Tuesday, January 19, 2021 10:54:00 AM
Attachments: [CABO Official Public Notice Form.pdf](#)
[Proposed Plat - NWC Holly and Ventura.pdf](#)
[Public Notice Project Information.pdf](#)

Dear Neighbors,

This email is notice that Consensus Planning has submitted an application for Vacation of a Public Easement and Subdivision of Land – Minor related to the development proposed at the northwest corner of Holly Avenue NE and Ventura Street NE by Titan Development. The request is to vacate a 10-foot public utility easement that exists on the westernmost of the 4 lots included in the site plan application (Parcel 4, Desert Ridge Place) and consolidate the four lots into one tract for the purposes of the Site Plan and proposed development.

The easement to be vacated was granted during the development of the Desert Ridge Place Unit 1 subdivision in 2002, but has been unused by any utilities since then. The plat also grants additional right-of-way to the City of Albuquerque for the public sidewalks and roadway improvements that will be done in association with this development. A copy of the proposed plat is attached to this email along with the required notification forms.

The DRB meeting for this request will be on Wednesday, January 27, 2021 at 9:00 AM via Zoom. The Zoom information is as follows:

Join Zoom Meeting: <https://cabq.zoom.us/j/99551772073>
Meeting ID: 995 5177 2073

By Phone +1 312 626 6799
Meeting ID: 995 5177 2073
Find your local number: <https://cabq.zoom.us/u/abQjwIRZIW>

If you have any questions please do not hesitate to contact me with the information below, or contact Josh Rogers with Titan Development at (505) 998-0163 or jrogers@titan-development.com.

Sincerely,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

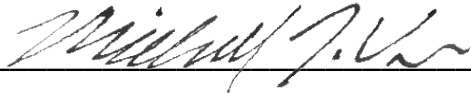


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



| | |
|--|--|
| PART I - PROCESS | |
| Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following: | |
| Application Type: Vacation of Public Easement and Subdivision of Land - Minor | |
| Decision-making Body: Development Review Board (DRB) | |
| Pre-Application meeting required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Neighborhood meeting required: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Mailed Notice required: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Electronic Mail required: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Is this a Site Plan Application: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page |
| PART II – DETAILS OF REQUEST | |
| Address of property listed in application: 99999 Holly Ave NE (Northwest corner of Holly Ave and Ventura St) | |
| Name of property owner: Trustees of Rowe RVT and Trust B RVT | |
| Name of applicant: Titan Development (Agent: Consensus Planning, Inc.) | |
| Date, time, and place of public meeting or hearing, if applicable: January 27, 2021 at 9:00 AM via Zoom | |
| See second page for Zoom information. | |
| Address, phone number, or website for additional information: Contact Michael Vos at (505) 764-9801 or vos@consensusplanning.com or Josh Rogers at (505) 998-0163 or jrogers@titan-development.com | |
| PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE | |
| <input checked="" type="checkbox"/> Zone Atlas page indicating subject property. | |
| <input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request. | |
| <input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. N/A | |
| <input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers. | |
| IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION. | |

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

 (Applicant signature) 1/19/20 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

X a. Location of proposed buildings and landscape areas.

X b. Access and circulation for vehicles and pedestrians.

X c. Maximum height of any proposed structures, with building elevations.

X d. For residential development: Maximum number of proposed dwelling units.

X e. For non-residential development:

N/A Total gross floor area of proposed project.

N/A Gross floor area for each proposed use.

January 27, 2021 DRB Zoom Meeting Information

Join Zoom Meeting: https://cabq.zoom.us/j/99551772073

Meeting ID: 995 5177 2073

By Phone +1 312 626 6799

Meeting ID: 995 5177 2073

Find your local number: https://cabq.zoom.us/j/abQjwIRZlw

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 19, 2021

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

Neighborhood Association (NA)*: Vineyard Estates NA and District 4 Coalition

Name of NA Representative*: Elizabeth Meek, David Zarecki, Daniel Regan, and Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: See attached

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

1. Subject Property Address* 99999 Holly Avenue NE
Location Description Northwest corner of Holly Avenue and Ventura Street NE
2. Property Owner* Trustees of Rowe RVT and Trust B RVT
3. Agent/Applicant* *[if applicable]* Consensus Planning / Titan Development
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor lot consolidation (Minor or Major)
 - Vacation Public Utility Easement (PUE) (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Vacate 10-foot PUE from the westernmost lot and consolidate all four vacant lots into one tract for the future development shown on the Site Plan - DRB.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] approximately 3.5 acres
 2. IDO Zone District MX-L: Mixed-use Low Intensity
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates Neighborhood Association [Other Neighborhood Associations, if any]
District 4 Coalition

⁶ Available here: <https://tinurl.com/idozoningmap>