



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>Mesa Verde Construction & Development, LLC</u>		Phone: <u>(505) 490-2756</u>
Address: <u>8301 San Pedro Dr. N.E., Albuquerque</u>		Email: <u>csegura505@gmail.com</u>
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87113</u>
Professional/Agent (if any): <u>Fierro & Company, LLC</u>		Phone: <u>(505) 503-9546</u>
Address: <u>5508 Costa Verde Rd. NW</u>		Email: <u>robertfierro@fierrocompany.com</u>
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87120</u>
Proprietary Interest in Site:	List all owners: <u>Tony L. Saramillo and Phyllis A. Saramillo</u>	

BRIEF DESCRIPTION OF REQUEST

Pedicate 17' to the CITY OF Albuquerque For San Pedro Drive N.E.

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

Lot or Tract No.: <u>17</u>	Block: <u>16</u>	Unit: <u>B</u>
Subdivision/Addition: <u>North Albuquerque Acres</u>	MRGCD Map No.:	UPC Code: <u>101806425312230610</u>
Zone Atlas Page(s): <u>B-11-2</u>	Existing Zoning: <u>MX-L & MX-T</u>	Proposed Zoning:
# of Existing Lots: <u>DNE (1)</u>	# of Proposed Lots: <u>DNE (1)</u>	Total Area of Site (acres): <u>0.63</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5901 Carmel AVE NE Between: San Pedro DR. and: Pan American Frontage Rd.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-004961, SD-2021-00154, CPN 643380

Signature: <u>Robert Fierro</u>	Date: <u>11-9-2021</u>
Printed Name: <u>Robert Fierro</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. 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
 - ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? 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
 - Proposed Final Plat
 - Design elevations & cross sections of perimeter walls
 - 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? _____ 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)
 - ___ 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.
 - ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
 - ___ Sidewalk Exhibit and/or cross sections of proposed streets
 - ___ 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, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved

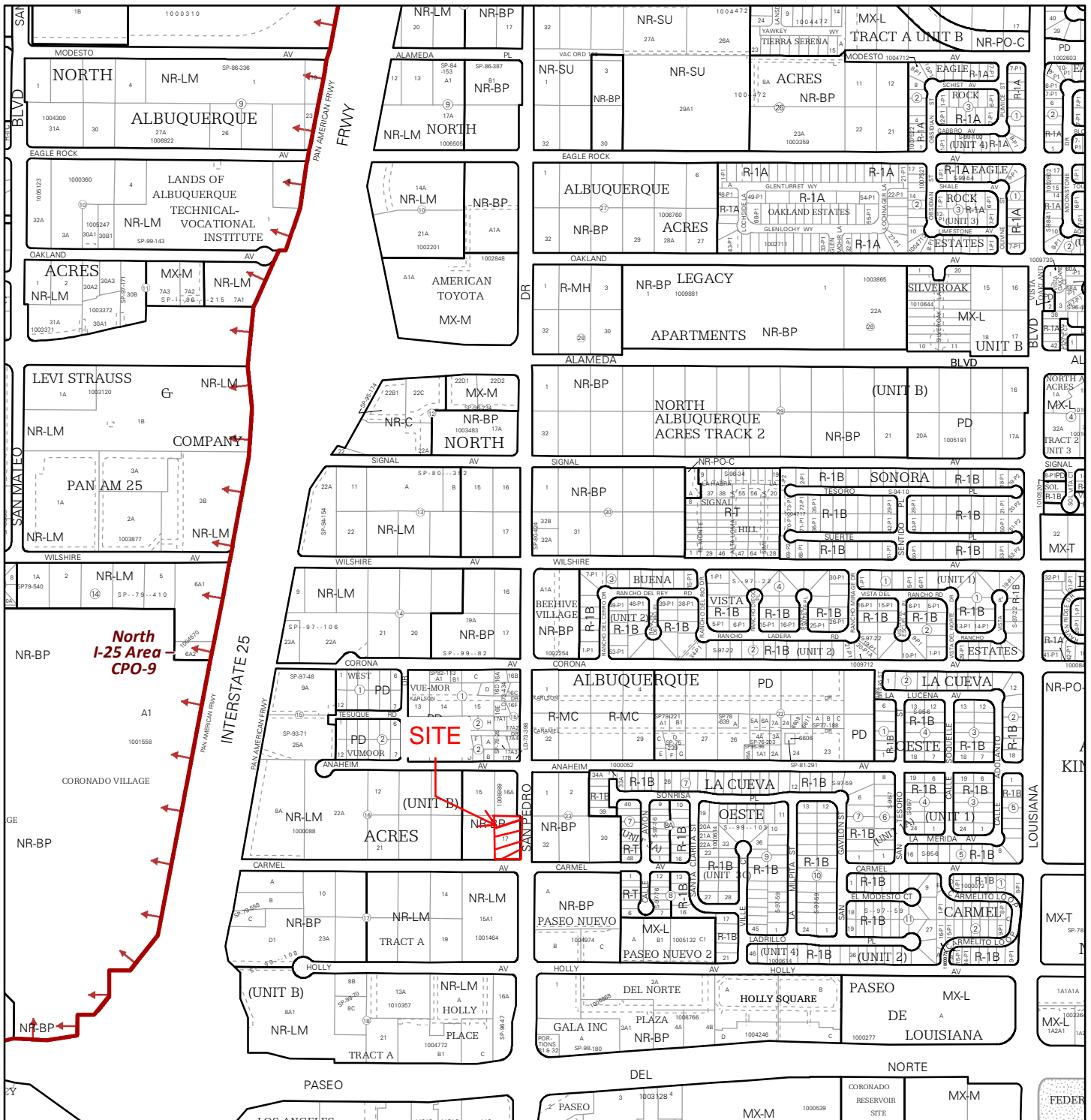
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided 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
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
 - ___ Infrastructure List, if applicable

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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
Signature: <u>Robert Fierro</u>	Date: <u>11-9-2021</u>
Printed Name: <u>Robert Fierro</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: _____	Case Numbers: _____
Staff Signature: _____	
Date: _____	



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

IDO Zone Atlas May 2018

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

Zone Atlas Page:
C-18-Z

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

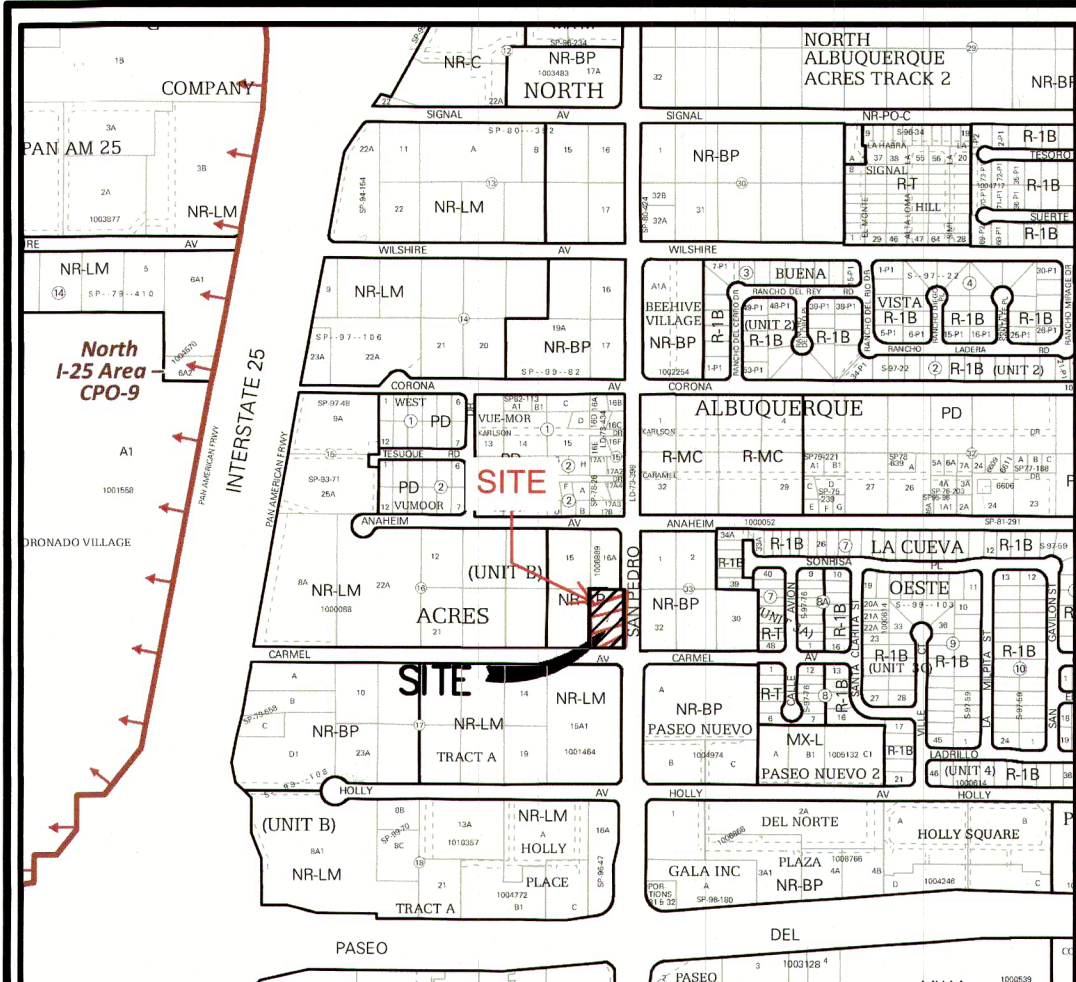
Gray Shading
Represents Area Outside
of the City Limits

N

0 250 500 1,000 Feet

Proposed Final Plat

PLAT OF
 LOT 17-A, BLOCK 16
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2021



VICINITY MAP
 FROM ZONE ATLAS PAGE B-11-Z
 N.T.S.



SUBDIVISION DATA

1. ZONE ATLAS MAP NO. B-11; ZONING: MX-L & MX-T.
2. GROSS SUBDIVISION ACREAGE: 0.630 ACRES.
3. TOTAL NUMBER OF LOTS/TRACTS CREATED: ONE (1) LOT.
4. DATE OF SURVEY: AUGUST 2020
5. PLAT IS LOCATED WITHIN BERNALILLO COUNTY, NEW MEXICO.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON AND GRANT EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. THIS SURVEY IS BASED UPON THE PLAT OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B RECORDED IN DOCUMENT NO. 1936042436 OF THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE RECORDED ON APRIL 24, 1936, RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
4. GRID TO GROUND SCALE FACTOR USED IS 0.999664563 AS PUBLISHED BY ACS MONUMENT "9-C18".
5. DATA IN PARENTHESIS IS RECORD OBTAINED FROM THE PLAT OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, RECORDED APRIL 24, 1936, IN DOCUMENT NO. 1936042436.
6. THE SUBJECT PROPERTY IS WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, ELENA GALLEGOS GRANT.
7. EXISTING EASEMENT SHOWN HEREON IS A CROSS LOT ACCESS EASEMENT AND LICENSE AGREEMENT FILED APRIL 17, 2008 UNDER DOCUMENT #2008043558.

SOLAR NOTE:

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

DESCRIPTION

LOT NUMBERED SEVENTEEN (17) IN BLOCK NUMBERED SIXTEEN (16), TRACT A, UNIT B, OF THE NORTH ALBUQUERQUE ACRES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936 IN PLAT BOOK D, FOLIO 130.

THIS TRACT CONTAINS 0.630 ACRES (27,436 SQ. FT.) MORE OR LESS.

FREE CONSENT AND DEDICATION

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF LOT 17-A, BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR SAN PEDRO DRIVE, NE AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS AND GRANT 10-FOOT PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

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

OWNER: TONY L. JARAMILLO

[Signature]
 SIGNATURE DATE 6-24-21

OWNER: PHYLLIS A. JARAMILLO

[Signature]
 SIGNATURE DATE 6-24-21

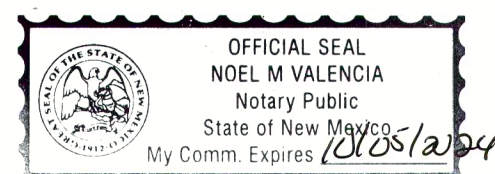
ACKNOWLEDGEMENT

STATE OF *[New Mexico]*)
)SS.
 COUNTY OF *[Bernalillo]*
 ON THIS *24th* DAY OF *June*, 2021, BEFORE ME

PERSONALLY APPEARED *Tony L. Jaramillo and*
Phyllis A. Jaramillo

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

MY COMMISSION
 EXPIRES: *Oct. 05, 2024*
[Signature]
 NOTARY PUBLIC



PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND 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 ANY OTHER EQUIPMENT AND 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 FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. SPARKLIGHT 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, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

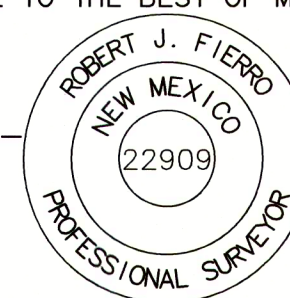
DISCLAIMER

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

SURVEYOR'S CERTIFICATION

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

ROBERT J. FIERRO, N.M.P.S. No. 22909



Date

UTILITY APPROVALS:

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

CITY APPROVALS:

Loren N. Risenhoover P.S. 5/24/2021
 CITY SURVEYOR DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS & RECREATION DEPARTMENT DATE

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

CITY ENGINEER/HYDROLOGY DATE

CODE ENFORCEMENT DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY

TREASURER'S OFFICE _____

DATE

Fierro & Company
 ENGINEERING | SURVEYING
 6300 MONTANO RD. NW, STE. C ALBUQUERQUE, NM 87120
 PH 505.352.8930 www.fierrocompany.com

Z:\2020\20060\CADD\SHEETS\20060-PLAT.dwg/23/2021 8:13:05 AM

PLAT OF
 LOT 17-A, BLOCK 16
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2021

LOT 15, BLOCK 16
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B
 (D-130, 04/24/1936)

LOT 16-A, BLOCK 16
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B
 (2008C-101, 05/01/2008)

LOT 17-A, BLOCK 16
 (27,438 SQ.FT.)
 0.630 ACRES ±

LOT 18, BLOCK 16
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B
 (D-130, 04/24/1936)

ACS MONUMENT "9-C18"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1521497.624 U.S. SURVEY FEET
 X=1542501.428 U.S. SURVEY FEET
 DELTA ALPHA= -0°11'19.69"
 GROUND TO GRID FACTOR= 0.999664563
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5232.47 U.S. SURVEY FEET

CROSS LOT
 ACCESS EASEMENT
 AND LICENSE AGREEMENT
 FILED: APRIL 17, 2008
 DOC. #2008043558

DEDICATED TO THE
 CITY OF ALBUQUERQUE
 IN FEE SIMPLE WITH
 WARRANTY COVENANTS
 4,115 SQ.FT.
 0.094

10' PUBLIC UTILITY
 EASEMENT TO BE
 GRANTED WITH THE
 FILING OF THIS PLAT

BATHEY MARKER
 "LS 14271" CAP

Δ=89°59'43"
 R=25.00'
 L=39.27'
 ChB=N45°21'13"E
 ChL=35.35'

SAN PEDRO DRIVE N.E. (60' R/W)

CARMEL AVENUE N.E. (60' R/W)

EXISTING EASEMENTS:

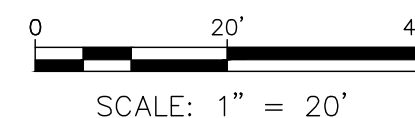
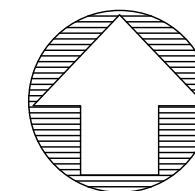
- ① CROSS LOT ACCESS EASEMENT AND LICENSE AGREEMENT
 FILED: APRIL 17, 2008, DOC. #2008043558.

NEW EASEMENT:

- ① 10' PUBLIC UTILITY EASEMENT
 TO BE GRANTED WITH THE FILING OF THIS PLAT.
 (AREA=4,115 SQ.FT.)

LEGEND

- FOUND MONUMENT AS NOTED
- SET 18"x1/2" REBAR WITH BLUE PLASTIC
 CAP MARKED "F&C PS 22909"
- ⊗ CALCULATED CORNER NOT SET



SCALE: 1" = 20'

SHEET 2 OF 2

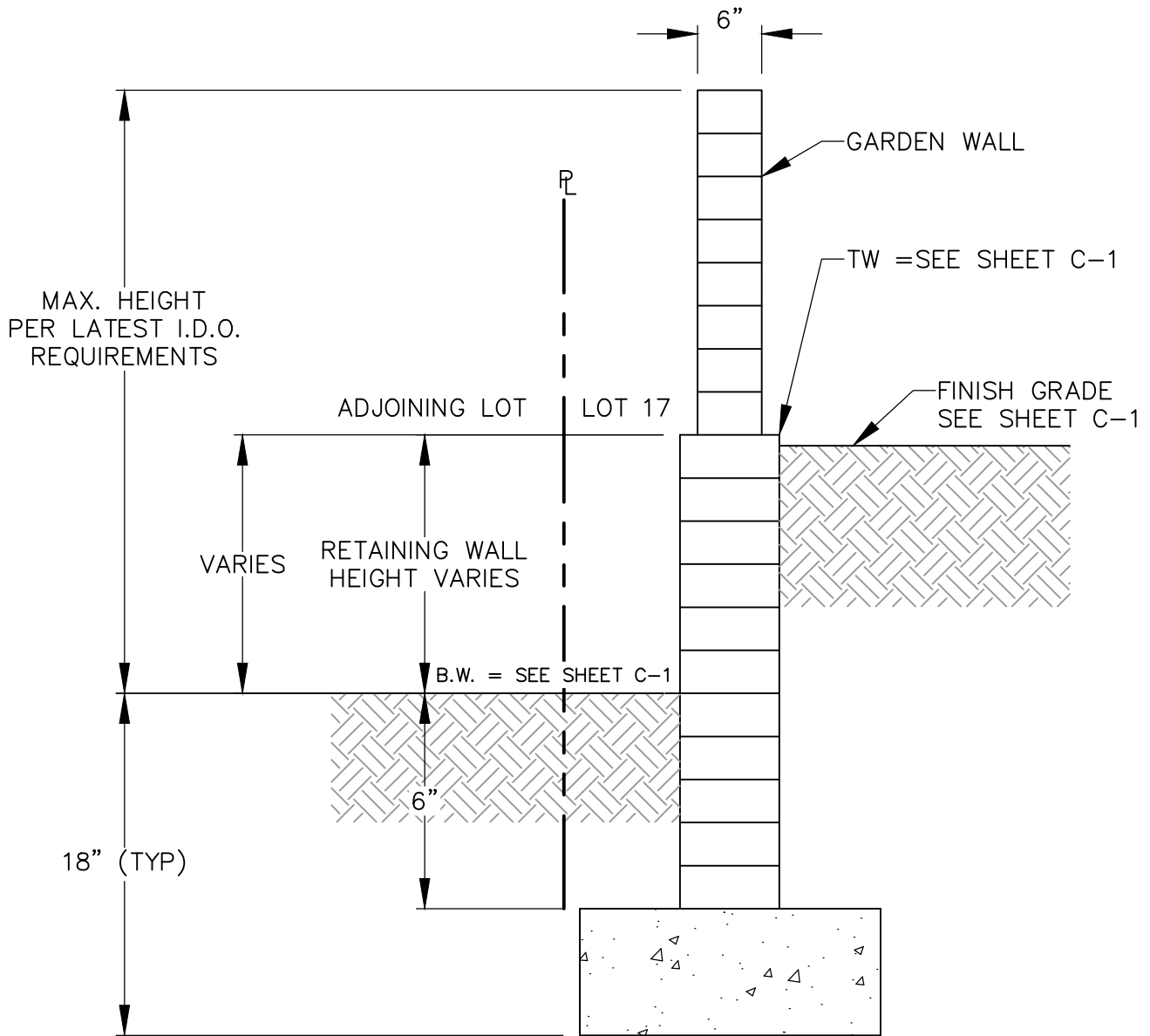


Fierro & Company

ENGINEERING | SURVEYING

6300 MONTANO RD. NW, STE. C ALBUQUERQUE, NM 87120
 PH 505.352.8930
 www.fierrocompany.com

WALL SECTION



NOTE:

ENTIRE WALL INCLUDING FOOTER TO BE BUILT ON SITE'S PROPERTY BEING LOT 17, BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B. UNLESS WRITTEN PERMISSION IS OBTAINED FROM ADJOINING PROPERTY OWNER.

1

SECTION A-A (TYPICAL RETAINING WALL NOMENCLATURE)

SCALE: NTS

COPY OF RECORDED IIA

**AGREEMENT TO CONSTRUCT
PUBLIC IMPROVEMENTS BY CITY CONTRACT**

THIS AGREEMENT is made this 5th day of November, 2021, between the City of Albuquerque, a New Mexico municipal corporation, whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103, and Mesa Verde Construction & Development, LLC (“Developer”), whose address is 8301 San Pedro Dr. N.E., Albuquerque, N.M. 87113 and whose telephone number is (505) 490-2756, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as:
LOT NUMBERED SEVEENTEEEN (17) IN BLOCK NUMBERED SIXTEEN (16), TRACT A, UNIT B, OF THE NORTH ALBUQUERQUE ACRES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130.
_____ (“Developer’s Property”).
The Developer’s Property is owned by Tony L. Jaramillo and Phyllis A. Jaramillo
_____ (“Owner”).

The City and the property Developer have agreed that it would be beneficial to all parties and the general public to make certain improvements to the public roadways and that it is appropriate that the Developer contribute to the cost of the improvements.

The Developer of the property is seeking final plat approval. The City and the property Developer have agreed that it would be beneficial to all parties and the general public to make certain improvements to the public roadways and that it is appropriate that the Developer contribute to the cost of the improvements.

Developer’s Property will benefit from the construction of certain improvements detailed below, which will be located on public right-of-way, and the City is willing to construct those improvements with the participation of the Developer.

THEREFORE, the City and the Developer agree:

2. Improvements. The City agrees to install and complete the following public improvements, identified as Project No. 643380
Curb & Gutter, Arterial Pavement, Sidewalk, Bike Lane, Driveway & Storm Drain.
_____ (“Improvements”).

3. Developer's Estimated Cost. The Developer's share has been determined to be Sixty One Thousand Seven Hundred Ninety Two dollars and Five cents (\$ 61,792.05) ("Developer's Share"), as shown on the attached City-approved infrastructure list is attached as **Exhibit A**. The developer's share includes City fees and contingencies and is the only amount Developer will be required to contribute for this project.

4. Payment. All payments will be made only in the following form: certified check, cashier's check, electronic or other form of payment approved by the City.

5. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

6. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

7. Changes to Agreement. Changes to this Agreement are not binding unless made in writing and signed by both parties.

8. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

9. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

10. Authority to Execute: If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of the Developer's authority to execute this Agreement.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: Mesa Verde Construction & Development, LLC

By [signature]: *Carlos Segura*

Name [print]: Carlos Segura

Title: OWNER

Dated: OCTOBER 19, 2021

DEVELOPER'S NOTARY

STATE OF New Mexico)

) ss.

COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 19th day of October, 2021
by Carlos Segura, _____ of _____.

[Signature]

Notary Public

(SEAL)



My Commission Expires: 11/17/2024

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the developer is not the owner of the Subdivision.

STATE OF NEW MEXICO

) ss.

COUNTY OF BERNALILLO

TONY L JARAMILLO PHYLLIS A. JARAMILLO ("Owner"),
of _____,

hereby makes, constitutes and appoints MESA VERDE CONSTRUCTION + DEVELOPMENT
("Developer") as my true and LLC NM

lawful attorney in fact, for me and in my name, place and stead, giving unto the Developer full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Developer lawfully does or causes to be done by virtue of the power herein conferred upon the Developer.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Developer. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER(s)

By [Signature:]: Tony L. Jaramillo
Name [Print]: TONY L JARAMILLO
Title: owner
Dated: 10-25-2021

By [Signature:]: Phyllis A. Jaramillo
Name [Print]: Phyllis A. Jaramillo
Title: owner
Dated: 10-25-2021

The foregoing Power of Attorney was acknowledged before me on this 25th day of OCTOBER, 2021 by Tony Jaramillo and Phyllis A. Jaramillo

Donna F. Gonzales
Notary Public



OFFICIAL SEAL
Donna F. Gonzales
NOTARY PUBLIC - State of New Mexico

My Commission Expires 12/14/2024

My Commission Expires: 12/14/2024

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST


LOT 17-A, BLOCK 16 NORTH ALBUQUERQUE ACRES TRACT 1, UNIT B

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 17, BLOCK 16 NORTH ALBUQUERQUE ACRES TRACT 1, UNIT B

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		STD.	Curb & Gutter	San Pedro Drive	SE Corner PL	NE Corner PL	/	/	/
		11' Wide	ARTERIAL PAVEMENT	San Pedro Drive	SE Corner PL	NE Corner PL	/	/	/
		6' Wide	PCC SIDEWALK	San Pedro Drive	SE Corner PL	NE Corner PL	/	/	/
		6' Wide	BIKE LANE	San Pedro Drive	SE Corner PL	NE Corner PL	/	/	/
		30' Wide	Private Access Driveway Valley Gutters, and ADA Ramps	San Pedro Drive	11' South of NE Corner PL	41' South of NE Corner PL	/	/	/
		18"	RCP Storm Drain Tied to Ex. 18" Stub	San Pedro Drive	19' North of NE Corner PL	19' North of NE Corner PL	/	/	/
		DBL Type "C"	Storm Drain Inlet Tied to 18" Storm Drain	San Pedro Drive	19' North of NE Corner PL	19' North of NE Corner PL	/	/	/
		8-inch	Non-potable-Main 	Garmel Ave.	Ex. non-potable main within San Pedro Drive	SW-Corner PL	/	/	/
							/	/	/
							/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnat Engineer
							/	/
							/	/

NOTES

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

- 1 Improvements are to be built per a Procedure C Agreement.

2

3

AGENT / OWNER

Adella Gallegos
 NAME (print)
 A G Services
 FIRM
 8/27/2021
 SIGNATURE - date

DRB CHAIR - date
 Sep 1, 2021
 Jeanne Wolfenbarger
 TRANSPORTATION DEVELOPMENT - date
 Sep 1, 2021
 Blaine Carter
 UTILITY DEVELOPMENT - date
 Sep 1, 2021
 Ernest Armijo
 CITY ENGINEER - date

AGENT / OWNER
 Sep 1, 2021
 Charles Maestas
 AMAFCA - date
 Sep 1, 2021
 CODE ENFORCEMENT - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
 Sep 1, 2021
 PARKS & RECREATION - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	11/1/21	Ernest Armijo	Blaine Carter	Robert Fero



FINANCIAL GUARANTY AMOUNT

October 12, 2021

Type of Estimate: Procedure C Payment

Project Description:

Project ID #: 643380

Meineke on San Pedro NE

Requested By: Robert Fierro

Approved Estimate Amount: \$ 52,745.08

Contingency Amount: 0.00% \$ -

Subtotal: \$ 52,745.08

PO Box 1293

NMGRT: 7.875% \$ 4,153.68

Subtotal: \$ 56,898.76

Albuquerque

Engineering Fee: 6.60% \$ 3,755.32

NM 87103

Testing Fee: 2.00% \$ 1,137.98

Subtotal: \$ 61,792.05

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.00

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 61,792.05

APPROVAL:

A handwritten signature in black ink, appearing to read "James Noel", written over a horizontal line.

DATE:

A handwritten date "10/12/2021" in black ink, written over a horizontal line.

Notes: for Procedure C Payment

City of Albuquerque

Reference Number: 2021301003-6
Date/Time: 10/28/2021 10:22:23 AM

Departmental Deposit
2021301003-6-1

Departmental Deposit 1@ \$61,792.05
GL #: |305||7910100|PCDMD|24RDDEF342|461
601|
Total: \$61,792.05

1 ITEM TOTAL: \$61,792.05

TOTAL: \$61,792.05

DUPLICATE RECEIPT 10/28/2021 10:22:43 AM

Check \$61,792.05
Bank Account #: **2184
Check Number: 1021302800
Bank Routing #: *****6541
Address:
Total Received: \$61,792.05



Thank you for your payment.

LANDFILL BUFFER

Landfill Buffer

Lot 17, Block 16, Unit B, North Albuquerque Acres is outside of the Landfill Buffer. Sacramento Landfill Buffer is the closet landfill to said Lot 17. Refer to image below:

