SUBDIVISION OF LAND - MINOR
FINAL PLAT

PLAT DOCUMENTATION

City of Albuquerque

DEVELOPMENT HEARING OFFICER (DHO) APPLICATIONS

Effective 11/16/2023

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

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
☐ Major – Preliminary Plat *(Forms PLT & S1)*	☐ Sidewalk Waiver *(Form V2)*
☐ Major – Bulk Land Plat *(Forms PLT & S1)*	☐ Waiver to IDO *(Form V2)*
☐ Extension of Preliminary Plat *(Form S1)*	☐ Waiver to DPM *(Form V2)*
☐ Minor Amendment - Preliminary Plat *(Forms PLT & S2)*	☐ Vacation of Public Right-of-way *(Form V)*
☒ Minor - Final Plat *(Forms PLT & S2)*	☐ Vacation of Public Easement(s) DHO *(Form V)*
☐ Minor – Preliminary/Final Plat *(Forms PLT & S2)*	☐ Vacation of Private Easement(s) *(Form V)*
	APPEAL
	☐ Decision of DHO *(Form A)*

BRIEF DESCRIPTION OF REQUEST

Subdivide plat to create 54 lots and to grant easements

APPLICATION INFORMATION

Applicant/Owner: Pulte Homes (Kevin Patton)		Phone: (505)341-8591
Address: 7601 Jefferson St NE Suite 320		Email: kevin.patton@pultegroup.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Bohannan Huston, Inc. (Yolanda Padilla Moyer)		Phone: (505)798-7945
Address: 7500 Jefferson St NE		Email: ypadilla@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List all owners:	

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

Lot or Tract No.: Tract B-2-A-1	Block:	Unit:
Subdivision/Addition: La Cuentista Subdivision, Phase 1	MRGCD Map No.:	UPC Code: 1-010-064-425156-40402
Zone Atlas Page(s): C-10-Z	Existing Zoning: R-ML	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: 54	Total Area of Site (Acres): 10.7315

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Rosa Parks Rd NW	Between: Paseo Del Norte	and: Rosa Parks Rd

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

PR-2021-004968

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: Yolanda Padilla Moyer	**Date:** January 26, 2024
Printed Name: Yolanda Padilla Moyer, PE	☐ Applicant or ☒ Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

☑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

PLAT DOCUMENTATION

_X_ 1) DHO Application form completed, signed, and dated

_X_ 2) Form S2 with all the submittal items checked/marked

_X_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA

_X_ 4) Zone Atlas map with the entire site clearly outlined and labeled

_X_ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.

_X_ 6) Design elevations & cross sections of perimeter walls

_X_ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

_X_ 8) Letter of authorization from the property owner if application is submitted by an agent

_X_ 9) Letter describing and explaining the request

_N/A_ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

_N/A_ 11) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

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

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

PLAT DOCUMENTATION

____ 1) DHO Application form completed, signed, and dated

____ 2) Form S2 with all the submittal items checked/marked

____ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA

____ 4) Zone Atlas map with the entire site clearly outlined and labeled

____ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat

____ 6) 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) Sidewalk Exhibit and/or cross sections of proposed streets

____ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

____ 9) Letter of authorization from the property owner if application is submitted by an agent

____ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)

____ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

____ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

____ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)

__ Office of Neighborhood Coordination notice inquiry response

__ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

__ Proof of emailed notice to affected Neighborhood Association representatives

____ 14) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

☐ **MINOR AMENDMENT TO PRELIMINARY PLAT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

____ 1) DHO Application form completed, signed, and dated

____ 2) Form S2 with all the submittal items checked/marked

____ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA

____ 4) Zone Atlas map with the entire site clearly outlined and labeled

____ 5) Letter of authorization from the property owner if application is submitted by an agent

____ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan

____ 7) Original Preliminary Plat and/or Grading and Drainage Plan

____ 8) Infrastructure List, if applicable

____ 9) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

FORM PLT: PRE-APPROVALS/SIGNATURES (Revised 10/26/23)

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

Legal/Request Descriptions & Location: La Cuentista Subdivision Phase 2 (Being Comprised of Tract B-2-A-1, La Cuentista Subdivision Phase I)

City of Albuquerque, Bernalillo County, New Mexico

❑ ***Hydrology:***

• Sensitive Lands Analysis (5-2(C))	____ Approved	X NA
• Grading and Drainage Plan	X Approved	____ NA
• AMAFCA	____ Approved	X NA
• Bernalillo County	____ Approved	X NA
• NMDOT	____ Approved	X NA
• MRGCD	____ Approved	X NA

Tieqiao Chen — 1/25/2024

Hydrology Department — Date

❑ ***Transportation:***

• Traffic Circulations Layout (TCL)	____ Approved	x NA
• Traffic Impact Study (TIS)	____ Approved	x NA
• Neighborhood Impact Analysis (NIA)	____ Approved	x NA
• Bernalillo County	____ Approved	x NA
• NMDOT	____ Approved	x NA

Ernest Armijo — 1/16/2024

Transportation Department — Date

❑ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

• Availability Statement:	X Approved	____ NA
• Development Agreement:	X Approved	____ NA
• If None Explain: ____		

1/29/2024

ABCWUA — Date

❑ Infrastructure Improvements Agreement (IIA*)	____ Approved
❑ AGIS (DXF File**)	____ Approved

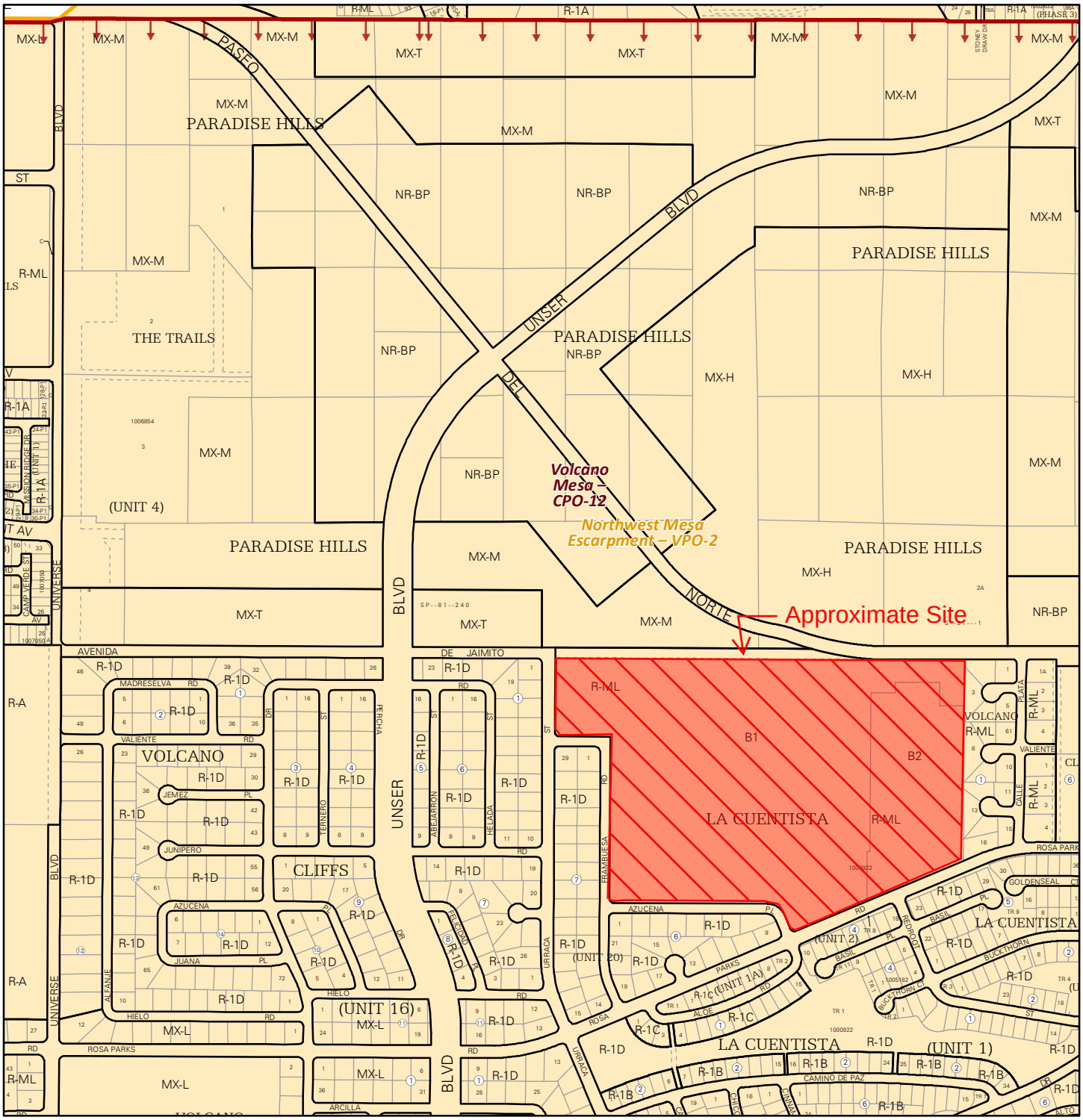
❑ ***Signatures on Plat:***

• Owner(s)	____ Yes	
• City Surveyor	____ Yes	
• AMAFCA***	____ Yes	____ NA
• NM Gas***	____ Yes	
• PNM ***	____ Yes	
• COMCAST***	____ Yes	
• MRGCD***	____ Yes	____ NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application



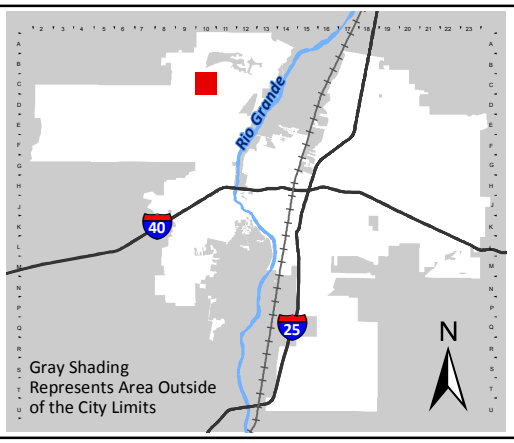
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

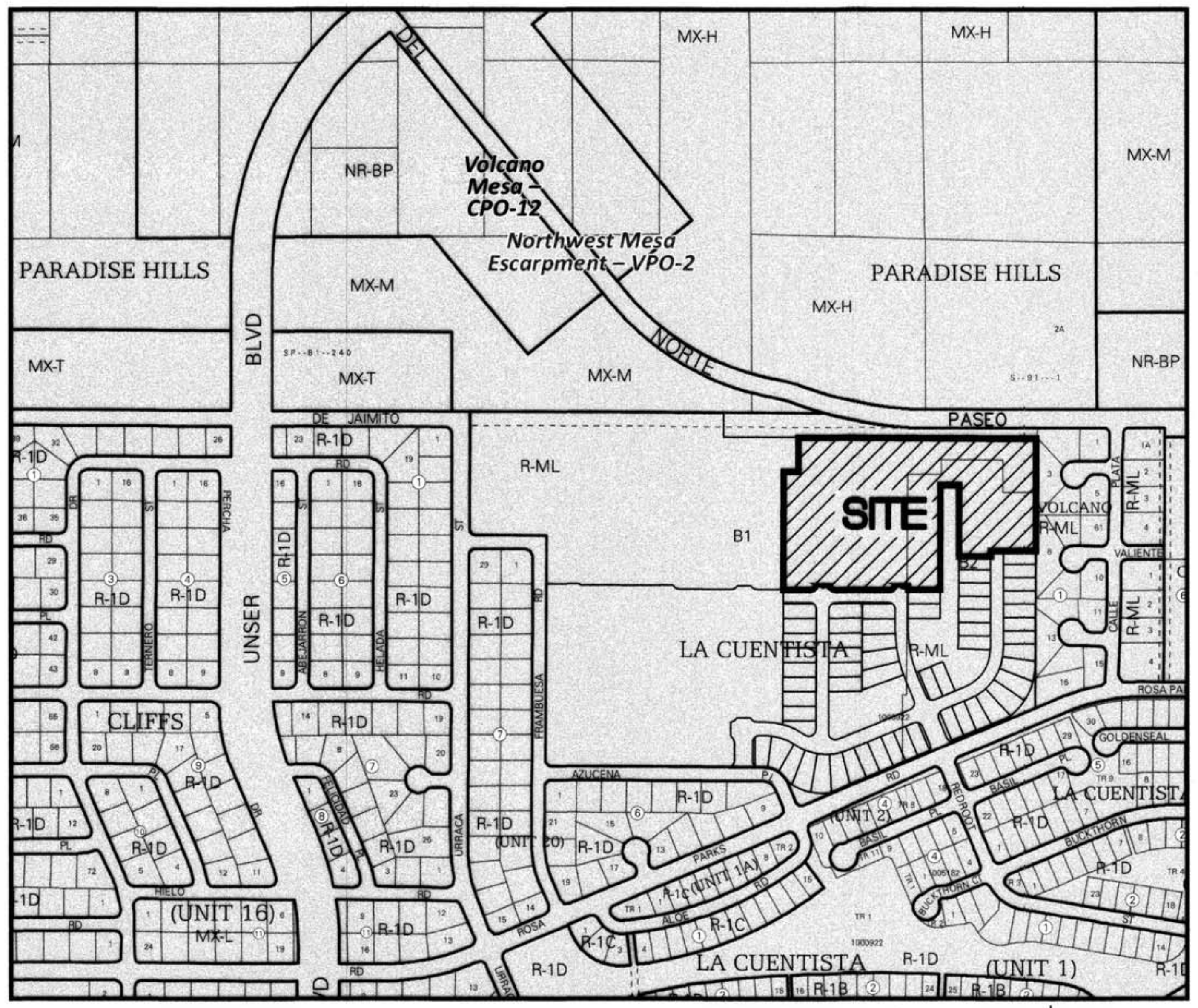


Zone Atlas Page:

C-10-Z

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

Feet: 0 250 500 1,000



Vicinity Map - Zone Atlas C-10-Z

N.T.S.

Public Utility Easements

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
B. SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

C. 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.

D. 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.

E. 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, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

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

Indexing Information

Section 15, Township 11 North, Range 2 East, N.M.P.M.
Subdivision: La Cuentista Subdivision, Phase I
Owner: Pulte Homes of New Mexico, Inc.
UPC #: TBD

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE . . . . 10.7315 ACRES
ZONE ATLAS PAGE NO. C–10–Z
NUMBER OF EXISTING TRACTS 1
NUMBER OF LOTS CREATED 54
NUMBER OF TRACTS CREATED 9
MILES OF FULL–WIDTH STREETS . . . . 0.3517 MILES
MILES OF HALF–WIDTH STREETS . . . . 0.00 MILES
RIGHT–OF–WAY DEDICATION TO THE CITY OF ALBUQUERQUE . . . . . . 0.0000 ACRES
DATE OF SURVEY . . . . DECEMBER 2023

Notes

1. FIELD SURVEY PERFORMED IN MARCH AND APRIL 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
4. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD (6/23/2023, 2023C–48).
5. TRACTS 12–19 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

Legal Description

TRACT B–2–A–1, OF LA CUENTISTA SUBDIVISION, PHASE I, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 23, 2023, IN BOOK 2023C, PAGE 48, AS DOCUMENT NO. 2023038977.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0112G, DATED SEPTEMBER 26, 2008.

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE CO., HAVING FILE NO. BN210123 AND AN EFFECTIVE DATE OF MARCH 5, 2021.

2. PLAT OF RECORD FOR LA CUENTISTA SUBDIVISION, PHASE I, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 23, 2023, IN BOOK 2023C, PAGE 48, AS DOCUMENT NO. 2023038977.

3. PLAT FOR TRACTS B–1–A AND B–2–A, LA CUENTISTA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 5, 2022, IN BOOK 2022C, PAGE 27, AS DOCUMENT NO. 2022033635.

4. QUITCLAIM DEED FOR SUBJECT PROPERTY FROM FRANCES PAVICH TO ELK HAVEN, LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 4, 2017, AS DOCUMENT NO. 2017095817.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: ____________________

____

____

____

PROPERTY OWNER OF RECORD

____

BERNALILLO COUNTY TREASURER'S OFFICE

____

Plat for La Cuentista Subdivision, Phase II

Being Comprised of Tract B-2-A-1, La Cuentista Subdivision, Phase I
City of Albuquerque
Bernalillo County, New Mexico
January 2024

Project Number: ____________________

Application Number: ____________________

Plat Approvals:

Rodney Fuentes (Jan 9, 2024 08:06 MST) — Jan 9, 2024
PNM Electric Services

Abdul Bhuiyan
Abdul Bhuiyan (Jan 9, 2024 08:10 MST) — Jan 9, 2024
Qwest Corp. d/b/a CenturyLink QC

Jeff Estvanko
Jeff Estvanko (Jan 9, 2024 07:40 MST) — Jan 9, 2024
New Mexico Gas Company

Mike Mortus
Mike Mortus (Jan 9, 2024 07:56 MST) — Jan 9, 2024
Comcast

City Approvals:

Loren N. Risenhoover P.S. — 1/18/2024
City Surveyor

____
Traffic Engineering, Transportation Division

____
ABCWUA

____
Parks and Recreation Department

____________________ 1/29/2024
AMAFCA

____
Hydrology

____
Code Enforcement

____
Planning Department

____
City Engineer

Surveyor's Certificate

I, BRIAN MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN MARTINEZ — 1/18/24 Date
N.M.R.P.S. No. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

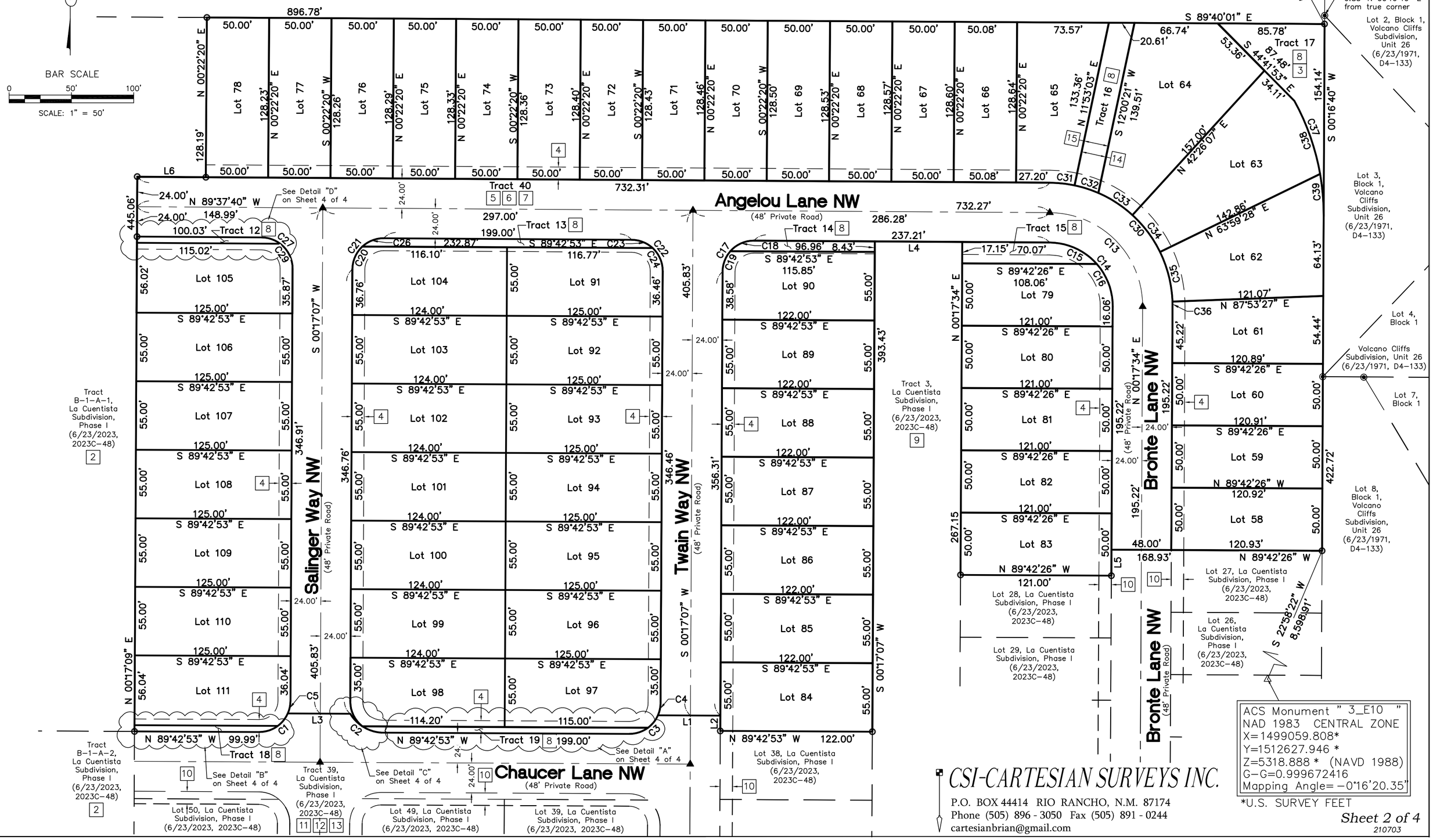
Plat for
La Cuentista Subdivision, Phase II
Being Comprised of
Tract B-2-A-1, La Cuentista Subdivision, Phase I
City of Albuquerque
Bernalillo County, New Mexico
January 2024

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND 5/8" REBAR UNLESS INDICATED OTHERWISE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 18374" UNLESS OTHERWISE NOTED

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

ACS Monument "8_C10 "
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle= -0°16'00.09"
*U.S. SURVEY FEET



ACS Monument " 3_E10 "
NAD 1983 CENTRAL ZONE
X=1499059.808*
Y=1512627.946 *
Z=5318.888 * (NAVD 1988)
G-G=0.999672416
Mapping Angle= -0°16'20.35"
*U.S. SURVEY FEET

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P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	28.98'	25.00'	66°25'19"	27.39'	N 57°04'27" E
C2	30.29'	31.73'	54°42'13"	29.15'	S 58°45'04" E
C3	28.98'	25.00'	66°25'19"	27.39'	N 57°04'27" E
C4	10.29'	25.00'	23°34'34"	10.21'	N 12°04'31" E
C5	10.29'	25.00'	23°34'41"	10.22'	N 12°04'27" E
C6	16.09'	25.00'	36°52'12"	15.81'	N 71°51'01" E
C7	14.12'	31.73'	25°30'01"	14.00'	S 44°08'58" E
C8	23.18'	25.00'	53°07'41"	22.36'	N 26°51'05" E
C9	23.05'	25.58'	51°37'01"	22.27'	S 25°49'49" E
C10	16.17'	31.73'	29°12'12"	16.00'	S 71°30'04" E
C11	16.09'	25.00'	36°52'12"	15.81'	N 71°51'01" E
C12	12.89'	25.00'	29°33'07"	12.75'	N 38°38'22" E
C13	117.71'	75.00'	89°55'14"	105.99'	N 44°40'03" W
C14	80.04'	51.00'	89°55'14"	72.07'	N 44°40'03" W
C15	42.90'	51.00'	48°11'47"	41.65'	N 65°31'47" W
C16	37.14'	51.00'	41°43'27"	36.32'	N 20°34'10" W
C17	39.31'	25.00'	90°05'13"	35.38'	S 45°19'43" W
C18	21.39'	25.00'	49°01'12"	20.74'	S 65°51'44" W
C19	17.92'	25.00'	41°04'02"	17.54'	S 20°49'07" W
C20	20.44'	25.00'	46°51'07"	19.88'	S 23°42'40" W
C21	39.31'	25.00'	90°05'13"	35.38'	S 45°19'43" W
C22	39.23'	25.00'	89°54'47"	35.33'	N 44°40'17" W
C23	18.34'	25.00'	42°02'20"	17.93'	N 68°36'30" W
C24	20.89'	25.00'	47°52'27"	20.29'	N 23°39'07" W
C26	18.86'	25.00'	43°14'06"	18.42'	S 68°45'17" W
C27	39.23'	25.00'	89°54'47"	35.33'	N 44°40'17" W
C28	16.09'	25.00'	36°52'12"	15.81'	N 71°11'34" W
C29	23.14'	25.00'	53°02'35"	22.33'	N 26°14'11" W
C30	155.37'	99.00'	89°55'14"	139.91'	N 44°40'03" W
C31	19.89'	99.00'	11°30'43"	19.86'	N 83°52'19" W
C32	20.03'	99.00'	11°35'41"	20.00'	N 72°19'07" W
C33	32.75'	99.00'	18°57'24"	32.61'	N 57°02'35" W
C34	37.25'	99.00'	21°33'21"	37.03'	N 36°47'13" W
C35	41.30'	99.00'	23°54'00"	41.00'	N 14°03'32" W
C36	4.15'	99.00'	2°24'06"	4.15'	N 00°54'29" W
C37	96.44'	190.00'	29°04'53"	95.41'	N 14°15'44" W
C38	62.44'	190.00'	18°49'45"	62.16'	N 19°23'19" W
C39	34.00'	190.00'	10°15'08"	33.95'	N 04°50'52" W

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 58	0.1388	6,046
Lot 59	0.1388	6,046
Lot 60	0.1388	6,045
Lot 61	0.1441	6,275
Lot 62	0.2032	8,852
Lot 63	0.2316	10,090
Lot 64	0.2623	11,424
Lot 65	0.1789	7,792
Lot 66	0.1479	6,441
Lot 67	0.1476	6,429
Lot 68	0.1476	6,428
Lot 69	0.1475	6,426
Lot 70	0.1475	6,424
Lot 71	0.1474	6,422
Lot 72	0.1474	6,421
Lot 73	0.1474	6,419
Lot 74	0.1473	6,417
Lot 75	0.1473	6,416
Lot 76	0.1472	6,414
Lot 77	0.1472	6,412
Lot 78	0.1472	6,410
Lot 79	0.1357	5,912
Lot 80	0.1389	6,050
Lot 81	0.1389	6,050
Lot 82	0.1389	6,050
Lot 83	0.1389	6,050
Lot 84	0.1540	6,710
Lot 85	0.1540	6,710
Lot 86	0.1540	6,710
Lot 87	0.1540	6,710
Lot 88	0.1540	6,710
Lot 89	0.1540	6,710
Lot 90	0.1533	6,678
Lot 91	0.1568	6,828
Lot 92	0.1578	6,875
Lot 93	0.1578	6,875
Lot 94	0.1578	6,875
Lot 95	0.1578	6,875
Lot 96	0.1578	6,875
Lot 97	0.1564	6,815
Lot 98	0.1552	6,760
Lot 99	0.1566	6,820
Lot 100	0.1566	6,820
Lot 101	0.1566	6,820
Lot 102	0.1566	6,820
Lot 103	0.1566	6,820
Lot 104	0.1555	6,775
Lot 105	0.1591	6,930
Lot 106	0.1578	6,874
Lot 107	0.1578	6,875
Lot 108	0.1578	6,875
Lot 109	0.1578	6,875
Lot 110	0.1578	6,875
Lot 111	0.1594	6,945

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Tract 12	0.0127	551
Tract 13	0.0337	1,469
Tract 14	0.0215	937
Tract 15	0.0378	1,647
Tract 16	0.0626	2,728
Tract 17	0.0943	4,109
Tract 18	0.0127	551
Tract 19	0.0251	1,095
Tract 40	2.0058	87,372

Line Table		
Line #	Direction	Length (ft)
L1	N 89°42'53" W	50.09'
L2	N 00°17'07" E	12.27'
L3	N 89°42'53" W	50.09'
L4	N 89°37'40" W	70.18'
L5	S 00°17'34" W	20.83'
L6	S 89°37'40" E	55.03'

Plat for La Cuentista Subdivision, Phase II

Being Comprised of

Tract B-2-A-1, La Cuentista Subdivision, Phase I

City of Albuquerque

Bernalillo County, New Mexico

January 2024

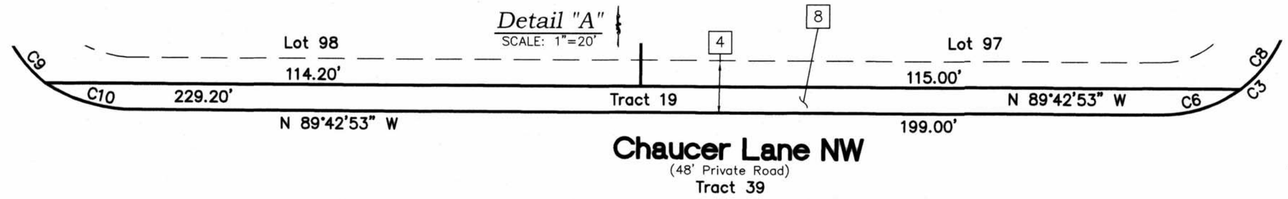
Easement Notes

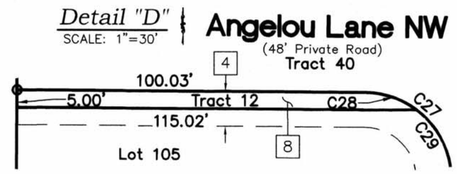
1. INTENTIONALLY OMITTED
2. EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT (01/07/2004, 2004C–7) AND (6/23/2023, 2023C–48) ON TRACT B–2–A–1, IS NOW CONFINED TO TRACT 40 WITH THE FILING OF THIS PLAT.
3. EXISTING 20' FLOATING TEMPORARY CONSTRUCTION EASEMENT, NOW CONFINED TO TRACT 17 ONLY, AND MAY BE FURTHER RELOCATED, CONFINED AND DEFINED OR REMOVED AND/OR VACATED BY THE DEVELOPER BY SUBSEQUENT PLATS
4. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
5. PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT FOR OPERATIONS AND MAINTENANCE OF PUBLIC WATER AND SEWER INFRASTRUCTURE, CONFINED TO TRACT 40.
6. PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON THIS SHEET FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, CONFINED TO TRACT 40.
7. PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVICE THE RESIDENTS IN LA CUENTISTA SUBDIVISION, CONFINED TO TRACT 40.
8. PRIVATE DRAINAGE EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON THIS SHEET FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
9. EXISTING PRIVATE DRAINAGE EASEMENT (6/23/2023, 2023C–48)
10. EXISTING 10' P.U.E. (6/23/2023, 2023C–48)
11. PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT FOR OPERATIONS AND MAINTENANCE OF PUBLIC WATER AND SEWER INFRASTRUCTURE, CONFINED TO TRACT 39. (6/23/2023, 2023C–48)
12. PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON THIS SHEET FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, CONFINED TO TRACT 39. (6/23/2023, 2023C–48)
13. PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVICE THE RESIDENTS IN LA CUENTISTA SUBDIVISION, CONFINED TO TRACT 39. (6/23/2023, 2023C–48)
14. 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
15. 20' PRIVATE PEDESTRIAN EASEMENT, OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT

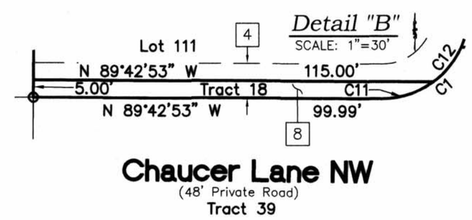
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

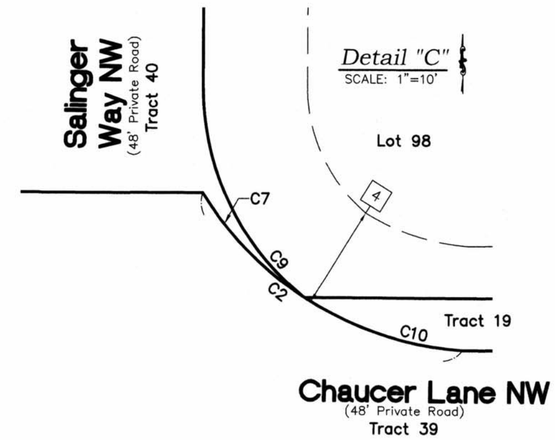
Plat for La Cuentista Subdivision, Phase II

Being Comprised of
Tract B-2-A-1, La Cuentista Subdivision, Phase I
City of Albuquerque
Bernalillo County, New Mexico
January 2024









Drainage Facilities Maintenance Note

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

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

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON AS PASEO DEL NORTE NEW AND AZUCENA PLACE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

01/26/24

KEVIN PATTON — DATE
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO, INC (OWNER, TRACT B-2-A)

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1/26/24, 20__
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO, INC (OWNER, TRACT B-2-A)

BY: Elizabeth Roybal
NOTARY PUBLIC

MY COMMISSION EXPIRES 04-05-25

STATE OF NEW MEXICO
NOTARY PUBLIC
ELIZABETH ROYBAL
Commission # 1133109
My Comm. Exp. April 5, 2025

Solar Collection Note

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

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

Waiver Notes

THE FOLLOWING WAIVERS WERE APPROVED BY THE DEVELOPMENT REVIEW BOARD AND THE ENVIRONMENTAL PLANNING COMMISSION:

- DPM SECTION 7-4(E) – PEDESTRIAN FACILITIES – WAIVER TO ALLOW SIDEWALK ON ONE SIDE THE STREET AT THE PRIVATE ENTRYWAYS TO THE SUBDIVISION
- DPM SECTION 7-2(C) – TEMPORARY SIDEWALK DEFERRAL – WAIVER TO DEFER THE INSTALLATION OF SIDEWALKS UNTIL EACH HOME CONSTRUCTION IS COMPLETED.
- DPM SECTION 7-4(A)(3) – CONNECTIVITY – WAIVER TO ALLOW BLOCKS TO EXCEED 600 FEET, THE MAXIMUM ALLOWABLE LENGTH FOR A LOCAL STREET. THE WAIVER WAS TO ALLOW THE PEDESTRIAN ACCESS POINTS TO BE STRATEGICALLY PLACED AS IT RELATES TO THE PROPOSED LAYOUT AND ADJACENT PROPERTIES.
- IDO SECTION 5-4(F)(2)(B) – RESIDENTIAL LOTS SHALL AVOID LAYOUTS WHERE THE REAR LOT LINE IS ADJACENT TO A COLLECTOR OR ABOVE. WAIVER TO ALLOW LOT BACKING TO PASEO DEL NORTE WHICH WILL HAVE DEEPER BACK YARDS AS WELL AS PASEO DEL NORTE HAVING AN ADDITIONAL LANDSCAPE BUFFER TO ALLOW A GREATER BUFFER FROM THE ROADWAY.

CSI-CARTESIAN SURVEYS INC.
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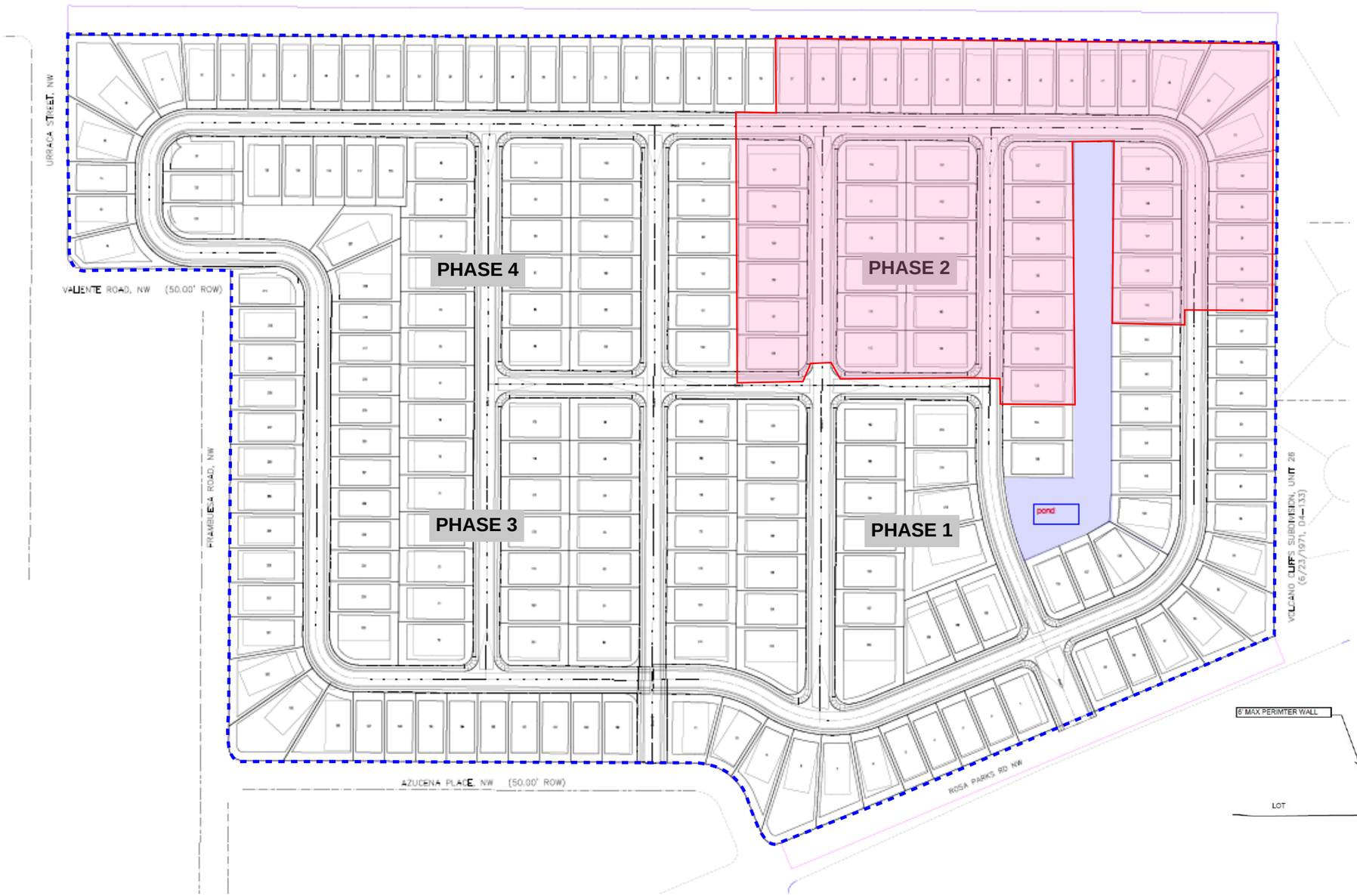
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

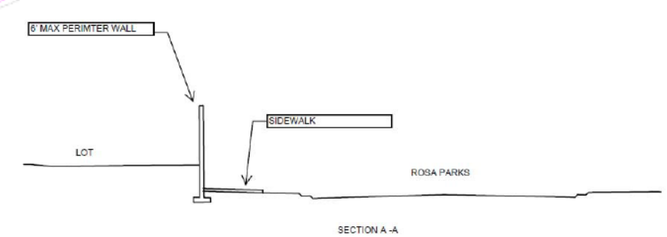
WALL EXHIBIT

LA CUENTISTA SUBDIVISION, PHASE II



PROPOSED PERIMETER WALL LOCATION

APPROXIMATE PHASE II AREA



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Bohannan Huston
www.bhinc.com
800.877.5332

DocuSign Envelope ID: B8BF5C50-7ED8-459C-AE73-237EA42842E1

CONTRACT CONTROL FORM

PROJECT NO: 709777 **CONTACT PERSON:** **Derrick Green**

CCN: 202400617

(New/Existing) *Existing*

Type of Paperwork: Amendment to Agreement

Project Name/Description (From CTS): La Cuentista Subdivision Phase 2

Developer/Owner/Vendor: Pulte Development

Contract Amount **$1,868,184.24** Contract Period: 11/3/2023 - 12/22/2024

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By	Approval Date
DRC Manager	DS EV DS	1/10/2024 | 1:34 PM MST
Legal Department	BMR DS	1/10/2024 | 4:50 PM MST
City Engineer	SB	1/16/2024 | 7:36 AM MST
Hydrology Engineer		
Transportation Engineer		
Construction Engineer		
OTHER: CAO		

DISTRUBUTION:

	Date:	By:
Received by City clerk	1/16/2024	Gabby W.

AMENDMENT TO AGREEMENT TO CONSTRUCT INFRASTRUCTURE IMPROVEMENTS

Project Name: La Cuentista Subdivision Phase 2
City Project # 709777

This Agreement is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Pulte Development of New Mexico, Inc. ("Developer"), a Michigan Corporation, [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.], whose email address is kevin.patton@pultegroup.com , whose address is 7601 Jefferson Street NE Suite 320 (City) Albuquerque, (State) New Mexico (Zip Code) 87109 and whose telephone number is 505-341-8591 (Kevin Patton), in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement to Construct Public and/or Private Infrastructure Improvements ("Original Agreement") on November 3, 2023, which was recorded on November 8, 2023, as Document No.2023071393 in the records of the Bernalillo County Clerk, State of New Mexico, wherein the Developer agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the parties agree that the word "Subdivider" used in any previous Agreements is replaced with the word "Developer" for this Agreement. This change has no substantive effect on any other provision of the agreement.

WHEREAS, the Developer has requested to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Developer is able to provide the required financial guaranty.

THEREFORE, the Developer and the City agree to amend the Original Agreement as follows:

1. Amending Section 6. Financial Guaranty, second paragraph, to read as follows:

   To meet the Integrated Development Ordinance requirements, the Developer has acquired or is able to acquire the following "Financial Guaranty":

   Type of Financial Guaranty: Surety Bond
   Amount: $1,868,185.24
   Name of Financial Institution or Surety providing Guaranty: RLI Insurance Company
   Date City first able to call Guaranty (Construction Completion Deadline): December 22, 2024
   If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: February 22, 2025
   Additional information: _____

Doc# 2024002533
01/16/2024 11:38 AM Page: 1 of 11
AGRE R:$25.00 Linda Stover, Bernalillo County

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

DEVELOPER: **Pulte Development of New Mexico Inc., a Michigan Corporation**

By [signature]: _____
Name [print]: **Kevin Patton**
Title: **Director of Land Planning and Entitlements**
Dated: **January 3, 2024**

DEVELOPER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 3rd day of January, 2024, by [name of person] **Kevin Patton**, [title or capacity, for instance, "President" or "Owner"] **Director of Land Planning and Entitlements** of ("Developer") **Pulte Development of New Mexico Inc.**.

STATE OF NEW MEXICO
NOTARY PUBLIC
ELIZABETH ROYBAL
Commission # 1133109
My Comm. Exp. April 5, 2025

Elizabeth Roybal
Notary Public

My Commission Expires: 04-05-25

DocuSign Envelope ID: B8BF5C50-7ED8-459C-AE73-237EA42842E1

CITY OF ALBUQUERQUE:

By: DocuSigned by: Shahab Biazar 07E1C85401E9406... DS KV DS BMR

Shahab Biazar, P.E., City Engineer

Agreement is effective as of (Date): 1/16/2024 | 7:36 AM MST

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 16 day of January, 2024, by Shahab Biazar, P.E., Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

STATE OF NEW MEXICO
NOTARY PUBLIC
Tanya Devargas
Commission No. 1136059
November 24, 2025

Notary Public

My Commission Expires:

FIGURE 16
SUBDIVISION BOND
(Procedure B)

Bond No. CMS354713

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we Pulte Development of New Mexico, Inc. ("Subdivider") a Michigan Limited Liability Company, as "Principal", and RLI Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Illinois and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of One Million Eight Hundred Sixty Eight Thousand One Hundred Eighty Five and 24/100 Dollars, ($1,868,185.24), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as La Cuentista Subdivision Phase 2 ("Subdivision"), City Project No. 709777; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: public and/or private infrastructure improvements ("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Pulte Development of New Mexico, Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on November 8, 2023 as Document Number 2023071393, as amended by change order or amendments to the agreement.

Bond No. CMS354713

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before December 22, 2024 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 13th day of December, 2023.

DEVELOPER

By [signature:] SEE ATTACHED
Name: Gregory S. Rives
Title: Assistant Treasurer
Dated: December 13, 2023

SURETY

By [signature:]
Name: Jeremy Polk
Title: Attorney-in-Fact
Dated: December 13, 2023

*NOTE: Power of Attorney for Surety must be attached.

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) ss.

COUNTY OF COBB)

This record was acknowledged before me on December 13, 2023, appeared Gregory S. Rives, Pulte Development of New Mexico, Inc, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

Signature of Notary Public

T JESSICA MASK
Notary Public - State of Georgia
Cobb County
My Commission Expires Feb 21, 2026

T. JESSICA MASK
Notary Public State of Georgia
My Commission Expires: February 21, 2026

executed this 13th day of December, 2023.

Pulte Development of New Mexico, Inc.

PRINCIPAL

BY: Gregory S. Rives, Assistant Treasurer

Notary Attached

POWER OF ATTORNEY

RLI Insurance Company
Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Jeremy Polk, Matthew Erra, jointly or severally

in the City of Phoenix, State of Arizona its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed **Twenty Five Million** Dollars (**$25,000,000.00**) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 15th day of May, 2020.

CONTRACTORS BONDING AND INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Barton W. Davis — Vice President

State of Illinois
County of Peoria } SS

On this 15th day of May, 2020, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Catherine D. Glover — Notary Public

CATHERINE D. GLOVER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 24, 2024

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 13th day of December, 2023.

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Jeffrey D Fick — Corporate Secretary

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A0058D19

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Elk Haven
13 Bishop Lamy Road
Lamy, NM 87540

Project# PR-2021-004968
Application#
SD-2021-00260 PRELIMINARY PLAT
VA-2021-00453 WAIVER TO STREET FACING REAR YARD
VA-2021-00455 DEFERRAL OF SIDEWALK CONSTRUCTION
VA-2021-00452 SIDEWALK WAIVER
VA-2021-00454 WAIVER TO BLOCK LENGTH

LEGAL DESCRIPTION:

For all or a portion of: **TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION** zoned **R-ML,** located on **ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW** containing approximately **59.0** acre(s). **(C-10)**

On March 30, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

SD-2021-00260 PRELIMINARY PLAT

1. This Preliminary Plat subdivides 2 existing tracts into 248 lots. The Preliminary Plat vacates and grants easements as depicted on the Plat.

2. The property is zoned R-ML. Future development must be consistent with the underlying zone districts.

3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Final Plat.

4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2021-00453 WAIVER TO STREET FACING REAR YARD

1. The applicant proposes a waiver to permit rear yards for lots along Paseo del Norte, an arterial street. 5-4(F)(2)(b) discourages layouts where the rear lot line is adjacent to a collector or arterial street.

2. The request is justified per 14-16-6-6(P)(3) of the IDO. Paseo del Norte will have an additional landscape buffer and trail where adjacent to subdivision lots. In addition, these lots add an additional 8-feet of backyards to allow for a greater buffer from the roadway.

3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2021-00455 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

1. The applicant proposes the temporary deferral of sidewalk construction along roadways as depicted on the Sidewalk Exhibit in the application submittal. The deferred sidewalks within the subdivision will be constructed with the development of each single-family home so when the subdivision is complete there will not be gaps in the sidewalk system.

2. Transportation engineering had no objections.

VA-2021-00452 SIDEWALK WAIVER

1. The applicant proposes a waiver from the requirement to construct a sidewalk along both sides of Suess Way NW at the intersection of Azucena Place NW and Twain Way NW at the intersection of Rosa Parks Road NW as depicted on the Sidewalk Exhibit.

2. The request is justified per 14-16-6-6(P)(3) of the IDO. Single sidewalks were requested along portions of Suess Way NW and Twain Way NW to permit secured access into the gated subdivision only.

3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2021-00454 WAIVER TO BLOCK LENGTH

1. The applicant proposes a waiver from the maximum block length for local streets of 600-feet.

2. The request is justified per 14-16-6-6(P)(3) of the IDO. The block length waiver was requested to strategically place the pedestrial access points as it relates to the proposed layout and adjacent property so as to follow the pedestrian specific movements and connectivity.

3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 14, 2022.** The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Jolene Wolfley
DRB Chair

JW/jr
Bohannan Huston, Inc., 7500 Jefferson NE, Albuquerque, NM 87109

SUPPORTIVE DOCUMENTATION

February 10, 2023

City of Albuquerque
Planning, Engineering and Building Departments
P.O. Box 1293
Albuquerque, NM 87102

Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement, Permit Applications, and Planning

To Whom It May Concern:

I hereby authorize Bohannan Huston as agents for all purposes described in this letter. In particular, Pulte Group and its officers, members and designees, are authorized by to take all actions relating to the preparation, execution, submission, and processing of submittals, applications, entitlement, platting and planning on La Cuentista.

Sincerely

Kevin Patton, P.E.
Director of Land Planning and Entitlements
The Pulte Group: NM Division

Bohannan Huston
great people supporting great communities

New Mexico:
Albuquerque | Las Cruces
Colorado:
Denver | Grand Junction
800.877.5332
bhinc.com

January 29, 2024

DHO
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Final Plat Submittal – La Cuentista Subdivision, Phase 2 (PR-2021-004968)

Dear Development Hearing Officer,

This letter is to accompany the Final Plat submittal that Bohannan Huston Inc. is requesting to be heard on February 7, 2024, for the above-mentioned site. The purpose of the plat is to subdivide the existing tract in to nine (9) tracts and create 54 lots in the second phase of the subdivision.

Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Yolanda Padilla Moyer

Yolanda Padilla Moyer, PE
Vice President
Community Development and Planning

YPM/kdl
Enclosures