



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

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

**BRIEF DESCRIPTION OF REQUEST**

Extension for Preliminary Plat: La Cuentista Subdivision Phase 1, 2, 3, and 4 & Offsite (Tracts B-1-A & B-2-A)

**APPLICATION INFORMATION**

Applicant/Owner: Pulte Group (Kevin Patton)	Phone: 505-341-8591
Address: 7601 Jefferson St NE Suite 320	Email: kevin.patton@pultegroup.com
City: Albuquerque	State: New Mexico
	Zip: 87109
Professional/Agent (if any): Bohannon Huston, Inc. (Yolanda Padilla Moyer, PE)	Phone: 505-823-1000
Address: 7500 Jefferson St. NE	Email: ypadilla@bhinc.com
City: Albuquerque	State: New Mexico
	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:

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

Lot or Tract No.: Tract B-1 and B-2	Block:	Unit:
Subdivision/Addition: La Cuentista Subdivision	MRGCD Map No.:	UPC Code: 101006434613240404 & 101006444912440403
Zone Atlas Page(s): C-10-Z	Existing Zoning: R-ML	Proposed Zoning R-ML
# of Existing Lots: 2	# of Proposed Lots: 250	Total Area of Site (Acres): 59

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Rosa Parks Rd NW      Between: **Unser Blvd NW**      and: **Kimmick Dr NE**

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

PR-2021-004964 / SI-2021-00260

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:** 12/19/2023

**Printed Name:** Yolanda Padilla Moyer       Applicant or  Agent

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

**MAJOR AMENDMENT TO PRELIMINARY PLAT**

**BULK LAND SUBDIVISION**

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

**PLAT DOCUMENTATION**

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

**SUPPORTIVE DOCUMENTATION**

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

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

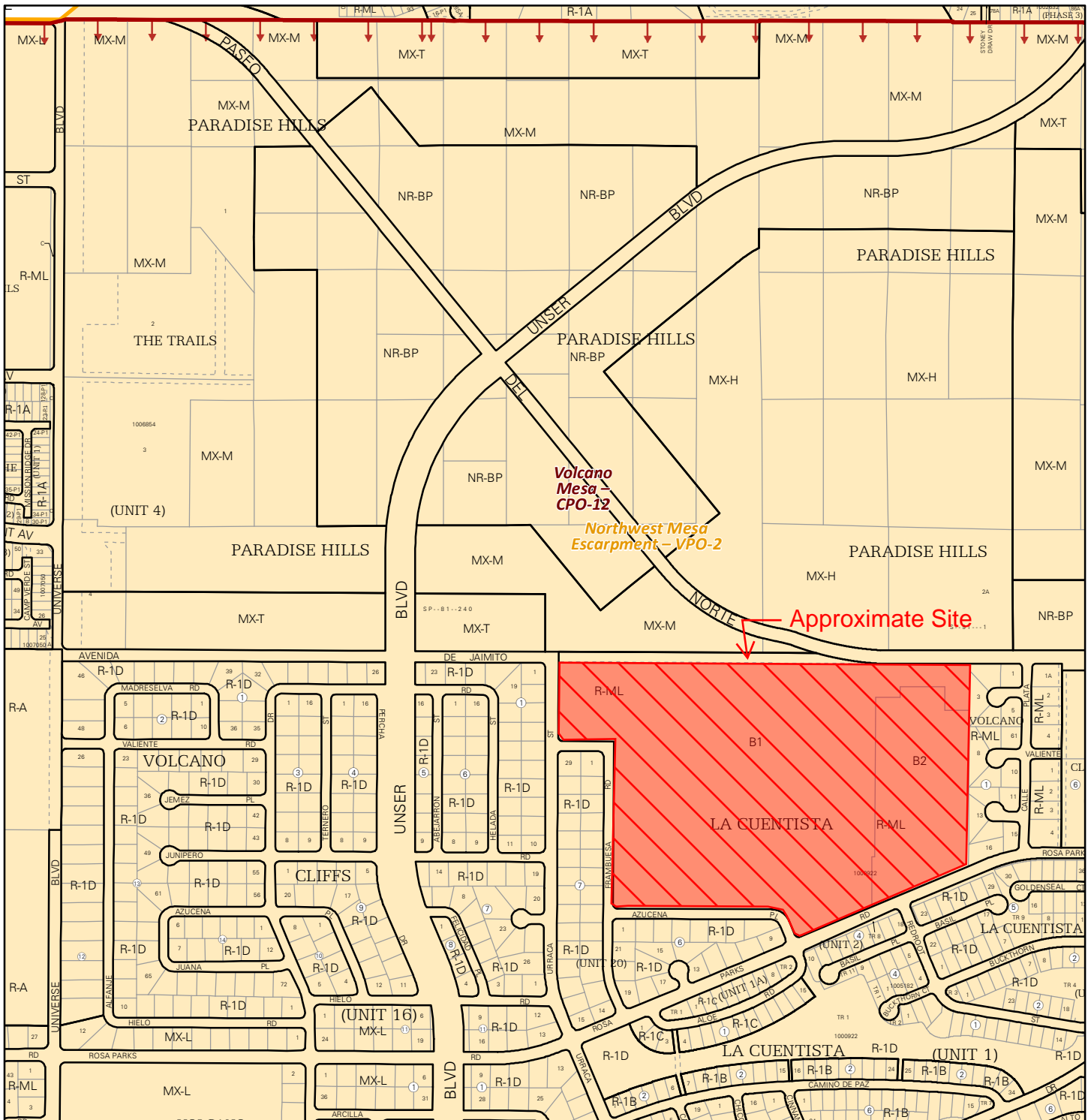
**PUBLIC NOTICE DOCUMENTATION**

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

**EXTENSION OF PRELIMINARY PLAT**

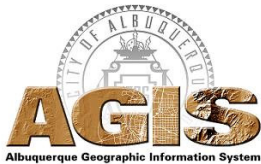
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other 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 S1 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Preliminary Plat
- 5) Copy of DRB approved infrastructure list
- 6) Letter of authorization from the property owner if application is submitted by an agent
- 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- n/a 8) Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_

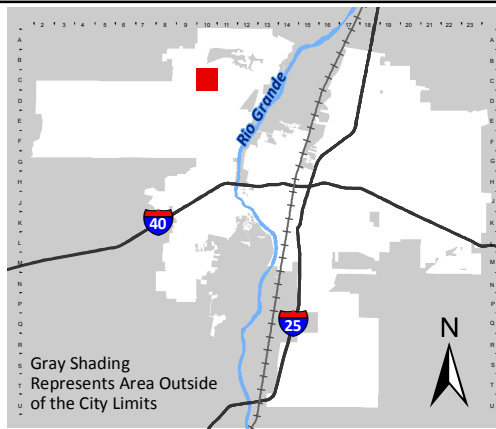


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

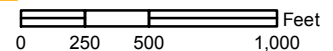


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**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



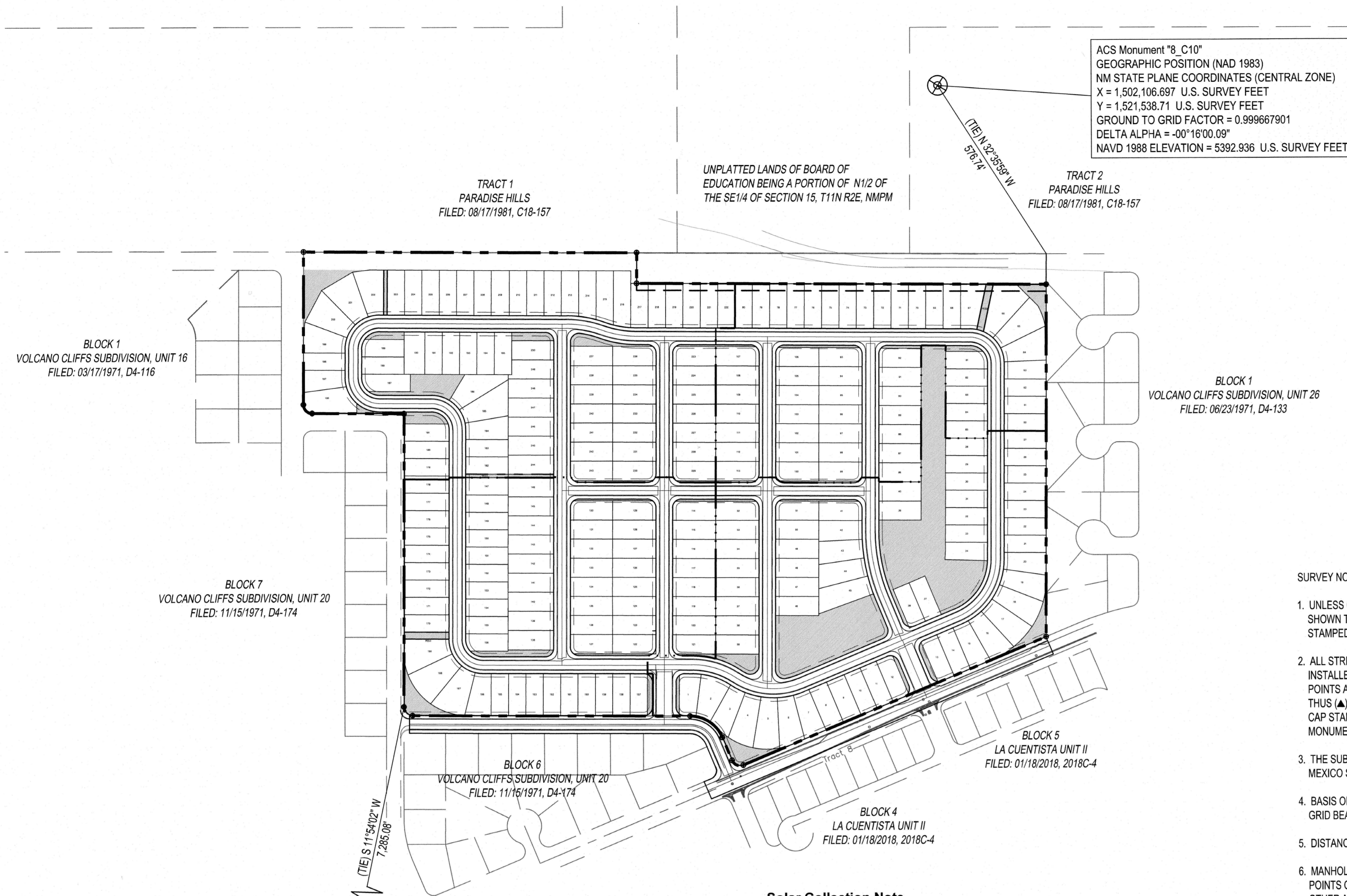


# PRELIMINARY PLAT LA CUENTISTA SUBDIVISION

(REPLAT OF TRACT B-1-A AND TRACT B-2-A)

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2021



ACS Monument "8" C10"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 1,502,106.697 U.S. SURVEY FEET  
Y = 1,521,538.71 U.S. SURVEY FEET  
GROUND TO GRID FACTOR = 0.999667901  
DELTA ALPHA = -00°16'00.09"  
NAVD 1988 ELEVATION = 5392.936 U.S. SURVEY FEET

UNPLATTED LANDS OF BOARD OF  
EDUCATION BEING A PORTION OF N1/2 OF  
THE SE1/4 OF SECTION 15, T11N R2E, NMPM

BLOCK 1  
VOLCANO CLIFFS SUBDIVISION, UNIT 16  
FILED: 03/17/1971, D4-116

BLOCK 1  
VOLCANO CLIFFS SUBDIVISION, UNIT 26  
FILED: 06/23/1971, D4-133

BLOCK 7  
VOLCANO CLIFFS SUBDIVISION, UNIT 20  
FILED: 11/15/1971, D4-174

BLOCK 6  
VOLCANO CLIFFS SUBDIVISION, UNIT 20  
FILED: 11/15/1971, D4-174

BLOCK 5  
LA CUENTISTA UNIT II  
FILED: 01/18/2018, 2018C-4

BLOCK 4  
LA CUENTISTA UNIT II  
FILED: 01/18/2018, 2018C-4

ACS Monument "3" E10"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 1,499,059.808 U.S. SURVEY FEET  
Y = 1,512,627.946 U.S. SURVEY FEET  
GROUND TO GRID FACTOR = 0.999672416  
DELTA ALPHA = -00°16'20.35"  
NAVD 1988 ELEVATION = 5318.888 U.S. SURVEY FEET

**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.

**Purpose of Plat**  
1. SUBDIVIDE AS SHOWN HEREON.  
2. GRANT EASEMENTS AS SHOWN HEREON.  
3. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

PLAT IS LOCATED WITHIN PROJECTED SECTIONS 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.



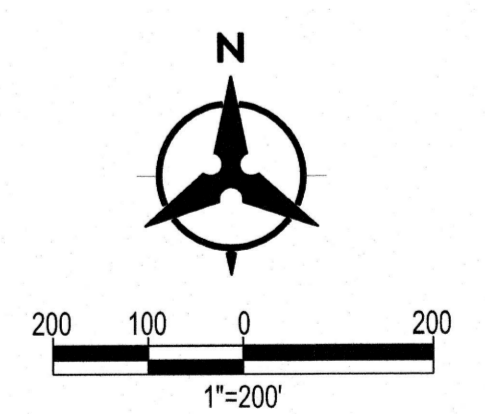
LOCATION MAP (ZONE ATLAS C-10-Z)  
NOT TO SCALE

- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊙) SHALL BE MARKED BY A #5 REBAR STAMPED "PLOTNER, PS 14271".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 14271".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

*Loren N. Risenhoover P.S.* 12/6/2021  
CITY SURVEYOR DATE

OWNER:  
ELK HAVEN, LLC  
STAN DIAMOND, MANAGING MEMBER  
BY: *Stan Diamond*  
NAME: Stan Diamond  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_



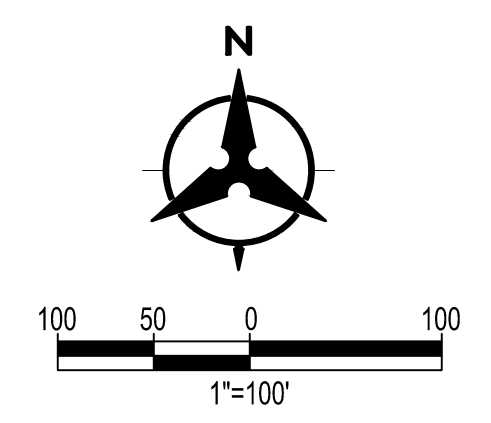
LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PERIMETER FENCE
	PROPOSED HOA TRACT





CURVE TABLE				
ID	RADIUS	ARC	DELTA	TANGENT
C1	25.00'	39.27'	90° 00' 00"	25.00'
C2	25.00'	39.27'	90° 00' 37"	25.00'
C3	100.60'	117.62'	66° 59' 22"	66.57'
C4	25.00'	39.27'	90° 00' 00"	25.00'

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PERIMETER FENCE
	PROPOSED HOA TRACT



**PRELIMINARY PLAT**  
**LA CUENTISTA SUBDIVISION**  
 (REPLAT OF TRACT B-1-A AND TRACT B-2-A)  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

MARCH, 2022

Tue, 29-Mar-2022 - 3:01 pm, Plotted by: AROMERO  
 P:\20210348\CDPPlans\General\20210348\_PreliminaryPlat.dwg

LEGAL DESCRIPTION:

TRACT 'B-1-A' AND TRACT 'B-2-A', OF THE BULK LAND PLAT FOR TRACT B-1-A and TRACT B-2-B LA CUMENTISTA SUBDIVISION WITHIN SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, 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

1. EXISTING ZONING: R-ML

PROPOSED ZONING: R-ML

PROPOSED RESIDENTIAL DEVELOPMENT:  
SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:  
EXISTING TRACT 'B-1-A' = 29.5744 ACRES  
EXISTING TRACT 'B-2-A' = 27.1077 ACRES

ACREAGE:	ENCUMBERED BY EASEMENT
PHASE 1	
TRACT '1' = 0.0152 Acres	B
TRACT '2' = 0.0252 Acres	B
TRACT '3' = 1.9571 Acres	B
TRACT '4' = 0.1105 Acres	B
TRACT '5' = 1.0781 Acres	B
TRACT '6' = 0.0241 Acres	B
TRACT '7' = 0.0218 Acres	B
TRACT '8' = NOT USED	B
TRACT '9' = NOT USED	B
TRACT '10' = 0.1849 Acres	B
TRACT '11' = 0.2130 Acres	B
TRACT '39' = 3.7594 Acres	A, C, D
PHASE 2	
TRACT '12' = 0.0127 Acres	B
TRACT '13' = 0.0337 Acres	B
TRACT '14' = 0.0215 Acres	B
TRACT '15' = 0.0378 Acres	B
TRACT '16' = 0.0626 Acres	B
TRACT '17' = 0.0942 Acres	B
TRACT '18' = 0.0127 Acres	B
TRACT '19' = 0.0252 Acres	B
TRACT '40' = 2.0054 Acres	A, C, D
PHASE 3	
TRACT '20' = 0.0249 Acres	B
TRACT '21' = 0.0150 Acres	B
TRACT '22' = 0.0590 Acres	B
TRACT '23' = 0.0937 Acres	B
TRACT '24' = 0.0249 Acres	B
TRACT '25' = 0.0169 Acres	B
TRACT '26' = 0.1563 Acres	B
TRACT '27' = 0.0341 Acres	B
TRACT '41' = 2.7568 Acres	A, C, D
PHASE 4	
TRACT '28' = 1.3546 Acres	B
TRACT '29' = 0.0298 Acres	B
TRACT '30' = 0.0509 Acres	B
TRACT '31' = 0.0636 Acres	B
TRACT '32' = 0.0916 Acres	B
TRACT '33' = 0.0125 Acres	B
TRACT '34' = 0.1950 Acres	B
TRACT '35' = 0.1134 Acres	B
TRACT '36' = 0.0582 Acres	B
TRACT '37' = 0.0249 Acres	B
TRACT '38' = 0.0125 Acres	B
TRACT '42' = 2.7624 Acres	A, C, D

EASEMENT LEGEND

- A PRIVATE DRAINAGE EASEMENT SEE NOTE 4
- B PRIVATE DRAINAGE EASEMENT SEE NOTE 10
- C PUBLIC SUBSURFACE SANITARY AND WATERLINE EASEMENT SEE NOTE 4
- D PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT SEE NOTE 4

NUMBER OF LOTS:  
LA CUMENTISTA PHASE 1 = 57  
LA CUMENTISTA PHASE 2 = 54  
LA CUMENTISTA PHASE 3 = 65  
LA CUMENTISTA PHASE 4 = 72  
TOTAL 248

PROPOSED DENSITY: 4.41 D.U./ACRE

3. MINIMUM LOT DIMENSIONS: 50'x122'  
MINIMUM LOT AREA: 6,100 SF

4. TRACTS 39 THROUGH 42 TO BE OWNED BY THE H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:

- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- A PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE. SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVE THE RESIDENCE IN 'LA CUMENTISTA SUBDIVISION'.

5. LOT SETBACKS:  
FRONT: 15'  
SIDE: 5'  
REAR: 15'

6. PROPOSED SOLAR ACCESS PROVISIONS, SHALL BE IN ACCORDANCE WITH INTEGRATED DEVELOPMENT ORDINANCE 14-16-5-10.

7. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK / TRAIL.

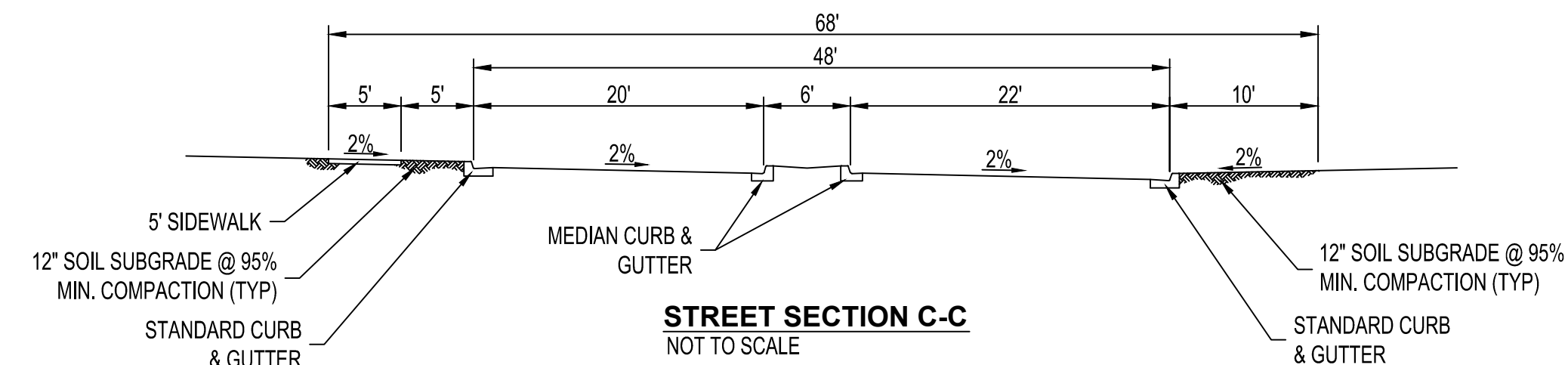
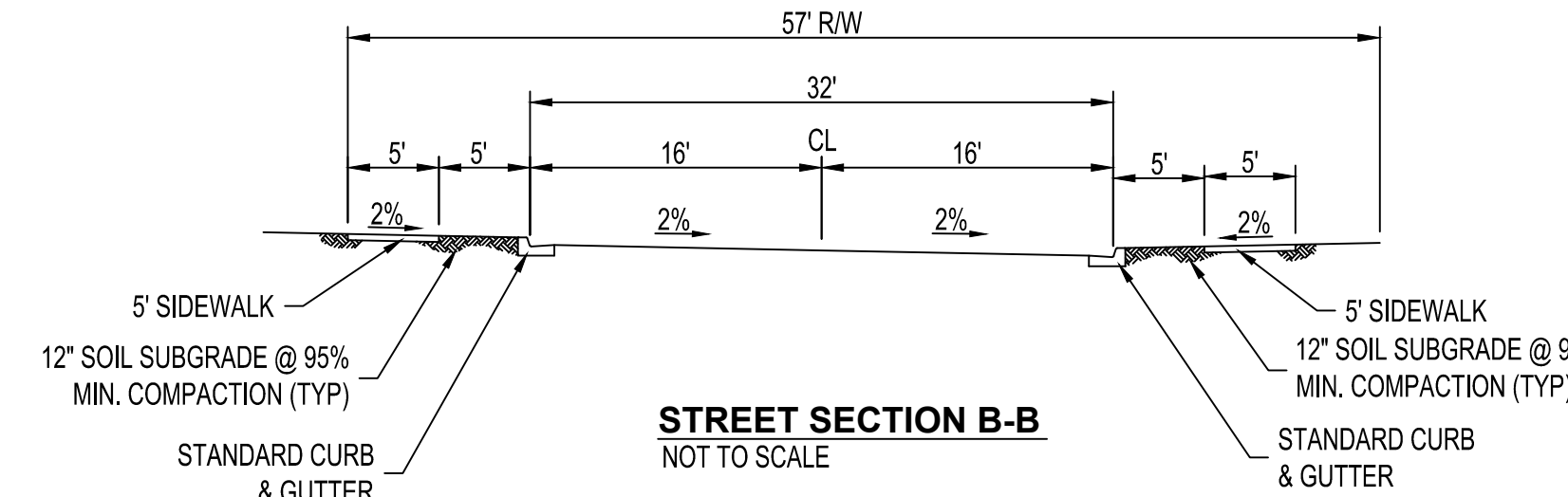
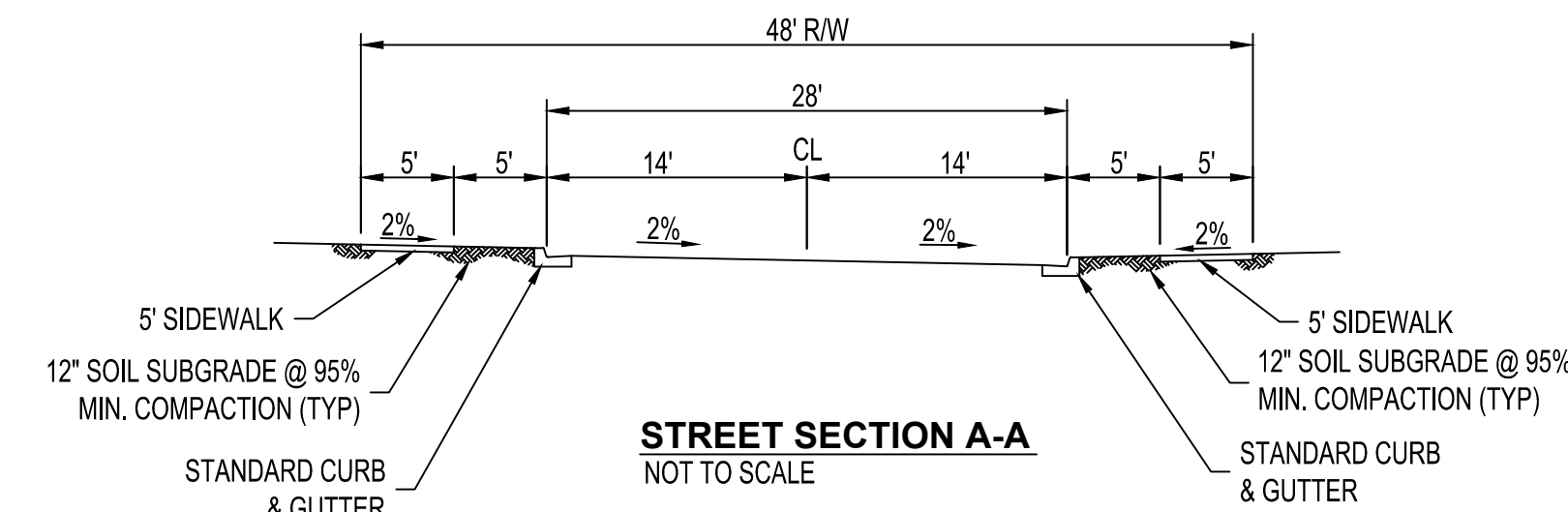
8. TRACT '11' THROUGH TRACT '41' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

10. TRACTS '11' - '38' CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED TO THE H.O.A. SEE THIS SHEET FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY

DRAINAGE FACILITIES MAINTENANCE NOTES:

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, BUILDING OR OTHER OBSTRUCTION (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 FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

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



Free Consent & 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.

STAN DIAMOND, MANAGING MEMBER  
ELK HAVEN, LLC

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: STAN DIAMOND, MANAGING MEMBER, ELK HAVEN, LLC

By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

# PRELIMINARY PLAT LA CUMENTISTA SUBDIVISION

(REPLAT OF TRACT B-1-A AND TRACT B-2-A)

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2022

Figure 12  
INFRASTRUCTURE LIST

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

LA CUENTISTA SUBDIVISION PHASE 1, 2, 3, 4 & OFFSITE  
(TRACT B-1-A & B-2-A)

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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PHASE 1 AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.</b>									
<b>PHASE 1</b>									
<b>PUBLIC WATERLINE IMPROVEMENTS-PHASE 1</b>									
<input type="text"/>	<input type="text"/>	12" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TWAIN WAY	ROSA PARKS RD	TOLKIEN LANE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TWAIN WAY	TOLKIEN LANE	PHASE 1/2 BOUNDARY CHAUCER TRAIL	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOLKIEN LANE	SEUSS WAY PHASE 1/3 BOUNDARY	TWAIN WAY	/	/	/
<input type="text"/>	<input type="text"/>	12" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	BRONTE LANE	TWAIN WAY	PHASE 1/2 BOUNDARY-	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SALINGER LANE	TOLKIEN LANE	PHASE 1/2 BOUNDARY/ CHAUCER TRAIL	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SEUSS WAY	AZUCENA PLACE	PHASE 1/3 BOUNDARY TOLKIEN LANE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1</b>									
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	TWAIN WAY	CHAUCER TRAIL PHASE 1/2 BOUNDARY	ROSA PARKS RD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	TOLKIEN LANE	SEUSS WAY PHASE 1/3 BOUNDARY	TWAIN WAY	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	BRONTE LANE	PHASE 1/2 BOUNDARY	TWAIN WAY	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SALINGER LANE	CHAUCER TRAIL PHASE 1/2 BOUNDARY	TOLKIEN LANE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	AZUCENA PLACE	SEUSS WAY	ROSA PARKS RD	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

\* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC



SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1</b>				
18-54** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TOLKIEN LANE	PHASE 1/3 BOUNDARY SEUSS WAY	POND
18" ** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TWAIN WAY	LOWPOINT NEAR LOT 41	POND
18" ** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TWAIN WAY	POND	ROSA PARKS RD
	POND (5.36 AC-FT)	EAST OF TWAIN WAY		
DRAINAGE POND SLOPES SHOULD BE STABILIZED AND POND BOTTOM SEEDED ACCORDING TO INTERIM SPEC 1013 SLOPE STABILATION AND SEEDING OR BETTER				
NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED IN ACCORDANCE WITH STD SPEC 1012 OR BETTER			
	** ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE ROADWAY IMPROVEMENTS - PHASE 1</b>				
48' F-F MIN 6' MEDIAN MIN 20' INGRESS MIN 20' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE†	SEUSS WAY	AZUCENA PLACE	TOLKIEN LANE
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	TOLKIEN LANE	SEUSS WAY PHASE 1/3 BOUNDARY	TWAIN WAY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	BRONTE LANE	TWAIN WAY	PHASE 1/2 BOUNDARY
48' F-F 6' MEDIAN 20' INGRESS 20' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE†	TWAIN WAY	ROSA PARKS PLACE	TOLKIEN LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	TWAIN WAY	TOLKIEN LANE	PHASE 1/2 BOUNDARY CHAUCER TRAIL
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SALINGER LANE	TOLKIEN LANE	PHASE 1/2 BOUNDARY CHAUCER TRAIL
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	CHAUCER TRAIL	PHASE 1/3 BOUNDARY	TWAIN WAY
NOTE:	STREET LIGHTS WITH ALL APPURTENANCES WITH ALL APPURTENANCES AS REQUIRED PER THE COA DPM			
	*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS			
	†SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) SEUSS WAY AND 2) TWAIN WAY			
	**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>OFFSITE PUBLIC IMPROVEMENTS-PHASE 1</b>				
12" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	AZUCENA PLACE	ROSA PARKS RD	SEUSS WAY
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	AZUCENA PLACE	ROSA PARKS RD	SEUSS WAY
24" F-F F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE	AZUCENA PLACE	ROSA PARKS RD	SEUSS WAY
VARIES 6-14' FACE TO EOP	COLLECTOR PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE	ROSA PARKS ROAD	AZUCENA PLACE	EAST BOUNDARY LINE

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

**PHASE 1 AND PHASE 1 OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.**

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC WATERLINE IMPROVEMENTS-PHASE 2</b>				
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ANGELOU LANE	PHASE 2/ 4 BOUNDARY	PEDESTRIAN/ WL EASEMENT BTW LOT 64/65
12" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	BRONTE LANE	PEDESTRIAN/ WL EASEMENT BTW LOT 64/65	PHASE 1/ 2 BOUNDARY
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TWAIN WAY	PHASE 1/ 2 BOUNDARY CHAUCER TRAIL	ANGELOU LANE
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SALINGER LANE	PHASE 1/ 2 BOUNDARY CHAUCER TRAIL	ANGELOU LANE
12" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	PEDESTRIAN/ WL EASEMENT BTW LOT 64/65	ANGELOU LANE	NORTH PROPERTY LINE

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2</b>				
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	BRONTE LANE	ANGELOU LANE	PHASE 1/ 2 BOUNDARY CHAUCER TRAIL
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	ANGELOU LANE	PHASE 2/ 4 BOUNDARY	BRONTE LANE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	TWAIN WAY	LOT 90	PHASE 1/ 2 BOUNDARY CHAUCER TRAIL
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SALINGER LANE	LOT 104	PHASE 1/ 2 BOUNDARY CHAUCER TRAIL

\* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2</b>				
18"-24" DIA	RCP W/ NEC, MH'S, LATERALS & INLETS	ANGELOU LANE	SALINGER LANE	LOWPOINT NEAR LOT 67
9' WIDE	SWALE 2	POND HOA TRACT	ANGELOU LANE LOWPOINT NEAR LOT 67	PHASE 1 NEAR LOT 37
NOTE:		A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY		
		ALL SLOPES ON HOA TRACTS TO BE STABILIZED IN ACCORDANCE WITH STD SPEC 1012 OR BETTER		
		** ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC		

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE ROADWAY IMPROVEMENTS - PHASE 2</b>				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK* ON BOTH SIDES*	BRONTE LANE	PHASE 1/2 BOUNDARY	ANGELOU LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ANGELOU LANE	BRONTE LANE	PHASE 2/4 BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	TWAIN WAY	PHASE 1/2 BOUNDARY	ANGELOU LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SALINGER LANE	PHASE 1/2 BOUNDARY	ANGELOU LANE
5'	TRAIL	PEDESTRIAN EASEMENT BTW LOT 64/65	ANGELOU LANE	NORTHERN BOUNDARY
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS		NOTE: STREET LIGHTS WITH ALL APPURTENANCES WITH ALL APPURTENANCES		
		**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC		

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>OFFSITE PUBLIC IMPROVEMENTS-PHASE 2</b>				
15' WIDE	SWALE 1 APPROX. 850 LF	NORTH OF NORTHERN BOUNDARY	CULVERT CROSSING AT PASEO DEL NORTE	EAST PROPERTY LINE

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/



**PHASE 1 AND PHASE 1 OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.**

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b><u>PUBLIC WATERLINE IMPROVEMENTS-PHASE 3</u></b>				
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOLKIEN LANE	PHASE 1/3 BOUNDARY SEUSS WAY	LOT 168
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TOLKIEN LANE	STEINBECK WAY	PEDESTRIAN/ WL EASEMENT BTW LOT 167 AND 168
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	VONNEGUT LANE	PEDESTRIAN/ WL EASEMENT BTW LOT 167 AND 168	PHASE 3/ 4 BOUNDARY
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STEINBECK WAY	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STEINBECK WAY	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CHAUCER TRAIL	STEINBECK WAY	SEUSS WAY
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SEUSS WAY	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	PEDESTRIAN/WL EASEMENT BTW LOT 167 AND 168	VONNEGUT LANE	FRAMBUESA ROAD

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b><u>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 3</u></b>				
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	TOLKIEN LANE	VONNEGUT LANE	PHASE 1/ 3 BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SEUSS WAY	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL	TOLKIEN LANE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	STEINBECK WAY	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL	TOLKIEN LANE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VONNEGUT LANE	PHASE 3/ 4 BOUNDARY	TOLKIEN LANE

\* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b><u>PRIVATE STORM DRAIN IMPROVMENTS-PHASE 3</u></b>				
18-24** DIA	RCP W/ NEC. MHS, LATERALS & INLETS	TOLKIEN LANE	VONNEGUT LANE NEAR LOT 151/152	PHASE 1/ 3 BOUNDARY SEUSS WAY
18-24** DIA	RCP W/ NEC. MHS, LATERALS & INLETS	SEUSS WAY	NEAR LOT 119	TOLKIEN LANE

NOTE: A GRADING AND DRAINAGE CERTIFICAION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

\*\* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PRIVATE ROADWAY IMPROVEMENTS - PHASE 3</b>									
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	TOLKIEN LANE	SEUSS WAY PHASE 1/3 BOUNDARY	STEINBECK WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	TOLKIEN LANE	STEINBECK WAY	VONNEGUT LANE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	VONNEGUT LANE	TOLKIEN LANE	PHASE 3/4 BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STEINBECK WAY	TOLKIEN LANE	PHASE 3/4 BOUNDARY CHAUCER TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SEUSS WAY	TOLKIEN LANE	PHASE 3/4 BOUNDARY CHAUCER TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	CHAUCER TRAIL	STEINBECK WAY	PHASE 1/3 BOUNDARY	/	/	/
		5'	TRAIL	PEDESTRIAN EASEMENT BTW LOT 167/168	VONNEGUT LANE	WESTERN BOUNDARY FRAMBUESA RD	/	/	/
							/	/	/
							/	/	/
							/	/	/
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS									
NOTE: STREET LIGHTS WITH ALL APPURTENANCES AS REQUIRED PER THE COA DPM									
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC									

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>OFFSITE PUBLIC IMPROVEMENTS-PHASE 3</b>									
		12" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FRAMBUESA ROAD	ROSA PARKS RD	PHASE 3/4 BOUNDARY	/	/	/
		12" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AZUCENA PLACE	PRV NEAR INTERSECTION OF FRABUESA	SUESS WAY	/	/	/
		10" PRV	PRESSURE REDUCING VALVE	PUBLIC WL EASEMENT ON HOA TRACT 26; FRABUESA & AZUCENA			/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS	AZUCENA PLACE	FRAMBUESA ROAD	SUESS WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS	FRAMBUESA ROAD	PHASE 3/4 BOUNDARY	AZUCENA PLACE	/	/	/
		24" F-F F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE	AZUCENA PLACE	FRAMBUESA ROAD	SEUSS WAY	/	/	/
		24" F-F F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE	FRAMBUESA ROAD	PHASE 3/4 BOUNDARY	AZUCENA PLACE	/	/	/
							/	/	/
							/	/	/

**PHASE 1, PHASE 2, PHASE 3 AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.**

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC WATERLINE IMPROVEMENTS-PHASE 4</b>				
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ANGELOU LANE	FAULKNER WAY	LOT 218/219
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	FAULKNER WAY	ANGELOU LANE	VONNEGUT LANE
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	VONNEGUT LANE	FAULKNER WAY	PHASE 3/ 4 BOUNDARY
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STEINBECK WAY	ANGELOU LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SEUSS WAY	ANGELOU LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ANGELOU LANE	SEUSS WAY	PHASE 2/ 4 BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 4</b>				
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	ANGELOU LANE	PHASE 2/ 4 BOUNDARY	FAULKNER WAY
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	FAULKNER WAY	ANGELOU LANE	VONNEGUT LANE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VONNEGUT LANE	FAULKNER WAY	PHASE 3/ 4 BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SEUSS WAY	LOT 221	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	STEINBECK WAY	LOT 248	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL

\* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE DRAIN IMPROVEMENTS-PHASE 4</b>				
NOTE:	A GRADING AND DRAINAGE CERTIFICAION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED IN ACCORDANCE WITH STD SPEC 1012 OR BETTER			

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE ROADWAY IMPROVEMENTS - PHASE 4</b>				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK* ON BOTH SIDES*	ANGELOU LANE	PHASE 2/ 4 BOUNDARY	FAULKNER WAY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	FAULKNER WAY	ANGELOU LANE	VONNEGUT LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	VONNEGUT LANE	FAULKNER WAY	PHASE 3/ 4 BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SEUSS WAY	ANGELOU LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STEINBECK WAY	ANGELOU LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
5'	TRAIL	PEDESTRIAN EASEMENT BTW LOT 200/201	ANGELOU LANE	NORTHERN BOUNDARY

\*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS  
NOTE: STREET LIGHTS WITH ALL APPURTENANCES AS REQUIRED PER THE COA DPM  
\*\*PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>OFFSITE PUBLIC IMPROVEMENTS-PHASE 4</b>				
12" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	FRAMBUESA ROAD	PHASE 3/4 BOUNDARY	VALIENTE ROAD
12" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	VALIENTE ROAD	FRAMBUESA ROAD	URRACA STREET
12" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	URRACA STREET	VALIENTE ROAD	AVENIDA DE JAIMITO
12" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WL EASEMENT EAST OF LOT 194	VALIENTE ROAD	VONNEGUT LANE
8" DIA	SANITARY SEWER W/ NEC. MHS	FRAMBUESA ROAD	PHASE 3/4 BOUNDARY	VALIENTE ROAD
8" DIA	SANITARY SEWER W/ NEC. MHS	VALIENTE ROAD	FRAMBUESA ROAD	URRACA STREET
8" DIA	SANITARY SEWER W/ NEC. MHS	URRACA STREET	VALIENTE ROAD	AVENIDA DE JAIMITO
24" F-F F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE	FRAMBUESA ROAD	PHASE 3/4 BOUNDARY	VALIENTE ROAD
24" F-F F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE	VALIENTE ROAD	FRAMBUESA ROAD	URRACA STREET
24" F-F F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE	URRACA STREET	VALIENTE ROAD	AVENIDA DE JAIMITO

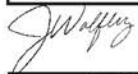




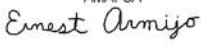
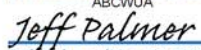
COLLECTOR SEWER ANALYSIS IS REQUIRED  
ABCWUA APPROVAL WILL BE REQUIRED PRIOR TO ANY SERVICE CONNECTIONS

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/



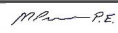
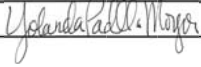
SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
<b>DEFERRED OFFSITE PUBLIC IMPROVEMENTS</b>				
15" APPROX. 2140'LF	SANITARY SEWER W/ NEC. MHS & SERVICES	51' UTILITY EASEMENT AT NORTH BOUNDARY	WEST BOUNDARY	EAST BOUNDARY
<b>DEFERRED OFFSITE PUBLIC IMPROVEMENTS - PROCEDURE "C"</b>				
42" DIA APPROX 760 LF	RCP W/ NEC. MH'S	51' UTILITY EASEMENT AT NORTH BOUNDARY	EAST BOUNDARY	760 LF WEST OF EAST BOUNDARY
35' WIDE APPROX 760 LF	WEST BOUND LANE W/ C&G 1-11' LANE, 1- 12' LANE, 8' BIKE LANE, 4' BUFFER AND 10' MULTI USE TRAIL	PASEO DEL NORTE	EAST BOUNDARY	760 LF WEST OF EAST BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
YOLANDA PADILLA MOYER, P.E. PREPARED BY: PRINT NAME	 DRB CHAIR	Mar 30, 2022 DATE	 PARKS & RECREATION Mar 30, 2022 DATE
BOHANNAN HUSTON INC. FIRM:	 TRANSPORTATION DEVELOPMENT	Mar 30, 2022 DATE	AMAFCA DATE
 SIGNATURE	 ABCWUA	Mar 30, 2022 DATE	 CITY ENGINEER Mar 30, 2022 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION <input type="text"/>	 CODE ENFORCEMENT	Mar 30, 2022 DATE	DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
	4/21/2022		 P.E.	



February 10, 2023

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

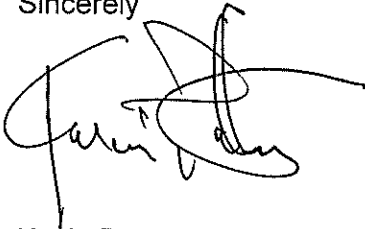
Albuquerque Bernalillo County Water Utility Authority  
One Civic Plaza NW  
Albuquerque, New Mexico 87102

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

To Whom It May Concern:

I hereby authorize Bohannon 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

A handwritten signature in black ink, appearing to read "Kevin Patton", with a large, stylized flourish above the name.

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

December 19, 2023

Development Hearing Officer  
Planning Department  
415 Silver Ave SW  
Albuquerque, NM 87102

Re: Preliminary Plat Extension – La Cuentista Subdivision Phase 1, 2, 3, 4, & Offsite (Tract B-1-A & B-2-A) Case Number: PR-2021-004964

Dear DHO,

Bohannon Huston Inc., on behalf of the Pulte Group, is applying to extend the Preliminary Plat for the above-mentioned Subdivision. We are submitting the application to be heard at the next DHO hearing January 10<sup>th</sup>, 2024. Here in describing, explaining, and justifying our request per the IDO Section 14-16-6-4(X)(4), and subsequently 6-4(X)(4)(c), are within the General Provisions and timeline to apply, as the expiration of the original Preliminary Plat is March 30, 2023, and currently is extended to March 22, 2024. This site is situated on basalt and the site is currently being grading and basalt is being blasted. Phase 1 is complete, and Phase 2 is starting the construction. This extension will allow Phase 2 to complete construction and subsequent Phases 3 and 4 to continue with design and ultimately construction.

Sincerely,



Yolanda Padilla Moyer, PE  
Vice President  
Community Development and Planning