



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

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

<b>APPLICATION INFORMATION</b>		
Applicant: Elk Haven		Phone:
Address: 13 Bishop Lamy Road		Email:
City: Lamy	State: NM	Zip: 87540
Professional/Agent (if any): Bohannon Huston Inc.		Phone: (505) 798-1000
Address: 7500 Jefferson NE		Email: ypadilla@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner/Developer		List all owners: Pulte Group
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract B-1 & B-2		Block:
Subdivision/Addition: La Cuentista Subdivision		Unit:
Zone Atlas Page(s): C-10-Z		MRGCD Map No.:
Existing Zoning: R-ML		UPC Code: 101006434613240404; 101006444912440403
# of Existing Lots: 2	# of Proposed Lots: 2	Proposed Zoning
Total Area of Site (Acres): 59 ac		
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Rosa Parks Rd NW		Between: Unser Blvd NW and: Kimmick Dr NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

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: <i>Yolanda Padilla Moyer</i>	Date: 07/15/2021
Printed Name: Yolanda Padilla Moyer, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

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

*Please refer to the DRB 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

Interpreter Needed for Meeting? N/A if yes, indicate language: \_\_\_\_\_  
 \_\_\_ 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 on a CD. PDF shall be organized with the Development Review Application and this Form S1 at the front followed by the remaining documents in the order provided on this form.

- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Sign Posting Agreement
- \_\_\_ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

N/A TIS Traffic Impact Study Form

N/A Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information

- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)
- \_\_\_ Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Copy of notification letter and proof of first class mailing
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing

N/A Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded) **BULK PLAT INCLUDED**

N/A Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)

N/A Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)

N/A Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone

N/A Proposed Infrastructure List


- EXTENSION OF PRELIMINARY PLAT
- INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION  
**For temporary sidewalk deferral extension, use Form V.**

\_\_\_ 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 on a CD. PDF shall be organized with the Development Review Application and this Form S1 at the front followed by the remaining documents in the order provided on this form.

- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ Preliminary Plat or site plan reduced to 8.5" x 11"
- \_\_\_ Copy of DRB approved infrastructure list

***I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.***

Signature: <u>Yolanda Padilla Moyer</u>	Date: 07/15/2021
Printed Name: Yolanda Padilla Moyer, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

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

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

**VACATION OF RIGHT-OF-WAY – DRB**

**VACATION OF RIGHT-OF-WAY – COUNCIL**

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

**VACATION OF PRIVATE EASEMENT**

**VACATION OF PUBLIC EASEMENT**

- N/A Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](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 on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents *in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
- Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- List number to be vacated 5
- Proof of Pre-Application meeting

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

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 07/15/2021
Printed Name: Yolanda Padilla Moyer, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

July 15, 2021

Ms. Jolene Wolfley  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: La Cuentista Subdivision (Replat of Tract B-1 and B-2 at La Cuentista Subdivision)  
– Bulk Plat Design Variance

Dear Ms. Wolfley:

Enclosed for Development Review Board (DRB) Bulk Land Plat review and comment are copies of the following information:

- Application for Development Review
- Proof of Neighborhood meeting
- Seven (7) copies of each of the Plat
- Three (3) copies of proposed street cross sections (N/A, will be provided with request for preliminary plat approval for the subdivision)
- Seven (7) copies of Site Sketch (N/A, will be provided with request for preliminary plat approval for the subdivision)
- Letter for waiver request (N/A, will be provided with request for preliminary plat approval for the subdivision)
- Zone Atlas Map
- Letter from the Office of Neighborhood Coordination and Neighborhood Coordinate
- DRWS (N/A, will be provided with request for preliminary plat approval for the subdivision)
- Submittal Fees

This plat and accompanying requests are being presented to the Development Review Board for the purpose of obtaining City review and approval. The submittal is to subdivide Tract B-1 and B-2 at La Cuentista Subdivision into two (2) tracts, Tract B-1-A and Tract B-2-A.

**Bulk Land Variance - Justification:**

We are seeking an infrastructure variance for Tract B-1-A and B-2-A at La Cuentista Subdivision. Future subdivision of this tract will be subject to DRB review and approval for a Preliminary Plat, at which time the improvements would be required.

Ms. Jolene Wolfley  
City of Albuquerque  
July 15, 2021  
Page 2

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

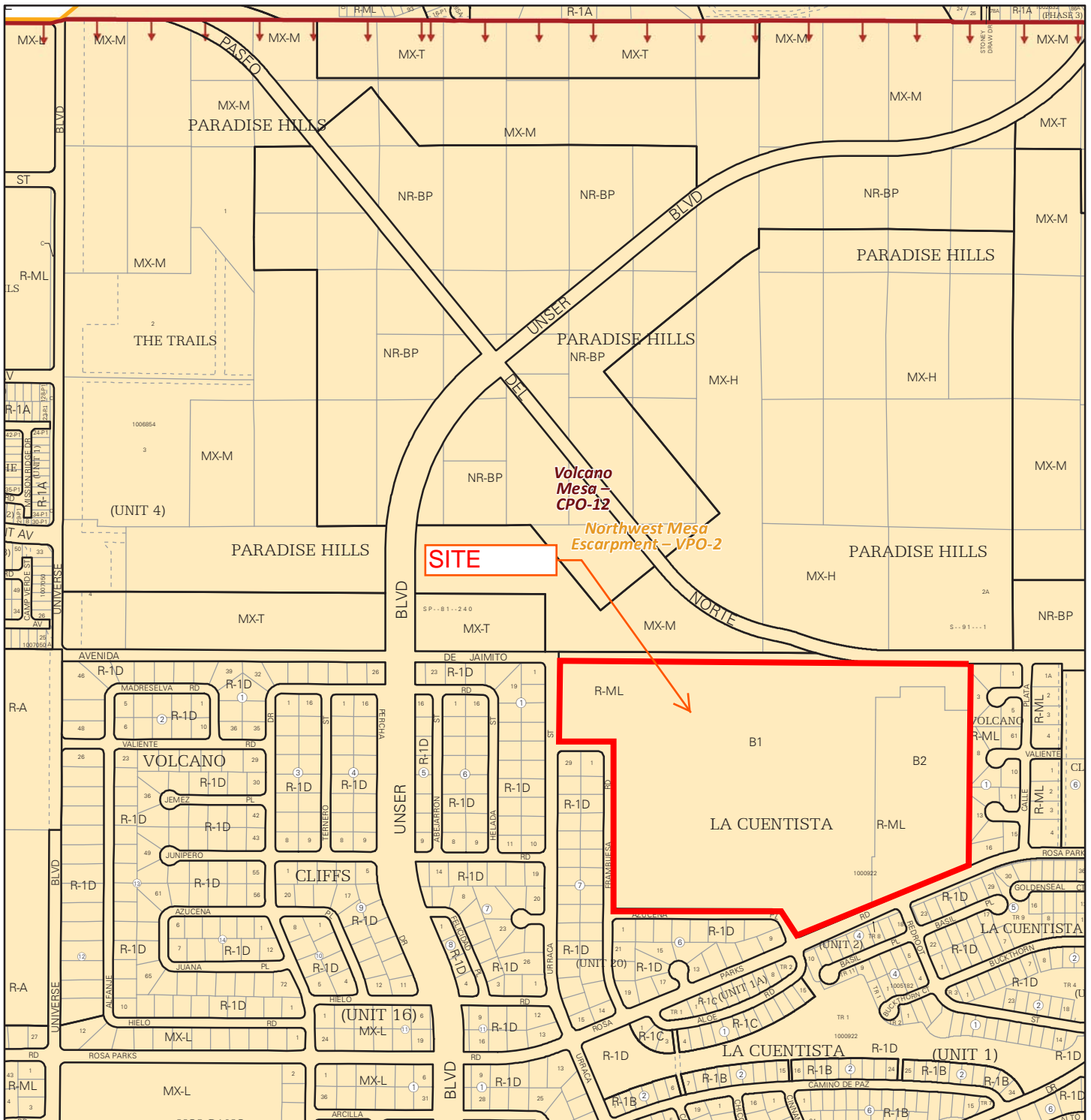
Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, P.E.  
Vice President  
Community Development and Planning

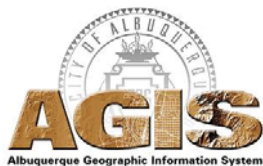
YPM/cc  
Enclosures

cc: Kevin Patton, Pulte Group w/enclosures

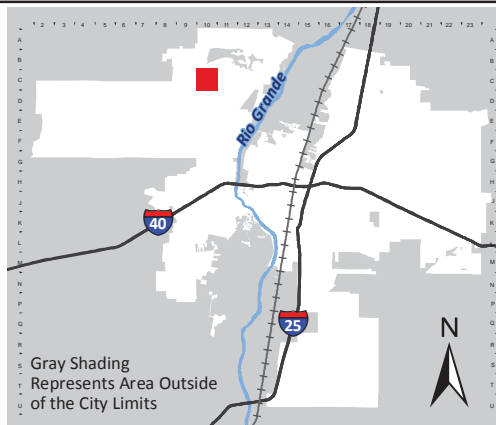


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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



July 1, 2021

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:

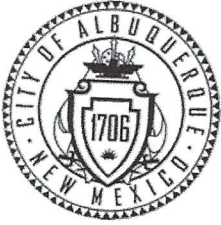
I hereby authorize Pulte Group and Bohannon Huston as agents for all purposes described in this letter. In particular, Pulte Group and its officers, members and designees, are authorized by to take all actions relating to the preparation, execution, submission, and processing of: submittals, applications,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

Sincerely



Name  
Title

STAN DIAMOND  
SOLE MEMBER/OWNER  
EIK HAVEN, LLC, A P.M.  
LLC



Tim Keller, Mayor  
Sarita Nair, CAO

City of Albuquerque  
P.O. Box 1293 Albuquerque, NM 87103  
Planning Department  
David S. Campbell, Director

**DATE:** July 8, 2021

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2021-004968  
**Agent:** Bohannan Huston Inc  
**Applicant:** Elk Haven LLC  
**Legal Description:** Tract B-1 & B-2 La Cuentista Subdivision  
**Zoning:** R-ML  
**Acreage:** 59  
**Zone Atlas Page(s):** Z-C-10

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

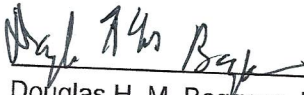
Historic Google Earth Images, NMCRIS records

**SITE VISIT:** N/A

**RECOMMENDATIONS:**

Previously surveyed under NMCRIS 136239. Two archaeological sites are present (LA 185819 and LA 185820). The report and site records are not yet available on NMCRIS. I need to look at these site records and/or the report to determine if anything needs to be done with these sites.

**SUBMITTED BY:**

 7-8-2021  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Department



January 19, 2021

Ms. Jolene Wolfley, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: La Cuentista - Sketch Plat Submittal

Dear Ms. Wolfley:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Form S2
- Copy of the Exhibit/sketch plat of site
- Zone Atlas page

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City review and comment. Tract B-1 and B-2 represents the residential development at La Cuentista and proposes approximately 231 single family residential lots on about 59 acres. Roadway right-of-way and pavement widths are indicated on the plan.

Please schedule for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, PE  
Vice President  
Community Development and Planning

YPM/cc  
Enclosures

cc: Kevin Patton, Pulte Homes



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

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Sketch Plat Review for Tract B-1 & B-2 at La Cuentista Subdivision			

<b>APPLICATION INFORMATION</b>			
Applicant: <b>Pulte Group</b>		Phone: <b>(505) 761-9606</b>	
Address: <b>7601 Jefferson NE Suite 180</b>		Email: <b>kevin.patton@pultegroup.com</b>	
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87109</b>	
Professional/Agent (if any): <b>Bohannon Huston Inc.</b>		Phone: <b>(505) 798-1000</b>	
Address: <b>7500 Jefferson NE</b>		Email: <b>ypadilla@bhinc.com</b>	
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87109</b>	
Proprietary Interest in Site: <b>Owner/Developer</b>		List <u>all</u> owners: <b>Pulte Group</b>	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: <b>Tract B-1 &amp; B-2</b>		Block:	Unit:
Subdivision/Addition: <b>La Cuentista Subdivision</b>		MRGCD Map No.:	UPC Code: <b>101006434613240404;</b> <b>101006444912440403</b>
Zone Atlas Page(s): <b>C-10-Z</b>	Existing Zoning: <b>R-ML</b>		Proposed Zoning:
# of Existing Lots: <b>2</b>	# of Proposed Lots: <b>231</b>		Total Area of Site (Acres): <b>59 ac</b>
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: <b>Rosa Parks Rd NW</b>		Between: <b>Unser Blvd NW</b>	and: <b>Kimmick Dr NW</b>
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

Signature: <i>Yolanda Padilla Moyer</i>		Date: <b>01/19/2021</b>	
Printed Name: <b>Yolanda Padilla Moyer, PE</b>		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

**Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.**

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](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 on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination Public Notice Inquiry response
  - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

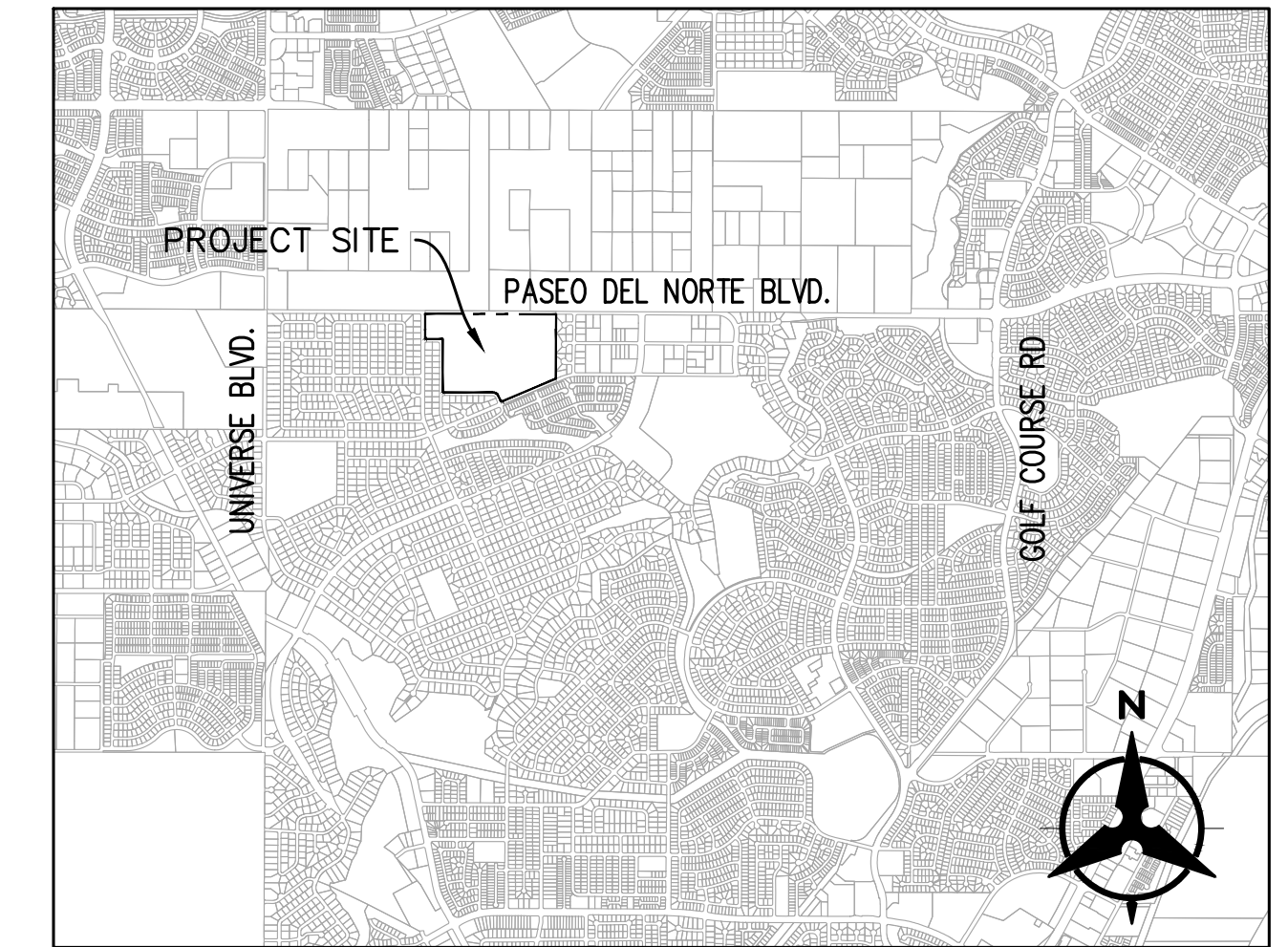
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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

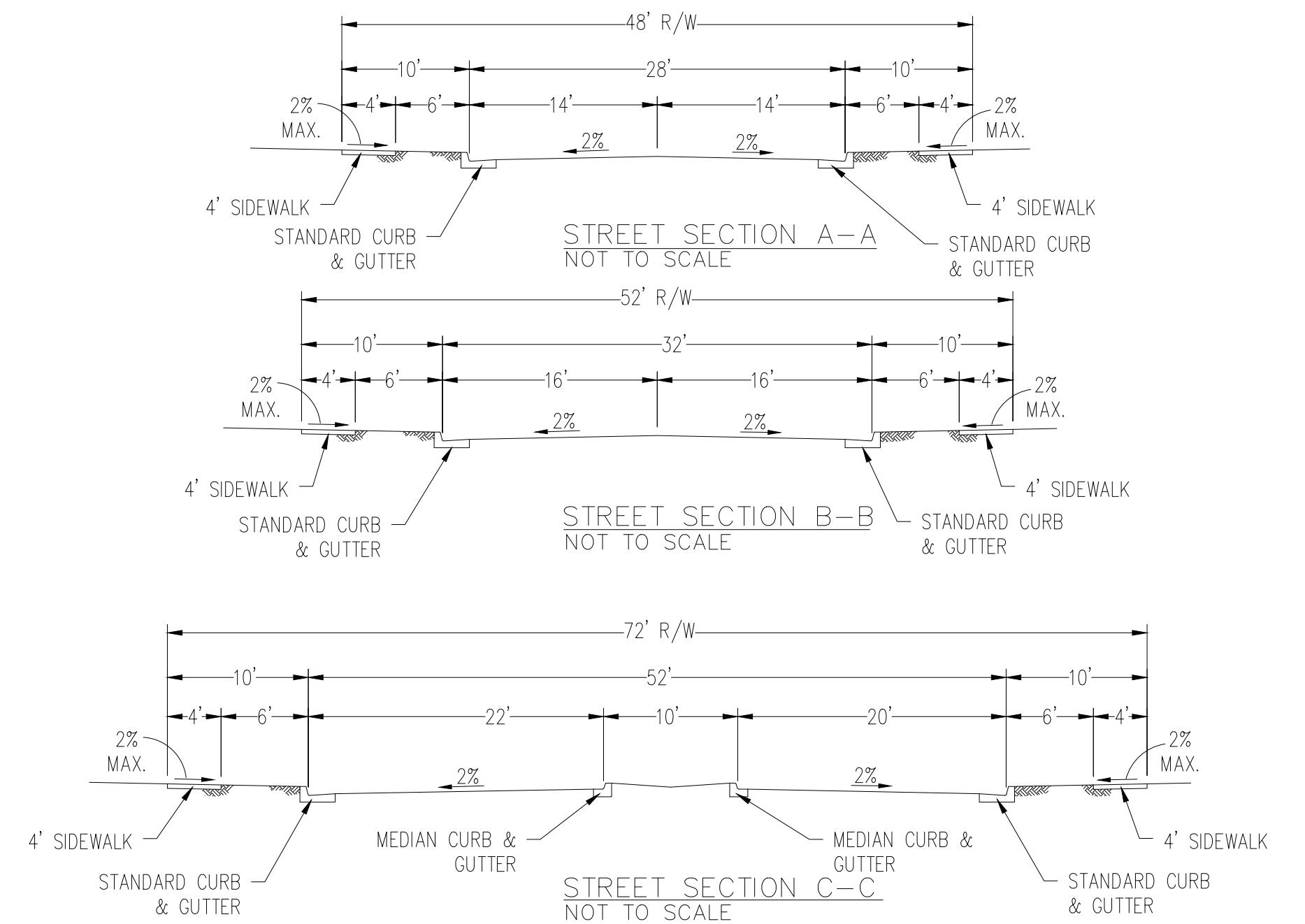
<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 01/19/2021</p>
<p>Printed Name: Yolanda Padilla Moyer, PE</p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

# SKETCH PLAT LA CUENTISTA SUBDIVISION

JANUARY 2021

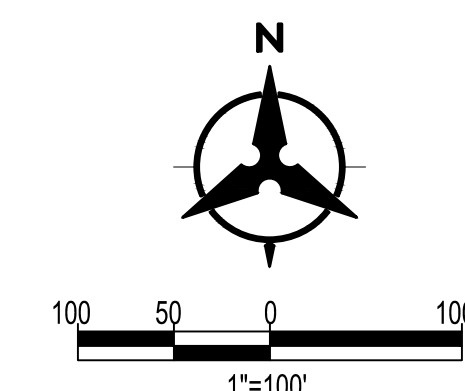


LOCATION MAP  
SCALE: 1" = 3000'



Subdivision Data:

- Existing Zone: R-ML
- Proposed Development: Residential
- Proposed Acreage: approx. 59 ac
- Proposed Lots: 231+/-
- Lot Dimension: 55'x130' & 65'x122'
- Minimum Lot Setbacks: 15' Front, 5' Side & 15' Back



DRB 2021 DEVELOPMENT REVIEW BOARD ONLINE ZOOM MEETING January 27, 2021  
Cheryl Somerfeldt.....Parks and Rec

**MAJOR & ASSOCIATED MINOR CASES**

1. PR-2020-004604 SI-2020-01467 – SITE PLAN  
CONSENSUS PLANNING INC. agent(s) for TITAN DEVELOPMENT request(s) the aforementioned action(s) for all or a portion of: LOTS 17, 18, 19, AND 20 BLK 9, NORTH ALBUQUERQUE ACRES TRACT 3, UNIT 3, and PARCEL 4 of DESERT RIDGE PLACE UNIT 1, zoned MX-L located on HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY, containing approximately 3.5 acre(s). (C-20){Deferred from 1/13/21]  
PROPERTY OWNERS : FRANK A & CATHERINE F ROWE TRUSTEES ROWE RVT  
REQUEST: SITE PLAN FOR A NEW 111 DWELLING UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
**No additional comments after previous reviews. No objection.**

2. PR-2020-004604 SD-2021-00015 – VACATION OF PUBLIC EASEMENT  
SD-2021-00014 – PRELIMINARY/FINAL PLAT  
CONSENSUS PLANNING INC. agent for TITAN DEVELOPMENT requests the aforementioned action(s) for all or a portion of: LOTS 17 thru 20, NORTH ALBUQUERQUE ACRES (DESERT RIDGE PLACE), zoned MX-L, located on HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY, containing approximately 3.5 acre(s). (C-20)  
PROPERTY OWNERS: FRANK A & CATHERINE F ROWE TRUSTEES ROWE RVT  
REQUEST: LOT CONSOLIDATION AND VACATION OF A PUBLIC UTILITY EASEMENT  
**No objection.**

3. Project # PR-2020-003887 (1010532) SI-2020-00367 – SITE PLAN  
SCOTT ANDERSON agent(s) for MICHAEL DRESKIN  
request(s) the aforementioned action(s) for all or a portion of: LOT 5, BLOCK 23, BROAD ACRES ADDN, zoned MX-M, located at 2818 4TH ST NW, containing approximately 1.27 acre(s). (H-14) [Deferred from 7/8/20, 7/22/20, 7/29/20, 8/19/20, 9/2/20, 9/16/2, 10/28/20], 11/4/20, 11/18/20, 12/9/20, 1/13/21]  
PROPERTY OWNERS: MICHAEL DRESKIN  
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS  
**Site visit on January 14<sup>th</sup> determined that the beneficial placement for street landscaping is adjacent to the street as a buffer on both 4<sup>th</sup> St NW and Phoenix Ave NW (per neighbor concerns, pedestrian safety, placement of utility poles, and the North 4<sup>th</sup> Interim Guidelines). On 4<sup>th</sup>St NW, pedestrians will move diagonally to new sidewalk. Phoenix Ave NW was not revised on the recent submittal with landscape at street edge/curb and removal of tree grates – please explain.**  
**Since landscaping will be placed adjacent to the street under PNM lines, new tree selection may be small (not what is typically chosen for shade/street tree); Crape Myrtle and Redbud are acceptable street trees for this case. Please submit updated Plan.**

4. PR-2020-003887 SD-2021-00010 – VACATION OF PUBLIC EASEMENT  
SBS CONSTRUCTION AND ENGINEERING LLC agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of: LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.'S ADDITION NO. 1, zoned MX-M, located at 2818 4TH ST NW, between PHOENIX AVE and 4th ST, containing approximately 1.269 acre(s). (H-14)[Deferred from 1/20/21]  
PROPERTY OWNERS: MICHAEL DRESKIN  
REQUEST: VACATION OF 10' PUBLIC SANITARY SEWER EASEMENT  
**No objection.**

5. PR-2020-003887 SD-2021-00008 – PRELIMINARY/FINAL PLAT  
SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of: LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.'S

ADDITION NO. 1, zoned MX-M, located at 2818 4th ST between PHOENIX AVE and 4th ST, containing approximately 1.269 acre(s). (H-14) [Deferred from 1/13/21, 1/20/21]  
PROPERTY OWNERS: MICHAEL DRESKIN  
REQUEST: CONSOLIDATE LOTS, INCLUDE VACATED EASEMENT AND DEDICATE RIGHT OF WAY  
No objection.

## MAJOR CASES

6. Project # 4030 PR-2020-004030 (1002566, 1004501, 1004503) SI-2020-00540 - SITE PLAN TIERRA WEST, LLC agent(s) for CALABACILLAS GROUP C/O DONALD HARVILLE request(s) the aforementioned action(s) for all or a portion of: TRACT E-1 PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1 zoned MX-M, located at GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD containing approximately 8.77 acre(s). (A-12,13)  
PROPERTY OWNERS: CALABACILLAS GROUP C/O DONALD HARVILLE  
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS  
**\*\*AGENT REQUESTS DEFERRAL TO FEBRUARY 24TH, 2021.**

7. PR-2020-004888 SD-2020-00226 – VACATION OF PUBLIC RIGHT OF WAY  
TIM BORROR agent(s) for TRB HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: PARCELS B-1, B-2, & B-3, zoned MX-M, located at 12701, 12712, & 12714 SAN JACINTO AVE NE ON COPPER between TRAMWAY and CHELWOOD, containing approximately 0.29acre(s). (K-22)  
PROPERTY OWNERS: TIM BORROR TRB HOLDINGS  
REQUEST: VACATION OF PUBLIC RIGHT OF WAY TO THE NORTH OF THREE LOTS, WHICH ARE CURRENTLY NOT IN USE  
No comments. No objection.

8. PR-2019-002610 SD-2021-00004 – PRELIMINARY/FINAL PLAT SD-2021-00005 – VACATION OF PUBLIC EASEMENT SD-2021-00006 – VACATION OF RIGHT OF-WAY ditch ROW SD-2021-00007 – VACATION OF RIGHT OF-WAY Meadow road  
JAG PLANNING & ZONING/ANDREW GARCIA agent(s) for MCHT LLC, MARTIN HAYNES request(s) the aforementioned action(s) for all or a portion of: LOT 26-B PLAT OF LOTS 26-A & 26-B ALVARADO GARDENS UNIT 1, ALVARADO GARDENS, zoned R-A, located between CAMPBELL RD NW and MATTHEW AVE NW, containing approximately 0.8388 acre(s). (G-13)  
PROPERTY OWNERS: MCHT LLC  
REQUEST: VACATION OF ROW  
No additional comments. No objection.

9. PR-2020-004708 SI-2020-001411 – SITE PLAN  
JESSICA LAWLIS, DEKKER/PERICH/SABATINI agent(s) for JUSTIN BAIARDO, EXECUTIVE DIRECTOR EXPLORE ACADEMY request(s) the aforementioned action(s) for all or a portion of: 3-C REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II zoned NR-BP located at 6600 GULTON CT NE, containing approximately 10.0 acre(s). (E-17)[Deferred from 1/6/21]  
PROPERTY OWNERS: ARTEZ 6600 GULTON LLC  
REQUEST: THE PHASED RENOVATION OF THE EXISTING FACILITY TO ACCOMMODATE A SCHOOL, INCLUDING THE CONSTRUCTION OF A NEW GYM TOTALING APPROX 17,000 SQ FT.  
**\*\*AGENT REQUESTS DEFERRAL TO FEBRUARY 3rd, 2021.**

10. PR-2019-002479 SD-2020-00196– VACATION OF RIGHT-OF- WAY  
SD-2020-00195 - PRELIMINARY/FINAL PLAT  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for SMI ASSETS LLC request(s) the aforementioned action(s) for all or a portion of: TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW ¼ SEC 27T10N R3E, zoned NR-SU located at 700

YALE BLVD SE & 621 COLUMBIA DR SE, containing approximately 25.56 acre(s). (L-15 & L-16) [Deferred from 12/2/20, 12/16/20, 1/6/21]

PROPERTY OWNERS: SMI ASSETS LLC

REQUEST: LOT CONSOLIDATION

**\*\*AGENT REQUESTS DEFERRAL TO FEBRUARY 10th, 2021.**

11. PR-2020-004138 SD-2020-00225 – BULK LAND PLAT

HUITT-ZOLLARS, INC. agent(s) for MDS INVESTORS LLC request(s) the aforementioned action(s) for all or a portion of: TRACT A-1-A-5, TRACT A-4, TRACT A-1-A-4 & TRACT A-1-A-3, MESA DEL SOL INNOVATION PARK, zoned PC, located on BOBBY FOSTER, containing approximately 55 acre(s). (R-15 & R-16)[Deferred from 1/20/21]

PROPERTY OWNERS: MDS INVESTORS LLC

REQUEST: BULK LAND PLAT

Mesa del Sol is expected to construct a 2-acre park to be donated to the City in a future phase. PRD would like to continue to work with the applicant on the document to guarantee the park. No objection to request.

## MINOR CASES

12. PR-2019-002765 SD-2020-00218 – PRELIMINARY/FINAL PLAT

RED SHAMROCK request(s) the aforementioned action(s) for all or a portion of: LOTS 8A, 8B, 9A, 9B, 9C, zoned NR-C, located on ST. JOSEPHS DR NW between ATRISCO DR NW and COORD BLVD NW, containing approximately 14.5 acre(s). (G-11)[Deferred from 12/16/20, 1/6/21]

PROPERTY OWNERS: RED SHAMROCK

REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS

St Josephs is a Minor Arterial requiring street trees if development is applicable per IDO Section 5-6. No objection to the request.

13. PR-2019-002976 SD-2020-00210 – PRELIMINARY/FINAL PLAT

VA-2020-00447 – SIDEWALK WAIVER (Sketch plat 10/23/19)

CSI – CARTESIAN SURVEYS, INC. agent(s) for BEELING ARMIJO request(s) the aforementioned action(s) for all or a portion of: LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR zoned R-1D, located at 17400 HILLDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE, containing approximately 0.5108 acre(s). (K-23) {Deferred from 12/9/2, 1/13/210}

PROPERTY OWNERS: BEELING ARMIJO

REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

This property is adjacent to the NR-PO-B Zone / Major Public Open Space at the eastern and southern property line/s. Pursuant to the updated IDO Section 5-2(J)(2)(a), a single-loaded street or 45-ft landscaped buffer is required from MPOS unless a ZHE Variance is acquired. Please add a note to the plat. Existing Unpaved Trail connects at the end of Hilldale Rd NE. There was not an updated submittal in the files?

14. PR-2019-002609 SD-2020-00217 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JAB RE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: LOT 14, FLORAL GARDENS, zoned R-1, located at 2454 ROSE NW between FLORAL RD and SARITA AVE, containing approximately 0.4117 acre(s). (H-13)[Deferred from 12/16/20]

PROPERTY OWNERS: JABRE INVESTMENTS LLC

REQUEST: CREATE 2 LOTS FROM 1 EXITING LOT

**\*\*AGENT REQUESTS DEFERRAL TO FEBRUARY 24TH, 2021.**

15. Project # PR-2019-002607 SD-2020-00026 - PRELIMINARY/FINAL PLAT SD-2020-00107 –

VACATION OF PRIVATE EASEMENT (Sketch Plat 7/17/19)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JOHN O. PEARSON request(s) the aforementioned action(s) for all or a portion of: LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC, zoned R-A, located on RIO GRANDE BLVD between ARTESANOS CT and

CAMPBELL RD, containing approximately 0.8967 acre(s). (G-13) [Deferred from 1/29/20, 2/26/20, 4/8/20, 5/20/20, 7/8/20, 7/29/20, 8/26/20, 9/16/20, 9/30/20, 10/14/20, 11/18/20, 12/9/20, 12/16/20, 1/13/21]  
PROPERTY OWNERS: JOHN D PEARSON  
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT  
No comment. No objection.

## SKETCH PLAT

16. PR-2021-004967 PS-2021-00012 – SKETCH PLAT  
ARCH + PLAN LAND USE CONSULTANTS agent for JOSEPH & LAURIE GRADY requests the aforementioned action(s) for all or a portion of: MAP 31 TR 107 A2A 107 A1A1, & 107A2A, zoned R-A, located at 3815 PEDRONCELLI NW between RIO GRANDE BLVD and ELFEGO RD, containing approximately 1.2324 acre(s). (F-13)  
PROPERTY OWNERS: FRANK CHAVEZ  
REQUEST: REPLAT 2 LOTS INTO 2 LOTS  
No comments. No objection.

17. PR-2021-004968 PS-2021-00013 – SKETCH PLAT  
BOHANNAN HUSTON INC. agent for PULTE GROUP requests the aforementioned action(s) for all or a portion of: TRACT B-A & B-2, LA CUENTISTA SUBDIVISION, zoned R-ML, located on ROSA PARKS RD NS between UNSER BLVD NW and KIMMICK DR NW, containing approximately 59 acre(s). (C-10)  
PROPERTY OWNERS: PULTE GROUP  
REQUEST: SKETCH PLAT REVIEW  
Difficult to tell extent of Paseo del Norte  
Proposed trail on Paseo del Norte.  
Residential does not apply

18. PR-2021-004964 PS-2021-00010 – SKETCH PLAT  
CSI – CARTESIAN SURVEYS, INC. agent for WESTWAY HOMES the aforementioned action(s) for all or a portion of: LOT LOTS 1 & 2, MESA DEL SOL MONTAGE, UNIT 3B, zoned PC, located on O'KEEFE AVE between WITKIN ST SE and STRYKER RD SE, containing approximately 0.2231 acre(s). (S-16)  
PROPERTY OWNERS: CARAZON DEL MESA and MARIA M GREGORY  
REQUEST: LOT LINE ADJUSTMENT CREATING 2 LOTS FROM 2 EXISTING LOTS  
No comments. No objection.

19. PR-2021-004966 PS-2021-00011 – SKETCH PLAT  
GAVINO AND PEGGY LOPEZ requests the aforementioned action(s) for all or a portion of: LOTS 14 & 15, ALBRIGHT & MOORE ADDITION zoned R-1A, located at 1419 LOS TOMASES DR between 6th ST and 7th ST, containing approximately .1894 acre(s). (J-14)  
PROPERTY OWNERS: LORNA BLOOMBERG  
REQUEST: LOT LINE ELIMINATION  
No comments. No objection.

20. PR-2021-004961 PS-2021-00009 – SKETCH PLAT  
FIERRO & COMPANY agent for CARLOS SEGURA requests the aforementioned action(s) for all or a portion of: LOT 17, NORTH ALBUQUERQUE ACRES, zoned NR-C, located at 5901 CARMEL AVE between PAN AMERICAN FRWY and SAN PEDRO, containing approximately 0.63 acre(s). (C-18)  
PROPERTY OWNERS: MESA VERDE CONSTRUCTION & DEVELOPMENT LLC  
REQUEST: RIGHT OF WAY DEDICATION  
San Pedro Dr NE is a Major Collector requiring street trees if new development is applicable per IDO 5-6(B).

21. ACTION SHEET MINUTES: January 20th, 2021



# **DEVELOPMENT REVIEW BOARD**

## **Code Enforcement Comments**

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

Carl Garcia, Code Supervisor  
Planning Department  
505-924-3838 [cagarcia@cabq.gov](mailto:cagarcia@cabq.gov)

**DATE:** 1/27/2021

**AGENDA ITEM NO:** 17

**DRB PROJECT NUMBER:**

PR-2021-004968

PS-2021-00013 – SKETCH PLAT

**PROJECT NAME:**

BOHANNAN HUSTON INC. agent for PULTE GROUP requests the aforementioned action(s) for all or a portion of: TRACT B-A & B-2, LA CUENTISTA SUBDIVISION, zoned R-ML, located on ROSA PARKS RD NS between UNSER BLVD NW and KIMMICK DR NW, containing approximately 59 acre(s). (C-10)

**REQUEST:**

1. SKETCH PLAT REVIEW

**COMMENTS:**

1. CE reviewed this project and has no objections or comments.



# Development Review Board

## Planning Dept. - Sketch Plat Comments

*Project #:PR-2021-4968*

*Application #PS: -2021-00013*

*Meeting Date/Item Number: 17*

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### Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
  - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
  - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
- 

Final plat will need all required signatures

The site is within CPO 13, Volcano Mesa Character Protection Overlay and VPO 2, Northwest Mesa Escarpment Visual Protection Overlay. Future development must the requirements of these overlays as well as the underlying zoning.

See section 5-2, Site Design and Sensitive Lands for sensitive lands analysis . The Sensitive Lands Analysis form are available on the DRB webpage [Development Review Board — City of Albuquerque \(cabq.gov\)](http://cabq.gov)

See section 5-4-E for block design and layout- the IDO recommends that lots are oriented with the longest dimension along an east-west access to facilitate solar access.

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 004968  
La Cuentista Subdivision

AGENDA ITEM NO: 17

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. There is an upcoming Paseo del Norte study along the frontage of this site. Coordination will be needed with the Department of Municipal Development on right-of-way requirements and exact infrastructure list requirements. San Pedro Boulevard is planned for widening to 4 lanes in the immediate future.
2. Based on number of lots shown, a Traffic Impact Study shall be required. Fill out a Traffic Scoping form to submit along with submittal of an application.
3. Sidewalk is required along entire frontage of the site. Width shall be designated according to road classification.
4. 5-foot sidewalk is required on local roads that are proposed in accordance with new DPM requirements.
5. On-site, Roads 9 and 10 should line up with one another to avoid traffic conflicts.
6. Use minimum roadway centerline radii per the DPM standards.
7. Streetlighting is required at intersections and right-turn angles on roads. Refer to DPM on development of plans for streetlighting.

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

FROM: Jeanne Wolfenbarger, P.E.  
Transportation Development  
505-924-3991 or [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

DATE: January 27, 2021

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

**DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION**  
 Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2021-004968 Hearing Date: 01-27-2021  
 Project: Tract B-1 & B-2 La Cuentista  
Subdivision Agenda Item No: 17

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

**ENGINEERING COMMENTS:**

- This subdivision needs to follow the approved Drainage Report for Tracts B-1 & B-2 Cuentista Subdivision by Wilson dated December 2016.
- Per this Drainage Report, a detention pond will be required. The sketch plat does not show any detention pond.
- AMAFCA approval will be required prior to Hydrology approval.
- Hydrology will need an approved Grading and Drainage Plan & Updated Drainage Report.

**RESOLUTION/COMMENTS:**

Code Enforcement:

Water:

Transportation:

Planning:

APPROVED  
 DENIED

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



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

<b>DRB Project No:</b>  PR-2021-004968	<b>Date:</b>  01/27/21	<b>Item No:</b>  #17
<b>Zone Atlas Page:</b>  C-10	<b>Legal Description: Lot(s) TRACT B-A &amp; B-2, LA CUENTISTA SUBDIVISION</b>  <b>Location: ROSA PARKS RD NS between UNSER BLVD NW and KIMMICK DR NW</b>	
<b>Request For:</b> PS-2021-00013 – SKETCH PLAT		

**ABCWUA Comment:**

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

1. An availability statement is required prior to approval.
2. The development is located outside of the Adopted Service Area but is within a previously approved development agreement boundary. If no additional master plan infrastructure is required of this development, then further Board action is not required. If additional master plan infrastructure is required, Board approval may be required.
  - a. The availability statement or serviceability letter will provide the official requirements.
3. Please provide a utility plan which includes finished floor elevations, pressure zone boundaries, waterlines (and their respective pressure zones) and any other pertinent information.

4. Infrastructure requirements may include public waterline and/or sanitary sewer along Paseo Del Norte. Public easements (within HOA tracts) with access to Paseo Del Norte may be required.

## Julie Cordova-Miller

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**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Tuesday, June 1, 2021 3:51 PM  
**To:** Julie Cordova-Miller  
**Subject:** Unser Blvd. and Kimmick Dr. NW Public Notice Inquiry  
**Attachments:** IDOZoneAtlasPage\_C-10-Z.PDF

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque	NM	87114		5058884479
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	NM	87114	5053040106	5058972593
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	NM	87114	5054402240	

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

**Sent:** Tuesday, June 01, 2021 1:14 PM

**To:** Office of Neighborhood Coordination <jmiller@bhinc.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:



Development Review Board

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

Contact Name

Julie Cordova Miller

Telephone Number

505-823-1000

Email Address

[jmiller@bhinc.com](mailto:jmiller@bhinc.com)

Company Name

Bohannan Huston, Inc.

Company Address

7500 Jefferson Street NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tract B-1 & B-2 at La Cuentista Subdivision

Physical address of subject site:

Rosa Parks Road

Subject site cross streets:

between Unser Blvd. and Kimmick Dr. NW

Other subject site identifiers:

This site is located on the following zone atlas page:

C-10-Z

FIRST CLASS MAIL

July 15, 2021

Gary Illingworth  
8700A Education Place  
Albuquerque, NM 87114

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Re: Bulk Land Subdivision Plat and Vacation of Easements – La Cuentista Subdivision,  
Unser Blvd. And Kimmick Drive NW.

Dear Mr. Illingworth:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Bulk Land Subdivision Plat and Vacation of easements to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide\revise Tracts B-1 and B-2 into two (2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
4. Location Description – between Unser Blvd. and Kimmick Dr. NW and Paseo del Norte and Rosa Parks
5. Zone Atlas Page – C-10-Z
6. Legal Description – TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION.
7. Area of Property – 59 acres

The Development Review Board Public Hearing will be heard on August 11<sup>th</sup>, starting at 9:00 am via a Zoom call. The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for June 16<sup>th</sup> located at the following link:

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

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

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Bulk Land Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW  
July 15, 2021  
Page 2

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>


City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive, flowing style.

Yolanda Padilla Moyer, PE  
Vice President  
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

July 15, 2021

Elizabeth Haley  
6005 Chaparral  
Albuquerque, NM 87114

Re: Bulk Land Subdivision Plat and Vacation of Easements – La Cuentista Subdivision,  
Unser Blvd. And Kimmick Drive NW.

Dear Ms. Haley:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Bulk Land Subdivision Plat and Vacation of easements to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide\revise Tracts B-1 and B-2 into two (2) tracts, Tract B-1-A and Tract B-2-A.

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Bulk Land Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW  
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Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, PE  
Vice President  
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

July 15, 2021

Rene Horvath  
5515 Palomino  
Albuquerque, NM 87120

Re: Bulk Land Subdivision Plat and Vacation of Easements – La Cuentista Subdivision,  
Unser Blvd. And Kimmick Drive NW.

Dear Ms. Horvath:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Bulk Land Subdivision Plat and Vacation of easements to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide\revise Tracts B-1 and B-2 into two (2) tracts, Tract B-1-A and Tract B-2-A.

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Yolanda Padilla Moyer, PE  
Vice President  
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

July 15, 2021

Tom Anderson  
10013 Plunkett  
Albuquerque, NM 87114

Re: Bulk Land Subdivision Plat and Vacation of Easements – La Cuentista Subdivision,  
Unser Blvd. And Kimmick Drive NW.

Dear Mr. Anderson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Bulk Land Subdivision Plat and Vacation of easements to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide\revise Tracts B-1 and B-2 into two (2) tracts, Tract B-1-A and Tract B-2-A.

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Bulk Land Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW  
July 15, 2021  
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Yolanda Padilla Moyer, PE  
Vice President  
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

July 15, 2021

Maria Warren  
5020 Russell Drive NW  
Albuquerque, NM 87114

Re: Bulk Land Subdivision Plat and Vacation of Easements – La Cuentista Subdivision,  
Unser Blvd. And Kimmick Drive NW.

Dear Ms. Warren:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

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Bulk Land Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW  
July 15, 2021  
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Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, PE  
Vice President  
Community Development & Planning


Attachments: Zone Atlas Page

**Bohannon**  **Huston**

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

MARIA WARREN  
5020 RUSSELL DRIVE NW  
ALBUQUERQUE, NM 87114



 **US POSTAGE**  
**\$ 00.51**  
First-Class  
Mailed From 87109  
07/14/2021  
032A 0061805678

**Bohannon**  **Huston**

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

ELIZABETH HALEY  
6005 CHAPARRAL  
ALBUQUERQUE, NM 87114



 **US POSTAGE**  
**\$ 00.51**  
First-Class  
Mailed From 87109  
07/14/2021  
032A 0061805678

**Bohannan**  **Huston**

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

TOM ANDERSON  
10013 PLUNKETT  
ALBUQUERQUE, NM 87114




 **US POSTAGE**  
**\$ 00.51**  
First-Class  
Mailed From 87109  
07/14/2021  
032A 0061805678

**Bohannan**  **Huston**

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

RENE HORVATH  
5515 PALOMINO  
ALBUQUERQUE, NM 87120



 **US POSTAGE**  
**\$ 00.51**  
First-Class  
Mailed From 87109  
07/14/2021  
032A 0061805678

**Bohannon**  **Huston**

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

GARY ILLINGWORTH  
8700A EDUCATION PLACE  
ALBUQUERQUE, NM 87114



**US POSTAGE**  
**\$ 00.51**

First-Class

Mailed From 87109  
07/14/2021  
032A 0061805678

## Julie Cordova-Miller

---

**From:** Julie Cordova-Miller  
**Sent:** Wednesday, July 14, 2021 11:17 AM  
**To:** gillingworth@hoamo.com; ekhaley@comcast.net; aboard111@gmail.com; ta\_a@msn.com; samralphroxy@yahoo.com  
**Cc:** Yolanda Padilla Moyer; Saiqa Mustari Susmita  
**Subject:** Public Notice - La Cuentista Subdivision, Bulk Land Subdivision Plat and Vacation of Easements  
**Attachments:** IDOZoneAtlasPage\_C-10-Z.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	gillingworth@hoamo.com	
	ekhaley@comcast.net	
	aboard111@gmail.com	
	ta_a@msn.com	
	samralphroxy@yahoo.com	
	Yolanda Padilla Moyer	Delivered: 7/14/2021 11:17 AM
	Saiqa Mustari Susmita	Delivered: 7/14/2021 11:17 AM

Re: Bulk Land Subdivision Plat and Vacation of Easements – La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Neighborhood Association Representative:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative.

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Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

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Sincerely,

Yolanda Padilla Moyer, PE

Vice President

Community Development & Planning

Attachments: Zone Atlas Page



**Julie Cordova Miller**

Senior Administrative Assistant

Community Development & Planning

Structural Engineering

**Bohannon Huston**

p. 505.823.1000 | d. 505.798.7951

Connect: [bhinc.com](http://bhinc.com) | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

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**Julie Cordova-Miller**

---

**From:** Microsoft Outlook  
**To:** samralphroxy@yahoo.com  
**Sent:** Wednesday, July 14, 2021 11:17 AM  
**Subject:** Relayed: Public Notice - La Cuentista Subdivision, Bulk Land Subdivision Plat and Vacation of Easements

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[samralphroxy@yahoo.com](mailto:samralphroxy@yahoo.com) ([samralphroxy@yahoo.com](mailto:samralphroxy@yahoo.com))

Subject: Public Notice - La Cuentista Subdivision, Bulk Land Subdivision Plat and Vacation of Easements

**Julie Cordova-Miller**

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**From:** Microsoft Outlook  
**To:** aboard111@gmail.com  
**Sent:** Wednesday, July 14, 2021 11:17 AM  
**Subject:** Relayed: Public Notice - La Cuentista Subdivision, Bulk Land Subdivision Plat and Vacation of Easements

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[aboard111@gmail.com](mailto:aboard111@gmail.com) ([aboard111@gmail.com](mailto:aboard111@gmail.com))

Subject: Public Notice - La Cuentista Subdivision, Bulk Land Subdivision Plat and Vacation of Easements

**Julie Cordova-Miller**

---

**From:** Microsoft Outlook  
**To:** ekhaley@comcast.net  
**Sent:** Wednesday, July 14, 2021 11:17 AM  
**Subject:** Relayed: Public Notice - La Cuentista Subdivision, Bulk Land Subdivision Plat and Vacation of Easements

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

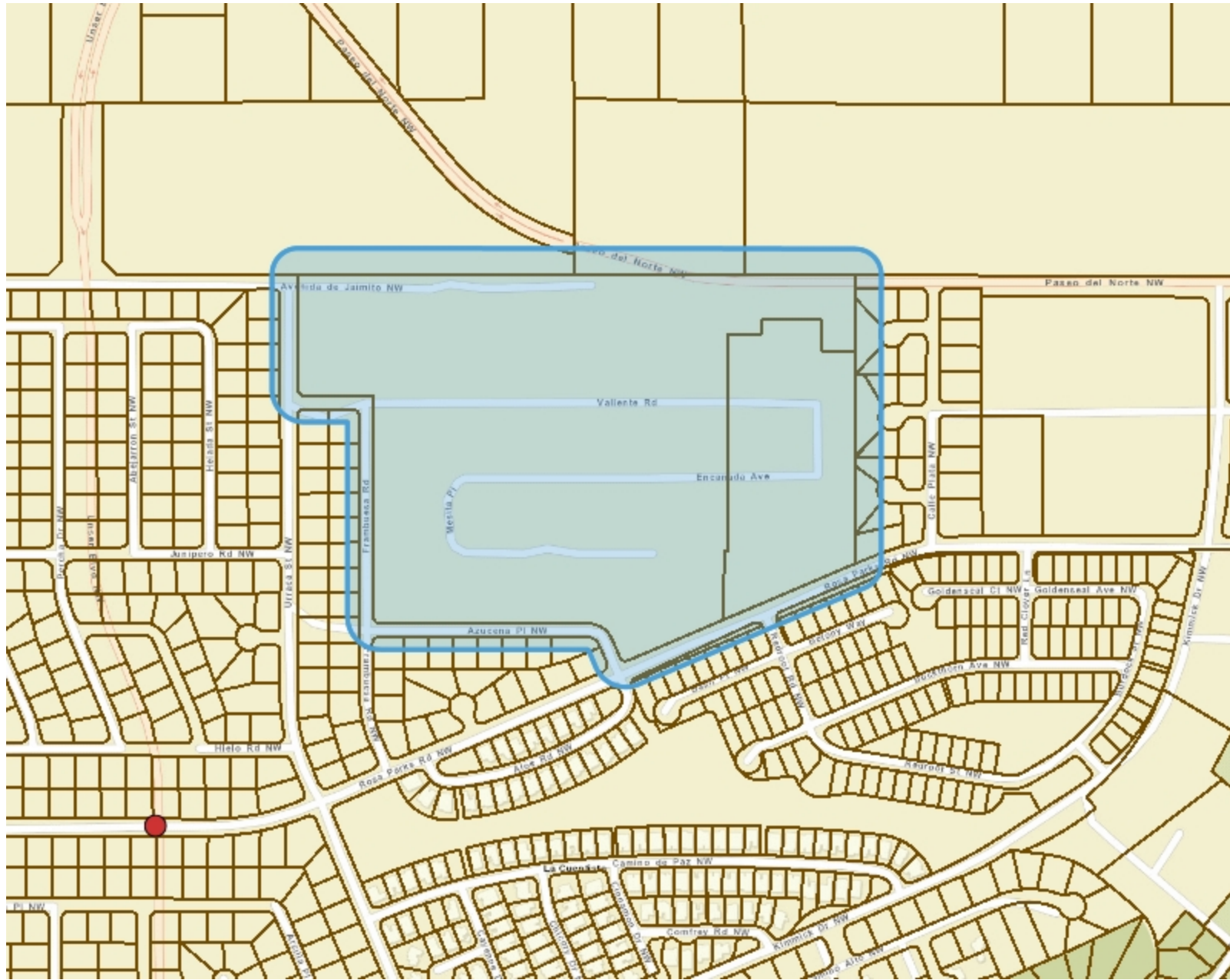
[ekhaley@comcast.net](mailto:ekhaley@comcast.net) ([ekhaley@comcast.net](mailto:ekhaley@comcast.net))

Subject: Public Notice - La Cuentista Subdivision, Bulk Land Subdivision Plat and Vacation of Easements





# City of Albuquerque



## Legend

- Bernalillo County Parcels
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

## Notes

1,132                      0                      566                      1,132 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/2/2021                      © City of Albuquerque

1: 6,794

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

# 100' Buffer List

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Property Class	Acres
Geocortex.Gis.Geom	101006427607940209	ALFARO LOA A & ENRIQUEZ ARACELY & GARCIA	10331 CALLE HERMOSA PL NW	ALBUQUERQUE NM 87114-2337	N/A	ALBUQUERQUE NM 87120	* 007 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2755
Geocortex.Gis.Geom	101006443605342210	ALIDON ROBERT T	6301 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6301 BASIL PL NW	ALBUQUERQUE 87120	LT 18 BLK 4 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1628 AC	R	0.1628
Geocortex.Gis.Geom	101006431522541516	<b>BEDROCK INVESTORS LIMITED C/O GERALD GOLD</b>	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712		ALBUQUERQUE NM 87114	TR 1 (SE'LY PORT) SUMMARY PLAT 68.75 ACRE TR & 66.15 ACRE TRPARADISE HILLS (EXCL	V	39.5947
Geocortex.Gis.Geom	101106410522731501	<b>BEDROCK PARTNERSHIP &amp; N M GEN PARTNERSHIP C/O GERALD GOLD</b>	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712		ALBUQUERQUE NM 87114	TRACT 2-A REPLAT OF TR 2 68.75 AC TRACT & 66.15 AC TR INPARADISE HILLS WITHIN THE	V	60.67
Geocortex.Gis.Geom	101006448507342330	BERGS CHRISTOPHER M & MARIA M	6201 BASIL PL NW	ALBUQUERQUE NM 87120-5439	6201 BASIL PL NW	ALBUQUERQUE 87120	TOWN OF ALAMEDA GRANTCONT 60.6700 AC	V	60.67
Geocortex.Gis.Geom	101006439422841515	BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	N/A	ALBUQUERQUE NM 87114	LT 29 BLK 5 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1709 AC	R	0.1709
Geocortex.Gis.Geom	101006444805842324	CHAVEZ ANTHONY & MARIE GALVANO	6223 BASIL PL NW	ALBUQUERQUE NM 87120-5439	6223 BASIL PL NW	ALBUQUERQUE 87120	TR IN N OF SE OF SEC 15 T11N R2E CONT 10.00 ACRES	V	10
Geocortex.Gis.Geom	101006447907142329	COCA ANDREW D & MARCY D	6205 BASIL PL NW	ALBUQUERQUE NM 87120-5439	6205 BASIL PL NW	ALBUQUERQUE 87120	LT 23 BLK 5 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1654 AC	R	0.1654
Geocortex.Gis.Geom	101006441904642207	COLLINS KELLI & WILSON MICHAEL L	6311 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6311 BASIL PL NW	ALBUQUERQUE 87120	LT 28 BLK 5 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1659 AC	R	0.1659
Geocortex.Gis.Geom	101006427611740213	CORDOVA MARK D	760 AMETHYST DR NE	RIO RANCHO NM 87124-4642	N/A	ALBUQUERQUE NM 87120	LT 15 BLK 4 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1532 AC	R	0.1532
Geocortex.Gis.Geom	101006441305042201	<b>DOUBLE M PROPERTIES INC</b>	4400 ALAMEDA BLVD NE SUITE E	ALBUQUERQUE NM 87113-1519	ROSA PARKS RD NW	ALBUQUERQUE 87120	* 003 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2755
Geocortex.Gis.Geom	101006449706142308	<b>DOUBLE M PROPERTIES INC</b>	4400 ALAMEDA BLVD NE SUITE E	ALBUQUERQUE NM 87113-1519	BUCKTHORN AVE NW	ALBUQUERQUE 87120	TR 8 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1857 AC	V	0.1857
Geocortex.Gis.Geom	101006444912440403	<b>ELK HAVEN LLC</b>	21 VISTA VALLE CIR	LAMY NM 87540-7506	ROSA PARKS RD NW	ALBUQUERQUE NM 87120	TR 9 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT 1.4402 AC	V	1.4402
Geocortex.Gis.Geom	101006434613240404	<b>ELK HAVEN LLC</b>	21 VISTA VALLE CIR	LAMY NM 87540-7506	ROSA PARKS RD NW	ALBUQUERQUE NM 87120	TR B-2 BULK LAND PLAT OF LA CUENTISTA SUBDIVISION TRACTSB-1 AND B-2 CONT 11.1897	V	11.1897
Geocortex.Gis.Geom	101006447614240839	ELLIOTT MAHLON J & LOIS ANN	10104 BLUME ST NE	ALBUQUERQUE NM 87112	N/A	ALBUQUERQUE NM 87120	AC	V	47.9
Geocortex.Gis.Geom	101006448318440845	<b>FALLS GERRY &amp; CAROL &amp; APODACA PATRICK V &amp; APODACA DICK F &amp; ISABELLA</b>	1646 RANCHO GUADALUPE TRL NW	ALBUQUERQUE NM 87107-3370	N/A	ALBUQUERQUE NM 87120	TR B-1 BULK LAND PLAT OF LA CUENTISTA SUBDIVISION TRACTSB-1 AND B-2 CONT 47.9000	V	47.9
Geocortex.Gis.Geom	101006447617240844	<b>APODACA DICK F &amp; ISABELLE</b>	1646 RANCHO GUADALUPE TRL NW	ALBUQUERQUE NM 87107-3370	N/A	ALBUQUERQUE NM 87120	AC	V	0.4775
Geocortex.Gis.Geom	101006448316240843	<b>APODACA DICK F &amp; ISABELLE</b>	PO BOX 14777	ALBUQUERQUE NM 87191-4777	N/A	ALBUQUERQUE NM 87120	* 008 001VOLCANO CLIFFS SUBD UNIT 26	V	0.4775
Geocortex.Gis.Geom	101006435105140313	FORDICE JAMES MICHAEL & SANCHEZ ELAINE	2840 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	N/A	ALBUQUERQUE NM 87120	* 02A 001VOLCANO CLIFFS UNIT 26 REPL L 1&2 BLK 1 & 1 & 5 & 6 & 7 BLK 2 & 1-4 BLK 3	V	0.2938
Geocortex.Gis.Geom	101006429305040319	<b>GALINDO GERARDO &amp; BOJORQUEZ BRENDA</b>	9727 SAMIA ST NW	ALBUQUERQUE NM 87114-5999	N/A	ALBUQUERQUE NM 87120	* 003 001VOLCANO CLIFFS SUBD UNIT 26	V	0.4224
Geocortex.Gis.Geom	101006430405040318	<b>GALINDO GERARDO &amp; BOJORQUEZ BRENDA</b>	9727 SAMIA ST NW	ALBUQUERQUE NM 87114-5999	N/A	ALBUQUERQUE NM 87120	* 004 001VOLCANO CLIFFS SUBD UNIT 26	V	0.2901
Geocortex.Gis.Geom	101006436505340312	<b>GARCIA MILLAN J</b>	6408 SUMMERWOOD CT NW	ALBUQUERQUE NM 87120	N/A	ALBUQUERQUE NM 87120	* 007 006CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2571
Geocortex.Gis.Geom	101006437004640311	<b>GARCIA MILLAN J</b>	6408 SUMMERWOOD CT NW	ALBUQUERQUE NM 87120	N/A	ALBUQUERQUE NM 87120	* 001 006CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.3138
Geocortex.Gis.Geom	101006442504842208	HASKINS WENDY JO & RICHARD P	6309 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6309 BASIL PL NW	ALBUQUERQUE 87120	* 002 006CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2617
Geocortex.Gis.Geom	101006441404342206	HELLER MARIA R TRUSTEE HELLER RVT	6315 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6315 BASIL PL NW	ALBUQUERQUE 87120	* 008 006CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2938
Geocortex.Gis.Geom	101006448109340831	JOHNSON DAMON M	6366 MELODY LN	EXCELSIOR MN 55331	N/A	ALBUQUERQUE NM 87120	* 009 006CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2759
Geocortex.Gis.Geom	101006448415240840	KHODAIIE MORTEZA	1800 CONESTOGA DR SE	ALBUQUERQUE NM 87123	N/A	ALBUQUERQUE NM 87120	LT 16 BLK 4 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1532 AC	R	0.1532
Geocortex.Gis.Geom	101006427613840215	LEHRER WILLIAM M & LINDA P	7300 GRANGE AVE NW	ALBUQUERQUE NM 87120-3523	N/A	ALBUQUERQUE NM 87120	LT 14 BLK 4 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1532 AC	R	0.1532
Geocortex.Gis.Geom	101006447206842328	LOPEZ MARTIN D & BRENDA J	6209 BASIL PL NW	ALBUQUERQUE NM 87120-5439	6209 BASIL PL NW	ALBUQUERQUE 87120	* 016 001VOLCANO CLIFFS SUBD UNIT 26	V	0.3306
Geocortex.Gis.Geom	101006424618531048	LUNA TROY R & JACQUELINE J	6315 CASA BLANCA NW	ALBUQUERQUE NM 87120-3290	N/A	ALBUQUERQUE NM 87120	* 007 001VOLCANO CLIFFS SUBD UNIT 26	V	0.2388
Geocortex.Gis.Geom	101006427610840212	LYNCH KAREN K TRUSTEE LYNCH LVT	6228 GHOST FLOWER TRL NE	ALBUQUERQUE NM 87111-8349	N/A	ALBUQUERQUE NM 87120	* 001 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.3306
Geocortex.Gis.Geom	101006424614531044	MADLIGER THOMAS R & CONNIE SUE	9094 GLENRIDGE BLVD	DAYTON OH 45458-5022	N/A	ALBUQUERQUE NM 87120	LT 27 BLK 5 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1659 AC	R	0.1659
Geocortex.Gis.Geom	101006440804142205	MARTIN GERALD A & VICTORIA E TRUSTEES	6319 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6319 BASIL PL NW	ALBUQUERQUE 87120	* 001 001VOLCANO CLIFFS SUBD UNIT 16	V	0.2937
Geocortex.Gis.Geom	101006439203342202	MARTINEZ SEAN	6331 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6331 BASIL PL NW	ALBUQUERQUE 87120	* 004 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2755
Geocortex.Gis.Geom	101006424616431046	<b>MONCRIEFF ROBERT C &amp; BEVERLY J TRUSTEES</b>	19270 GREENHORN RD	GRASS VALLEY CA 95945-8627	N/A	ALBUQUERQUE NM 87120	* 005 001VOLCANO CLIFFS SUBD UNIT 16	V	0.2767
Geocortex.Gis.Geom	101006424617431047	<b>MONCRIEFF RVT</b>	19270 GREENHORN RD	GRASS VALLEY CA 95945-8627	N/A	ALBUQUERQUE NM 87120	LT 13 BLK 4 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1532 AC	R	0.1532
Geocortex.Gis.Geom	101006446006342326	MOORE JULENE RAE	6215 BASIL PL NW	ALBUQUERQUE NM 87120-5439	6215 BASIL PL NW	ALBUQUERQUE 87120	* 000 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2755
Geocortex.Gis.Geom	101006431305040317	<b>MORA ROBERT</b>	6618 ELWOOD DR NW	ALBUQUERQUE NM 87107-6107	N/A	ALBUQUERQUE NM 87120	LT 10 BLK 4 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .2175 AC	R	0.2175
Geocortex.Gis.Geom	101006432305040316	<b>MORA ROBERT</b>	6618 ELWOOD DR NW	ALBUQUERQUE NM 87107-6107	N/A	ALBUQUERQUE NM 87120	* 002 006CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2617
Geocortex.Gis.Geom	101006443005142209	OHEARN MICHAEL J	1734 HOOPER RD SW	ALBUQUERQUE NM 87105-3055	6305 BASIL PL NW	ALBUQUERQUE 87120	* 003 006CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2617
Geocortex.Gis.Geom	101006427609840211	ORTIZ ROMEO ANTHONY III & KAREN DIANNE	6423 PICARDIA PL NW	ALBUQUERQUE NM 87120-7042	N/A	ALBUQUERQUE NM 87120	LT 17 BLK 4 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1532 AC	R	0.1532
Geocortex.Gis.Geom	101006448410440833	<b>PADILLA RVT</b>	1605 CAMINO ROSARIO NW	ALBUQUERQUE NM 87107-2618	N/A	ALBUQUERQUE NM 87120	* 005 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2755
Geocortex.Gis.Geom	101006448312240835	<b>PADILLA RVT</b>	1605 CAMINO ROSARIO NW	ALBUQUERQUE NM 87107-2618	N/A	ALBUQUERQUE NM 87120	* 014 001VOLCANO CLIFFS SUBD UNIT 26	V	0.2755
Geocortex.Gis.Geom	101006427605140206	<b>RAUCH MARCEDES FUNCKE &amp; LYNCH KAREN K TRUSTEE LYNCH LVT</b>	6228 GHOST FLOWER TRL NE	ALBUQUERQUE NM 87111-8349	N/A	ALBUQUERQUE NM 87120	* 012 001VOLCANO CLIFFS SUBD UNIT 26	V	0.2388
Geocortex.Gis.Geom	101006427606040207	<b>RAUCH MARCEDES FUNCKE &amp; LYNCH KAREN K TRUSTEE LYNCH LVT</b>	6228 GHOST FLOWER TRL NE	ALBUQUERQUE NM 87111-8349	N/A	ALBUQUERQUE NM 87120	* 010 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2755
Geocortex.Gis.Geom	101006448413140838	ROSS JOHN & ELAINE	9905 WIND CAVE DR NW	ALBUQUERQUE NM 87114	N/A	ALBUQUERQUE NM 87120	* 009 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2755
Geocortex.Gis.Geom	101006446606642327	ROTHFUSS JESSICA	6211 BASIL PL NW	ALBUQUERQUE NM 87120-5439	6211 BASIL PL NW	ALBUQUERQUE 87120	* 009 001VOLCANO CLIFFS SUBD UNIT 26	V	0.2938
Geocortex.Gis.Geom	101006424615531045	RUIZ DEVELOPMENT LC	PO BOX 66960	ALBUQUERQUE NM 87193-6960	N/A	ALBUQUERQUE NM 87120	LT 26 BLK 5 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1659 AC	R	0.1659
Geocortex.Gis.Geom	101006445506042325	SANCHEZ KELLY ANN	6219 BASIL PL NW	ALBUQUERQUE NM 87120-5439	6219 BASIL PL NW	ALBUQUERQUE 87120	* 004 001VOLCANO CLIFFS SUBD UNIT 16	V	0.2767
Geocortex.Gis.Geom	101006440309342204	SANCHEZ LAWRENCE J & LISA A	6323 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6323 BASIL PL NW	ALBUQUERQUE 87120	LT 24 BLK 5 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1659 AC	R	0.1659
Geocortex.Gis.Geom	101006427608940210	SANDOVAL MARK ANTHONY & THERESA	6908 TIERRA OSCURA ST NW	ALBUQUERQUE NM 87120-6804	N/A	ALBUQUERQUE NM 87120	LT 12 BLK 4 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1532 AC	R	0.1532
Geocortex.Gis.Geom	101006427612740214	SEDLER PAUL W & HENRIETTA	6200 MONTANO PLAZA DR NW APT 624	ALBUQUERQUE NM 87120-5759	N/A	ALBUQUERQUE NM 87120	* 006 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2755
Geocortex.Gis.Geom	101006426513840216	SIERRA MARIO H & ALMA A	4905 AZTEC RD NE	ALBUQUERQUE NM 87110-1821	N/A	ALBUQUERQUE NM 87120	* 002 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2755
Geocortex.Gis.Geom	101006433205040315	STAMPS CAROLYN M	2186 CHICKASAW LP	ROCK HILL SC 29732	N/A	ALBUQUERQUE NM 87120	* 029 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.3306
Geocortex.Gis.Geom	101006439703742203	THORNLEY SENECA R & WASHUTA ANDREW K	6327 BASIL PL NW	ALBUQUERQUE NM 87114-5441	6327 BASIL PL NW	ALBUQUERQUE 87120	* 005 006CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2617
Geocortex.Gis.Geom	101006427607040208	VILLEGAS JULIE D & CRUZ PATSY TRUSTEE CRUZ	7112 LAS NUTRIAS RD NW	ALBUQUERQUE NM 87114-5922	N/A	ALBUQUERQUE NM 87120	LT 11 BLK 4 FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT IICONT .1506 AC	R	0.1506
Geocortex.Gis.Geom	101006447611040834	VISCIDI BURTON & IDA G	2527 SAPPHIRE GREENS LN	SUN CITY CENTER FL 33573-7180	N/A	ALBUQUERQUE NM 87120	* 008 007CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2755
Geocortex.Gis.Geom	101006434105040314	WRIGHT BILLY J & MAHALA L	4112 BLUE RIDGE PL NE	ALBUQUERQUE NM 87111	N/A	ALBUQUERQUE NM 87120	* 013 001VOLCANO CLIFFS SUBD UNIT 26	V	0.3489
Geocortex.Gis.Geom	101006434105040314	WRIGHT BILLY J & MAHALA L	4112 BLUE RIDGE PL NE	ALBUQUERQUE NM 87111	N/A	ALBUQUERQUE NM 87120	* 006 006CORRECTED PLAT VOLCANO CLIFFS SUBD UNIT 20	V	0.2541

FIRST CLASS MAIL

July 15, 2021

Re: Bulk Land Subdivision Plat and Vacation of Easements – La Cuentista Subdivision,  
Unser Blvd. And Kimmick Drive NW.

To whom it may concern:

The City of Albuquerque's GIS system map has identified you as being within 100' of the above mentioned project.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Group, is seeking approval for Bulk Land Subdivision Plat and Vacation of easements within La Cuentista Subdivision, Unser Blvd. and Kimmick Dr. NW. See the attached Zone Atlas Page for the project location. The request is to subdivide\revise Tracts B-1 and B-2 into two (2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
4. Location Description – between Unser Blvd. and Kimmick Dr. NW and Paseo del Norte and Rosa Parks
5. Zone Atlas Page – C-10-Z
6. Legal Description – TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION.
7. Area of Property – 59 acres

The Development Review Board Public Hearing will be heard on August 11<sup>th</sup>, starting at 9:00 am via a Zoom call. The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for June 16<sup>th</sup> located at the following link:

The Development Review Board Public Hearing will be heard on June 16<sup>th</sup>, starting at 9:00 am via a Zoom call. The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for June 16<sup>th</sup> located at the following link:

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

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

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Bulk Land Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW  
July 15, 2021  
Page 2

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

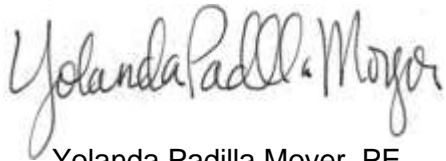
City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, PE  
Vice President  
Community Development & Planning

Attachments: Zone Atlas Page



**Bohannan**  **Huston**

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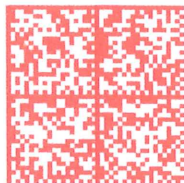



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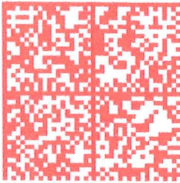



  
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ESCELSIOR MN 55331

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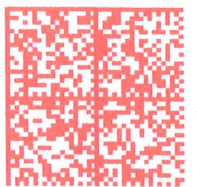



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APODACA & ISABELLA, DICK F  
APODACA  
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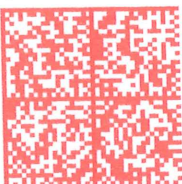


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ANDREW D & MARCY D COCA  
6205 BASIL PL NW  
ALBUQUERQUE NM 87120-5439

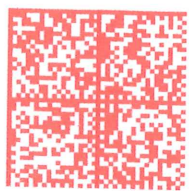



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Courtyard 1  
7500 Jefferson St. NE  
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87109-4335

ROBERT T ALIDON  
6301 BASIL PL NW  
ALBUQUERQUE NM 87120-5441



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MARIA M & CHRISTOPHER M BERGS  
6201 BASIL PL NW  
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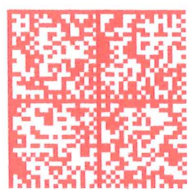
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Albuquerque, NM  
87109-4335


ALFARO LOA A & ENRIQUEZ ARACELY  
& GARCIA BLANCA A  
10331 CALLE HERMOSA PL NW  
ALBUQUERQUE NM 87114-2337

BURTON & IDA G VISCIDI  
2527 SAPPHIRE GREENS RD  
SUN CITY CENTER, FL 33573-7180



  
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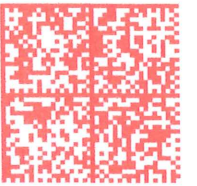



  
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BILLY J & MAHALA L WRIGHT  
4112 BLUE RIDGE PL NE  
ALBUQUERQUE, NM 87111

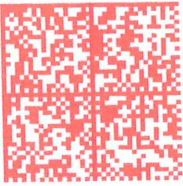



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JULIE D VELLE GAS & PATSY CRUZ  
TRUSTEE CRUZ RVT  
7112 LOS NUTRIAS RD NW  
ALBUQUERQUE, NM 87114-5922



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87109-4335

SENECA R THORNLEY & ANDREW K  
WASHUTA  
6327 BASIL PL NW  
ALBUQUERQUE, NM 87114-5441

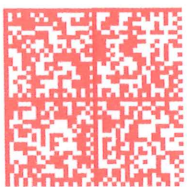


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CAROLYN M STAMPS  
2186 CHICKASAW LP  
ROCK HILL, SC 29732




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MARIO H & ALMA A SIERRA  
4905 AZTEC RD NE  
ALBUQUERQUE, NM 87110-1821



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87109-4335

PAUL W & HENRIETTA SEDLER  
6200 MONTANO PLAZA DR NW #624  
ALBUQUERQUE, NM 87120-5759




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MARK ANTHONY SANDOVAL &  
THERESA MONTANO  
6908 TIERRA OSCURA STNW  
ALBUQUERQUE, NM 87120-5441




  
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LAWRENCE J & LISA A SANCHEZ  
6323 BASIL PL NW  
ALBUQUERQUE, NM 87120-5441



  
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87109-4335

ROBERT MORA  
6618 ELWOOD DR NW  
ALBUQUERQUE, NM 87107-6107




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KAREN K LYNCH TRUSTEE LYNCH  
LVT  
6228 GHOST FLOWER TRL NE  
ALBUQUERQUE, NM 87111-8349



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87109-4335

THOMAS R MADLIGER & CONNIE SUE  
9094 GLENRIDGE BLVD  
DAYTON, OH 45458-5022



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87109-4335

WILLIAM M & LINDA P LEHRER  
7300 GRANGE AVENUE NW  
ALBUQUERQUE, NM 87120-3523




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87109-4335

TROY R & JACQUELINE J LUNA  
6315 CASA BLANCA NW  
ALBUQUERQUE, NM 87120-3290



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Albuquerque, NM  
87109-4335


**Bohannan**  **Huston**

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

KELLY ANN SANCHEZ  
6219 BASIL PL NW  
ALBUQUERQUE, NM 87120-5439

RUIZ DEVELOPMENT LC  
PO BOX 66960  
ALBUQUERQUE, NM 87193-6960



  
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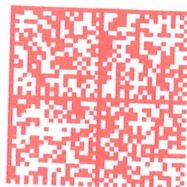



  
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87109-4335

JESSICA ROTHFUSS  
6211 BASIL PL NW  
ALBUQUERQUE, NM 87120-5439




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Albuquerque, NM  
87109-4335

JOHN & ELAINE ROSS  
9905 WIND CAVE DR NW  
ALBUQUERQUE, NM 87114



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Albuquerque, NM  
87109-4335

RAUCH MARCEDES FUNCKE & LYNCH  
KAREN K TRUSTEE LYNCH LVT  
6228 GHOST FLOWER TRL NE  
ALBUQUERQUE, NM 87111-8349

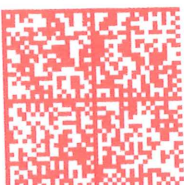


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Albuquerque, NM  
87109-4335

PADILLA RVT  
1605 CAMINO ROSARIO NW  
ALBUQUERQUE, NM 87107-2618



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87109-4335

MICHAEL J OHEARN  
1734 HOOPER RD SW  
ALBUQUERQUE, NM 87105-3055

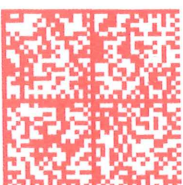



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87109-4335

ANTHONY ROMERO III & KAREN  
DIANE ORTIZ  
6423 PICARDIA PL NW  
ALBUQUERQUE, NN 87107-7042



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JULENE RAE MOORE  
6215 BASIL PL NW  
ALBUQUERQUE, NM 87120-5439



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**Bohannan**  **Huston**

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7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

ROBERT C & BEVERLY J MONCRIEFF  
TRUSTEES MONCRIEFF RVT  
19270 GREENHORN RD  
GRASS VALLEY, CA 95945-8627



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Albuquerque, NM  
87109-4335

SEAN MARTINEZ  
6331 BASIL PL NW  
ALBUQUERQUE, NM 87120-5441




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**Bohannon**  **Huston**

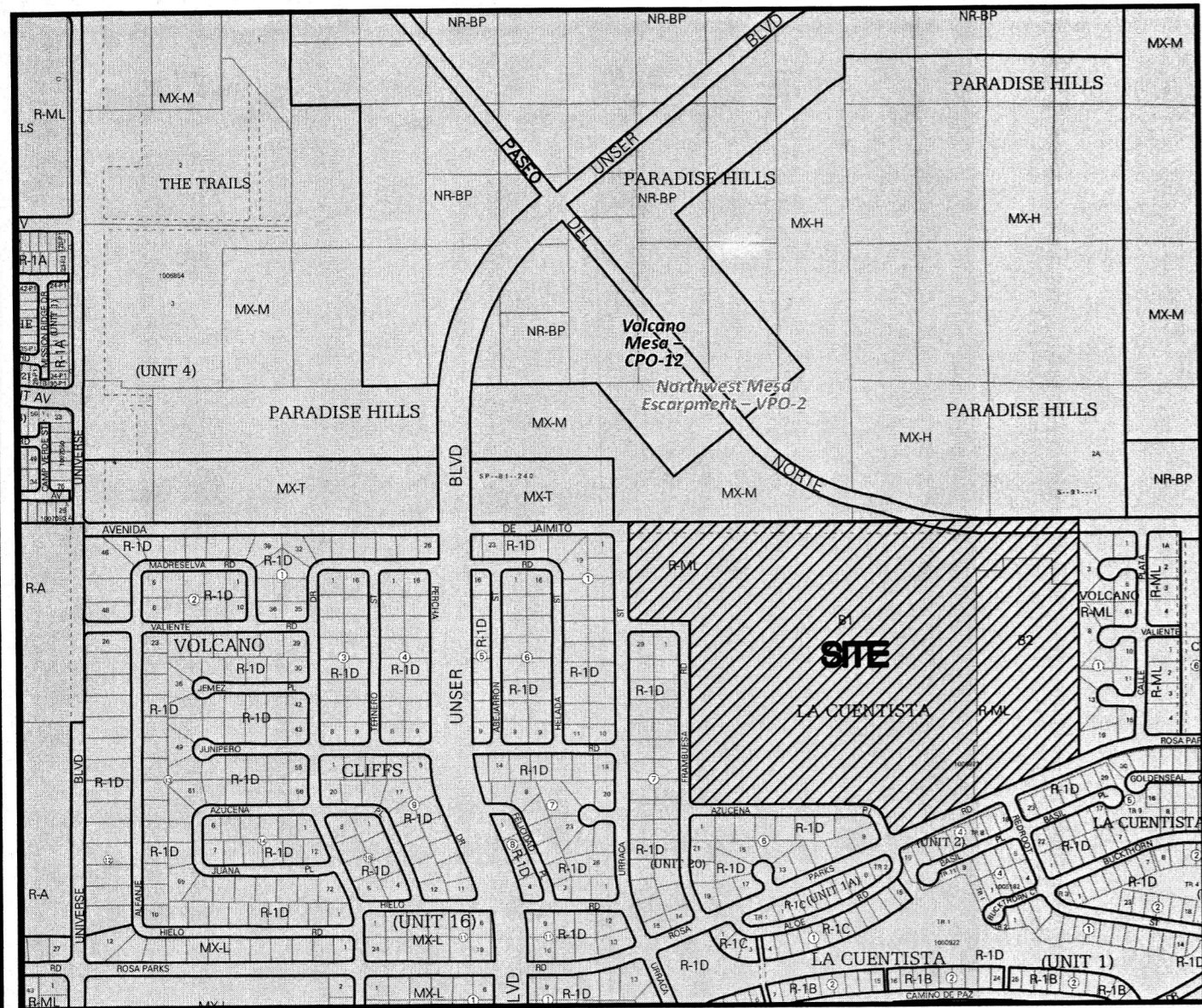
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Albuquerque, NM  
87109-4335

GERALD A & VICTORIA E MARTIN  
TRUSTEES MARTIN RVT  
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ALBUQUERQUE, NM 87120-5441



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Vicinity Map - Zone Atlas C-10-Z N.T.S.

**Indexing Information**

Section 15, Township 11 North, Range 2 East, N.M.P.M.  
 Subdivision: La Cuentista Subdivision  
 Owner: Elk Haven LLC  
 UPC #: 101006434613240404 (Tract B-1)  
 UPC #: 101006444912440403 (Tract B-2)

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC #: 101006434613240404  
 101006444912440403  
 PROPERTY OWNER OF RECORD  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Bulk Land Plat for  
 Tract B-1-A and B-2-A,  
 La Cuentista Subdivision  
 Being Comprised of  
 Tracts B-1 and B-2,  
 La Cuentista Subdivision  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2021**

**Project Number:** \_\_\_\_\_  
**Application Number:** \_\_\_\_\_  
**Plat Approvals:**

- PNM Electric Services
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company
- Comcast
- City Approvals:**
- Loren N. Raanboover, P.S. Jul 12, 2021
- City Surveyor
- Traffic Engineer
- ABCWUA
- Parks and Recreation Department
- Code Enforcement
- AMAFCA
- City Engineer
- DRB Chairperson, Planning Department

**Purpose of Plat**

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

**Subdivision Data**

GROSS ACREAGE: .59.0834 ACRES  
 ZONE ATLAS PAGE NO.: C-10-Z  
 NUMBER OF EXISTING TRACTS: 2  
 NUMBER OF TRACTS CREATED: 2  
 MILES OF FULL-WIDTH STREETS: 0.00 MILES  
 MILES OF HALF-WIDTH STREETS: 0.00 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.00 ACRES  
 DATE OF SURVEY: JULY 2021

**Legal Description**

TRACTS B-1 AND B-2, OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION TRACTS B-1 AND B-2, 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 ON JULY 14, 2016, IN BOOK 2016C, PAGE 69, AS DOCUMENT NO. 2016054344.

**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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

**Bulk Land Variance Note**

THE PLAT FOR TRACTS B-1-A AND B-2-A, LA CUENTISTA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS.  
 FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER OF WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.  
 THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RESTORABLE DOCUMENT, REMOVING SUCH CONDITIONS FORM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

IN SIGNING THIS PLAT, THE OWNER HEREBY ACKNOWLEDGES THAT BUILDING PERMITS CAN NOT BE ISSUED BEFORE FURTHER SUBDIVISION AND THAT RECORDING OF THE FINAL SUBDIVISION PLAT FOR THE SUBJECT AREA HAS BEEN COMPLETED.

**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.

**Documents**

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO., HAVING FILE NO. BN210123 AND AN EFFECTIVE DATE OF MARCH 5, 2021.
2. PLAT OF RECORD FOR TRACTS B-1 AND B-2, LA CUENTISTA FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JULY 14, 2016 IN BOOK 2016C, PAGE 69.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FROM STANLEY DIAMOND TO STANLEY DIAMOND AND FRANCES PAVICH, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON OCTOBER 1, 2012 AS DOCUMENT NO. 2012102233.
4. SPECIAL WARRANTY DEED FROM STANLEY DIAMOND TO ELK HAVEN, LLC FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 14, 2012 AS DOCUMENT NO. 2012132102.
5. QUITCLAIM DEED FROM FRANCES PAVICH TO ELK HAVEN, LLC, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON OCTOBER 4, 2017 AS DOCUMENT NO. 2017095817.

**Free Consent**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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  
 DATE 7-15-2021

STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 15, 2021  
 BY: STAN DIAMOND, MANAGING MEMBER, ELK HAVEN, LLC

By: Jessica Gallegos  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 08/24/24  
 OFFICIAL SEAL  
 Jessica Gallegos  
 Notary Public  
 State of New Mexico  
 08/24/24  
 My Commission Expires:

**Surveyor's Certificate**

I, WILL PLOTNER JR., 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.

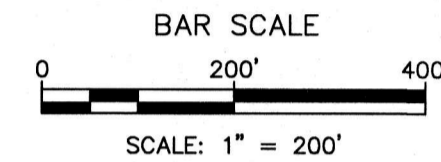
Will Plotner Jr. 7/12/2021  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 wplotnerjr@gmail.com  
 SHEET 1 OF 2  
 210703

**Bulk Land Plat for  
Tract B-1-A and B-2-A,  
La Cuentista Subdivision  
Being Comprised of  
Tracts B-1 and B-2,  
La Cuentista Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2021**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (6/14/2016, 2016C-69)
●	FOUND REBAR WITH CAP 5/8" REBAR UNLESS OTHERWISE INDICATED
△	FOUND CENTERLINE MONUMENT "LS 14733" UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED



**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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.

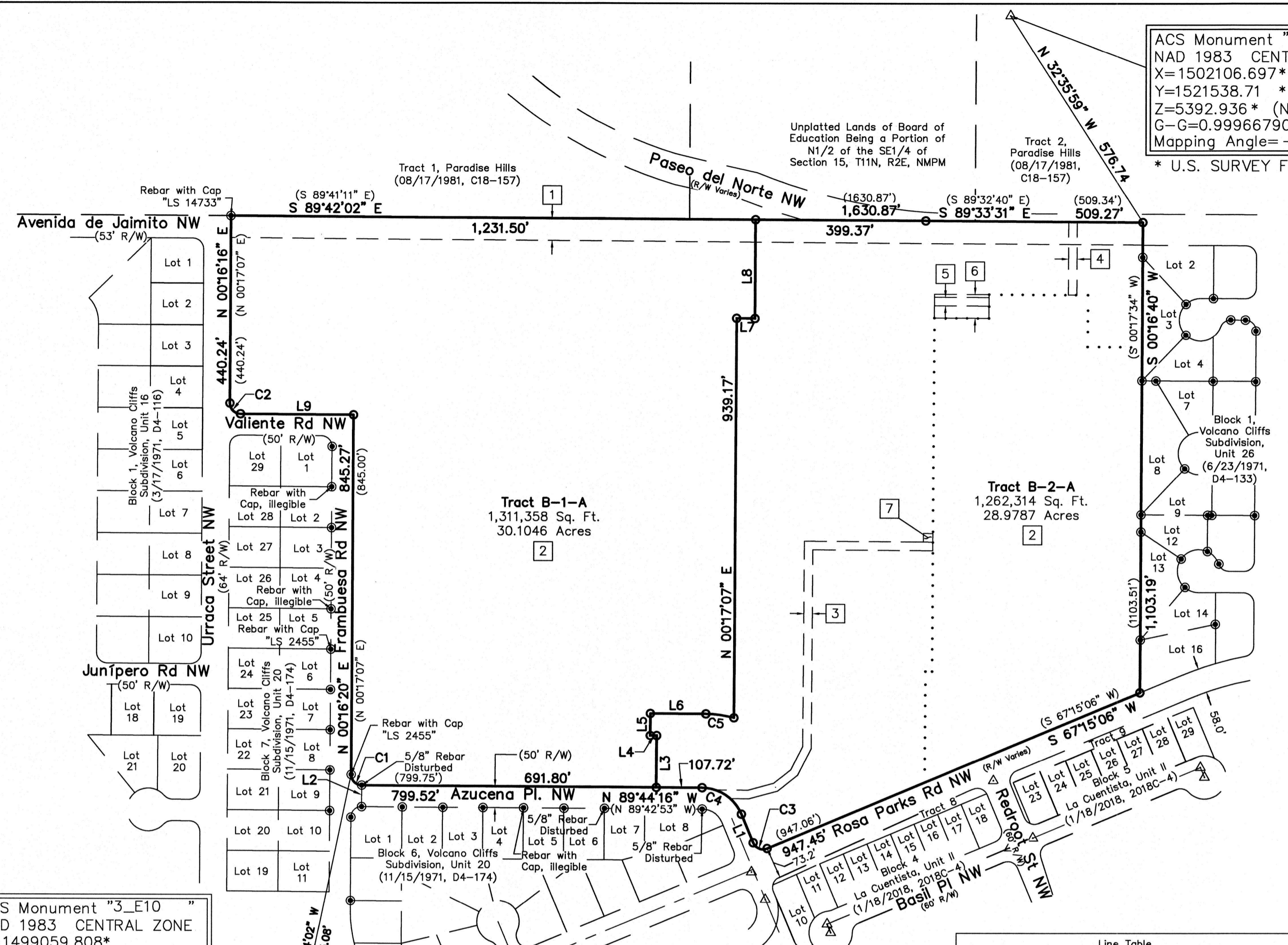
**Disclaimer**

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.

**CSI-CARTESIAN SURVEYS INC.**

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

Sheet 2 of 2  
210703



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 FOOT

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 FOOT

Line #	Direction	Length (ft)
L1	N 22°44'54" W (N 22°44'54" W)	71.84' (72.48')
L2	S 00°15'44" W (S 00°17'07" W)	50.00' (50.00')
L3	S 00°17'07" W	121.98'
L4	S 89°43'20" E	15.00'
L5	S 00°16'40" W	52.00'
L6	S 89°43'20" E	130.30'
L7	S 89°37'40" E	43.03'
L8	N 00°22'20" E	230.49'
L9	N 89°43'44" W (N 89°42'53" W)	265.01' (265.00')

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.27' (39.27')	25.00' (25.00')	90°00'37"	35.36'	N 44°43'58" W
C2	39.27' (39.27')	25.00' (25.00')	90°00'00"	35.36'	N 44°43'44" W
C3	39.27' (39.27')	25.00' (25.00')	90°00'00"	35.36'	N 67°44'54" W
C4	117.62' (117.59')	100.60' (100.60')	66°59'22"	111.03'	N 56°14'35" W
C5	66.47'	251.00'	15°10'26"	66.28'	N 82°08'07" W

**Easement Notes**

- EXISTING 51' PUBLIC ROADWAY AND UTILITY EASEMENT (6/7/2004, BK. A78, PG. 8887)
- EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT (01/07/2004, 2004C-7) TO BE DEFINED BY SUBSEQUENT PLATS
- EXISTING 20' PUBLIC PERMANENT WATERLINE EASEMENT (1/17/2017, DOC. NO. 2017004098) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 20' PUBLIC PERMANENT WATERLINE EASEMENT (1/17/2017, DOC. NO. 2017004099) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 20' PUBLIC PERMANENT WATERLINE EASEMENT (1/17/2017, DOC. NO. 2017004100) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 55.59' PUBLIC PERMANENT PUBLIC ROADWAY EASEMENT (2/1/2017, DOC. NO. 2017009558) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 20' PUBLIC PERMANENT STORM DRAIN EASEMENT (2/1/2017, DOC. NO. 2017009559) VACATED WITH THE FILING OF THIS PLAT

July 15, 2021

Ms. Jolene Wolfley  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: La Cuentista Subdivision (Replat of Tract B-1 and B-2 at La Cuentista Subdivision) - Vacation of Public Easement

Dear Ms. Wolfley:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Application for Development Review
- Document which created the public easement
- Vacation Action Exhibit
- Letter from the Office of Neighborhood Coordination and neighborhood notification
- Zone Atlas Map
- Submittal Fees

This vacation request that is being presented to the DRB is to remove all the Public Easement that encompasses a portion of Tract B-2. Previously the easements were granted based on an old layout. We are requesting these vacations so new easements or right-of-way can be granted and/ or dedicated that corresponds with the new layout at La Cuentista Subdivision as shown in the vacation of easement exhibit.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

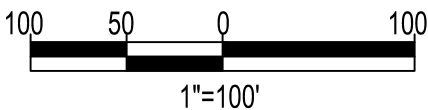
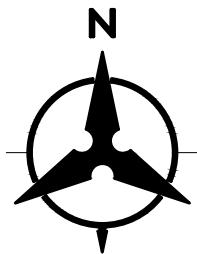
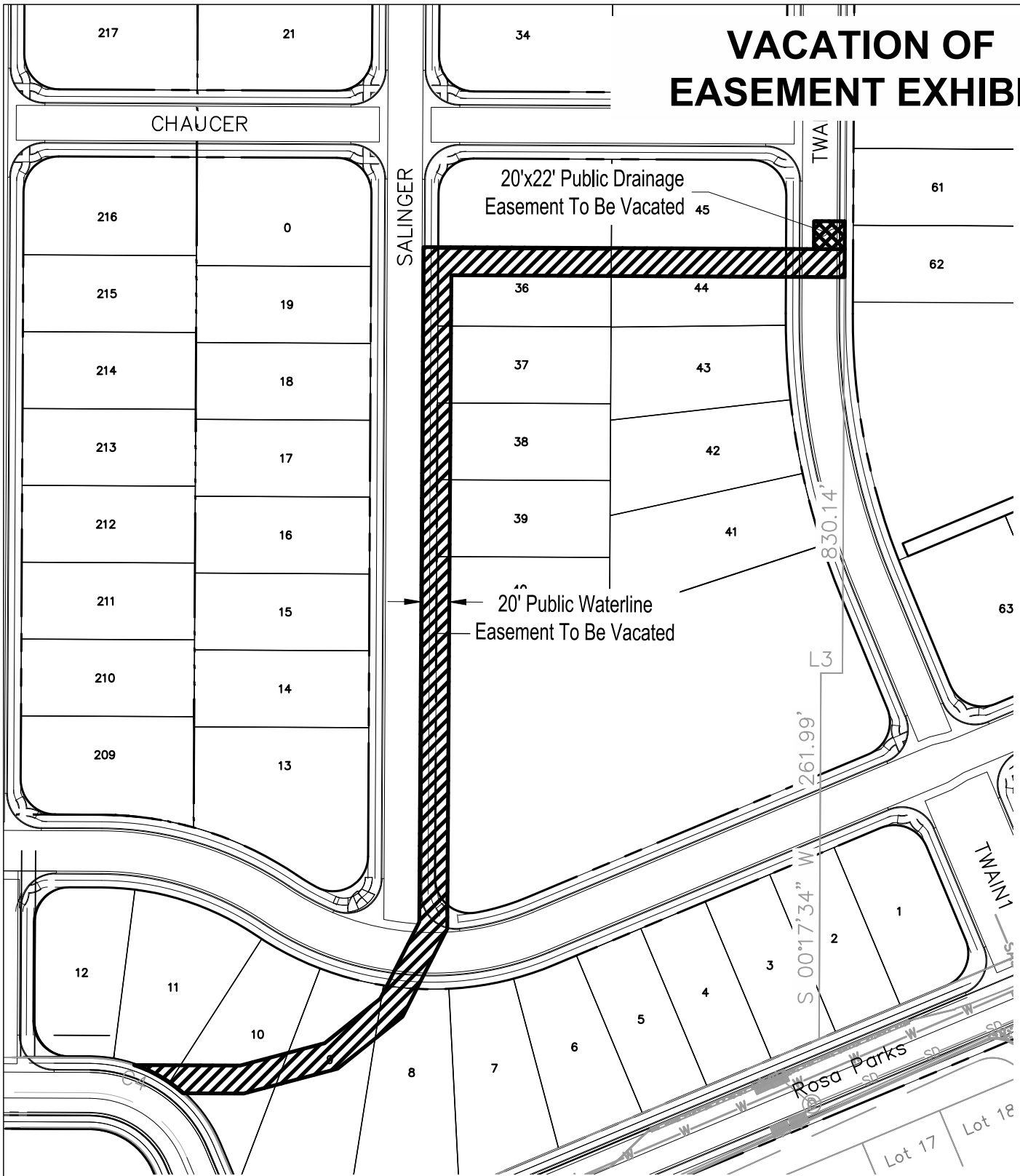


Yolanda Padilla Moyer, P.E.  
Vice President  
Community Development and Planning

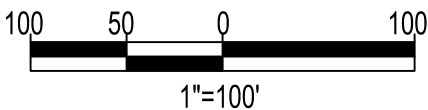
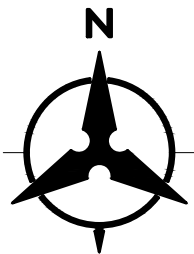
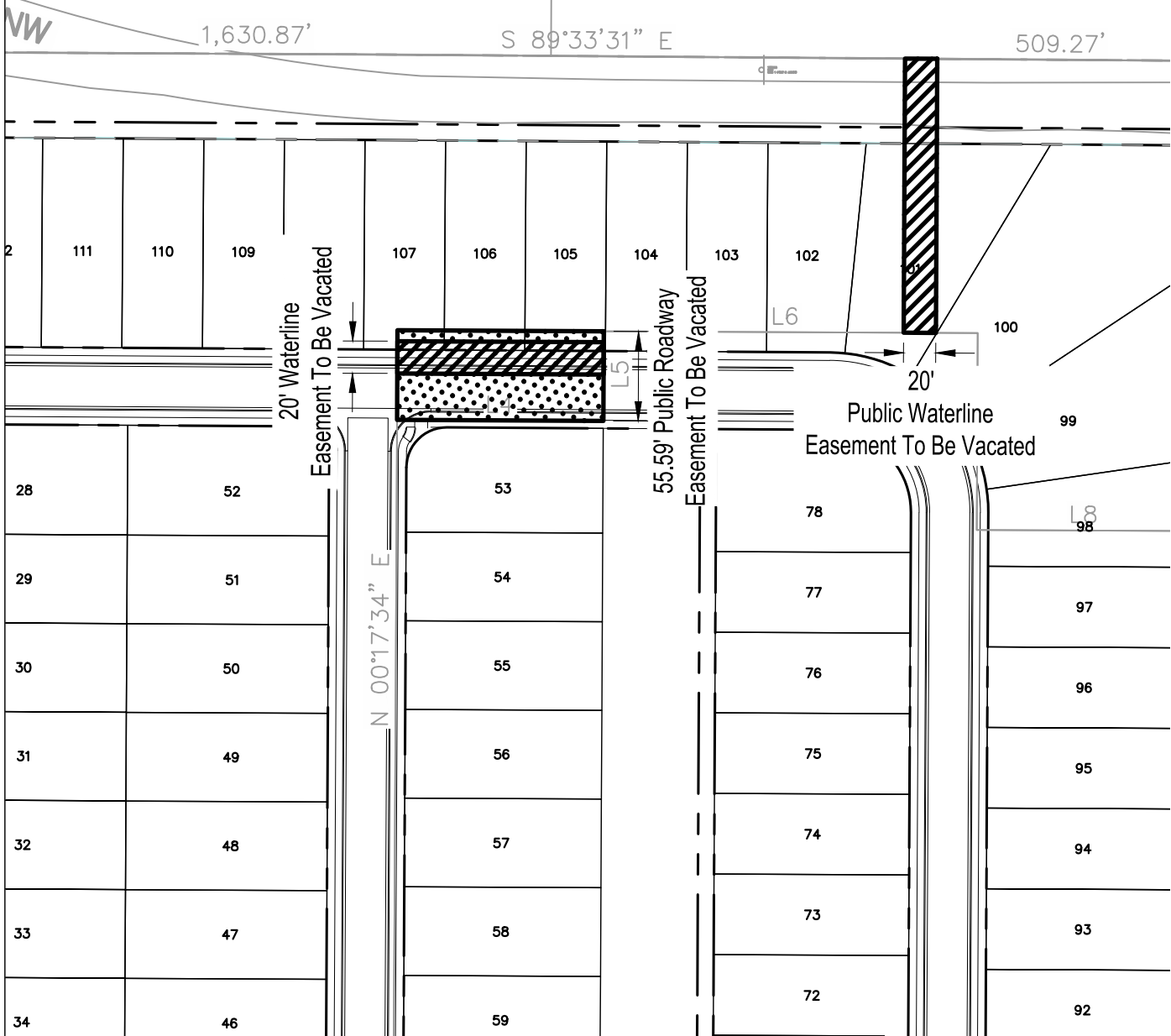
YPM/cc  
Enclosures

cc: Kevin Patton, Pulte Group

# VACATION OF EASEMENT EXHIBIT



# VACATION OF EASEMENT EXHIBIT



1300

C10-001

**PERMANENT EASEMENT**

5/27/04

Grant of Permanent Easement, between Stan L. Diamond, a single man ("Grantor"), whose address is 14 Vista Estrella South, Lamy, New Mexico, 87540 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public roadway and utilities, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

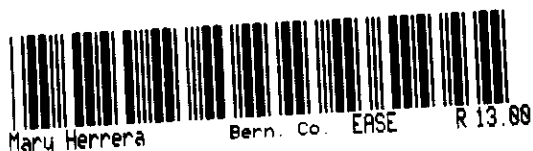
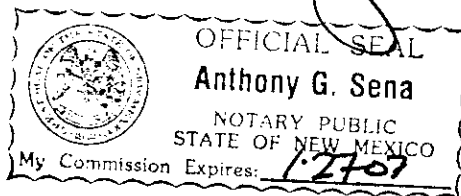
In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 14<sup>th</sup> day of May, 2004.



2004079097  
6892588  
Page: 1 of 3  
06/07/2004 03:01P  
Bk-A78 Pg-8887

APPROVED:

[Signature]  
City Engineer

May 27, 2004  
Dated

[Signature]  
SKB/ky

GRANTOR:

[Signature]  
(Individual)  
[Signature]

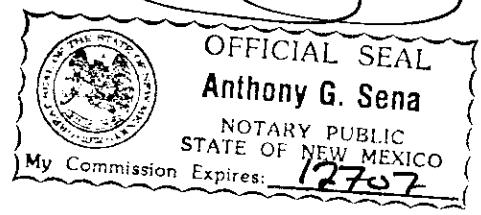
**INDIVIDUAL**

STATE OF \_\_\_\_\_ )  
 )ss  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on this 14th day of May, 2004, by Stanley Diamond.

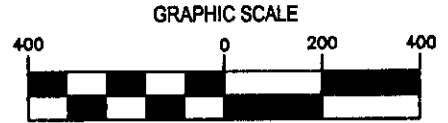
My Commission Expires:  
1-27-07

[Signature]  
Notary Public

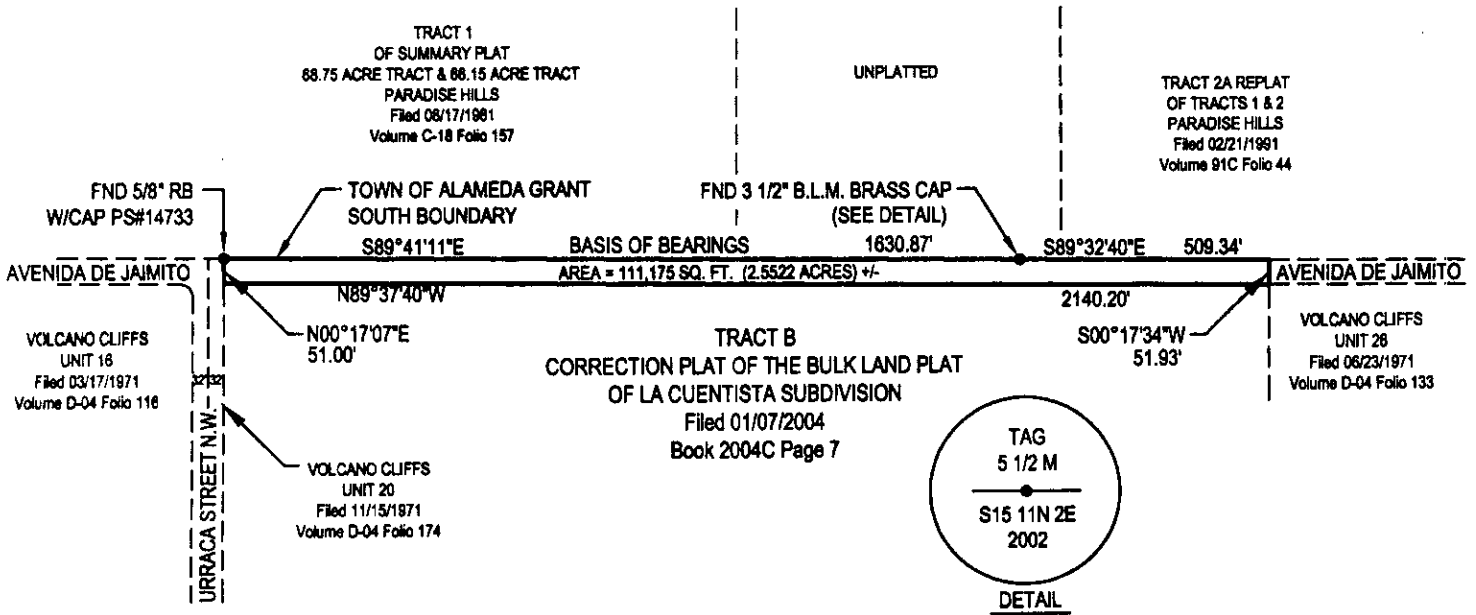


(EXHIBIT "A" ATTACHED)

**SKETCH AND DESCRIPTION SHOWING  
PUBLIC ROADWAY  
AND UTILITY EASEMENT  
LOCATED WITHIN TRACT B  
CORRECTION PLAT OF THE BULK LAND PLAT  
OF LA CUENTISTA SUBDIVISION  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY, 2004**



( IN FEET )  
1 Inch = 400 ft.



A certain parcel of land in Section 15, Township 11 North, Range 2 East, N.M.P.M, located within Tract B, Correction Plat of the Bulk Land Plat Of La Cuentista Subdivision as shown and designated on said Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 7, 2004 in Book 2004C Page 7 and further described by New Mexico State Plane grid bearings and ground distances as follows:

Beginning at the Northwest corner of the parcel herein described, being also the Northwest corner of Tract B, and a point on the South Boundary of the Town of Alameda Grant, a found 5/8" rebar, PS#14733;

Thence along the North line of Tract B, and the South Boundary of the Town of Alameda Grant, S89°41'11"E a distance of 1630.87 feet to a found 3 1/2" B.L.M. brass cap;

Thence continuing along the North line of Tract B, and the South Boundary of the Town of Alameda Grant, S89°32'40"E a distance of 509.34 feet to the Northeast corner of the parcel herein described, being also the Northeast corner of Tract B;

Thence along the East line of Tract B, S00°17'34"W a distance of 51.93 feet to the Southeast corner of the parcel herein described;

Thence N89°37'40"W a distance of 2140.20 feet to the Southwest corner of the parcel herein described, a point on the West line of Tract B;

Thence along the West line of Tract B, N00°17'07"E a distance of 51.00 feet to the Point of Beginning and containing 111,175 square feet (2.5522 acres) more or less.



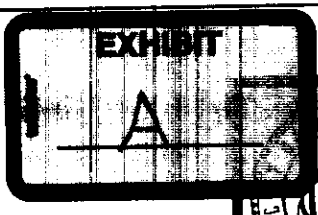
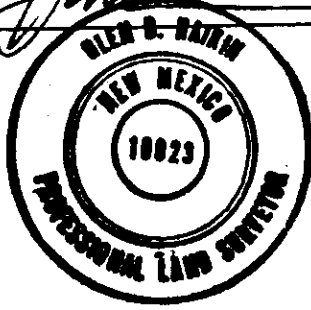
2004079097  
6092588  
Page: 3 of 3  
06/07/2004 03:01P  
Bk-A78 Pg-8887

Mary Herrera Bern. Co. EASE R 13.00

I, Glen B. Haikin, Surveyor for the City of Albuquerque and Professional Surveyor hereby certify that this sketch and description was prepared from field work performed by me or under my direct supervision, meets the Minimum Standards for surveys in New Mexico and is true and correct to the best of my knowledge and belief.

*Glen B. Haikin*  
Glen B. Haikin  
N.M.P.S. 10023

5-13-04  
Date



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
CONSTRUCTION MANAGEMENT DIVISION  
SURVEY SECTION  
P.O. BOX 1283 ALBUQUERQUE, NEW MEXICO 87106-0283



**PERMANENT EASEMENT**

Grant of Permanent Easement, between Frances Pavich LLC, ("Grantor"), whose address is 21 Vista Valle Cir, Lamy, NM, 87540 and Elk Haven LLC, ("Grantor"), whose address is 13 Bishop Rd, Lamy, NM, 87540 to the **Albuquerque Bernalillo County Water Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 568, Albuquerque, NM, 87103-0568.

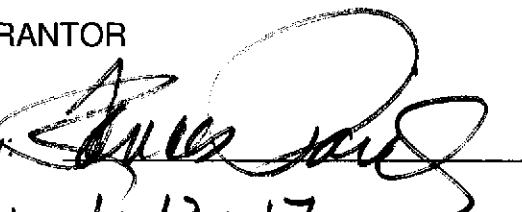
Grantor grants to the Water Authority an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of **Public Water Lines and Facilities** (collectively "Public Water Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR


By:   
Date: 1-12-17

Acknowledged:

Albuquerque Bernalillo County Water Utility Authority

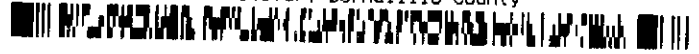
By:   
Engineer

GRANTOR

By:   
Date: 1 12 2017

Doc# 2017004098

01/17/2017 12:05 PM Page: 1 of 5  
EASE R:\$25.00 Linda Stover, Bernalillo County



[corporate acknowledgment]

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on this 12 day of January, 2017, by Frances Pavich, Managing Member of Frances Pavich LLC., a Limited Liability Company, on behalf of said company.

Kristi K. Winters  
Notary Public



My Commission Expires:

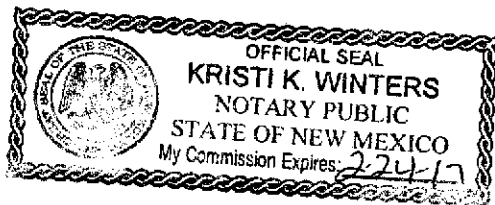
2-24-17

[corporate acknowledgment]

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on this 12<sup>th</sup> day of January, 2017, by Stan Diamond, Managing Member of Elk Haven LLC., a Limited Liability Company, on behalf of said company.

Kristi K. Winters  
Notary Public



My Commission Expires:

2-24-17

**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
**PUBLIC WATER LINE EASEMENT**

A tract of land being designated as a "Public Water Line Easement" and being part of **TRACT B-1 of the BULK LAND PLAT of LA CUENTISTA SUBDIVISION TRACTS B-1 AND B-2**, a plat of the same filed in the Office of the Bernalillo County Clerk on **JUNE 14, 2016** as **Document# 2016054344**, being more particularly described as follows:

A parcel of land being Twenty feet (20') wide being Ten feet (10') on each side of the following described centerline:

BEGINNING at a point on a line, said point being a point on the Easterly boundary line of Tract B-1; whence the ACS Monument "8-C10" found in place bears N 08°16'20" E, 1258.54 feet distant; thence

N 89°42'26" W along the centerline of said parcel herein described a distance of 291.51 feet to an angle point; thence

S 00°21'19" W along the centerline of said parcel herein described a distance of 475.34 feet to an angle point; thence

S 26°58'17" W along the centerline of said parcel herein described a distance of 66.06 feet to an angle point; thence

S 51°18'15" W along the centerline of said parcel herein described a distance of 55.32 feet to an angle point; thence

S 75°09'44" W along the centerline of said parcel herein described a distance of 66.06 feet to an angle point; thence

N 89°42'53" W along the centerline of said parcel herein described a distance of 56.14 feet to point being the TERMINATION point of said centerline herein described. Side lines of said easement prolonging or shortening to the existing easement and/or right of way. Said easement herein described containing an approximate total area of 20,230 Square Feet or 0.4644 acres, more or less.

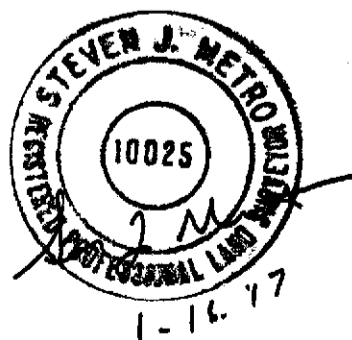
SEE ATTACHED EXHIBIT A SHEETS 2 & 3 OF 3

**Surveyor's Certification**

I, Steven J. Metro, New Mexico Professional Surveyor No. 10025, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.

  
Steven J. Metro, N.M.P.S. No. 10025

1-16-17  
Date



WLW

**PUBLIC WATER LINE EASEMENT  
SITUATE WITHIN TRACT B-1  
BULK LAND PLAT OF LA CUENTISTA SUBDIVISION  
TRACTS B-1 & B-2**

TRACT B-1

ACS "3-E10"

ACS "8-C10"

PROPOSED PUBLIC STORM DRAIN  
EASEMENT BY SEPARATE DOCUMENT

N89°42'26"W

291.51'

LEGAL DESCRIPTION  
POINT OF BEGINNING

S00°21'19"W

TRACT B-1

TRACT B-2

NEW 20' PUBLIC  
WATER LINE EASEMENT  
GRANTED BY THIS DOCUMENT  
(20,230 SF)

475.34'

SEE SHEET 3 OF 3

**NOTE:**

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
2. ALL DISTANCES ARE GROUND DISTANCES



1 inch = 60 ft.  
SCALE:

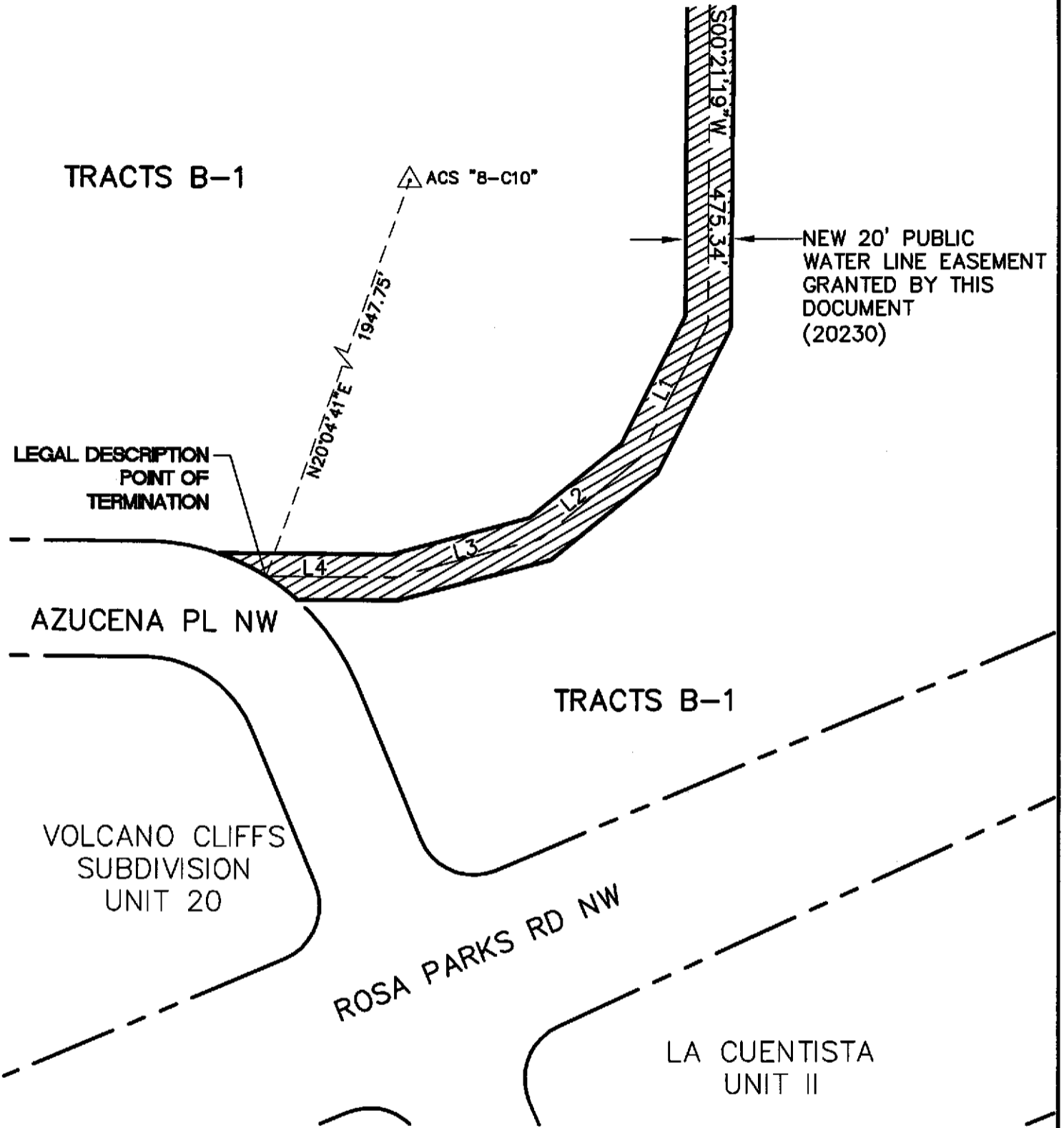
SHEET 2 OF 3  
WL W1

**EXHIBIT "A"**

**WILSON  
& COMPANY**

**PUBLIC WATER LINE EASEMENT  
SITUATE WITHIN TRACT B-1  
BULK LAND PLAT OF LA CUENTISTA SUBDIVISION  
TRACTS B-1 & B-2**

SEE SHEET 2 OF 3



NEW 20' PUBLIC WATER LINE EASEMENT GRANTED BY THIS DOCUMENT (20230)

LEGAL DESCRIPTION POINT OF TERMINATION

ACS "B-C10"

N20°04'41"E  
1947.75'

AZUCENA PL NW

TRACTS B-1

VOLCANO CLIFFS SUBDIVISION UNIT 20

ROSA PARKS RD NW

LA CUENTISTA UNIT II

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.06'	S26°58'17"W
L2	55.32'	S51°18'15"W
L3	66.06'	S75°09'44"W
L4	56.14'	N89°42'53"W



1 inch = 60 ft.  
SCALE:

**NOTE:**

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
2. ALL DISTANCES ARE GROUND DISTANCES

**EXHIBIT "A"**

**WILSON & COMPANY**

SEE SHEET 3 OF 3  
WL W2

**PERMANENT EASEMENT**

Grant of Permanent Easement, between Frances Pavich LLC. ("Grantor"), whose address is 21 Vista Valle Cir, Lamy, NM, 87540 and Elk Haven LLC. ("Grantor"), whose address is 13 Bishop Rd, Lamy, NM, 87540 to the **Albuquerque Bernalillo County Water Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 568, Albuquerque, NM, 87103-0568.

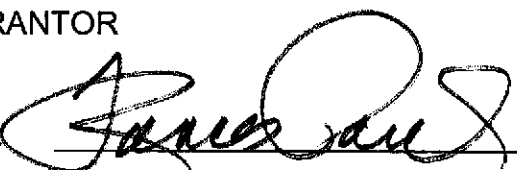
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In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR

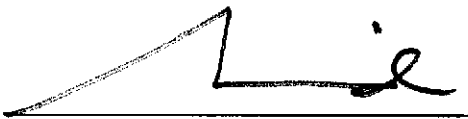
By:   
Date: 1-12-17

Acknowledged:

Albuquerque Bernalillo County Water Utility Authority

By:   
Engineer

GRANTOR

By:   
Date: 1 12 2017

Doc# 2017004099

01/17/2017 12:05 PM Page: 1 of 4  
EASE R: \$25.00 Linda Stover, Bernalillo County



[corporate acknowledgment]

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on this 12 day of January, <sup>2017</sup> by Frances Pavich, Managing Member of Frances Pavich LLC., a Limited Liability Company, on behalf of said company.

Kristi K. Winters  
Notary Public



**My Commission Expires:**

2-24-17

[corporate acknowledgment]

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on this 12 day of January, <sup>2017</sup> by Stan Diamond, Managing Member of Elk Haven LLC., a Limited Liability Company, on behalf of said company.

Kristi K. Winters  
Notary Public



**My Commission Expires:**

2-24-17

**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
**PUBLIC WATER LINE EASEMENT**

A tract of land being designated as a "Public Water Line Easement" and being part of **TRACT B-1 of the BULK LAND PLAT of LA CUENTISTA SUBDIVISION TRACTS B-1 AND B-2**, a plat of the same filed in the Office of the Bernalillo County Clerk on **JUNE 14, 2016** as **Document# 2016054344**, being more particularly described as follows:

A parcel of land being Twenty feet (20') wide being Ten feet (10') on each side of the following described centerline:


BEGINNING at a point on a line, said point being a point on the Southerly boundary line of Tract B-1 whence the ACS Monument "8-C10" found in place bears N 12°33'06" W, 671.56 feet distant; thence

N 00°17'34" E along the centerline of said parcel herein described a distance of 170.51 feet to a point on the Northerly boundary line of Tract B-1, said point being a point on the Southerly Right of Way line of Paseo Del Norte Boulevard NW and the TERMINATION point of said centerline herein described. Side lines of said easement prolonging or shortening to the existing easement. Said easement herein described containing an approximate total area of 3,410 Square Feet or 0.0783 acres, more or less.

SEE ATTACHED EXHIBIT A SHEET 2 OF 2

**Surveyor's Certification**

I, Steven J. Metro, New Mexico Professional Surveyor No. 10025, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.



Steven J. Metro, N.M.P.S. No. 10025

1-13-17

Date



WL NE





**PERMANENT EASEMENT**


Grant of Permanent Easement, between Frances Pavich LLC, ("Grantor"), whose address is 21 Vista Valle Cir, Lamy, NM, 87540 and Elk Haven LLC, ("Grantor"), whose address is 13 Bishop Rd, Lamy, NM, 87540 to the **Albuquerque Bernalillo County Water Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 568, Albuquerque, NM, 87103-0568.


Grantor grants to the Water Authority an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of **Public Water Lines and Facilities** (collectively "Public Water Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

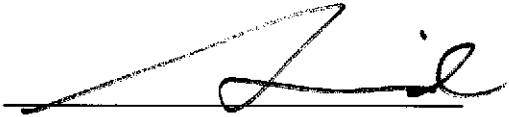
In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.


Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR  
By:   
Date: 1-12-17

Acknowledged:  
Albuquerque Bernalillo County Water Utility Authority  
By:   
Engineer

GRANTOR  
By:   
Date: 1 12 2017

Doc# 2017004100  
01/17/2017 12:05 PM Page: 1 of 4  
EASE R: \$25.00 Linda Stover, Bernalillo County  


[corporate acknowledgment]

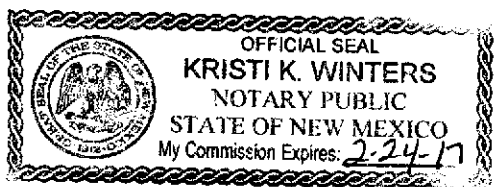
STATE OF NEW MEXICO )  
 )  
COUNTY OF Bernalillo ) ss

This instrument was acknowledged before me on this 12 day of January, 2017, by Frances Pavich, Managing Member of Frances Pavich LLC, a Limited Liability Corporation, on behalf of said company.

Kristi K. Winters  
Notary Public

My Commission Expires:

2-24-17



[corporate acknowledgment]

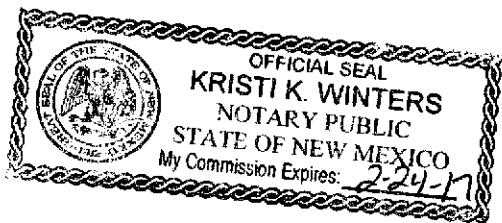
STATE OF NEW MEXICO )  
 )  
COUNTY OF Bernalillo ) ss

This instrument was acknowledged before me on this 12 day of January, 2017, by Stan Diamond, Managing Member of Elk Haven LLC, a Limited Liability Corporation, on behalf of said company.

Kristi K. Winters  
Notary Public

My Commission Expires:

2-24-17



**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
**PUBLIC WATER LINE EASEMENT**

A tract of land being designated as a "Public Water Line Easement" and being part of **TRACT B-1 of the BULK LAND PLAT of LA CUENTISTA SUBDIVISION TRACTS B-1 AND B-2**, a plat of the same filed in the Office of the Bernalillo County Clerk on **JUNE 14, 2016** as **Document# 2016054344**, being more particularly described as follows:

A parcel of land being Twenty feet (20') wide being Ten feet (10') on each side of the following described centerline:

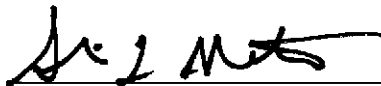
BEGINNING at a point on a line, said point being a point on the Easterly boundary line of Tract B-1 whence the ACS Monument "8-C10" found in place bears N 04°16'34" E, 672.38 feet distant; thence

N 89°42'26" W along the centerline of said parcel herein described a distance of 128.00 feet to a point, said point being the TERMINATION point of said centerline herein described. Side lines of said easement prolonging or shortening to the existing easement. Said easement herein described containing an approximate total area of 2,560 Square Feet or 0.0588 acres, more or less.

SEE ATTACHED EXHIBIT A SHEET 2 OF 2

**Surveyor's Certification**

I, Steven J. Metro, New Mexico Professional Surveyor No. 10025, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.



Steven J. Metro, N.M.P.S. No. 10025

1-13-17

Date



WL NW



**PERMANENT EASEMENT**

**PROJECT NO: 709789**

**February 1, 2017**

Grant of Permanent Easement, between Frances Pavich LLC. ("Grantor"), whose address is 21 Vista Valle Cir, Lamy, NM, 87540 and Elk Haven LLC. ("Grantor"), whose address is 13 Bishop Rd, Lamy, NM, 87540 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on **Exhibit "A"** attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of **Permanent Public Roadway**, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 1<sup>st</sup> day of February, 2017.

CITY OF ALBUQUERQUE:

By: [Signature]  
Shahab Bazar, P.E., City Engineer

GRANTOR: Frances Pavich LLC.

By [signature]: [Signature]  
Name [print]: Francis Pavich  
Title: Managing Member  
Date: 1-12-17

GRANTOR: Elk Haven LLC.

By [signature]: [Signature]  
Name [print]: Stan Diamond  
Title: Managing Member  
Date: 1-12-17

Doc# 2017009558

02/01/2017 02:45 PM Page: 1 of 4  
EASE R: \$25.00 Linda Stover, Bernalillo County



RDWY  
COA# 709789

**GRANTOR'S NOTARY**

STATE OF New Mexico )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 12 day of January, 2017, by Francis Pavich,  
Managing Member \_\_\_\_\_ of Francis Pavich LLC  
\_\_\_\_\_, a Limited Liability corporation, on behalf of the corporation.

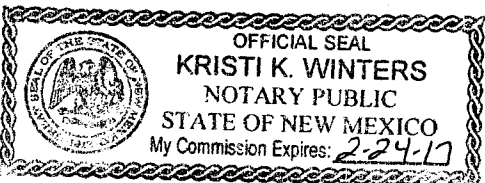


Kristi K. Winters  
Notary Public

My Commission Expires: 2-24-17

STATE OF New Mexico )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 12 day of January, 2017, by Stan Diamond,  
Managing Member \_\_\_\_\_ of Elk Haven LLC  
\_\_\_\_\_, a Limited Liability corporation, on behalf of the corporation.



Kristi K. Winters  
Notary Public

My Commission Expires: 2-24-17

(EXHIBIT "A" ATTACHED)

EXHIBIT "A"

LEGAL DESCRIPTION  
**PERMANENT PUBLIC ROADWAY EASEMENT**

A tract of land being designated as a "Permanent Public Roadway Easement" and being part of **TRACT B-1 of the BULK LAND PLAT of LA CUENTISTA SUBDIVISION TRACTS B-1 AND B-2**, a plat of the same filed in the Office of the Bernalillo County Clerk on **JUNE 14, 2016** as **Document# 2016054344**, being more particularly described as follows:

BEGINNING at the Southeasterly corner of the easement herein described, said point being a point on the Northeasterly boundary line of Tract B-1; whence the ACS Monument "8-C10" found in place bears N 04°03'17" E, 711.89 feet distance; thence along said Southern boundary line of said Tract B-1,

N 89°42'26" W a distance of 128.00 feet; thence

N 00°17'34" E a distance of 55.59 feet; thence

S 89°42'26" E a distance of 128.00 feet; thence

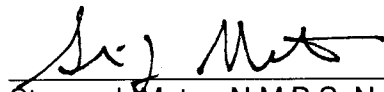
S 00°17'34" W a distance of 55.59 feet to the Point of Place of Beginning;

Said tract contains 7,116 Square Feet or 0.1634 Acres, more or less.

SEE ATTACHED EXHIBIT A SHEET 2 OF 2

Surveyor's Certification

I, Steven J. Metro, New Mexico Professional Surveyor No. 10025, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.



Steven J. Metro, N.M.P.S. No. 10025

1-13-17

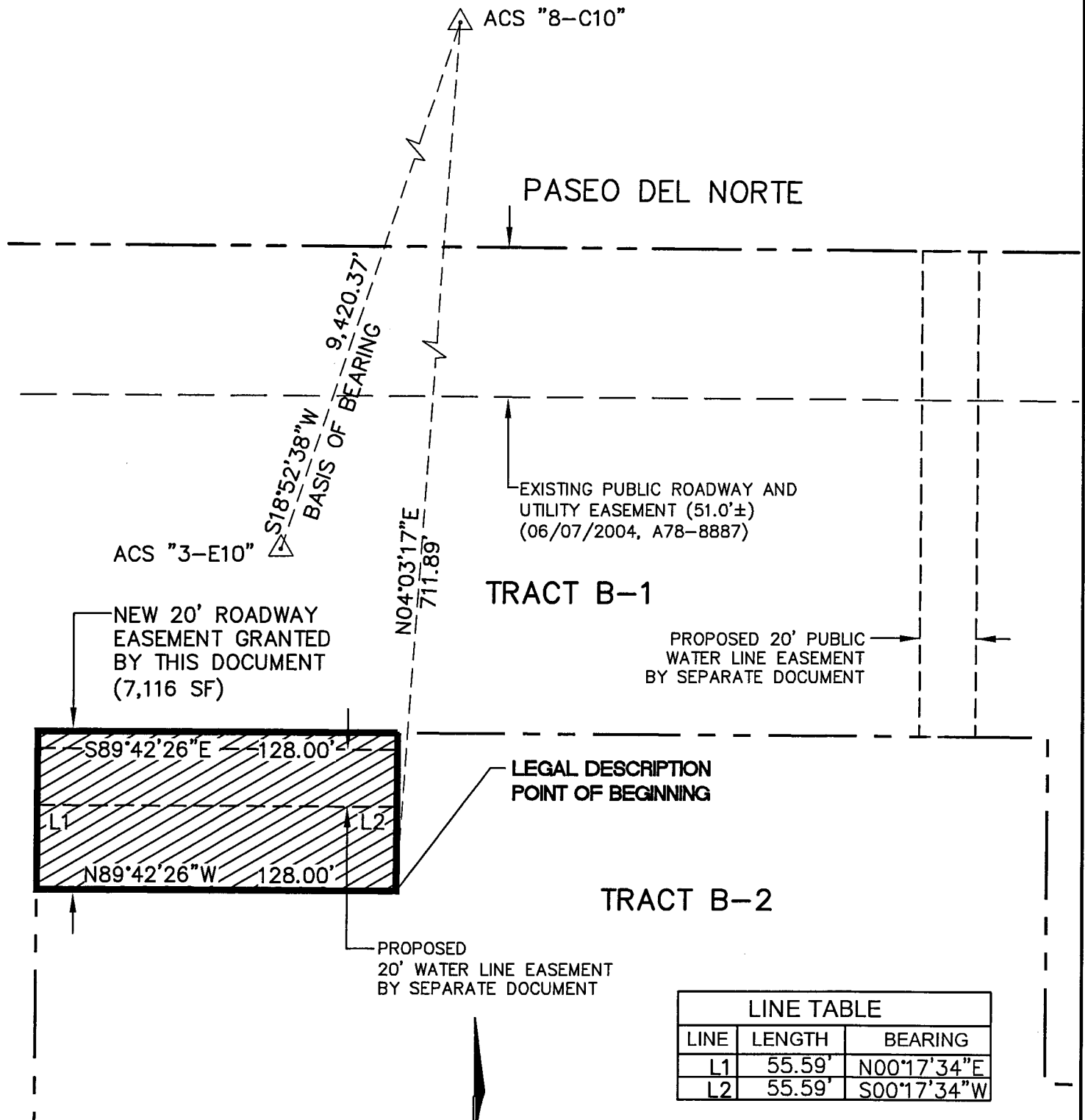
Date



RDWY



PERMANENT PUBLIC ROADWAY EASEMENT  
SITUATE WITHIN TRACT B-1  
BULK LAND PLAT OF LA CUENTISTA SUBDIVISION  
TRACTS B-1 & B-2



LINE TABLE		
LINE	LENGTH	BEARING
L1	55.59'	N00°17'34\"E
L2	55.59'	S00°17'34\"W



**NOTE:**  
1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS  
2. ALL DISTANCES ARE GROUND DISTANCES

**SCALE:**  
1 inch = 50 ft.

**EXHIBIT "A"**

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**PERMANENT EASEMENT**

**PROJECT NO: 109789**

Grant of Permanent Easement, between Frances Pavich LLC. ("Grantor"), whose address is 21 Vista Valle Cir, Lamy, NM, 87540 and Elk Haven LLC. ("Grantor"), whose address is 13 Bishop Rd, Lamy, NM, 87540 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on **Exhibit "A"** attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of **Public Drainage**, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 30<sup>th</sup> day of January, 2017.

CITY OF ALBUQUERQUE:

By: [Signature]  
Shahab Biazar, P.E., City Engineer

GRANTOR: Frances Pavich LLC.

By [signature]: [Signature]  
Name [print]: Francis Pavich  
Title: Managing Member  
Date: 1-12-17

GRANTOR: Elk Haven LLC.

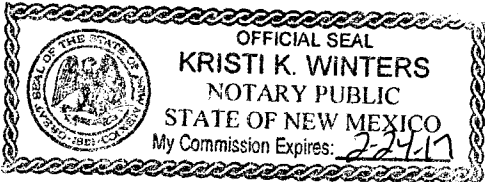
By [signature]: [Signature]  
Name [print]: Stan Diamond  
Title: Managing Member  
Date: 1 12 2017



**GRANTOR'S NOTARY**

STATE OF New Mexico )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 12 day of January, 2017, by Francis Pavich,  
Managing Member of Francis Pavich LLC  
, a Limited Liability corporation, on behalf of the corporation.



Kristi K Winters  
Notary Public

My Commission Expires: 2-24-17

STATE OF New Mexico )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 12 day of January, 2017, by Stan Diamond,  
Managing Member of Elk Haven LLC,  
a Limited Liability corporation, on behalf of the corporation.



Kristi K Winters  
Notary Public

My Commission Expires: 2-24-17

(EXHIBIT "A" ATTACHED)

EXHIBIT "A"

LEGAL DESCRIPTION  
PUBLIC DRAINAGE EASEMENT

A tract of land being designated as a "20'x22' Public Drainage Easement" and being part of **TRACT B-1 of the BULK LAND PLAT of LA CUMENTISTA SUBDIVISION TRACTS B-1 AND B-2**, a plat of the same filed in the Office of the Bernalillo County Clerk on **JUNE 14, 2016** as **Document# 2016054344**, being more particularly described as follows:

BEGINNING at the Southeasterly corner of the easement herein described, said point being a point on the Easterly boundary line of Tract B-1 and said point being the Northeasterly corner of a 20' Public Water Line Easement whence the ACS Monument "8-C10" found in place bears N 08°20'09" E, 1,248.64 feet distance; thence along said Northerly boundary line of said Public Water Line Easement,

N 89°42'26" W a distance of 22.00 feet; thence

N 00°17'34" E a distance of 20.00 feet; thence

S 89°42'26" E a distance of 22.00 feet; thence

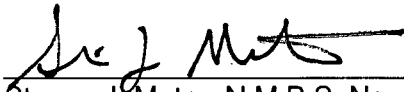
S 00°17'34" W a distance of 20.00 feet to the Point of Place of Beginning;

Said tract contains 440 Square Feet or 0.0101 Acres, more or less.

SEE ATTACHED EXHIBIT A SHEET 2 OF 2

Surveyor's Certification

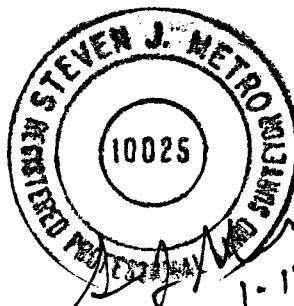
I, Steven J. Metro, New Mexico Professional Surveyor No. 10025, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.



Steven J. Metro, N.M.P.S. No. 10025

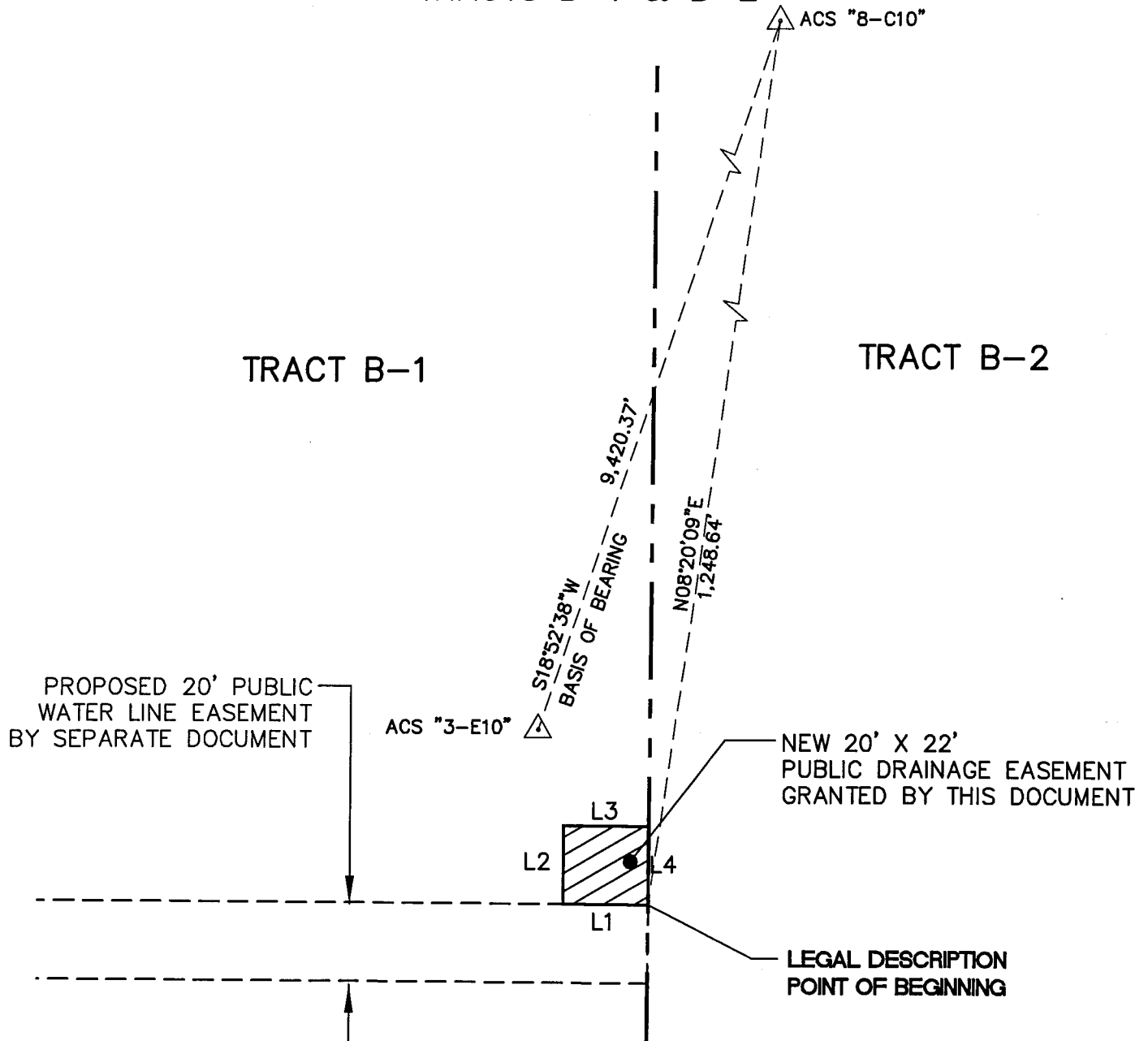
1-13-17

Date



SD

PUBLIC STORM DRAIN EASEMENT  
SITUATE WITHIN TRACT B-1  
BULK LAND PLAT OF LA CUENTISTA SUBDIVISION  
TRACTS B-1 & B-2



LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00'	N89°42'26\"W
L2	20.00'	N00°17'34\"E
L3	22.00'	S89°42'26\"E
L4	20.00'	S00°17'34\"W



SCALE:  
1 inch = 40 ft.

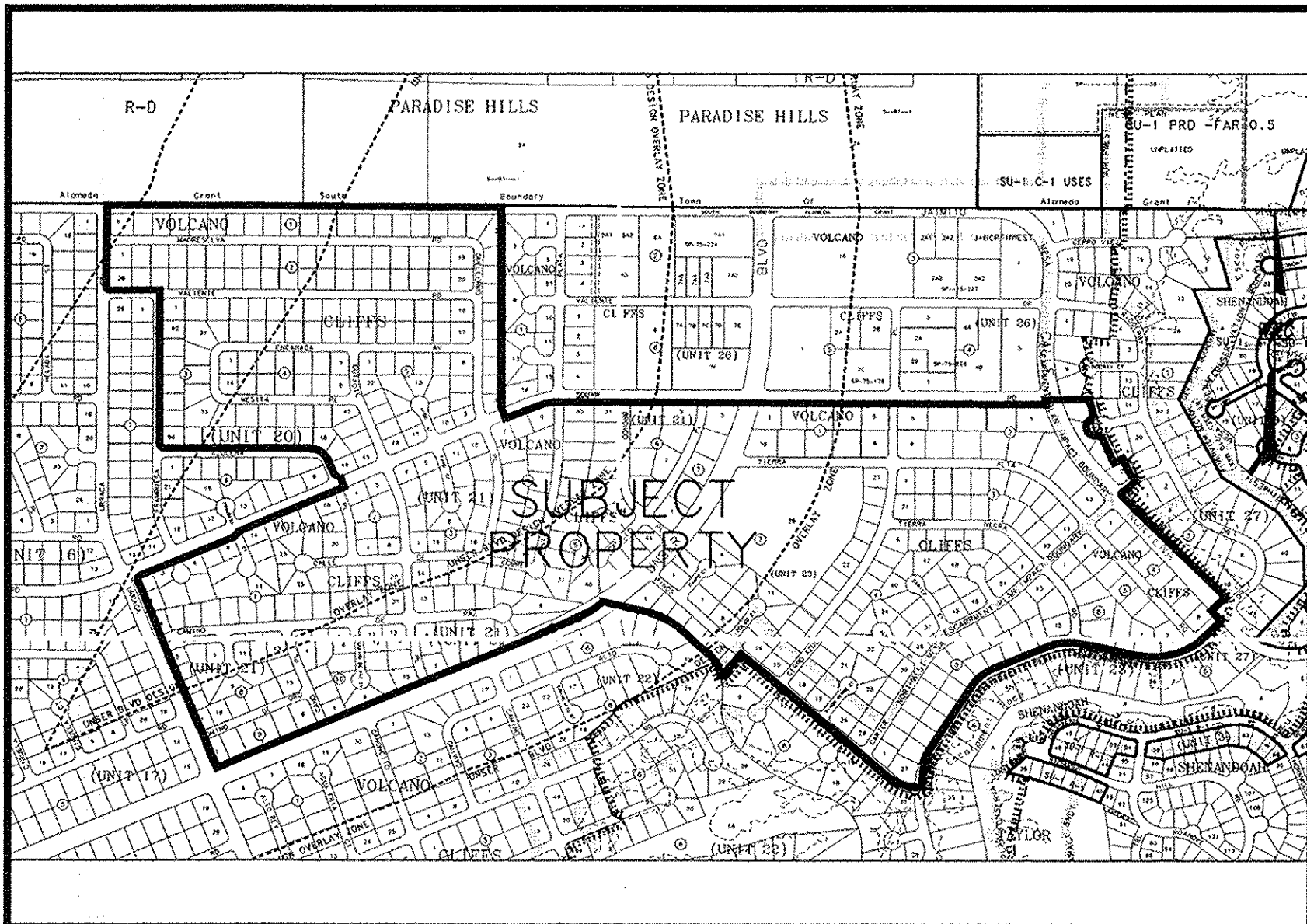
EXHIBIT "A"

**WILSON  
& COMPANY**

SHEET 2 OF 2  
SD

**NOTE:**  
1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS  
2. ALL DISTANCES ARE GROUND DISTANCES

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VICINITY MAP SCALE: N.T.S. ZONE ATLAS INDEX NOS. C-10-Z, D-10-Z, C-11-Z & D-11-Z

**SUBDIVISION DATA:**  
 D.R.B. PROJECT NO. 1000922 D.R.B. APPLICATION NO. 03DRB-01728  
 TOTAL NO. OF LOTS EXISTING 530 ZONE ATLAS INDEX NO. C-10, D-10, C-11 & D-11  
 TOTAL NO. OF LOTS CREATED 5 DATE OF SURVEY JUNE 2001 & OCTOBER 2003  
 GROSS SUBDIVISION ACREAGE 233.3474 ACRES TALOS LOG NO. 2003401686  
 TOTAL MILES OF STREETS CREATED 0.0 MI

- GENERAL NOTES:**
- ACS CONTROL STATION "8-C10, 1986" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X= 361,860.83 Y= 1,521,476.37 ELEV.=5390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = (-)00'15"59"  
 NAD 1927
  - ACS CONTROL STATION "ACS SC 15|14" DATA:  
 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
 RIVITED TO A 2" IRON PIPE SET IN CONCRETE PROJECTING 1 FT. ABOVE THE GROUND.  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X= 362,716.29 Y= 1,519,036.59 ELEV.=5310.98 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = (-)00'15"53"  
 NAD 1927
  - FIELD SURVEY PERFORMED JUNE 2001 AND OCTOBER 2003.
  - BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS BASED ON A LINE FROM "8-C10" TO "ACS SC 15-23". BEARING = S.19'19"20"E.
  - ALL DISTANCES ARE GROUND DISTANCES.
  - CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "CSC PS 14733" AND SHOWN AS , UNLESS OTHERWISE INDICATED.
  - A BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT ON TRACTS A, B, C, D AND E, IS GRANTED PER THIS PLAT AND WILL BE FURTHER DEFINED BY SUBSEQUENT REPLATS OF SAID UNITS.
  - SUBJECT PROPERTY LIES WITHIN "ZONE X", DESIGNATING "AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN. PER FLOOD INSURANCE RATE MAP, PANEL 112 OF 825, MAP NUMBER 35001C0112 D, EFFECTIVE DATE: SEPTEMBER 20, 1996.
  - BEARINGS AND DISTANCES SHOWN WITHIN PARENTHESIS, ( ), PER PLAT OF RECORD.

LAYOUT NAME: BLP Sheet 1 of 10  
 DRAWING NAME: SX121001501-BULKLANDPLAT.dwg  
 NETWORK ADDRESS: X:\Public\PROJECTS\X121001501\5\ Plot By: PAJ

**LEGAL DESCRIPTION**  
 SEE SHEET 2 OF 10  
**FREE CONSENT AND DEDICATION:**

THE SUBDIVISION HEREON DESCRIBED AND NOW COMPRISING LA CUENTISTA SUBDIVISION (TRACTS A, B, C, D AND E) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) DO HERBY GRANT A BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT ON TRACTS A, B, C, D, AND E AND ALSO GRANT ADDITIONAL EASEMENTS, AS SHOWN HEREON AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER/PROPRIETOR OF LA CUENTISTA SUBDIVISION (TRACTS A THROUGH E)  
 BY Francis Pavich  
 FRANCIS PAVICH, PRESIDENT, LEGACY SUSTAINABLE DEVELOPMENT, LLC.  
 FOR: VOLCANO CLIFFS INC., A NEW MEXICO CORPORATION  
 PO BOX 1417, LOS LUNAS, NM 87031  
 STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8<sup>th</sup> DAY OF October, 2003

BY Francis Pavich FOR AND ON BEHALF OF Legacy Sustainable Development, LLC  
 NOTARY PUBLIC: Barbara E. Rubio OFFICIAL SEAL  
 MY COMMISSION EXPIRES: February 2, 2005 BARBARA E. RUBIO  
 NOTARY PUBLIC-STATE OF NEW MEXICO

THE PURPOSE OF THIS CORRECTION PLAT IS TO INCLUDE LOTS 1 THROUGH 16, BLDG, UNIT 21 IN THE LEGAL DESCRIPTION, SHEET 2 OF 10. THESE LOTS ARE INCLUDED WITHIN THE EXTERIOR BOUNDARY OF THE METES AND BOUNDS LEGAL DESCRIPTION BUT WERE ERRONEOUSLY EXCLUDED FROM THE PREAMBLE LANGUAGE.

**CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION (TRACTS A THROUGH E)**  
 WITHIN SECTIONS 14, 15, 22 & 23 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2003

**APPROVALS:**

<u>[Signature]</u> CITY SURVEYOR, ALBUQUERQUE, NM	<u>10-8-03</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, ALBUQUERQUE, NM	<u>11/2/03</u> DATE
<u>Christina Sandoval</u> PARKS & RECREATION, ALBUQUERQUE, NM	<u>11/12/03</u> DATE
<u>Nancy Dhusant</u> UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	<u>11/12/03</u> DATE
<u>[Signature]</u> REAL PROPERTY DIVISION, ALBUQUERQUE, NM	<u>11/26/03</u> DATE
<u>Lynn M. Magan</u> A.M.A.F.C.A.	<u>11-19-03</u> DATE
<u>Bruce D. Byham</u> CITY ENGINEER, ALBUQUERQUE, NM	<u>11/12/03</u> DATE

**NOTICE OF SUBDIVISION PLAT CONDITIONS:**  
 LA CUENTISTA SUBDIVISION (TRACTS A THROUGH E)  
 THE PLAT OF LA CUENTISTA SUBDIVISION (TRACTS A THROUGH E), HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE.  
 FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHT-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IF EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.  
 THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.  
 BY IT'S APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:  
 1.) WATER AND SANITARY SEWER AVAILABILITY.  
 2.) FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.  
 3.) PARK AND OPEN SPACE REQUIREMENTS.  
 4.) DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.  
 5.) EXCAVATION, FILLING OR GRADING REQUIREMENTS.  
 ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS. AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.  
 A SEPARATE NOTICE OF THESE CONDITIONS WAS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO ON December 09, 2003 IN VOLUME A69, PAGE: 8945.  
**STATEMENT OF DECLARATION:**  
 THE PURPOSE OF THIS BULK LAND PLAT IS TO:  
 1. VACATE PORTIONS OF SEVERAL EXISTING SUBDIVISIONS AND REPLAT INTO 5 BULK LAND TRACTS.  
 2. VACATE PUBLIC STREET RIGHTS OF WAY AND PUBLIC UTILITY EASEMENTS,  
 3. GRANT ADDITIONAL EASEMENTS.

**UTILITY COMPANY APPROVALS:**  
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. PNM GAS & ELECTRIC SERVICES DISCLAIMER:  
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

<u>[Signature]</u> PNM ELECTRIC SERVICES	<u>11-17-03</u> DATE
<u>[Signature]</u> PNM GAS SERVICES	<u>11-17-03</u> DATE
<u>Rita Erickson</u> COMCAST DIGITAL CABLE	<u>11-18-03</u> DATE
<u>Dave R. Miller</u> QWEST COMMUNICATIONS	<u>11-17-03</u> DATE

**INDEXING INFORMATION FOR COUNTY CLERK**  
 OWNER: VOLCANO CLIFFS, INC., A N.M. CORPORATION  
 PROJ. SECS. 14, 15, 22 & 23, T.11N., R.2E., N.M.P.M.  
 SUBDIVISION: LA CUENTISTA (TRACTS A THROUGH E)  
**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**  
 UNIFORM PROPERTY CODE # : SEE SHEETS 8 OF 10, 9 OF 10 & 10 OF 10  
 PROPERTY OWNER OF RECORD: VOLCANO CLIFFS, INC., A NEW MEXICO CORPORATION  
 BERNALILLO COUNTY TREASURER'S OFFICE: David R. Barandy DATE: 12-9-03

**SURVEYOR'S CERTIFICATION:**  
 I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

Christopher S. Croshaw  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
08 OCTOBER 2003  
 DATE

2004091708  
 8615191  
 Page: 1 of 18  
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 Bk-2004C Pg-7

**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 348-4000  
 SHEET 1 OF 10  
 WCEA PROJ. NO. X1-210-01501

**REGISTERED PROFESSIONAL SURVEYOR**  
 14733  
 10/8/2003

\* LOTS 1-15, INCLUSIVE, BLOCK 10;



CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION (TRACTS A THROUGH E) WITHIN SECTIONS 14, 15, 22 & 23 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 2003

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 14, 15, 22 AND 23, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF THE FOLLOWING LOTS AS SHOWN AND DESIGNATED IN: VOLCANO CLIFFS SUBDIVISION, UNIT 20, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 15, 1971 IN VOLUME: D4, FOLIO: 174, BEING LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 38, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 62, INCLUSIVE, BLOCK 3; LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 4 AND LOTS 1 THROUGH 22, INCLUSIVE, BLOCK 5; VOLCANO CLIFFS SUBDIVISION, UNIT 21, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 15, 1971 IN VOLUME: D4, FOLIO: 171, BEING LOTS 1 THROUGH 44, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 3; LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 4; LOTS 1 THROUGH 44, INCLUSIVE, BLOCK 5; LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 6; LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 7; LOTS 1 THROUGH 19, INCLUSIVE, BLOCK 8 AND LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 9; VOLCANO CLIFFS SUBDIVISION, UNIT 23, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 15, 1971 IN VOLUME: D4, FOLIO: 172, BEING LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 13, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 3; LOTS 1 THROUGH 51, INCLUSIVE, BLOCK 4; LOTS 1 THROUGH 27, INCLUSIVE, BLOCK 5; LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 6; LOTS 1 THROUGH 28, INCLUSIVE, BLOCK 7 AND LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 8 AND VOLCANO CLIFFS SUBDIVISION, UNIT 27, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 15, 1971 IN VOLUME: D4, FOLIO: 173, BEING LOTS 16 THROUGH 18, INCLUSIVE, AND LOT 22, BLOCK 2; LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 4 AND LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 5 TOGETHER WITH, SEVERAL PUBLIC ROADWAYS HEREIN VACATED, AND NOW COMPRISING LA CUENTISTA, TRACTS A, B, C, D AND E; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN ANGLE POINT ON A LINE COMMON TO THE SOUTH BOUNDARY LINE OF THE TOWN OF ALAMEDA GRANT (A 5-1/2 MILE MARKED STONE IN PLACE), AND THE NORTH RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "AVENIDA de JAIMITO" (50' +/- EXISTING R/W); WHENCE, THE A.C.S. SURVEY CONTROL MONUMENT IDENTIFIED AS "ACS-8-C10", WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING X=361,860.83 AND Y=1,521,476.37, A STANDARD A.C.S. ALUMINUM CAP, IN PLACE, BEARS, N.22°22'26"E., A DISTANCE OF 521.52 FEET; THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID COMMON LINE, S.89°32'40"E., A DISTANCE OF 509.34 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID VOLCANO CLIFFS SUBDIVISION, UNIT 20; THENCE, LEAVING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID UNIT 20, S.00°17'34"W., A DISTANCE OF 1,103.51 FEET TO AN ANGLE POINT, BEING A POINT ON THE NORTH LINE OF EXISTING SQUAW ROAD; THENCE, LEAVING SAID NORTH LINE, S.22°44'54"E., A DISTANCE OF 50.00 FEET TO AN ANGLE POINT; THENCE, N.67°15'06"E., A DISTANCE OF 106.26 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 288.47 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°03'59" (SAID CURVE HAVING A RADIUS OF 716.54 FEET AND A CHORD WHICH BEARS N.78°47'05"E., 286.53 FEET) TO A POINT OF TANGENCY; THENCE, S.89°40'55"E., A DISTANCE OF 2,573.62 FEET TO A POINT ON A NON-TANGENT CURVE, BEING A POINT ON THE CENTERLINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "CALLE NORTENA" (106' EXISTING R/W); THENCE, ALONG SAID CENTERLINE, NORTHWESTERLY, 13.86 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°48'51" (SAID CURVE HAVING A RADIUS OF 975.27 FEET AND A CHORD WHICH BEARS N.16°42'07"W., 13.86 FEET) TO A POINT OF NON-TANGENCY; THENCE, LEAVING SAID CENTERLINE, N.89°20'37"E., A DISTANCE OF 240.09 FEET TO THE NORTHEAST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE, S.15°24'41"E., A DISTANCE OF 108.00 FEET TO A POINT ON A NON-TANGENT CURVE, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A CUL-DE-SAC FOR AN UNIDENTIFIED DEDICATED PUBLIC ROAD (50' RADIUS); THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY, 167.03 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 191°24'19" (SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS S.20°07'29"E., 99.51 FEET) TO A POINT OF NON-TANGENCY; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, S.24°58'38"E., A DISTANCE OF 164.17 FEET TO AN ANGLE POINT; THENCE, N.61°31'12"E., A DISTANCE OF 52.55 FEET TO AN ANGLE POINT; THENCE, S.28°19'47"E., A DISTANCE OF 154.48 FEET TO A POINT ON A NON-TANGENT CURVE, BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "CARTER ROAD" (50' EXISTING R/W); THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE (FOR THE NEXT TWO (2) COURSES), SOUTHWESTERLY, 76.54 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°07'17" (SAID CURVE HAVING A RADIUS OF 310.54 FEET AND A CHORD WHICH BEARS S.54°36'35"W., 76.34 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE, SOUTHWESTERLY, 39.12 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°40'29" (SAID CURVE HAVING A RADIUS OF 24.72 FEET AND A CHORD WHICH BEARS S.02°12'42"W., 35.16 FEET) TO A POINT OF TANGENCY, BEING A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "CALLE NORTENA" (106' EXISTING R/W); THENCE, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, S.43°07'33"E., A DISTANCE OF 750.01 FEET TO THE MOST EASTERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE, LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, S.46°56'28"W., A DISTANCE OF 105.96 FEET TO A POINT ON A CURVE ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "CALLE NORTENA" (106' EXISTING R/W); THENCE, S.43°03'32"E., A DISTANCE OF 100.91 FEET TO A POINT ON A NON-TANGENT CURVE, BEING A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "RIDGWAY DRIVE" (50' EXISTING R/W); THENCE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE FOR THE NEXT TEN (10) COURSES, SOUTHWESTERLY, 39.78 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°48'17" (SAID CURVE HAVING A RADIUS OF 25.38 FEET AND A CHORD WHICH BEARS N.87°57'41"W., 35.82 FEET) TO A POINT OF TANGENCY; THENCE, S.47°08'11"W., A DISTANCE OF 89.35 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 403.86 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 54°57'50" (SAID CURVE HAVING A RADIUS OF 420.99 FEET AND A CHORD WHICH BEARS S.74°37'06"W., 388.55 FEET) TO A POINT OF TANGENCY; THENCE, N.77°53'59"W., A DISTANCE OF 290.29 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 218.35 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°01'29" (SAID CURVE HAVING A RADIUS OF 357.19 FEET AND A CHORD WHICH BEARS S.84°35'16"W., 214.96 FEET) TO A POINT OF TANGENCY; THENCE, S.67°04'32"W., A DISTANCE OF 284.60 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 199.68 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°59'34" (SAID CURVE HAVING A RADIUS OF 336.56 FEET AND A CHORD WHICH BEARS S.50°04'45"W., 196.76 FEET) TO A POINT OF TANGENCY; THENCE, S.33°04'58"W., A DISTANCE OF 382.94 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 144.72 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°18'30" (SAID CURVE HAVING A RADIUS OF 282.92 FEET AND A CHORD WHICH BEARS S.18°25'43"W., 143.15 FEET) TO A POINT; THENCE, S.03°46'28"W., A DISTANCE OF 74.23 FEET; THENCE, LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE, N.86°13'32"W., A DISTANCE OF 75.00 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "PINOS VERDE" ROAD; THENCE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FOR THE NEXT THREE (3) COURSES, NORTHWESTERLY, 133.31 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°37'57" (SAID CURVE HAVING A RADIUS OF 208.50 FEET AND A CHORD WHICH BEARS N.67°54'33"W., 131.05 FEET) TO A POINT OF TANGENCY; THENCE, N.49°35'35"W., A DISTANCE OF 1,041.25 FEET TO AN ANGLE POINT; THENCE, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, S.40°23'43"W., A DISTANCE OF 188.85 FEET TO A POINT OF NON-TANGENCY CURVE; THENCE, NORTHWESTERLY, 168.67 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°01'31" (SAID CURVE HAVING A RADIUS OF 229.96 FEET AND A CHORD WHICH BEARS N.28°35'23"W., 164.92 FEET) TO A POINT OF TANGENCY; THENCE, N.49°36'08"W., A DISTANCE OF 202.23 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 195.43 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°56'30" (SAID CURVE HAVING A RADIUS OF 373.97 FEET AND A CHORD WHICH BEARS N.64°34'23"W., 193.21 FEET) TO A POINT OF TANGENCY; THENCE, N.79°32'38"W., A DISTANCE OF 203.15 FEET TO A POINT ON A CURVE, BEING A POINT ON A LINE OFFSET THIRTY THREE FEET (33') NORTH OF AND PERPENDICULAR TO THE CENTERLINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "KIMMICK ROAD" (106' EXISTING R/W); THENCE, ALONG SAID LINE FOR THE NEXT TWO (2) COURSES,

S.67°15'06"W., A DISTANCE OF 2,271.00 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N.67°44'54"W., 35.36 FEET) TO A POINT OF TANGENCY, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "URRACA ROAD" (64' EXISTING R/W); THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE FOR THE NEXT TWO (2) COURSES, N.22°44'54"W., A DISTANCE OF 1,109.12 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N.22°15'06"E., 35.36 FEET) TO A POINT OF TANGENCY, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "SQUAW ROAD" (50' EXISTING R/W); THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N.67°15'06"E., A DISTANCE OF 1,250.00 FEET TO AN ANGLE POINT; THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, N.22°44'54"W., A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE, NORTHWESTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N.67°44'54"W., 35.36 FEET) TO A POINT OF TANGENCY, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "AZUCENA PLACE" (50' EXISTING R/W); THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR THE NEXT FOUR (4) COURSES, N.22°44'54"W., A DISTANCE OF 72.48 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 117.59 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 66°58'23" (SAID CURVE HAVING A RADIUS OF 100.60 FEET AND A CHORD WHICH BEARS N.56°15'05"W., 111.01 FEET) TO A POINT OF TANGENCY; THENCE, N.89°42'53"W., A DISTANCE OF 799.75 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N.44°42'53"W., 35.36 FEET) TO A POINT OF TANGENCY, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "FRAMBUESA ROAD" (50' EXISTING R/W); THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, N.00°17'07"E., A DISTANCE OF 845.00 FEET TO AN ANGLE POINT, BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "VALIENTE ROAD" (50' EXISTING R/W); THENCE, ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT TWO (2) COURSES, N.89°42'53"W., A DISTANCE OF 265.00 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N.44°42'53"W., 35.36 FEET) TO A POINT OF TANGENCY, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "URRACA STREET" (64' EXISTING R/W); THENCE, ALONG SAID EAST RIGHT OF WAY LINE, N.00°17'07"E., A DISTANCE OF 440.24 FEET TO THE NORTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON SAID LINE COMMON TO THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT AND THE NORTH RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "AVENIDA de JAIMITO" (50' +/- EXISTING R/W); THENCE, ALONG SAID COMMON LINE, S.89°41'11"E., A DISTANCE OF 1,630.87 FEET TO AN ANGLE POINT ON A LINE COMMON TO THE SOUTH BOUNDARY LINE OF SAID TOWN OF ALAMEDA GRANT AND THE NORTH RIGHT OF WAY LINE OF SAID "AVENIDA de JAIMITO", THE POINT OF BEGINNING AND CONTAINING AN AREA OF 233.3494 ACRES, MORE OR LESS (10,164,701.46 SQ.FT., MORE OR LESS).

EASEMENTS:

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE. 2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. 3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES. 4. COMCAST DIGITAL CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCGEAR DOORS AND FIVE FEET (5') ON EACH SIDE OF THE TRANSFORMER/SWITCGEAR.

DOCUMENTS USED:

- 1. VOLCANO CLIFFS SUBDIVISION, UNIT 16, FILED: MARCH 17, 1971 IN VOLUME: D4, FOLIO: 116. 2. VOLCANO CLIFFS SUBDIVISION, UNIT 17, FILED: APRIL 12, 1971 IN VOLUME: D4, FOLIO: 117. 3. VOLCANO CLIFFS SUBDIVISION, UNIT 20, FILED: NOVEMBER 15, 1971 IN VOLUME: D4, FOLIO: 174. 4. VOLCANO CLIFFS SUBDIVISION, UNIT 22, FILED: JULY 9, 1975 IN VOLUME: D6, FOLIO: 162. 5. VOLCANO CLIFFS SUBDIVISION, UNIT 23, FILED: NOVEMBER 15, 1971 IN VOLUME: D4, FOLIO: 172. 6. VOLCANO CLIFFS SUBDIVISION, UNIT 27, FILED: NOVEMBER 15, 1971 IN VOLUME: D4, FOLIO: 173. 7. VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED: JUNE 23, 1971 IN VOLUME: D4, FOLIO: 133. 8. PARADISE HILLS SUBDIVISION, TRACT 1, FILED: AUGUST 17, 1981 IN VOLUME: C18, FOLIO: 157. 9. PARADISE HILLS SUBDIVISION, TRACT 2A, FILED: FEBRUARY 21, 1981 IN VOLUME: 91C, FOLIO: 44.

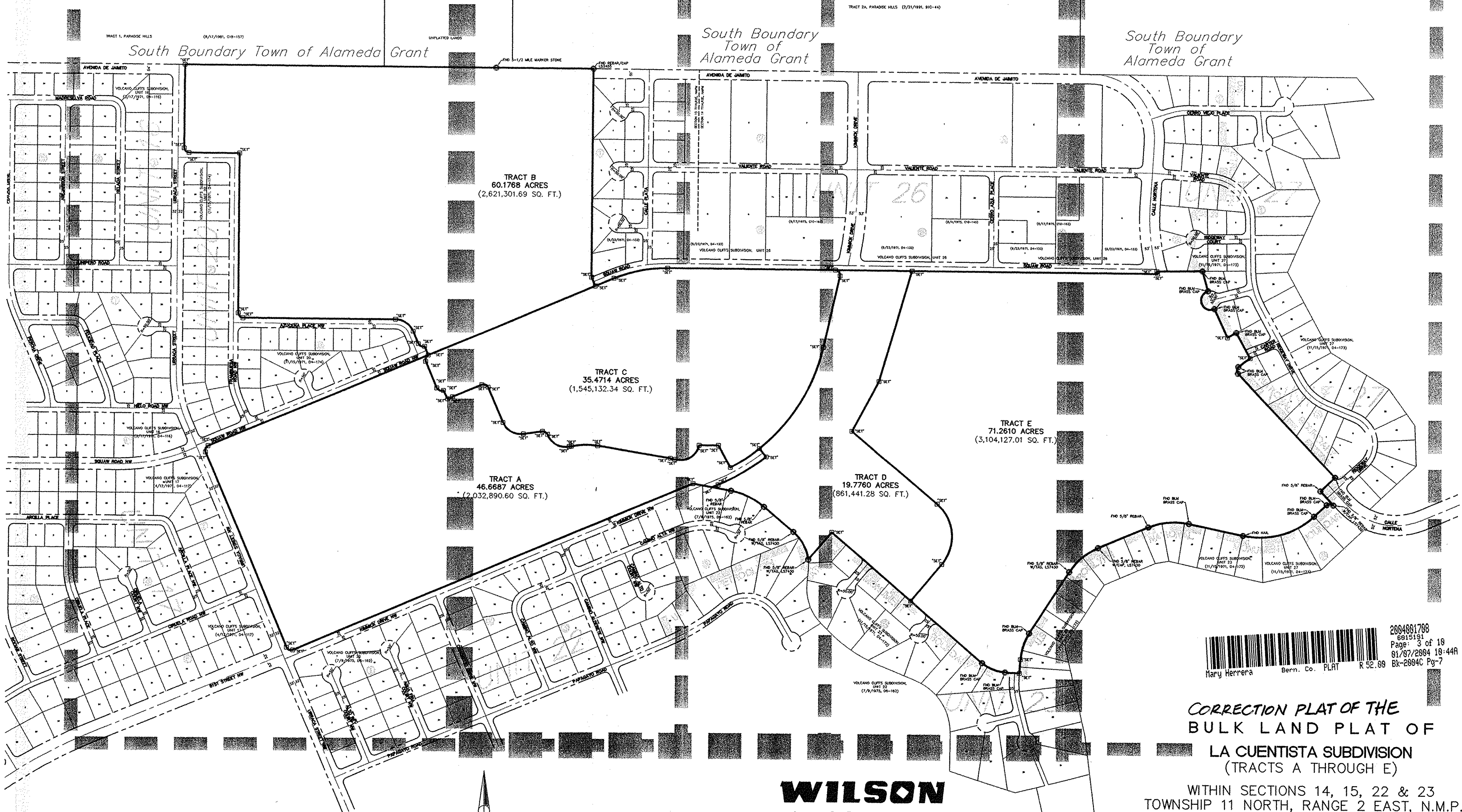
WILSON & COMPANY 4900 LANG AVENUE N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 348-4000

# SHEET INDEX

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SHEET 6 OF 10

SHEET 7 OF 10

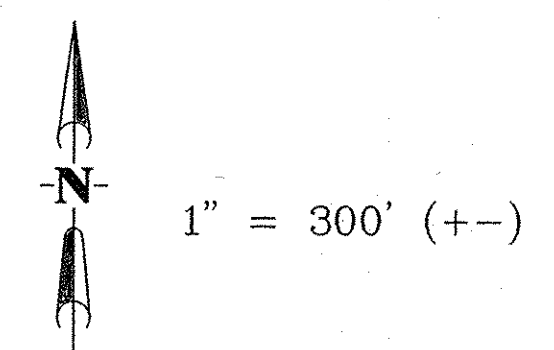


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Mary Herrera Bern. Co. PLAT R 52.89 Bk-2884C Pg-7

**CORRECTION PLAT OF THE  
BULK LAND PLAT OF  
LA CUENTISTA SUBDIVISION  
(TRACTS A THROUGH E)**

WITHIN SECTIONS 14, 15, 22 & 23  
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2003

**WILSON  
& COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000



LAYOUT NAME: BLP Sheet 3 of 10  
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NETWORK ADDRESS: X:\Public\PROJECTS\X121001501\ Plot By: PAJ

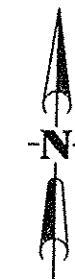
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Mary Herrera Bern. Co. PLAT R 52.89 Bk-2884C Pg-7~~

SHEET 3 OF 10  
WCEA PROJ. NO. X1-210-01501





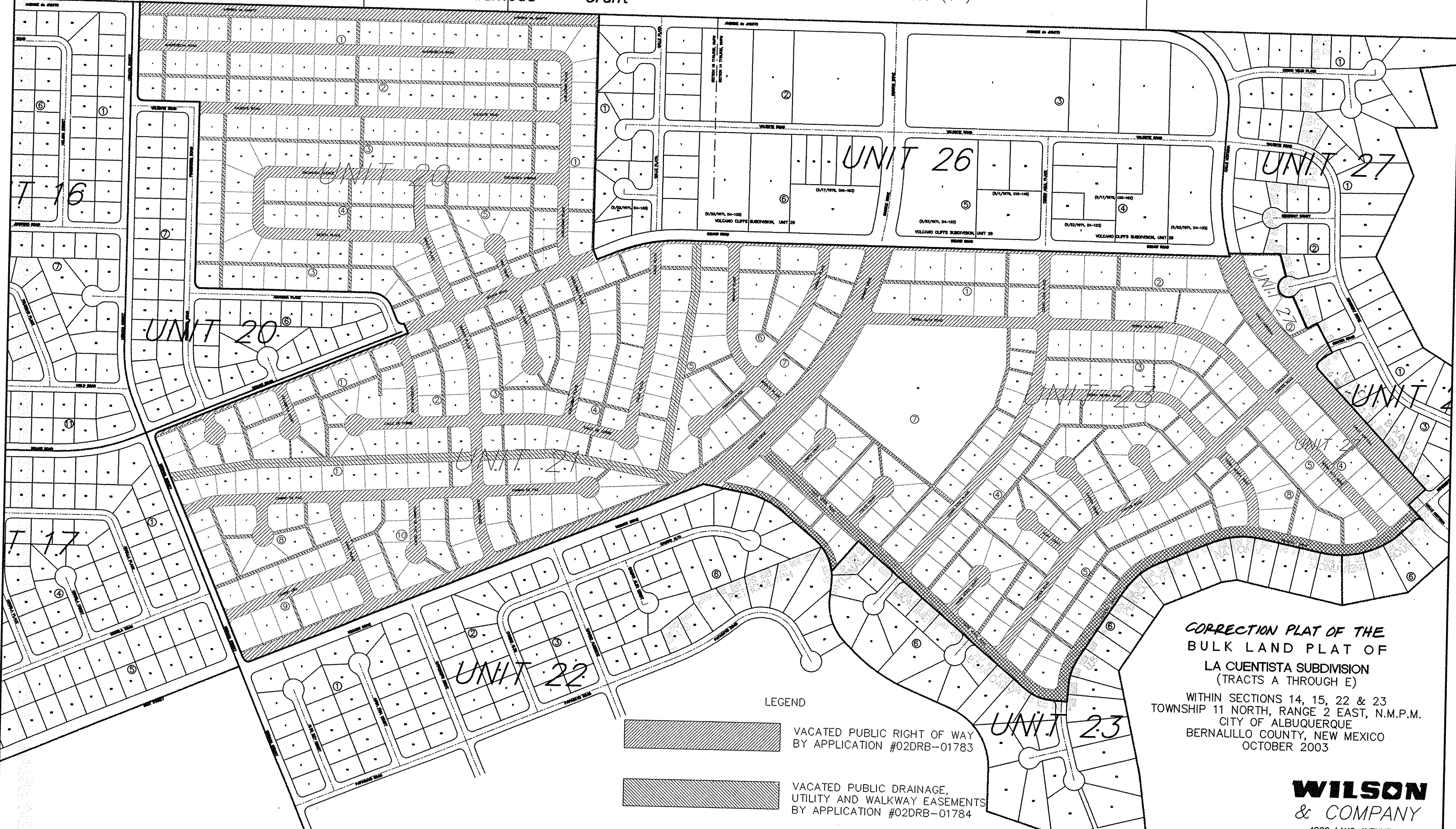
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Bk-2884C Pg-7



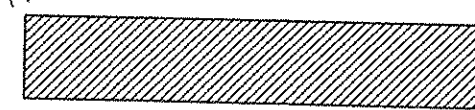
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# VACATION EXHIBIT OCTOBER 2003

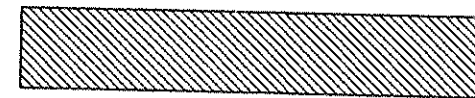
TRACT 1, PARADISE HILLS (8/77/1981, C18-187) UNPLATTED LANDS TRACT 2A, PARADISE HILLS (2/21/1981, R10-44)  
**South Boundary Town of Alameda Grant**



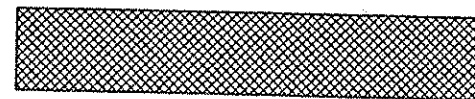
### LEGEND



VACATED PUBLIC RIGHT OF WAY  
BY APPLICATION #02DRB-01783



VACATED PUBLIC DRAINAGE,  
UTILITY AND WALKWAY EASEMENTS  
BY APPLICATION #02DRB-01784



VACATED PUBLIC RIGHT OF WAY  
BY APPLICATION #03DRB-01726  
VACATED PUBLIC DRAINAGE AND  
UTILITY EASEMENTS BY APPLICATION  
#03DRB-01727

**CORRECTION PLAT OF THE  
BULK LAND PLAT OF  
LA CUENTISTA SUBDIVISION  
(TRACTS A THROUGH E)**  
WITHIN SECTIONS 14, 15, 22 & 23  
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2003

**WILSON  
& COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

LAYOUT NAME: Sheet 4 of 10  
DRAWING NAME: sx1015bip\_vacbase.dwg  
NETWORK ADDRESS: x:\public\projects\121001501\s\

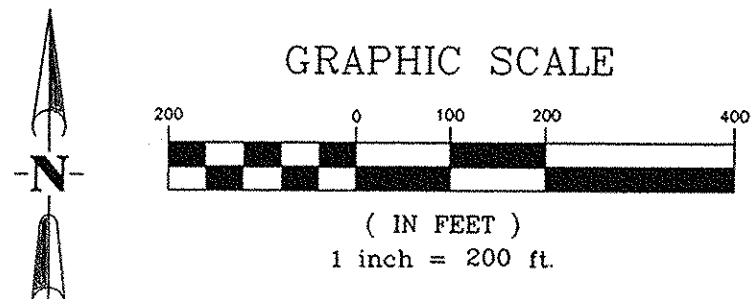
Plot By: PAJ



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**SHEET 4 OF 10**  
WCEA PROJ. NO. X1-210-01501

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 Page 5 of 10  
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 R 32.00 BK-2004C Pg-7  
 Harry Herrera



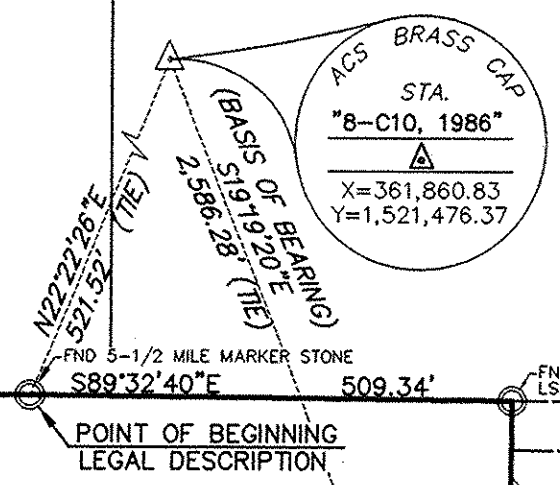
**CORRECTION PLAT OF THE  
 BULK LAND PLAT OF  
 LA CUENTISTA SUBDIVISION  
 (TRACTS A THROUGH E)**

WITHIN SECTIONS 14, 15, 22 & 23  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2003

TRACT 1, PARADISE HILLS (8/17/1981, C18-157)

UNPLATTED LANDS

*South Boundary Town of Alameda Grant*



**TRACT B**  
 60.1768 ACRES  
 (2,621,301.69 SQ. FT.)

**TRACT C**  
 35.4714 ACRES  
 (1,545,132.34 SQ. FT.)

**TRACT A**  
 46.6687 ACRES  
 (2,032,890.60 SQ. FT.)

**EASEMENT NOTE:**  
 BLANKET CROSS LOT PUBLIC  
 DRAINAGE EASEMENT ON TRACTS  
 A, B, C, D AND E GRANTED PER  
 THIS PLAT. (TO BE DEFINED  
 FURTHER BY SUBSEQUENTIAL  
 REPLATS OF SAID TRACTS)

**EASEMENT NOTE:**  
 BLANKET CROSS LOT PUBLIC  
 DRAINAGE EASEMENT ON TRACTS  
 A, B, C, D AND E GRANTED PER  
 THIS PLAT. (TO BE DEFINED  
 FURTHER BY SUBSEQUENTIAL  
 REPLATS OF SAID TRACTS)

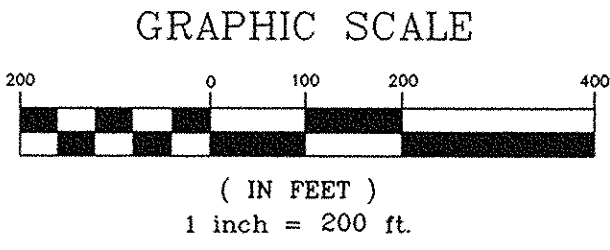
**EASEMENT NOTE:**  
 BLANKET CROSS LOT PUBLIC  
 DRAINAGE EASEMENT ON TRACTS  
 A, B, C, D AND E GRANTED PER  
 THIS PLAT. (TO BE DEFINED  
 FURTHER BY SUBSEQUENTIAL  
 REPLATS OF SAID TRACTS)

SEE SHEET 6 OF 10

**WILSON  
 & COMPANY**  
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 ALBUQUERQUE, NEW MEXICO  
 87109  
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**CORRECTION PLAT OF THE  
BULK LAND PLAT OF  
LA CUENTISTA SUBDIVISION  
(TRACTS A THROUGH E)**

WITHIN SECTIONS 14, 15, 22 & 23  
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2003

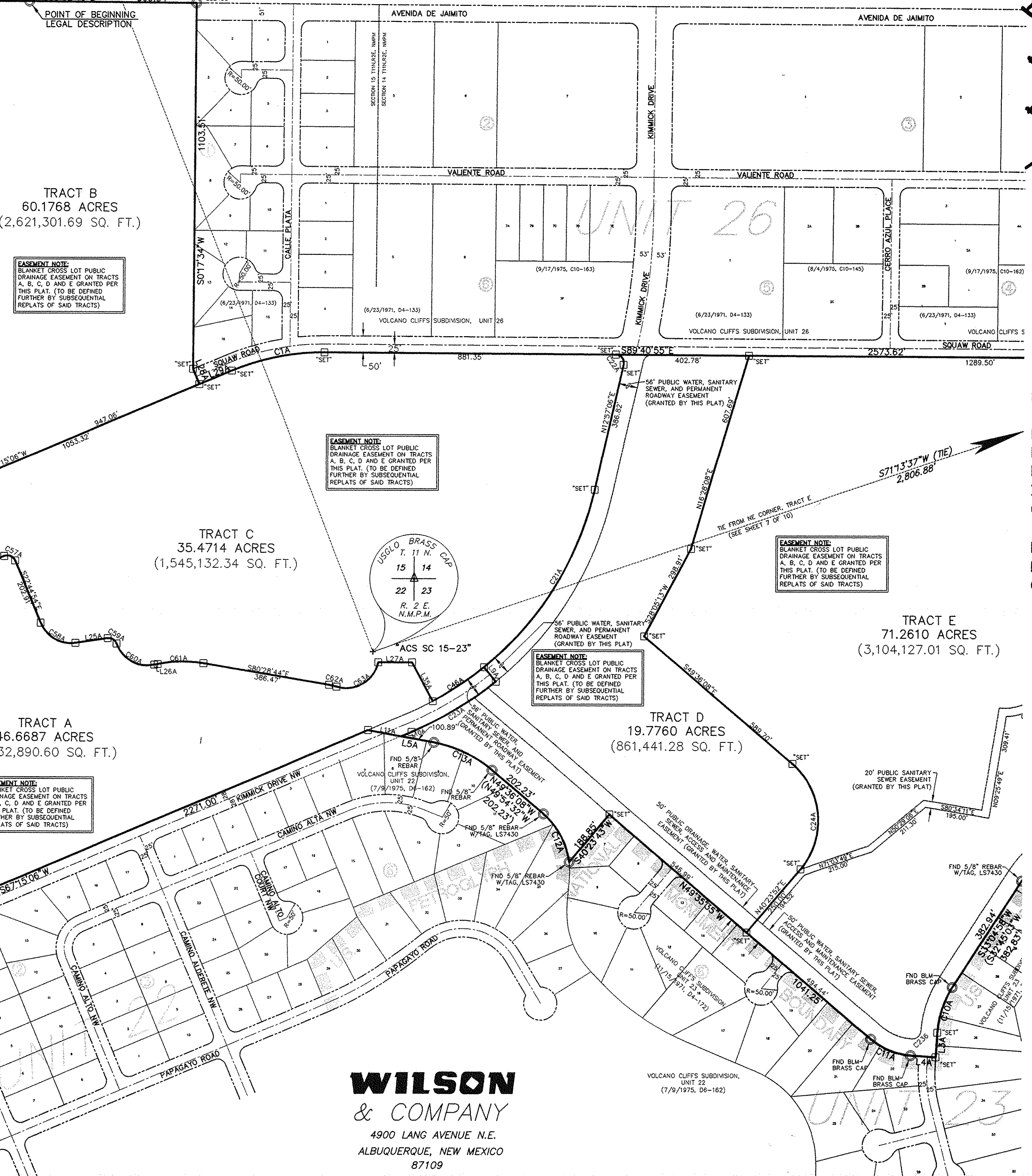


South Boundary  
Town of  
Alameda Grant

TRACT 2A, PARADISE HILLS (2/21/1991, 91C-44)

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Berm. Co. PLAT  
Harry Herrera

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Berm. Co. PLAT  
Harry Herrera



TRACT B  
60.1768 ACRES  
(2,621,301.69 SQ. FT.)

EASEMENT NOTE:  
BLANKET CROSS LOT PUBLIC  
DRAINAGE EASEMENT ON TRACTS  
A, B, C, D AND E GRANTED PER  
THIS PLAT. (TO BE DEFINED  
FURTHER BY SUBSEQUENTIAL  
REPLATS OF SAID TRACTS)

EASEMENT NOTE:  
BLANKET CROSS LOT PUBLIC  
DRAINAGE EASEMENT ON TRACTS  
A, B, C, D AND E GRANTED PER  
THIS PLAT. (TO BE DEFINED  
FURTHER BY SUBSEQUENTIAL  
REPLATS OF SAID TRACTS)

TRACT C  
35.4714 ACRES  
(1,545,132.34 SQ. FT.)

EASEMENT NOTE:  
BLANKET CROSS LOT PUBLIC  
DRAINAGE EASEMENT ON TRACTS  
A, B, C, D AND E GRANTED PER  
THIS PLAT. (TO BE DEFINED  
FURTHER BY SUBSEQUENTIAL  
REPLATS OF SAID TRACTS)

TRACT E  
71.2610 ACRES  
(3,104,127.01 SQ. FT.)

TRACT A  
46.6687 ACRES  
(2,032,890.60 SQ. FT.)

EASEMENT NOTE:  
BLANKET CROSS LOT PUBLIC  
DRAINAGE EASEMENT ON TRACTS  
A, B, C, D AND E GRANTED PER  
THIS PLAT. (TO BE DEFINED  
FURTHER BY SUBSEQUENTIAL  
REPLATS OF SAID TRACTS)

EASEMENT NOTE:  
BLANKET CROSS LOT PUBLIC  
DRAINAGE EASEMENT ON TRACTS  
A, B, C, D AND E GRANTED PER  
THIS PLAT. (TO BE DEFINED  
FURTHER BY SUBSEQUENTIAL  
REPLATS OF SAID TRACTS)

TRACT D  
19.7760 ACRES  
(861,441.28 SQ. FT.)

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SEE SHEET 5 OF 10

SEE SHEET 7 OF 10

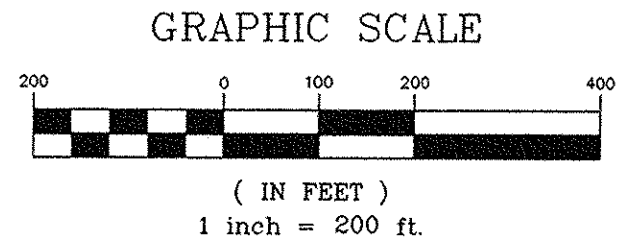
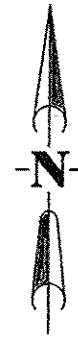
**CORRECTION PLAT OF THE  
BULK LAND PLAT OF  
LA CUENTISTA SUBDIVISION  
(TRACTS A THROUGH E)**

WITHIN SECTIONS 14, 15, 22 & 23  
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2003

TRACT 2A, PARADISE HILLS (2/21/1991, 91C-44)

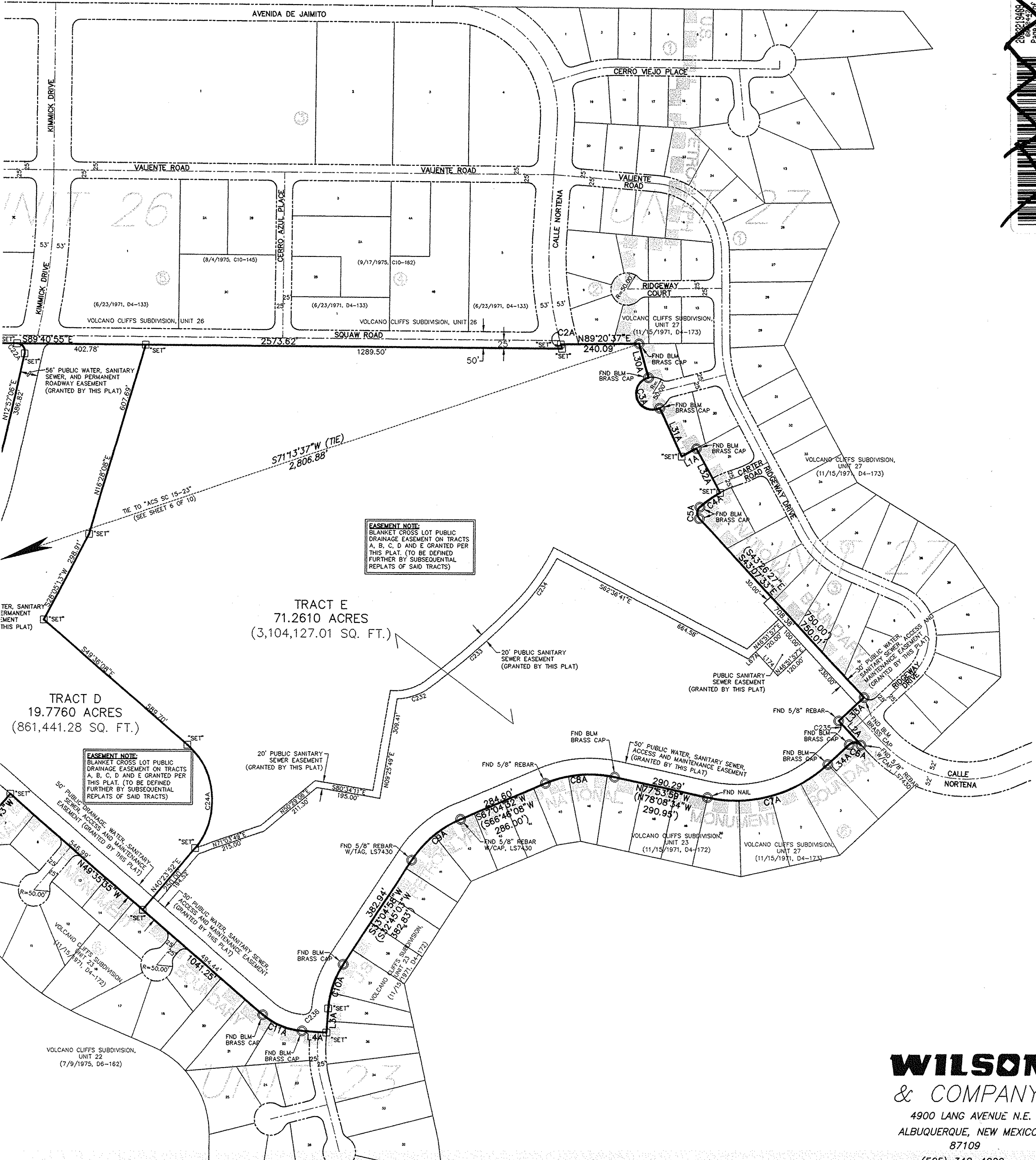
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Barr. Co. PLRT  
Henry Herrera

*South Boundary  
Town of  
Alameda Grant*



SEE SHEET 6 OF 10

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Page: 12 of 18  
9/17/97, 010-145  
R 52.88 BK-2884C Pg-7  
Barr. Co. PLRT  
Henry Herrera



**EASEMENT NOTE**  
BLANKET CROSS LOT PUBLIC  
DRAINAGE EASEMENT ON TRACTS  
A, B, C, D AND E GRANTED PER  
THIS PLAT. (TO BE DEFINED  
FURTHER BY SUBSEQUENTIAL  
REPLATS OF SAID TRACTS)

**EASEMENT NOTE**  
BLANKET CROSS LOT PUBLIC  
DRAINAGE EASEMENT ON TRACTS  
A, B, C, D AND E GRANTED PER  
THIS PLAT. (TO BE DEFINED  
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**CORRECTION PLAT OF THE  
BULK LAND PLAT OF  
LA CUENTISTA SUBDIVISION  
(TRACTS A THROUGH E)**  
WITHIN SECTIONS 14, 15, 22 & 23  
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2003

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1A	288.47'	716.54'	146.22'	23°03'59"	N78°47'05"E	286.53'
C2A	13.86'	975.27'	6.93'	00°48'51"	N16°42'07"W	13.86'
C3A	167.03'	50.00'	500.71'	191°24'19"	S20°07'29"E	99.51'
C4A	76.54'	310.54'	38.46'	14°07'17"	S54°36'35"W	76.34'
C5A	39.12'	24.72'	25.01'	90°40'29"	S02°12'42"W	35.16'
C6A	39.78'	25.38'	25.29'	89°48'17"	N87°57'41"W	35.82'
C7A	403.86'	420.99'	218.99'	54°57'50"	S74°37'06"W	388.55'
C8A	218.35'	357.19'	112.71'	35°01'29"	S84°35'16"W	214.96'
C9A	199.68'	336.56'	102.87'	33°59'34"	S50°04'45"W	196.76'
C10A	144.72'	282.92'	73.98'	29°18'30"	S18°25'43"W	143.15'
C11A	133.31'	208.50'	69.02'	36°37'57"	N67°54'33"W	131.05'
C12A	168.67'	229.96'	88.33'	42°01'31"	N28°35'23"W	164.92'
C13A	195.43'	373.97'	100.00'	29°56'30"	N64°34'23"W	193.21'
C14A	39.27'	25.00'	25.00'	90°00'00"	N67°44'54"W	35.36'
C15A	39.27'	25.00'	25.00'	90°00'00"	N22°15'06"E	35.36'
C16A	39.27'	25.00'	25.00'	90°00'00"	N67°44'54"W	35.36'
C17A	117.59'	100.60'	66.55'	66°58'23"	N56°15'05"W	111.01'
C18A	39.27'	25.00'	25.00'	90°00'00"	N44°42'53"W	35.36'
C19A	39.27'	25.00'	25.00'	90°00'00"	S22°15'06"W	35.36'
C20A	41.14'	25.00'	26.95'	94°17'20"	S69°53'34"E	36.65'
C21A	641.28'	972.00'	332.80'	37°48'04"	N31°51'08"E	629.71'
C22A	44.78'	25.00'	31.22'	102°38'01"	N38°21'55"W	39.03'
C23A	296.02'	1028.00'	149.04'	16°29'56"	N59°00'08"E	295.00'
C24A	353.43'	225.00'	225.00'	90°00'00"	S04°36'08"E	318.20'
C25A	39.27'	25.00'	25.00'	90°00'00"	N44°42'53"W	35.36'
C46A	184.98'	972.00'	92.77'	10°54'14"	N56°12'16"E	184.70'
C57A	39.27'	25.00'	25.00'	90°00'00"	S67°00'08"E	35.36'
C58A	131.85'	100.00'	77.49'	75°32'48"	S60°31'18"E	122.51'
C59A	34.19'	25.00'	20.37'	78°21'34"	S59°06'55"E	31.59'
C60A	142.84'	100.00'	86.69'	81°50'33"	S60°51'24"E	131.00'
C61A	139.40'	375.00'	70.52'	21°17'57"	N88°52'18"E	138.60'
C62A	23.74'	175.00'	11.89'	7°46'17"	S76°35'36"E	23.72'
C63A	165.32'	100.00'	108.60'	94°43'17"	N59°55'54"E	147.13'
C232	111.04'	182.50'	57.30'	34°51'38"	S70°51'41"W	109.33'
C233	356.32'	2414.50'	178.48'	08°27'20"	S49°12'12"W	356.00'
C234	206.20'	712.50'	103.83'	16°34'55"	S36°41'05"W	205.48'
C235	39.27'	25.00'	25.00'	90°00'00"	N01°51'57"E	35.36'
C236	39.27'	25.00'	25.00'	90°00'00"	N48°49'12"E	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1A	N61°31'12"E	52.55'
L2A	S43°03'32"E	100.91'
L3A	S03°46'28"W	74.23'
L4A	N86°13'32"W	75.00'
L5A	N79°32'38"W (N79°51'02"W)	203.15' (231.44')
L6A	N22°44'54"W	50.00'
L7A	N22°44'54"W	72.48'
L8A	S27°02'14"E	50.00'
L9A	N39°14'50"W	56.00'
L25A	N81°42'18"E	100.76'
L26A	N78°13'19"E	10.78'
L27A	S90°00'00"E	101.64'
L28A	S22°44'54"E	50.00'
L29A	N67°15'06"E	106.26'
L30A	S15°24'41"E (S15°45'12"E)	108.00' (108.05')

LINE TABLE		
LINE	BEARING	LENGTH
L31A	S24°58'38"E (S25°17'03"E)	164.17' (163.93')
L32A	S28°19'47"E	154.48'
L33A	S46°56'28"W	105.96'
L34A	S47°08'11"W (S46°33'33"W)	89.35' (90.00')
L35A	S28°20'37"E	132.70'
L48A	S22°44'54"E	151.26'
L49A	S77°15'06"W	33.32'
L50A	S82°42'15"E	37.78'
L51A	S22°44'54"E	22.88'
L52A	N22°44'54"W	14.26'
L53A	S22°44'54"E	14.26'
L54A	S22°44'54"E	14.26'
L67A	N46°51'57"E	31.73'
L68A	N67°15'06"E	166.35'
L174	S43°08'03"E	100.00'

PROPERTY CODE #	UNIT	BLK	LOT
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101006428618340803	20	1	3
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101006431618340806	20	1	6
101006432618340807	20	1	7
101006433618340808	20	1	8
101006434618340809	20	1	9
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101006442616740722	20	2	17
101006443716740721	20	2	18

PROPERTY CODE #	UNIT	BLK	LOT
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101006442615540717	20	2	22
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101006435812640631	20	3	26
101006434812640630	20	3	27
101006433812640629	20	3	28



**WILSON  
& COMPANY**  
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ALBUQUERQUE, NEW MEXICO  
87109  
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SHEET 8 OF 10  
WCEA PROJ. NO. X1-210-01501

PROPERTY CODE #	UNIT	BLK	LOT
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PROPERTY CODE #	UNIT	BLK	LOT
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101006443810840514	20	5	5
101006444910840513	20	5	6
101006444909840512	20	5	7
101006444908940511	20	5	8
101006445008040510	20	5	9
101006444007640509	20	5	10
101006443708440508	20	5	11
101006443609640507	20	5	12
101006442609740506	20	5	13
101006441409540505	20	5	14
101006441508640504	20	5	15
101006442007740503	20	5	16
101006442406940502	20	5	17
101006441306440501	20	5	18
10100644107240522	20	5	19
101006440608140521	20	5	20
101006440208940520	20	5	21
101006439909840519	20	5	22
101006328351410902	21	1	1
101006327952410903	21	1	2
101006328952810904	21	1	3
101006329651710905	21	1	4
101006331052110906	21	1	5
101006430600140105	21	1	6
101006431500440106	21	1	7
101006432000840107	21	1	8
101006332353110910	21	1	9
101006332752110911	21	1	10
101006334052110912	21	1	11
101006334653010913	21	1	12
101006434200640112	21	1	13
101006433901540113	21	1	14
101006435001940114	21	1	15
101006435902240115	21	1	16
101006436902740116	21	1	17
101006437903240117	21	1	18
101006438202240118	21	1	19
101006438301040119	21	1	20
101006437101140120	21	1	21
101006436001240121	21	1	22
101006435300440122	21	1	23
101006335552910925	21	1	24
101006336352410926	21	1	25
101006337452710927	21	1	26

PROPERTY CODE #	UNIT	BLK	LOT
101006338452710928	21	1	27
101006339452810929	21	1	28
101006340452910930	21	1	29
101006341453010931	21	1	30
101006341551610932	21	1	31
101006340551510933	21	1	32
101006339551410934	21	1	33
101006338551310935	21	1	34
101006337551210936	21	1	35
101006336551110937	21	1	36
101006335551110938	21	1	37
101006334551010939	21	1	38
101006333550910940	21	1	39
101006332550810941	21	1	40
101006331550710942	21	1	41
101006330650610943	21	1	42
101006329650510944	21	1	43
101006328750310901	21	1	44
101006440000941101	21	2	1
101006439901941108	21	2	2
101006439702941107	21	2	3
101006439403841106	21	2	4
101006440504241105	21	2	5
101006440903241104	21	2	6
101006441202041103	21	2	7
101006441201041102	21	2	8
101006442801241201	21	3	1
101006442702641218	21	3	2
101006442403941217	21	3	3
101006442005041216	21	3	4
101006443105441215	21	3	5
101006443504441214	21	3	6
101006443603241213	21	3	7
101006444502341212	21	3	8
101006445403541211	21	3	9
101006445104841210	21	3	10
101006444706041209	21	3	11
101006445706441208	21	3	12
101006446105241207	21	3	13
101006446303841206	21	3	14
101006446102541205	21	3	15
101006445801241204	21	3	16
101006444801341203	21	3	17
101006443701241202	21	3	18
101006447300841301	21	4	1
101006447501741316	21	4	2
101006447702841315	21	4	3
101006447803941314	21	4	4

PROPERTY CODE #	UNIT	BLK	LOT
101006447805041313	21	4	5
101006447706041312	21	4	6
101006447107041311	21	4	7
101006448107441310	21	4	8
101006449307941309	21	4	9
101006449206541308	21	4	10
101006449205441307	21	4	11
101006449204441306	21	4	12
101006449003441305	21	4	13
101006448802441304	21	4	14
101006448601541303	21	4	15
101006448500541302	21	4	16
101006343448511001	21	5	1
101006343249811002	21	5	2
101006344349511003	21	5	3
101006345349611004	21	5	4
101006346349711005	21	5	5
101006347550011006	21	5	6
101006349050611007	21	5	7
101006349351611008	21	5	8
101006347551811009	21	5	9
101006346451811010	21	5	10
101006345351811011	21	5	11
101006344251711012	21	5	12
101006343051611013	21	5	13
101006342953011014	21	5	14
101006343953111015	21	5	15
101006344953111016	21	5	16
101006345953111017	21	5	17
101006346953111018	21	5	18
101006347952811019	21	5	19
101006349052411020	21	5	20
101006350252611021	21	5	21
101006450300241409	21	5	22
101006450401141410	21	5	23
101006450602141411	21	5	24
101006450803041412	21	5	25
101006450904041413	21	5	26
101006451004941414	21	5	27
101006451206041415	21	5	28
101006451207041416	21	5	29
101006451208241417	21	5	30
101106400108230601	21	5	31
101106400107130602	21	5	32
101106400106130603	21	5	33
101006452605041421	21	5	34
101006452403841422	21	5	35
101106401002830606	21	5	36

**CORRECTION PLAT OF THE  
BULK LAND PLAT OF  
LA CUENTISTA SUBDIVISION  
(TRACTS A THROUGH E)**

WITHIN SECTIONS 14, 15, 22 & 23  
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2003

PROPERTY CODE #	UNIT	BLK	LOT
101106400202130607	21	5	37
101006452101541425	21	5	38
101006451600341426	21	5	39
101006451952611040	21	5	40
101106300351920601	21	5	41
101106400900130612	21	5	42
101106401600830613	21	5	43
101106402501430614	21	5	44
101106402204130701	21	6	1
101106401905530707	21	6	2
101106402107030706	21	6	3
101106402208230705	21	6	4
101106404008230704	21	6	5



**WILSON  
& COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

**SHEET 9 OF 10**  
WCEA PROJ. NO. X1-210-01501

PROPERTY CODE #	UNIT	BLK	LOT
101106403807030703	21	6	6
101106403205530702	21	6	7
101106403602830801	21	7	1
101106404504130802	21	7	2
101106405205330803	21	7	3
101106405806630804	21	7	4
101106406208030805	21	7	5
101006330845310701	21	8	1
101006330546310719	21	8	2
101006330247110718	21	8	3
101006329847910717	21	8	4
101006329548710716	21	8	5
101006330648910715	21	8	6
101006331548910714	21	8	7
101006331347510713	21	8	8
101006332447210712	21	8	9
101006333748010711	21	8	10
101006333049010710	21	8	11
101006333849110709	21	8	12
101006334849310708	21	8	13
101006335148310707	21	8	14
101006335647310706	21	8	15
101006334646910705	21	8	16
101006333746510704	21	8	17
101006332846110703	21	8	18
101006331845710702	21	8	19
101006331643510601	21	9	1
101006332643910602	21	9	2
101006333544210603	21	9	3
10100633444710604	21	9	4
101006335445110605	21	9	5
101006336345510606	21	9	6
101006337945910801	21	10	1
101006337646810802	21	10	2
101006337247710803	21	10	3
101006336449210804	21	10	4
101006337449310805	21	10	5
101006338549610806	21	10	6
101006338448510807	21	10	7
101006338547410808	21	10	8
101006339746710809	21	10	9
101006340647510810	21	10	10
101006340248710811	21	10	11
101006340249710812	21	10	12
101006341549810813	21	10	13
101006341548710814	21	10	14
101006341847610815	21	10	15
101106408808030910	23	1	1

PROPERTY CODE #	UNIT	BLK	LOT
101106410208030909	23	1	2
101106411508030908	23	1	3
101106413008030907	23	1	4
101106414508030906	23	1	5
101106414506530905	23	1	6
101106413006530904	23	1	7
101106411406530903	23	1	8
101106410106530902	23	1	9
101106408506530901	23	1	10
101106423008031104	23	2	1
101106421408031105	23	2	2
101106419808031106	23	2	3
101106418108031107	23	2	4
101106416608031108	23	2	5
101106416506531109	23	2	6
101106418006531110	23	2	7
101106419506531111	23	2	8
101106421006531112	23	2	9
101106422506431113	23	2	10
101106423906031103	23	2	11
101106425004831102	23	2	12
101106426203731101	23	2	13
101106416304631221	23	3	1
101106417304631220	23	3	2
101106418304631219	23	3	3
101106419304631218	23	3	4
101106420304631217	23	3	5
101106421304631216	23	3	6
101106422304431215	23	3	7
101106423104031214	23	3	8
101106423703431213	23	3	9
101106424302731212	23	3	10
101106424902131211	23	3	11
101106424001131210	23	3	12
101106423401931209	23	3	13
101106422802531208	23	3	14
101106422102931207	23	3	15
101106421303131206	23	3	16
101106420303231205	23	3	17
101106419303231204	23	3	18
101106418303231203	23	3	19
101106417303231202	23	3	20
101106416303231201	23	3	21
101106322652420435	23	4	1
101106421900631302	23	4	2
101106421101431303	23	4	3
101106419901531304	23	4	4
101106418901431305	23	4	5
101106417904131306	23	4	6

PROPERTY CODE #	UNIT	BLK	LOT
101106416901431307	23	4	7
101106415801431308	23	4	8
101106415300431309	23	4	9
101106314952120444	23	4	10
101106314451420445	23	4	11
101106313950620446	23	4	12
101106313349920447	23	4	13
101106312849220448	23	4	14
101106312348520449	23	4	15
101106311847820450	23	4	16
101106311347120451	23	4	17
101106310746220401	23	4	18
101106311745420402	23	4	19
101106312246220403	23	4	20
101106312947420404	23	4	21
101106314047120405	23	4	22
101106314246020406	23	4	23
101106313645120407	23	4	24
101106313144220408	23	4	25
101106314143520409	23	4	26
101106314744420410	23	4	27
101106315245220411	23	4	28
101106315646120412	23	4	29
101106316247020413	23	4	30
101106315347620414	23	4	31
101106314248320415	23	4	32
101106314349520416	23	4	33
101106315349920417	23	4	34
101106316149120418	23	4	35
101106317048520419	23	4	36
101106317749220420	23	4	37
101106317050020421	23	4	38
101106316150520422	23	4	39
101106315751420423	23	4	40
101106316352420424	23	4	41
101106417300120425	23	4	42
101106317951620426	23	4	43
101106318550820427	23	4	44
101106319050020428	23	4	45
101106320150620429	23	4	46
101106319451520430	23	4	47
101106419000131311	23	4	48
101106420200431312	23	4	49
101106321152420433	23	4	50
101106321751620434	23	4	51
101106315542520501	23	5	1
101106316043420527	23	5	2
101106316544220526	23	5	3
101106317045120525	23	5	4

PROPERTY CODE #	UNIT	BLK	LOT
101106317545920524	23	5	5
101106318146820523	23	5	6
101106318547620522	23	5	7
101106319248220521	23	5	8
101106320248720520	23	5	9
1011063212492205192	34	5	10
101106322149620518	23	5	11
101106322950220517	23	5	12
101106323751220516	23	5	13
101106324550420515	23	5	14
101106324849320514	23	5	15
101106323749020513	23	5	16
101106323048720512	23	5	17
101106322048220511	23	5	18
101106321147820510	23	5	19
101106320347420509	23	5	20
101106319646820508	23	5	21
101106319146020507	23	5	22
101106318645220506	23	5	23
101106318144320505	23	5	24
101106317643520504	23	5	25
101106317142720503	23	5	26
101106316741620502	23	5	27
101106302250520101	23	6	1
101106303250020102	23	6	2
101106304149520103	23	6	3
101106304948720104	23	6	4
101106305848120105	23	6	5
101106306647320106	23	6	6
101106303951720301	23	7	1
101106404300131004	23	7	2
101106405100931005	23	7	3
101106406300531006	23	7	4
101106306752020305	23	7	5
101106306151320306	23	7	6
101106305450420307	23	7	7
101106306649520308	23	7	8
101106307250320309	23	7	9
101106307751320310	23	7	10
101106308950920311	23	7	11
101106309649720312	23	7	12
101106308849020313	23	7	13
101106308248220314	23	7	14
101106309347320315	23	7	15
101106309948120316	23	7	16
101106310448720317	23	7	17
101106310949520318	23	7	18
101106311550320319	23	7	19
101106312051020320	23	7	20

**CORRECTION PLAT OF THE  
BULK LAND PLAT OF  
LA CUENTISTA SUBDIVISION  
(TRACTS A THROUGH E)**  
WITHIN SECTIONS 14, 15, 22 & 23  
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2003

PROPERTY CODE #	UNIT	BLK	LOT
101106312551720321	23	7	21
101106413200131007	23	7	22
101106413700931008	23	7	23
101106414101831009	23	7	24
101106414402831010	23	7	25
101106414603731011	23	7	26
101106414604731001	23	7	27
101106410202431002	23	7	28
101106424900131401	23	8	1
101106325751810112	23	8	2
101106326451010113	23	8	3
101106326950110114	23	8	4
101106327049110101	23	8	5
101106328249210102	23	8	6
101106329348810103	23	8	7
101106425808540407	27	2	16
101106426007240406	27	2	17
101106426906340405	27	2	18
101106428015140401	27	2	22
101106427402440201	27	4	1
101106428101740202	27	4	2
101106428800940203	27	4	3
101106429500240204	27	4	4
101106330151810204	27	4	5
101106330951110203	27	4	6
101106331750410202	27	4	7
101106332449710201	27	4	8
101106425901031402	27	5	1
101106426700431403	27	5	2
101106327452010108	27	5	3
101106328251210107	27	5	4
101106328950610106	27	5	5
101106329849910105	27	5	6
101106330848810104	27	5	7

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**SHEET 10 OF 10**  
WCEA PROJ. NO. X1-210-01501

