



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-004968
Application No. SD202100145 thru 00150

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- Albuquerque/ Bernalillo Co. WUA
- Code Enforcement

*(Please attach this sheet with each collated set for each board member)

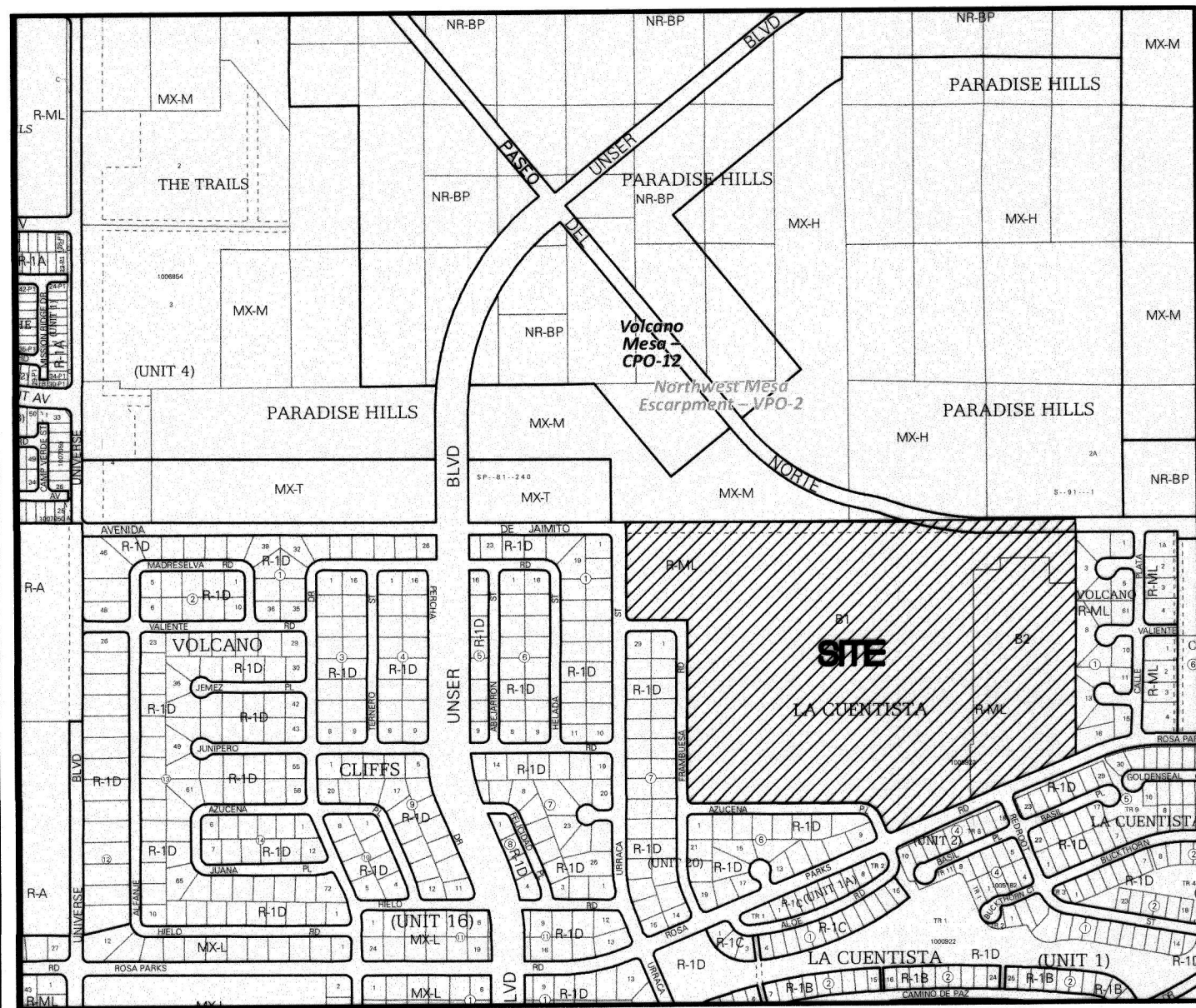
NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: October 20 2021 HEARING DATE OF DEFERRAL: Nov 3 2021

SUBMITTAL DESCRIPTION: Revised bulk plat, Justification for Rosa Parks

CONTACT NAME: Yolanda Padilla Moyer, P.E.

TELEPHONE: 505-798-7945 EMAIL: ypadilla@bhinc.com



Vicinity Map - Zone Atlas C-10-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO., HAVING FILE NO. BN210123 AND AN EFFECTIVE DATE OF MARCH 5, 2021.
- 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.
- 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.
- 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.
- 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 and Dedication

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

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

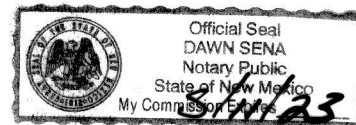
STAN DIAMOND, MANAGING MEMBER
ELK HAVEN, LLC

DATE

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 29, 2021
BY: STAN DIAMOND, MANAGING MEMBER, ELK HAVEN, LLC

By: [Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES 05/11/23

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)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENT(S) AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY 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. 2.4013 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

- FIELD SURVEY PERFORMED IN MARCH AND APRIL 2021.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 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.

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
Tracts 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
October 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. Risenhoover P.S. 10/28/2021
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

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.
Will Plotner Jr.
N.M.R.P.S. No. 14271

10/28/2021
Date



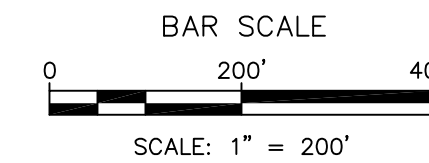
CSI-CARTESIAN SURVEYS INC.

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

**Bulk Land Plat for
Tracts 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
October 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.

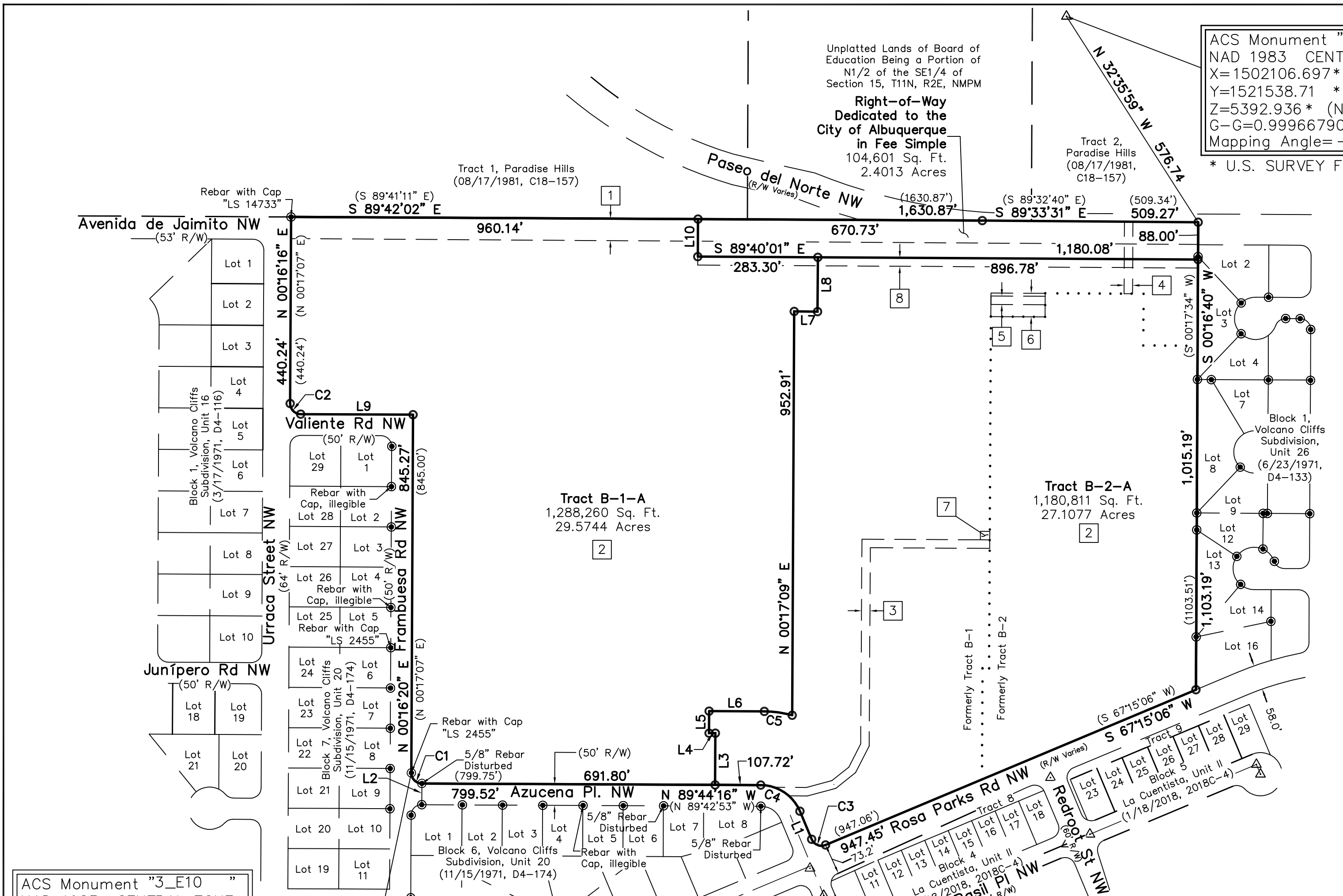
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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



Unplatted Lands of Board of Education Being a Portion of N1/2 of the SE1/4 of Section 15, T11N, R2E, NMPM
Right-of-Way Dedicated to the City of Albuquerque in Fee Simple
104,601 Sq. Ft.
2.4013 Acres

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

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

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
- 20' FLOATING TEMPORARY CONSTRUCTION EASEMENT GRANTED WITH THE FILING OF THIS PLAT, TO BE RELOCATED CONFINED AND DEFINED OR REMOVED AND/OR VACATED BY DEVELOPER WITH FUTURE PLATTING ACTION

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°27'58" E	55.03'
L8	N 00°22'20" E	128.19'
L9	N 89°43'44" W (N 89°42'53" W)	265.01' (265.00')
L10	N 00°19'59" E	88.57'

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

October 28, 2021

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

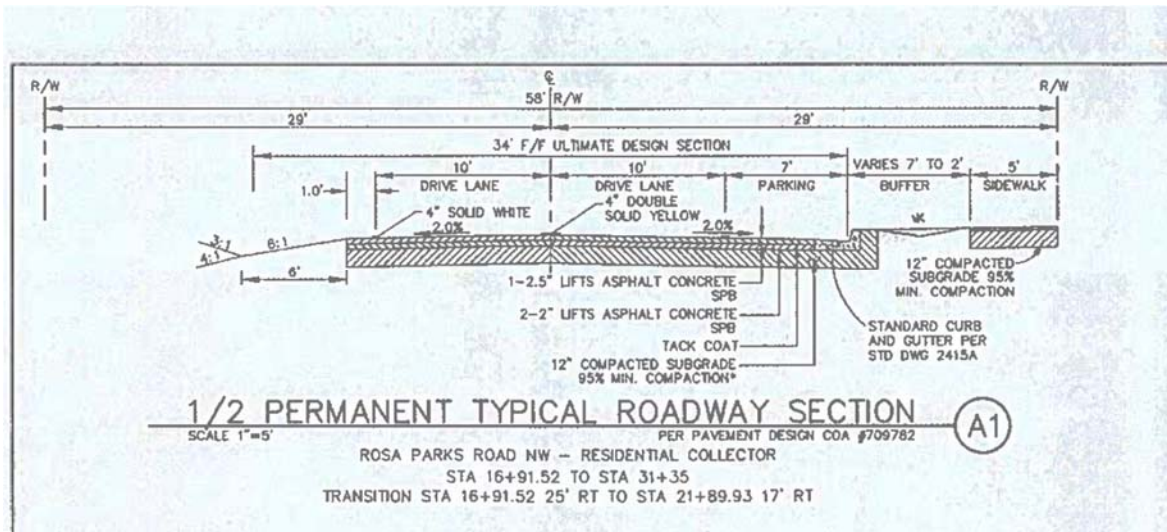
Ms. Jeanne Wolfenbarger
Transportation Manager
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

Re: La Cuentista Subdivision PR-2021-004968
Rosa Parks Justification

Dear Ms. Wolfenbarger:

We are providing a justification to the keep the existing platted roadway section for Rosa Parks which is classified as b MRCOG as Major Collector. Along our frontage Rosa Parks' ROW is platted as a varying width from 58' wide to 73'. This portion of Rosa Parks is a transitional section that transitions from the 58' ROW to the 72' ROW East to West along our frontage.

The approved Construction Plans (CPN709786) which built a portion of this road platted the ROW as such as well as installed inlets and portions of the C&G per this transitional section and designed it as the ultimate section. See cross-section below and overall paving plan attached for reference



Engineering ▲

Spatial Data ▲

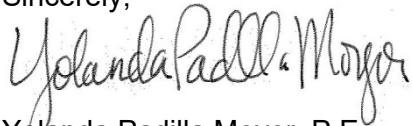
Advanced Technologies ▲

Jeanne Wolfenbarger
City of Albuquerque
October 28, 2021
Page 2

The approved TIA indicates the Intersection of Rosa Parks and Redroot/Twain our proposed entrance has a Level of Service of "A".

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

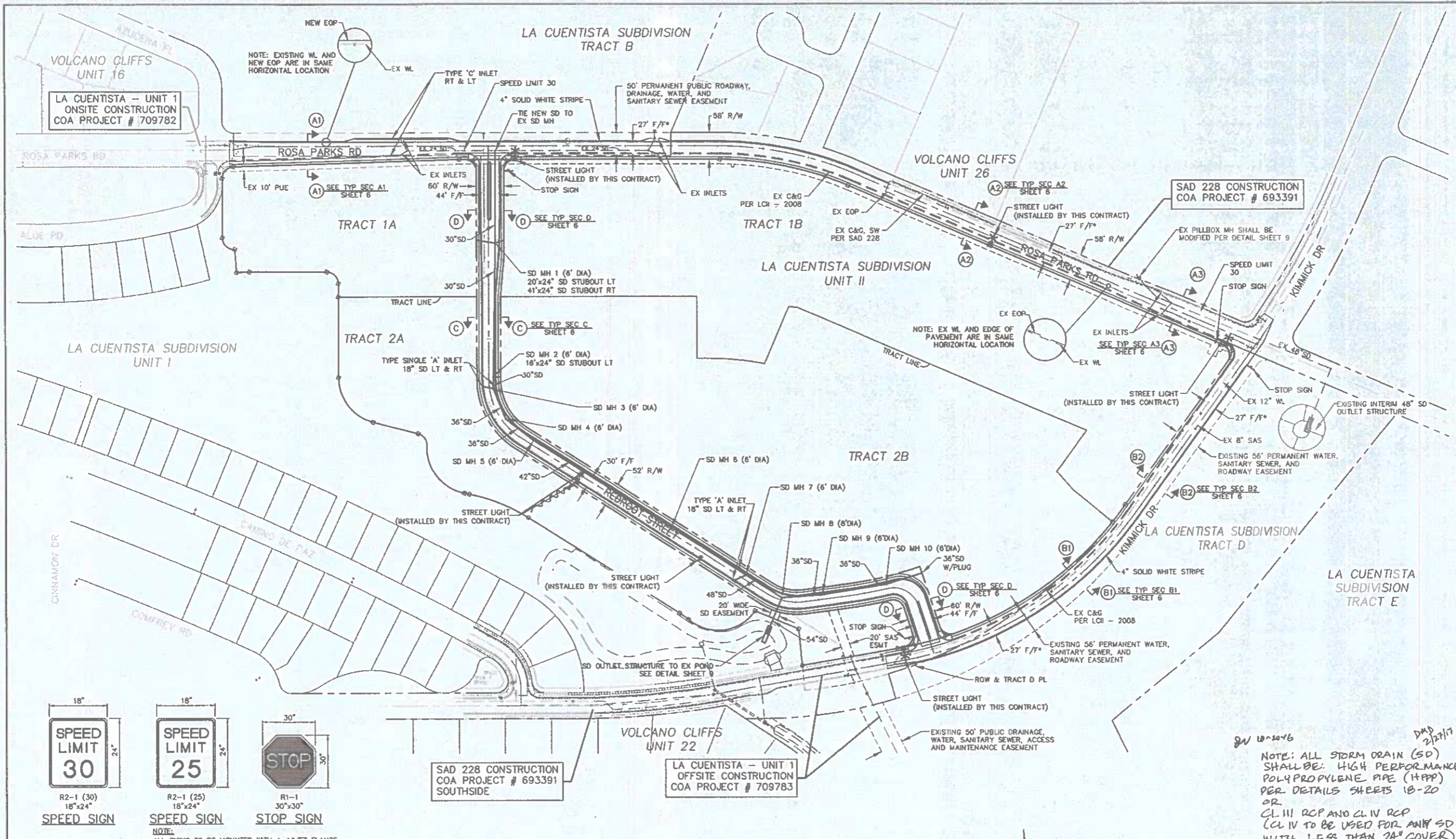
Sincerely,

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
Enclosures

cc: Kevin Patton, Pulte Group



AS-BUILT INFORMATION	
DATE	1/23/15
BY	WILSON & COMPANY
FOR	CITY OF ALBUQUERQUE
PROJECT NO.	709786
DATE	1/23/15
BY	WILSON & COMPANY
FOR	CITY OF ALBUQUERQUE
PROJECT NO.	709786
DATE	1/23/15
BY	WILSON & COMPANY
FOR	CITY OF ALBUQUERQUE
PROJECT NO.	709786
DATE	1/23/15
BY	WILSON & COMPANY
FOR	CITY OF ALBUQUERQUE
PROJECT NO.	709786

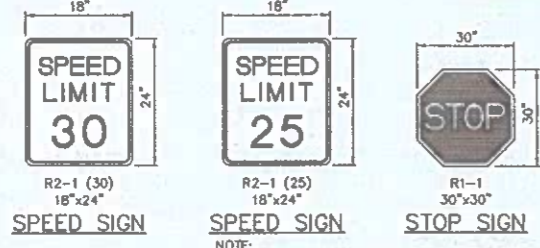
BENCH MARKS	
NO.	1
DESCRIPTION	ALUMINUM DISK STAMPED
DATE	05/07/01
BY	WILSON & COMPANY
FOR	CITY OF ALBUQUERQUE
PROJECT NO.	709786
DATE	05/07/01
BY	WILSON & COMPANY
FOR	CITY OF ALBUQUERQUE
PROJECT NO.	709786

SURVEY INFORMATION	
NO.	1
DESCRIPTION	ALUMINUM DISK STAMPED
DATE	05/07/01
BY	WILSON & COMPANY
FOR	CITY OF ALBUQUERQUE
PROJECT NO.	709786
DATE	05/07/01
BY	WILSON & COMPANY
FOR	CITY OF ALBUQUERQUE
PROJECT NO.	709786



REVISIONS	
NO.	1
DATE	01/23/15
DESCRIPTION	REVISIONS
NO.	2
DATE	01/23/15
DESCRIPTION	REVISIONS

2/18/2016
 DMP 2/23/17
 NOTE: ALL STORM DRAIN (SD) SHALL BE: HIGH PERFORMANCE POLYPROPYLENE PIPE (HPP) PER DETAILS SHEETS 1B-20 OR CL III RCP AND CL IV RCP (CL IV TO BE USED FOR ANY SD WITH LESS THAN 24" COVER)

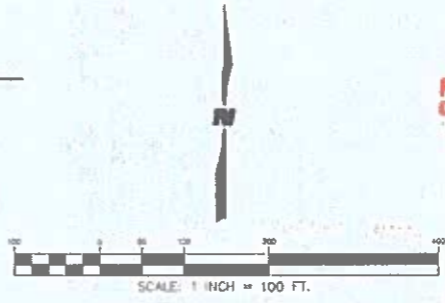


LEGEND

- PROPOSED STOP SIGN
- CENTER LINE
- RIGHT OF WAY W/SIDEWALK AND CURB & GUTTER
- EASEMENT
- TRACT LINE
- F/F FACE TO FACE
- F/F* FACE OF CURB TO EOP STRIPE

LIGHTING LEGEND

- PROPOSED 100 HPS LIGHT STANDARD (TO BE INSTALLED BY THIS CONTRACT)



RECORD DRAWING
 1-31-19

APPROVED
 MAR 01 2017

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

LA CUENTISTA SUBDIVISION - UNIT II
 OVERALL PAVING & STORM DRAIN PLAN

Design Review Committee	City Engineer Approval	City Engineer
APR 08 2015	MAR 01 2017	
REVIEW COMMITTEE	CITY ENGINEER	
DATE	DATE	DATE
DESIGNED BY	DRAWN BY	CHECKED BY
WILSON & COMPANY, ENGINEERS & ARCHITECTS	RIS, SO	DSA
DATE	DATE	DATE
JAN 2015	JAN 2015	JAN 2015

WILSON# 146008900	City Project No. 709786	Zone Map No. C-10, C-11	Drawing 7	Sheet 17
-------------------	-------------------------	-------------------------	-----------	----------

WILSON & COMPANY

F:\PROJECTS\146008900\CADD\SHEETS\PH\14608900.dwg\03-25-15\SD0