

DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2021 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR 2021-002017

Application No. SD 2021-00018

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: \_\_\_\_\_ HEARING DATE OF DEFERRAL: JULY 21, 2021

SUBMITTAL

DESCRIPTION: \_\_\_\_\_

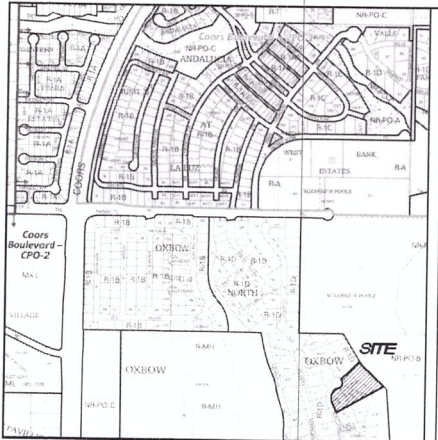
ABCWUA – FIELD LOCATION OF MANHOLES UPDATED ON SHEET 3; NO ADDITIONAL EASEMENT NEEDED

HYDROLOGY – DRAINAGE FLOW EXHIBIT

TRANSPORTATION – EMAIL FROM FIRE MARSHALL INDICATION NON-ISSUE WITH KEEPING CUL-DE-SAC DIAMETER

CONTACT NAME: DERRICK ARCHULETA

TELEPHONE: 505-980-8365 EMAIL: arch.plan@comcast.net



Zone Atlas F-11-Z

**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page F-11-Z.

**SUBMISSION DATA**

- Total number of existing Lots: 3
- Total number of Lots created: 2
- Total mileage of full width streets created: 0 miles
- Gross Subdivision acreage: 1.9940 acres.
- Total number of Tracts created: 0

**PURPOSE OF PLAT:**

The purpose of this Plat is to:

- Create 2 new Lots from three existing Lots as shown hereon.
- Vacate and Dedicate building envelopes.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

**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.

PLAT OF  
**LOTS 27 P-1A AND 29 P-1A**  
**OXBOW BLUFF SUBDIVISION**  
(BEING A REPLAT OF LOTS 27 P-1, 28 P-1 AND 29 P-1,  
OXBOW BLUFF SUBDIVISION)

WITHIN  
PROJECTED SECTION 2,  
TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2021

PROJECT NUMBER: PR-2021-005017

Application Number: 2021-00018

**PLAT APPROVAL**

**UTILITY APPROVALS:**

*Ryft* 1/26/2021  
Public Service Company of New Mexico Date

*Qwest* 1/25/2021  
New Mexico Gas Company Date

*Abdul R. Bhuiyan* 1/25/2021  
Qwest Corporation d/b/a CenturyLink QC. Date

*[Signature]* 1/25/2021  
Comcast Date

**CITY APPROVALS:**

*Loren N. Resent Hoover* 1/25/2021  
City Surveyor Date

Code Enforcement Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date  
*[Signature]* 2/1/2021  
AMAFCA Date

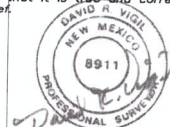
City Engineer Date

DRB Chairperson, Planning Department Date

**SURVEYORS CERTIFICATION**

I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David Vigil  
NMPS No. 8911



SHEET 1 OF 3

**SURV TEK**

Consulting Surveyors  
Albuquerque, New Mexico 87114

Phone: 505-897-3366

PLAT OF  
**LOTS 27 P-1A AND 29 P-1A**  
**OXBOW BLUFF SUBDIVISION**  
(BEING A REPLAT OF LOTS 27 P-1, 28 P-1 AND 29 P-1,  
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TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2021

**LEGAL DESCRIPTION**

Lots 27 P-1, 28 P-1 and 29 P-1, Oxbow Bluff Subdivision, Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book 99C, Page 32.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

Plat entitled "Oxbow Bluff Subdivision, Albuquerque, New Mexico", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book 99C, Page 32.

**FREE CONSENT AND DEDICATION**

SURVEYED and SUBDIVIDED and now comprising Lots 27 P-1A and 29 P-1A, Oxbow Bluff Subdivision, being a replat of Tracts 27 P-1, 28 P-1 and 29 P-1, Oxbow Bluff Subdivision, Albuquerque, New Mexico, County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book 99C, Page 32, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) hereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**PROHIBITION ON PRIVATE RESTRICTIONS  
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

**OWNER**

By: Frances Ann McCarty  
Frances Ann McCarty Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 3<sup>rd</sup>  
day of FEBRUARY, 2021 by FRANCES McCarty.

Kent Holland My commission expires 04/01/24  
Notary Public



**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) lies within Zone "X" (Areas determined to be outside 0.2% annual chance floodplain,) in accordance with the National Flood Insurance Program Rate Map No. 35001001141, Effective Date 08-16-2012.

SHEET 2 OF 3

PLAT OF  
**LOTS 27 P-1A AND 29 P-1A**  
**OXBOW BLUFF SUBDIVISION**  
 (BEING A REPLAT OF LOTS 27 P-1, 28 P-1 AND 29 P-1,  
 OXBOW BLUFF SUBDIVISION)

WITHIN  
**PROJECTED SECTION 2,**  
**TOWNSHIP 10 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**TOWN OF ALBUQUERQUE GRANT**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 JANUARY, 2021

Albuquerque Control Survey  
 Monument "30\_E10"  
 New Mexico State Plane Coordinates,  
 Central Zone (NAD 83) as published:  
 N=1502088.378 U.S. SURVEY FEET  
 E=1502088.378 U.S. SURVEY FEET  
 Ground to grid factor= 0.999680458  
 Delta Alpha= -00'15"58.95  
 Elevation= 5130.037 U.S. SURVEY FEET (NAVD88)

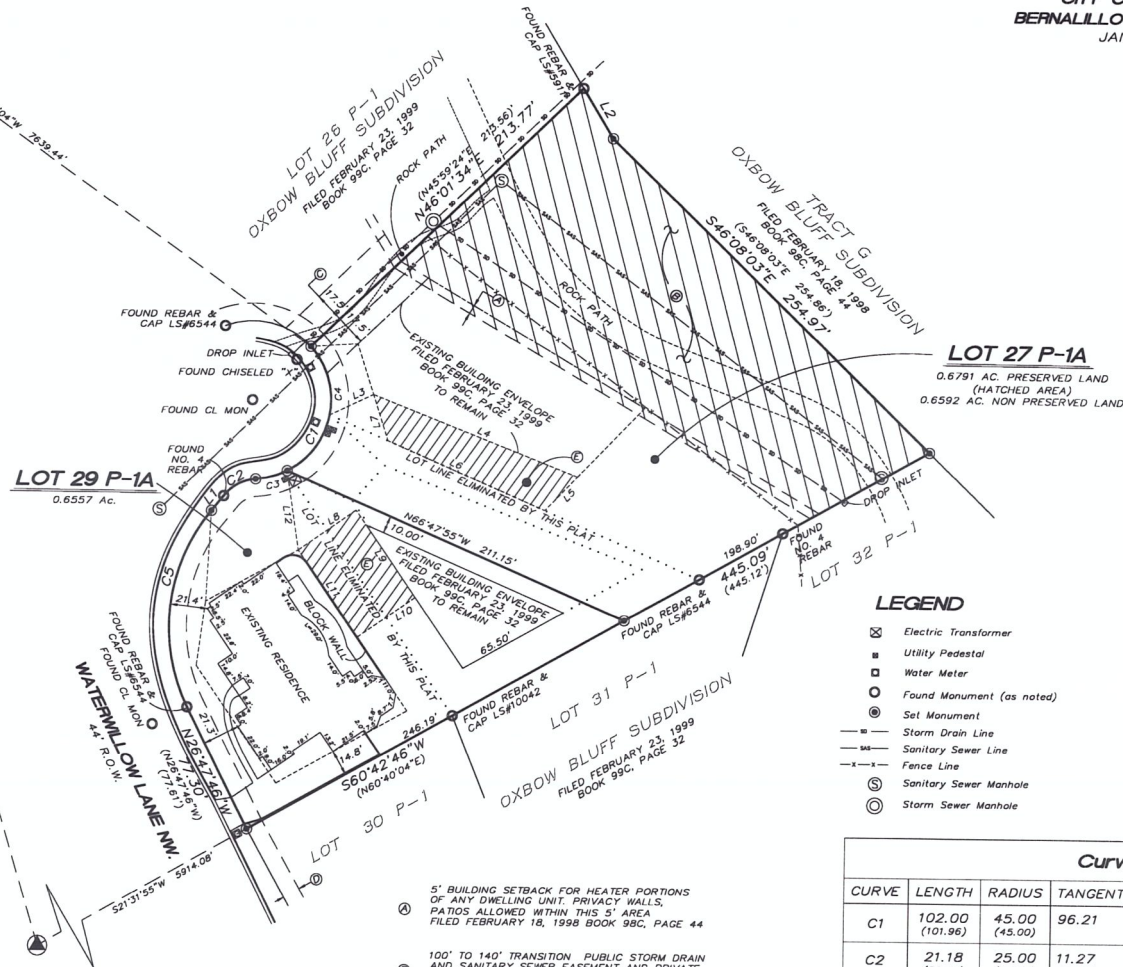
GRAPHIC SCALE



( IN FEET )  
 1 inch = 50 ft.

Albuquerque Control Survey  
 Monument "12\_H11"  
 New Mexico State Plane Coordinates,  
 Central Zone (NAD 83) as published:  
 N=1492519.02 U.S. SURVEY FEET  
 E=1505414.361 U.S. SURVEY FEET  
 Ground to grid factor= 0.999680622  
 Delta Alpha= -00'15"34.84"  
 Elevation= 5104.854 U.S. SURVEY FEET (NAVD88)

NOTE:  
 THERE IS A CROSS DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 29 P-1A  
 & 27 P-1 TO BE MAINTAINED BY THE OWNERS OF LOT 29 P-1A & 27 P-1  
 GRANTED BY THIS PLAT



**LOT 27 P-1A**  
 0.6791 AC. PRESERVED LAND  
 (HATCHED AREA)  
 0.6592 AC. NON PRESERVED LAND

Parcel Line Table		
Line #	Length	Direction
L1	10.89 (11.71)	N39° 12' 38"E (N39° 11' 36"E)
L2	33.24 (33.24)	S31° 26' 45"E (S31° 29' 48"E)
L3	27.60	N64° 46' 21"E
L4	125.90	N68° 47' 55"W
L5	26.76	S43° 51' 37"W
L6	98.30	S66° 47' 55"E
L7	27.45	N18° 00' 15"W
L8	40.00	<del>S65° 08' 32"W</del>
L9	60.00	N34° 55' 08"W
L10	40.00	N55° 04' 52"E
L11	60.00	S34° 55' 08"E
L12	45.50	S8° 50' 28"E

- LEGEND**
- ⊠ Electric Transformer
  - ⊞ Utility Pedestal
  - ⊞ Water Meter
  - Found Monument (as noted)
  - ⊙ Set Monument
  - Storm Drain Line
  - Sanitary Sewer Line
  - - - Fence Line
  - ⊙ Sanitary Sewer Manhole
  - ⊙ Storm Sewer Manhole

Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	102.00 (101.96)	45.00 (45.00)	96.21	81.52	N22° 01' 59"E	129°52'05"
C2	21.18 (20.87)	25.00 (25.00)	11.27 (11.08)	20.55 (20.27)	N61° 29' 03"E (N63° 06' 16"E)	48°32'01" (47°49'21")
C3	18.81 (18.81)	45.00 (45.00)	9.54 (9.54)	18.67 (18.67)	N74° 59' 35"E (N75° 02' 37"E)	23°56'53" (23°56'40")
C4	83.19 (83.15)	45.00 (45.00)	59.63	71.84	N10° 03' 33"E	105°55'12"
C5	119.38 (118.63)	103.00 (103.00)	67.41 (66.88)	112.81 (112.81)	N06° 13' 05"E (N06° 11' 55"E)	66°24'21" (65°39'22")

- A 5' BUILDING SETBACK FOR HEATER PORTIONS OF ANY DWELLING UNIT, PRIVACY WALLS, PATIOS ALLOWED WITHIN THIS 5' AREA FILED FEBRUARY 18, 1998 BOOK 98C, PAGE 44
- B 100' TO 140' TRANSITION PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT AND PRIVATE LANDSCAPE AND WALKWAY EASEMENT FILED FEBRUARY 18, 1999 IN BOOK 99D3, PAGE 1985
- C 35' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT 35' PRIVATE ACCESS AND LANDSCAPE EASEMENT FILED FEBRUARY 18, 1999 IN BOOK 99D3, PAGE 1987
- D 10' P.U.E. FILED FEBRUARY 18, 1998 BOOK 98C, PAGE 44
- E ADDITIONAL BUILDING PAD DEDICATED BY THIS PLAT (HATCHED AREA)

# DRAINAGE FLOW

your map.



DROP INLET

RE: OXBOW BLUFF SUBDIVISION

To Derrick Archuleta <arch.plan@comcast.net> • Chinchilla, Antonio R. <achinchilla@cabq.gov>

Mr. Archuleta,

The plans submitted for Ox Bow Subdivision are approved by the Fire Marshals Office and require no change to said plans. Feel free to contact me if you require any additional assistance.

Inspector Gilbert Louis III  
Fire Marshal's Office Plans Check Division

**Albuquerque Fire Rescue**

600 2<sup>nd</sup> Street NW Suite 410  
Albuquerque NM  
Tel 505-924-3611



**From:** Derrick Archuleta <arch.plan@comcast.net>

**Sent:** Thursday, July 15, 2021 10:35 AM

**To:** Louis III, Gilbert M. <gmlouis@cabq.gov>; Chinchilla, Antonio R. <achinchilla@cabq.gov>

**Subject:** RE: OXBOW BLUFF SUBDIVISION

**External**

Good morning:

I am serving as agent for a proposed lot number reduction (3 lots into 2 lots) within the Oxbow Bluff Subdivision which is in process through the Development Review Board (DRB).

Transportation is asking for Fire Marshall approval for keeping the cul-de-sac at its current diameter.

I've included the following attachments:

- Transportation memo requiring Fire Marshall approval
- PDF of the proposed lot number reduction presented to the DRB

If you need anything else or have additional questions let me know.

Thank you for your time.

Derrick

**Derrick Archuleta, MCRP**

ARCH+PLAN Land Use Consultants

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: [arch.plan@comcast.net](mailto:arch.plan@comcast.net)

w: <https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.ArchPlan.org&umid=7ff53e48-cc24-47ab-93c8-1ee1d7fb4658&auth=307405480ca3e49a8b1deb4e49ca5cd244e7e096-b2be50a50b7b686ce1c030e237436083b496f8bf>

### Supplemental Submittal Disclaimer:

If possible, please consolidate/combine the individual supplemental submittal items into a minimum number of documents/files (for example, into a single PDF file). The supplemental submittal deadline is noon on the Friday prior to the DRB meeting. DRB members will not have adequate time to review a supplemental submittal that comes in late. If there are very minor changes, the DRB Chair may allow an applicant to present them verbally and graphically to DRB members during the DRB meeting.

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