



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

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

BRIEF DESCRIPTION OF REQUEST

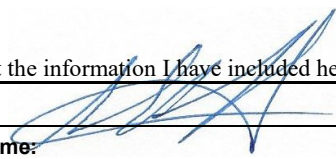
APPLICATION INFORMATION		
Applicant/Owner:	Phone:	
Address:	Email:	
City:	State:	Zip:
Professional/Agent (if any):	Phone:	
Address:	Email:	
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

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

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: 	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO

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

_ VACATION OF RIGHT-OF-WAY - DHO**_ VACATION OF RIGHT-OF-WAY - COUNCIL**

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

VACATION DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way
- ___ 5) Drawing showing the easement or right-of-way to be vacated
- ___ 6) If easements, list number to be vacated _____
- ___ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ___ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ___ 11) Sign Posting Agreement
- ___ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ Completed neighborhood meeting request form(s)
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

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

___ Proof of emailed notice to affected Neighborhood Association representatives

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

_ VACATION OF PRIVATE EASEMENT

_ VACATION OF PUBLIC EASEMENT

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

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

___ 2) Form V with all the submittal items checked/marked

___ 3) Zone Atlas map with the entire site clearly outlined and labeled

___ 4) Copy of the complete document which created the easement(s)

___ 5) Drawing showing the easement or right-of-way to be vacated

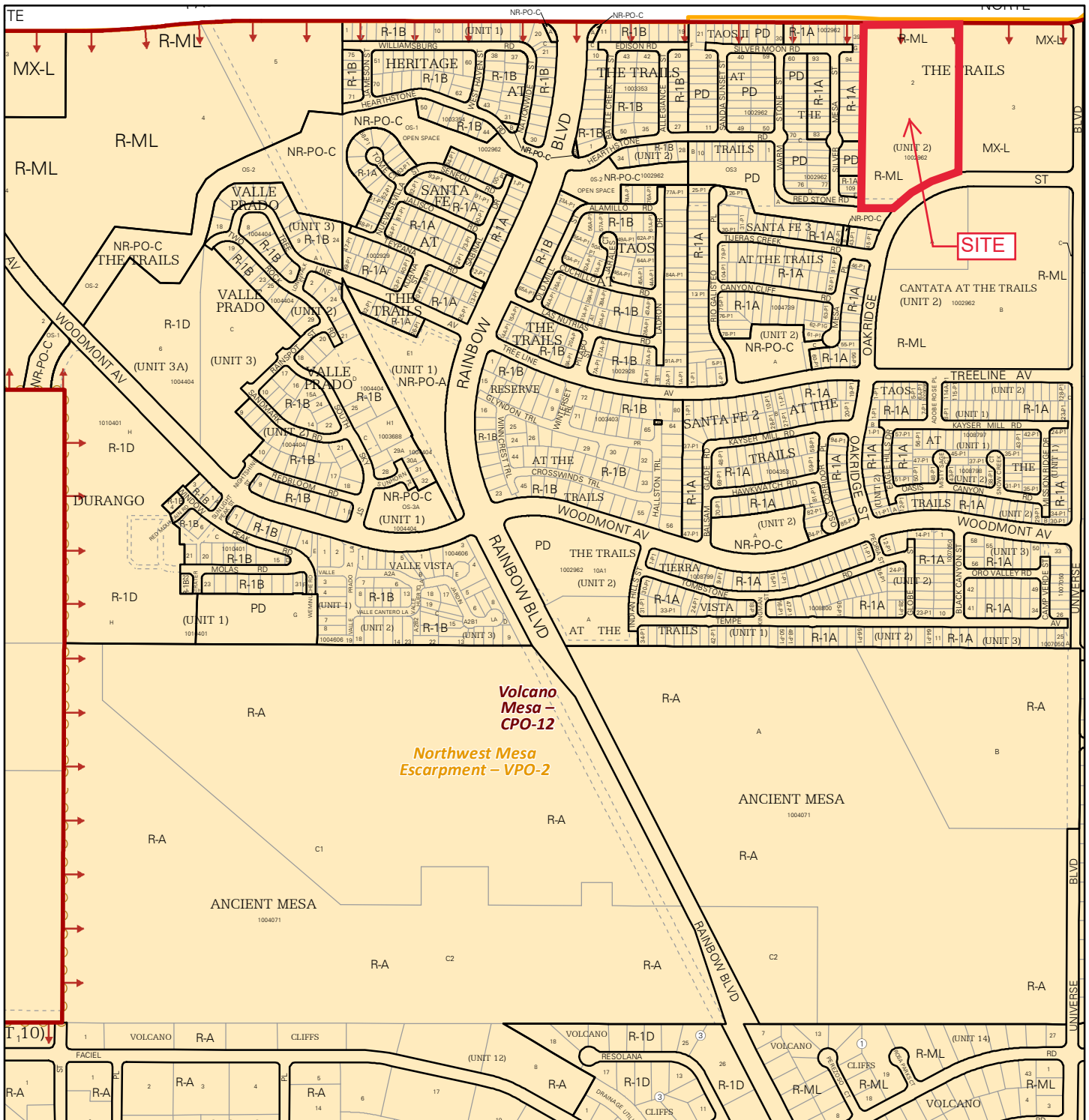
___ 6) List number to be vacated _____

___ 7) Letter of authorization from the property owner if application is submitted by an agent

___ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)


___ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

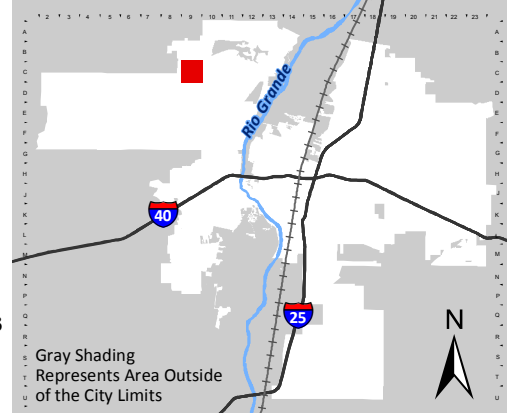


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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

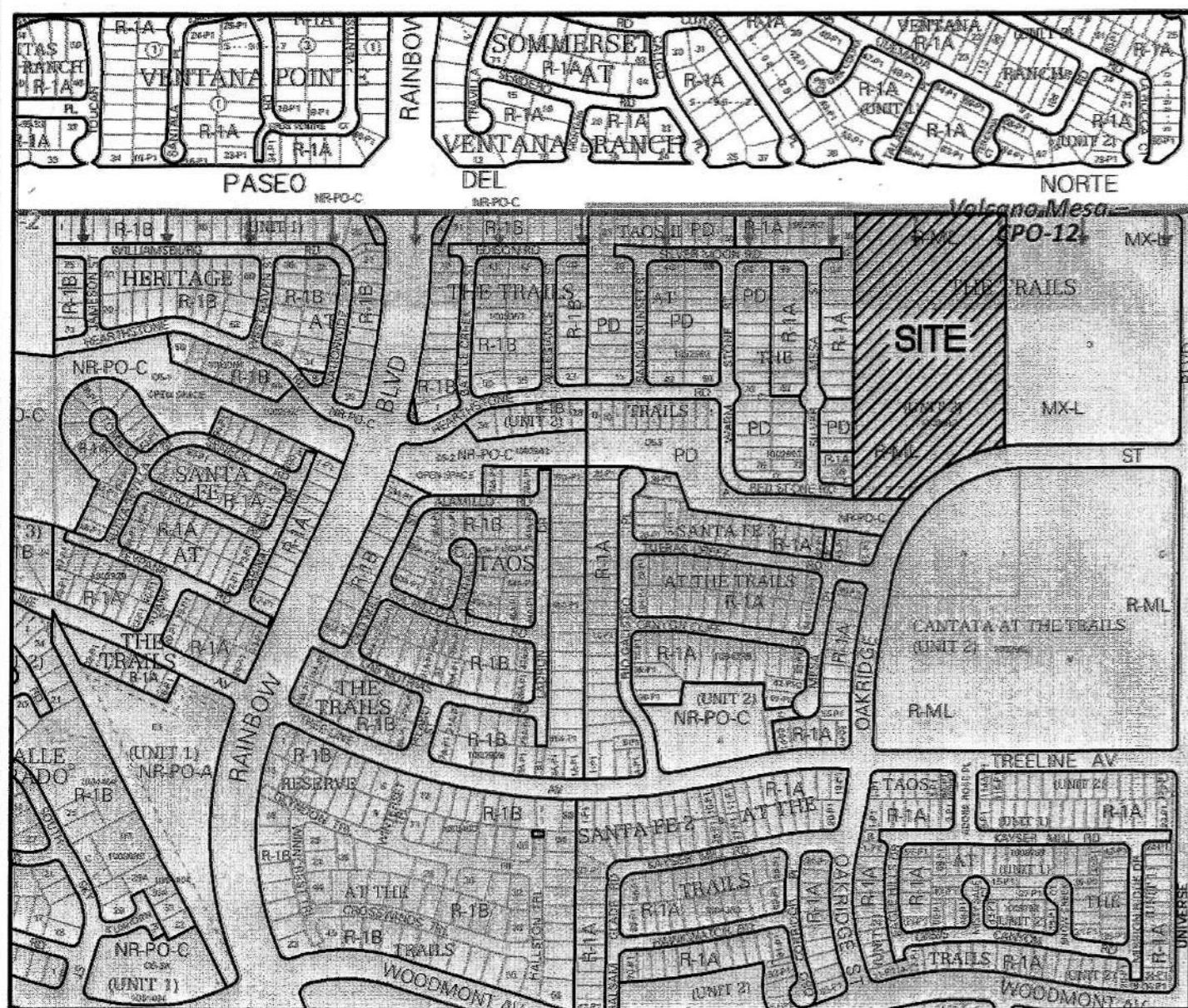


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-09-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

0 250 500 1,000
Feet



Vicinity Map - Zone Atlas C-9-Z

N.T.S.

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1194275 AND AN EFFECTIVE DATE OF APRIL 9, 2021.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 18, 2004, IN PLAT BOOK 2004C, PAGE 332.
3. SPECIAL WARRANTY DEED FOR THE O SQUARED TRUST, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 25, 2017, AS DOCUMENT NO. 2017102257.

Free Consent & Dedication

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

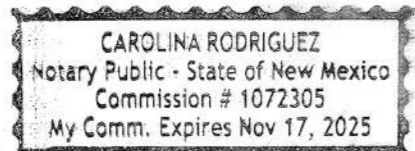
SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR SIDREAUX LOOP NW, SIDREAUX COURT NW, AND ATHERSTONE LANE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Tonya Buxton 7.10.23
 TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT DATE
 D.R. HORTON, INC.

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 10, 2023
 BY: TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT, D.R. HORTON, INC.

By: *[Signature]*
 NOTARY PUBLIC



MY COMMISSION EXPIRES Nov 17, 2025

Indexing Information

Section 16, Township 11 North, Range 2 East, N.M.P.M.
 as Projected into the Town of Alameda Grant
 Subdivision: The Trails, Unit 2
 Owner: D.R. Horton, Inc.
 UPC #: 100906444647910105

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.
4. VACATE EASEMENT(S) AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE 10.3941 ACRES
 ZONE ATLAS PAGE NO. C-9-Z
 NUMBER OF EXISTING TRACTS 1
 NUMBER OF LOTS CREATED 72
 NUMBER OF TRACTS CREATED 7
 MILES OF FULL-WIDTH STREETS 0.4102 MILES
 MILES OF HALF-WIDTH STREETS 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 2.3413 ACRES
 DATE OF SURVEY JUNE 2023

Notes

1. FIELD SURVEY PERFORMED IN APRIL AND MAY 2021 AND REVISITED IN MAY AND JUNE 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0103H, DATED AUGUST 16, 2012, AND RATE MAP NO. 35001C0111G, DATED SEPTEMBER 26, 2008.

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.

Legal Description

TRACT NUMBERED TWO (2), OF THE TRAILS UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 2004", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 18, 2004, IN PLAT BOOK 2004C, PAGE 332.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 100906444647910105

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Volcano Mesa
 Being Comprised of
 Tract 2
 The Trails, Unit 2
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2023**

Project Number: PR-2021-005717

Application Number:

Plat Approvals:

- [Signature]* Jul 7, 2023
- PNM Electric Services
- Abdul A. Shaiyan* Jul 7, 2023
- Qwest Corp. d/b/a CenturyLink QC
- Jeff Estevan* Jul 7, 2023
- New Mexico Gas Company
- Mike Morris* Jul 7, 2023

Comcast

City Approvals:

Loren N. Risenhoover P.S. 7-6-2023
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

[Signature] 7/5/2023
 AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

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

Brian J. Martinez 7/7/23
 BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



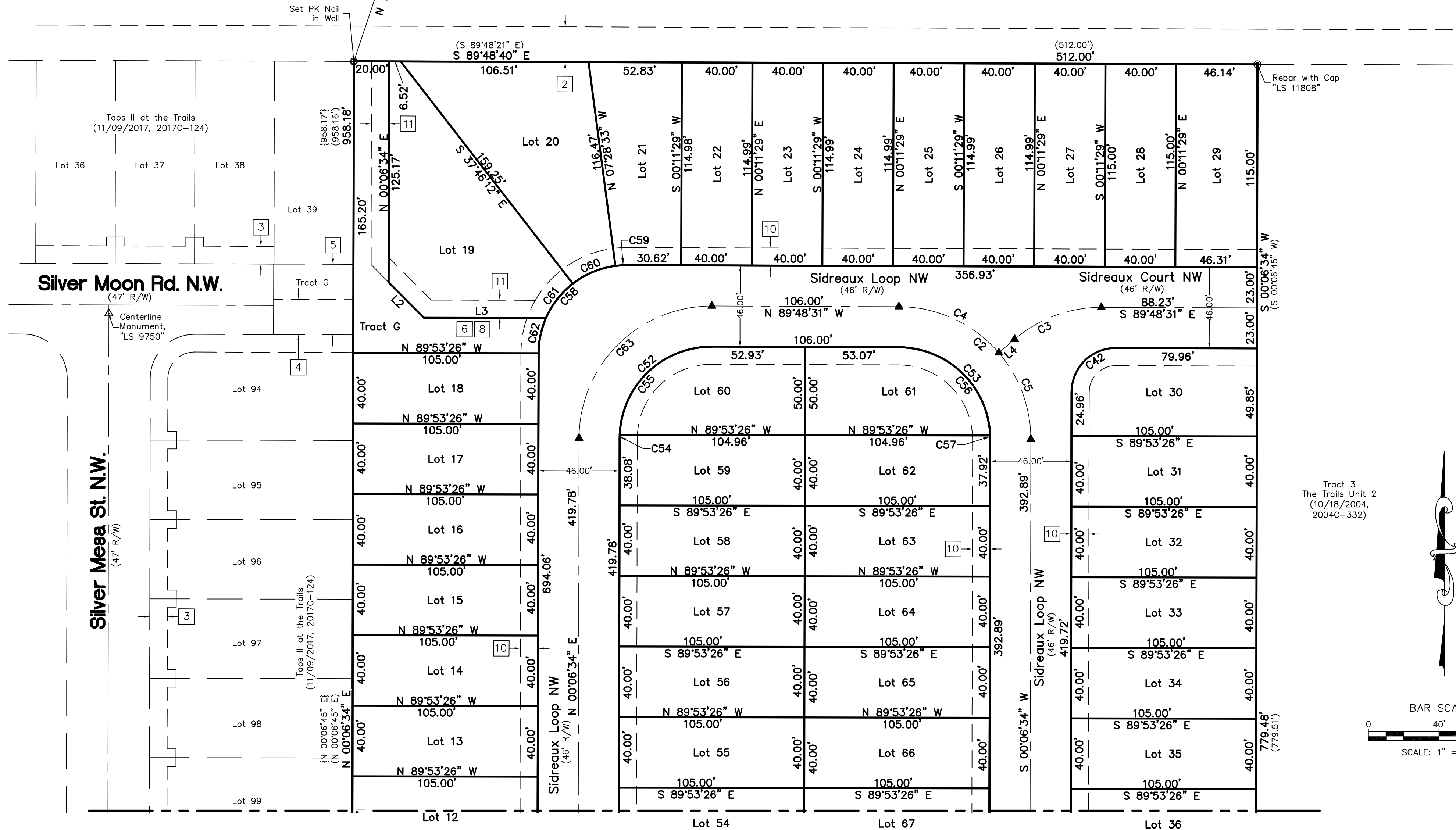
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/18/2004, 2004C-332)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/9/2007, 2007C-124)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

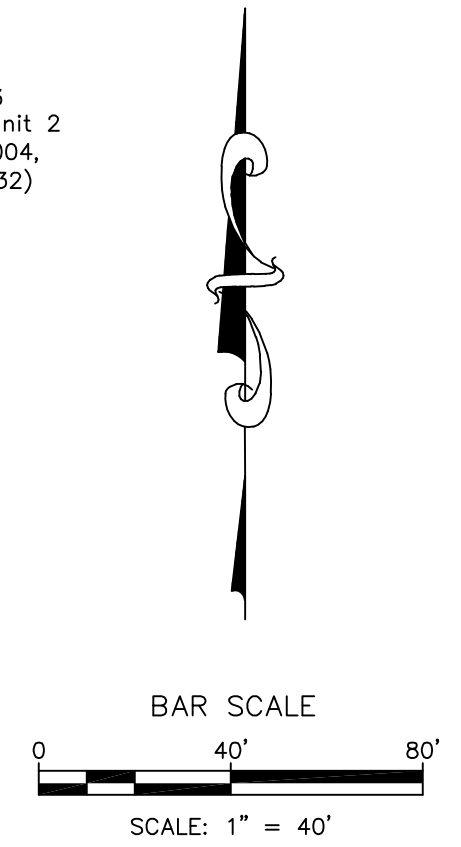
ACS Monument " 2-B10 "
 NAD 1983 CENTRAL ZONE
 X=1497789.568*
 Y=1528038.78 *
 Z=5432.168 * (NAVD 1988)
 G-G=0.999667416
 Mapping Angle=-0°16'30.71"
 *U.S. SURVEY FEET

**Plat for
 Volcano Mesa
 Being Comprised of
 Tract 2
 The Trails, Unit 2
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2023**

Paseo Del Norte NW
 (R/W Varies)



Tract 3
 The Trails Unit 2
 (10/18/2004,
 2004C-332)



Matchline - See Sheet 3 of 4

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 cartesianbrian@gmail.com

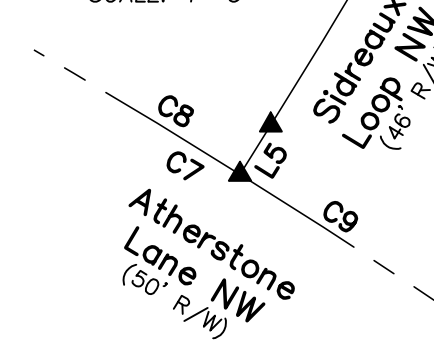
Matchline - See Sheet 2 of 4

Plat for
Volcano Mesa
 Being Comprised of
Tract 2
The Trails, Unit 2
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2023

Tract 3
 The Trails Unit 2
 (10/18/2004,
 2004C-332)

Detail "A"

SCALE: 1"=5'



Silver Mesa St. N.W.
 (47' R/W)

Oak Ridge St. N.W.
 (78' R/W)

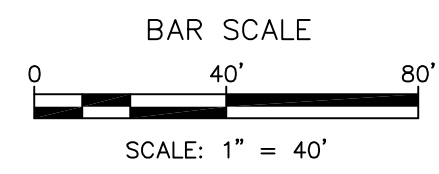
Red Stone Rd. N.W.
 (47' R/W)

Right-of-Way
 Dedicated to the
 City of Albuquerque
 in Fee Simple with
 the filing of this Plat
 101,990 Sq. Ft.
 2.3414 Acres

Tract B
 Cantata at The Trails, Unit 2
 (10/26/2007, 2007C-315)

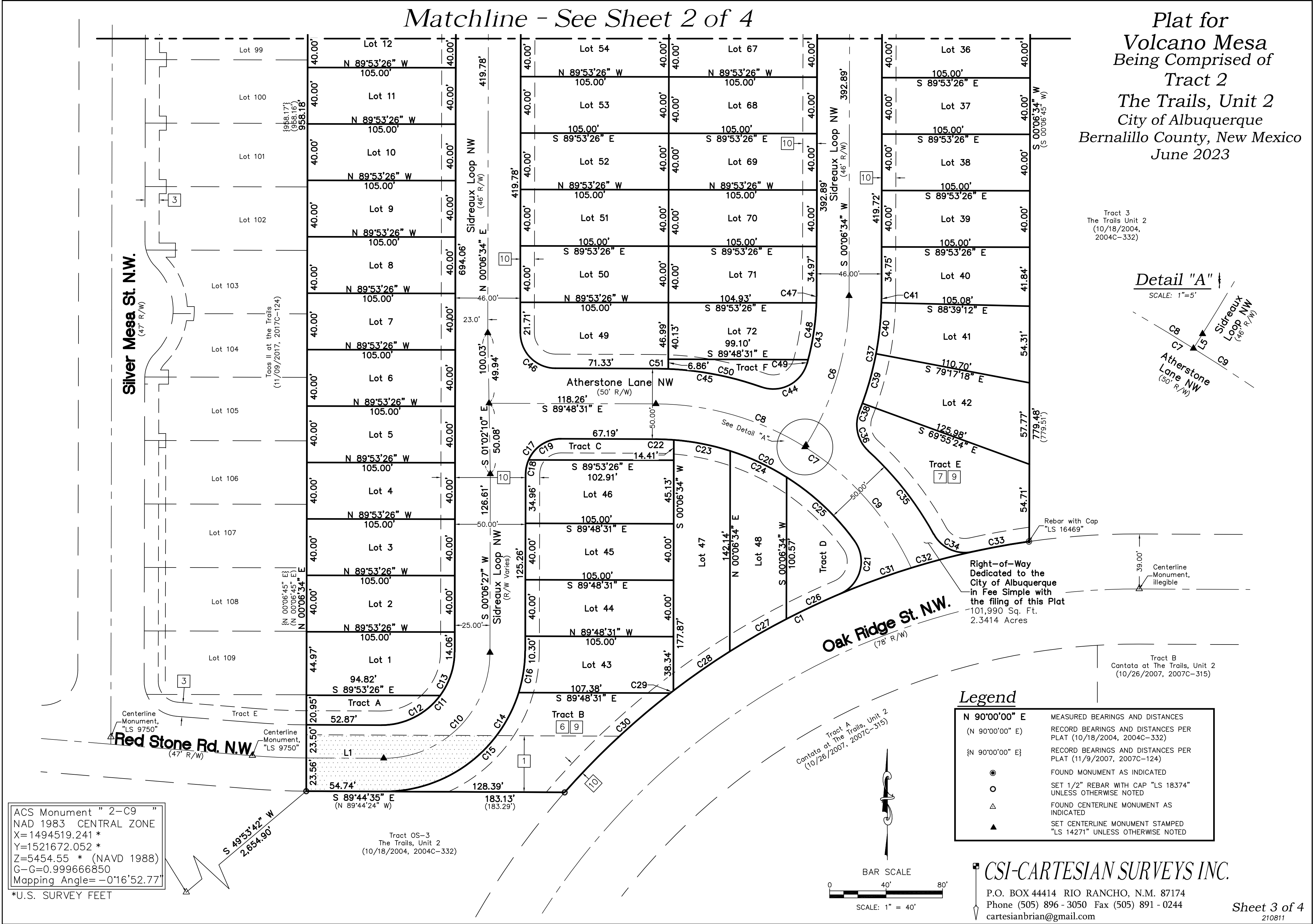
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/18/2004, 2004C-332)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/9/2007, 2007C-124)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED



ACS Monument "2-C9"
 NAD 1983 CENTRAL ZONE
 X=1494519.241 *
 Y=1521672.052 *
 Z=5454.55 * (NAVD 1988)
 G-G=0.999666850
 Mapping Angle=-0°16'52.77"
 *U.S. SURVEY FEET

Tract OS-3
 The Trails, Unit 2
 (10/18/2004, 2004C-332)



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Easement Notes

- 1 EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT (10/18/2004, 2004C-332) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 2 EXISTING 20' PNM EASEMENT (3/23/2004, BK. A74, PG. 7747, DOC. NO. 2004037858) AS SHOWN ON THE PLAT (10/18/2004, 2004C-332)
- 3 EXISTING 10' P.U.E. (11/09/2017, 2017C-124)
- 4 EXISTING 20' WATER EASEMENT GRANTED TO ABCWUA (11/09/2017, 2017C-124)
- 5 EXISTING BLANKET PRIVATE ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT, ACROSS TRACT G, TAOS II AT THE TRAILS, BENEFITING LOT 39, TAOS II AT THE TRAILS (11/09/2017, 2017C-124)
- 6 BLANKET PUBLIC WATER EASEMENT TO ABCWUA GRANTED WITH THE FILING OF THIS PLAT
- 7 BLANKET PUBLIC SANITARY SEWER EASEMENT TO ABCWUA GRANTED WITH THE FILING OF THIS PLAT
- 8 BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 9 BLANKET PUBLIC DRAINAGE AND STORM DRAIN EASEMENT TO THE CITY OF ALBUQUERQUE GRANTED WITH THE FILING OF THIS PLAT
- 10 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 11 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT

IDO and DPM Waiver Notes

1. A WAIVER FROM IDO STANDARDS PERMITTING THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION AS DEPICTED ON THE TRACT 2 TRAILS DEFERRED SIDEWALK EXHIBIT DATED JULY 7, 2021 UNTIL CONSTRUCTION IS COMPLETED. WAS APPROVED UNDER VA-2021-00310 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. THIS REQUEST WILL NOT BE MATERIALLY CONTRARY TO THE PUBLIC SAFETY, HEALTH, OR WELFARE AND WILL NOT CAUSE SIGNIFICANT MATERIAL ADVERSE IMPACTS ON SURROUNDING PROPERTIES.
2. A WAIVER FROM IDO STANDARDS PERMITTING THE BLOCK LENGTH OF THE WESTERN BLOCK OF THE PROPOSED DEVELOPMENT TO BE 796 FEET AND EXCEED THE MAXIMUM ALLOWABLE BLOCK LENGTH OF 600 FEET WAS APPROVED UNDER VA-2021-00396 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. THE APPROVAL OF THE WAIVER WILL ENABLE TRACT A AS DEPICTED ON THE PLAT TO PROVIDE A COMMON AREA CONSISTENT WITH A NEIGHBORING SUBDIVISION.
3. A WAIVER FROM IDO STANDARDS PERMITTING A STUB STREET DUE TO THE UNFEASIBILITY OF PROVIDING A CONNECTION TO AN EXISTING STREET OR FUTURE ROAD EXTENSION PER 5-3(E)(1)(D) OF THE IDO, WAS APPROVED UNDER VA-2021-00397 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. ABCWUA HAS REQUESTED THAT A WATERLINE STUB BE PROVIDED TO THE ADJACENT TRACT TO THE EAST OF THE SUBJECT PROPERTY FOR A FUTURE CONNECTION, AND THE STUB STREET WAS ADDED TO PROVIDE ROW FOR THE WATERLINE STUB.
4. A WAIVER FROM IDO STANDARDS PERMITTING REAR YARDS FOR THE LOTS ALONG PASEO DEL NORTE, AN ARTERIAL STREET. 5-4(F)(2)(B) DISCOURAGES LAYOUTS WHERE THE REAR LOT LINE IS ADJACENT TO A COLLECTOR OR ARTERIAL STREET. WAS APPROVED UNDER VA-2021-00398 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. THE EXISTING SUBDIVISIONS LOCATED WEST OF THE SUBJECT PROPERTY HAVE BACKYARDS ALONG PASEO DEL NORTE, AND PROVIDING A SIMILAR LAYOUT WITH THE PROPOSED DEVELOPMENT WOULD BE CONSISTENT WITH THE SUBDIVISIONS TO THE WEST. FURTHERMORE, AN ADDITIONAL 10-FEET IS BEING PROVIDED FOR THE REAR-YARD SETBACK TO HELP BUFFER FUTURE HOMES FROM PASEO DEL NORTE, AND A MULTI-USE TRAIL IS BEING DEVELOPED ALONG PASEO DEL NORTE WHICH WILL ADD VARIETY TO THE STREETScape.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	382.12' (381.94')	539.00'(539.00')	40°37'10"	374.17'	S 61°37'23" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	117.70'	75.00'	89°55'05"	105.99'	N 44°50'58" W
C3	53.47'	75.00'	40°50'55"	52.35'	S 69°46'01" W
C4	64.34'	75.00'	49°09'05"	62.38'	N 65°13'58" W
C5	53.36'	75.00'	40°46'00"	52.25'	N 20°16'26" W
C6	111.59'	200.00'	31°58'10"	110.15'	N 16°05'40" E
C7	227.10'	200.00'	65°03'33"	215.09'	N 57°16'44" W
C8	111.31'	200.00'	31°53'16"	109.88'	N 73°51'53" W
C9	115.79'	200.00'	33°10'17"	114.18'	N 41°20'07" W
C10	118.10'	75.00'	90°13'12"	106.27'	N 45°08'51" E
C11	81.82'	52.00'	90°08'51"	73.63'	N 45°11'00" E
C12	48.71'	52.00'	53°40'28"	46.95'	N 63°25'12" E
C13	33.10'	52.00'	36°28'24"	32.55'	N 18°20'46" E
C14	157.34'	100.00'	90°08'51"	141.60'	N 45°11'00" E
C15	127.18'	100.00'	72°52'14"	118.78'	N 53°49'18" E
C16	30.15'	100.00'	17°16'37"	30.04'	N 08°44'53" E
C17	39.31'	25.00'	90°04'55"	35.38'	S 45°09'02" W
C18	10.30'	25.00'	23°36'36"	10.23'	S 11°54'52" W
C19	29.00'	25.00'	66°28'18"	27.40'	S 56°57'20" W
C20	164.18'	175.00'	53°45'17"	158.23'	N 62°55'53" W
C21	45.00'	25.00'	103°08'23"	39.17'	N 15°30'57" E
C22	12.79'	175.00'	4°11'14"	12.79'	N 87°42'54" W
C23	40.83'	175.00'	13°22'10"	40.74'	N 78°56'12" W
C24	44.21'	175.00'	14°28'26"	44.09'	N 65°00'53" W
C25	66.35'	175.00'	21°43'26"	65.95'	N 46°54'57" W
C26	41.86'	539.00'	4°26'59"	41.85'	S 64°51'40" W
C27	46.17'	539.00'	4°54'28"	46.15'	S 60°10'56" W
C28	48.83'	539.00'	5°11'28"	48.82'	S 55°07'59" W
C29	2.71'	539.00'	0°17'18"	2.71'	S 52°23'35" W
C30	102.87'	539.00'	10°56'08"	102.72'	S 46°46'52" W
C31	53.91'	539.00'	5°43'52"	53.89'	S 69°57'05" W
C32	44.79'	539.00'	4°45'41"	44.78'	S 75°11'51" W
C33	40.97'	539.00'	4°21'17"	40.96'	S 79°45'20" W
C34	32.22'	25.00'	73°50'41"	30.04'	S 65°29'58" E
C35	75.46'	225.00'	19°13'01"	75.11'	N 38°11'08" W
C36	30.33'	25.00'	69°30'50"	28.50'	S 13°02'13" E
C37	84.11'	223.00'	21°36'37"	83.61'	N 10°54'53" E
C38	6.40'	223.00'	1°38'35"	6.39'	N 20°53'54" E
C39	36.45'	223.00'	9°21'54"	36.41'	N 15°23'39" E
C40	36.45'	223.00'	9°21'54"	36.41'	N 06°01'45" E
C41	4.82'	223.00'	1°14'14"	4.82'	N 00°43'41" E
C42	39.31'	25.00'	90°04'55"	35.38'	S 45°09'02" W
C43	48.52'	177.00'	15°42'20"	48.37'	N 07°57'44" E
C44	40.92'	25.00'	93°46'14"	36.50'	N 62°42'01" E
C45	76.16'	225.00'	19°23'39"	75.80'	N 80°06'42" W
C46	39.23'	25.00'	89°55'05"	35.33'	S 44°50'58" E
C47	5.03'	177.00'	1°37'42"	5.03'	N 00°55'25" E
C48	40.78'	177.00'	13°12'04"	40.69'	N 08°20'18" E
C49	2.71'	177.00'	0°52'34"	2.71'	N 15°22'37" E
C50	67.45'	225.00'	17°10'35"	67.20'	N 79°00'10" W
C51	8.71'	225.00'	2°13'03"	8.71'	N 88°41'59" W
C52	81.76'	52.00'	90°04'55"	73.59'	S 45°09'02" W
C53	81.61'	52.00'	89°55'05"	73.49'	N 44°50'58" W
C54	1.92'	52.00'	2°07'10"	1.92'	S 01°10'09" W
C55	79.83'	52.00'	87°57'40"	72.22'	S 46°12'39" W
C56	79.53'	52.00'	87°37'56"	72.00'	N 45°59'33" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C57	2.07'	52.00'	2°17'09"	2.07'	N 01°02'00" W
C58	78.61'	50.00'	90°04'55"	70.76'	S 45°09'02" W
C59	6.69'	50.00'	7°40'01"	6.69'	S 86°21'28" W
C60	26.44'	50.00'	30°17'39"	26.13'	S 67°22'38" W
C61	24.91'	50.00'	28°32'33"	24.65'	S 37°57'32" W
C62	20.58'	50.00'	23°34'41"	20.43'	S 11°53'55" W
C63	117.92'	75.00'	90°04'55"	106.14'	S 45°09'02" W

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1061	4,622
Lot 2	0.0964	4,200
Lot 3	0.0964	4,200
Lot 4	0.0964	4,200
Lot 5	0.0964	4,200
Lot 6	0.0964	4,200
Lot 7	0.0964	4,200
Lot 8	0.0964	4,200
Lot 9	0.0964	4,200
Lot 10	0.0964	4,200
Lot 11	0.0964	4,200
Lot 12	0.0964	4,200
Lot 13	0.0964	4,200
Lot 14	0.0964	4,200
Lot 15	0.0964	4,200
Lot 16	0.0964	4,200
Lot 17	0.0964	4,200
Lot 18	0.0964	4,200
Lot 19	0.1979	8,622
Lot 20	0.1865	8,125
Lot 21	0.1191	5,186
Lot 22	0.1056	4,599
Lot 23	0.1056	4,600
Lot 24	0.1056	4,600
Lot 25	0.1056	4,600
Lot 26	0.1056	4,600
Lot 27	0.1056	4,600
Lot 28	0.1056	4,600
Lot 29	0.1220	5,316
Lot 30	0.1173	5,108
Lot 31	0.0964	4,200
Lot 32	0.0964	4,200
Lot 33	0.0964	4,200
Lot 34	0.0964	4,200
Lot 35	0.0964	4,200
Lot 36	0.0964	4,200
Lot 37	0.0964	4,200
Lot 38	0.0964	4,200
Lot 39	0.0964	4,200
Lot 40	0.0981	4,274
Lot 41	0.1112	4,843
Lot 42	0.1242	5,411

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 43	0.0974	4,242
Lot 44	0.0964	4,200
Lot 45	0.0964	4,200
Lot 46	0.1084	4,724
Lot 47	0.1473	6,415
Lot 48	0.1120	4,880
Lot 49	0.1096	4,775
Lot 50	0.0964	4,200
Lot 51	0.0964	4,200
Lot 52	0.0964	4,200
Lot 53	0.0964	4,200
Lot 54	0.0964	4,200
Lot 55	0.0964	4,200
Lot 56	0.0964	4,200
Lot 57	0.0964	4,200
Lot 58	0.0964	4,200
Lot 59	0.0964	4,200
Lot 60	0.1073	4,676
Lot 61	0.1071	4,664
Lot 62	0.0964	4,200
Lot 63	0.0964	4,200
Lot 64	0.0964	4,200
Lot 65	0.0964	4,200
Lot 66	0.0964	4,200
Lot 67	0.0964	4,200
Lot 68	0.0964	4,200
Lot 69	0.0964	4,200
Lot 70	0.0964	4,200
Lot 71	0.0964	4,200
Lot 72	0.0949	4,133
Right-of-Way Dedicated to the City of Albuquerque in Fee Simple with the filing of this Plat	2.3414	101,990
Tract A	0.0397	1,731
Tract B	0.1508	6,569
Tract C	0.0331	1,440
Tract D	0.0788	3,433
Tract E	0.1682	7,328
Tract F	0.0302	1,314
Tract G	0.1201	5,231

Line Table		
Line #	Direction	Length (ft)
L1	S 89°44'34" E	54.81'
L2	N 44°53'26" W	28.28'
L3	N 89°53'26" W	69.17'
L4	S 49°20'34" W	11.74'
L5	S 32°04'45" W	1.51'

**Plat for
Volcano Mesa
Being Comprised of
Tract 2
The Trails, Unit 2
City of Albuquerque
Bernalillo County, New Mexico
June 2023**

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. 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.
- C. 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.
- D. 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

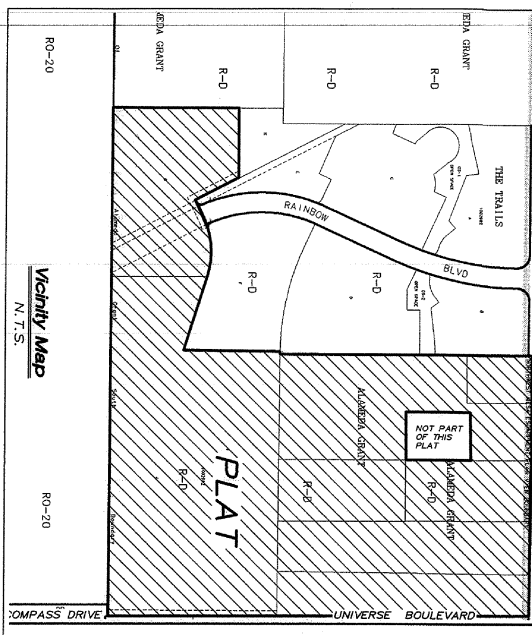
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

ABCWUA Public Water and Sanitary Sewer Easements

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

CSI-CARTESIAN SURVEYS INC.

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



GENERAL NOTES

1. Bearings on grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Record plot bearings and distances where they differ from those measured by field survey are shown in parentheses ().
4. All corners are a 5/8" nail and cap stamped "NUGO L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-8.
6. U.C.L.S. Log Number 2004340101.
7. No direct access to Paseo Del Norte or Universe Boulevard will be allowed.
8. All street centerline monumentation shall be installed at all intersections and street intersections and shown thus () using the standard four (4) aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb. PS Number 9750" and will be set flush with the final asphalt mix.

SUBDIVISION DATA

1. Total number of existing Tracts: 11
2. Total number of Tracts created: 14
3. Total mileage of full width streets created: 1.40 miles.
4. Gross Subdivision acreage: 189.65 acres.
5. Tracts OS-3 and OS-4 are Private Open Space Areas conveyed to the Trails Unit 2 Homeowners Association. Homeowners of said Tracts shall be the responsibility of said Trails Unit 2 Homeowners Association. There shall be no direct vehicular access from adjacent tracts, parcels or lots.

DISCLOSURE STATEMENT

- The purpose of this Bulkland Plat is to:
1. Show the various Public Easements and Utility Easements which were recorded by DBS-04-1321
 2. Create the Fourteen (14) Bulk Parcels shown hereon to facilitate platting of future Trails Units.
 3. Dedicate the additional street right of way for Universe Boulevard and Paseo Del Norte and the new street right of way for Rainbow Boulevard, Woodmont Avenue, and Oakridge Street shown hereon in the simple with warranty covenants by this plat.
 4. Grant the additional Public Utility Easements as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 *See Attached List's & Dates

 BERNALILLO COUNTY TREASURER
 Date

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- A. PNM Electric Services for installation, maintenance, and service of overhead and underground power lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
 - B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 - C. QWest Corporation for the installation, maintenance, and service of such lines, cables and other related equipment and services, including but not limited to ground pedestals and closures.
 - D. Comcast Cable for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
 - E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, and other utility lines, including but not limited to necessary to provide water and sanitary sewer services.

Included, is the right to build, rebuild, construct, reconstruct, modify, improve, remove, modify, repair, operate, and maintain facilities for the transmission, distribution, and free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and interference with the purposes set forth herein. No building, sign, pool, aboveground or subsurface, hot tub, concrete or wood pool easements, nor shall any well be drilled or constructed on said property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of any electrical service, or other utility structures adjacent to or shown on this plat.

Easements for electric transformers, transformers, as installed, shall extend ten feet (10') in front of transformer, driveway, door and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services have approved the plat and the properties shown hereon. Consequently, PNM does not warrant, assume any easement or assessment rights to which it may be entitled.

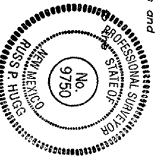
SHEET INDEX

SHEET	OF	Legal Description, Free consent and dedication
SHEET 1	OF 6	Approvals, General Notes, Etc...
SHEET 2	OF 6	Overall Bulk Plat Boundary
SHEET 3	OF 6	North 1/2 of Tracts Unit 2
SHEET 4	OF 6	South 1/2 of Tracts Unit 2
SHEET 5	OF 6	Curve and Line Tables
SHEET 6	OF 6	

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me and that the same are true and correct. I am a member of the State Board of Registration for Professional Engineers and Professional Surveyors. That it meets the minimum requirements of the State Board of Registration for Professional Engineers and Surveyors. That it meets the minimum requirements of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct.

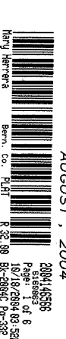
Russ P. Hugg
 Surveyor
 N.M.P.S. No. 9750
 August 16, 2004



BULK LAND PLAT OF THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 BERNALILLO COUNTY, NEW MEXICO

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 1, 2004



PROJECT NUMBER: 04DRB-01382
 Application Number: 1002962

PLAT APPROVAL

Utility Approvals:
 PNM Electric Services: *David B. Mink*, Date: 10-15-04
 PNM Gas Services: *David B. Mink*, Date: 10-15-04
 QWest Corporation: *R. S. ...*, Date: 9-2-04
 Comcast: *R. S. ...*, Date: 9-2-04
 New Mexico Utilities: *R. S. ...*, Date: 9-2-04

Note: These properties lie within the New Mexico Utilities' service area. All necessary easements and assessments are based upon the NMLU, Inc. Ordinance, 1991, the City of Albuquerque.

CITY APPROVAL

City Surveyor: *NA*, Date: 9/29/04
 Real Property Division: *NA*, Date: 9/29/04
 Environmental Health Department: *NA*, Date: 9/29/04
 Traffic Engineering/Inspection Division: *NA*, Date: 9/29/04
 Planning Department: *NA*, Date: 9/29/04
 Utilities Department: *NA*, Date: 9/29/04
 Parks and Recreation Department: *NA*, Date: 9/29/04
 AMURCA: *NA*, Date: 9/29/04

Surveyor: *Russ P. Hugg*, Date: 9/29/04
 Witness: *Shirley M. ...*, Date: 10/18/04

SURVOTEK, INC.
 Consulting Surveyors
 6645 Paradise Blvd., N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3896
 Fax: 505-897-3877

LEGAL DESCRIPTION

Tract certain parcel of land situate within the Town of Alameda Grant in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, ...

S 27' 18" E, 370.96 feet along a line common to said Tract C and Tract E of the Trails to the Southwest corner of said Tract J (a 5/8" Rebar and cap stamped "L.S. 5978" found in place). Thence

N 03' 50' 21" E, 126.64 feet to a point of curvature (a 5/8" Rebar and cap stamped "L.S. 5978" found in place). Thence

N 00' 06' 04" E, 195.83 feet along the Eastern line of said Tract B, D and OS-2. The Trail to the Northeast corner of said Tract J (a 5/8" Rebar and cap stamped "L.S. 5978" found in place). Thence

S 00' 06' 04" E, 195.83 feet along the Eastern line of said Tract B, D and OS-2. The Trail to the Northeast corner of said Tract J (a 5/8" Rebar and cap stamped "L.S. 5978" found in place). Thence

S 00' 16' 10" W, 1981.76 feet along the East line of Projected Section 16, Township 11 North, Range 2 East to the Northeast corner of said Tract U. The "L.S. 5978" (found in place). Thence

S 00' 16' 10" W, 1315.62 feet along the said East line of Projected Section 16, Township 11 North, Range 2 East to the Northeast corner of said Tract U. The "L.S. 5978" (found in place). Thence

N 89' 40' 43" W, 1084.68 feet to the 5-1/2 mile marker on said Grant (a 3-1/4" brass cap found in place). Thence

N 89' 44' 43" W, 1556.93 feet to the corner common to said Tracts G and H. The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place). Thence

N 89' 44' 33" W, 1053.27 feet to the 7 mile marker on said Southerly Boundary of the Town of Alameda Grant. Thence

N 89' 40' 56" W, 268.70 feet to the Southwest corner said Tract H. The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place). Thence

N 00' 15' 20" E, 978.73 feet to the Northwest corner said Tract H. The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place). Thence

S 89' 37' 33" E, 590.24 feet along a line common to said Tracts G and H to the point of beginning of the parcel herein described.

EXCEPTING THEREFROM:

That certain parcel of land situate within the Town of Alameda Grant in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, ...

S 00' 06' 45" W, 480.04 feet to the Northeast corner of said Tract U. The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place). Thence

N 89' 43' 56" W, 480.20 feet to the Southwest corner of said Tract U. The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place). Thence

N 00' 06' 08" E, 486.82 feet to the Northeast corner and point of beginning of the parcel herein described.

Solid parcel contains 5.0520 acres, more or less.

EXCEPTING THEREFROM:

SURVEYED AND REPLATED and now comprising "BULK LAND PLAT OF THE UNLITATED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" ...

FREE CONSENT AND DEDICATION

OWNER(S)

THE TRAILS, LLC

Longford Group, Inc., its Manager

By: [Signature] 10-6-04

John R. Baker, Division President Date

THE TRAILS COMMUNITY ASSOCIATION, INC.

By: [Signature] 10-3-04

Troy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

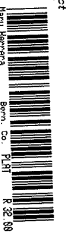
COUNTY OF BERNALILLO

day of October 2004, by James R. Baker,

Division President of The Trails, LLC.

My commission expires 3-19-07

Notary Public



BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN BERNALILLO COUNTY, NEW MEXICO AUGUST, 2004

NOTICE OF SUBDIVISION PLAT CONDITIONS TRACTS 1 thru 16, THE TRAILS (OS-1 AND OS-2) UNIT 1 and OS-3 AND OS-4, THE TRAILS UNIT 2 has been granted a variance from the subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be upon infrastructure improvements by the owner and/or developer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time of any specific proposal.

The City and AAFCA (with reference to drainage) may require and/or require and/or Site Development Plans are approved.

By the approval of this subdivision, the City makes no final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability, future requirements, drainage requirements and/or improvements; and excavation, filling, or grading requirements; any person intending to develop the site 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 will issue a final plat for the subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 12 and OS-3 and OS-4, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 15, 2004 in Book 1831, Page 61318.

BLANKET EASEMENT NOTES

1. Tracts OS-3 and OS-4 are subject to a blanket access, public utility, and public sanitary sewer granted to the City of Albuquerque by plat filed December 15, 2003 in Plat Book 2003C, page 375.

2. Existing Tracts G, H and J. The Trails are subject to a public water easement for a future well site granted to New Mexico Utilities, Inc. by plat filed December 15, 2003 in Plat Book 2003C, page 375.

3. Blanket Easements pertaining to Tracts G and J as defined in Notes 2 and 3 above are VACATED BY DRR 04 13321. All Blanket Easements pertaining to Tract H are to remain.

ACKNOWLEDGEMENT

STATE OF New Mexico

COUNTY OF CLARK

day of October 2004, by Tracy Murphy, President of The Trails Community Association, Inc.

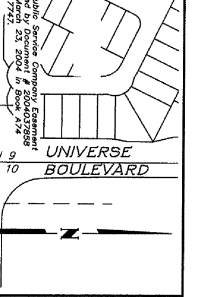
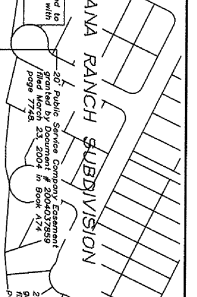
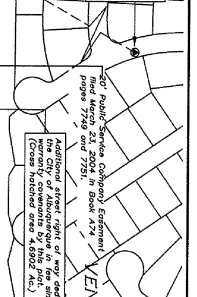
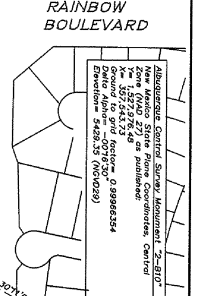
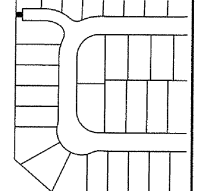
My commission expires 5/6/07

Notary Public

SHEET 2 OF 6 SURVY TEK, INC. Consulting Surveyors 6045 Avenida Blvd. N.W. Albuquerque, New Mexico 87114



**BULK LAND FLAT OF
THE TRAILS UNIT 2**
(BEING A SERIAL OF TRACTS G AND J, THE TRAILS
AND UNPLATTED DEED PARCELS)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
NEW MEXICO FEDERAL MERIDIAN
BENALILLO COUNTY, NEW MEXICO PASEO
AUGUST, 2004



TRACT A
THE TRAILS
Final December 15, 2003 in Plat Book 2003C, Page 375

TRACT B
THE TRAILS

TRACT OS-2

TRACT OS-3

TRACT 1

TRACT 2

TRACT 3

TRACT C
THE TRAILS

TRACT D
THE TRAILS

TRACT 4

TRACT 5

TRACT E
THE TRAILS

TRACT F
THE TRAILS

TRACT 6

TRACT 7

TRACT H
THE TRAILS

TRACT 12

TRACT 11

TRACT 10

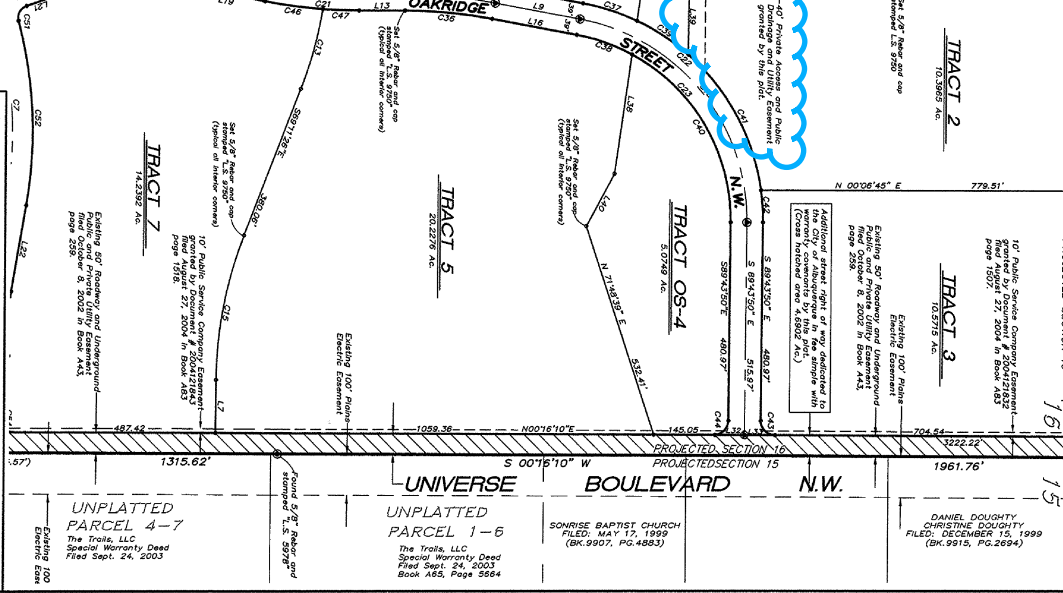
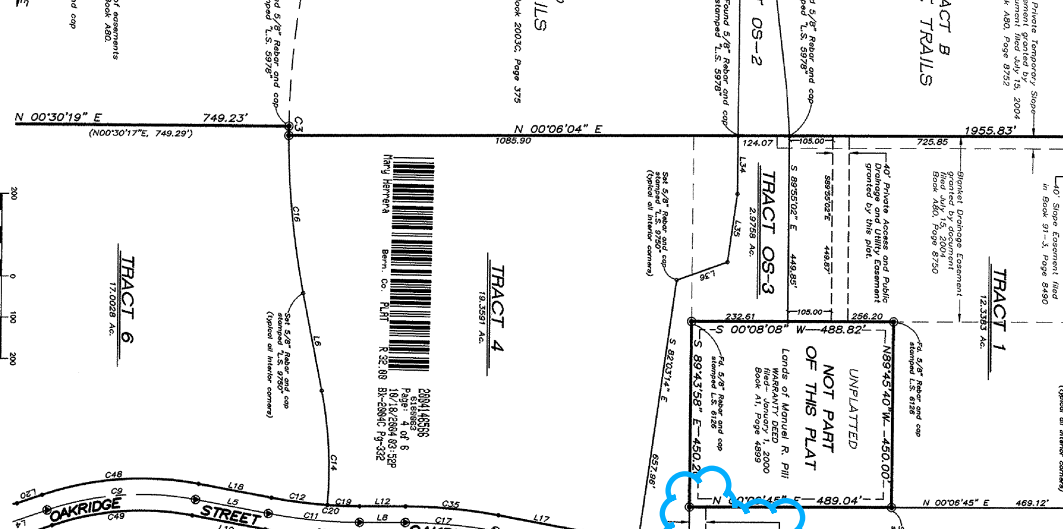
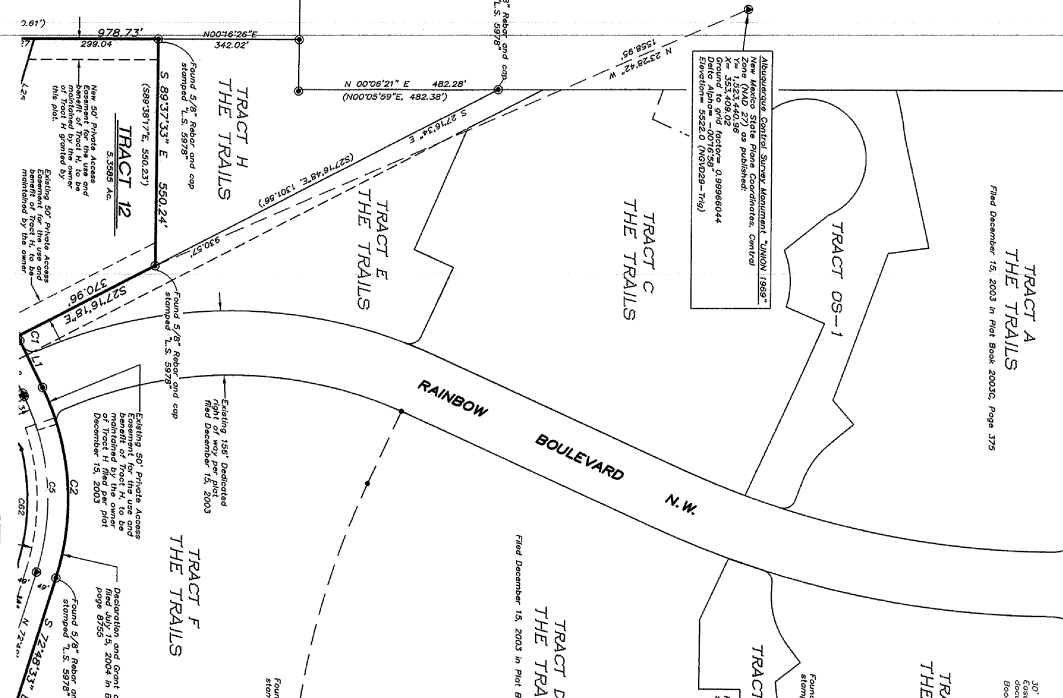
UNPLATTED
PARCEL 4-7

UNPLATTED
PARCEL 1-5

SONRISE BAPTIST CHURCH
FILED, MAY 17, 1989
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book 458, Page 5864

DANIEL DOUGHTY
CHRISTINE DOUGHTY
FILED, DECEMBER 15, 1999
(88-1915, PG-2694)

OF
ST LTD., CO.

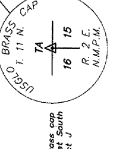
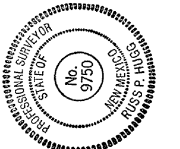
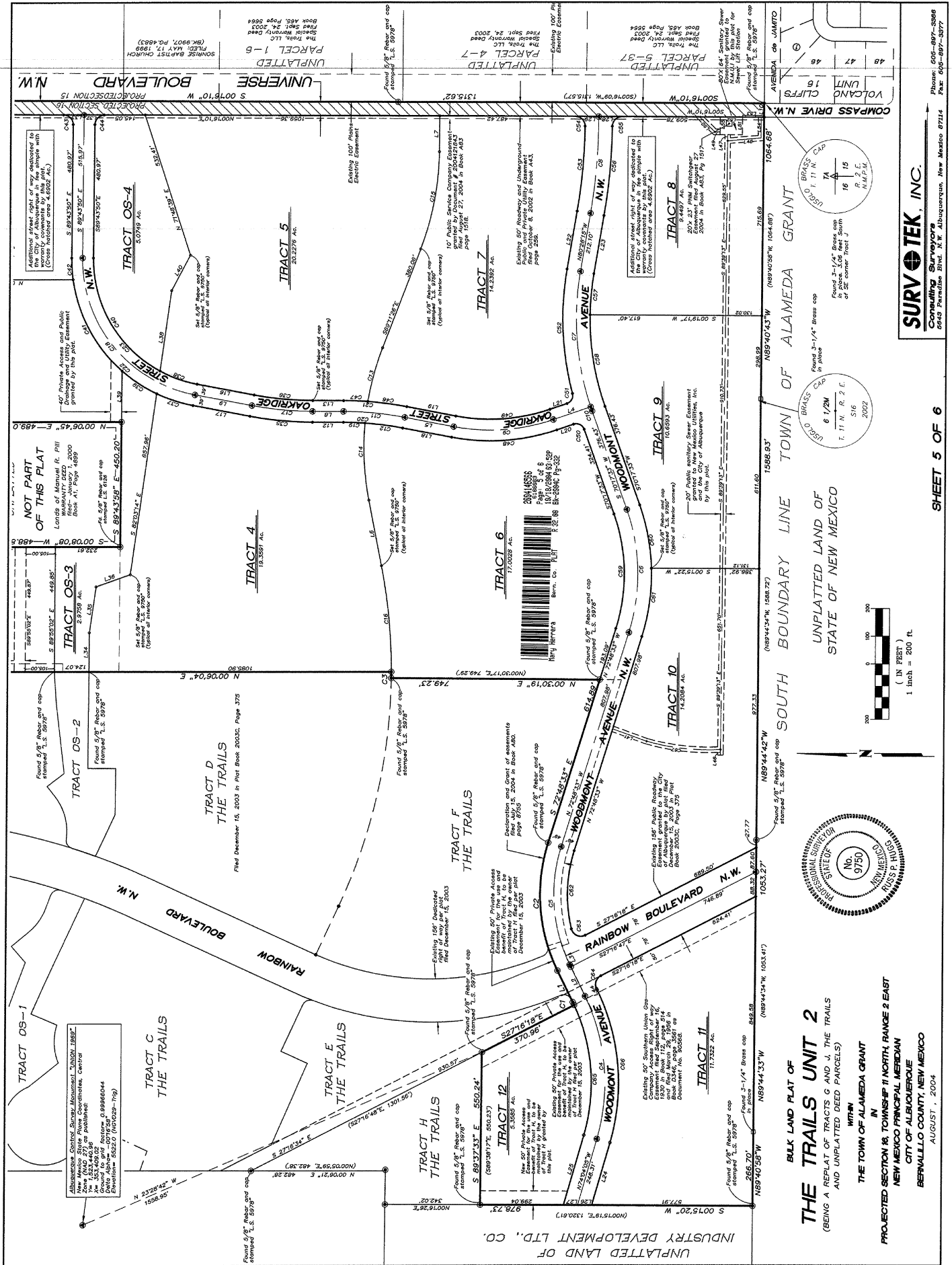


SEE SHEET 5 OF 6



SHEET 4 OF 6

SURV-TEK, INC.
Consulting Surveyors
6643 Paradise Blvd, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-8864
Fax: 505-897-8877



Found 3-1/4\"/>

Found 3-1/4\"/>

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Found 5/8\"/>

Found 5/8\"/>

Found 5/8\"/>

SURVOTEK, INC.
 Consulting Surveyors
 6643 Paradise Blvd., N.W. Albuquerque, New Mexico 87114
 Phone: 505-497-5066
 Fax: 505-497-5077

SHEET 5 OF 6

**BULK LAND PLAT OF
 THE TRAILS UNIT 2**
 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS
 AND UNPLATTED DEED PARCELS)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2004

UNPLATTED LAND OF
 INDUSTRY DEVELOPMENT LTD., CO.

**BULK LAND FLAT OF
THE TRAILS UNIT 2**
(BEING A REPLAT OF TRACTS G AND J, THE TRAILS
AND UNPLATTED DEED PARCELS)
WITH-N
THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 16, TOWNSHIP 11 NORTH RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BENALLILO COUNTY, NEW MEXICO
AUGUST, 2004

CHIRVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	11.45'	672.00'	5.72'	11.45'	N64.24.58"W	0.96.54"
C2	474.23'	638.00'	249.08'	463.06'	S85.33.24"W	4.316.06"
C3	22.80'	2000.00'	11.40'	22.80'	S89.48.00"E	0.39.11"
C4	528.62'	721.00'	276.83'	516.88'	N84.55.38"E	4.2700.34"
C5	450.86'	703.00'	233.63'	428.52'	S88.52.72"E	3.8136.06"
C6	494.53'	1000.00'	247.26'	489.51'	S85.21.43"W	28.920.09"
C7	494.53'	1000.00'	247.26'	489.51'	S85.29.53"E	10.03.16"
C8	362.69'	700.00'	181.34'	358.64'	S03.57.45"E	28.941.11"
C9	15.74'	1000.00'	7.87'	15.74'	S70.44.36"W	0.54.07"
C10	15.74'	1000.00'	7.87'	15.74'	S70.44.36"W	0.54.07"
C11	13.54'	1481.00'	68.35'	136.46'	S02.30.41"W	6.44.18"
C12	200.90'	1000.00'	100.79'	200.56'	N74.95.46"W	11.50.39"
C13	278.67'	1000.00'	140.25'	277.77'	N66.50.22"E	15.58.01"
C14	356.48'	1000.00'	181.19'	356.57'	S79.27.38"E	20.33.24"
C15	394.48'	2000.00'	197.84'	393.80'	N84.21.91"E	11.90.53"
C16	683.92'	500.00'	415.97'	638.56'	S80.30.38"W	23.31.03"
C17	78.05'	1161.00'	39.04'	78.03'	S02.33.00"W	0.351.06"
C18	214.59'	1061.00'	107.60'	214.28'	N05.38.09"W	10.35.24"
C19	228.00'	1239.00'	114.83'	228.68'	S05.38.09"W	10.35.24"
C20	486.00'	539.00'	442.42'	688.44'	S80.43.50"E	28.31.03"
C21	486.00'	539.00'	442.42'	688.44'	S80.43.50"E	28.31.03"
C22	88.48'	578.00'	44.32'	88.39'	N68.16.40"E	8.46.13"
C23	88.48'	578.00'	44.32'	88.39'	N68.16.40"E	8.46.13"
C24	88.48'	578.00'	44.32'	88.39'	N68.16.40"E	8.46.13"
C25	88.48'	578.00'	44.32'	88.39'	N68.16.40"E	8.46.13"
C26	Deleted					
C27	Deleted					
C28	Deleted					
C29	Deleted					
C30	Deleted					
C31	Deleted					
C32	Deleted					
C33	Deleted					
C34	Deleted					
C35	226.22'	1239.00'	113.43'	225.91'	S05.31.17"W	10.27.41"
C36	211.96'	1161.00'	106.29'	211.66'	S05.31.17"W	10.27.41"
C37	137.94'	539.00'	68.35'	137.56'	S18.03.01"W	14.39.42"
C38	142.75'	481.00'	71.95'	142.18'	N19.37.22"E	17.44.28"
C39	149.62'	539.00'	75.31'	149.16'	S33.02.07"W	15.94.25"
C40	149.62'	539.00'	75.31'	149.16'	S33.02.07"W	15.94.25"
C41	381.94'	438.00'	190.39'	374.00'	S61.37.21"W	40.36.03"
C42	78.52'	539.00'	39.33'	78.45'	S86.03.48"W	8.30.48"
C43	54.98'	35.00'	35.00'	49.50'	N45.16.10"E	9.000.00"
C44	54.98'	35.00'	35.00'	49.50'	N44.14.05"W	9.000.00"
C45	158.92'	139.00'	148.53'	148.53'	N02.16.30"E	90.19.31"
C46	158.92'	139.00'	148.53'	148.53'	N02.16.30"E	90.19.31"
C47	82.27'	1239.00'	43.85'	82.25'	N02.16.30"E	4.02.08"
C48	382.89'	739.00'	195.85'	378.62'	S03.57.45"E	29.41.11"
C49	342.48'	661.00'	175.18'	338.66'	S03.57.45"E	29.41.11"
C50	46.65'	30.00'	28.53'	42.09'	N23.14.36"E	88.03.53"
C51	45.20'	100.00'	28.53'	41.05'	S81.58.20"E	88.20.04"
C52	45.20'	100.00'	28.53'	41.05'	S81.58.20"E	88.20.04"
C53	307.82'	1951.00'	154.26'	302.60'	S84.58.32"E	9.02.34"
C54	55.11'	35.00'	35.13'	49.59'	N44.37.51"W	89.748.02"
C55	54.86'	35.00'	35.13'	49.41'	N44.37.51"W	89.748.02"
C56	323.07'	2048.00'	162.34'	323.67'	S88.00.03"E	9.03.37"
C57	323.07'	2048.00'	162.34'	323.67'	S88.00.03"E	9.03.37"
C58	338.02'	951.00'	169.80'	334.61'	S88.53.55"E	9.03.37"
C59	419.24'	651.00'	212.18'	412.04'	N89.44.30"E	5.63.54"
C60	233.13'	749.00'	117.57'	233.19'	N78.11.33"E	17.90.00"
C61	248.23'	749.00'	125.78'	248.08'	S82.20.30"E	19.03.54"
C62	288.78'	530.00'	146.45'	288.13'	N89.18.22"W	30.53.38"
C63	288.78'	530.00'	146.45'	288.13'	N89.18.22"W	30.53.38"
C64	54.25'	35.00'	34.98'	48.98'	N71.40.28"W	89.748.02"
C65	481.26'	672.00'	251.47'	471.05'	N82.24.55"E	41.02.00"
C66	564.57'	770.00'	285.65'	552.01'	N84.55.38"E	43.70.34"
C67	268.64'	800.00'	135.60'	267.38'	S08.21.09"W	19.74.23"

LINE TABLE

LINE	LENGTH	BEARING
L1	126.54'	N63.55.21"E
L2	126.54'	S63.55.21"W
L3	8.72'	N63.55.21"E
L4	141.46'	N18.48.20"W
L5	240.99'	S28.51.21"W
L6	128.13'	S89.43.50"E
L7	110.26'	N00.17.27"E
L8	208.92'	S10.43.07"W
L9	80.00'	N89.40.43"W
L10	110.26'	N00.17.27"E
L11	110.26'	N00.17.27"E
L12	110.26'	N00.17.27"E
L13	110.26'	N00.17.27"E
L14	446.14'	S27.16.18"E
L15	186.95'	S63.55.34"W
L16	408.92'	S10.43.07"W
L17	408.92'	S10.43.07"W
L18	128.63'	S10.32.50"W
L19	179.63'	S10.32.50"W
L20	63.40'	N84.48.20"W
L21	64.66'	N84.48.20"W
L22	212.10'	N80.28.15"W
L23	234.66'	N74.04.09"W
L24	282.05'	N00.15.20"E
L25	50.89'	N00.15.20"E
L26	50.89'	N00.15.20"E
L27	50.89'	N00.15.20"E
L28	83.82'	N00.16.10"E
L29	83.82'	N00.16.10"E
L30	Deleted	
L31	Deleted	
L32	74.00'	N00.16.10"E
L33	74.00'	N00.16.10"E
L34	162.26'	S81.58.20"E
L35	129.67'	S19.31.15"E
L36	282.28'	S82.03.14"E
L37	183.29'	S89.44.24"E
L38	130.01'	N19.58.28"E
L39	Deleted	
L40	Deleted	
L41	Deleted	
L42	Deleted	
L43	Deleted	
L44	6.33'	S63.55.20"W
L45	20.00'	N00.16.10"E
L46	140.00'	S63.55.20"W
L47	22.03'	S89.39.13"E
L48	120.23'	S04.49.15"E
L49	18.74'	N00.00.00"W
L50	78.85'	N45.00.00"E
L51	140.00'	S63.55.20"W
L52	77.23'	N00.16.10"E
L53	77.23'	N00.16.10"E
L54	75.36'	S89.40.43"E
L55	54.00'	S89.40.50"E



SHEET 6 OF 6
SURV-TEK, INC.
Consulting Surveyors
6240 Frenshaw Blvd., N.W. Albuquerque, New Mexico 87114
Phone: 505-497-5368
Fax: 505-497-5377



AGENT LETTER

Owner: DR Horton
Aaron Mark Cooke / Director of Land Development

Agent: RESPEC, Inc
Sheldon Greer, PE
7770 Jefferson Street NE
Suite 200 2nd Floor
Albuquerque NM, 87109
505.264.0472
sheldon.greer@respec.com

Property Description: Tract 2, Unit 2, The Trails

I, Aaron Mark Cooke, Director of Land Development of DR Horton, hereby authorize RESPEC as agent.

Aaron Mark Cooke
DR Horton

7-25-23

Date

7770 JEFFERSON STREET NE
SUITE 200
ALBUQUERQUE, NM 87109
505.268.2661



August 14, 2023

Development Hearing Officers and Development Facilitation
Team City of Albuquerque

Re: Final Plat Review for Proposed Subdivision of Tract 2, The Trails, Unit 2 and Vacation of Portion of Easement [1]

Members of the Board:

RESPEC is acting as an agent for DR Horton, and we request a preliminary / final plat to create seventy-two (72) new lots and seven (7) tracts from one (1) existing tract by subdivision of Tract 2, The Trails, Unit 2. The property is located between Paseo del Norte and Oak Ridge Road NW, just west of Universe Blvd NW. The property is currently zoned as R-ML (Residential – Multi-Family Low Density). The plat was approved at preliminary plat stage under PR-2021- 005717 / SD-2021-00162.

At that preliminary plat approval, it was a condition of the notice of decision to vacate the portion of easement [1], a public drainage and private access easement. That area is to become part of the public right-of-way for "Sidreaux Loop NW" as it transitions from out of the existing Red Stone Road NW.

Our plat proposes to vacate a portion of easement [1], a public drainage and private access easement. The justification for the vacation is provided below:

- **Existing Private Access Easement [1]**

The existing public drainage and private access easement was granted to benefit our subject lots and an unplatted parcel back in 2004 (which has since been absorbed as part of the Taos II at the Trails subdivision adjoining our proposed plat to the west). The alignment and purpose of this easement becomes unnecessary and redundant as it will be absorbed into our dedication of right-of-way to grant Sidreaux Loop NW to the City. About half of the easement will be retained on Tract B.

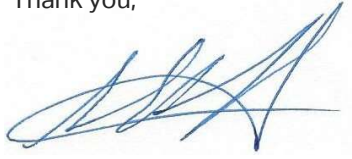
Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the easement was privately held and with the dedication public right of right-of-way, access for all to these properties will be preserved. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record to allow the right-of-way to be dedicated to the public and allow freer access to the public.

7770 JEFFERSON ST., NE
SUITE 200
ALBUQUERQUE, NM 87109
505.268.2661

If you should have any further comments, questions, or concerns, please feel free to reach out to me at your convenience.

Thank you,



Sheldon Greer, PE

RESPEC

Community Design Solutions

505.264.0472 cell

sheldon.greer@respec.com



DEVELOPMENT FACILITATION TEAM (DFT)

AGENDA

August 2, 2023

Join Zoom Meeting

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/j/89785314995>

1. [PR-2021-006208](#)

SI-2023-01171 SITE PLAN DFT

REQUEST: SITE PLAN APPROVAL FOR GAS STATION USE. THE PROPOSED GAS STATION WILL BE 5,630 SF. THERE IS MAJOR PUBLIC INFRASTRUCTURE NEEDED FOR THIS DEVELOPMENT. THE SITE IS CURRENTLY VACANT AND CURRENTLY SUBDIVIDED.

LOCATION: 9501 GIBSON BLVD SW between GIBSON BLVD SW and 98TH ST SW

2. [PR-2023-008926](#)

PS-2023-00124 – SKETCH PLAT

REQUEST: PROPOSED 7-LOT COMMERCIAL DEVELOPMENT OF EXISTING PARCEL 1 & 2 LOCATED AT SE QUADRANT OF THE INTERSECTION OF PASEO DEL NORTE AND UNIVERSE BLVD NW

LOCATION: UNIVERSE BLVD between OAK RIDGE ST NW and PASEO DEL NORTE NW

3. [PR-2023-008947](#)

PS-2023-00126 – SKETCH PLAT

REQUEST: LOT LINE ADJUSTMENT

LOCATION: 1903 WILLIAMS SE between ABILENE and ANDERSON

4. [PR-2023-008971](#)

PS-2023-00129 – SKETCH PLAT

REQUEST: LOT LINE REMOVAL

LOCATION: BETWEEN LOMAS and CAMPUS

5. [PR-2023-008993](#)

PS-2023-00131 – SKETCH PLAT

REQUEST: CLARIFICATION FOR ZONING REQUIREMENT OF ROLL CURB AND SIDEWALK. HOMES IN THE AREA DO NOT HAVE SIDEWALK

LOCATION: 8400 FLORENCE between BARSTOW and VENTURA

6. [PR-2021-005717](#)

PS-2023-00132 – SKETCH PLAT

REQUEST: REQUEST FOR SUBDIVISION OF AN EXISTING TRACT TO CREATE 72 LOTS AND 7 TRACTS, GRANTS SIX EASEMENTS, DEDICATION OF RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND VACATES A PUBLIC AND PRIVATE EASEMENT

LOCATION: OAKRIDGE STREET NW between UNIVERSE BLVD and SILVER MESA STREET NW

7. [PR-2021-006307](#)

SD-2023-00137 – AMENDMENT TO INFRASTRUCTURE LIST

REQUEST: MOVE STREETLIGHTING FROM ONE APPROVED INFRASTRUCTURE LIST TO ANOTHER

LOCATION: GLENDALE AVE NE between 9500 SAN PEDRO DR and 9119 LANSDOWNE PL NE

8. [PR-2022-007063](#)

SI-2023-01044 - SITE PLAN DFT – SECOND SUBMITTAL

REQUEST: SITE PLAN - ADMINISTRATIVE DFT FOR A 344 UNIT MULTI-FAMILY COMMUNITY CONSISTING OF MULTI-FAMILY, TOWN HOME, AND SINGLE FAMILY DETACHED RENTAL HOMES, WITH TWO AMENITY CENTERS WITH POOLS.

LOCATION: between WOODMONT AVE and PASEO DEL NORTE BLVD

9. [PR-2019-002284](#)

PS-2023-00168 – EPC SITE PLAN SIGN-OFF – SECOND SUBMITTAL

REQUEST: FINAL SIGN OFF

LOCATION: 1500 DESERT SURF CIRCLE between DESERT SURF CIR NE and ALEXANDER BLVD NE

DEVELOPMENT FACILITATIVE TEAM (DFT)
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.

*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 8/2/2023

AGENDA ITEM NO: 6

PROJECT NUMBER:

PR-2021-005717

PS-2023-00132 – SKETCH PLAT

REQUEST: REQUEST FOR SUBDIVISION OF AN EXISTING TRACT TO CREATE 72 LOTS AND 7 TRACTS, GRANTS SIX EASEMENTS, DEDICATION OF RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND VACATES A PUBLIC AND PRIVATE EASEMENT

LOCATION: OAKRIDGE STREET NW between UNIVERSE BLVD and SILVER MESA STREET NW

COMMENTS:

1. Code Enforcement has no comments or objections.

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2021-005717 Hearing Date: 08-02-2023

Project: Volcano Mesa at the Trails Agenda Item No: 6

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
---	---

ENGINEERING COMMENTS:

- Hydrology has an approval of a Grading and Drainage Plan (C09D001H) with engineer's stamp date of 10/06/2022.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Vacations.
- Hydrology has no objection to the Infrastructure List.

APPROVED
 DENIED

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



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2021-005717

Date: 08/02/2023

Agenda Item: #6 Zone Atlas Page: E-24

Legal Description: ADJUSTMENT OF BUILDING ENVELOPE EASEMENT (2) OUTSIDE OF THE EXISTING BUILDING ON THE SUBJECT PROPERTY

Location: 13724 APACHE PLUME PL NE between ELENA GALLEGOS PL NE and SANDIA FOOTHILLS

Application For: PS-2023-00132-SKETCH PLAT (DHO)

1. No comments for revised building envelope



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2021-005717

PS-2023-00132 – SKETCH PLAT

REQUEST: REQUEST FOR SUBDIVISION OF AN EXISTING TRACT TO CREATE 72 LOTS AND 7 TRACTS, GRANTS SIX EASEMENTS, DEDICATION OF RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND VACATES A PUBLIC AND PRIVATE EASEMENT

LOCATION: OAKRIDGE STREET NW between UNIVERSE BLVD and SILVER MESA STREET NW

Comments:

08-02-2023

Nearby trail will be developed on the southside of Paseo del Norte east of the site. Additional trail along the northern edge of the property along Paseo would help to create an off-street connection to other trails within the area. I defer to transportation regarding ROW widths and preference.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005717
Oakridge

AGENDA ITEM NO: 6

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. A minimum 75-foot radius is required at roadway curves. Label all centerline radii.
2. Please provide road cross-section for all interior roads. A 5' sidewalk with a 4-6' landscape buffer is required as these are local roads.
3. A Traffic Scoping Form needs to be submitted to determine if a Traffic Study is required.
4. A Traffic Circulation Layout is required prior to site plan or building permit.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: August 2, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning Comments

HEARING DATE: 8/2/23 -- **AGENDA ITEM:** DFT #6

Project Number: PR-2021-005717

Application Number: PS-2023-00132

Project Name: Volcano Mesa at the Trails

Request:

Sketch Plat..

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- A Preliminary Plat was previously approved on this site by the DRB on December 15, 2021 per PR-2021-005717 / SD-2021-00162 for 72 lots and 7 tracts. Additionally, four separate Waivers were approved by the DRB on that date with the Preliminary Plat. As a Final Plat was not submitted within 1-year of the DRB approval of the Preliminary Plat, the Preliminary Plat and four Waivers have all expired per Table 6-4-3 of the IDO.
- This Sketch Plat features the previously approved Preliminary Plat (also proposing a subdivision to 72 lots and 7 tracts) and four Waivers, while additionally featuring the proposed Vacation of a public drainage easement and a private access easement.
- The four Waivers must be individually justified per all the applicable criteria of 6-6(P)(3)(a) of the IDO. If criterion don't apply to the Waiver, please note that as well.
- All development must meet standards and provisions of the IDO (**R-ML**) and the DPM. ***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
****Please clarify development type.***
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity. ***Plans should demonstrate compliance of these standards.**

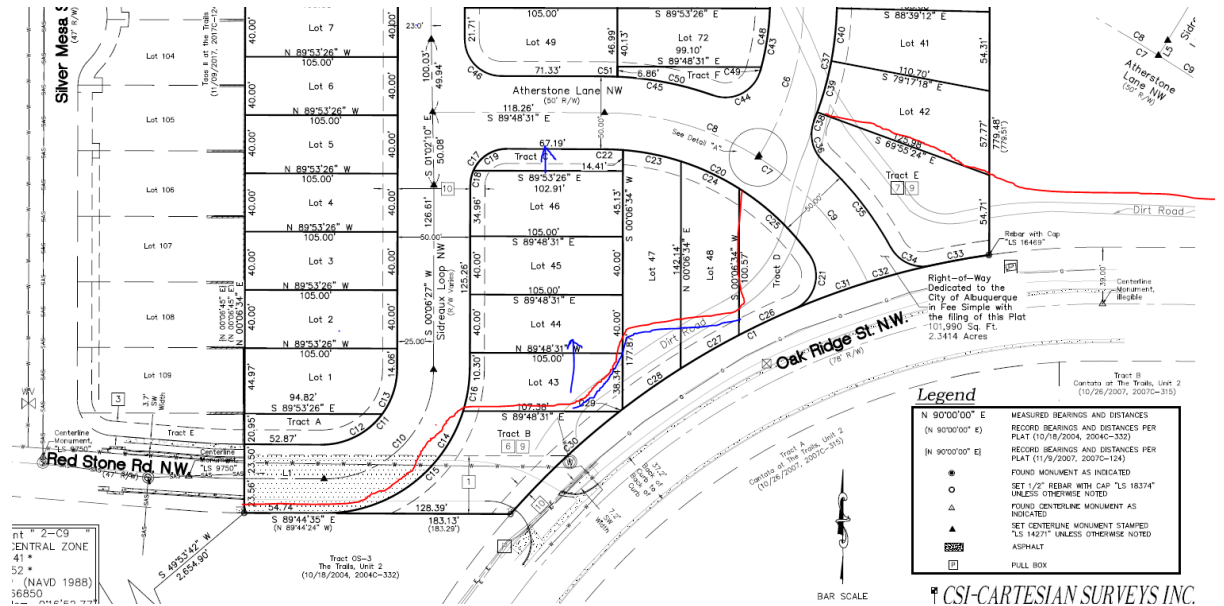
**(See additional comments on next page)*

- For Preliminary Platting actions, the surveyor, property owner(s), and City Surveyor signatures are required on the Plat prior to acceptance of the platting application and placement on a DHO agenda; the Preliminary Plat featured in this Sketch Plat application doesn't feature a stamp and signature from a surveyor licensed in the State of New Mexico.
- Upon DHO approval of a Preliminary Plat, a Final Plat application must be submitted within 1-year of DHO approval of the Preliminary Plat.
- The Infrastructure List included with the Preliminary Plat submittal must be a DHO Infrastructure List, which can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/DHO_infrastructure-list.pdf
- For Final Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required on the Plat prior to acceptance of the platting application and placement on a DHO agenda. The signature blocks to add to the Final Plat can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/DHO_Plat_Signature_Block.pdf
- After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The construction of some of the sidewalks is depicted as being deferred per the Deferred Sidewalk Exhibit included in the application. A Deferral of Sidewalk Construction application must be submitted and approved administratively separately from the Preliminary Plat, Waiver, and Vacation applications.
- Drainage ponds must meet the requirements of the Standard Specifications at this link:
[Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

Please note the following from these specifications and add the note to the infrastructure list:

“Drainage ponds for all residential subdivisions must use these Interim Guidelines to provide seeding on the pond bottom and aggregate with seeding for erosion control on the pond sides. **In the ‘notes’ section of the Infrastructure list, include “Pond stabilization to follow Section 1013.”** In lieu of following these guidelines, the applicant may submit a landscaping plan for approval that will provide an equivalent or better outcome to erosion control, stabilization, maintenance, and aesthetic quality than these interim guidelines.”

- Recent planning work has identified the value of continuing the east-west linear park and trail system that is well established through the Trails subdivisions to the west. With modifications to only three lots, this subdivision can continue this amenity that enhances the subdivision you are creating and provides east-west connectivity for the community in this area. (The red line below points out the open space that can be part of this system.) The connected open space maintains the natural desert ecosystem through this area. Could lots 43 through 46 be moved north to allow for an open space band along the north side of Oakridge? Could lots 47 and 48 be reduced from their unusually long dimension to provide the connection to Tract D? (The blue lines indicate recommended lot changes.)



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

FROM: Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 8/1/23



CITY OF ALBUQUERQUE INVOICE

RESPEC RESPEC

7770 JEFFERSON ST NE SUITE 200

Reference NO: SD-2023-00149

Customer NO: CU-157102843

Date	Description	Amount
8/03/23	2% Technology Fee	\$8.50
8/03/23	Application Fee	\$300.00
8/03/23	Facilitated Meeting Fee	\$50.00
8/03/23	Published Notice Fee	\$75.00

Due Date: **8/03/23**

Total due for this invoice:

\$433.50

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 8/03/23

Amount Due: \$433.50

Reference NO: SD-2023-00149

Payment Code: 130

Customer NO: CU-157102843

RESPEC RESPEC
7770 JEFFERSON ST NE SUITE 200
ALBUQUERQUE, NM 87109



130 0000SD20230014900100614218644134900000000000004335CU157102843



CITY OF ALBUQUERQUE INVOICE

RESPEC RESPEC

7770 JEFFERSON ST NE SUITE 200

Reference NO: SD-2023-00150

Customer NO: CU-157102843

Date	Description	Amount
8/03/23	2% Technology Fee	\$1.90
8/03/23	Application Fee	\$45.00
8/03/23	Facilitated Meeting Fee	\$50.00

Due Date: **8/03/23** Total due for this invoice: **\$96.90**

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7770 JEFFERSON ST NE SUITE 200
ALBUQUERQUE, NM 87109



130 0000SD20230015000100614218644284200000000000000969CU157102843



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08/03/2023 2:48:05 PM

Total Amount:	\$99.56
Building Permits, Business Registrations, Code Enforcement Permits and Planning Applications 2023214004-35-1 NAME: RESPEC RESPEC - CU157102843 CUSTOMER NUMBER: CU157102843	\$96.90
Permit Information PERMIT NUMBER: SD-2023-00150 PERMIT DESCRIPTION: PL002: Planning: Application Fee (Subdivision) NAME: RESPEC RESPEC - CU157102843	\$45.00
Permit Information PERMIT NUMBER: SD-2023-00150 PERMIT DESCRIPTION: PL001: Planning: Facilitated Meeting Fee (Subdivision) NAME: RESPEC RESPEC - CU157102843	\$50.00
Permit Information PERMIT NUMBER: SD-2023-00150 PERMIT DESCRIPTION: TF001: Planning: Technology Fee Application (Subdivision) NAME: RESPEC RESPEC - CU157102843	\$1.90
American Express Service Fee 2023214004-35-5	\$2.66
American Express Credit Sale M CARD NUMBER: *****1076 LAST NAME: Floyd	\$96.90
American Express Service Fee Credit Sale M CARD NUMBER: *****1076 LAST NAME: Floyd	\$2.66
Total Amount:	\$99.56





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08/03/2023 2:50:33 PM

Total Amount:	\$445.42
Building Permits, Business Registrations, Code Enforcement Permits and Planning Applications 2023214004-36-1 NAME: RESPEC RESPEC - CU157102843 CUSTOMER NUMBER: CU157102843	\$433.50
Permit Information PERMIT NUMBER: SD-2023-00149 PERMIT DESCRIPTION: TF001: Planning: Technology Fee Application (Subdivision) NAME: RESPEC RESPEC - CU157102843	\$8.50
Permit Information PERMIT NUMBER: SD-2023-00149 PERMIT DESCRIPTION: PL002: Planning: Application Fee (Subdivision) NAME: RESPEC RESPEC - CU157102843	\$300.00
Permit Information PERMIT NUMBER: SD-2023-00149 PERMIT DESCRIPTION: PL001: Planning: Facilitated Meeting Fee (Subdivision) NAME: RESPEC RESPEC - CU157102843	\$50.00
Permit Information PERMIT NUMBER: SD-2023-00149 PERMIT DESCRIPTION: PL003: Planning: Published Notice (Subdivision) NAME: RESPEC RESPEC - CU157102843	\$75.00
American Express Service Fee 2023214004-36-6	\$11.92
American Express Credit Sale M CARD NUMBER: *****1076 LAST NAME: Floyd	\$433.50
American Express Service Fee Credit Sale M CARD NUMBER: *****1076 LAST NAME: Floyd	\$11.92

Total Amount:

\$445.42



CE2023214004-36

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