



PLAN SNAPSHOT REPORT VAC-2025-00028 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation **Project:** PR-2021-005862 (PR-2021-005862) **App Date:** 07/25/2025
Work Class: Public Easement(s) **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: El Rancho - Vacation of existing public easements **Expire Date:**

Parcel: 100805428548510104	Main	Address: 99999 Gibson Blvd Sw Albuquerque, NM	Zone:
		99999 Gibson Blvd Sw Albuquerque, NM 87121	Main

Owner Bo Johnson Home: (505) 450-4616 Business: (505) 450-4616 Mobile: (505) 450-4616	Applicant Renee Regal 9384 Valley View Drive NW Suite 100 Suite 100 Albuquerque, NM 87114 Business: (505) 366-4187 Mobile: (717) 443-3717	Engineer John Stapleton 9384 Valley View Dr NW Albuquerque, NM 87114 Business: (505) 545-9607	Applicant D.R. Horton Xavier Garcia Business: (505) 798-7608 Mobile: (505) 584-7853
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Plan Custom Fields

Existing Project Number (If unknown, type N/A)	Number of Existing Lots1	Total Area of Site in Acres	16.4559
Site Location Located Between Streets	Detailed Description of Vacated Easement	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	Block Number	Subdivision Name and/or Unit Number	EL RANCHO GRANDE UNIT 16
Legal Description	Existing Zone District	Zone Atlas Page(s)	M-08, N-08
Acreage	Calculated Acreage	Council District	3
Community Planning Area(s)	Development Area(s)	Current Land Use(s)	15 Vacant
Pre-IDO Zoning District R-D	Pre-IDO Zoning Description	Major Street Functional 4 - urban major collector Classification	
Public Property Entity	FEMA Flood Zone		X

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Renee_Regal_7/25/2025.jpg	07/25/2025 14:18	Regal, Renee		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	08/20/2025 15:46

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00042657	Vacation of Public Easement	\$300.00	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Technology Fee	\$29.75	\$0.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
Total for Invoice INV-00042657		\$454.75	\$0.00
Grand Total for Plan		\$454.75	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	08/27/2025	Scheduled	Vacation

Workflow Step / Action Name	Action Type	Start Date	End Date
August 20, 2025	City of Albuquerque		

PLAN SNAPSHOT REPORT (VAC-2025-00028)

Application Screening v.1

08/20/2025 15:47 08/20/2025 16:11

Associate Project Number v.1

Generic Action

08/20/2025 15:47

Screen for Completeness v.1

Generic Action

08/20/2025 15:47

Verify Payment v.1

Generic Action

08/20/2025 16:11

Application Review v.1

08/20/2025 16:11

DHO Hearing v.1

Hold Hearing

08/20/2025 16:11 08/20/2025 16:12

Vacation Submittal v.1

Receive Submittal

DFT Comments Submittal v.1

Generic Action

Notice of Decision v.1

Print Notice of Decision v.1

Create Report

Linked Project Plans v.1

2/10/05

PERMANENT EASEMENT

Grant of Permanent Easement, between _____ Curb, Inc. ("Grantor"), whose address is 5160 San Francisco NE, Albuquerque, NM 87109 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

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

**B, C & D

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


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

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

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

WITNESS my hand and seal this 2nd day of June, 2005.

APPROVED:


City Engineer

7-01-05


Dated

GRANTOR:

(Individual)

GRANTOR: Curb, Inc.

By:


Charles A. Haegelin

Its: President

(Corporation or Partnership)



INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20____, by

Notary Public

My Commission Expires:

CORPORATION

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 2ND day of June, 2005, by
STAN STRICKMAN AS VICE PRESIDENT
Of Curb, Inc. a New Mexico corporation, on behalf of the corporation.

My Commission Expires: _____



OFFICIAL SEAL
MARY S. STRICKMAN Notary Public
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 3-28-07

~~PARTNERSHIP~~ City's Notary

STATE OF New Mexico
)ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 1st day of July, 2005, by
Richard Douste partners(s), on behalf of said Corporation a partnership.
City Engineer, Planning Dept, of the City of Albuquerque

Florida S. Saavedra
Notary Public

My Commission Expires:
11-25-2007

(EXHIBIT 'A' ATTACHED)



Mary Herrera

Bern. Co. EASE

R 27.00

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07/01/2005 02:37P

Bk-A99 Pg-5029

LEGAL DESCRIPTION**EASEMENT 'A'**

THAT CERTAIN PARCEL of land situate within projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of TRACT 16-D of the BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41, and being more particularly described as a Public Sanitary Sewer and Waterline Easement as follows:

BEGINNING at a point from whence a tie to the northeast corner of said TRACT 16-D bears N 00°33'58" E, 59.13 feet, along the east line of said TRACT 16-D, and said point being the Point of Beginning of the centerline of a 46-foot wide Public Sanitary Sewer and Waterline Easement being 23 feet on each side of the following described centerline;

THENCE, leaving said east line and continuing N 89°26'02" W, 20.00 feet;

The side lines of said easement to be extended or shortened to meet at angle points and to terminate at property lines; said easement contains 0.0211 acres more or less.

Basis of bearing: Easterly line of said TRACT 16-D (N 00°33'58" E) as found on said BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41.





SCALE:
1"=60'

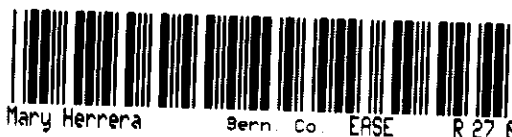
ATRISCO VILLAGE, UNIT J.T.
(11-20-73, D5-200)
BLOCK A

EL RANCHO GRANDE
TRACT 16-F
(1-31-05, 2005C-41)

N 89°26'02" W, 20.00'
TIE: N 00°33'58" E, 59.13'
P.O.B.
BASIS OF BEARING: N 00°33'58" E
EASEMENT 'A'
PUBLIC SANITARY SEWER
AND WATERLINE EASEMENT

EL RANCHO GRANDE
TRACT 16-D
(1-31-05, 2005C-41)

EL RANCHO GRANDE
TRACT 16-E
(1-31-05, 2005C-41)



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EXHIBIT 'A'

LEGAL DESCRIPTION

EASEMENT 'B'

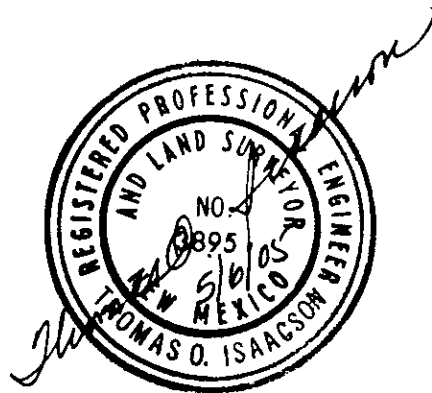
THAT CERTAIN PARCEL of land situate within projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of TRACT 16-D of the BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41, and being more particularly described as a Public Sanitary Sewer and Waterline Easement as follows:

BEGINNING at a point from whence a tie to the northeast corner of said TRACT 16-D bears N 00°33'58" E, 315.13 feet, along the east line of said TRACT 16-D, and said point being the Point of Beginning of the centerline of a 46-foot wide Public Sanitary Sewer and Waterline Easement being 23 feet on each side of the following described centerline;

THENCE, leaving said east line and continuing N 89°26'02" W, 20.00 feet;

The side lines of said easement to be extended or shortened to meet at angle points and to terminate at property lines; said easement contains 0.0211 acres more or less.

Basis of bearing: Easterly line of said TRACT 16-D (N 00°33'58" E) as found on said BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41.



Mary Herrera

Bern. Co. EASE

R 27.00

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SCALE:
1"=60'

EL RANCHO GRANDE
TRACT 16-F
(1-31-05, 2005C-41)

EL RANCHO GRANDE
TRACT 16-D
(1-31-05, 2005C-41)

EL RANCHO GRANDE
TRACT 16-E
(1-31-05, 2005C-41)

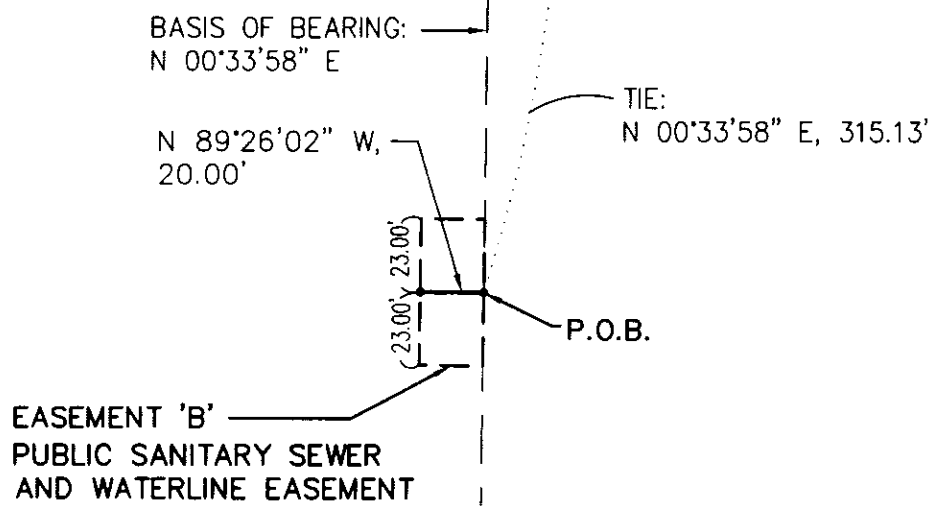


EXHIBIT 'B'



LEGAL DESCRIPTION

EASEMENT 'C'

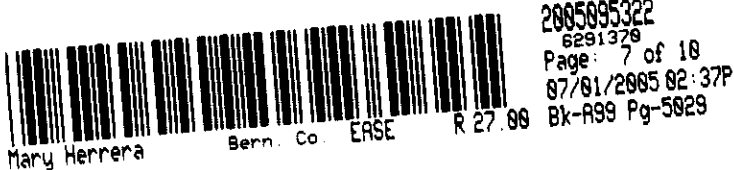
THAT CERTAIN PARCEL of land situate within projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of TRACT 16-D of the BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41, and being more particularly described as a Public Sanitary Sewer and Waterline Easement as follows:

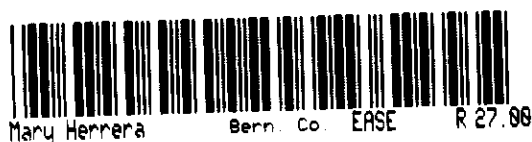
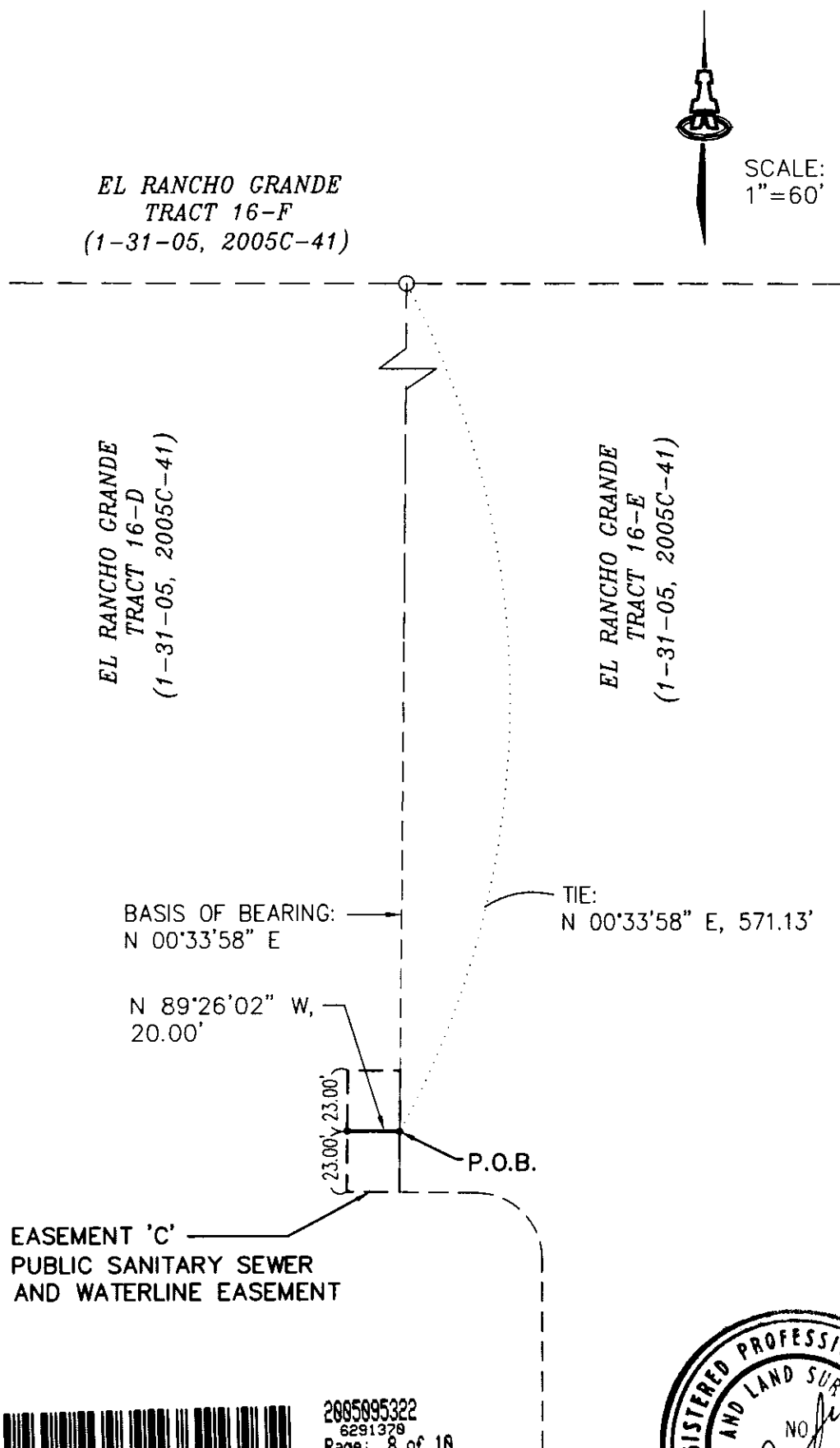
BEGINNING at a point from whence a tie to the northeast corner of said TRACT 16-D bears N 00°33'58" E, 571.13 feet, along the east line of said TRACT 16-D, and said point being the Point of Beginning of the centerline of a 46-foot wide Public Sanitary Sewer and Waterline Easement being 23 feet on each side of the following described centerline;

THENCE, leaving said east line and continuing N 89°26'02" W, 20.00 feet;

The side lines of said easement to be extended or shortened to meet at angle points and to terminate at property lines; said easement contains 0.0211 acres more or less.

Basis of bearing: Easterly line of said TRACT 16-D (N 00°33'58" E) as found on said BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41.





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EXHIBIT 'C'

LEGAL DESCRIPTION

EASEMENT 'D'

THAT CERTAIN PARCEL of land situate within projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of TRACT 16-D of the BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41, and being more particularly described as a Public Sanitary Sewer, Waterline and Storm Drain Easement as follows:

BEGINNING at the southeast corner of said Public Sanitary Sewer, Waterline, and Storm Drain Easement from whence a tie to the southeast corner of said TRACT 16-D bears S 10°24'51" W, 102.25 feet, and said point being on the easterly line of said TRACT 16-D;

THENCE, leaving said easterly line and continuing N 81°06'52" W, 23.26 feet;

THENCE, N 78°37'23" E, 11.95 feet;

THENCE, N 11°22'37" W, 38.00 feet;

THENCE, N 82°29'39" E, 22.50 feet to a point of non-tangent curvature, said point being on the easterly line of said TRACT 16-D;

THENCE, continuing along the easterly line of TRACT 16-D 21.40 feet along along the arc of a curve to the right whose radius is 300.00 feet and whose long chord bears S 04°34'38" W, 21.40 feet through a central angle of 4°05'16" to a point of reverse curvature;

THENCE, 24.89 feet along the arc of a curve to the left whose radius is 300.00 feet and whose long chord bears S 04°14'41" W, 24.88 feet through a central angle of 4°45'11" to the POINT OF BEGINNING and containing 0.0170 acres more or less.

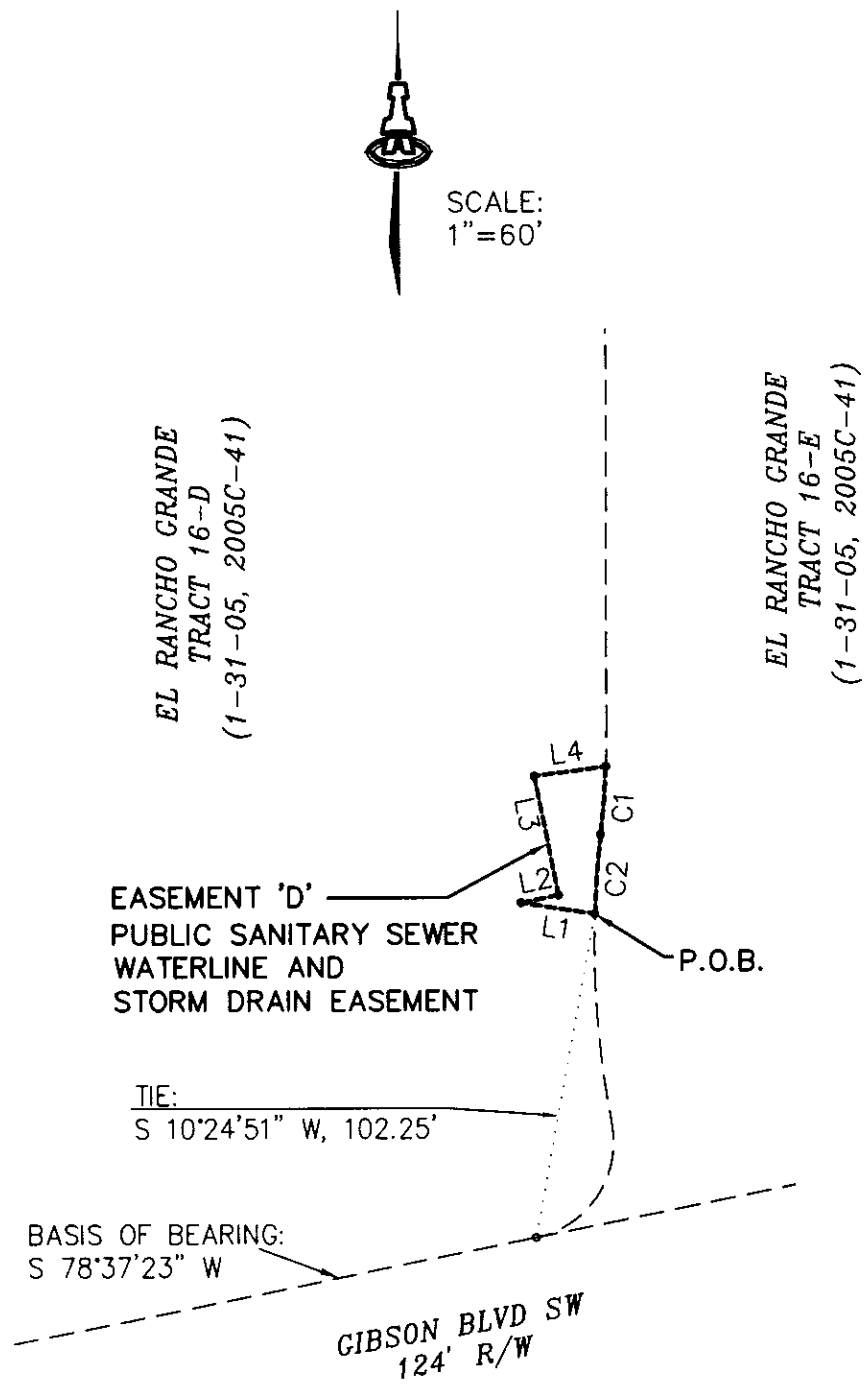
Basis of bearing: Southerly line of said TRACT 16-D (S 78°37'23" W) as found on said BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41.





Mary Herrera Bern. Co. EASE R 27.00

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81°06'52" W	23.26
L2	N 78°37'23" E	11.95
L3	N 11°22'37" W	38.00
L4	N 82°29'39" E	22.50

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	21.40	10.71	21.40	S 04°34'38" W	4°05'16"
C2	300.00	24.89	12.45	24.88	S 04°14'41" W	4°45'11"

EXHIBIT 'D'



21st 742221

AGREEMENT AND COVENANT

This Agreement and Covenant, between the City of Albuquerque, New Mexico ("City") and Curb, Inc., ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this Agreement with the Bernalillo County Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located northwest of the intersection of Messina Drive and Gibson Blvd, in Albuquerque, New Mexico, and more particularly described as:

Tract 16-D and Tract 16-F, of the Bulk Land Plat for Tracts 16-A, 16-B, 16-C, 16-D, 16-E, and 16-F of El Rancho Grande, as filed in the Office of the Bernalillo County Clerk, New Mexico, on January 31, 2005, in Book 2005C, Page 41.

The City is the owner of certain easements ("City's Property") within User's Property, and more particularly described as:

Temporary Drainage Easement.

The User wishes to maintain the following "Improvements" on the City's Property :

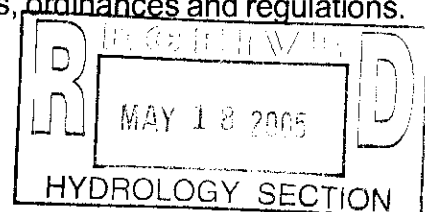
Three temporary storm water retention ponds with overflow spillways.

A sketch of the proposed Improvements is attached as Exhibit A and made a part of this Agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this Agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City as per the approved Grading and Drainage Plan #N9/D4E1 on file at the City Engineer's office. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.



4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

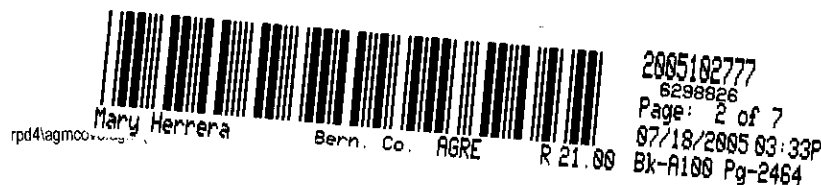
5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 30 days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. Cancellation of Agreement and Release of Covenant. This Agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

8. Condemnation. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

9. Assessment. Nothing in this Agreement shall be construed to relieve the User, his heirs, assigns and successors from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.



10. Notice. For purposes of giving formal written notice to the User, User's address is:

Curb, Inc.
Attn: Charles A. Haegelin
5160 San Francisco NE
Albuquerque, NM 87109

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

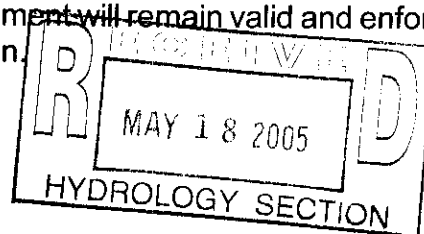
12. Term. This Agreement shall continue until revoked by the City pursuant to Section 7 above.

13. Binding on User's Property. The covenants and obligations of the User set forth herein shall be binding on User, his heirs assigns and successors and on User's Property and constitute covenants running with User's Property until released by the City.

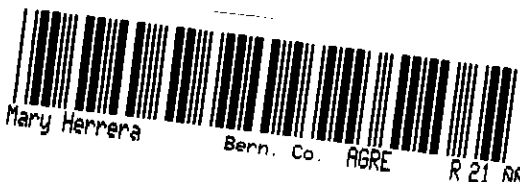
14. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

15. Changes of Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.



-3-



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17. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

CITY OF ALBUQUERQUE:

USER: Curb, Inc.

By: [Signature]
Title: City Engineer

By: Charles A. Haegelin
Title: President

Dated: 7-11-05

Dated: 5-9-05

Heilalos Chalo

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 11, 2005,
by Richard Sourte, City Engineer, Public Works Department, for the City
of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

[Signature]
Notary Public

My Commission Expires:

11-25-2007



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BX-A100 Pg-2464

USER: Mary Herrera

Bern. Co. AGRE

R 21.00

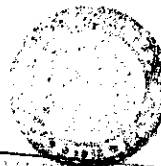
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on MAY 9th, 2005
by Charles A. Haegelin, President, on behalf of Curb, Inc.

[Signature]
Notary Public

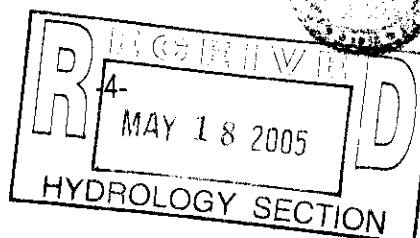
My Commission Expires:

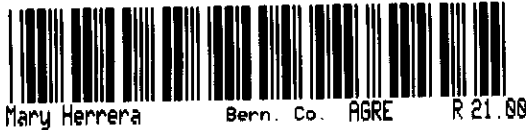
10/1/07



OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 10/1/07





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LANDS OF GREVEY/LIBERMAN
TRACT 3
(07-17-98, 98C-210)

DRAINAGE
EASEMENT

ATRISCO VILLAGE
UNIT J.T.
(11-20-73, D5-200)
BLOCK A

EL RANCHO GRANDE
TRACT 16-F
(1-31-05, 2005C-41)

OVERFLOW
SPILLWAY

TEMP. RETENTION
POND 1
V10-DAY=1.655 Ac-Ft
VPOND=0.438 Ac-Ft
BTM ELEV=5270.0
TOP ELEV=5273.0
OVERFLOW TO AMOLE ARROYO
AT WSEL=5272.0
VAMOLE=1.217 Ac-Ft

TEMP. RETENTION
POND 2
V10-DAY REQ'D=
0.303 Ac-Ft
VPOND=0.501 Ac-Ft
WSEL=5258.0
BTM ELEV=5256.0
TOP ELEV=5258.5

LANDS OF RIO BRAVO PARTNERS
PARCEL 2-A
(4-17-96, 96C-160)

EL RANCHO GRANDE
TRACT 16-D
(1-31-05, 2005C-41)

DRAINAGE
EASEMENT

10'
OVERFLOW
SPILLWAY

EXISTING:
EL RANCHO GRANDE
TRACT 16-E
(1-31-05, 2005C-41)
PROPOSED:
EL RANCHO GRANDE,
UNIT 16
CPN 742881

TEMP. RETENTION
POND 3
V10-DAY REQ'D=2.316 Ac-Ft
VPOND=3.070 Ac-Ft
WSEL=5258.1
BTM ELEV=5255.0
TOP ELEV=5259.0

10' OVERFLOW
SPILLWAY

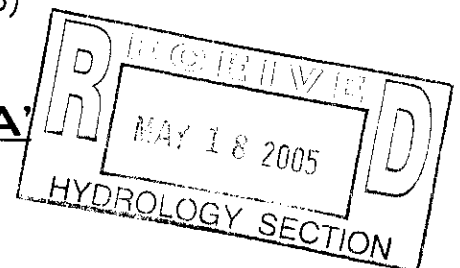
GIBSON BOULEVARD SW
124' R/W

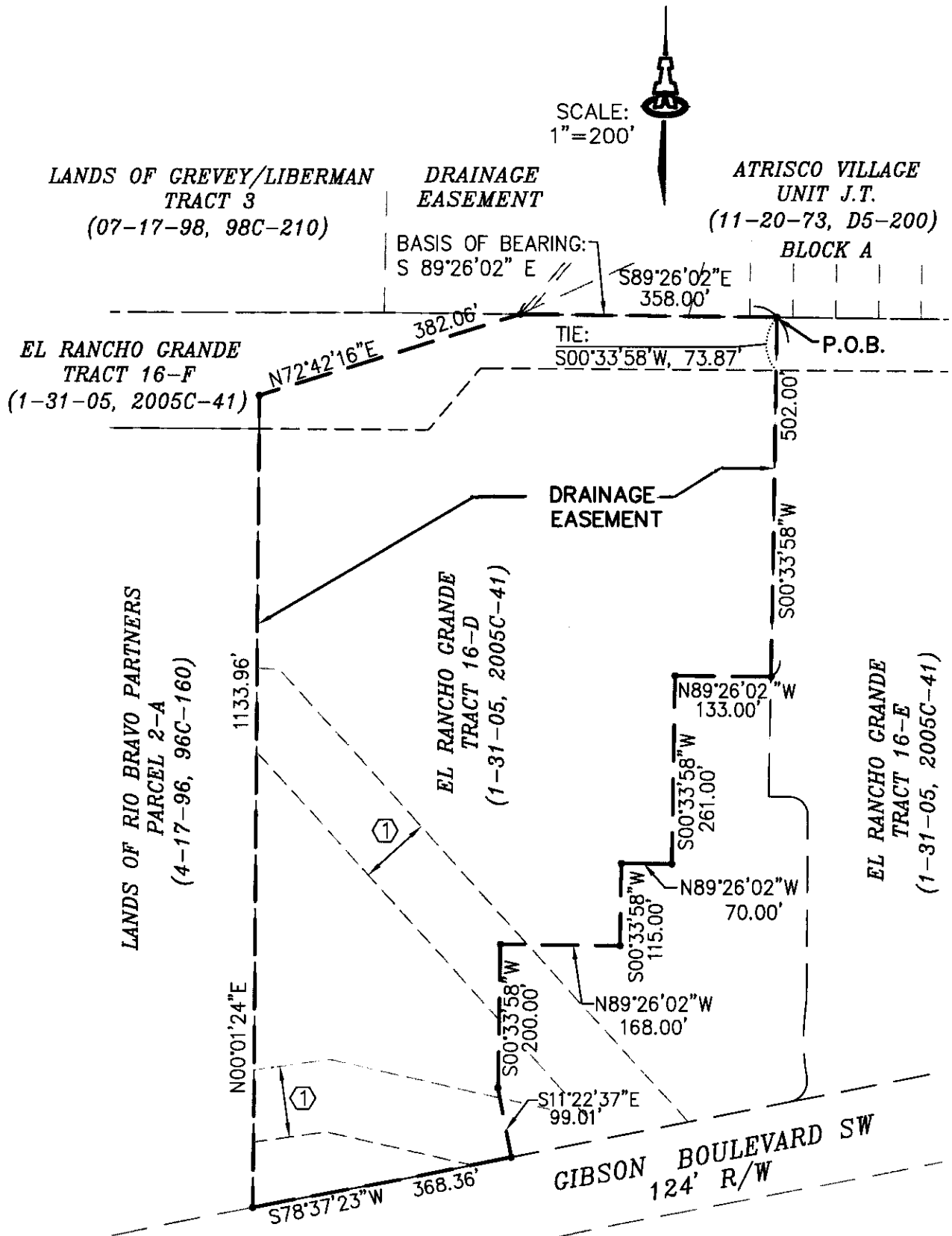
① EXISTING 100' AMAFCA DRAINAGE EASEMENT
(07-19-90, 90C-163)



SCALE:
1"=200'

EXHIBIT 'A'





① EXISTING 100' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)



Mary Herrera

Bern. Co. AGRE

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Page: 6 of 7

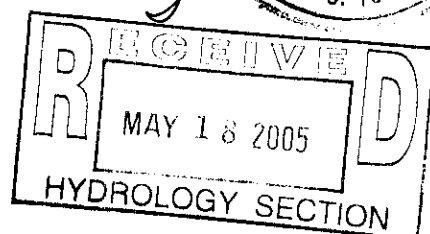
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EXHIBIT 'A'

1394EXH POND ESMT.DWGanw 5/5/05

Page 2 of 3



LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate within projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of TRACT 16-D and a portion of TRACT 16-F, of the BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41, and being more particularly described as a Temporary Drainage Easement as follows:

BEGINNING at the northeast corner of said Temporary Drainage Easement, said point being on the northerly line of said TRACT 16-F, from whence a tie to the northeasterly corner of said TRACT 16-D bears S 00°33'58" W, 73.87 feet;

THENCE, leaving said northerly line and continuing S 00°33'58" W, 502.00 feet to a point, said point being on the easterly line of said TRACT 16-D;

THENCE, leaving said easterly line and continuing N 89°26'02" W, 133.00 feet;

THENCE, S 00°33'58" W, 261.00 feet;

THENCE, N 89°26'02" W, 70.00 feet;

THENCE, S 00°33'58" W, 115.00 feet;

THENCE, N 89°26'02" W, 168.00 feet;

THENCE, S 00°33'58" W, 200.00 feet;

THENCE, S 11°22'37" E, 99.01 feet to a point being on the southerly line of said TRACT 16-D;

THENCE, continuing along said southerly line S 78°37'23" W, 368.36 feet to a point being common with the southwest corner of said TRACT 16-D;

THENCE, N 00°01'24" E, 1133.96 feet;

THENCE, N 72°42'16" E, 382.06 feet to a point being on the northerly line of said TRACT 16-F;

THENCE, continuing along said northerly line S 89°26'02" E, 358.00 feet to the POINT OF BEGINNING of the herein described Temporary Drainage Easement and containing 15.3302 acres more or less.

Basis of bearing: Northerly line of said TRACT 16-F (S 89°26'02" E) as found on said BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41.



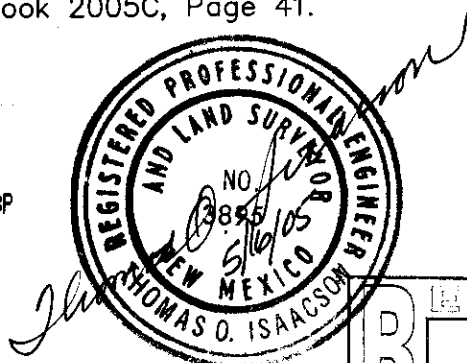
Mary Herrera

Bernal. Co. AGRE

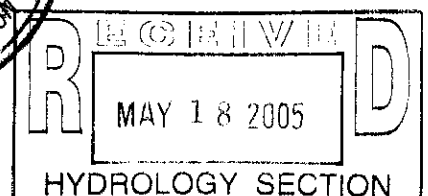
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Page: 7 of 7
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2/10

742881

AGREEMENT AND COVENANT

This Agreement and Covenant, between the City of Albuquerque, New Mexico ("City") and Curb, Inc., ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this Agreement with the Bernalillo County Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located northwest of the intersection of Messina Drive and Gibson Blvd, in Albuquerque, New Mexico, and more particularly described as:

Tract 16-D of the Bulk Land Plat for Tracts 16-A, 16-B, 16-C, 16-D, 16-E, and 16-F of El Rancho Grande, as filed in the Office of the Bernalillo County Clerk, New Mexico, on January 31, 2005, in Book 2005C, Page 41.

The City is the owner of certain easements ("City's Property") within User's Property, and more particularly described as:

Temporary Drainage Easement.

The User wishes to maintain the following "Improvements" on the City's Property :

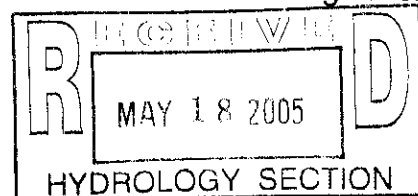
A temporary storm water retention pond with standpipe inlet.

A sketch of the proposed Improvements is attached as Exhibit A and made a part of this Agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this Agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City as per the approved Grading and Drainage Plan #N9/D4E1 on file at the City Engineer's office. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.



4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

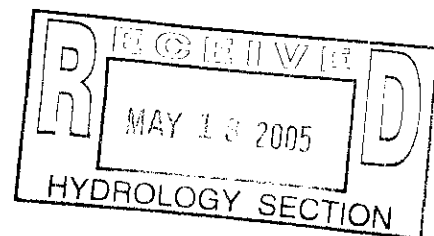
5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 30 days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. Cancellation of Agreement and Release of Covenant. This Agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

8. Condemnation. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

9. Assessment. Nothing in this Agreement shall be construed to relieve the User, his heirs, assigns and successors from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.



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Bern. Co. AGRE

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Mary Herrera

10. Notice. For purposes of giving formal written notice to the User, User's address is:

Curb, Inc.
Attn: Charles A. Haegelin
5160 San Francisco NE
Albuquerque, NM 87109

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

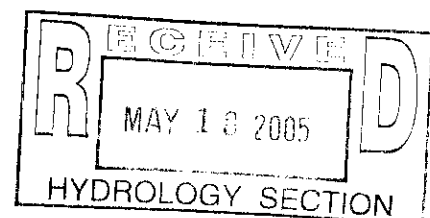
12. Term. This Agreement shall continue until revoked by the City pursuant to Section 7 above.

13. Binding on User's Property. The covenants and obligations of the User set forth herein shall be binding on User, his heirs assigns and successors and on User's Property and constitute covenants running with User's Property until released by the City.

14. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

15. Changes of Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.



17. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

CITY OF ALBUQUERQUE:

USER: Curb, Inc.

By: [Signature]
Title: City Engineer

By: Charles A Haegelin
Title: President

Dated: 7-11-05

Dated: 5-9-05

kg-datos

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 11, 2005,
by Richard Xourte, City Engineer, Public Works Department, for the City
of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

[Signature]
Notary Public

My Commission Expires:

11-25-2007



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Page: 4 of 7
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USER'S ACKI Mary Herrera

Bern. Co. AGRE

R 21.00

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on MAY 9th, 2005
by Charles A. Haegelin, President, on behalf of Curb, Inc.

[Signature]
Notary Public

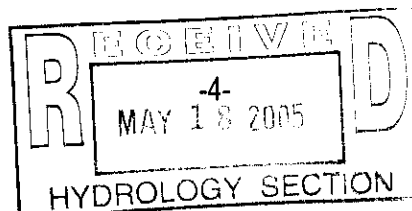
My Commission Expires:

10/1/07



OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 10/1/07



LANDS OF GREVEY/LIBERMAN
TRACT 3
(07-17-98, 98C-210)

DRAINAGE
EASEMENT

ATRISCO VILLAGE
UNIT J.T.
(11-20-73, D5-200)
BLOCK A

EL RANCHO GRANDE
TRACT 16-F
(1-31-05, 2005C-41)

LANDS OF RIO BRAVO PARTNERS
PARCEL 2-A
(4-17-96, 96C-160)

EL RANCHO GRANDE
TRACT 16-D
(1-31-05, 2005C-41)

EXISTING:
EL RANCHO GRANDE
TRACT 16-E
(1-31-05, 2005C-41)

PROPOSED:
EL RANCHO GRANDE,
UNIT 16
CPN 742881

TEMP. 12" PVC
STANDPIPE INLET

DRAINAGE
EASEMENT

GIBSON BOULEVARD SW
124' R/W

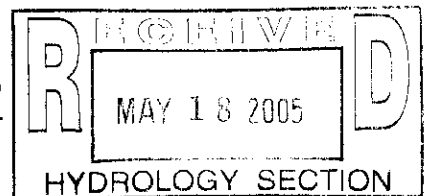
① EXISTING 100' AMAFCA DRAINAGE EASEMENT
(07-19-90, 90C-163)

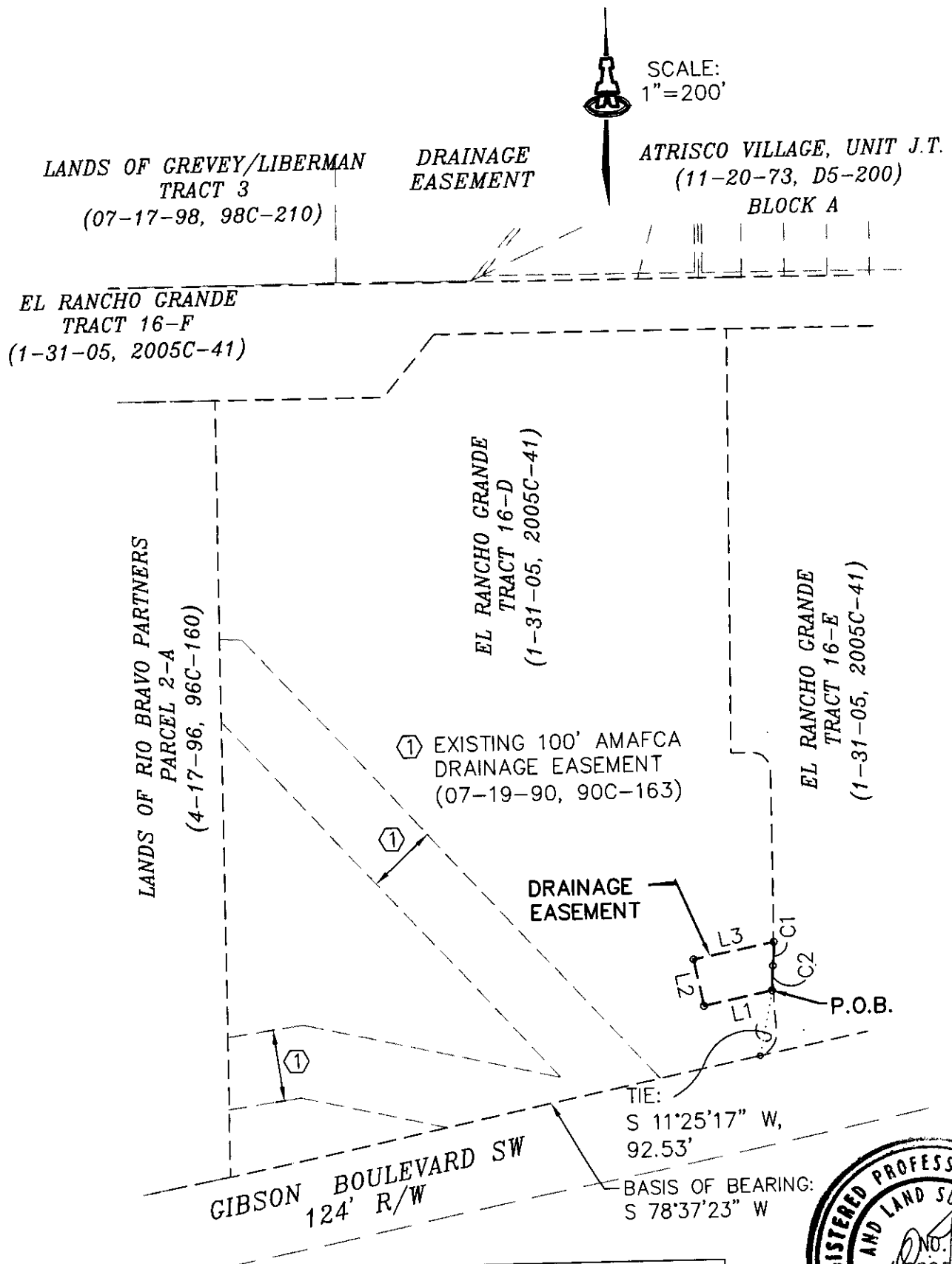


SCALE:
1"=200'

EXHIBIT 'A'

Page 1 of 3





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78°37'23" W	97.44
L2	N 11°22'37" W	67.00
L3	N 78°37'23" E	115.00

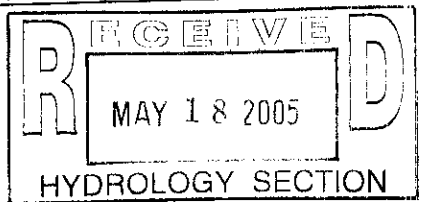
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	34.55	17.29	34.53	S 03°19'20" W	6°35'52"
C2	300.00	34.76	17.40	34.74	S 03°18'08" W	6°38'16"



EXHIBIT 'A'

1394EXH POND ESMT.DWGanw 5/5/05

Page 2 of 3



LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate within projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of TRACT 16-D of the BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41, and being more particularly described as a Temporary Drainage Easement as follows:

BEGINNING at the southeast corner of said Temporary Drainage Easement, said point being on the easterly line of said TRACT 16-D, from whence a tie to the southeasterly corner of said TRACT 16-D bears S 11°25'17" W, 92.53 feet;

THENCE, leaving said easterly line and continuing S 78°37'23" W, 97.44 feet;

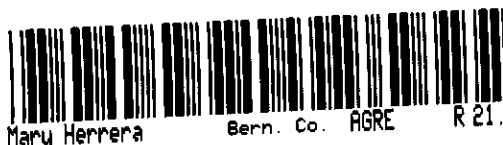
THENCE, N 11°22'37" W, 67.00 feet;

THENCE, N 78°37'23" E, 115.00 feet to a point of non-tangent curvature;

THENCE, 34.55 feet along along the arc of a curve to the right whose radius is 300.00 feet and whose long chord bears S 03°19'20" W, 34.53 feet through a central angle of 6°35'52" to a point of reverse curvature;

THENCE, 34.76 feet along the arc of a curve to the left whose radius is 300.00 feet and whose long chord bears S 03°18'08" W, 34.74 feet through a central angle of 6°38'16" to the POINT OF BEGINNING of the herein described Temporary Drainage Easement and containing 0.1634 acres more or less.

Basis of bearing: South line of said TRACT 16-D (S 78°37'23" W) as found on said BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41.



Mary Herrera

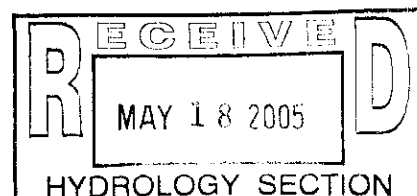
Bern. Co. AGRE

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Page: 7 of 7
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1394EXH POND ESMT.DWGanw 5/5/05

Page 3 of 3



1700

742881

PERMANENT EASEMENT

Grant of Permanent Easement, between Curb, Inc. ("Grantor"), whose address is 5160 San Francisco NE, Albuquerque, NM 87109 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

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

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

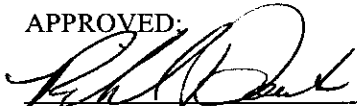
Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

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

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

WITNESS my hand and seal this 14th day of June, 2005.

APPROVED:


City Engineer

7-11-05

Dated

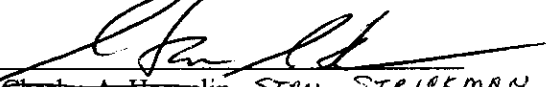
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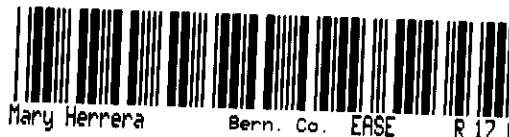
GRANTOR:

(Individual)

GRANTOR: Curb, Inc.

By:


Charles A. Huegelin STAN STRICKMAN
Its Vice
President
(Corporation or Partnership)



INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20____, by
_____.

Notary Public

My Commission Expires:

CORPORATION

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 14, 2005,
by Stan Strickman, Vice President
Of Curb, Inc. a New Mexico corporation, on behalf of the corporation.



MARY S. STRICKMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 3-28-07

Mary S. Strickman
Notary Public

My Commission Expires:

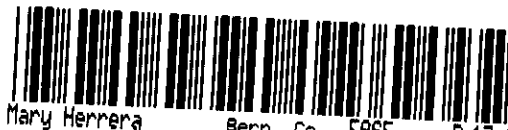
PARTNERSHIP

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20____, by
_____, partners(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:



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6298829
Page: 2 of 5
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(EXHIBIT 'A' ATTACHED)



Mary Herrera

Bern. Co. ERSE

R 17.00

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LANDS OF GREVEY/LIBERMAN
TRACT 3
(07-17-98, 98C-210)

DRAINAGE
EASEMENT

ATRISCO VILLAGE
UNIT J.T.
(11-20-73, D5-200)
BLOCK A

EL RANCHO GRANDE
TRACT 16-F
(1-31-05, 2005C-41)

LANDS OF RIO BRAVO PARTNERS
PARCEL 2-A
(4-17-96, 96C-160)

EL RANCHO GRANDE
TRACT 16-D
(1-31-05, 2005C-41)

EXISTING:
EL RANCHO GRANDE
TRACT 16-E
(1-31-05, 2005C-41)

PROPOSED:
EL RANCHO GRANDE,
UNIT 16
CPN 742881

TEMP. 12" PVC
STANDPIPE INLET

DRAINAGE
EASEMENT

24" SD

36" SD

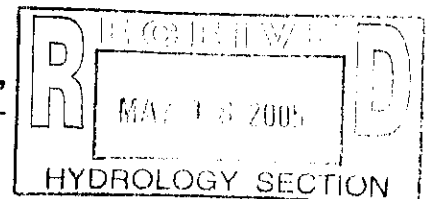
GIBSON BOULEVARD SW
124' R/W

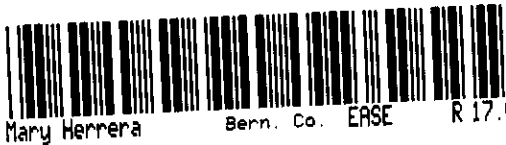
① EXISTING 100' AMAFCA DRAINAGE EASEMENT
(07-19-90, 90C-163)

SCALE:
1"=200'

EXHIBIT 'A'

Page 1 of 3

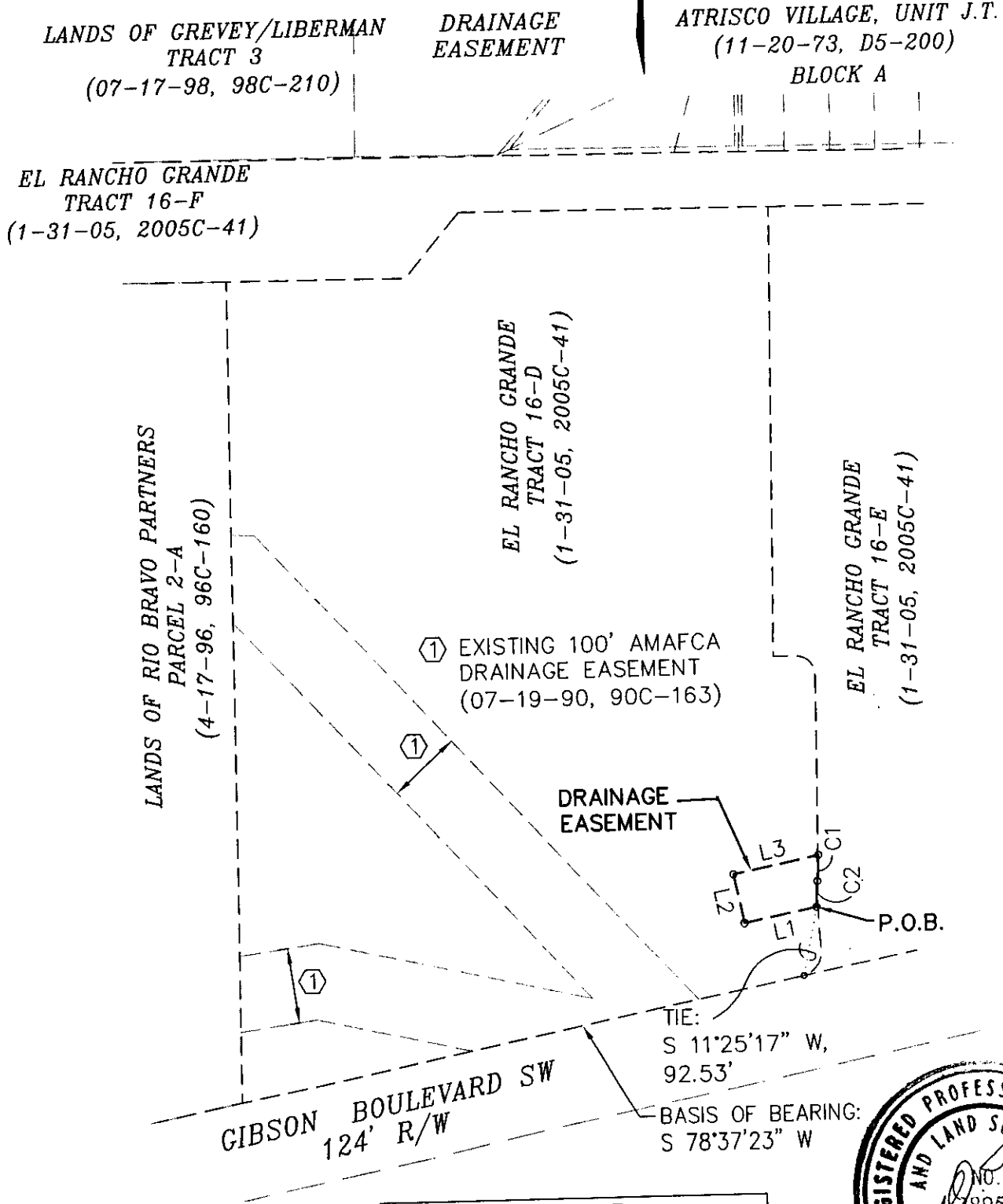




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Page: 4 of 5
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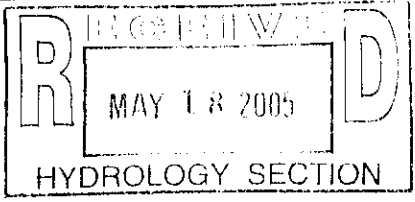
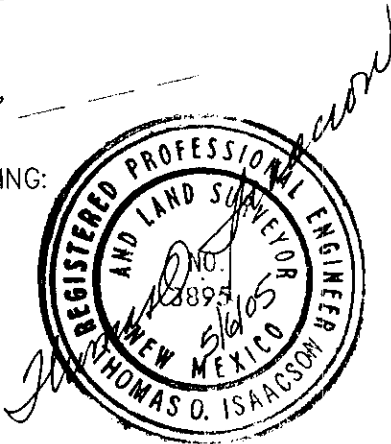


SCALE:
1"=200'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78°37'23" W	97.44
L2	N 11°22'37" W	67.00
L3	N 78°37'23" E	115.00

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	34.55	17.29	34.53	S 03°19'20" W	6°35'52"
C2	300.00	34.76	17.40	34.74	S 03°18'08" W	6°38'16"



LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate within projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of TRACT 16-D of the BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41, and being more particularly described as a Temporary Drainage Easement as follows:

BEGINNING at the southeast corner of said Temporary Drainage Easement, said point being on the easterly line of said TRACT 16-D, from whence a tie to the southeasterly corner of said TRACT 16-D bears S 11°25'17" W, 92.53 feet;

THENCE, leaving said easterly line and continuing S 78°37'23" W, 97.44 feet;

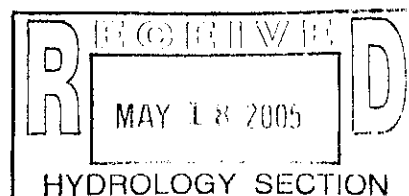
THENCE, N 11°22'37" W, 67.00 feet;

THENCE, N 78°37'23" E, 115.00 feet to a point of non-tangent curvature;

THENCE, 34.55 feet along the arc of a curve to the right whose radius is 300.00 feet and whose long chord bears S 03°19'20" W, 34.53 feet through a central angle of 6°35'52" to a point of reverse curvature;

THENCE, 34.76 feet along the arc of a curve to the left whose radius is 300.00 feet and whose long chord bears S 03°18'08" W, 34.74 feet through a central angle of 6°38'16" to the POINT OF BEGINNING of the herein described Temporary Drainage Easement and containing 0.1634 acres more or less.

Basis of bearing: South line of said TRACT 16-D (S 78°37'23" W) as found on said BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41.



PERMANENT EASEMENT

Grant of Permanent Easement, between Curb, Inc. ("Grantor"), whose address is 5160 San Francisco NE, Albuquerque, NM 87109 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

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

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

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

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

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

WITNESS my hand and seal this 14th day of JUNE, 2005.

APPROVED:

[Signature]
City Engineer

7-11-05
Dated

[Signature]

GRANTOR:

[Signature]
(Individual)

GRANTOR: Curb, Inc.

By: [Signature]

Its: VICE-PRES.
(Corporation or Partnership)



OFFICIAL SEAL
RICHARD J. SQUIDES
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: _____

Rev. 1/00 KJC

-1-



Mary Herrera

Bern. Co. EASE

R 17.00

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Page: 1 of 5
07/18/2005 03:33P
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INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20____, by
_____.

Notary Public

My Commission Expires:

CORPORATION

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 14th day of June, 2005, by
STAN STRICKMAN, IT VICS - PRESIDENT
Of Curb, Inc. a New Mexico corporation, on behalf of the corporation.

Notary Public

My Commission Expires:
10/1/07



OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/1/07

PARTNERSHIP

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20____, by
_____, partners(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:

(EXHIBIT 'A' ATTACHED)

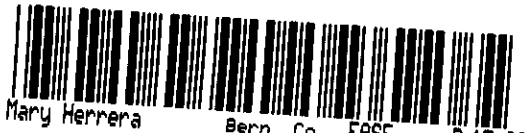


Mary Herrera

Bern. Co. EASE

R 17.00

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Mary Herrera

Bern. Co. ERSE

R 17.00

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LANDS OF GREVEY/LIBERMAN
TRACT 3
(07-17-98, 98C-210)

DRAINAGE
EASEMENT

ATRISCO VILLAGE
UNIT J.T.
(11-20-73, D5-200)
BLOCK A

EL RANCHO GRANDE
TRACT 16-F
(1-31-05, 2005C-41)

OVERFLOW
SPILLWAY

TEMP. RETENTION
POND 1
V10-DAY=1.655 Ac-Ft
VPOND=0.438 Ac-Ft
BTM ELEV=5270.0
TOP ELEV=5273.0
OVERFLOW TO AMOLE ARROYO
AT WSEL=5272.0
VAMOLE=1.217 Ac-Ft

TEMP.
RETENTION
POND 2
V10-DAY REQ'D=
0.303 Ac-Ft
VPOND=0.501 Ac-Ft
WSEL=5258.0
BTM ELEV=5256.0
TOP ELEV=5258.5

LANDS OF RIO BRAVO PARTNERS
PARCEL 2-A
(4-17-96, 96C-160)

EL RANCHO GRANDE
TRACT 16-D
(1-31-05, 2005C-41)

DRAINAGE
EASEMENT

EXISTING:

EL RANCHO GRANDE
TRACT 16-E
(1-31-05, 2005C-41)

PROPOSED:
EL RANCHO GRANDE,
UNIT 16
CPN 742881

10'
OVERFLOW
SPILLWAY

TEMP.
RETENTION
POND 3
V10-DAY REQ'D=2.316 Ac-Ft
VPOND=3.070 Ac-Ft
WSEL=5258.1
BTM ELEV=5255.0
TOP ELEV=5259.0

10' OVERFLOW
SPILLWAY

GIBSON BOULEVARD SW
124' R/W

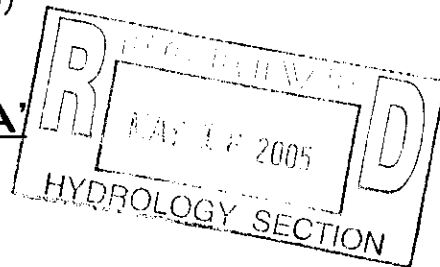
① EXISTING 100' AMAFCA DRAINAGE EASEMENT
(07-19-90, 90C-163)

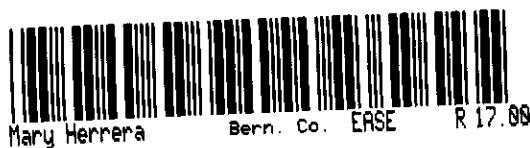
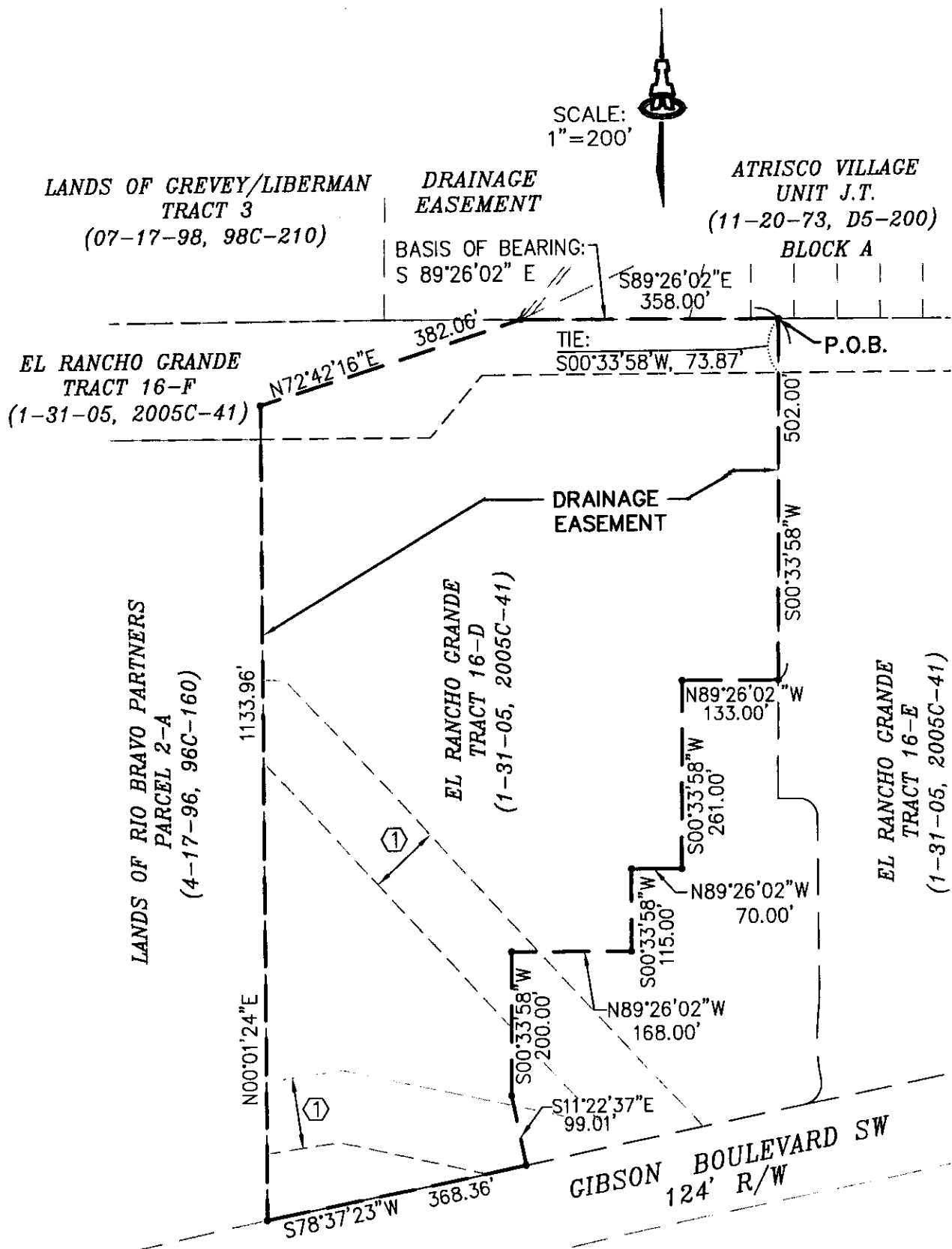


SCALE:
1"=200'

EXHIBIT 'A'

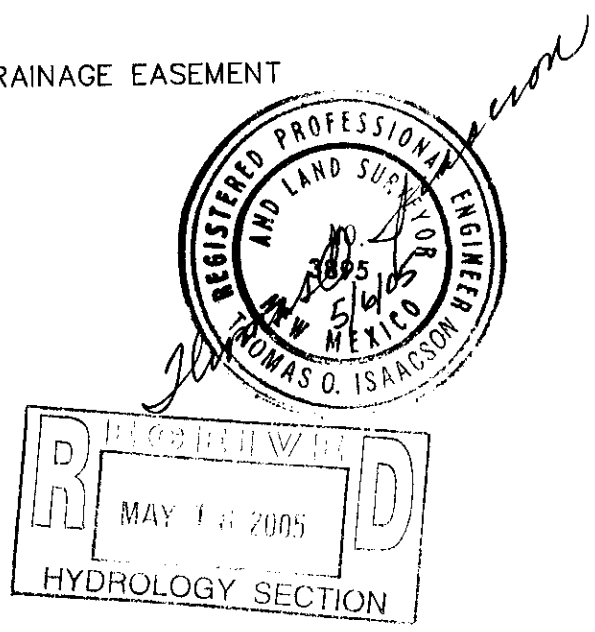
Page 1 of 3





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EXHIBIT 'A'



LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate within projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of TRACT 16-D and a portion of TRACT 16-F, of the BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41, and being more particularly described as a Temporary Drainage Easement as follows:

BEGINNING at the northeast corner of said Temporary Drainage Easement, said point being on the northerly line of said TRACT 16-F, from whence a tie to the northeasterly corner of said TRACT 16-D bears S 00°33'58" W, 73.87 feet;

THENCE, leaving said northerly line and continuing S 00°33'58" W, 502.00 feet to a point, said point being on the easterly line of said TRACT 16-D;

THENCE, leaving said easterly line and continuing N 89°26'02" W, 133.00 feet;

THENCE, S 00°33'58" W, 261.00 feet;

THENCE, N 89°26'02" W, 70.00 feet;

THENCE, S 00°33'58" W, 115.00 feet;

THENCE, N 89°26'02" W, 168.00 feet;

THENCE, S 00°33'58" W, 200.00 feet;

THENCE, S 11°22'37" E, 99.01 feet to a point being on the southerly line of said TRACT 16-D;

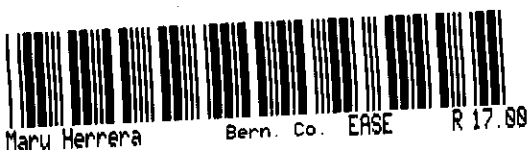
THENCE, continuing along said southerly line S 78°37'23" W, 368.36 feet to a point being common with the southwest corner of said TRACT 16-D;

THENCE, N 00°01'24" E, 1133.96 feet;

THENCE, N 72°42'16" E, 382.06 feet to a point being on the northerly line of said TRACT 16-F;

THENCE, continuing along said northerly line S 89°26'02" E, 358.00 feet to the POINT OF BEGINNING of the herein described Temporary Drainage Easement and containing 15.3302 acres more or less.

Basis of bearing: Northerly line of said TRACT 16-F (S 89°26'02" E) as found on said BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41.

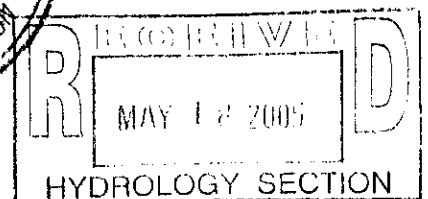


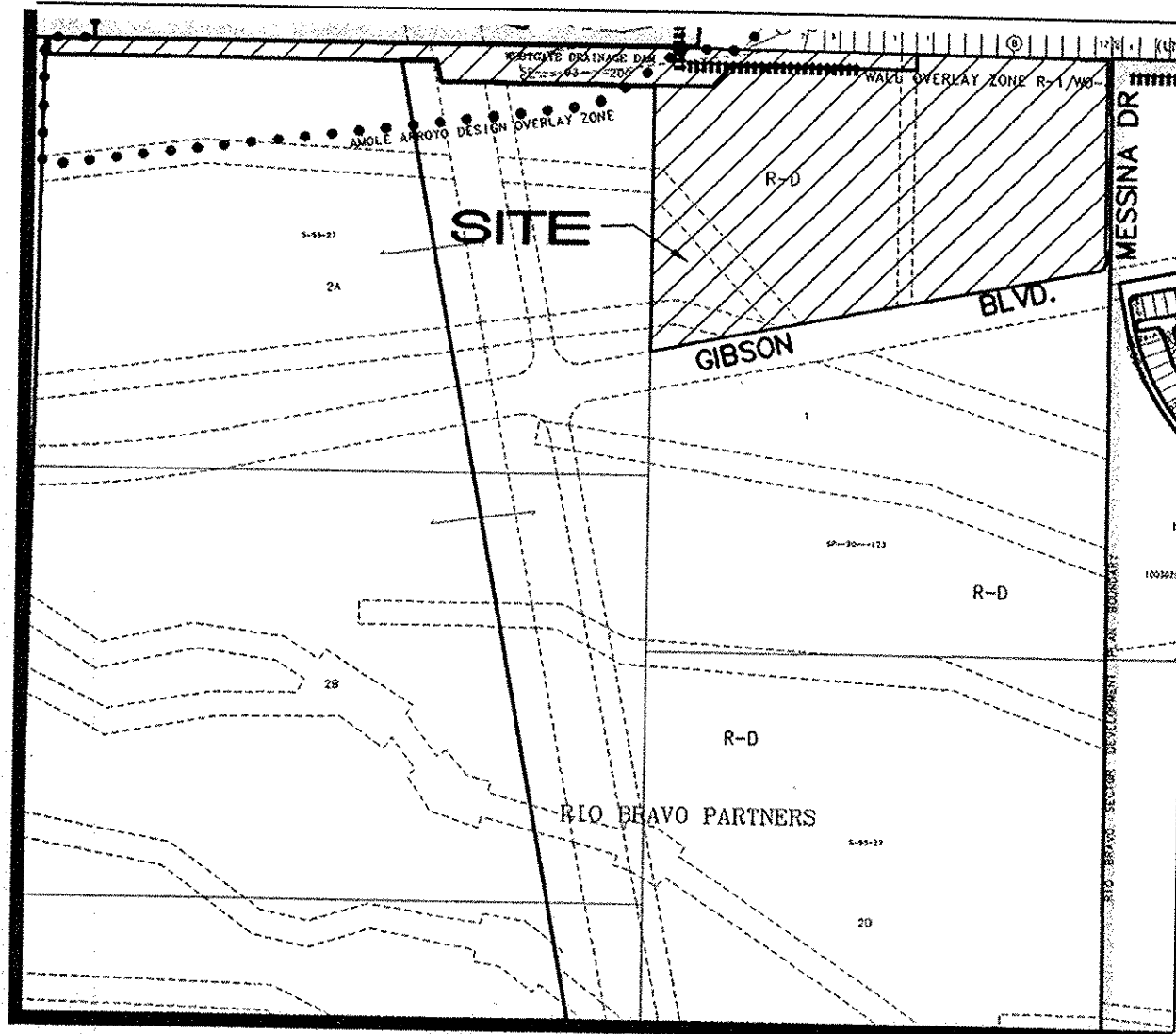
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1394EXH POND ESMT.DWGanw 5/5/05

Page 3 of 3





N-8

VICINITY MAP

1"=750±

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 3
2. Total Number of Lots created: 159
3. Total Number of Tracts created: 3
4. Gross Subdivision Acreage: 50.3484 Ac.
5. Total Mileage of Full Width Streets Created: 1.11
6. Total Mileage of Half Width Streets Created: 0.38
7. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
8. Distances are ground distances.
9. Bearings and distances in parenthesis are record.
10. Basis of boundary are the following plats of record entitled:

"BULK LAND PLAT FOR EL RANCHO GRANDE, TRACTS 16-A, 16-B, 16-C, 16-D, AND 16-F" (1-31-05, 2005C-41)

"WESTGATE DAM DRAINAGE R/W", (06-10-94, 94C-194)

"ATRISCO VILLAGE, UNIT J.T.", (11-20-73, D5-200)

"LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)

"LANDS OF RIO BRAVO PARTNERS", (07-19-90, 90C-163)

"LANDS IF GREVEY/LIBERMAN, TRACT 3", (07-17-98, 98C-210)

all being records of Bernalillo County, New Mexico.

11. Field Survey performed on November, 2003.
12. Title Report: None provided.
13. Unless otherwise noted all points are set 5/8" rebar with cap cap "ALS LS 7719".
14. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to El Rancho Grande, Unit 16 must be verified and coordinated with the Public Works Department, City of Albuquerque."
15. Centerline (in lieu of R/W) monumentation Δ to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
16. ZONING: R-D
17. Unless otherwise noted all points are set 5/8" rebar with cap cap "ALS LS 7719".
18. Total Open Space Requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of Tracts 16-D, 16-E, and 16-F of the BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E, AND 16-F, EL RANCHO GRANDE, 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 January 31, 2005, in Book 2005C, Page 41, and containing 50.3484 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into 159 residential lots and three tracts, to dedicate public rights-of-way, to grant all easements necessary to serve the residential development, and to vacate easements.

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

El Rancho Grande Unit 16, Tracts 16-D-1 and 16-D-2 have been granted a variance or waiver from certain subdivision requirements pursuant to section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within these tracts, 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 for 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; Parks and Open Space requirements; drainage requirements 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 recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

This "Notice of Subdivision Plat Conditions" was filed in the Office of the County Clerk of Bernalillo County, New Mexico on _____, in Book _____, Page _____.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER TRACTS 16-D AND 16-E

CURB INC.

Charles A. Haegelin
CHARLES A. HAEGELIN, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 22, 2005, by Charles A. Haegelin, President of Curb Inc., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 4/22/07

Ruth J. Lopez
Notary Public

THIS IS TO CERTIFY THAT THE FOLLOWING INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 6-22-05, IN BOOK 2005C, PAGE 41.

Charles A. Haegelin
6-22-05

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

ALDRICH LAND
SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Timothy Aldrich, P.S. No. 7719

DATE

SHEET 1 OF 5

PLAT FOR EL RANCHO GRANDE UNIT 16

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2005

**APPROVALS**

DRB PROJECT NO. 1003874
APPLICATION NO. 05DRB-01412
Utility Approvals

PNM ELECTRIC SERVICES 6-23-05
DATE

PNM GAS SERVICES 6-23-05
DATE

QWEST TELECOMMUNICATIONS 7-7-05
DATE

COMCAST 7-1-05
DATE

City Approvals

CITY SURVEYOR 6-23-05
DATE

REAL PROPERTY DIVISION 9/28/05
DATE

ENGINEERING, TRANSPORTATION DIVISION 9-21-05
DATE

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY 9-29-05
DATE

PARKS AND RECREATION DEPARTMENT 9/21/05
DATE

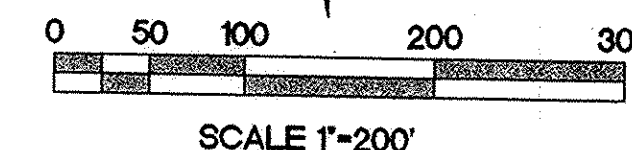
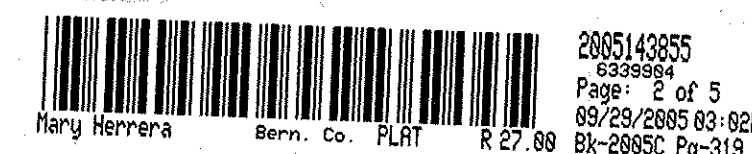
AMAFCA 9/21/05
DATE

CITY ENGINEER 9/21/05
DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT 9/29/05
DATE

PLAT FOR EL RANCHO GRANDE UNIT 16

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2005



BENCHMARK:
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

NOTES:

- SEE SHEET 5 FOR LINE AND CURVE TABLES.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND BRASS CAP "WST-2"
- FOUND 5/8" REBAR WITH CAP "LS 7429" (TYP)

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby consent to the creating of TRACT 16-F-1 as shown hereon. Said Owner(s) and/or Proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER TRACT 16-F

ALBUQUERQUE METROPOLITAN ARROYO
FLOOD CONTROL AUTHORITY (AMAFCA)

John P. Kelly
JOHN P. KELLY, EXECUTIVE ENGINEER
9-26-05
DATE

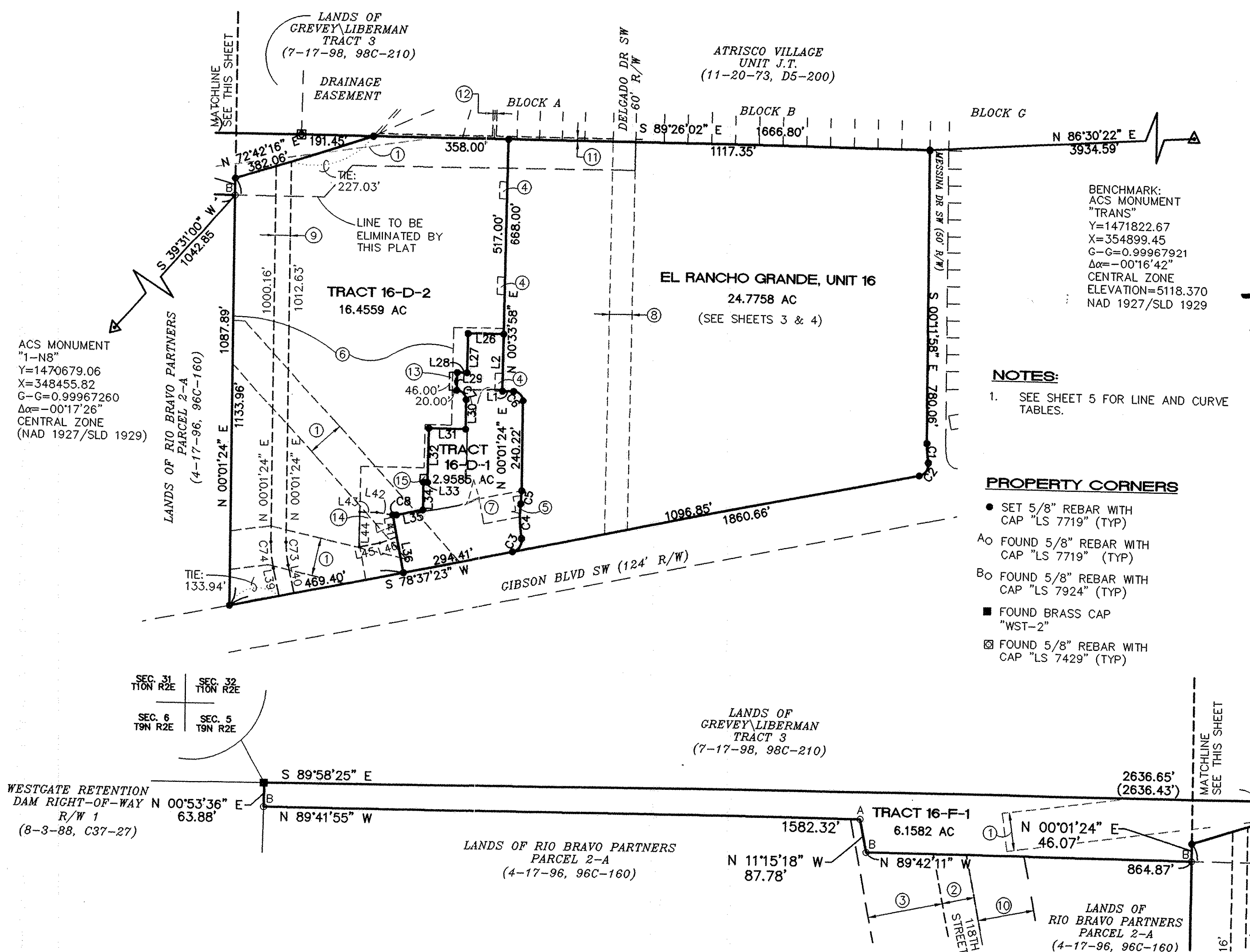
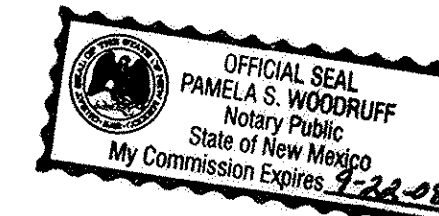
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on Sept. 26, 2005, by John P. Kelly, as Executive Engineer of AMAFCA.

My Commission Expires: 9-22-08

Pamela S. Woodruff
Notary Public



EASEMENT NOTES

- EXISTING 100' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163) VACATED BY APP. NO. 05DRB-00894 EASEMENT QUITCLAIMED BY AMAFCA (6-17-05, A98-6090)
- EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
- EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
- EXISTING PUBLIC 46"x20' SANITARY SEWER AND WATERLINE EASEMENT (07-01-05, A99-5029)
- EXISTING PUBLIC SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT (07-01-05, A99-5029)
- EXISTING PERMANENT DRAINAGE EASEMENT (07-18-05, A100-2468) AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2464.
- EXISTING PERMANENT DRAINAGE EASEMENT (07-18-05, A100-2467) AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2465.
- EXISTING 60' RESERVATION FOR FUTURE R/W (07-19-90, 90C-163) VACATED BY APP. NO. 05DRB-00033.
- 40' TEMPORARY ACCESS EASEMENT GRANTED TO AMAFCA BY THIS PLAT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION.
- EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
- EXISTING 7' UTILITY EASEMENT (11-20-73, D5-200)
- EXISTING 10' UTILITY EASEMENT (TYP.) (11-20-73, D5-200)
- 20'x46' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT GRANTED TO THE ABCWUA BY THIS PLAT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION.
- TEMPORARY PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND SANITARY SEWER* BY THIS PLAT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION.
- 20'x20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE ABCWUA BY THIS PLAT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION.

EASEMENT NOTES

- 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- EXISTING 46"x20" SANITARY SEWER AND WATERLINE EASEMENT (07-01-05, A99-5029)
- EXISTING 60' RESERVATION FOR FUTURE R/W (07-19-90, 90C-163). VACATED BY APP. NO. 05DRB-00033.
- EXISTING 7' UTILITY EASEMENT (11-20-73, D5-200)
- EXISTING 10' UTILITY EASEMENT (TYP.) (11-20-73, D5-200)
- EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK A50-PG 485)

NOTES:

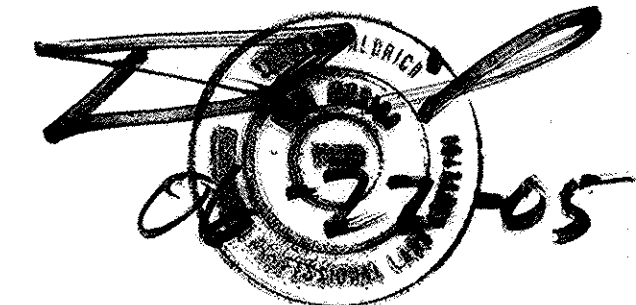
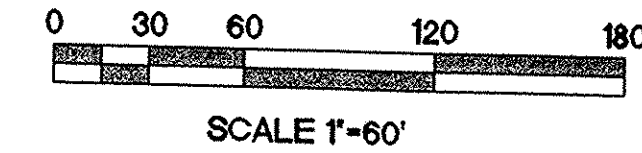
- SEE SHEET 5 FOR LINE AND CURVE TABLES.
- SEE SHEET 5 FOR LOT AREA TABLE.
- DISTANCES SHOWN IN BRACKETS ARE TO CENTERLINE MONUMENTS.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "LS 7719" (TYP)

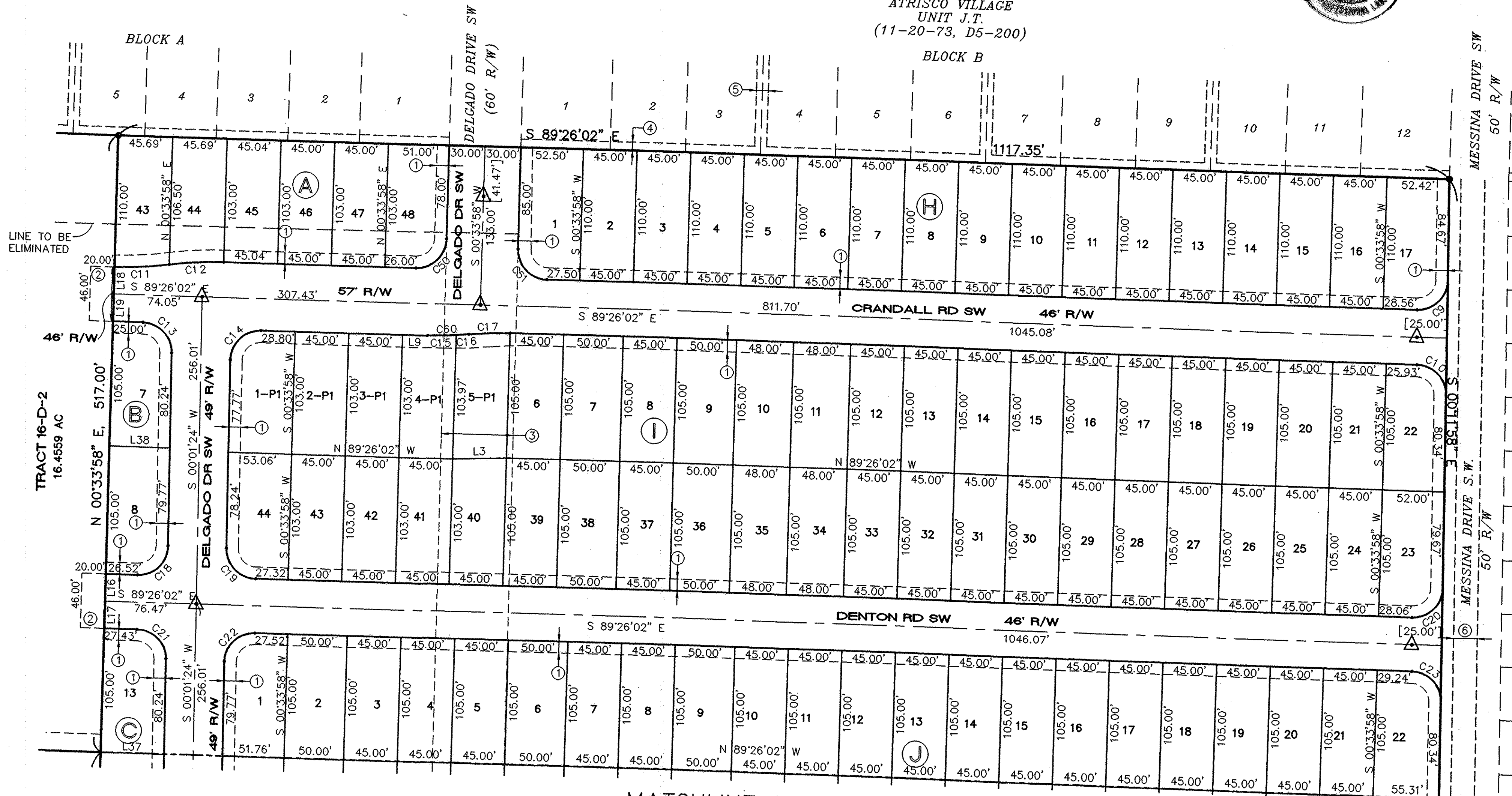
PLAT FOR EL RANCHO GRANDE UNIT 16

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2005



ATRISCO VILLAGE
UNIT J.T.
(11-20-73, D5-200)

BLOCK B



TRACT 16-D-2
16.4559 AC

EASEMENT NOTES

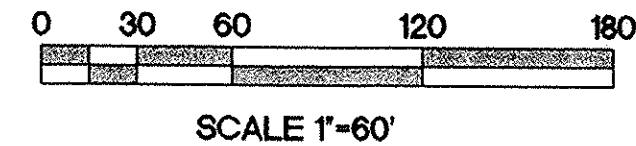
- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ② EXISTING 46"x20' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (07-01-05, A99-5029)
- ③ EXISTING 60' RESERVATION FOR FUTURE R/W (07-19-90, 90C-163). VACATED BY APP. NO. 05DRB-00033.
- ④ EXISTING PUBLIC SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT (07-01-05, A99-5029)
- ⑤ 20' PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑥ 25' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
- ⑦ 30' PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
- ⑧ 35' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
- ⑨ EXISTING PERMANENT DRAINAGE EASEMENT (07-18-05, A100-2467) AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2465.
- ⑩ EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK A50-PG 485)
- ⑪ PUE FOR EXCLUSIVE USE BY QWEST GRANTED BY THIS PLAT.

NOTES:

1. SEE SHEET 5 FOR LINE AND CURVE TABLES.
2. SEE SHEET 5 FOR LOT AREA TABLE.
3. DISTANCES SHOWN IN BRACKETS ARE TO CENTERLINE MONUMENTS.

PROPERTY CORNERS

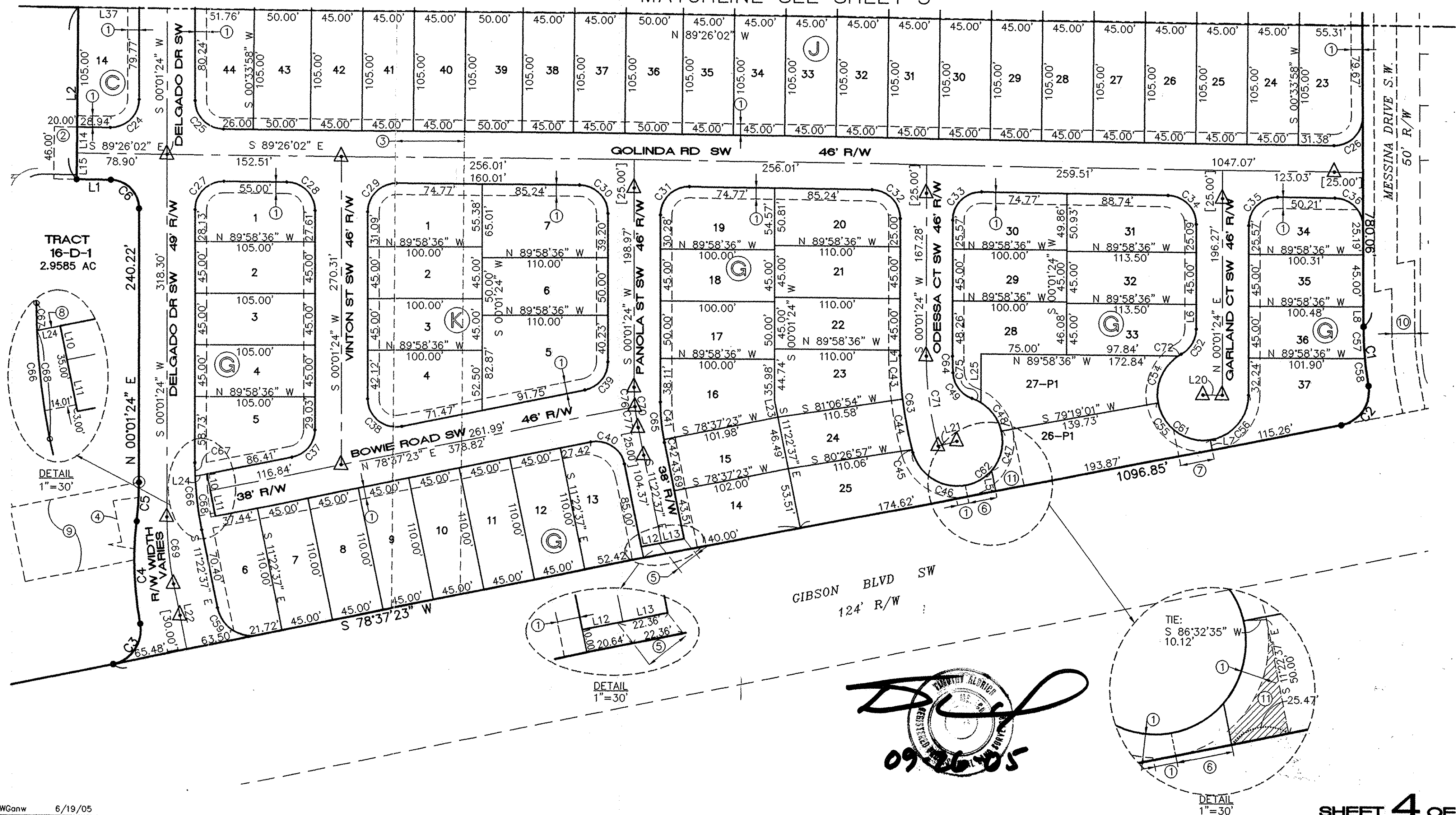
- SET 5/8" REBAR WITH CAP "LS 7719" (TYP)



PLAT FOR EL RANCHO GRANDE UNIT 16

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2005

MATCHLINE SEE SHEET 3



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	51.54	25.83	51.48	S 05°00'59" E	9°50'38"
C2	30.00	46.37	29.26	41.89	N 34°20'33" E	88°33'40"
C3	30.00	46.78	29.66	42.18	N 33°57'07" E	89°20'31"
C4	300.00	90.79	45.75	90.45	S 02°02'56" E	17°20'25"
C5	300.00	34.55	17.29	34.53	N 03°19'20" E	6°35'52"
C6	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C7	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C8	25.00	10.12	5.13	10.05	S 89°46'58" E	23°11'18"
C9	25.00	39.60	25.34	35.59	N 45°11'00" E	90°45'56"
C10	25.00	38.94	24.67	35.12	N 44°49'00" W	89°14'04"
C11	300.00	45.87	22.98	45.83	N 86°11'09" E	8°45'38"
C12	300.00	45.87	22.98	45.83	S 86°11'09" W	8°45'38"
C13	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C14	25.00	39.51	25.24	35.52	S 45°17'41" W	90°32'34"
C15	300.00	24.19	12.10	24.19	N 88°15'21" E	4°37'14"
C16	300.00	10.47	5.23	10.47	N 84°56'46" E	1°59'57"
C17	300.00	34.66	17.35	34.64	S 87°15'23" W	6°37'11"
C18	25.00	39.51	25.24	35.52	N 45°17'41" E	90°32'34"
C19	25.00	39.03	24.76	35.19	S 44°42'19" E	89°27'26"
C20	25.00	39.60	25.34	35.59	N 45°11'00" E	90°45'56"
C21	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C22	25.00	39.51	25.24	35.52	S 45°17'41" W	90°32'34"
C23	25.00	38.94	24.67	35.12	N 44°49'00" W	89°14'04"
C24	25.00	39.51	25.24	35.52	N 45°17'41" E	90°32'34"
C25	25.00	39.03	24.76	35.19	S 44°42'19" E	89°27'26"
C26	25.00	39.60	25.34	35.59	N 45°11'00" E	90°45'56"
C27	25.00	39.51	25.24	35.52	S 45°17'41" W	90°32'34"
C28	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C29	25.00	39.51	25.24	35.52	S 45°17'41" W	90°32'34"
C30	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C31	25.00	39.51	25.24	35.52	S 45°17'41" W	90°32'34"
C32	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C33	25.00	39.51	25.24	35.52	S 45°17'41" W	90°32'34"
C34	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C35	25.00	39.51	25.24	35.52	S 45°17'41" W	90°32'34"
C36	25.00	38.94	24.67	35.12	N 44°49'00" W	89°14'04"
C37	25.00	34.30	20.46	31.67	N 39°19'23" E	78°35'59"
C38	25.00	44.24	30.54	38.69	S 50°40'37" E	101°24'01"
C39	25.00	34.30	20.46	31.67	N 39°19'23" E	78°35'59"
C40	25.00	39.27	25.00	35.36	N 56°22'37" W	90°00'00"
C41	180.00	33.02	16.55	32.97	S 05°13'53" E	10°30'34"
C42	180.00	2.80	1.40	2.80	S 10°55'54" E	0°53'27"
C43	320.00	41.03	20.55	41.01	S 03°39'01" E	7°20'50"
C44	320.00	41.98	21.02	41.95	S 11°04'55" E	7°30'58"
C45	320.00	2.77	1.38	2.77	S 15°05'16" E	0°29'44"
C46	40.00	55.97	33.66	51.51	S 55°25'13" E	80°10'10"
C47	40.00	37.83	20.46	36.43	N 13°42'57" E	54°10'55"
C48	40.00	31.37	16.54	30.57	N 35°50'30" W	44°56'00"
C49	25.00	29.63	16.83	27.93	S 36°52'06" E	67°54'30"
C50	25.00	39.27	25.00	35.36	N 45°33'58" E	90°00'00"
C51	25.00	39.27	25.00	35.36	S 44°26'02" E	90°00'00"
C52	25.00	26.84	14.88	25.57	N 30°46'51" E	61°30'55"
C54	40.00	47.48	26.98	44.74	S 23°14'08" W	68°00'01"
C55	40.00	61.96	39.13	55.95	S 55°08'25" E	88°44'45"
C56	40.00	56.17	33.84	51.67	N 40°15'16" E	80°27'44"
C57	300.00	27.90	13.96	27.89	S 02°45'30" E	5°19'41"
C58	300.00	23.64	11.83	23.64	S 07°40'49" E	4°30'57"
C59	30.00	47.12	30.00	42.43	S 56°22'37" E	90°00'00"
C60	300.00	34.66	17.35	34.64	N 87°15'23" E	6°37'11"
C61	40.00	168.61	67.21	68.75	S 59°13'09" E	241°30'55"
C62	40.00	164.40	76.05	70.80	N 46°55'15" E	235°29'13"
C63	320.00	85.78	43.15	85.52	S 07°39'22" E	15°21'32"
C64	274.00	14.05	7.03	14.05	S 01°26'44" E	2°56'15"
C65	180.00	35.82	17.97	35.76	S 05°40'37" E	11°24'01"
C66	300.00	59.69	29.94	59.59	S 05°40'37" E	11°24'01"
C67	300.00	11.89	5.95	11.89	S 01°06'44" E	2°16'16"
C68	300.00	47.80	23.95	47.75	S 06°48'45" E	9°07'45"
C69	300.00	59.69	29.94	59.59	S 05°40'37" E	11°24'01"
C70	180.00	35.82	17.97	35.76	S 05°40'37" E	11°24'01"
C71	297.00	79.61	40.05	79.38	S 07°39'22" E	15°21'32"
C72	40.00	3.00	1.50	3.00	S 59°23'17" W	4°18'04"
C73	280.00	60.38	30.31	60.26	S 06°09'15" E	12°21'17"
C74	320.00	69.00	34.64	68.87	S 06°09'15" E	12°21'17"
C75	40.00	8.74	4.39	8.72	N 64°33'56" W	12°30'51"
C76	180.00	17.16	8.58	17.15	S 02°42'26" E	5°27'40"
C77	180.00	18.66	9.34	18.65	S 08°24'27" E	5°56'21"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°26'02" W	29.85
L2	N 00°33'58" E	151.00
L3	S 88°01'17" W	45.04
L4	S 00°01'24" W	4.73
L5	N 11°22'37" W	18.40
L6	S 00°01'24" W	21.02
L7	S 11°22'37" E	9.30
L8	S 00°11'58" E	17.15
L9	S 89°26'02" E	20.83
L10	S 11°22'37" E	15.00
L11	S 11°22'37" E	23.00
L12	N 78°37'23" E	18.00
L13	N 78°37'23" E	22.00
L14	N 00°33'58" E	23.00
L15	S 00°33'58" W	23.00
L16	N 00°33'58" E	23.00
L17	N 00°33'58" E	23.00
L18	N 00°33'58" E	23.00
L19	N 00°33'58" E	23.00
L20	N 89°58'36" W	17.00
L21	N 74°39'52" E	17.00
L22	S 11°22'37" E	58.21
L23	S 11°22'37" E	15.11
L24	N 78°37'23" E	10.47
L25	S 00°01'24" W	42.30
L26	N 89°26'02" W	95.00
L27	S 00°33'58" W	105.00
L28	N 89°26'02" W	26.15
L29	S 00°33'58" W	46.00
L30	S 00°01'24" W	80.24
L31	N 89°26'02" W	97.52
L32	S 00°33'58" W	143.00
L33	N 89°26'02" W	11.13
L34	S 00°01'24" W	73.40
L35	S 78°37'23" W	71.47
L36	S 11°22'37" E	153.02
L37	S 89°26'02" E	53.19
L38	S 89°26'02" E	50.76
L39	S 12°19'54" E	74.92
L40	S 12°19'54" E	74.92
L41	S 11°22'37" E	58.02
L42	N 82°27'07" W	42.44
L43	N 89°26'02" W	45.56
L44	N 00°33'58" E	90.66
L45	S 78°37'23" W	56.49
L46	S 69°34'02" W	47.58

LOT AREA TABLE									
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
A43	4973	G26	8196	I 7	5250	I42	4635	J33	4725
A44	4759	G27	8499	I 8	4725	I43	4635	J34	4725
A45	4640	G28	5469	I 9	5250	I44	5284	J35	4725
A46	4635	G29	4500	I10	5040	J 1	5350	J36	5250
A47	4635	G30	4896	I11	5040	J 2	5250	J37	4725
A48	5119	G31	5589	I12	4725	J 3	4725	J38	4725
B7	5146	G32	5108	I13	4725	J 4	4725	J39	5250
B8	5245	G33	5003	I14	4725	J 5	4725	J40	4725
C13	5401	G34	4776	I15	4725	J 6	5250	J41	4725
C14	5500	G35	4518	I16	4725	J 7	4725	J42	4725
G1	5283	G36	4537	I17	4725	J 8	4725	J43	5250
G2	4725	G37	7081	I18	4725	J 9	5250	J44	5251
G3	4725	H1	5641	I19	4725	J10	4725	K 1	5448
G4	4725	H2	4950	I20	4725	J11	4725	K 2	4500
G5	6224	H3	4950	I21	4725	J12	4725	K 3	4500
G6	5978	H4	4950	I22	5256	J13	4725	K 4	6047
G7	4950	H5	4950	I23	5395	J14	4725	K 5	7813
G8	4950	H6	4950	I24	4725	J15	4725	K 6	5500
G9	4950	H7	4950	I25	4725	J16	4725	K 7	6962
G10	4950	H8	4950	I26	4725	J17	4725		
G11	4950	H9	4950	I27	4725	J18	4725		
G12	4950	H10	4950	I28	4725	J19	4725		
G13	5632	H11	4950	I29	4725	J20	4725		
G14	5838	H12	4950	I30	4725	J21	4725		
G15	4742	H13	4950	I31	4725	J22	5604		
G16	6136	H14	4950	I32	4725	J23	5743		
G17	5000	H15	4950	I33	4725	J24	4725		
G18	4500	H16	4950	I34	5040	J25	4725		
G19	5367	H17	5709	I35	5040	J26	4725		
G20	5400	I 1	5378	I36	5250	J27	4725		
G21	4950	I 2	4635	I37	4725	J28	4725		
G22	4950	I 3	4635	I38	5250	J29	4725		
G23	5659	I 4	4643	I39	4725	J30	4725		
G24	5031	I 5	4720	I40	4680	J31	4725		
G25	6752	I 6	4725	I41	4635	J32	4725		

PLAT
FOR
EL RANCHO GRANDE
UNIT 16

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2005



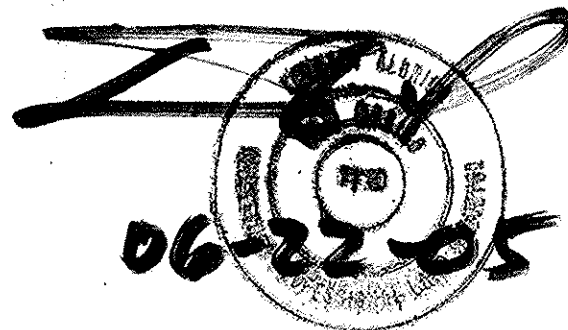
PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, 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, 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

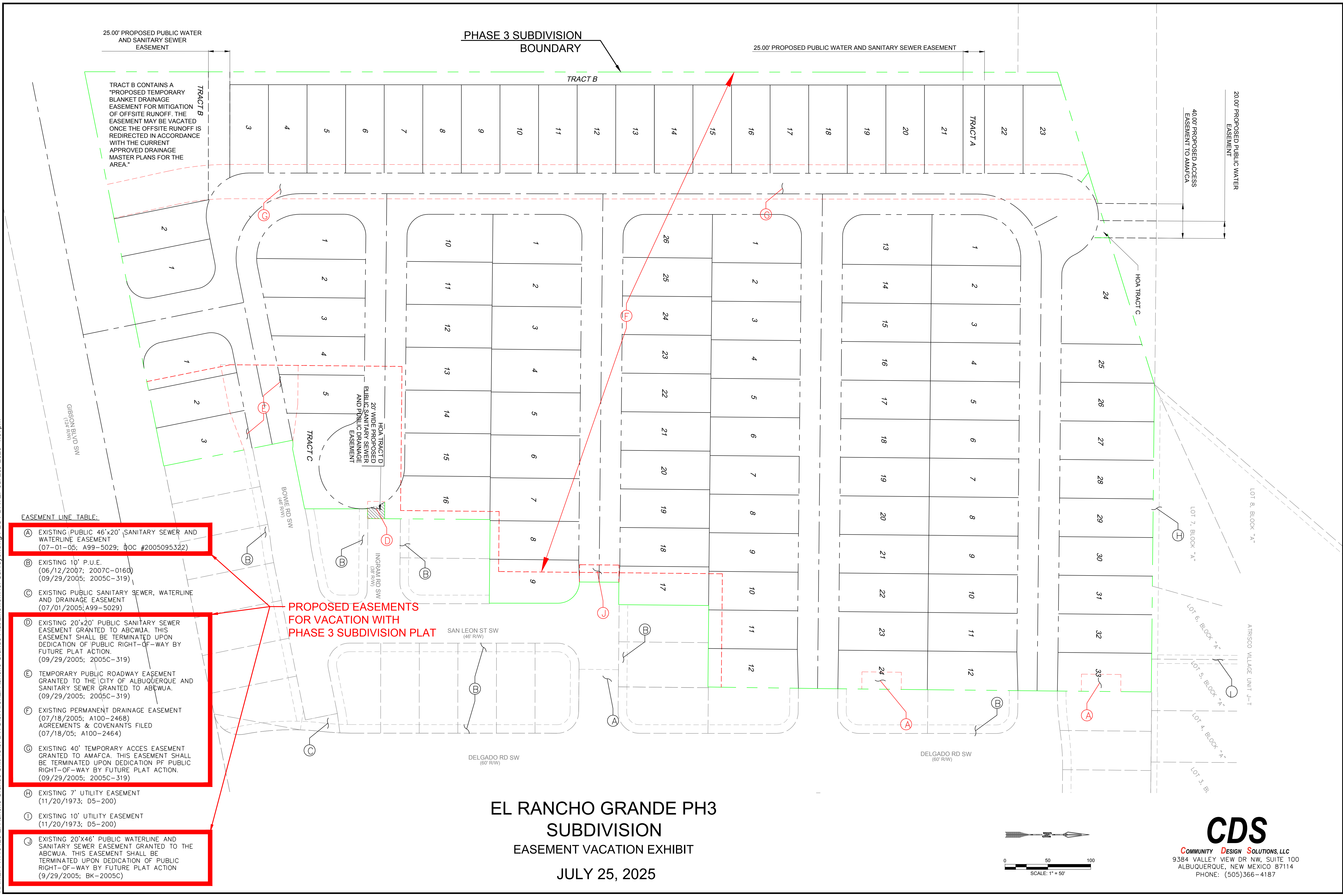


NAME: P:\110425 El Rancho Grande Unit 183, DWG\3, Xref\El Rancho Grande Plat Linework for Surveyor.dwg PLOT DATE: Jul 25, 2025 1:57pm

EASEMENT LINE TABLE:

- (A) EXISTING PUBLIC 46"x20" SANITARY SEWER AND WATERLINE EASEMENT (07-01-05; A99-5029; DOC #2005095322)
- (B) EXISTING 10' P.U.E. (06/12/2007; 2007C-0160) (09/29/2005; 2005C-319)
- (C) EXISTING PUBLIC SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT (07/01/2005; A99-5029)
- (D) EXISTING 20"x20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319)
- (E) TEMPORARY PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND SANITARY SEWER GRANTED TO ABCWUA. (09/29/2005; 2005C-319)
- (F) EXISTING PERMANENT DRAINAGE EASEMENT (07/18/2005; A100-2468) AGREEMENTS & COVENANTS FILED (07/18/05; A100-2464)
- (G) EXISTING 40' TEMPORARY ACCES EASEMENT GRANTED TO AMAFCA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION PF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319)
- (H) EXISTING 7' UTILITY EASEMENT (11/20/1973; D5-200)
- (I) EXISTING 10' UTILITY EASEMENT (11/20/1973; D5-200)
- (J) EXISTING 20"x46' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT GRANTED TO THE ABCWUA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION (9/29/2005; BK-2005C)

PROPOSED EASEMENTS FOR VACATION WITH PHASE 3 SUBDIVISION PLAT



EL RANCHO GRANDE PH3
SUBDIVISION
EASEMENT VACATION EXHIBIT
JULY 25, 2025

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

Community *Design Solutions*

July 25, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Justification Letter for Vacation of Public Easements – Easement Vacations in Support of a Proposed 103-Lot Subdivision

Dear Development Hearing Officer,

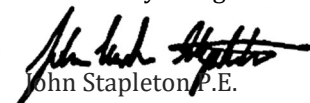
Community Design Solutions, LLC (CDS), on behalf of Tulane Properties, Inc. and D.R. Horton, Inc., respectfully submits this Project Justification Letter in accordance with the City's Vacation of Public Easement requirements per IDO Section 14-16-6-6(M).

Tract 16-D-2, approximately 16.5 acres in size, has long been planned as Phase 3 of the El Rancho Grande residential subdivision. Phases 1 and 2, located to the east, have already been constructed. In the interim condition between the completion of Phase 2 and the platting of Phase 3, Tract 16-D-2 has included five easements—labeled A, D, E, F, G, and J on the attached easement vacation exhibit—which provided access for and maintenance of drainage, water, and sanitary sewer infrastructure.

The applicant now proposes a 103-lot residential subdivision on Tract 16-D-2. With the proposed infrastructure, rights-of-way, and easements to be constructed and financially guaranteed as part of this new subdivision, the existing interim easements have fulfilled their purpose and are no longer necessary. Therefore, their vacation is appropriate as part of the current development process.

Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,
Community Design Solutions, LLC


John Stapleton P.E.

CDS | Project Manager
505-545-9607

Bo K. Johnson
Tulane Properties, Inc.
5160 San Francisco NE
Albuquerque, New Mexico
Email: bo@bokayconst.com
Telephone: (505) 450-4616

June 18, 2025

City of Albuquerque
Planning Department
Development Facilitation Team (DFT)
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

RE: Property Owner / Agent Authorization Letter for Tulane Property

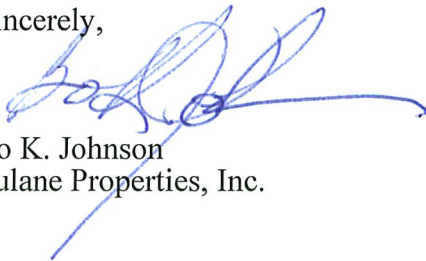
To Whom It May Concern:

I, Bo K. Johnson, am the owner in fee simple of the below described property on Gibson Blvd SW, Albuquerque, NM 87121 (Bernalillo County). I hereby authorize Community Design Solutions, LLC to represent DR HORTON, INC. and the undersigned as my agent for all matters relating to the subdivision sketch plat of said property, to review subdivision requests, waivers, or vacations of easements/public rights-of-way, for any platting related actions, and to subdivide the existing tract. This authorization includes meetings with the City staff and City Planning Department, including participating in comments and communications with DFT staff.

The subject property is described as:

Tract numbered Sixteen-D-Two (16-D-2), Plat for EL RANCHO GRANDE UNIT 16, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 29, 2005, in Plat Book 2005C, folio 319, as Document No. 2005143855, UPC#: 100805428548510104, Acreage: 16.4559.

Sincerely,



Bo K. Johnson
Tulane Properties, Inc.

EXISTING EASEMENTS

- ① - 15' ABCWUA SANITARY SEWER EASEMENT
(08-02-1988, 1988069877)
- ② - 50' PUBLIC DRAINAGE EASEMENT
(02-19-1960, D526-355)
- ③ - 20' ABCWUA PUBLIC PERMANENT WATERLINE EASEMENT
(03-11-2021, 2021S-048)
- ④ - C.O.A. PERMANENT DRAINAGE EASEMENT (VACATED WITH THIS PLAT)
(07-18-2005, 2005102781)
- ⑤ - C.O.A. AGREEMENT AND COVENANT (VACATED WITH THIS PLAT)
(07-18-2005, 2005102777)
- ⑥ - 40' TEMPORARY AMAFCA ACCESS EASEMENT (VACATED WITH THIS PLAT)
(09-29-2005, 2005C-319)
- ⑦ - 20' X 46' ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT
(07-01-2005, 2005095322) (VACATED WITH THIS PLAT)
- ⑧ - 20' X 46' ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT
(09-29-2005, 2005C-319) (VACATED WITH THIS PLAT)
- ⑨ - C.O.A. TEMPORARY PUBLIC ROADWAY EASEMENT AND ABCWUA PUBLIC
SANITARY SEWER EASEMENT (VACATED WITH THIS PLAT)
(09-29-2005, 2005C-319)
- ⑩ - 20' X 20' ABCWUA PUBLIC SANITARY SEWER EASEMENT
(09-29-2005, 2005C-319) (VACATED WITH THIS PLAT)
- ⑪ - 20' ABCWUA PUBLIC PERMANENT SEWERLINE EASEMENT
(03-11-2021, 2021S-048)
- ⑫ - 20' ABCWUA PUBLIC SANITARY SEWER EASEMENT
(07-17-1998, 98C-210)
- ⑬ - 7' PUE
(11-20-1973, D05-200)
- ⑭ - 10' PUE
(09-29-2005, 2005C-319)
- ⑮ - 10' PUE
(06-12-2007, 2007C-160)
- ⑯ - 100' AMAFCA DRAINAGE EASEMENT
(06-12-2007, 2007C-160)

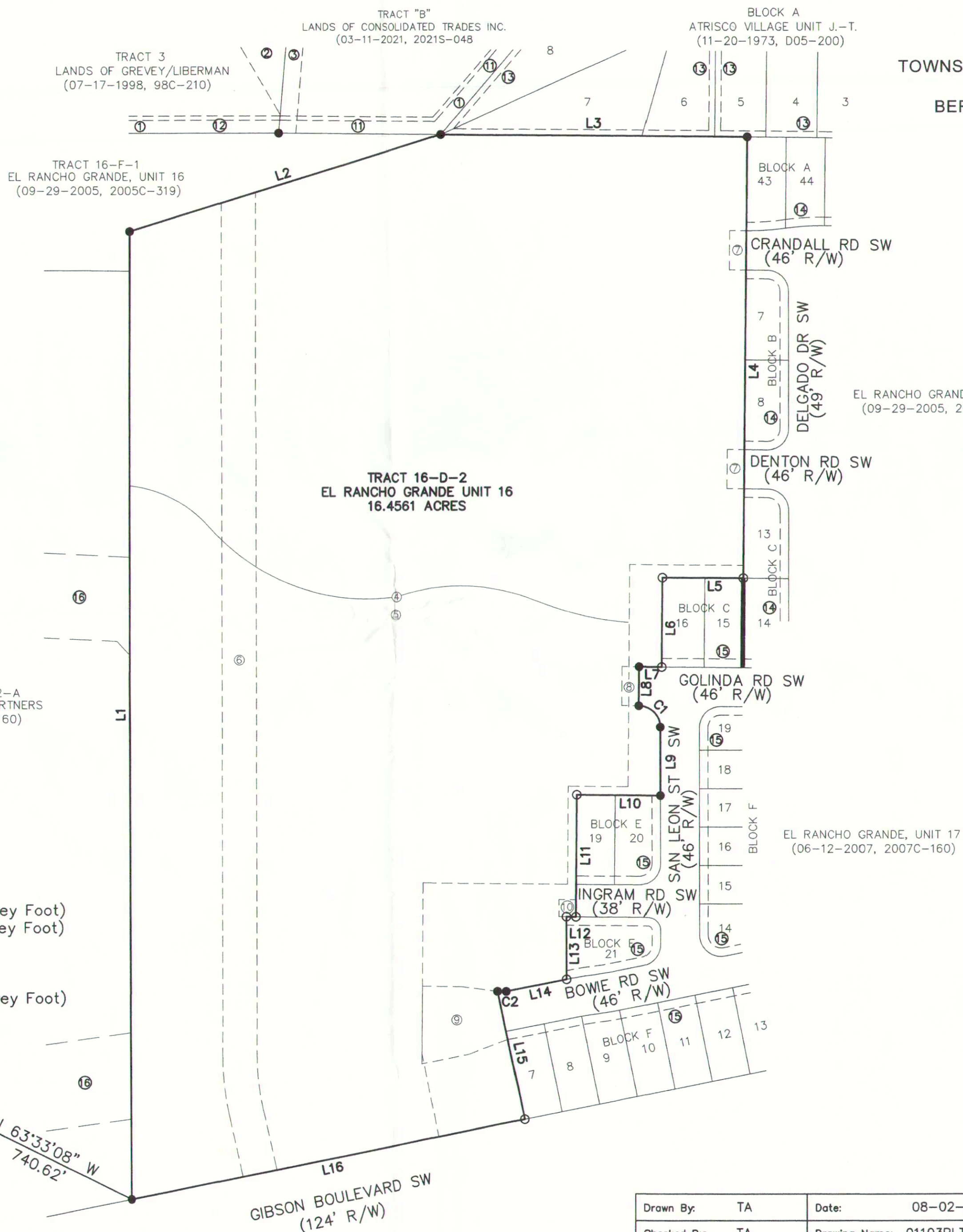
REMAINDER PARCEL 2-A
LANDS OF RIO BRAVO PARTNERS
(04-17-1996, 96C-160)

AGRS MONUMENT "1-N8"

N=1470741.879 (US Survey Foot)
E=1488701.820 (US Survey Foot)
G-G=0.999676466
 $\Delta\alpha = -00^{\circ}17'27.70''$
CENTRAL ZONE
ELEV=5307.250 (US Survey Foot)
(NAD83/NAVD88)

LINE	BEARING	DISTANCE
L1	N 00°01'24" E	1134.49'
		(1133.96')
L2	N 72°43'22" E	381.27'
	(N72°42'16"E)	(382.06')
L3	S 89°26'02" E	358.51'
		(358.00')
L4	S 00°33'58" W	517.22'
		(517.00')
L5	N 89°26'02" W	95.00'
L6	S 00°33'58" W	105.00'
L7	N 89°26'02" W	26.15'
L8	S 00°33'58" W	46.00'
L9	S 00°01'24" W	80.24'
L10	N 89°26'02" W	97.52'
L11	S 00°33'58" W	143.00'
L12	N 89°26'02" W	11.13'
L13	S 00°01'24" W	73.40'
L14	S 78°37'23" W	71.47'
L15	S 11°22'37" E	153.02'
L16	S 78°37'23" W	469.19'
		(469.40')

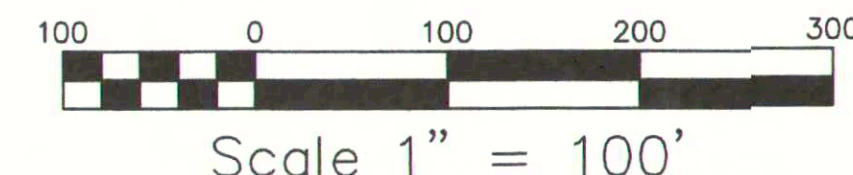
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.03'	35.19'	S 44°42'19" E	89°27'26"
C2	25.00'	10.12'	10.05'	N 89°46'58" W	23°11'18"



PRELIMINARY PLAT
OF
EL RANCHO GRANDE, UNIT 18
(A REPLAT OF TRACT 16-D-2, EL RANCHO GRANDE, UNIT 16)
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2022

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP "LS 7719"
- SET MAG NAIL WITH TAG "LS 7719"



*permanent
drainage
easement
to be removed
by future plat?*

**ALDRICH LAND
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

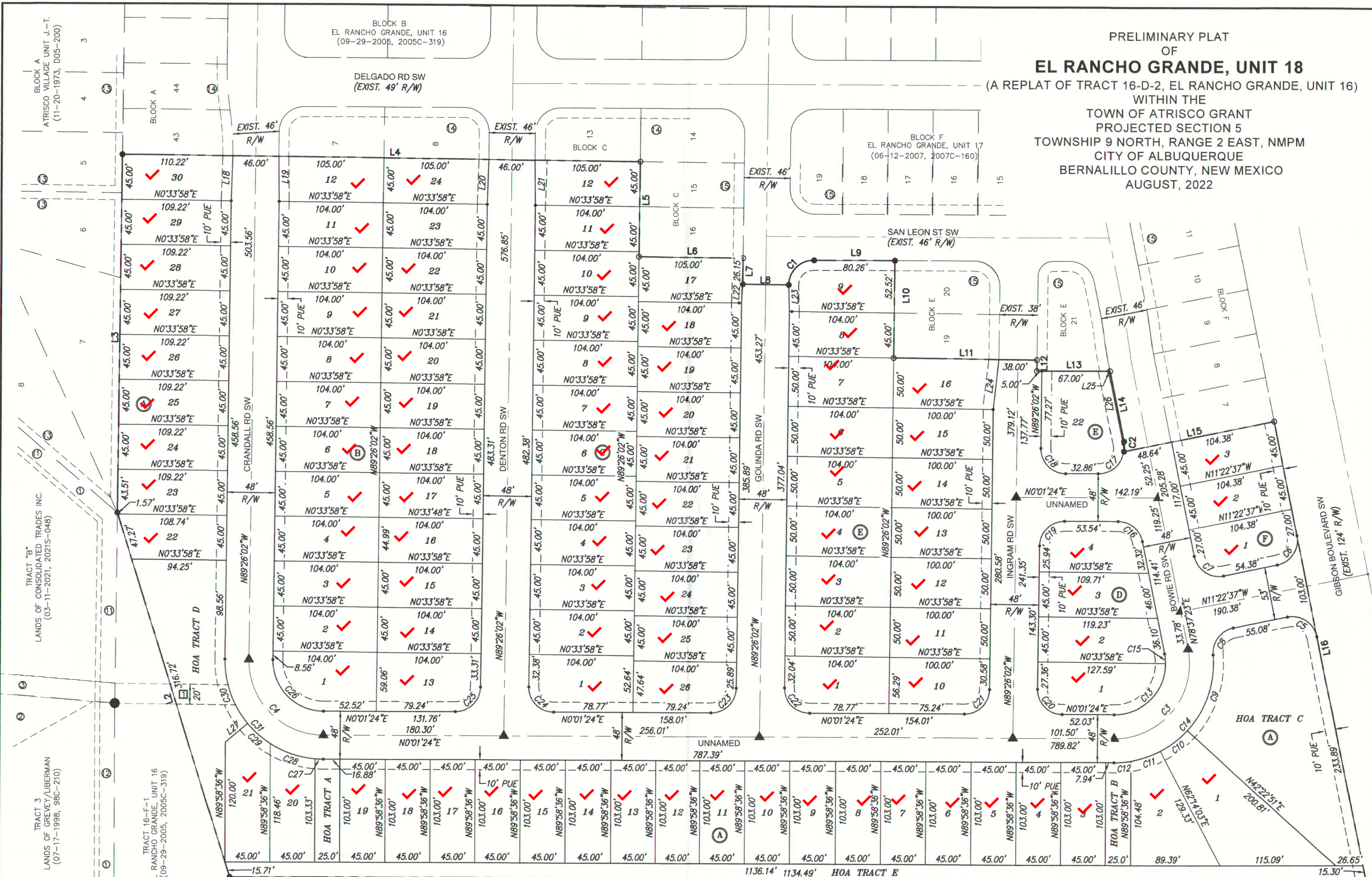
Drawn By:	TA	Date:	08-02-21
Checked By:	TA	Drawing Name:	01103PLT.DWG
Job No.:	01-103	Sheet:	2 of 4

A17054-UNIT 18-EX CONDITION-01103PLT.dwg Scale: AS SHOWN	Drawn: DER Date: 9/28/2022	Checked: ALS Job: A17054	Sheet 2 of 4
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BLOCK B
EL RANCHO GRANDE, UNIT 16
(09-29-2005, 2005C-319)

DELGADO RD SW
(EXIST. 49' R/W)

PRELIMINARY PLAT
OF
EL RANCHO GRANDE, UNIT 18
(A REPLAT OF TRACT 16-D-2, EL RANCHO GRANDE, UNIT 16)
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2022



LEGEND

- 32 LOT NUMBER
- 3 EXISTING LOT NUMBER
- (A) BLOCK ID
- ▲ CITY OF ALBUQUERQUE CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- R/W = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION

NEW EASEMENTS

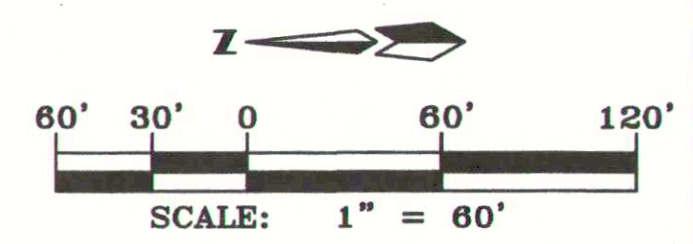
- 1 20' ABCMUA PERMANENT PUBLIC WATERLINE EASEMENT TO BE MAINTAINED BY THE H.O.A., GRANTED WITH THIS PLAT

NOTES

- TRACTS A, B, C, D & E ARE TO BE OWNED AND MAINTAINED BY THE EL RANCHO GRANDE H.O.A. AND IS FOR THE BENEFIT OF ALL LOT OWNERS WITHIN THE EL RANCHO GRANDE SUBDIVISION.

* SEE SHEET 2 FOR EXISTING EASEMENT KEYED NOTES.

* SEE SHEET 4 FOR PARCEL AREAS, LINE TABLES AND CURVE DATA TABLES.



A17054-UNIT18-Preliminary Plat.dwg	Drawn: DER	Checked: ALS	Sheet 3 of 4
Scale: AS SHOWN	Date: 9/28/2022	Job: A17054	

Parcel Area Table			Parcel Area Table		
Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)
1	A	9926.4463 sf	19	A	4635.0000 sf
2	A	6609.3296 sf	20	A	4898.6788 sf
3	A	4635.0000 sf	21	A	5775.1994 sf
4	A	4635.0000 sf	22	A	4567.2326 sf
5	A	4635.0000 sf	23	A	4914.4079 sf
6	A	4635.0000 sf	24	A	4914.7660 sf
7	A	4635.0000 sf	25	A	4914.7660 sf
8	A	4635.0000 sf	26	A	4914.7660 sf
9	A	4635.0000 sf	27	A	4914.7660 sf
10	A	4635.0000 sf	28	A	4914.7660 sf
11	A	4635.0000 sf	29	A	4914.7660 sf
12	A	4635.0000 sf	30	A	4937.2694 sf
13	A	4635.0000 sf	HOA TRACT A	A	2575.9030 sf
14	A	4635.0000 sf	HOA TRACT B	A	2583.3976 sf
15	A	4635.0000 sf	HOA TRACT C	A	24197.3320 sf
16	A	4635.0000 sf	HOA TRACT D	A	14769.1733 sf
17	A	4635.0000 sf	HOA TRACT E	A	17029.7442 sf
18	A	4635.0000 sf			

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	B	5623.0260 sf
2	B	4680.0020 sf
3	B	4680.0020 sf
4	B	4680.0020 sf
5	B	4680.0020 sf
6	B	4680.0020 sf
7	B	4680.0020 sf
8	B	4680.0020 sf
9	B	4680.0020 sf
10	B	4680.0020 sf
11	B	4680.0020 sf
12	B	4702.5026 sf
13	B	5959.9718 sf
14	B	4680.0000 sf
15	B	4680.0000 sf
16	B	4679.7314 sf
17	B	4680.2686 sf
18	B	4680.0000 sf
19	B	4680.0000 sf
20	B	4680.0000 sf
21	B	4680.0000 sf
22	B	4680.0000 sf
23	B	4680.0000 sf
24	B	4702.5038 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	C	5804.2858 sf
2	C	4680.0000 sf
3	C	4680.0000 sf
4	C	4680.0000 sf
5	C	4680.0000 sf
6	C	4680.0000 sf
7	C	4680.0000 sf
8	C	4680.0000 sf
9	C	4680.0000 sf
10	C	4680.0001 sf
11	C	4680.0000 sf
12	C	4702.5000 sf
17	C	4715.5384 sf
18	C	4680.0000 sf
19	C	4680.0000 sf
20	C	4680.0000 sf
21	C	4680.0000 sf
22	C	4680.0000 sf
23	C	4680.0000 sf
24	C	4680.0000 sf
25	C	4680.0000 sf
26	C	5187.7314 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	F	5159.2906 sf
2	F	4696.9121 sf
3	F	4696.9121 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	D	5959.1011 sf
2	D	5575.9155 sf
3	D	5151.0297 sf
4	D	5122.2392 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	E	5768.7119 sf
2	E	5200.0000 sf
3	E	5200.0000 sf
4	E	5200.0000 sf
5	E	5200.0000 sf
6	E	5200.0000 sf
7	E	5200.0000 sf
8	E	4680.0000 sf
9	E	5318.8429 sf
10	E	5450.8487 sf
11	E	5000.0000 sf
12	E	5000.0000 sf
13	E	5000.0000 sf
14	E	5000.0000 sf
15	E	5000.0000 sf
16	E	5125.0000 sf

PRELIMINARY PLAT
OF
EL RANCHO GRANDE, UNIT 18
(A REPLAT OF TRACT 16-D-2, EL RANCHO GRANDE, UNIT 16)
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2022

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) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- LUMEN FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVELEDGE 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, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLEY 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 TRANSFORMERS/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, PNM, NMGCO, LUMEN AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.

CONSEQUENTLY, PNM, NMGCO, LUMEN AND COMCAST 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.

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°01'24" E	1134.49'
L2	N 72°43'22" E	381.27'
L3	S 89°26'02" E	358.51'
L4	S 00°33'58" W	517.22'
L5	N 89°26'02" W	95.00'
L6	S 00°33'58" W	105.00'
L7	N 89°26'02" W	26.15'
L8	S 00°33'58" W	46.00'
L9	S 00°01'24" W	80.24'
L10	N 89°26'02" W	97.52'
L11	S 00°33'58" W	143.00'
L12	N 89°26'02" W	11.13'
L13	S 00°01'24" W	73.40'
L14	S 78°37'23" W	71.47'
L15	S 11°22'37" E	153.02'
L16	S 78°37'23" W	469.19'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C3	75.00'	132.73'	101°24'01"	S50°40'37"E	116.08'
C4	75.00'	118.52'	90°32'34"	S45°17'41"W	106.57'
C5	25.00'	39.27'	90°00'00"	N33°37'23"E	35.36'
C6	25.00'	39.27'	90°00'00"	N56°22'37"W	35.36'
C7	25.00'	39.27'	90°00'00"	N33°37'23"E	35.36'
C8	25.00'	36.61'	83°53'45"	N53°19'30"W	33.42'
C9	99.00'	82.34'	47°39'13"	N71°26'46"W	79.99'
C10	99.00'	34.30'	19°51'12"	N37°41'33"W	34.13'
C11	99.00'	30.87'	17°51'57"	N18°49'59"W	30.74'
C12	99.00'	17.15'	9°55'24"	N4°56'18"W	17.12'
C13	50.62'	80.46'	91°04'59"	N45°18'42"W	72.25'
C14	99.00'	164.66'	95°17'46"	S47°37'29"E	146.33'
C15	35.54'	9.76'	15°43'39"	S85°19'02"W	9.72'
C16	25.00'	34.30'	78°35'59"	S39°19'23"W	31.67'
C17	25.00'	44.24'	101°24'01"	N50°40'37"W	38.69'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C18	25.00'	39.51'	90°32'34"	N45°17'41"E	35.52'
C19	25.00'	39.03'	89°27'26"	S44°42'19"E	35.19'
C20	25.00'	39.51'	90°32'34"	N45°17'41"E	35.52'
C21	25.00'	39.03'	89°27'26"	N44°42'19"W	35.19'
C22	25.00'	39.51'	90°32'34"	N45°17'41"E	35.52'
C23	25.00'	39.03'	89°27'24"	S44°42'19"E	35.19'
C24	25.00'	39.51'	90°32'36"	S45°17'41"W	35.52'
C25	25.00'	39.03'	89°27'26"	N44°42'19"W	35.19'
C26	51.00'	80.59'	90°32'34"	N45°17'41"E	72.47'
C27	99.00'	8.13'	4°42'22"	N2°22'35"E	8.13'
C28	99.00'	47.94'	27°44'44"	N18°36'08"E	47.47'
C29	99.00'	30.52'	17°39'47"	N41°18'23"E	30.40'
C30	99.00'	69.85'	40°25'41"	S70°21'07"W	68.41'
C31	99.00'	156.45'	90°32'34"	S45°17'41"W	140.67'

Parcel Line Table		
Line #	Direction	Length
L18	S88°09'39"E	45.01
L19	N89°17'35"E	45.01
L20	S88°09'39"E	45.01
L21	N89°17'35"E	45.01
L22	N86°23'47"W	18.87
L23	N88°25'34"E	26.78
L24	N83°43'24"W	50.25
L25	S00°01'24"W	1.40
L26	S78°37'23"W	74.02
L27	N39°51'43"W	28.87

BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.03'	35.19'	S 44°42'19" E	89°27'26"
C2	25.00'	10.12'	10.05'	N 89°46'58" W	23°11'18"

PRELIMINARY PLAT
El Rancho Grande Subdivision
Unit 18

BEING A REPLAT OF TRACT 16-D-2, EL RANCHO
GRANDE UNIT 16

SITUATE WITHIN
PROJECTED SECTION 05, T.9N, R.2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2025

DRAINAGE EASEMENT
ATRISCO VILLAGE UNIT J-T
(11/20/1973; D5-200)

TRACT 16-F-1
EL RANCHO GRANDE UNIT 16
(09/29/2005; 2005C-319)

PARCEL 2A
LANDS OF RIO BRAVO PARTNERS LLC
(04/17/1996; 96C-160)

NORTH
MATCH LINE
MATCH LINE
SOUTH

CITY OF ABQ MONUMENT "1_N8"
DATA SHEET
NAD83 NMSP Central Zone
N=1470741.879 USFT
E=1488701.820 USFT
ELEVATION=5307.250
Mapping Angle=-0.17_27.70
Combined Factor=0.999676466

BASIS OF BEARINGS
(N00°01'24"E)
(N00°01'47"E)



GROUND
TIE
S89°17'56"W
6130.18'

CITY OF ABQ MONUMENT "10_M9"
DATA SHEET
NAD83 NMSP Central Zone
N=1471730.928 USFT
E=1496215.383 USFT
ELEVATION=5082.551
Mapping Angle=-0.16_35.92
Combined Factor=0.999684639

EASEMENT VACATION TABLE:

- (A) EXISTING PUBLIC 46"x20" SANITARY SEWER AND WATERLINE EASEMENT (07-01-05; A99-5029; DOC #2005095322) EASEMENT VACATED BY THIS PLAT
- (B) NOT USED
- (C) NOT USED
- (D) EXISTING 20"x20" PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (E) TEMPORARY PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND SANITARY SEWER GRANTED TO ABCWUA. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (F) EXISTING PERMANENT DRAINAGE EASEMENT (07/18/2005; A100-2468) AGREEMENTS & COVENANTS FILED (07/18/05; A100-2464) EASEMENT VACATED BY THIS PLAT
- (G) EXISTING 40' TEMPORARY ACCES EASEMENT GRANTED TO AMAFCA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (H) NOT USED
- (I) NOT USED
- (J) PERMANENT EASEMENT/ TEMPORARY RETENTION POND (07/18/2005; A100-2468) AGREEMENTS & COVENANTS FILED (07/18/05; A100-2464) EASEMENT VACATED BY THIS PLAT
- (K) EXISTING 20"x46" PUBLIC WATERLINE & SANITARY SEWER EASEMENT GRANTED TO ABCWUA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT

LINE TABLE

NUM	BEARING	DISTANCE
L1	N89°26'44"W	95.00'
	(N89°26'02"W)	(95.00')
L2	S00°33'16"W	105.00'
	(S00°33'58"W)	(105.00')
L3	N89°26'44"W	26.15'
	(N89°26'02"W)	(26.15')
L4	S00°20'13"W	46.00'
	(S00°33'58"W)	(46.00')
L5	S00°01'40"W	80.16'
	(S00°01'24"W)	(80.24')
L6	N89°26'44"W	97.52'
	(N89°26'02"W)	(97.52')
L7	S00°29'11"W	143.00'
	(S00°33'58"W)	(143.00')
L8	N89°26'44"W	11.30'
	(N89°26'02"W)	(11.13')
L9	S00°00'41"W	73.41'
	(S00°01'24"W)	(73.40')
L10	S78°38'17"W	71.47'
	(S78°37'23"W)	(71.47')
L11	S11°18'13"E	153.19'
	(S11°22'37"E)	(153.02')

CURVE TABLE

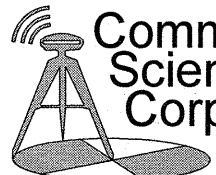
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°22'07"	38.99'	25.00'	S44°43'50"E	35.16'
	(89°27'26")	(39.03')	(25.00')	(N44°42'19"W)	(35.19')
C2	22°49'00"	9.96'	25.00'	N89°34'16"W	9.89'
	(23°11'18")	(10.12')	(25.00')	(N89°46'58"W)	(10.05')

Monument Legend

- Found Monument as noted.
- Found 5/8" Rebar w/Green Plastic Cap Stamped MEDINA PS12649 or PK Nail/Mag Nail/60D Nail w/ Shiner Stamped MEDINA PS12649 (PK nail/shiners at top of wall except the intersection of L8 and L9 is located at the footing of wall)
- Control Station
- Centerline Monument

PRELIMINARY PLAT
EL RANCHO GRANDE SUBDIVISION
UNIT 18

DWG PATH: 8/18/2025 J:\N510-05 El Rancho Grande 18\Subdivision Plat 2025\EL RANCHO GRANDE U18 (PRELIM PLAT 2025).dwg	
DATE: 08/12/2025	
CREW: LRC/DCA/AHM	
SCALE: 1"=100'	
DRAWN: AHM	REVIEW: ASM
JOB NO.: N510-05-600	



Community
Sciences
Corporation
Land Surveying
(505) 897.0000

2 of 5





Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2021-005862 Date: 7/02/2025 Agenda Item: #10 Zone Atlas Page (M-08, N-08)

Legal Description: Lot/Tract 16D2, El Rancho Grande Unit 16 zoned R-1A

Location: Gibson Blvd between Gibson Blvd SW and Delgado Rd SW

Request: Proposed 102 lot layout

☒ **Approved No Conditions**

☒ **Approved W/Conditions**

☐ **Not Approved**

Application For: PA-2025-00183 – SKETCH

1. Coordinate with Utility Development to determine if a new Request for Availability will be required.
 - a. Has anything changed?
 - b. What has been approved if anything?
 - c. How long ago was that approval?
2. Infrastructure improvements are required and will need to be constructed or financially guaranteed prior to final sign off of the plat.
3. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) 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 the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Comment: (Provide written response explaining how comments were addressed)

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@caba.aov

DATE: 07/02/2025

AGENDA ITEM NO: 10

PR-2021-005862

PA-2025-00183 – SKETCH

ADDRESS/LOCATION: All or a portion of: **Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16** zoned **R-1A**, located on **Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW** containing approximately **16.4561** acre(s). (**M-08, N-08**)

REQUEST: Proposed 102 lot layout

IDO – 2025

COMMENTS:

1. Property is zoned R-1A and lots must meet dimensional standards of IDO 14-1-5-1(C), Table 5-1-1. If continuing on existing streets, Contextual lot size standards might apply, as per IDO section 5-1(C)(2)(b).
2. Developed lots must meet requirements for IDO 5-3(C)(3) Driveways, Drive Aisles, and Access, including provision of 20 foot driveways for each home.
3. Code Enforcement has no further comments at this time.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2021-005862

PA-2025-00183 – SKETCH

All or a portion of: Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16 zoned R-1A, located on Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW containing approximately 16.4561 acre(s). (M-08, N-08)

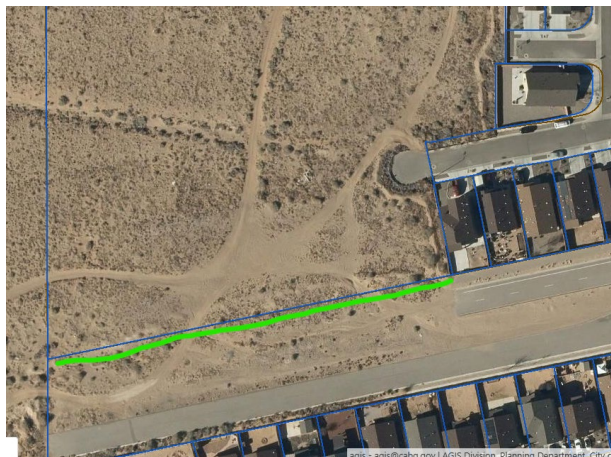
REQUEST: Proposed 102 lot layout

IDO – 2025

COMMENTS

7.1.2025

- Please provide 10' asphalt paved multi-use trail along the northern side of Gibson Blvd to connect to the existing trail to the east of the subject site. ~465 LF Please see the DPM for trail design standards. The trail is to be maintained by the property owner/HOA.
- IDO 5-3(D)(4) Trails
Trails shall be dedicated on alignments that connect to any planned or existing trails on adjacent properties, as necessary to serve the residents, occupants, and users of the proposed development, and shall be constructed pursuant to the DPM.





DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

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

Tiequan Chen, PE, Principal Engineer | 505-924-3695 tchen@cabq.gov

DRB Project Number: PR-2021-005862, PA-2025-00183 Hearing Date: **07-02-2025**

Project: Subdivide tract 16-D-2, El Rancho Grande, Unit 16 into 3 tracts and 102 residential lots. Agenda Item No: **10**

☒ Sketch Plat

☐ Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology will need an approved Grading and Drainage Plan prior to approval of Preliminary Plat.
- Hydrology will also need a Drainage Study showing downstream capacity.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For: _____

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO _____

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005862
El Rancho Grande off Gibson

AGENDA ITEM NO: 10

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Gibson will need to be constructed along the frontage of the property including curb, gutter and sidewalk. Gibson is a Principal Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer.
2. All internal roads will need to be built to local road standards and will require 5' sidewalks with 4' to 6' landscape buffers.
3. Prior to site plan please provide dimension of roadways and sidewalks. Also, a Traffic Scoping Form will need to be submitted to determine if a traffic study will be required.

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: July 2, 2025

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 7/2/25 -- **AGENDA ITEM:** #10

Project Number: PR-2021-005862

Application Number: PA-2025-00182

Project Name: El Rancho Grande subdivision (West of Gibson & 98th)

Request:

Sketch Plat for new subdivision and major plat.

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

BACKGROUND

- The purpose of the sketch plat is for a Major Subdivision of Land to develop a 100+ lot residential subdivision.
Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16 zoned R-1A, located on Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW containing approximately 16.4561 acre(s). (M-08, N-08).
- *The site is in the R-1A zone district and abutting other residential development to the east. To the north it is abutting the Westgate Dam Drainage and the Ameole Drainage Channel. Bernalillo County properties are further north and to the west. **Development standards may exist for each.***
- Development is subject to the IDO, and the DPM. All standards will apply.
Here is a link to both of those:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

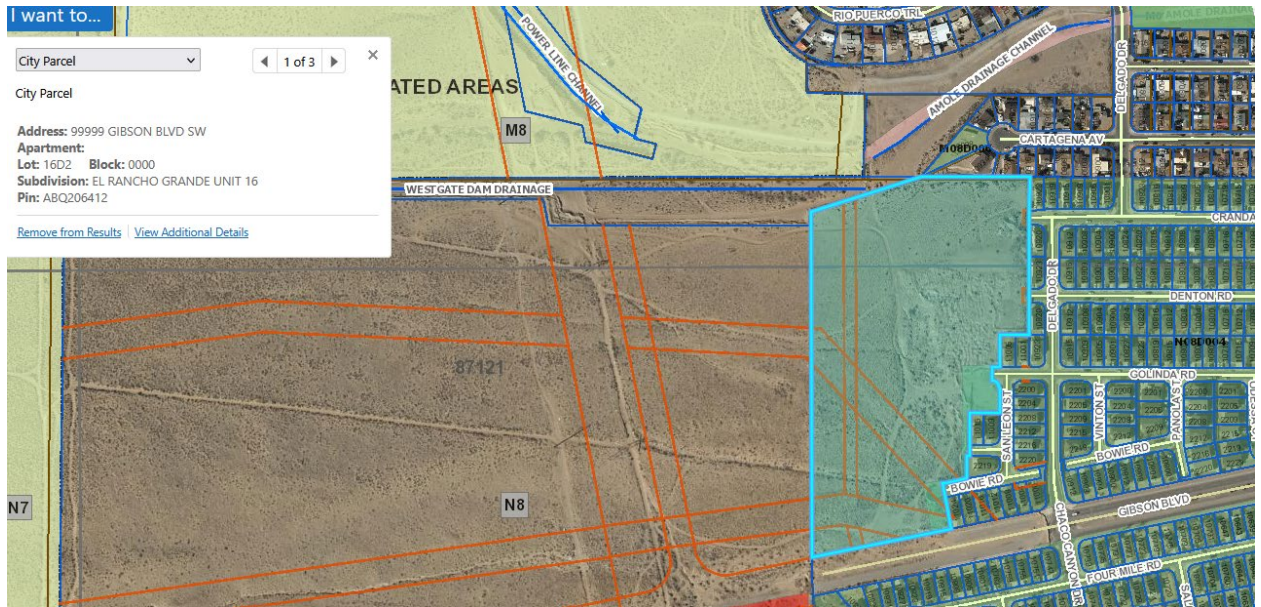
**(See additional comments on next pages)*

GENERAL COMMENTS

Guidance for future formal submittals.

**In preparation of the future formal submittal, the documents and drawings will need to clarify and demonstrate the following:*

- Specific lot size, dimensions, and show how it meets R-1A requirements.
- Clarify sidewalk width, landscape buffer, subdivision access, block length, roadways, and easements.
- A SENSITIVE LANDS ANALYSIS FORM must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO).
- Please be aware of standards within section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.
****Verification of DPM standards per Transportation****
Any work within the ROW needs to be included on an infrastructure list..
- ***If public infrastructure is needed***, a complete Infrastructure List, followed by a required Infrastructure Improvements Agreement with a financial guarantee.
- 5-3(C)(3) Driveways, Drive Aisles, and Access -- For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.
- Clarify existing easements, shown below in orange in AGIS maps:



- Standards within IDO section 5-4-C, *Compliance with zoning requirements*, apply to all platting actions. *Platting and development cannot create a new nonconformity.*
- Formal submittals must be sealed and signed by a design professional licensed in the State of NM.
- **For a platting submittal**, A Major Preliminary Plat and afterwards a Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):

<https://www.cabq.gov/planning/abq-plan/abq-plan>

<https://www.cabq.gov/planning/download-forms-applications>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

- The DHO application form and Form S1 are no longer required to be included with the application submittal for a Major Preliminary and Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can refer to the checklist of items for this application featured in the following link:

https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT_CHECKLIST.pdf

<https://www.cabq.gov/planning/download-forms-applications>

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Major Preliminary Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application, and property owners within 100-feet of the subject property will need to be notified by mail.

Notifications sent to the NA's must include the following:

Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:

<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf>

1. Zone Atlas Map sheet with the site highlighted and labeled.
2. Copy of the Plat

In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

A sign(s) will need to be posted on the subject property providing notification of the Major Preliminary Plat application.

- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is not located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:

Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- CABQ Environmental Health, Fire & Rescue and Solid Waste are all separate reviews from the various divisions of Planning. Here are some of the contacts:

Fire--

<https://www.cabq.gov/planning/building-safety-division/inspections-commercial>
<https://www.cabq.gov/fire/our-department/fire-marshals-office>

Environmental Health--

<https://www.cabq.gov/environmentalhealth>
<https://www.cabq.gov/environmentalhealth/food-safety>

Solid Waste—

<https://www.cabq.gov/solidwaste>
 Marez, Adrian amarez@cabq.gov

****** Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:***

1. *The Plat or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.*

2. *All Plat or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).*
3. *The Plat or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.*
4. *The Plat or Infrastructure List must feature/depict the project and application numbers.*
5. *The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.*
6. *The title of the Plat or Infrastructure must follow the following naming scheme:*
 - a. *Plat: project number-application number-Plat date of approval*
 - b. *Infrastructure List: project number_application number_IL_Aproved_date of approval*

****Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use:***

- ❖ **4-2 Allowed Uses**, table 4-2-1.
- ❖ **4-3 Use Specific Standards** for development. Reference table above.
**The formal submittal will need to demonstrate and explain how the proposed development will meet all of those standards.*
- ❖ **5-1 Dimension Standards.**
 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc. Plans will need to demonstrate clearly how standards and requirements are being met.*
- ❖ **5-2 SITE DESIGN AND SENSITIVE LANDS.**
- ❖ **5-3 ACCESS AND CONNECTIVITY.**
- ❖ **5-4 Subdivision Of Land, 5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards**
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements.

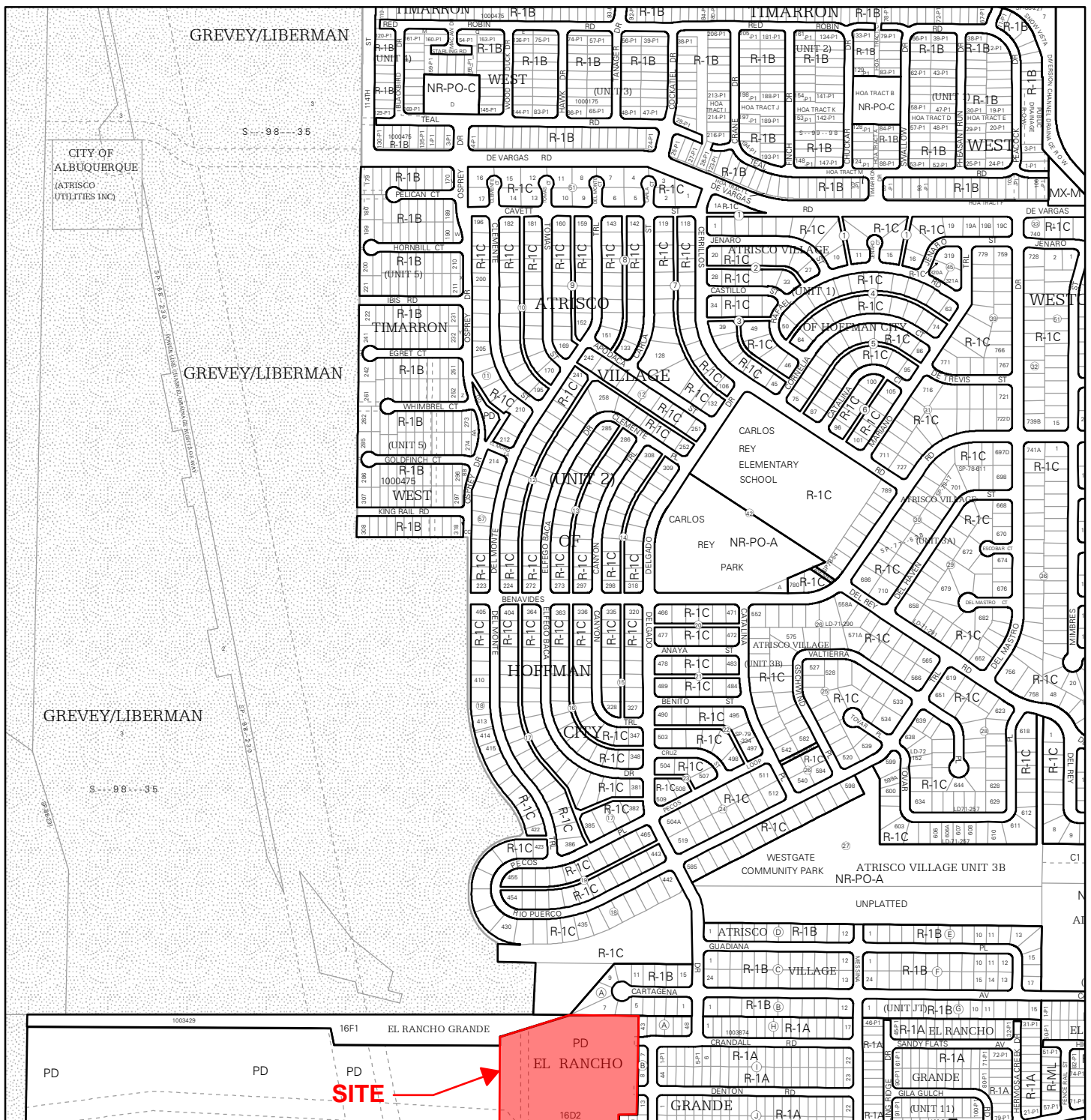
- ❖ **5-5 Parking & Loading** requirements, Table 5-5-1
**Plans will need to demonstrate compliance of parking requirements.
 Provide calculation detail and any shared parking agreement information.*
- ❖ **5-6 Landscaping, Buffering, and Screening** standards and requirements.
**Plans will need to demonstrate compliance of landscaping requirements.
 Provide a landscaping plan that includes calculations, buffer areas & detail.
 Be aware of several sections related to new development –
- ❖ **5-7 Walls/Fences**, table 5-7-1. **Development requires separate permitting.*
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Façade and Building design.**
**Please provide detailed elevations and a detailed explanation letter and include site plan notes as to how the proposed elevation meets all applicable sections of 5-11.*
- ❖ **5-12 for Signage.**
- ❖ **Section 6-1, table 6-1-1 for public notice** requirements.
- ❖ **6-4-R Dedications.**
- ❖ Platting actions per 6-6-L **Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.**
- ❖ **7-1 Development and use definitions.**



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.*

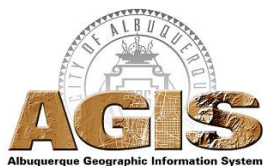
FROM: Robert Webb/Jay Rodenbeck
 Planning Department

DATE: 7/2/25

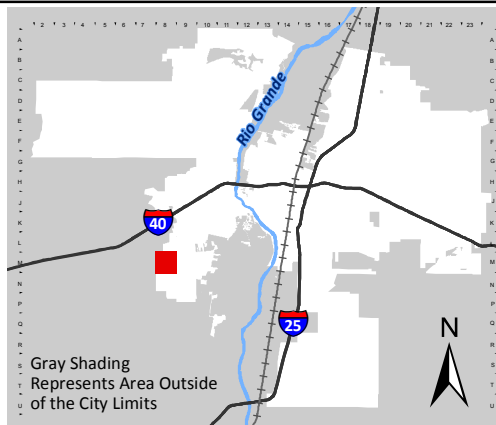


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

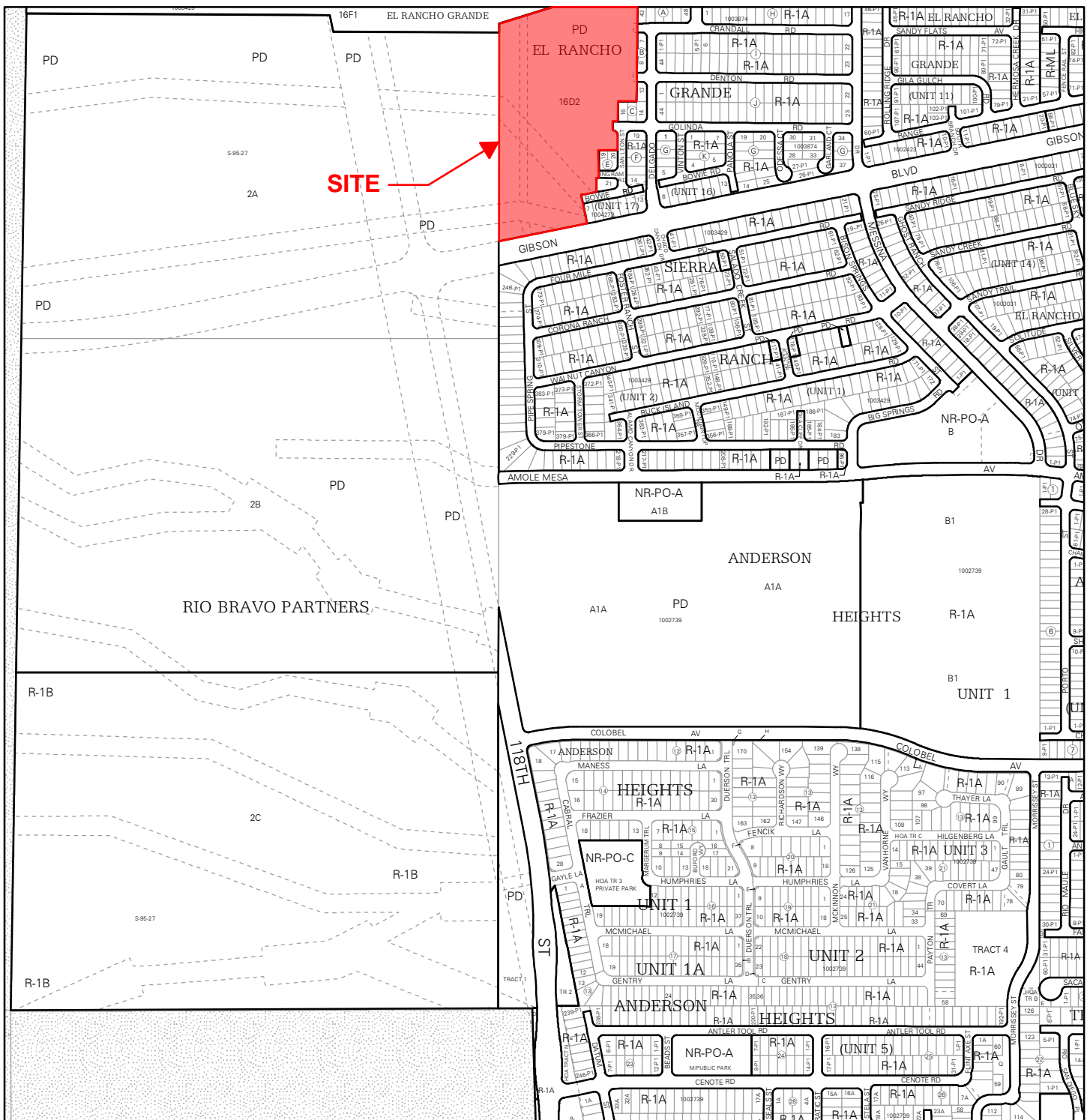


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



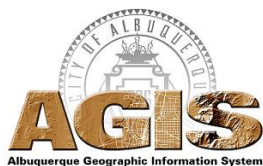
Zone Atlas Page:
M-08-Z

- 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

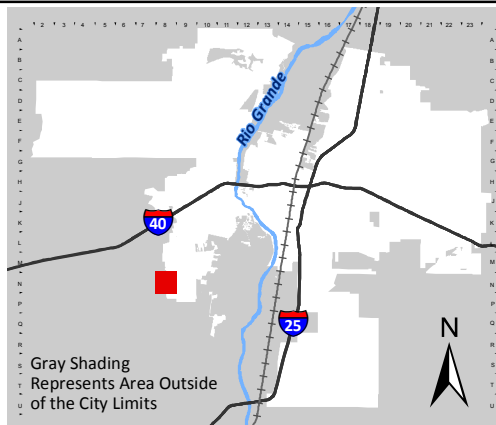


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
N-08-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
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet