



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

We have a minor change to the previously approved Infrastructure List approved on 1/5/2022. This revised Infrastructure List clarifies the Improvements required by the NMDOT.

APPLICATION INFORMATION

Applicant: Red Sky Holdings	Phone: 504-428-4111
Address: 2560 King Arthur Blvd, Suite 124-104	Email: ashley@redskyholdings.com
City: Lewisville	State: TX
Professional/Agent (if any): Wooten Engineering	Phone: 505-980-3560
Address: P.O. Box 15814	Email: jeffwooten.pe@gmail.com
City: Rio Rancho	State: NM
Proprietary Interest in Site:	List all owners: RS Bluewater, LLC

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 12	Block:	Unit: 5
Subdivision/Addition: Avalon Subdivision	MRGCD Map No.:	UPC Code: 100905706518130705
Zone Atlas Page(s): K-09-Z	Existing Zoning: NR-BP	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: 6	Total Area of Site (Acres): 11.0954

LOCATION OF PROPERTY BY STREETS

Site Address/Street: E Side of 98th St NW Between: Volcano Rd NW and: Bluewater Rd NW

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

PR-2019-002402 (Prior); PR-2021-005864 (Current Preliminary Plat Application); PS-2021-00097 (Sketch Plat)

I certify that the information I have included here and what is in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 2/22/2022
Printed Name: Jeffrey T. Wooten, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Proposed Final Plat
 - Design elevations & cross sections of perimeter walls
 - Copy of recorded IIA
 - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal.
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
 - Sidewalk Exhibit and/or cross sections of proposed streets
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

X MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
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 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Proposed Amended Preliminary Plat (Infrastructure List) and/or Grading Plan
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan
 - Infrastructure List, if applicable

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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 2/22/2022</p>
<p>Printed Name: Jeffrey T. Wooten, P.E.</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



Wooten Engineering

P.O. Box 15814
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

February 22, 2022

Jolene Wolfley
DRB Chair, Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for Approval of an Amended Infrastructure List
Proposed RS Bluewater Addition, Tracts A – F, DRB #PR-2021-005864

Dear Ms. Wolfley,

Wooten Engineering, the agent for the owner RS Bluewater, LLC, hereby request approval of an Amended Infrastructure List for the Subject Project. The original Infrastructure List included a blanket statement regarding NMDOT and stated that an Amended Infrastructure List should be submitted in the event that NMDOT required Infrastructure Improvements. We have attached a final email from Margaret Haynes, NMDOT District 3 Engineer, dated February 17, 2022 confirming that the existing Southbound Left Turn Lane from 98th St to Bluewater Rd be extended 235 feet beyond the existing 200 foot long Left Turn Lane for a Total Length of 435 feet plus the required transition. The Amended Infrastructure List is included in this submittal.

With this application, we are requesting approval of the subject Amended Infrastructure List. If you have any questions or need supplemental information, please do not hesitate to contact me at 505-980-3560 or jeffwooten.pe@gmail.com.

Respectfully,

Signature

Date February 22, 2022

jeffwooten.pe@gmail.com

From: Haynes, Margaret, NMDOT <Margaret.Haynes@state.nm.us>
Sent: Thursday, February 17, 2022 3:49 PM
To: Wooten, Jeffrey; Wolfenbarger, Jeanne
Cc: tsimmons@civiltransformations.com; 'Kevin Mattson'; Gibson, Justin L, NMDOT; 'Grush, Matthew P.'; Haynes, Margaret, NMDOT
Subject: RE: [EXTERNAL] Discuss 98th/Bluewater Development
Flag Status: Flagged

Hi Jeff,

Yes I agree 435 feet plus taper (150' straight line taper or 100' reverse curve taper). Since there is 200-feet there, then our request is for 235-ft plus taper.

Thank you,
Margaret

Margaret L. Haynes, P.E.
District 3 Assistant Traffic Engineer
New Mexico Department of Transportation
505-288-2086 cell

[The NMDOT office is currently open, however we are encouraged to conduct/attend all meetings virtually whenever possible. Non-essential staff may have permanent telework in place](#)

From: jeffwooten.pe@gmail.com <jeffwooten.pe@gmail.com>
Sent: Thursday, February 17, 2022 3:24 PM
To: Haynes, Margaret, NMDOT <Margaret.Haynes@state.nm.us>; Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>
Cc: tsimmons@civiltransformations.com; 'Kevin Mattson' <kmattson@redskyholdings.com>; Gibson, Justin L, NMDOT <JustinL.Gibson@state.nm.us>; 'Grush, Matthew P.' <mgrush@cabq.gov>
Subject: RE: [EXTERNAL] Discuss 98th/Bluewater Development

Margaret,

Kevin and I greatly appreciate you and Justin meeting with us this morning and explaining to us exactly why the Left Turn Lane Extension is being required and further explaining that you are only looking for us to extend the SB LTL at Bluewater the difference between Full Build and Existing Conditions which is a direct contribution of our project. Per your numbers, this length is 85'. In addition, 350' of deceleration will be required as well as the taper/transition. I calculate that the total length of the LTL starting at the median nose of Bluewater to be 435' plus the taper (85'+350'), but I may still be confused as to this total. Can you please confirm the total length that will be required?

We too are urgently awaiting the answer from Jeanne on the Maverik extension which may or may not impact the proposed LTL Extension we need to provide.

Thanks again!

Jeffrey T. Wooten, PE, LEED AP
Wooten Engineering

PO Box 15814
Rio Rancho, NM 87174
Ofc/Cell 505-980-3560
Email: jeffwooten.pe@gmail.com

From: Haynes, Margaret, NMDOT <Margaret.Haynes@state.nm.us>
Sent: Thursday, February 17, 2022 3:13 PM
To: Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>
Cc: tsimmons@civiltransformations.com; Wooten, Jeffrey <jeffwooten.pe@gmail.com>; Kevin Mattson <kmattson@redskyholdings.com>; Gibson, Justin L, NMDOT <JustinL.Gibson@state.nm.us>; Haynes, Margaret, NMDOT <Margaret.Haynes@state.nm.us>; Grush, Matthew P. (mgrush@cabq.gov) <mgrush@cabq.gov>
Subject: RE: [EXTERNAL] Discuss 98th/Bluewater Development

Good afternoon Jeanne,
Justin and I met with Jeff Wooten and Kevin Mattson today to discuss the SBL requirement in my final letter for the 98th Street Commercial Development. NMDOT's requirements will not change, however, they are requesting to phase the off-site improvements via the COA's infrastructure list. We told them that this was up to the COA. I understand a quick telephone discussion may be forthcoming to discuss that.

Also, Jeff made a valid observation of the SBL that Maverik did install with its project. Per my attached final letter, it appears that they did not fulfill NMDOT's requirements. Do you know why that is and where the additional extension will be captured and addressed? Per Google Earth they build 200 feet plus 100-ft reverse curve taper. My requirement was 300-ft plus 100-ft reverse curve taper.

Thank you and hope you are staying well.

Margaret

Margaret L. Haynes, P.E.
District 3 Assistant Traffic Engineer
New Mexico Department of Transportation
505-288-2086 cell

The NMDOT office is currently open, however we are encouraged to conduct/attend all meetings virtually whenever possible. Non-essential staff may have permanent telework in place

-----Original Appointment-----

From: jeffwooten.pe@gmail.com <jeffwooten.pe@gmail.com>
Sent: Tuesday, February 15, 2022 3:16 PM
To: jeffwooten.pe@gmail.com; Kevin Mattson; Haynes, Margaret, NMDOT
Cc: tsimmons@civiltransformations.com
Subject: [EXTERNAL] Discuss 98th/Bluewater Development
When: Thursday, February 17, 2022 11:00 AM-11:30 AM (UTC-07:00) Mountain Time (US & Canada).
Where: NMDOT District 3 Offices; 7500 Pan American Freeway

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 1/5/2022

INFRASTRUCTURE LIST

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

(Rev. 9-20-05)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

RS BLUEWATER ADDITION, TRACTS A - F

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Avalon Subdivision, Unit 5, Tract 12

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	12' Wide	3rd Northbound Lane	98th Street	Volcano Rd	Bluewater Rd	/	/	/
<input type="text"/>	<input type="text"/>	10' Wide	Trail with 2' Wide Buffers	98th Street Frontage	Volcano Rd	Bluewater Rd	/	/	/
<input type="text"/>	<input type="text"/>	11' Wide	Northbound Right Turn / Deceleration Lane	SEC 98th / Bluewater Lane	+/-250' South of Bluewater	SEC of 98th/ Bluewater	/	/	/
<input type="text"/>	<input type="text"/>	12' Wide	Southbound Left Turn Lane 80 feet long plus transition	98th St - Main Driveway at Existing Median			/	/	/
<input type="text"/>	<input type="text"/>	6' Wide	Concrete Sidewalks along Bluewater and Volcano Frontages				/	/	/
<input type="text"/>	<input type="text"/>	N/A	ADA Ramps at 98th/Bluewater, 98th/Volcano Intersections & Project Driveways				/	/	/
<input type="text"/>	<input type="text"/>	N/A	New Standard Curb/Gutter	Volcano Road	98th St	SE Property Corner	/	/	/
<input type="text"/>	<input type="text"/>	N/A	Modifications to Ex. 98th/Bluewater Intersection to accommodate 3rd NB Lane				/	/	/
<input type="text"/>	<input type="text"/>	8" Dia	Sanitary Sewer Main	Volcano Rd	Existing Manhole in Volcano Rd	Site	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
8" Dia	<u>Sanitary Sewer Main</u>	<u>within Development to Serve all Lots</u>		
8" Dia	<u>Water Main</u>	<u>Inside Development to Serve all Lots</u>	<u>Ex 6" Main in Volcano Rd</u>	<u>Ex 12" Main in Bluewater Rd</u>
18"-48"	<u>Storm Drain RCP</u>	<u>Volcano Rd</u>	<u>Ex 48" SD in Volcano Rd</u>	<u>Northeast Corner of 98th/Volcano</u>
Misc	<u>Internal Shared Roadways and Sidewalks within Access Easements</u>			

THE INFRASTRUCTURE LIST SHALL BE AMENDED UPON FINAL REVIEW OF NMDOT IF ADDITIONAL WORK IS REQUIRED AS PER THE APPROVED TRAFFIC STUDY.

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 Storm Drain to include manholes and inlets.
- 2 _____

AGENT / OWNER

JEFFREY T. WOOTEN

NAME (print)

WOOTEN ENGINEERING

1/5/2022

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jeffrey Jan 5, 2022
 DRB CHAIR - date

Jeanne Wolfenbarger Jan 5, 2022
Jeanne Wolfenbarger (Jan 5, 2022 13:12 MST)
 TRANSPORTATION DEVELOPMENT - date

Blaine Carter Jan 5, 2022
Blaine Carter (Jan 5, 2022 13:07 MST)
 UTILITY DEVELOPMENT - date

Ernest Armijo Jan 5, 2022
 CITY ENGINEER - date

Cheryl Jan 5, 2022
Cheryl (Jan 5, 2022 13:20 MST)
 PARKS & RECREATION - date

 AMAFCA - date

Robert Webb Jan 5, 2022
Robert Webb (Jan 5, 2022 13:11 MST)
 CODE ENFORCEMENT - date

_____- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER











PR-2021-005864_SD-2021-00212_Infrastructure_List_Approved_1-5-22

Final Audit Report

2022-01-05

Created:	2022-01-05
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAafmzqvajTox1UXefWqEpoJMnkDLg6NO0

"PR-2021-005864_SD-2021-00212_Infrastructure_List_Approved_1-5-22" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2022-01-05 - 7:32:42 PM GMT- IP address: 143.120.132.106
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2022-01-05 - 7:36:50 PM GMT
-  Email viewed by Ernest Armijo (earmijo@cabq.gov)
2022-01-05 - 8:06:49 PM GMT- IP address: 198.175.173.4
-  Document e-signed by Ernest Armijo (earmijo@cabq.gov)
Signature Date: 2022-01-05 - 8:06:54 PM GMT - Time Source: server- IP address: 198.175.173.4
-  Document emailed to Blaine Carter (bcarter@abcwua.org) for signature
2022-01-05 - 8:06:57 PM GMT
-  Email viewed by Blaine Carter (bcarter@abcwua.org)
2022-01-05 - 8:07:22 PM GMT- IP address: 142.202.67.2
-  Document e-signed by Blaine Carter (bcarter@abcwua.org)
Signature Date: 2022-01-05 - 8:07:33 PM GMT - Time Source: server- IP address: 142.202.67.2
-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
2022-01-05 - 8:07:35 PM GMT
-  Email viewed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)
2022-01-05 - 8:10:12 PM GMT- IP address: 75.161.71.32
-  Document e-signed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)
Signature Date: 2022-01-05 - 8:10:56 PM GMT - Time Source: server- IP address: 75.161.71.32

 Document emailed to Robert Webb (rwebb@cabq.gov) for signature

2022-01-05 - 8:10:58 PM GMT

 Email viewed by Robert Webb (rwebb@cabq.gov)

2022-01-05 - 8:11:19 PM GMT- IP address: 143.120.132.114

 Document e-signed by Robert Webb (rwebb@cabq.gov)

Signature Date: 2022-01-05 - 8:11:31 PM GMT - Time Source: server- IP address: 143.120.132.114

 Document emailed to Jeanne Wolfenbarger (jwolfenbarger@cabq.gov) for signature

2022-01-05 - 8:11:34 PM GMT

 Email viewed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)


2022-01-05 - 8:12:22 PM GMT- IP address: 198.206.237.4

 Document e-signed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Signature Date: 2022-01-05 - 8:12:53 PM GMT - Time Source: server- IP address: 198.206.237.4

 Document emailed to Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov) for signature

2022-01-05 - 8:12:55 PM GMT

 Email viewed by Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov)

2022-01-05 - 8:13:18 PM GMT- IP address: 143.120.133.169

 Document e-signed by Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov)

Signature Date: 2022-01-05 - 8:13:38 PM GMT - Time Source: server- IP address: 143.120.133.169

 Agreement completed.

2022-01-05 - 8:13:38 PM GMT

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 2/22/2022

INFRASTRUCTURE LIST

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

(Rev. 9-20-05)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

RS BLUEWATER ADDITION, TRACTS A - F

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Avalon Subdivision, Unit 5, Tract 12

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
PHASE 1 IMPROVEMENTS									
		12' Wide	3rd Northbound Lane	98th Street	Volcano Rd	Bluewater Rd	/	/	/
		10' Wide	Trail with 2' Wide Buffers	98th Street Frontage	Volcano Rd	Bluewater Rd	/	/	/
		11' Wide	Northbound Right Turn / Deceleration Lane	SEC 98th / Bluewater Lane	+/-250' South of Bluewater	SEC of 98th/ Bluewater	/	/	/
		12' Wide	Southbound Left Turn Lane	98th St - Main Driveway			/	/	/
		6' Wide	Concrete Sidewalks along Bluewater and Volcano Frontages				/	/	/
		N/A	ADA Ramps at 98th/Bluewater, 98th/Volcano Intersections & Project Driveways				/	/	/
		N/A	New Standard Curb/Gutter	Volcano Road	98th St	SE Property Corner	/	/	/
		N/A	Modifications to Ex. 98th/Bluewater Intersection to accommodate 3rd NB Lane				/	/	/
		8" Dia	Sanitary Sewer Main	Volcano Rd	Existing Manhole in Volcano Rd	Site	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
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Size	Type of Improvement	Location	From	To
8" Dia	Sanitary Sewer Main	<u>within Development to Serve all Lots</u>		
8" Dia	Water Main	<u>Inside Development to Serve all Lots</u>	<u>Ex 6" Main in Volcano Rd</u>	<u>Ex 12" Main in Bluewater Rd</u>
18"-48"	Storm Drain RCP	<u>Volcano Rd</u>	<u>Ex 48" SD in Volcano Rd</u>	<u>Northeast Corner of 98th/Volcano</u>
Misc	<u>Internal Shared Roadways and Sidewalks within Access Easements</u>			
PHASE 2 IMPROVEMENTS				
12' Wide	<u>435' foot long Left Turn Lane (235' Extension) plus 100' Long Reverse Curve Taper</u>	<u>South Bound 98th St</u>	<u>Bluewater Rd</u>	<u>435' North of Bluewater Rd</u>

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

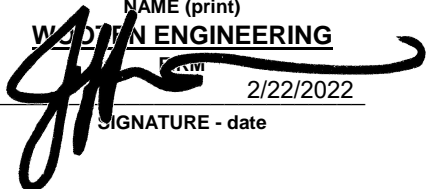
- 1 Storm Drain to include manholes and inlets.
- 2 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	-------------------------------------------

JEFFREY T. WOOTEN

NAME (print)

WOODEN ENGINEERING



2/22/2022

SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

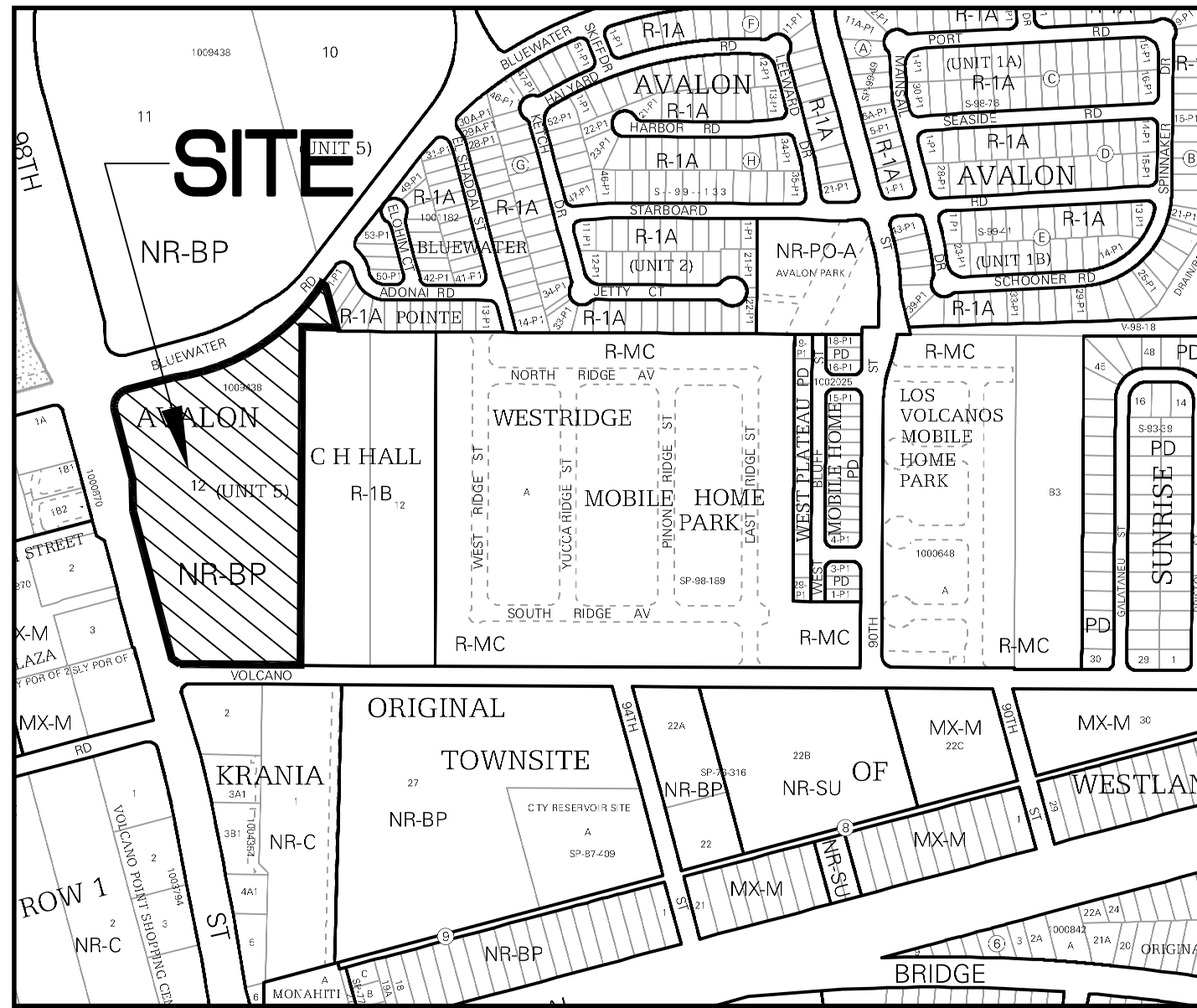
CODE ENFORCEMENT - date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS				
-----------------------------------	--	--	--	--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Vicinity Map - Zone Atlas K-09-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2008521 AND AN EFFECTIVE DATE OF SEPTEMBER 25, 2020.
- PLAT OF AVALON SUBDIVISION UNIT 5 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014, IN BOOK 2014C, PAGE 46.
- QUITCLAIM DEED FOR SUBJECT PROPERTY TO MAJEC, LLC, FILED MAY 27, 2014, AS DOCUMENT 2014041461.
- DEED FOR SUBJECT PROPERTY TO RS BLUEWATER, LLC, FILED _____, 20____, AS DOCUMENT 20_____.

Free Consent and Dedication

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

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN 98TH STREET N.W. AND VOLCANO ROAD N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Kevin Mattson Oct 20, 2021
Kevin Mattson (Oct 20, 2021 09:28 CDT)
 KEVIN MATTSON, MANAGER DATE
 RS BLUEWATER, LLC A TEXAS LIMITED LIABILITY COMPANY

STATE OF }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: KEVIN MATTSON, MANAGER, RS BLUEWATER, LLC

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 21, Township 10 North, Range 2 East, N.M.P.M.
 as Projected onto the Town of Atrisco Grant
 Subdivision: Avalon Subdivision, Unit 5
 Owner: RS Bluewater, LLC
 UPC #: 100905706518130705

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 11.0954 ACRES
 ZONE ATLAS PAGE NO. K-9-Z
 NUMBER OF EXISTING TRACTS. 1
 NUMBER OF LOTS CREATED. 6
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.3174 ACRES
 DATE OF SURVEY. MAY 2021

Notes

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

Legal Description

TRACT NUMBERED TWELVE (12), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, 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 MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46 AS DOCUMENT NO. 2014040949.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 100905706518130705

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Preliminary Plat for Tracts A thru F, RS Bluewater Addition Being Comprised of Tract 12, Avalon Subdivision, Unit 5 City of Albuquerque Bernalillo County, New Mexico October 2021

Project Number: PR-2021-005864

Application Number: SD-2021-00

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover P.S. 10/18/2021
 City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

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

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

CSI-CARTESIAN SURVEYS INC.

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

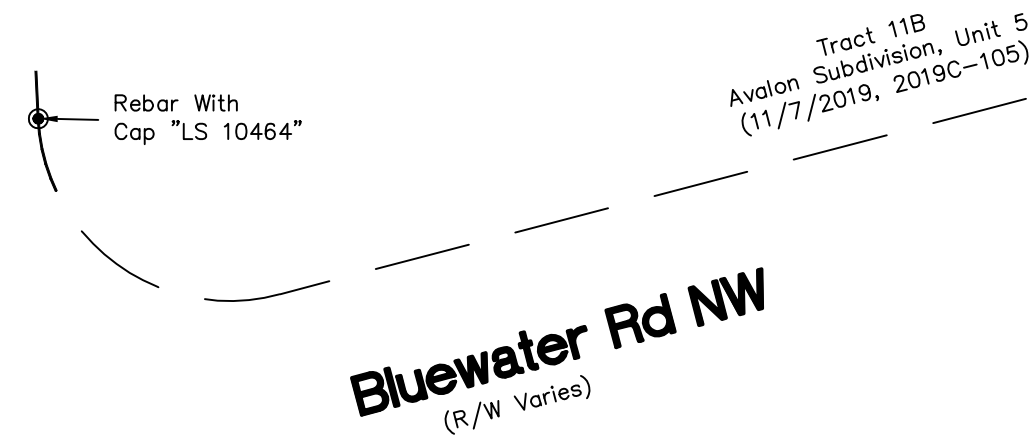
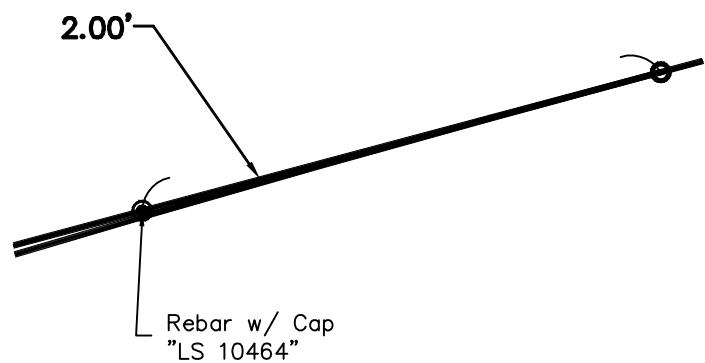


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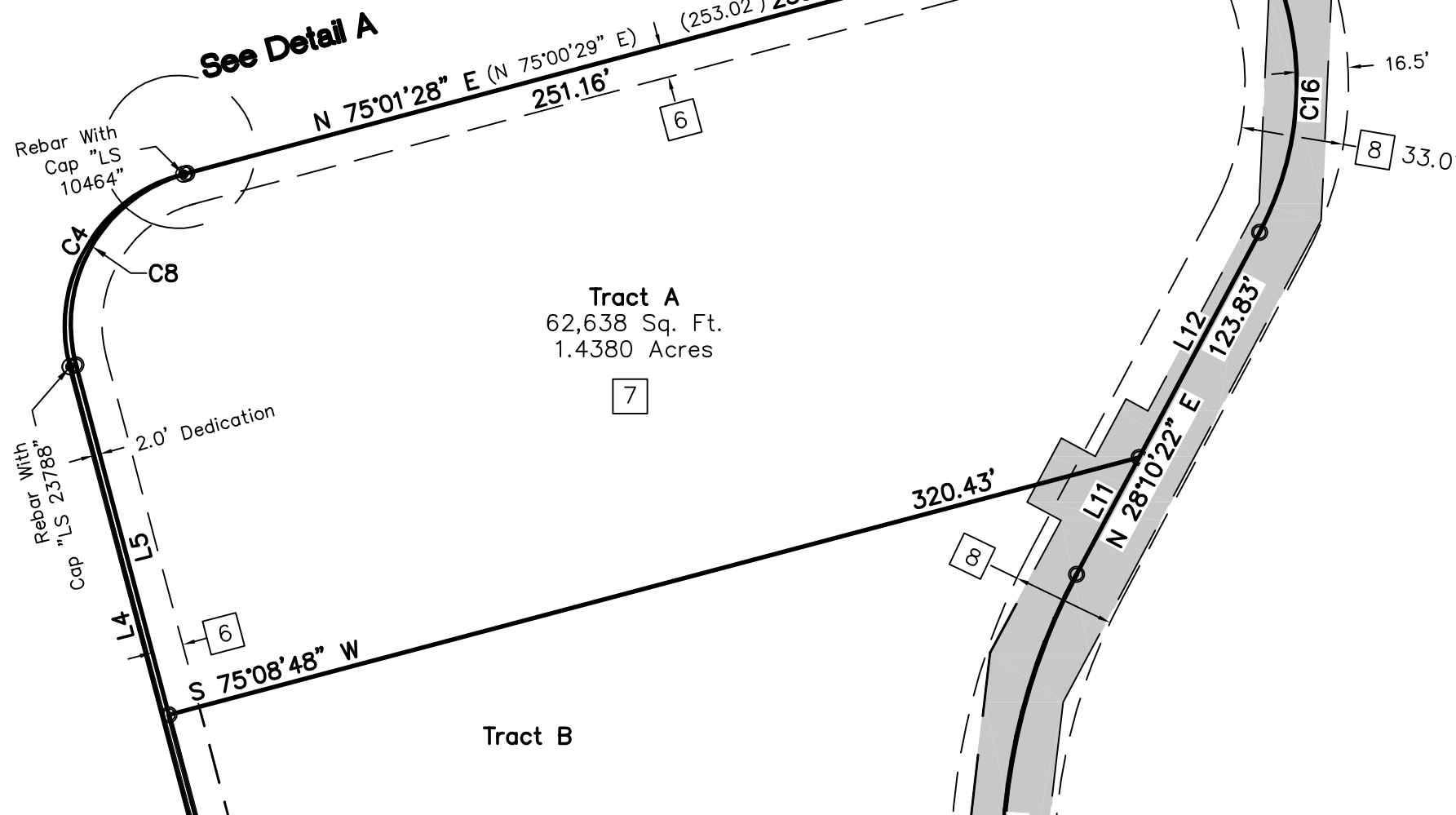
Easement Notes

- 1 EXISTING 11.69' PUE (05/22/2014, 2014C-46)
- 2 EXISTING 10' PUE (05/22/2014, 2014C-46)
- 3 EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475)
- 4 EXISTING 23.44' PUE (7/29/2005, 2005C-264)
- 5 EXISTING 10' PUE (5/31/2001, 2001C-151)
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS, GRANTED WITH FILING OF THIS PLAT
- 8 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, GRANTED WITH THE FILING OF THIS PLAT
- 9 PUBLIC WATER AND SANITARY SEWER EASEMENT, GRANTED WITH FILING OF THIS PLAT, SHOWN HEREON AS SEE SHEET 4 OF 5 FOR DETAIL.

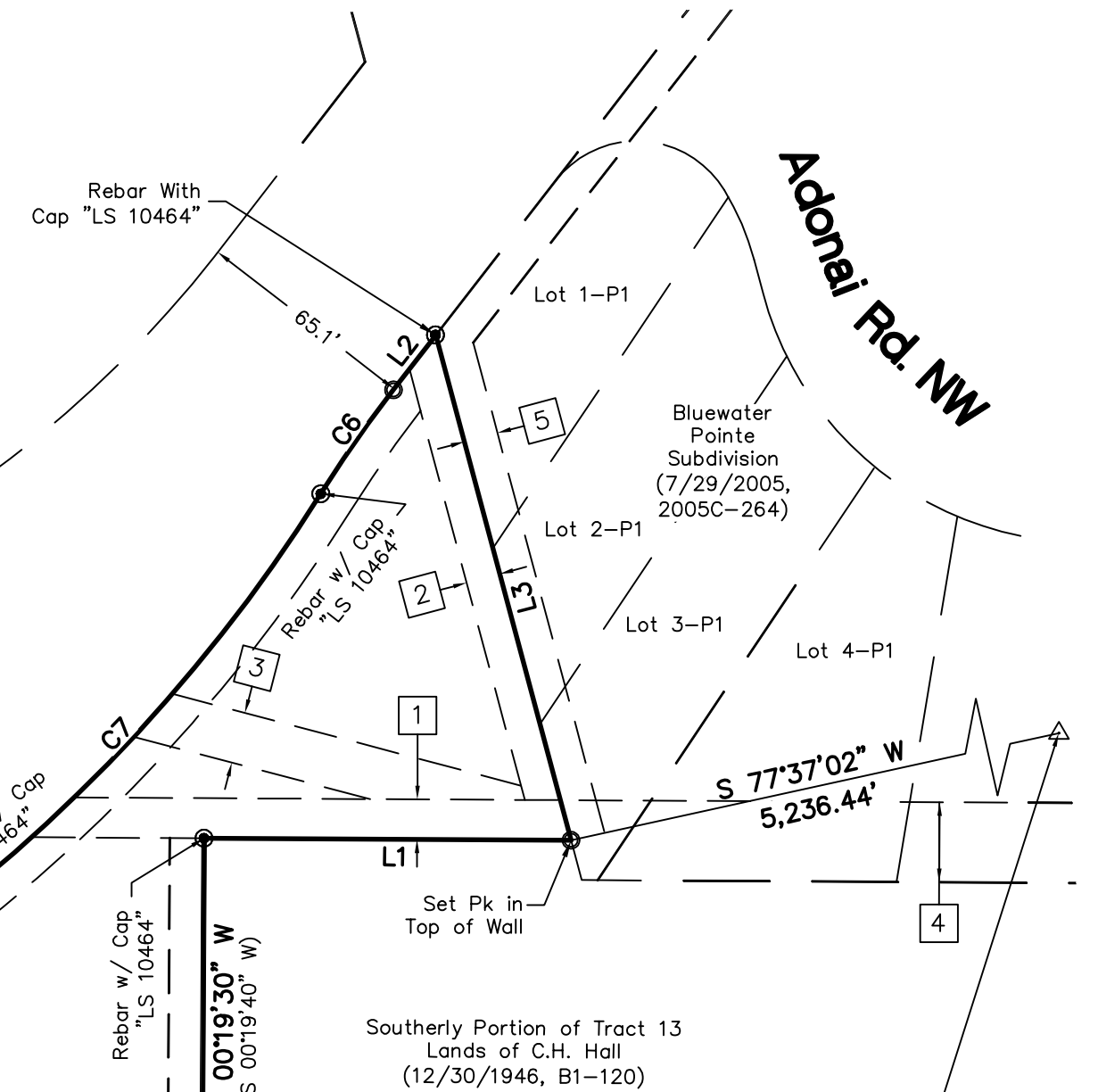
Detail A
N.T.S.



98th St. NW
(R/W Varies)



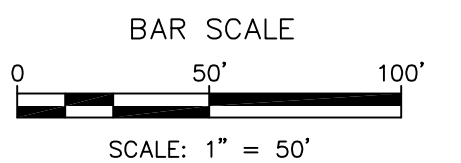
Matchline - See Sheet 3 of 5



ACS Monument "9_K10"
NAD 1983 CENTRAL ZONE
X=1498430.817 *
Y=1485617.623 *
Z=5117.72 * (NAVD 1988)
G-G=0.999682230
Mapping Angle=-0°16'22.01"
*U.S. SURVEY FEET

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
●	FOUND REBAR WITH CAP "LS 10464" UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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

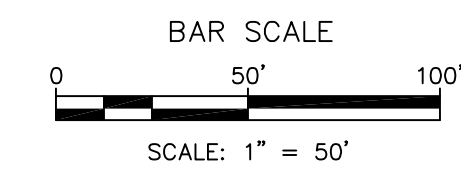
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Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
October 2021**

Matchline - See Sheet 2 of 5



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
●	FOUND REBAR WITH CAP "LS 10464" UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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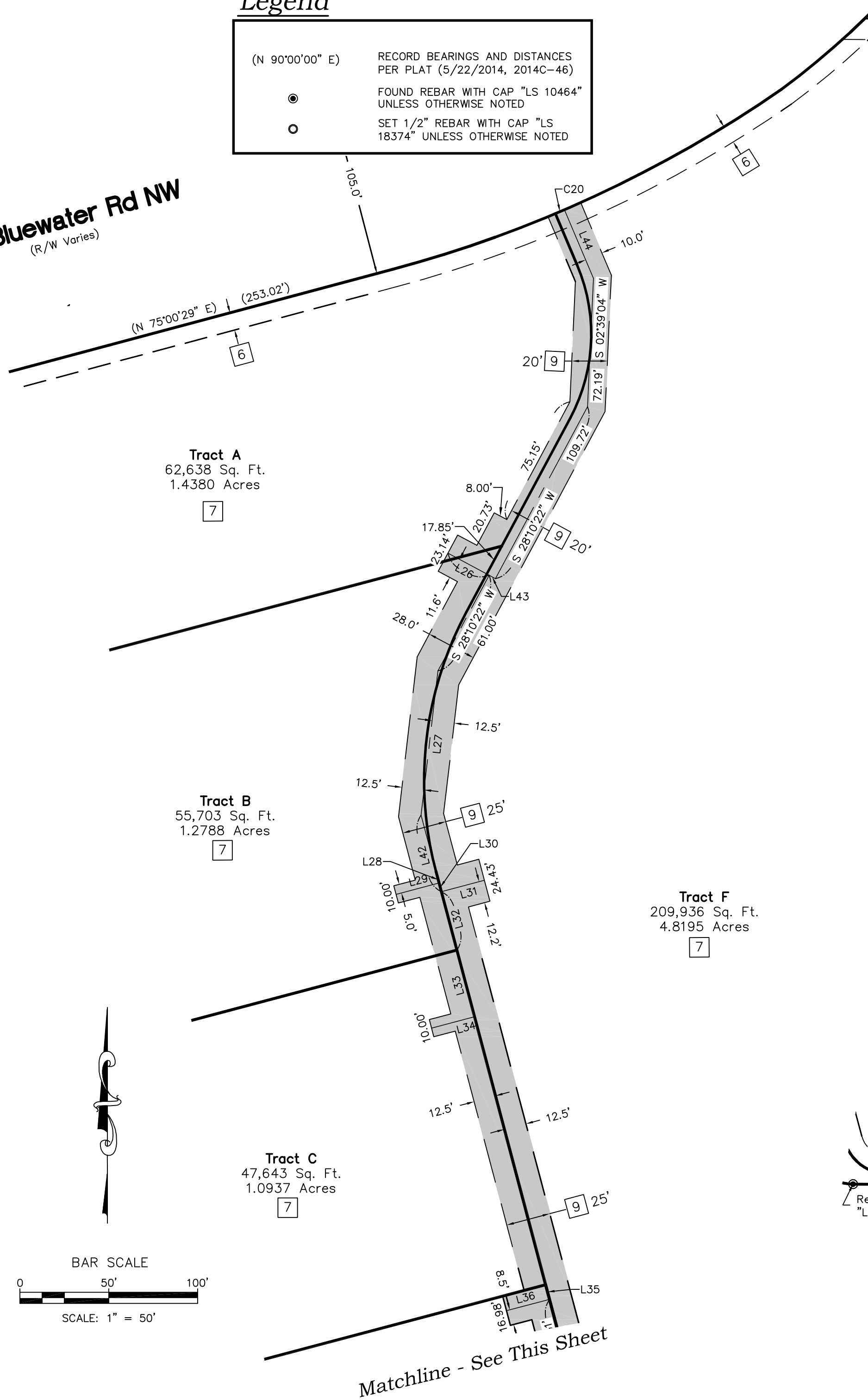
Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
●	FOUND REBAR WITH CAP "LS 10464" UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

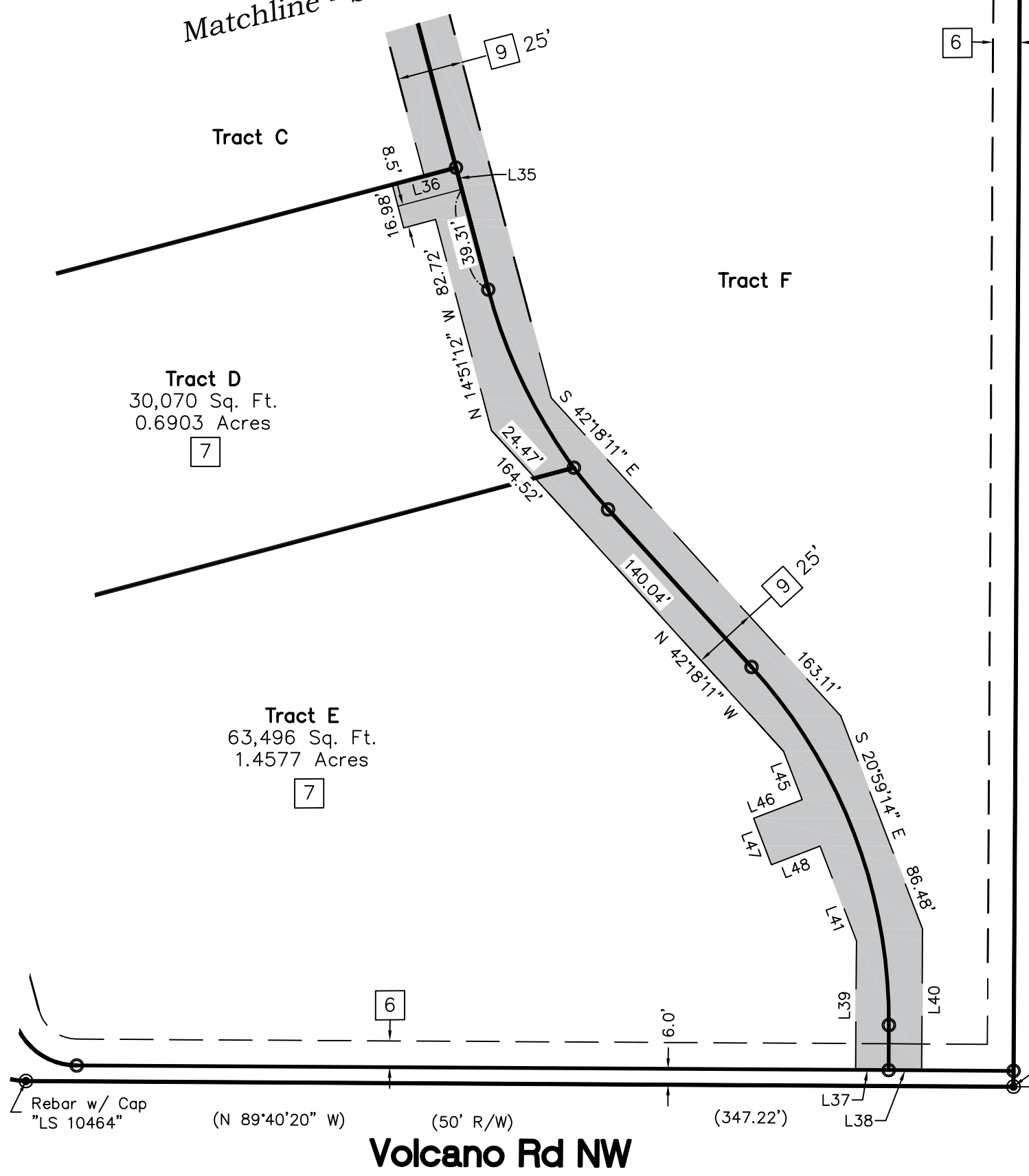
Easement Notes

- 1 EXISTING 11.69' PUE (05/22/2014, 2014C-46)
- 2 EXISTING 10' PUE (05/22/2014, 2014C-46)
- 3 EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475)
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- 8 INTENTIONALLY OMITTED ON THIS SHEET
- 9 PUBLIC WATER AND SANITARY SEWER EASEMENT, GRANTED WITH FILING OF THIS PLAT, SHOWN HEREON AS [shaded area] SEE SHEET 4 OF 5 FOR DETAIL.

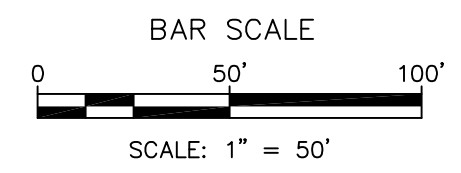
Bluewater Rd NW
(R/W Varies)



Matchline - See This Sheet



This Sheet Shows
Existing Easements,
and Easement 9

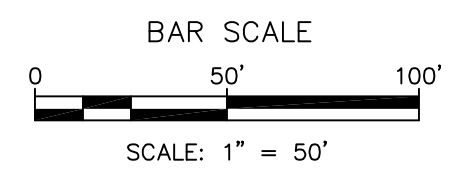


Southerly Portion of Tract 13
Lands of C.H. Hall
(12/30/1946, B1-120)

Rebar w/ Cap
"LS 10464"

Rebar w/ Cap "LS 10464" (N 89°40'20" W) (50' R/W) (347.22') L37 L38 L39 L40

Volcano Rd NW



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Line Table		
Line #	Direction	Length (ft)
L1	N 89°41'17" W (N 89°40'20" W)	107.16' (107.16')
L2	N 37°46'38" E (N 37°47'32" E)	20.21' (20.17')
L3	S 14°59'23" E (S 14°58'20" E)	152.61' (152.60')
L4	N 14°52'32" W (N 14°50'48" W)	199.92' (200.00')
L5	N 14°52'32" W	115.58'
L6	S 14°52'32" E	93.94'
L7	S 14°51'12" E	54.98'
L8	S 00°19'44" W	17.09'
L9	S 42°18'11" E	80.82'
L10	S 14°51'12" E	45.83'
L11	S 28°10'22" W	42.33'
L12	S 28°10'22" W	81.50'
L13	S 22°52'15" E	31.55'
L14	S 00°19'30" W	6.00'
L15	S 14°51'12" E	21.76'
L16	N 74°58'01" E	75.56'
L17	N 79°27'31" E	73.15'
L18	N 75°08'48" E	56.18'
L19	N 14°51'12" W	5.83'
L20	N 14°51'12" W	19.36'

Line Table		
Line #	Direction	Length (ft)
L21	N 75°08'48" E	75.04'
L22	N 70°49'38" E	74.43'
L23	N 75°08'48" E	61.99'
L24	N 31°53'50" E	17.42'
L25	S 14°51'12" E	44.04'
L26	S 61°49'38" E	26.27'
L27	N 06°39'35" E	81.73'
L28	N 14°51'12" W	6.76'
L29	N 75°08'48" E	25.00'
L30	S 14°51'12" E	5.04'
L31	S 75°08'48" W	25.00'
L32	S 14°51'12" E	34.04'
L33	S 14°51'12" E	38.77'
L34	N 75°08'48" E	25.00'
L35	N 14°51'12" W	8.49'
L36	N 75°08'48" E	25.00'
L37	S 89°40'16" E	12.50'
L38	S 89°40'16" E	12.50'
L39	N 00°19'44" E	48.88'
L40	S 00°19'44" W	53.59'

Line Table		
Line #	Direction	Length (ft)
L41	S 20°59'14" E	38.53'
L42	N 14°51'12" W	44.51'
L43	S 61°49'38" E	4.00'
L44	N 22°52'15" W	41.94'
L45	S 20°59'14" E	19.66'
L46	S 69°00'46" W	19.72'
L47	S 20°59'14" E	18.88'
L48	N 69°00'46" E	19.72'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	32.65' (32.65')	25.00' (25.00')	74°49'05"	30.38'	N 52°15'44" W
C2	61.62' (61.67')	150.00' (150.00')	23°32'13"	61.19'	N 03°05'05" W
C3	61.68' (61.67')	150.00' (150.00')	23°33'34"	61.24'	N 03°05'45" W
C4	78.45' (78.42')	50.00' (50.00')	89°54'00"	70.65'	N 30°04'28" E
C5	242.19' (242.19')	703.00' (703.00')	19°44'20"	240.99'	N 65°09'18" E
C6	37.10' (37.10')	380.20' (380.20')	5°35'27"	37.09'	N 34°58'39" E
C7	175.75' (175.75')	475.00' (475.00')	21°11'58"	174.75'	N 42°46'55" E
C8	78.45'	50.00'	89°54'00"	70.65'	S 30°04'28" W
C9	35.36'	163.50'	12°23'27"	35.29'	N 08°40'48" W
C10	29.47'	136.50'	12°22'07"	29.41'	S 08°40'08" E
C11	32.65'	25.00'	74°49'05"	30.38'	S 52°15'44" E
C12	148.81'	200.00'	42°37'55"	145.40'	N 20°59'14" W
C13	20.44'	200.00'	5°51'22"	20.43'	S 39°22'30" E
C14	75.38'	200.00'	21°35'37"	74.93'	S 25°39'00" E
C15	150.19'	200.00'	43°01'34"	146.69'	S 06°39'35" W
C16	89.09'	100.00'	51°02'38"	86.17'	N 02°39'04" E
C17	96.87'	703.00'	7°53'43"	96.80'	N 71°04'36" E
C18	145.32'	703.00'	11°50'37"	145.06'	N 61°12'26" E
C19	36.91'	23.50'	90°00'00"	33.23'	N 30°08'48" E
C20	5.50'	703.00'	0°26'54"	5.50'	S 66°54'18" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C21	25.66'	23.50'	62°33'00"	24.40'	N 73°34'41" W
C22	11.71'	21.10'	31°47'07"	11.56'	S 61°39'18" W
C23	40.23'	23.50'	98°05'43"	35.50'	N 26°05'57" E
C24	30.59'	216.50'	8°05'43"	30.56'	S 18°54'03" E
C25	14.38'	23.50'	35°03'45"	14.16'	N 32°23'04" W
C26	95.82'	200.00'	27°27'00"	94.90'	S 28°34'41" E

Public Utility Easements

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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