



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

SUBDIVISIONS		MISCELLANEOUS APPLICATIONS	
<input checked="" type="checkbox"/> Major – Preliminary Plat / Major Amendment (Forms S & S1)		<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)		<input type="checkbox"/> Waiver to IDO (Form V2)	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)		<input type="checkbox"/> Waiver to DPM (Form V2)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)		<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major - Final Plat (Forms S & S2)		<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)		<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
APPEAL		<input type="checkbox"/> Extension of Vacation (Form V)	
<input type="checkbox"/> Decision of DHO (Form A)			
BRIEF DESCRIPTION OF REQUEST			
Subdivision of 2 lots into 8 lots with ROW dedication			
UPC 102006432125040529 and 102006433825040528			
APPLICATION INFORMATION			
Applicant/Owner: Design Development Group, LLC		Phone: 505-315-6563	
Address: 8504 Waterford Pl. NE		Email:	
City: Albuquerque	State: NM	Zip: 87122	
Professional/Agent (if any): THE Group / Ron Hensley		Phone: 505-410-1622	
Address: 300 Branding Iron Rd. SE		Email: ron@thegroup.cc	
City: Rio Rancho	State: NM	Zip: 87124	
Proprietary Interest in Site:	List <u>all</u> owners:		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lots 4 and 5	Block: 16	Unit: 3, Tract3	
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code:	
Zone Atlas Page(s): C-20	Existing Zoning: R1-C	Proposed Zoning R1-C	
# of Existing Lots: 2	# of Proposed Lots: 8	Total Area of Site (Acres): 1.99	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 9200 Wilshire Ave. NE	Between: Ventura	and: Holbrook	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2022-006568			
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.			
Signature:		Date:	
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	

FORM S1: SUBDIVISION OF LAND – MAJOR

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

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION

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

PLAT DOCUMENTATION

- X 1) DHO Application form completed, signed, and dated
- X 2) Form S1 with all the submittal items checked/marked
- X 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- X 4) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat. If submitting a Bulk Land Plat, the Plat must also include utility and AMAFCA signatures
- X 6) Sidewalk Exhibit and/or cross sections of proposed streets
- X 7) 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
- X 8) Infrastructure List, if required for building of public infrastructure
- X 9) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
(The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

SUPPORTIVE DOCUMENTATION

- X 10) Letter of authorization from the property owner if application is submitted by an agent
- X 11) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3)
- NA 12) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
(not required for Extension)

13) Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

14) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

PUBLIC NOTICE DOCUMENTATION

15) Sign Posting Agreement

16) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)

Office of Neighborhood Coordination notice inquiry response

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department

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

Proof of emailed notice to affected Neighborhood Association representatives

Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet

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

EXTENSION OF PRELIMINARY PLAT

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

1) DHO Application form completed, signed, and dated

2) Form S1 with all the submittal items checked/marked

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

4) Preliminary Plat

5) Copy of DRB approved infrastructure list

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

7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

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

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: Lots 4 and 5, Block 16, Tract 3, Unit 3 North Albuquerque Acres, 9200 Wilshire Ave. N.E.

Job Description: PR-2022-006568, Valentino Estates Subdivision

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Reggie Chen 7/12/2023
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Ernest Armijo 7/17/2023
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

Sarah Luckie 7/17/23
 ABCWUA Date

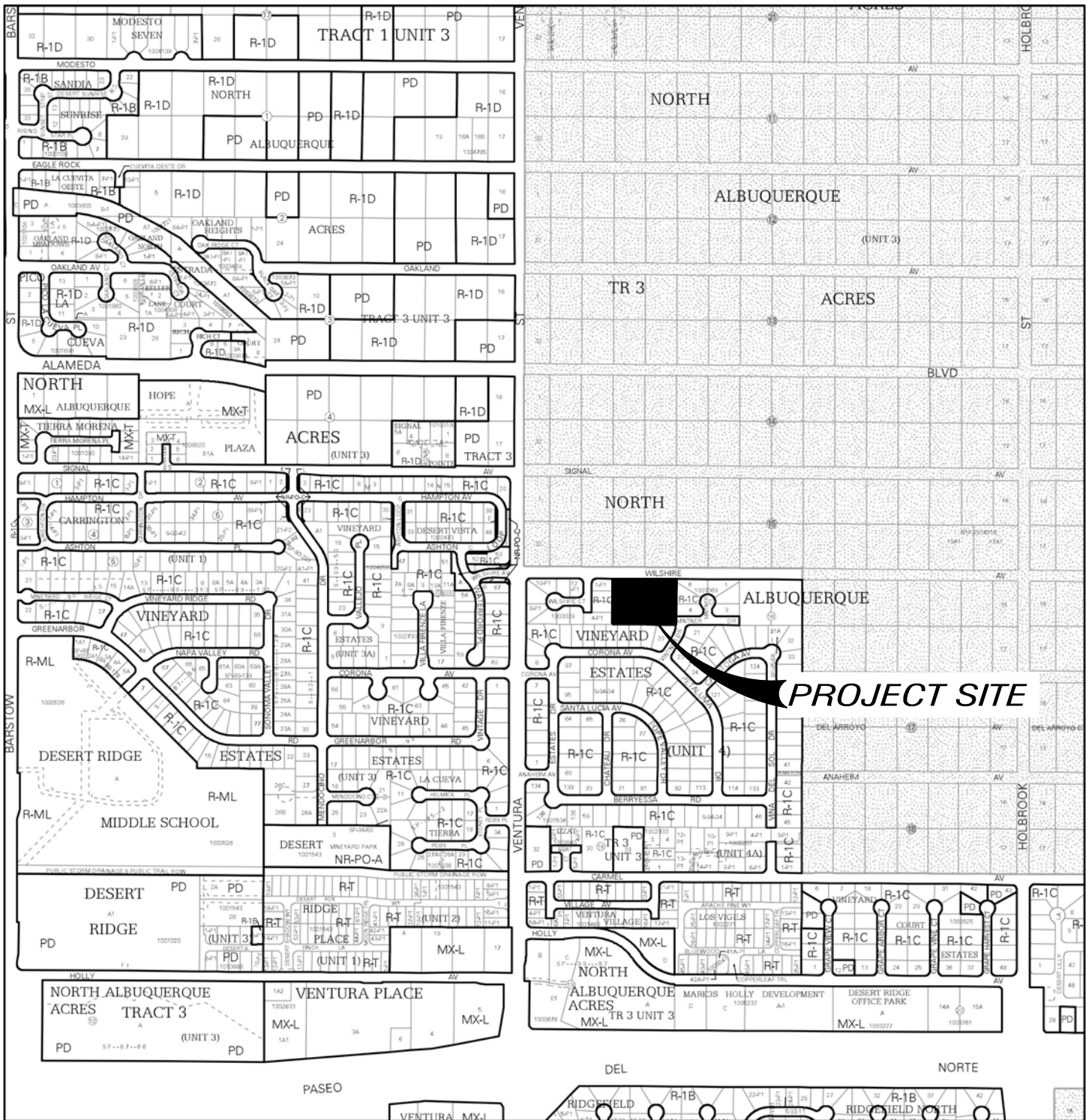
- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application



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

IDO Zone Atlas May 2018

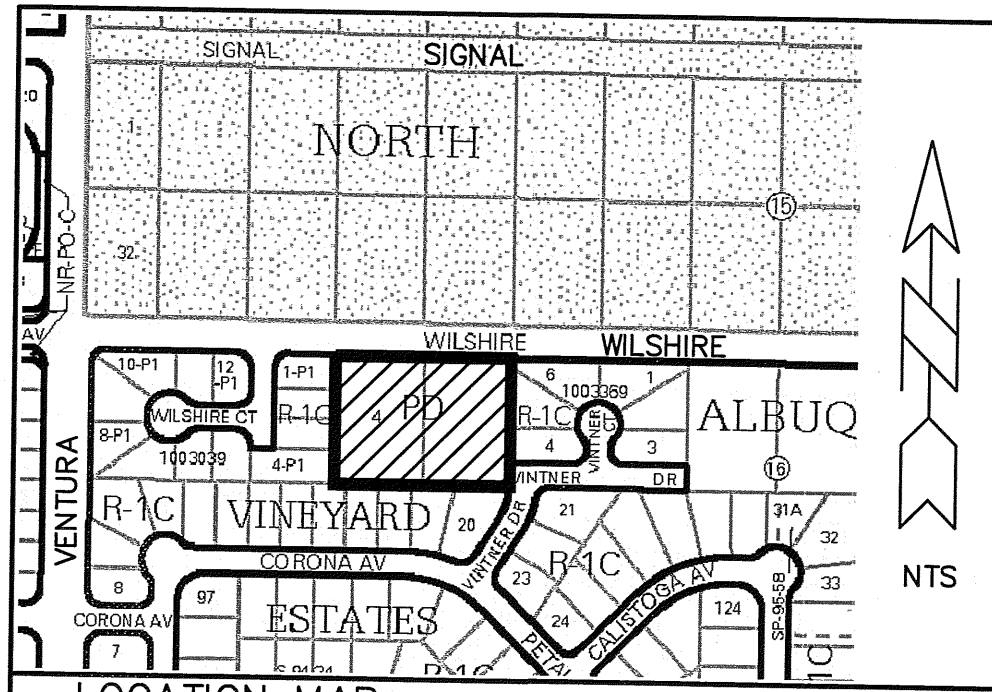
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-20-Z

- Easement
- 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
- Escarpment
- Petroglyph National Monument

0 250 500 1,000 Feet



LOCATION MAP C-20-Z

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled: "TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121) all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group, LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member 7/28/23
Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 28th day of July, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

Gina Mares
 Notary Public

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

State of New Mexico
 Notary Public
 Gina Mares
 Commission# 1092856
 Commission Expires: 1/11/2025

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

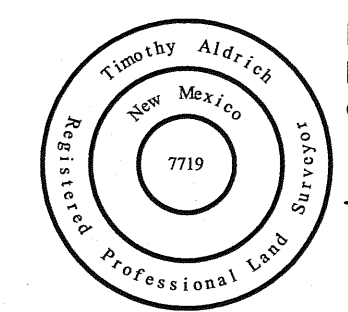
<u>RJA</u>	07/06/2023
Public Service Company of New Mexico	Date
<u>JEH</u>	7/7/2023
New Mexico Gas Company	Date
<u>Abdul A. Bhuiyan</u>	07/07/2023
Lumen	Date
<u>Mike Mortus</u>	07/10/2023
Comcast	Date

City Approvals:

<u>Loran N. Risenhoover, P.S.</u>	7/3/2023
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
<u>And Res</u>	7/7/2023
AMA/PCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

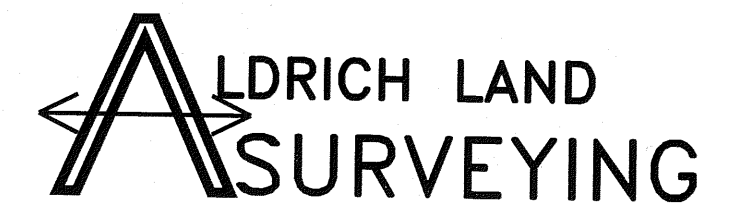
SURVEYOR'S CERTIFICATION

"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, and is true and correct to the best of my knowledge and belief."



Tad
 Timothy Aldrich, P.S. No. 7719 06/24/2023
Date

Drawn By: TA	Date: 06-24-2023
Checked By: TA	Drawing Name: 22096PLT.DWG
Job No.: 22-096	Sheet: 1 of 3



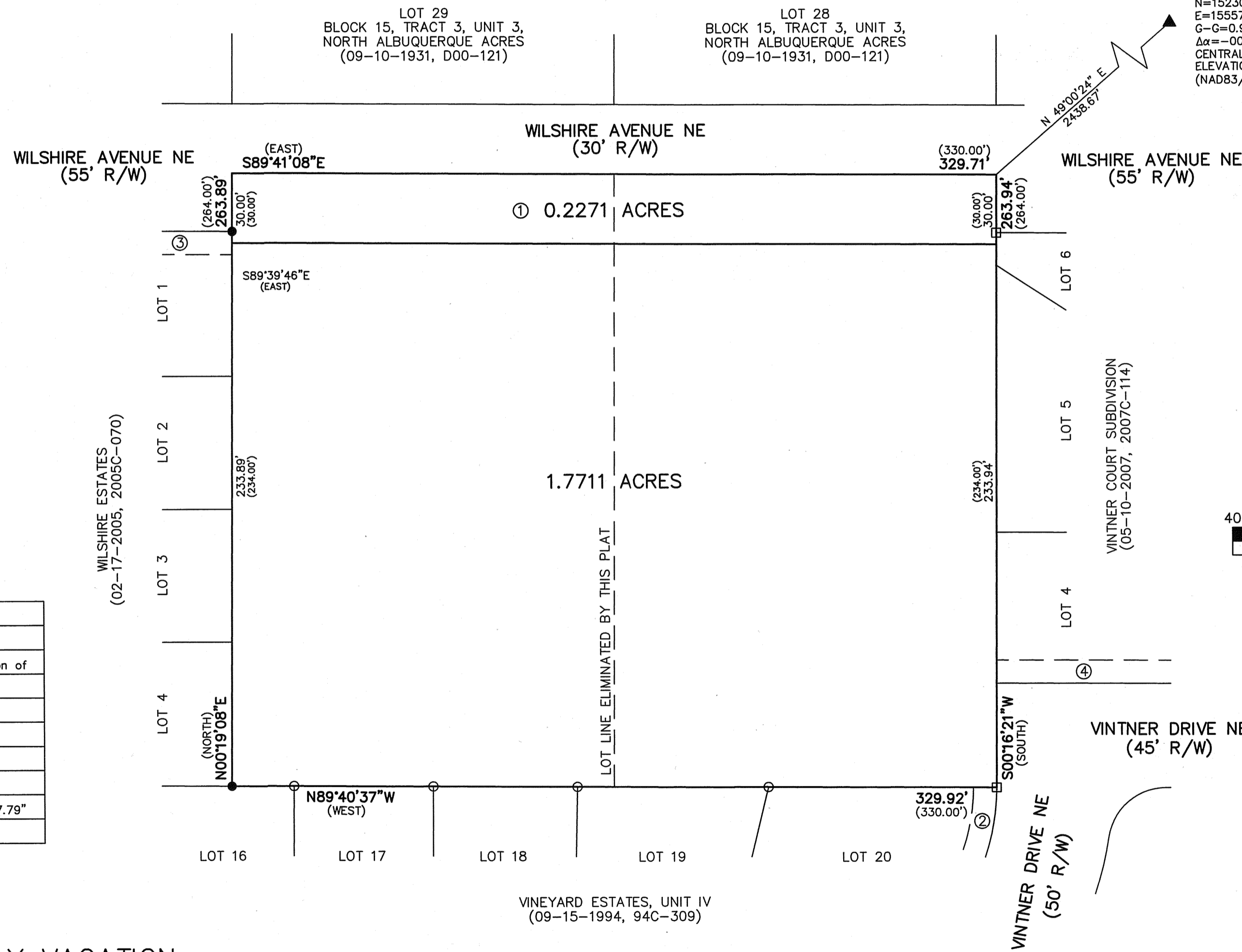
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

EXISTING CONDITIONS

PRLIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
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 JUNE, 2023

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT (09-10-1931, D00-121) (0.2271 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (09-15-1994, 94C-309)
 - ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (02-17-2005, 2005C-070)
 - ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-10-2007, 2007C-114)

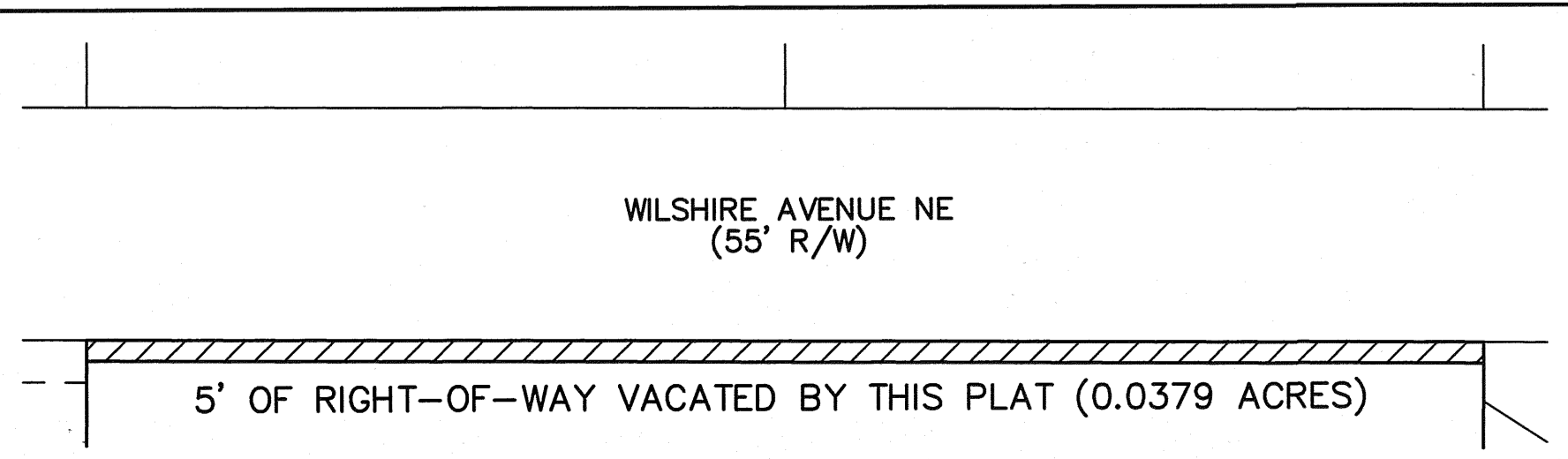
AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)



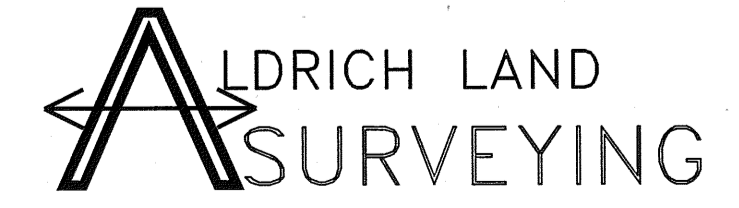
- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 8911"
 - FOUND 5/8" REBAR WITH CAP "LS 10204"
 - FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

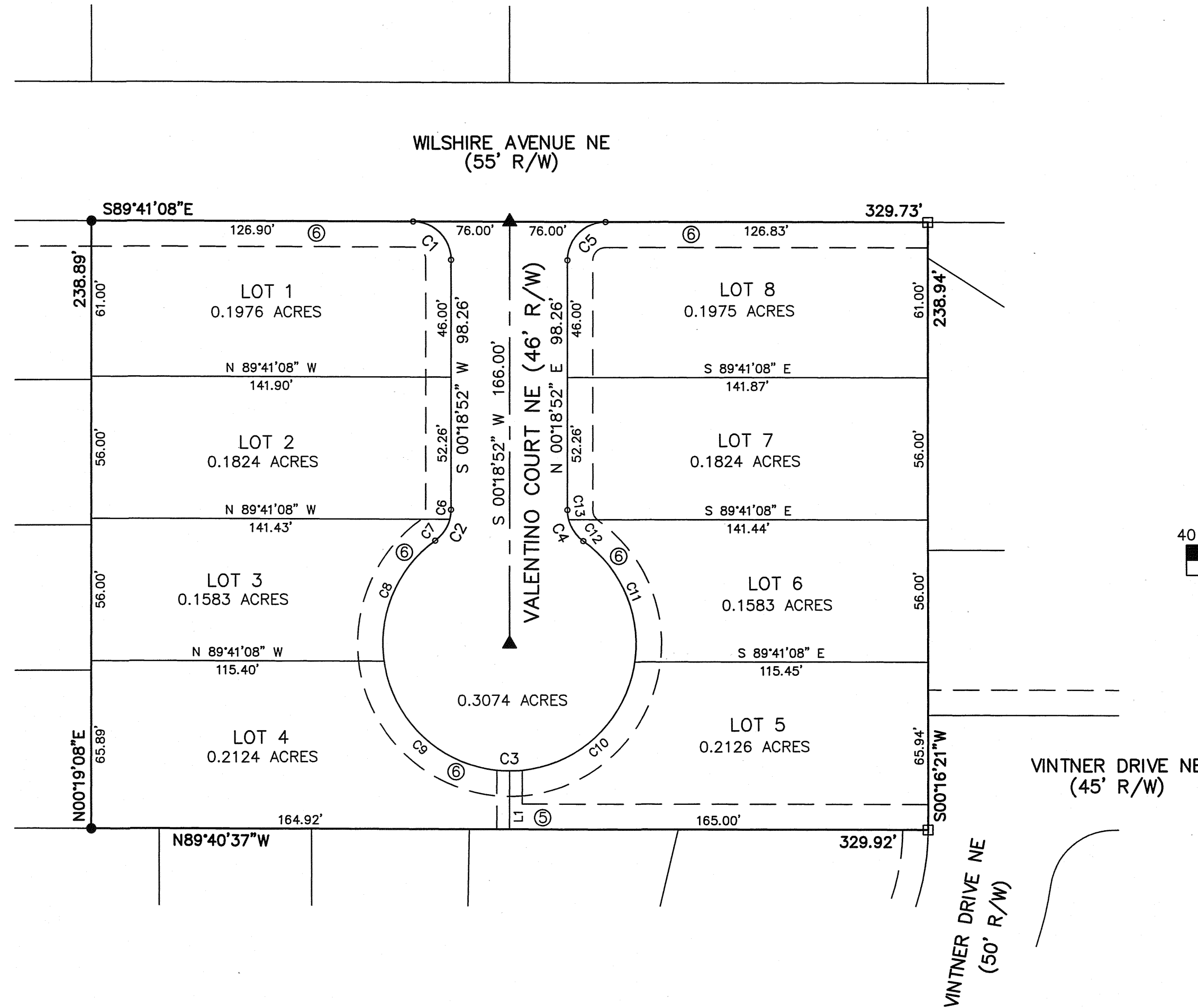


P.O. BOX 30701, ALBQ., N.M. 87190
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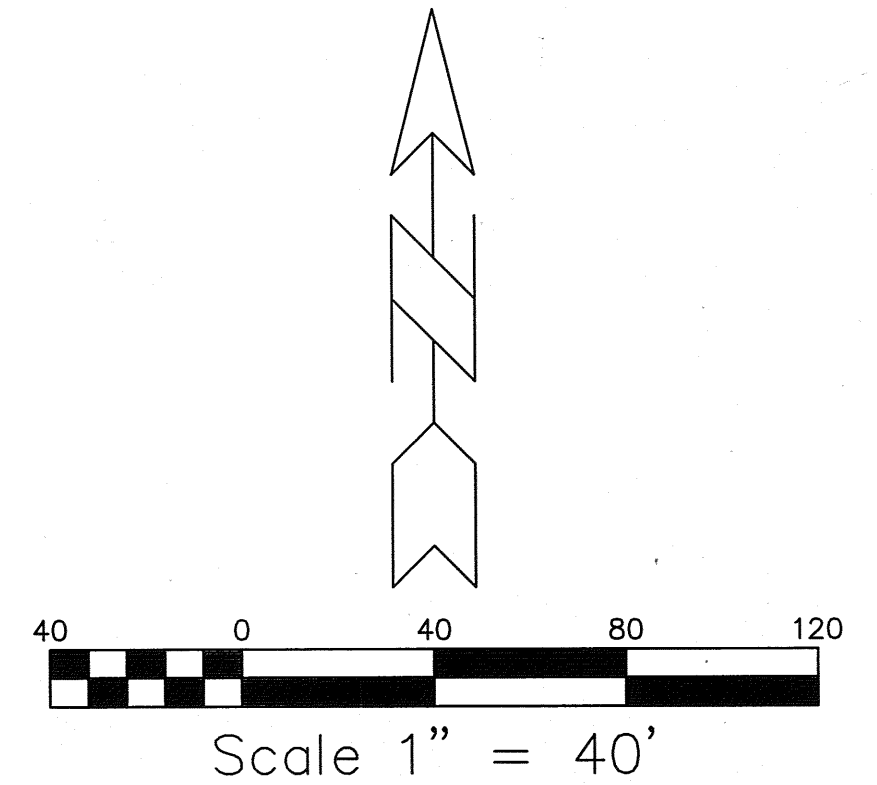
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

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 JUNE, 2023



- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

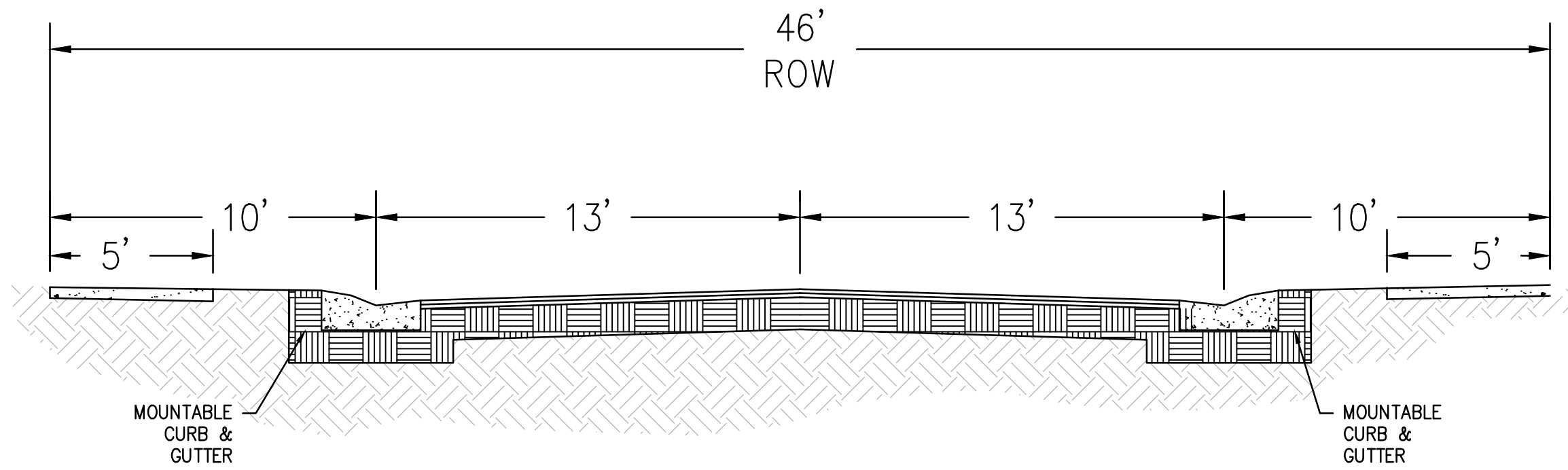


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	3 of 3

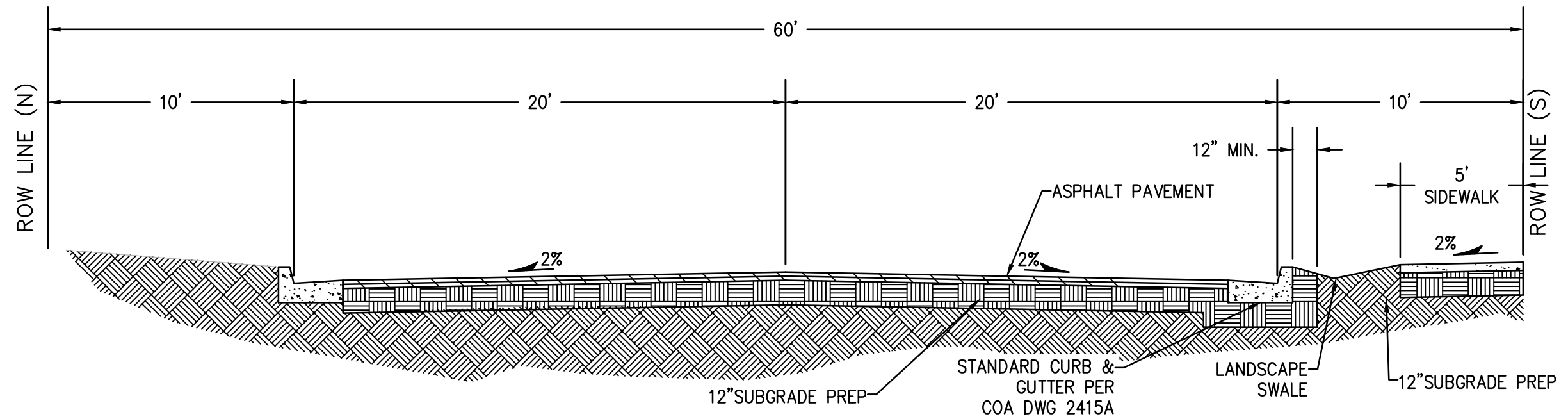
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)410-1622

TITLE: VALENTINO ESTATES SUBDIVISION
STREET SECTIONS
VALENTINO COURT

SHEET 1 OF 2



300 Branding Iron Rd. S.E.
 RIO RANCHO, NEW MEXICO 87124
 Phone: (505) 410-1622

TITLE: VALENTINO ESTATES SUBDIVISION
 STREET SECTIONS
 WILSHIRE AVE.

SHEET 2 OF 2

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

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

VALENTINO ESTATES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 4 AND 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

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		City Cnst Engineer
							Inspector	P.E.	
		16' FE	Paving Residential Pvmt. w/ Standard Curb (South Side)	Wilshire Ave.	West PL Lot 4	East PL Lot 5	/	/	/
		5'	Sidewalk South Side	Wilshire Ave.	West PL Lot 4	East PL Lot 5	/	/	/
		26' FF	Residential Pvmt. w/ Mountable Curb	Valentino Ct.	Wilshire Ave.	Cul de Sac	/	/	/
		5'	Sidewalk	Valentino Ct.	Wilshire Ave.	Cul de Sac	/	/	/
		25' of 18"	Storm Drain Storm Drain W/ Type Manhole Inlet	Pond	Pond	Vintner Dr.	/	/	/
		749 cu.ft.	Pond	Lot 5	Cul de Sac	Vintner Dr.	/	/	/
		8"	Water Water Line W/ Appurtances	Wilshire Ave.	West PL Lot 4	East PL Lot 5	/	/	/
		8"	Water Line, Hydrant, Services and Appurtances	Valentino Ct.	Wilshire Ave.	Cul de Sac	/	/	/
		8"	Sanitary Sewer SAS W/ Appurtances and Services	Wilshire Ave.	West PL Lot 4	East PL Lot 5	/	/	/
		8"	SAS W/ Appurtances and Services	Valentino Ct.	Wilshire Ave.	Cul de Sac	/	/	/
							/	/	/

TO WHOM IT MAY CONCERN

7-28-2023

SUBJECT: LOTS 4 AND 5, BLOCK 16, TRACK 3 AND UNIT 3 OF NORTH ALBUQUERQUE ACRES - LOCATED EAST OF VENTURA AND SOUTH OF WILSHIRE

DESIGN AND DEVELOPMENT GROUP LLC, HEREBY AUTHORIZE MR RON HENSLEY PE TO SUBMIT NECESSARY ENGINEERING PLANS AND PLATS ON OUR BEHALF TO THE CITY OF ALBUQUERQUE - DEVELOPMENT HEARING OFFICER (DHO).

DESIGN AND DEVELOPMENT GROUP LLC IS UNDER CONTRACT TO PURCHASE THE SUBJECT PROPERTY CONTINGENT TO PRELIMINARY PLAT APPROVAL.

PLEASE FIND ATTACHED AMENDMENT TO THE PURCHASE AGREEMENT. DESIGN AND DEVELOPMENT HAS REQUESTED A SECOND EXTENSION OF TIME TO CLOSE ON AUGUST 31, 2023. THE SELLERS HAVE VERBALLY AGREED TO THE REQUEST AND A SIGNED COPY WILL BE AVAILBLE BY JULY 31,2023.

THANK YOU



ADIL RIZVI
7515 TREVISO NE
ALBUQUERQUE, NM 87113
505-315-6484
Adil1424@yahoo.com

AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "Amendment") is made by and between MR AL-SABASSI ABDUL FATTAH AND OLA TAHA – HERE BY HUSBAND AND WIFE, ("Seller"), and DESIGN AND DEVELOPMENT GROUP LLC, a New Mexico limited liability company ("Buyer"), effective as of January 20th 2023. Buyer and Seller may be collectively referred to herein as the "Parties", and each of the Parties individually as a "Party".

A. WHEREAS, Buyer and Seller entered into that certain Purchase and Sale Agreement, dated August 11, 2022 (the "Agreement"); Legal Description: Lots 4 and 5, Block 16, Tract 3, Unit 3 of North Albuquerque Acres, County of Bernalillo, City of Albuquerque, New Mexico 87122.

B. WHEREAS, Buyer continues to work to obtain design approvals by applicable governmental entities – mainly City of Albuquerque.

C. WHEREAS, Buyer desires to amend the Agreement to extend the Closing Date to on or before July 31, 2023.

NOW, THEREFORE, in consideration of the premises, the agreements and undertakings of the Parties set forth below, and for other good and valuable consideration herein, the receipt and sufficiency of which are hereby acknowledged, the Parties AGREE:

1. Inspection Period. The Inspection Period described in Section 3 of the Agreement expired on December 9, 2022. The Earnest Deposit of \$ 55,000.00 has become nonrefundable to the Buyer and the Escrow officer will be instructed to release the Earnest Deposit to the Sellers.

2. Affirmation. Buyer and Seller reaffirm the validity and enforceability of the Agreement, as amended by this Amendment, and hereby ratify the same.

3. Capitalized Terms. Capitalized terms which are not otherwise defined in this Amendment shall have the meaning set forth in the Agreement.

4. Binding Effect. This Amendment shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns.

5. Entire Agreement. This Amendment constitutes and embodies the entire agreement between the parties hereto regarding the matters described herein and there are no other terms, covenants, conditions, agreements or representations or warranties, oral or otherwise with respect thereto, of any kind whatsoever.

6. No Consents Necessary. The parties and the signatories hereto hereby represent and warrant to each other that they do not need to obtain the consent of any other party in order to execute this amendment.

7. Effect of Amendment. Except as modified by this Amendment, the Agreement shall not be further modified in any manner other than by written modification executed by both Seller and Buyer. In the event of any conflict or inconsistency between the terms of the Agreement and the terms of this Amendment, the terms of the Purchase Agreement will govern and control.

8. Counterparts and Acceptance. This Amendment may be executed in any number of counterparts (which counterparts may be executed by facsimile, PDF, or other electronic format), each of which shall be deemed to be an original and all of which, when taken together, shall constitute one and the same instrument.

9. Both Parties have mutually agreed to adjust the Purchase Price to \$ 1,072,500.00. THIS PURCHASE PRICE SHALL BE VALID UP TO AND INCLUDING A CLOSING DATE OF 31 JULY 2023. AFTER WHICH THE SELLER CAN FIX ANY SELLING PRICE. All other terms and conditions in the Purchase Agreement shall remain unchanged.

IN WITNESS WHEREOF, Seller and Buyer have executed this Amendment to be effective as of 20th January 2023.

SELLERS



Mr Al-Sabassi Abdul Fattah



Ola Taha

BUYER:

Design and Development Group
a New Mexico limited liability company

By:


Adil Rizvi



The **H**ENSLEY **E**NGINEERING **G**ROUP

July 27, 2023

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: PR-2022-006568 Valentino Estates - Sensitive Lands Analysis

The site located at 920 Wilshire Ave. NE and is planned to be developed as single-family lots. The analysis required by IDO section 14-16-5-2 is outlined in this document and identifies the sensitive lands listed in the IDO section 5-2(C)(2).

The inventory of each type of sensitive land listed in the IDO:

- a. Arroyos: There are no arroyos adjacent to the site.
- b. Floodplains and Special Flood Hazard Areas: As shown on the FEMA flood map, the site is not in the 100-year floodplain.
- c. Irrigation Facilities (Acequias): There are no irrigation facilities or acequias on site.
- d. Large Stands of Mature Trees: There are no large stands mature trees on site.
- e. Rock Outcroppings: There are no rock outcroppings on site.
- f. Significant Archeological Sites: No significant sites were found in the area.
- g. Steep Slopes and Escarpments: The site has moderate slope from NE to SW of 5% with an elevation difference of 14 feet as shown in the attached images.
- h. Wetlands: There are no wetlands on site.

The Sensitive Lands Analysis demonstrate the site furthers the Comprehensive Plan Goals: POLICY 11.3.1 The site preserves and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes through the protection of important views from public rights-of-way and planned integration with plans for the North Domingo Park.

This Sensitive Lands analysis per the IDO requirement and the previous disturbance of the site demonstrates the minimization of negative impacts on the environment.

Sincerely,

A handwritten signature in black ink that reads 'Ron E. Hensley'.

Ron E. Hensley P.E.

ron@thegroup.cc

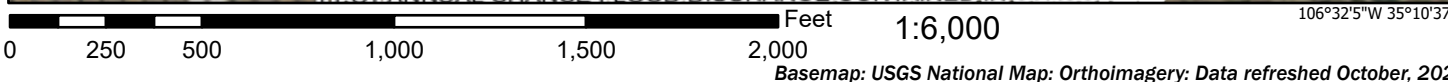




National Flood Hazard Layer FIRMette



106°32'43"W 35°11'7"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/7/2023 at 1:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



The HENSLEY ENGINEERING GROUP

July 27, 2023

Development Hearing Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: 9200 Wilshire Ave. – Preliminary Plat

The attached Sketch Plat submittal is for two lots located within zone atlas page C-19.

The subdivision is a replat of “Lots 4 and 5, Block 16, Tract 3, Unit 3 North Albuquerque Acres” and is located on Carmel Ave. between San Pedro and Louisiana. The plat would dedicate the Carmel Ave. ROW and provided infrastructure improvements for development.

Overview and Summary of Request

- Subdivision of 2 lots into 8 lots and ROW dedication
- Infrastructure improvements for roads, storm drain and site connections
- Drainage of the lots routed via proposed curb and improvements to existing storm drain

As agent for the owners, we are requesting comment on the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Ron E. Hensley".

Ron E. Hensley P.E.

ron@thegroup.cc

Civil

*

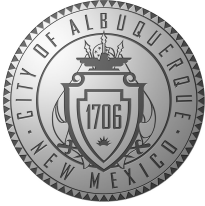
Planning

*

Land Development

300 Branding Iron Rd. S.E. , Rio Rancho, NM 87124

Office: 505-410-1622



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2022-006568 Application #PS: -2022-00011

Meeting Date/Item Number: February 9, 2022 / item #13

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.

-
1. Plat will require City Surveyor, Surveyor and property owner signatures.
 2. The roadway depicted on the Plat will most likely be considered major infrastructure, requiring a Major Preliminary application for the platting action.
 3. The subject property is located within an Area of Consistency, and must meet the Contextual Standards, including pertaining to lot sizes. Wilshire Avenue, from Ventura Street to where it crosses the City/County boundary, doesn't feature any additional properties with a primary building fronting along Wilshire Avenue. The determination of the block for this project is undetermined. The proposed layout, in context of the subdivision layouts to the east and west, shows lot lines and parcel sizes that are consistent with these built-out subdivisions.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

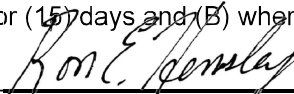
4. TIME

Signs must be posted from August 8, 2023 To August 23, 2023

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 7/27/23
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2022-006568

From: [Carmona, Dalaina.L.](mailto:Carmona_Dalaina.L)
To: ton@theonrc.org
Subject: 9200 Wilshire Ave. NE Public Notice Inquiry Sheet Submission
Date: Tuesday, March 21, 2023 3:01:12 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[ZAP_C-20.pdf](#)

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Vineyard Estates NA	David	Zarecki	zarecki@aol.com	8405 Vintage Drive NE	Albuquerque	NM	87122		5058048806
Vineyard Estates NA	Elizabeth	Meek	djesmeek@comcast.net	8301 Mendocino Drive NE	Albuquerque	NM	87122		5055080806
North Albuquerque Acres Community Association	Steve	Shackley	shackley@berkeley.edu	8304 San Diego Avenue NE	Albuquerque	NM	87122	5103933931	
North Albuquerque Acres Community Association	David	Neale	president@naaca.info	9500 Signal Avenue NE	Albuquerque	NM	87122		5055451482
District 4 Coalition of Neighborhood Associations	Ellen	Dueweke	edueweke@juno.com	PO Box 90986	Albuquerque	NM	87199		5058581863
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona
 Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, March 21, 2023 1:32 PM

To: Office of Neighborhood Coordination <ron@thegroup.cc>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

RON HENSLEY

Telephone Number

5054101622

Email Address

ron@thegroup.cc

Company Name

THE Group

Company Address

300 Branding Iron Rd. SE

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

LOT 4 BLOCK 16 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES

Physical address of subject site:

9200 Wilshire Ave. NE

Subject site cross streets:

Wilshire and Ventura

Other subject site identifiers:

102006432125040529

This site is located on the following zone atlas page:

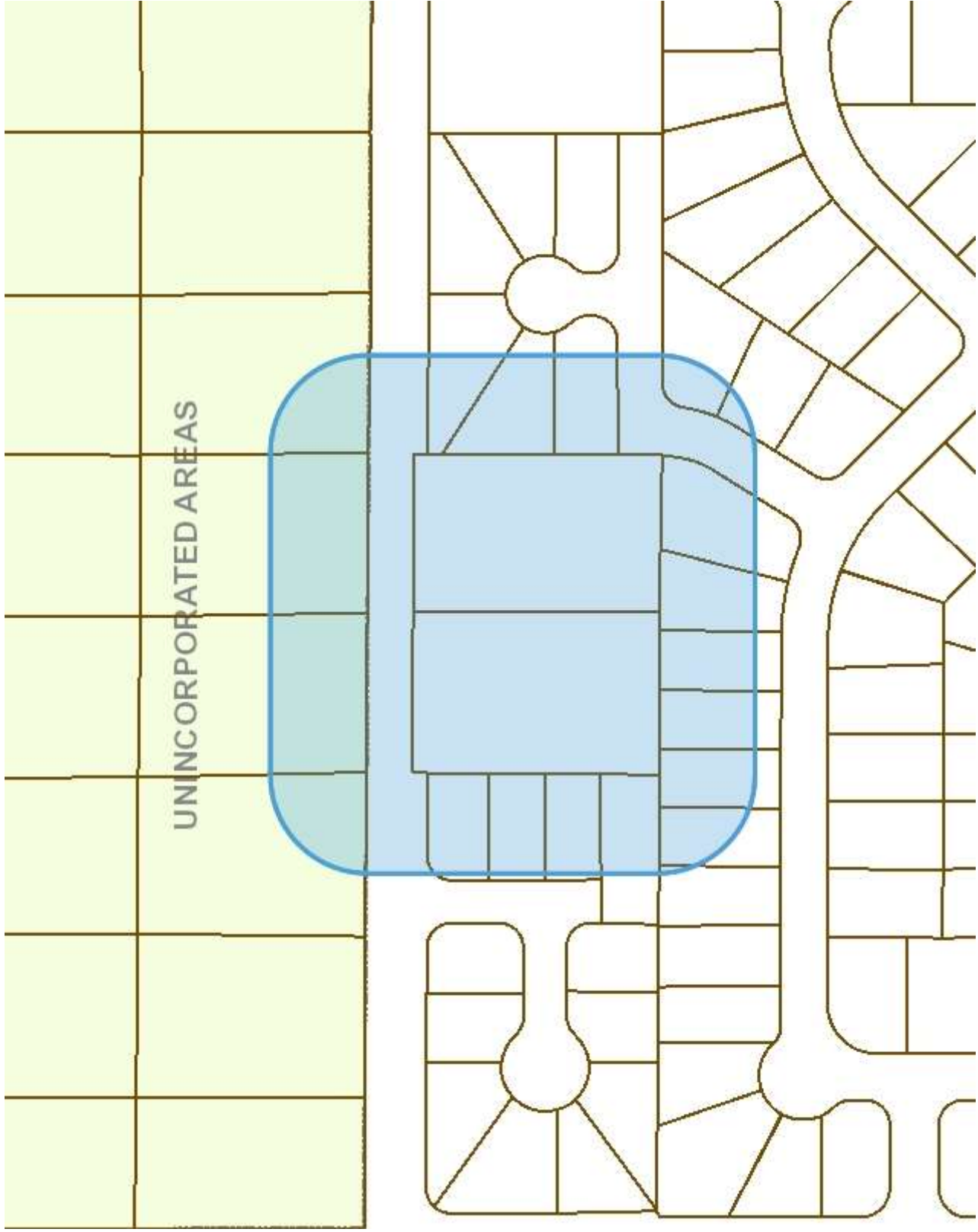
C-20

Captcha

x



100 ft Buffer Map



- Legend**
- Bernalillo County Parcels
 - Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

Notes

300 150 0 300 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Albuquerque
7/27/2023

1: 1,803

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner	Owner Address	Owner Address 2	SITUS Address
LAKSHMI-NARAYANAN SALVADEESWARAN & SUBRAMANIAN VIDYA	8623 VINTNER CT NE	ALBUQUERQUE NM 87122-4220	8623 VINTNER CT NE
HERRERA LOUIS & ELIZABETH	8606 VINTNER DR NE	ALBUQUERQUE NM 87122-1220	8608 VINTNER DR NE
DONAHUE NICHOLE JULIANNE	9120 WILSHIRE CT NE	ALBUQUERQUE NM 87122-3050	9120 WILSHIRE CT NE
AL-SABASSI ABDUL FATTAH	PO BOX 65028	35651 KUWAIT	N/A
SCHOENHERR TYLER F & JENNA E	9019 CORONA AVE NE	ALBUQUERQUE NM 87122-2693	9019 CORONA AV NE
TROUT CHRISTIAN & RUTH	9211 WILSHIRE AVE NE	ALBUQUERQUE NM 87122-2911	9211 WILSHIRE AV NE
BACA OLGA SUSANNA	4700 MONTE FRIO DR NW	ALBUQUERQUE NM 87120-1851	9128 WILSHIRE CT NE
SCHOW DOUGLAS JR & ANITA	753 OSMOND LN	PROVO UT 84604-5263	9101 CORONA AV NE
DEVERAUX MICHAEL ALLEN & TSENRE LISETTA TRUSTEES DEVERAUX RVT	9175 WILSHIRE AVE NE	ALBUQUERQUE NM 87122	9175 WILSHIRE AVE NE
REDMOND JAMES M & SUSAN O	9115 CORONA AVE NE	ALBUQUERQUE NM 87122	9115 CORONA AV NE
DAWSON JUDITH SCOTT & JEFFREY DALE	9151 WILSHIRE AVE NE	ALBUQUERQUE NM 87122-2928	9151 WILSHIRE AVE NE
GRANDE RUDOLPHO M & GRANDE THOMAS E & MCCRORY PATRICIA	9109 CORONA AVE NE	ALBUQUERQUE NM 87122-2694	9109 CORONA AVE NE
COOPER DAVID E & BELLINGER TINA M	9023 CORONA AVE NE	ALBUQUERQUE NM 87122	9023 CORONA AVE NE
COWHAM JOSEPH H IV & KATHLEEN C TRUSTEES COWHAM RVT	9119 CORONA AVE NE	ALBUQUERQUE NM 87122-2694	9119 CORONA AVE NE
GRANDJEAN MICHAEL & MARIA CORNAY	8627 VINTNER CT NE	ALBUQUERQUE NM 87122	8627 VINTNER CT NE
HANDING BRYAN E & LYNN C	8619 VINTNER CT NE	ALBUQUERQUE NM 87122-4220	8619 VINTNER CT NE
ELDER FREDERICK F & LAURA J	9105 CORONA AVE NE	ALBUQUERQUE NM 87122-2694	9105 CORONA AVE NE
HAKIMIAN ERFAN	8604 VINTNER DR NE	ALBUQUERQUE NM 87122-4219	8604 VINTNER DR NE
AL-SABASSI ABDUL FATTAH	PO BOX 65028	35651 KUWAIT	N/A
SCHENA RONALD A & RACHAEL	9124 WILSHIRE CT NE	ALBUQUERQUE NM 87122	9124 WILSHIRE CT NE
WEINBERG ANN CYR	9116 WILSHIRE CT NE	ALBUQUERQUE NM 87122-3050	9116 WILSHIRE CT NE
KNAUS EVAN & CHI EVA TRUSTEE KNAUS/CHI TRUST	9201 WILSHIRE AVE NE	ALBUQUERQUE NM 87122-2911	9201 WILSHIRE AVE NE

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Vineyard Estates NA

Name of NA Representative*: David Zarecki

Email Address* or Mailing Address* of NA Representative¹: 8405 Vintage Drive NE, Albuquerque NM 87122

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The subdivision of 2 lots into 8 residential lots

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: August 23, 2023 / 9:00 am

Location*³: Zoom meeting <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

ron@thegroup.cc

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ C-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.99 ac
2. IDO Zone District R1-C
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

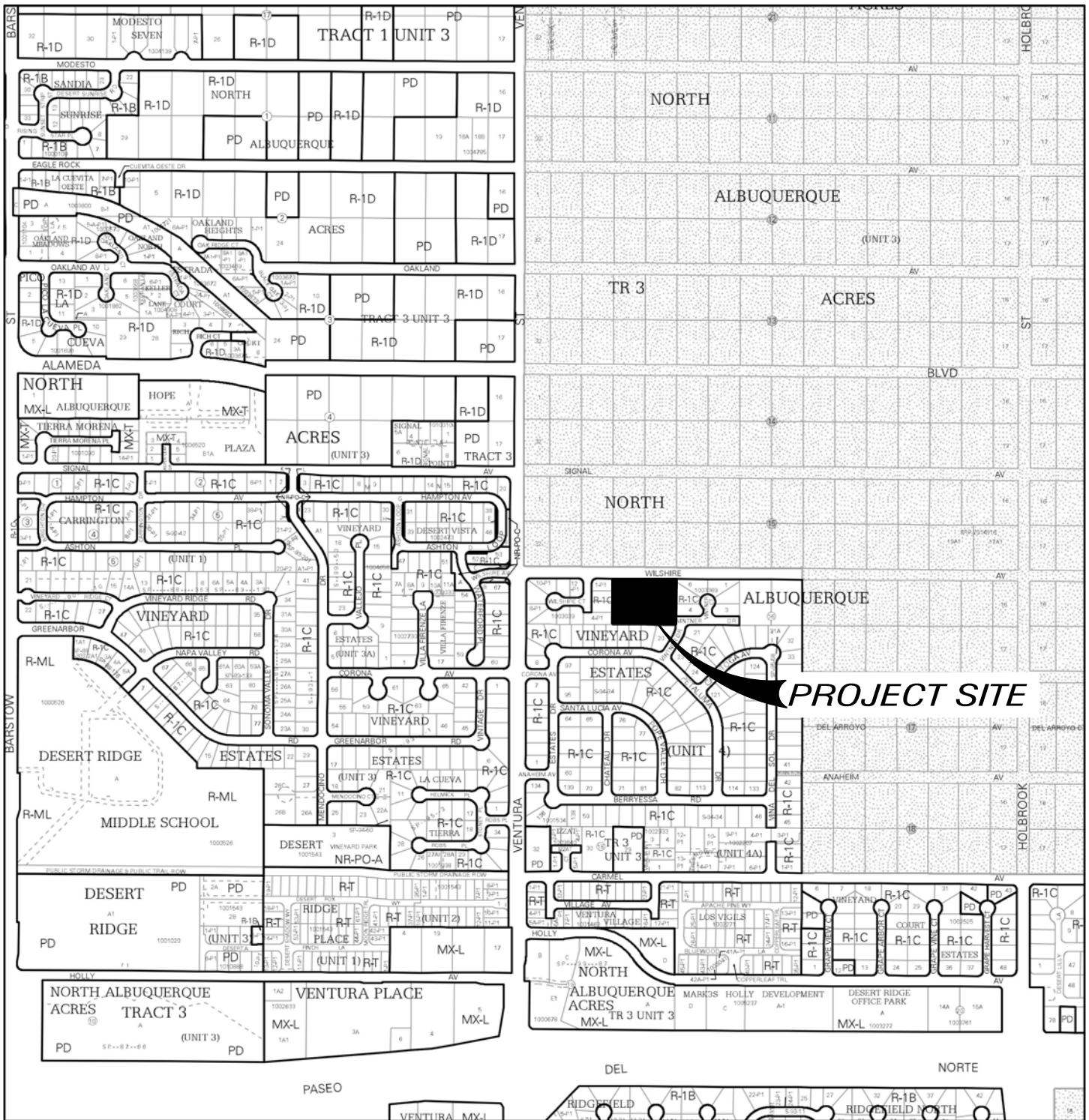
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]
North Albuquerque Acres Community Association
District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



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

IDO Zone Atlas May 2018

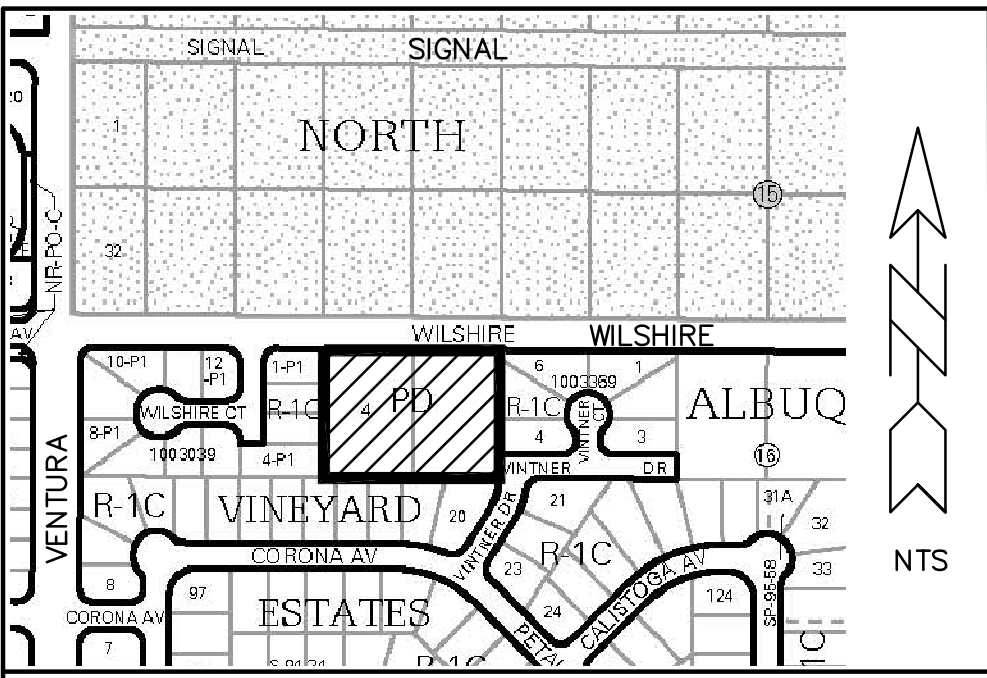
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Gray Shading
Represents Area Outside
of the City Limits

**Zone Atlas Page:
C-20-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



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

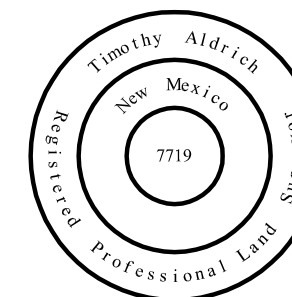
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



 Timothy Aldrich, P.S. No. 7719
 06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

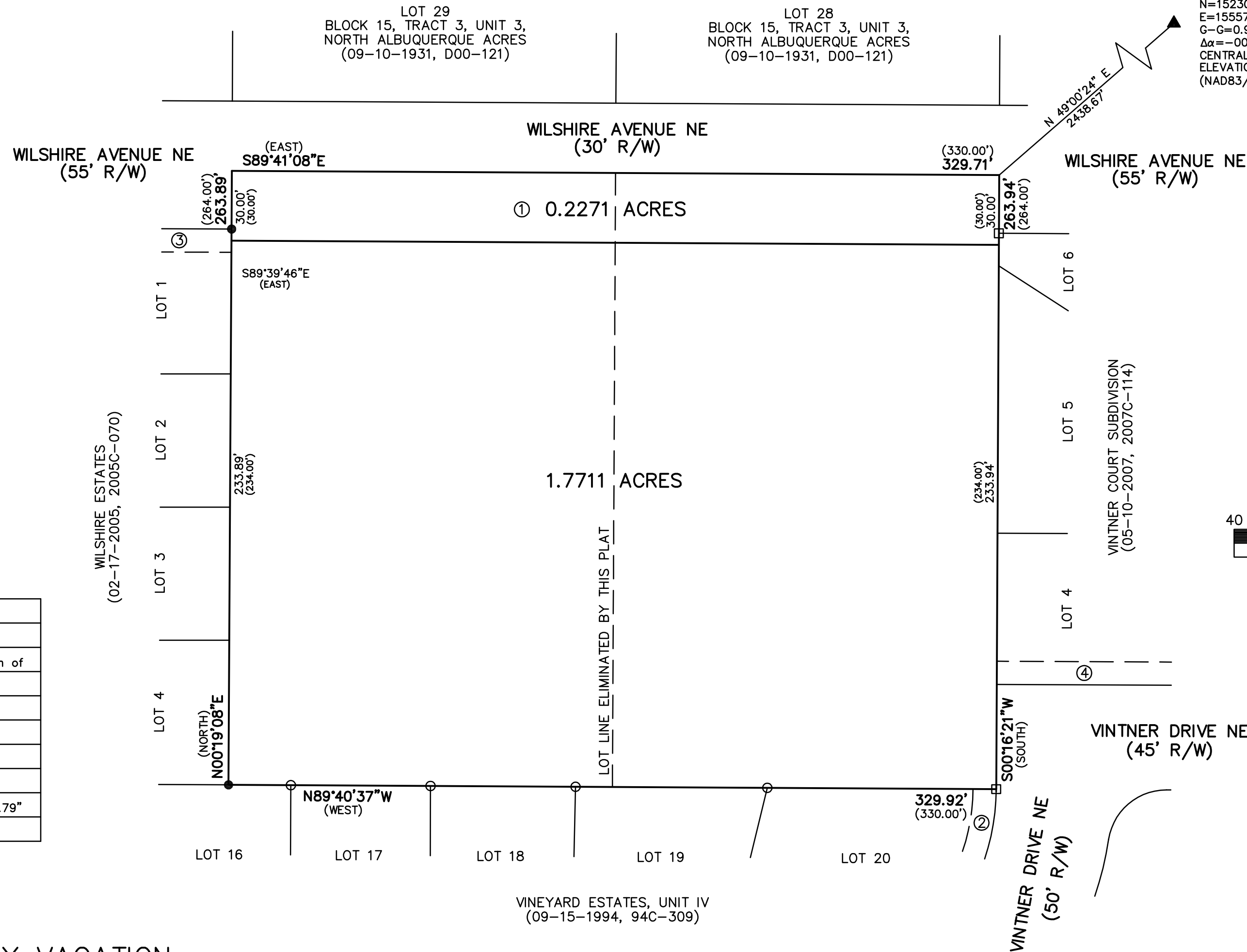
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
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 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
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 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

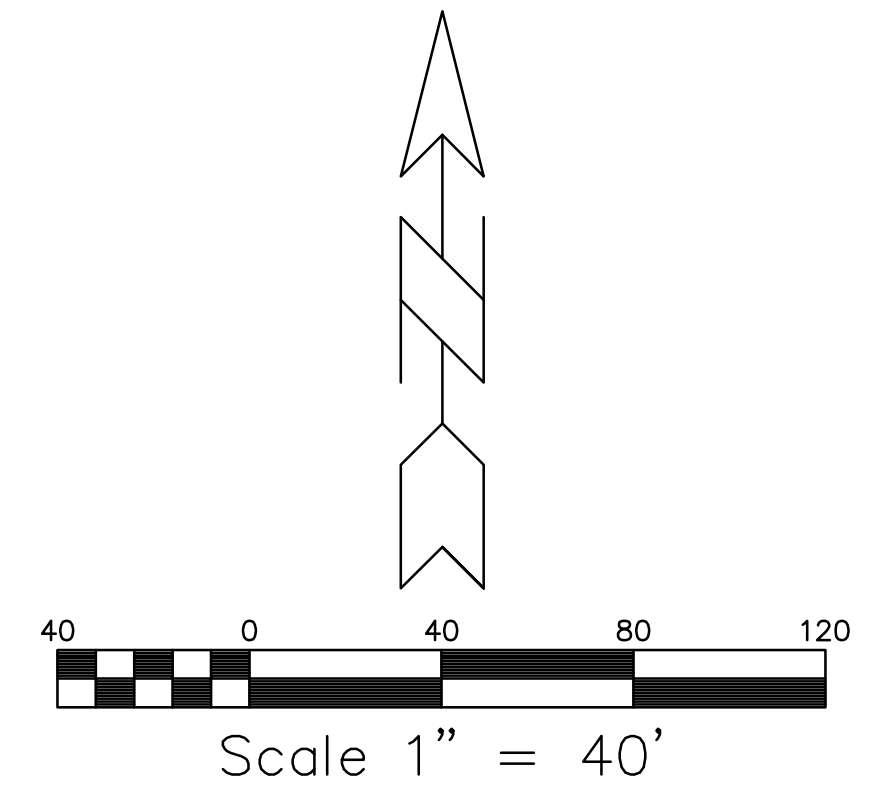
AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)



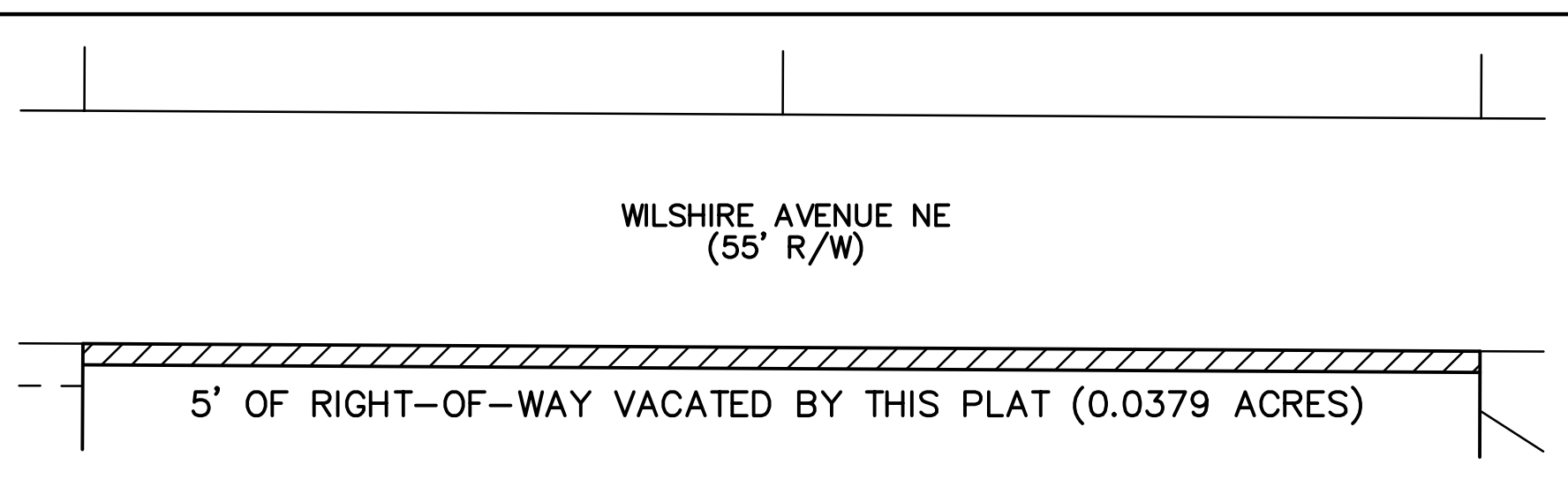
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	



RIGHT-OF-WAY VACATION



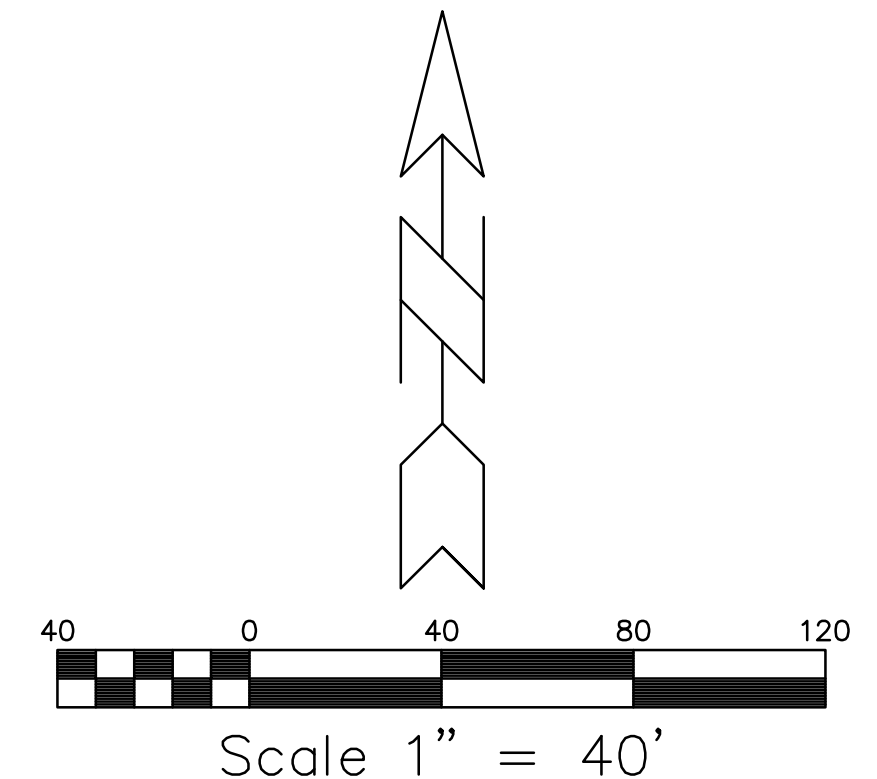
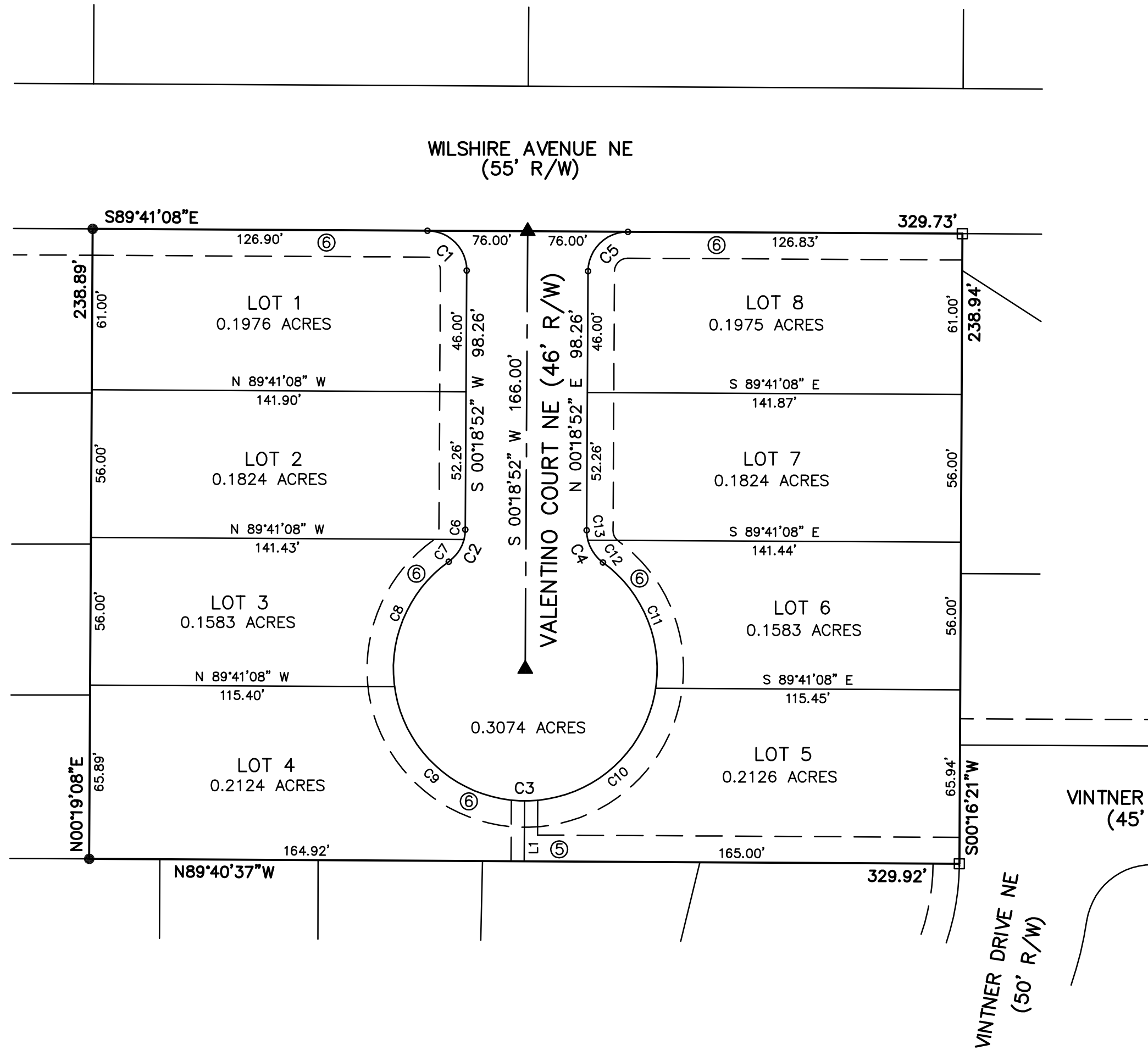
Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"



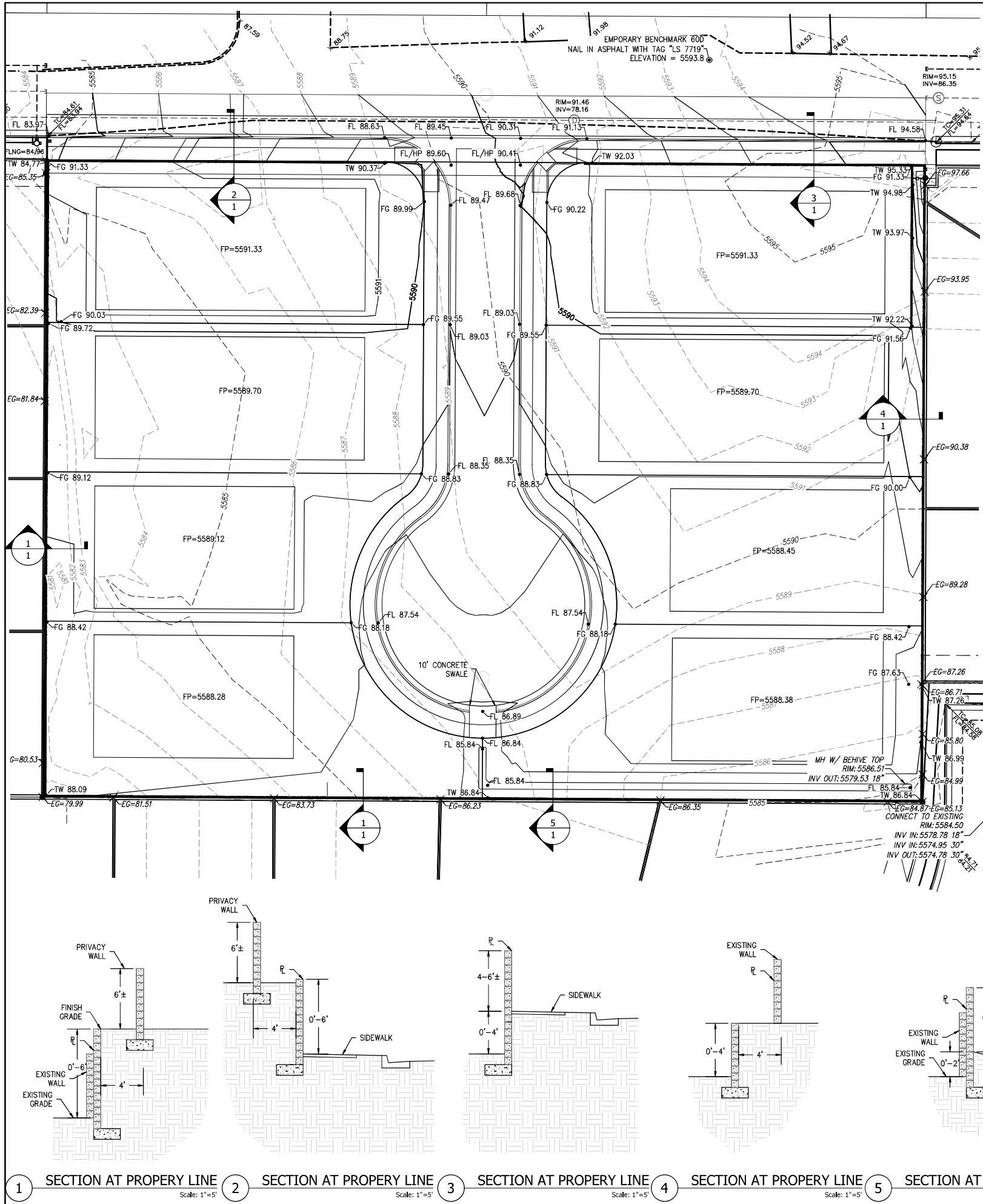
- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

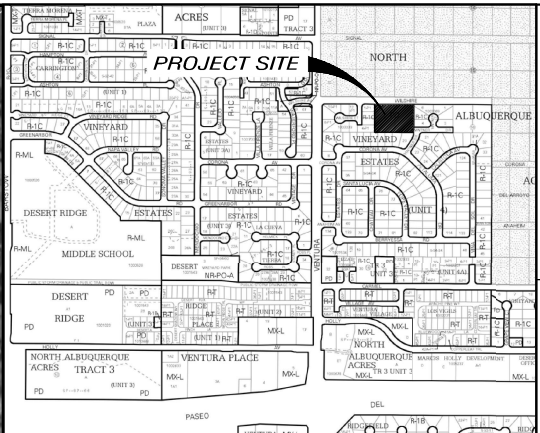
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-Z

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EASTL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
 $FLOW = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $E_a = 0.67, Q_a = 1.84$
 $E_b = 0.86, Q_b = 2.49$
 $E_c = 1.09, Q_c = 3.17$
 $E_d = 2.58, Q_d = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIAND ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC (cfs)
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33
PROPOSED	78799	0%	0	40%	31520	60%	47279	13028	7.17

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME
LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.
LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.
IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- X 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF

DESIGNED BY REH DATE 3/23
DRAWN BY REH DATE 3/23
CHECKED BY REH DATE 3/23

REVISIONS
NO. DATE BY

REMARKS
DESIGN

CONTRACTOR AS BUILT INFORMATION
WORK ORDER NO. DATE
INSPECTOR'S ACCEPTANCE BY DATE
VERIFICATION BY DATE
DRAWING ISSUED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE

ENGINEER'S SEAL
RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
MAY 1, 2015

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Vineyard Estates NA

Name of NA Representative*: Elizabeth Meek

Email Address* or Mailing Address* of NA Representative¹: 8301 Mendocino Drive NE, Albuquerque NM 87122

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The subdivision of 2 lots into 8 residential lots

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

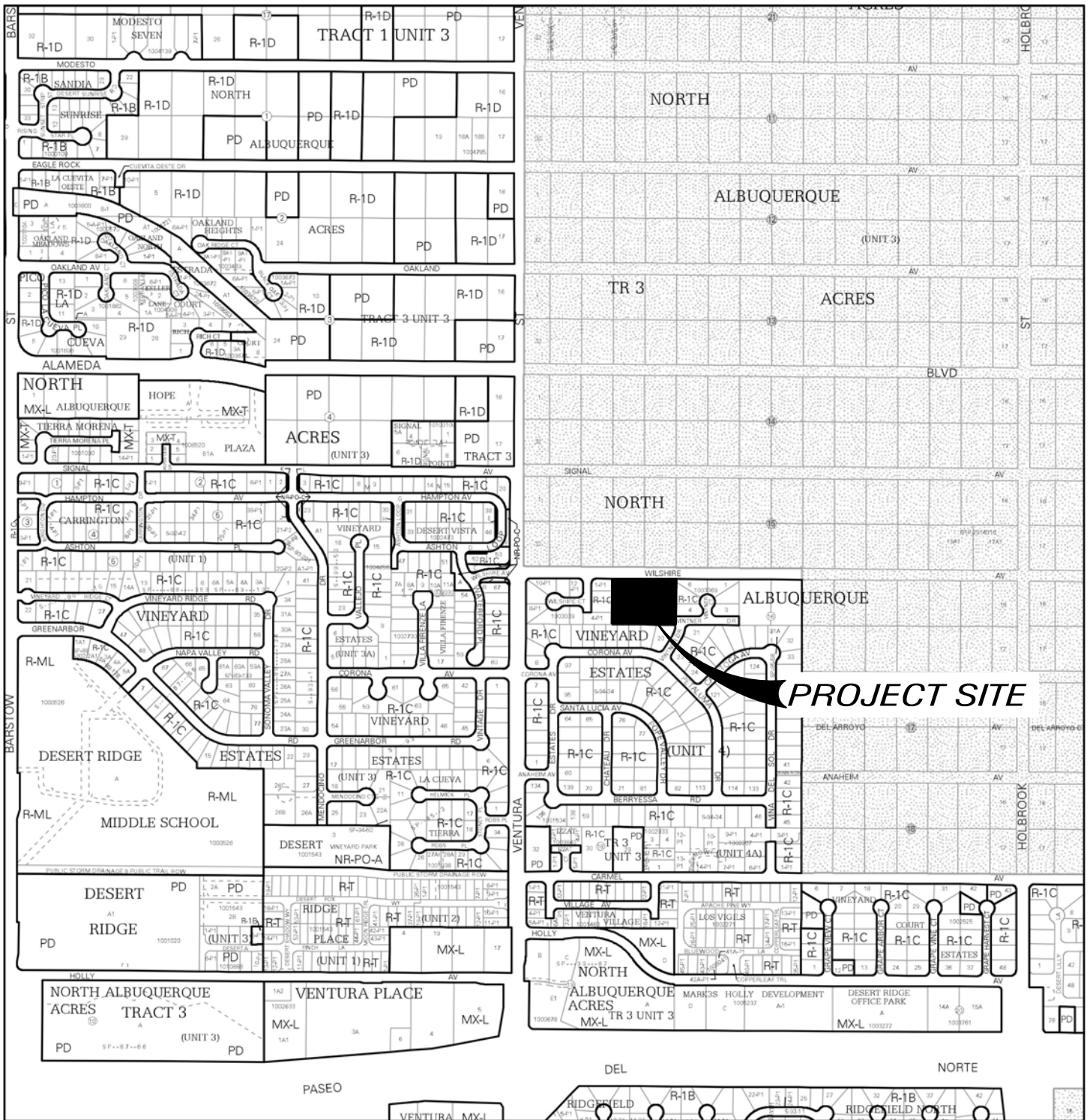
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]
North Albuquerque Acres Community Association
District 4 Coalition of Neighborhood Associations

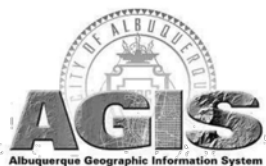
⁶ Available here: <https://tinurl.com/idozoningmap>



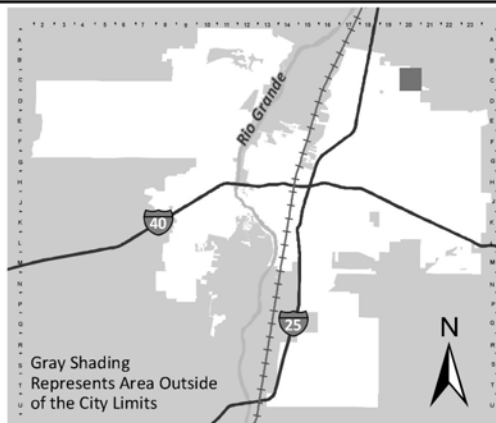
PROJECT SITE

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

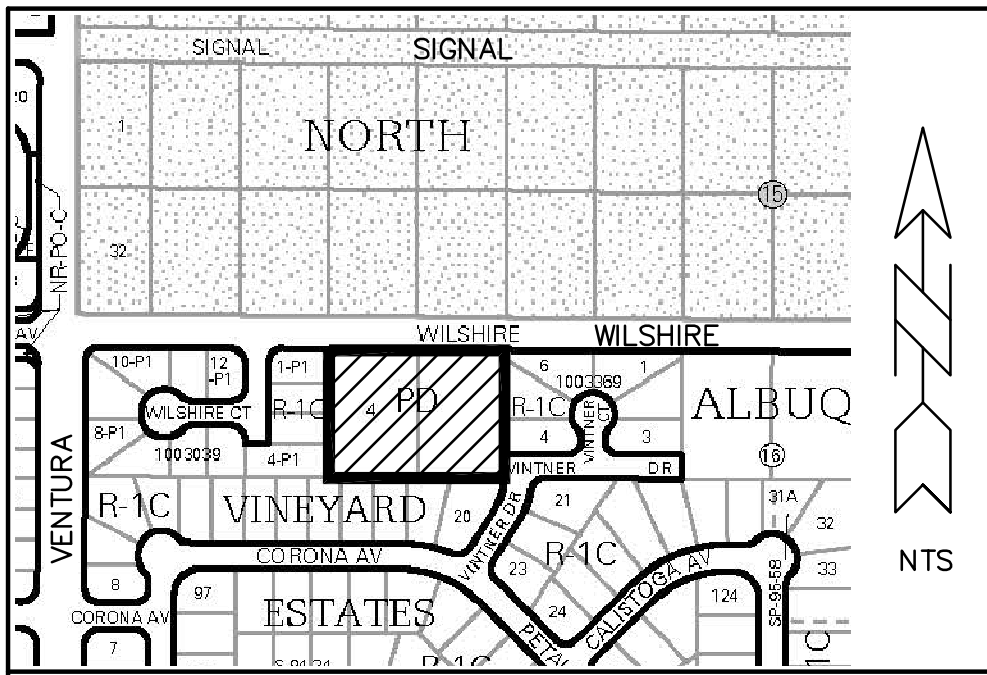


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: C-20-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



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
(A REPLAT OF LOTS 4 & 5,
BLOCK 16, TRACT 3, UNIT 3,
NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 17
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

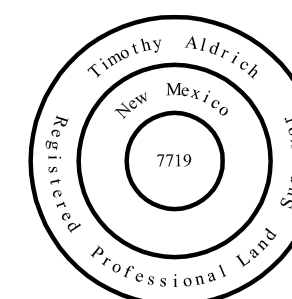
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
Timothy Aldrich, P.S. No. 7719

06/24/2023
Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

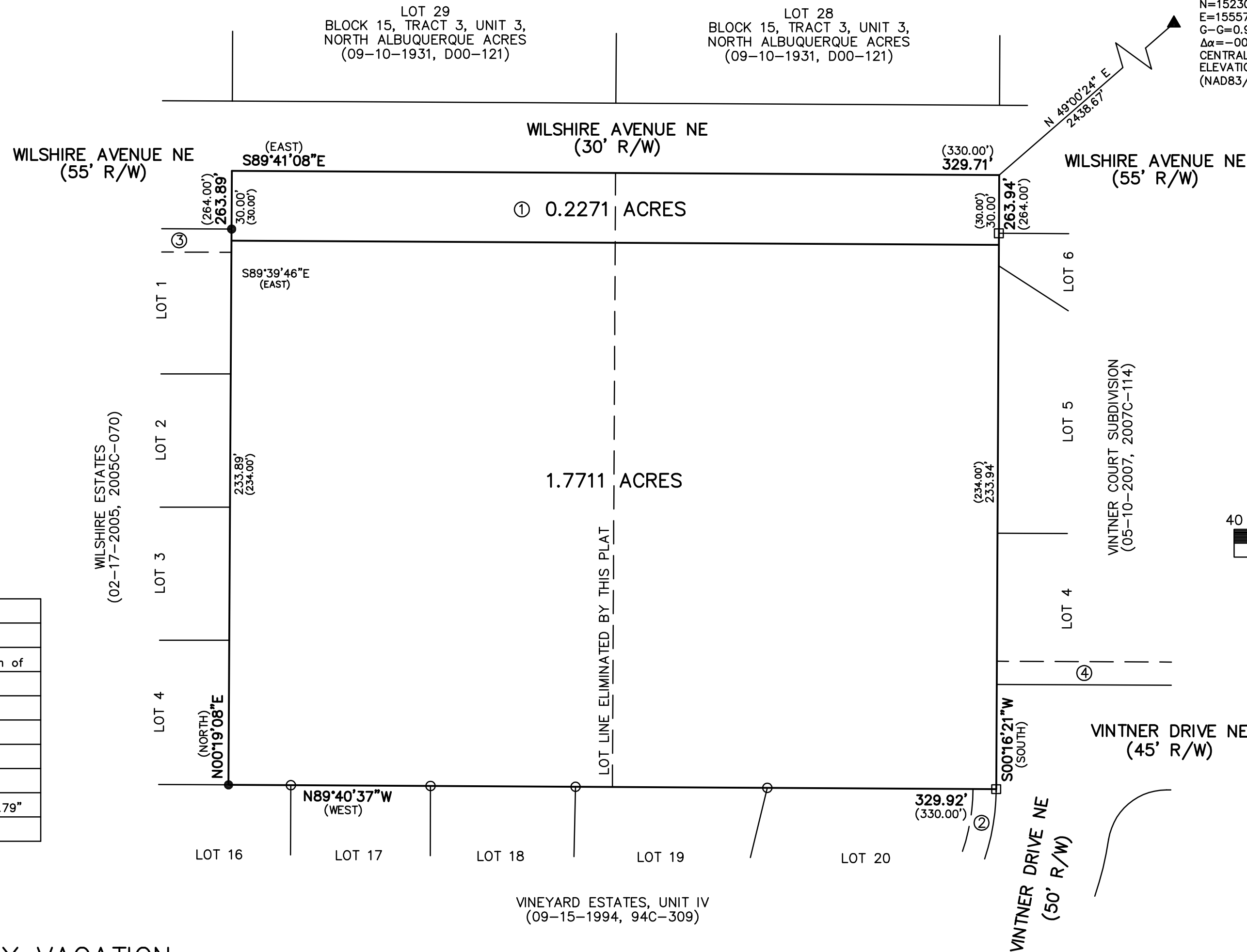
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
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 WITHIN THE
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 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

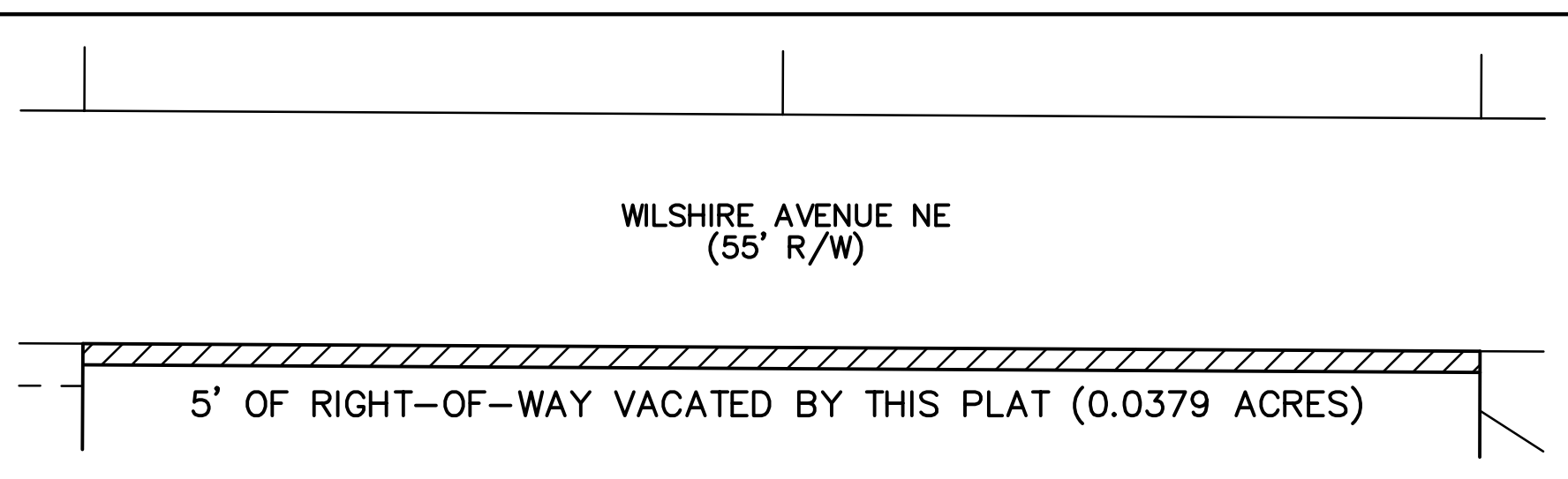


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



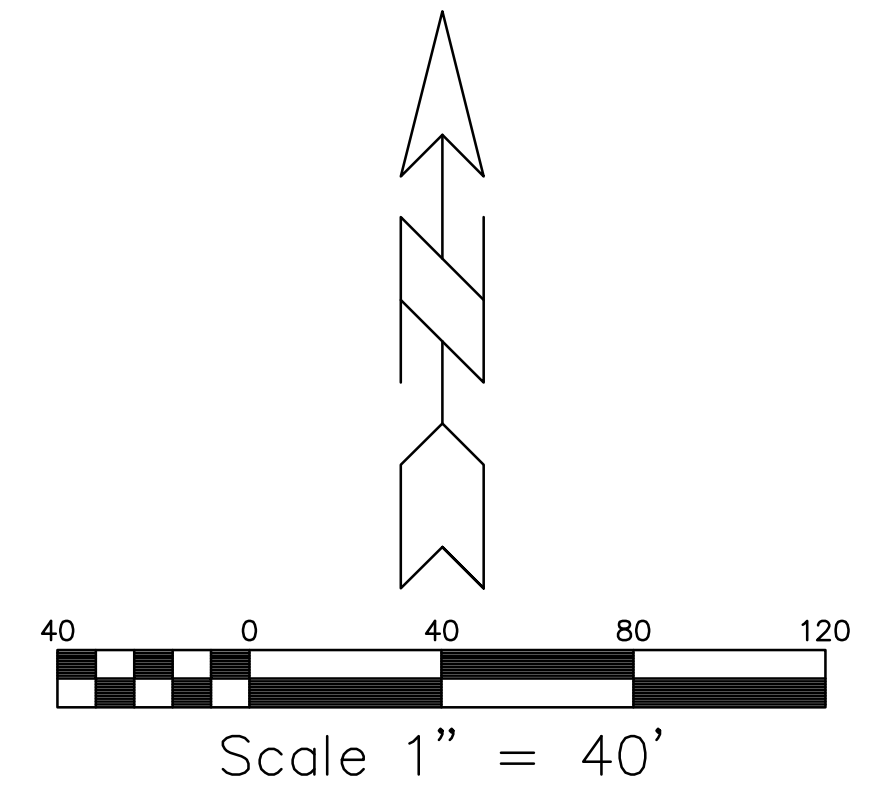
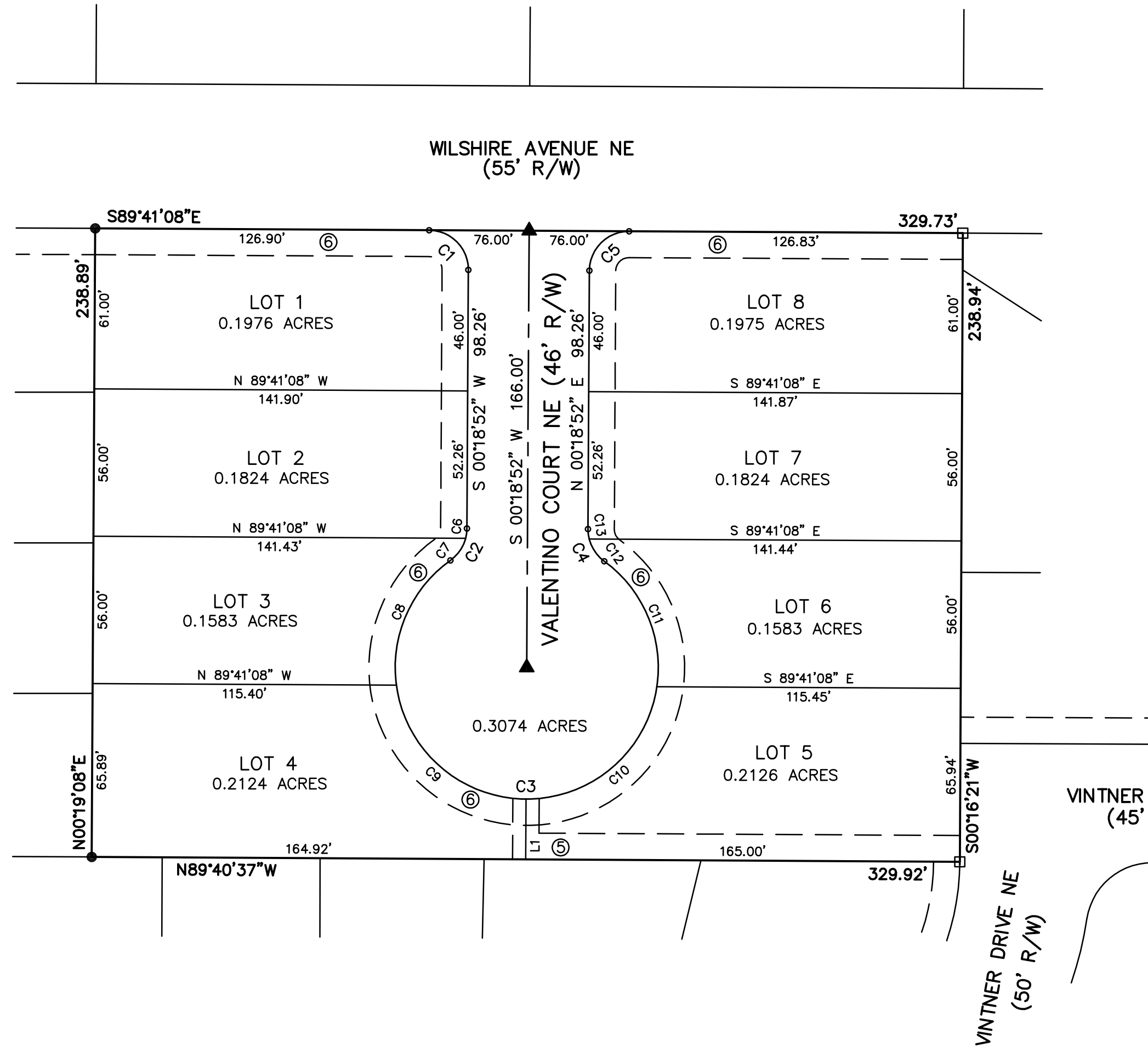
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

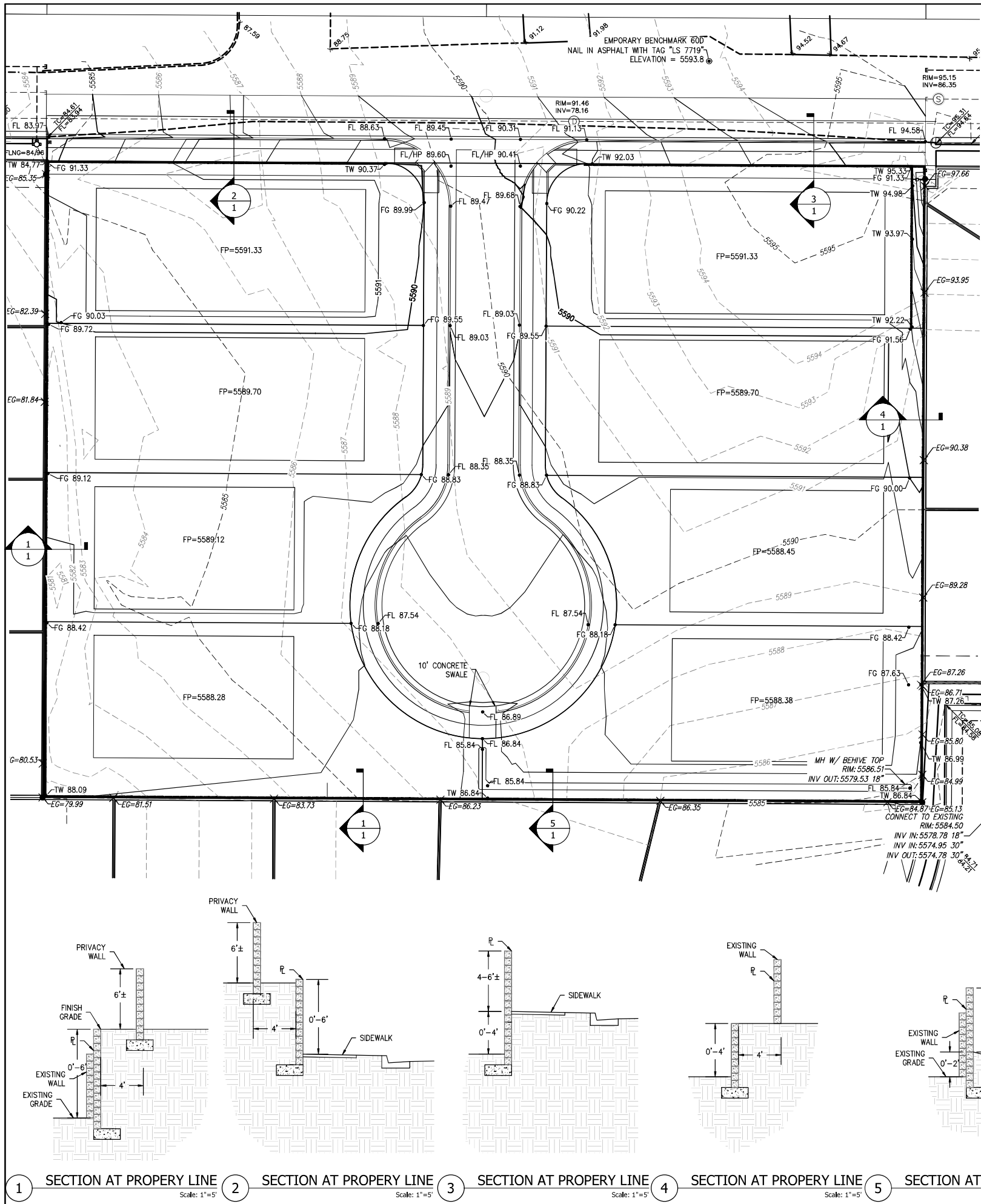


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G

VICINITY MAP C-19-Z

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION

THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS

THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$

FLOW = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)

- $E_a = 0.67$ $Q_a = 1.84$
- $E_b = 0.86$ $Q_b = 2.49$
- $E_c = 1.09$ $Q_c = 3.17$
- $E_d = 2.58$ $Q_d = 4.49$

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE

THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 1.5-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE BLVD AND ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu-ft.)	FLOW (cfs)	CFS/AC (cfs)			
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33	1.84		
PROPOSED	78799	0%	0	0%	40%	31520	60%	47279	1.9840	13028	7.17	3.96

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK ORDER NO.	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWING ISSUED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	NO.

BENCH MARKS

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
MAY 1, 2015

REVISIONS

NO.	DATE	REMARKS	BY

DESIGNED BY REH DATE 3/23
DRAWN BY REH DATE 3/23
CHECKED BY REH DATE 3/23

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION GRADING AND DRAINAGE GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.

CITY PROJECT No. _____ ZONE MAP NO. _____ SHEET 1 OF 1

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Albuquerque Acres Community Association

Name of NA Representative*: Steve Shackley

Email Address* or Mailing Address* of NA Representative¹: 8304 San Diego Avenue NE, Albuquerque NM 87122

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The subdivision of 2 lots into 8 residential lots

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.99 ac
2. IDO Zone District R1-C
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

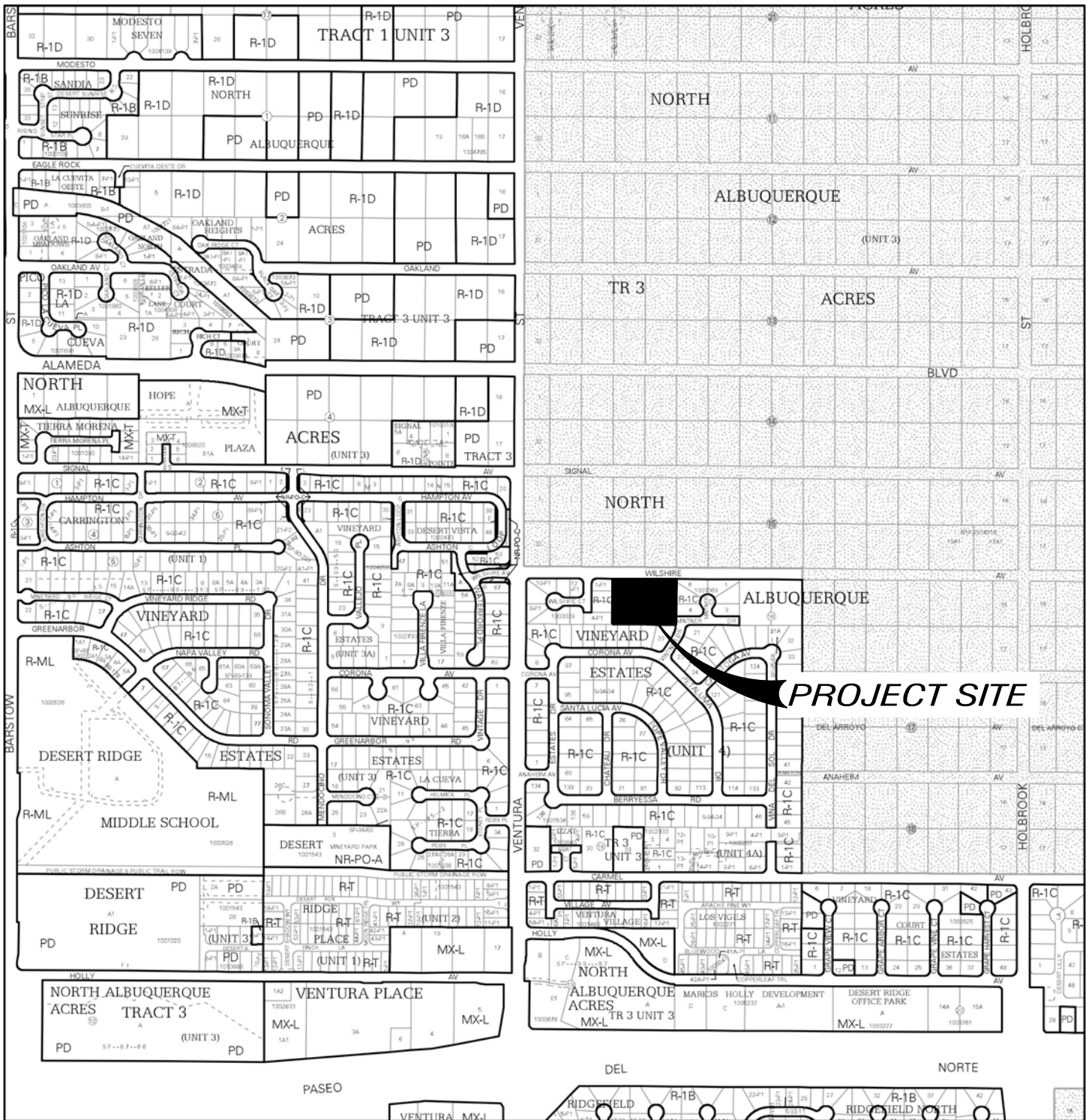
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]
North Albuquerque Acres Community Association
District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



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

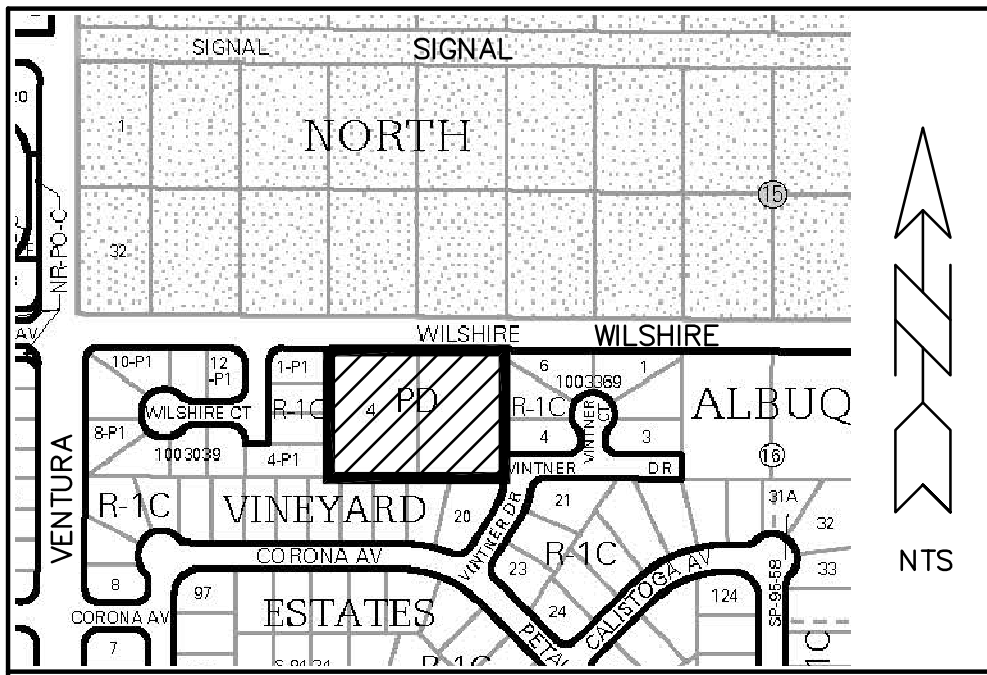
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The Zone Districts and Overlay Zones
are established by the
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Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-20-Z

- Easement
- 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

Escarpment
Petroglyph National Monument
Scale: 0 250 500 1,000 Feet



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

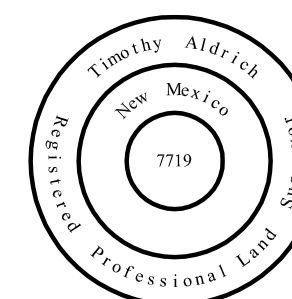
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

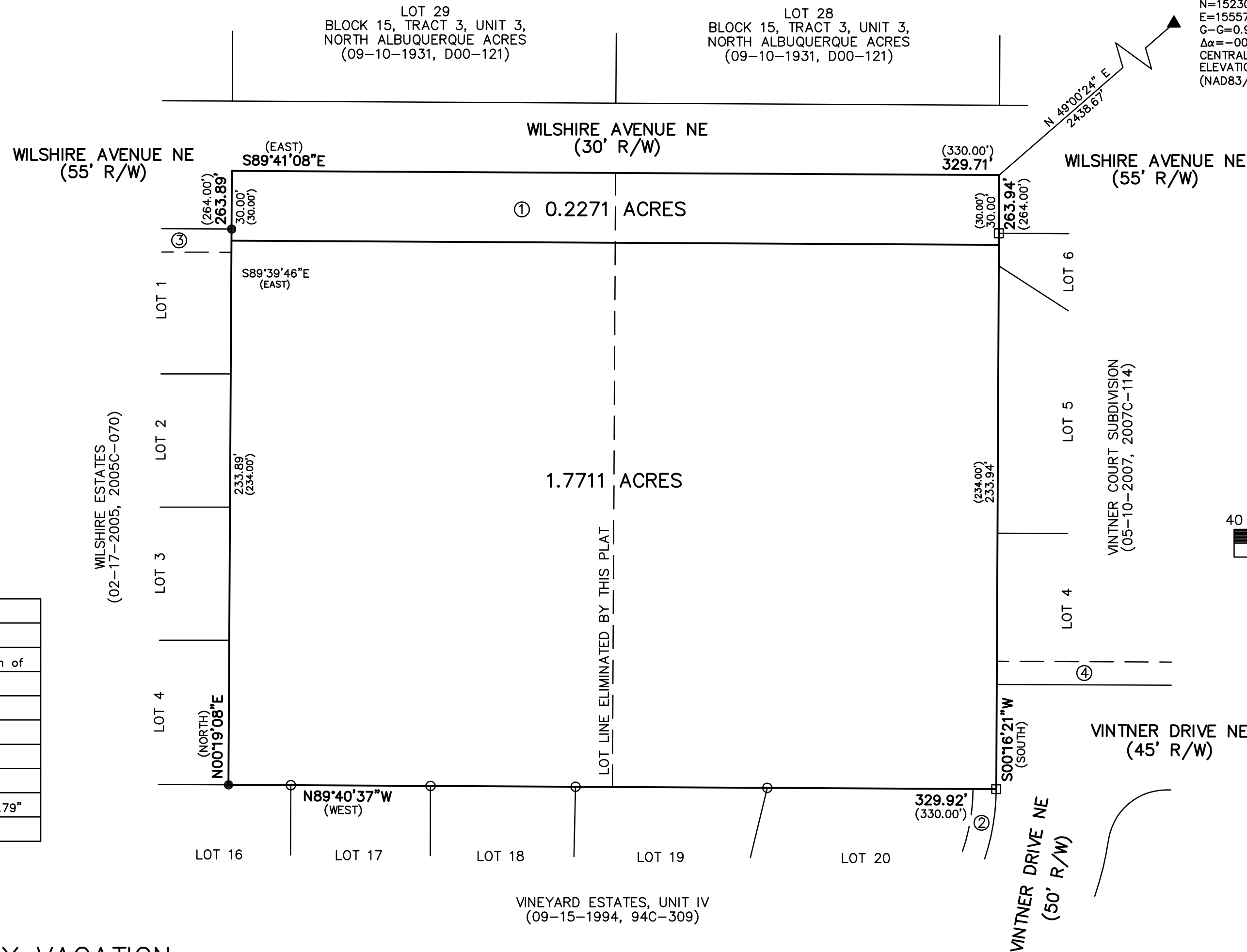
EXISTING CONDITIONS

PRELIMINARY PLAT
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 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

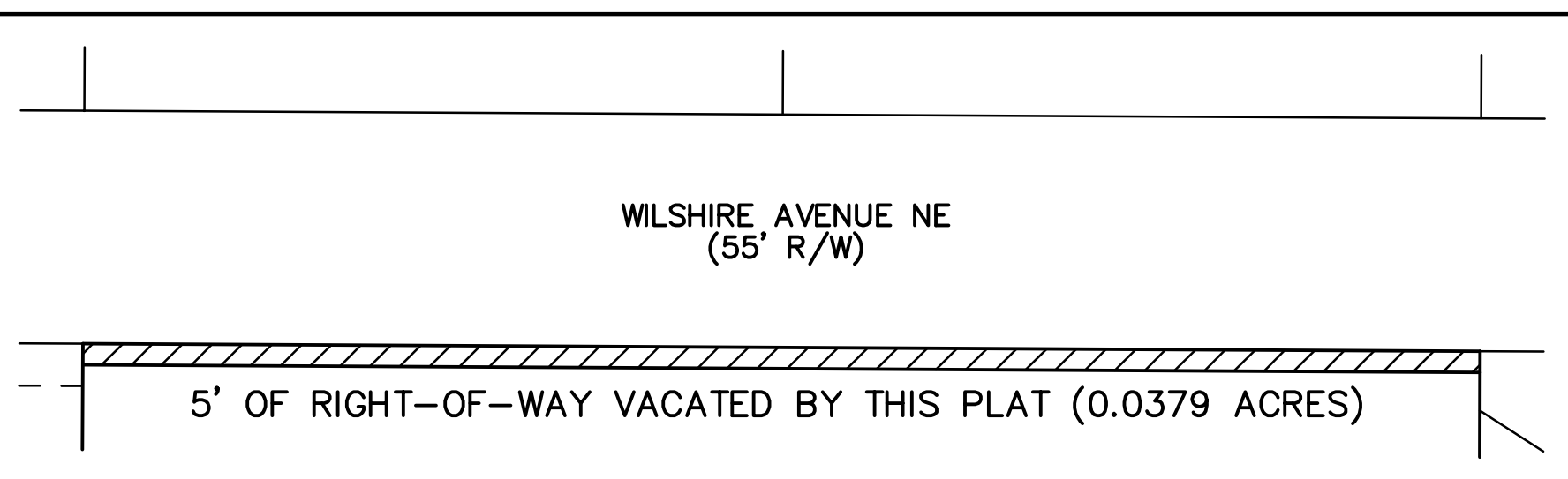


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



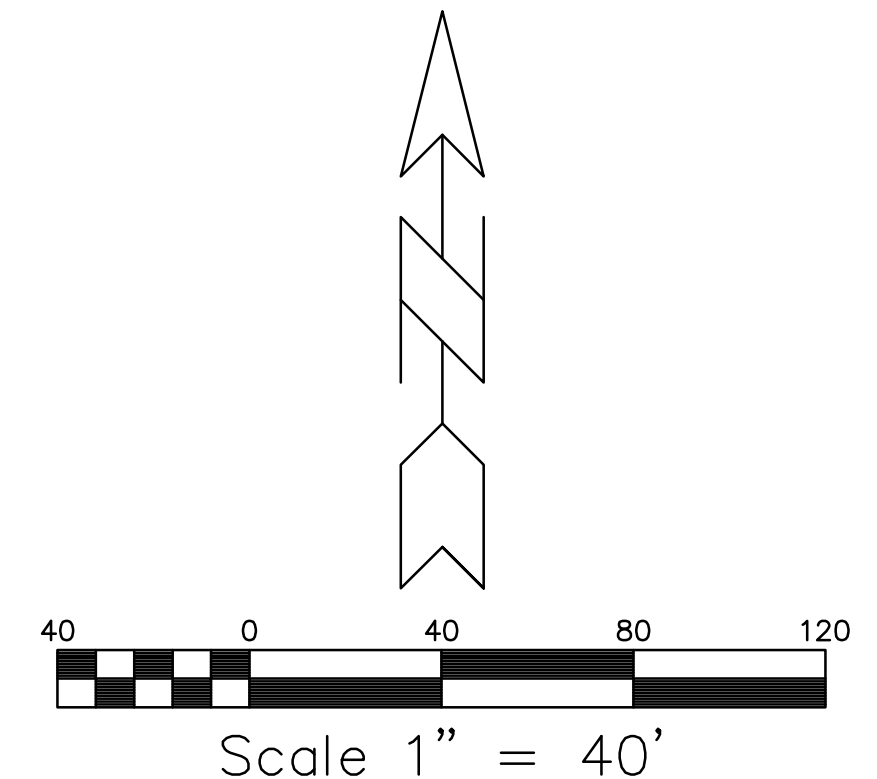
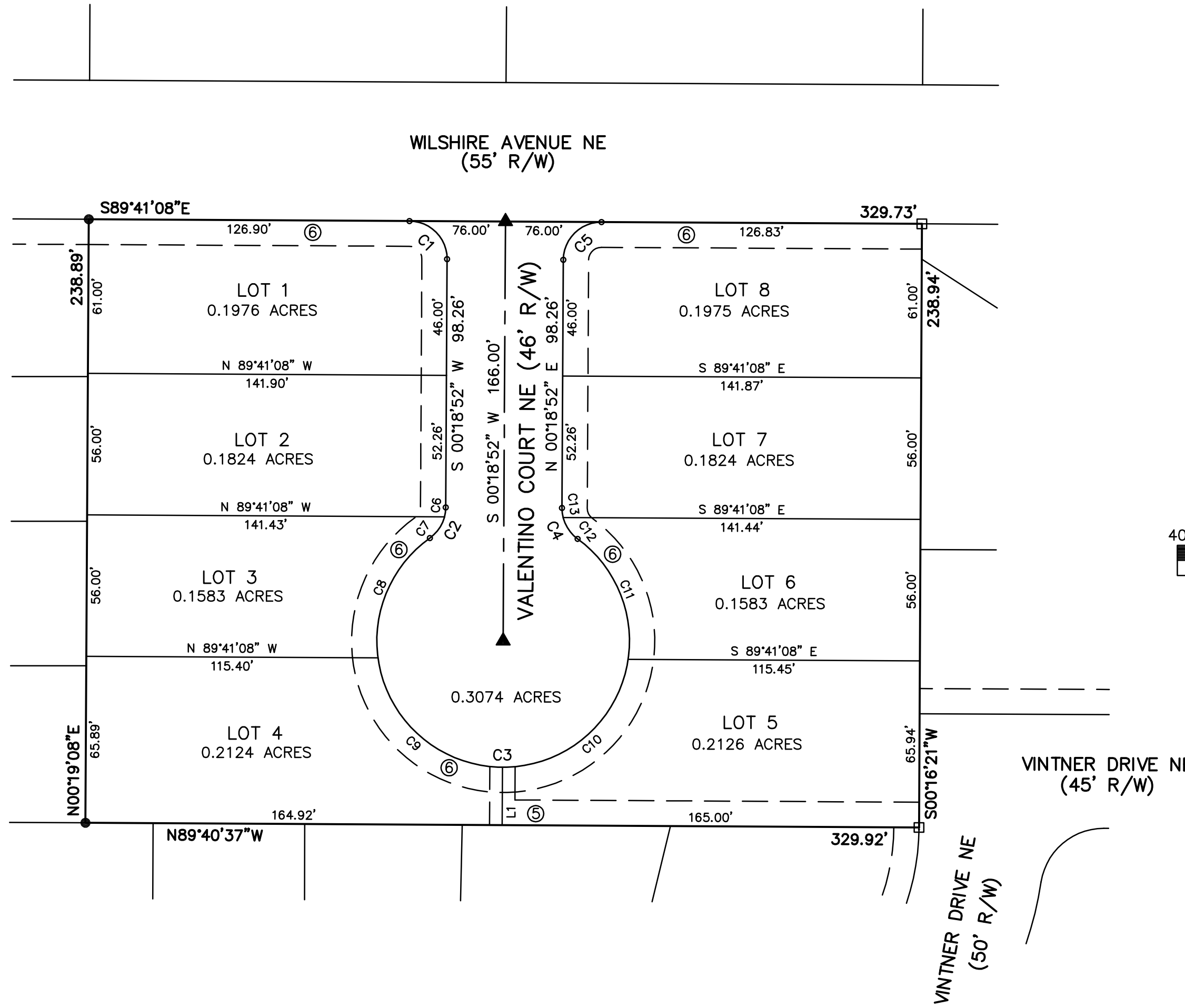
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
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 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Albuquerque Acres Community Association

Name of NA Representative*: David Neale

Email Address* or Mailing Address* of NA Representative¹: 9500 Signal Avenue NE, Albuquerque NM 87122

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The subdivision of 2 lots into 8 residential lots

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.99 ac
2. IDO Zone District R1-C
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

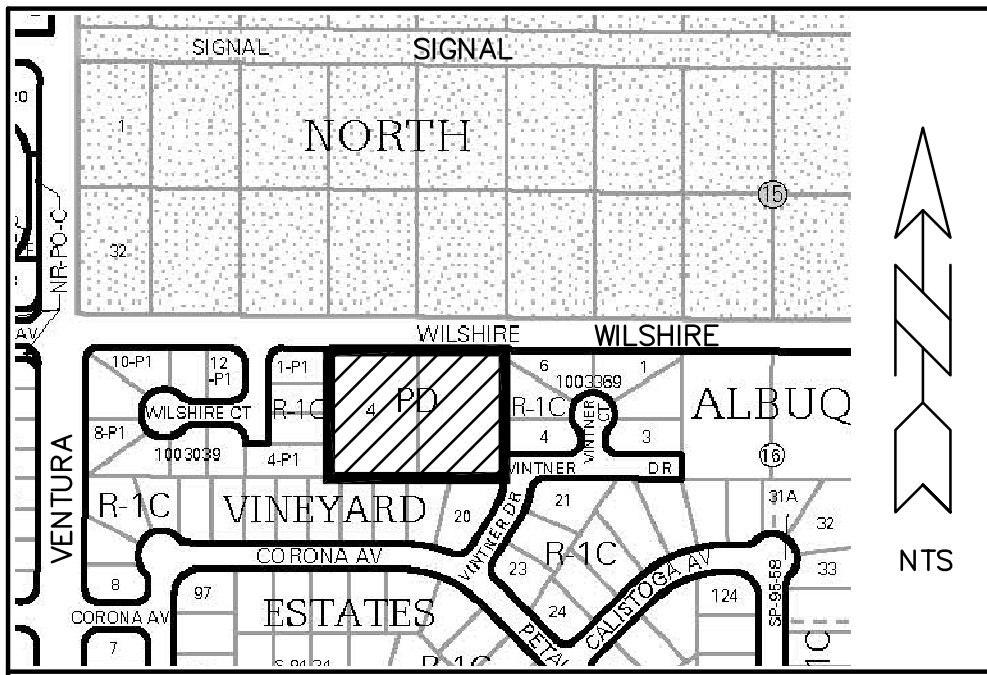
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]
North Albuquerque Acres Community Association
District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

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Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

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 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

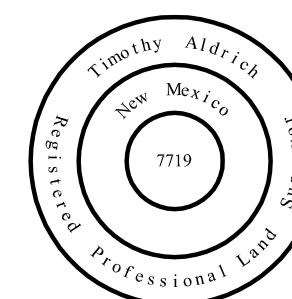
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06/24/2023
 Date



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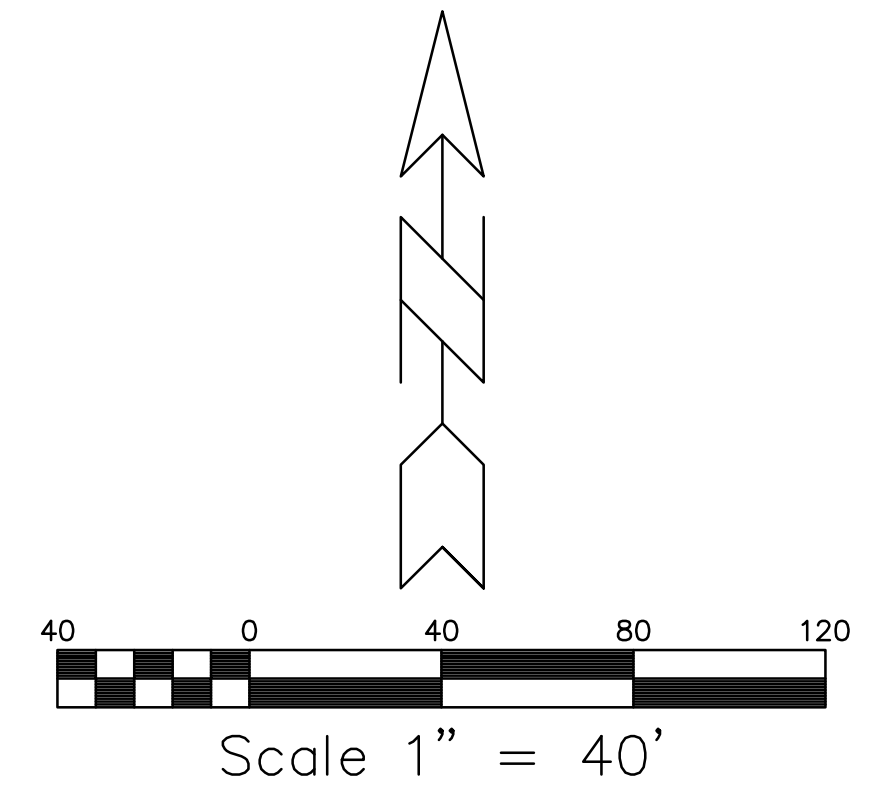
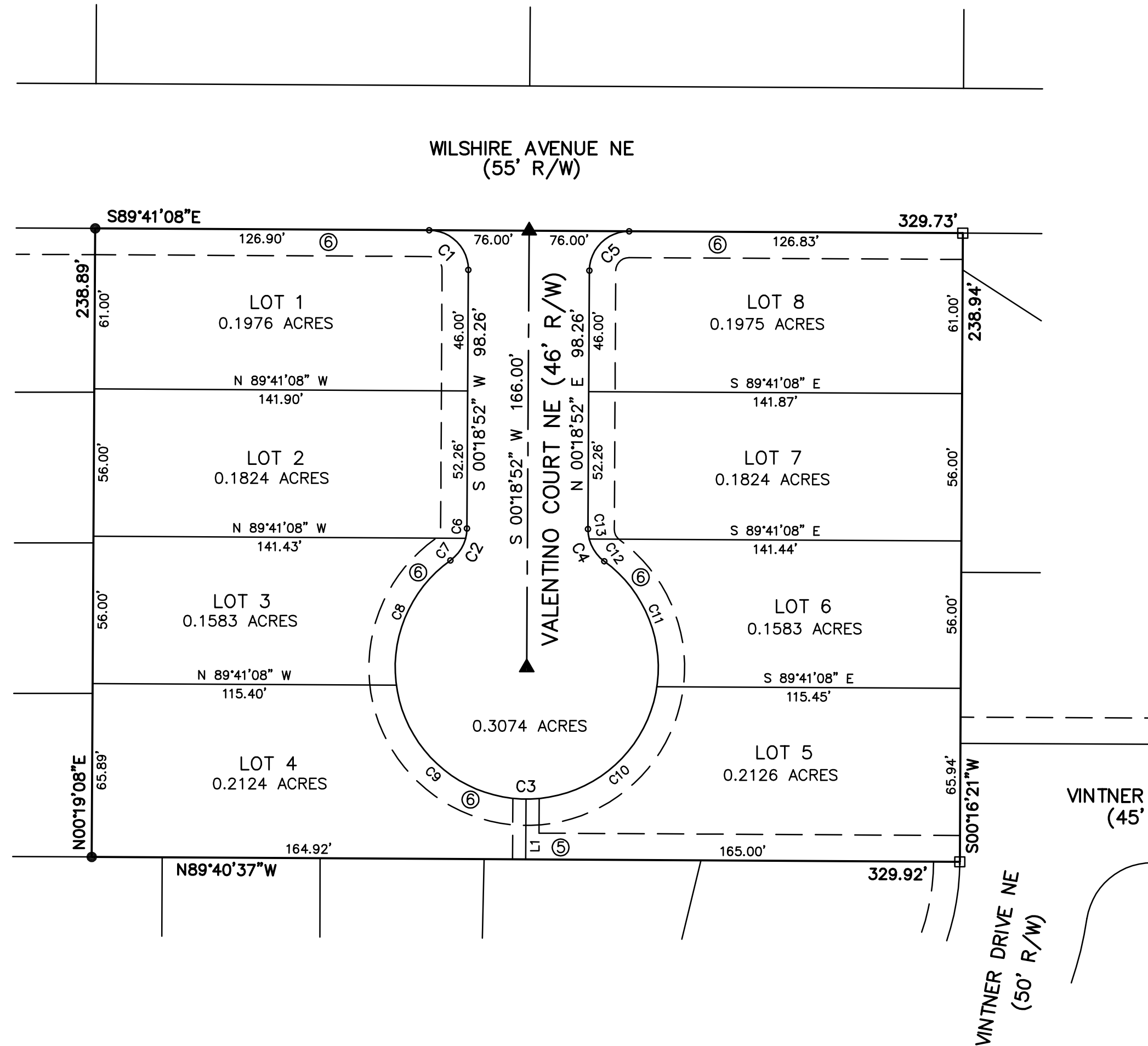
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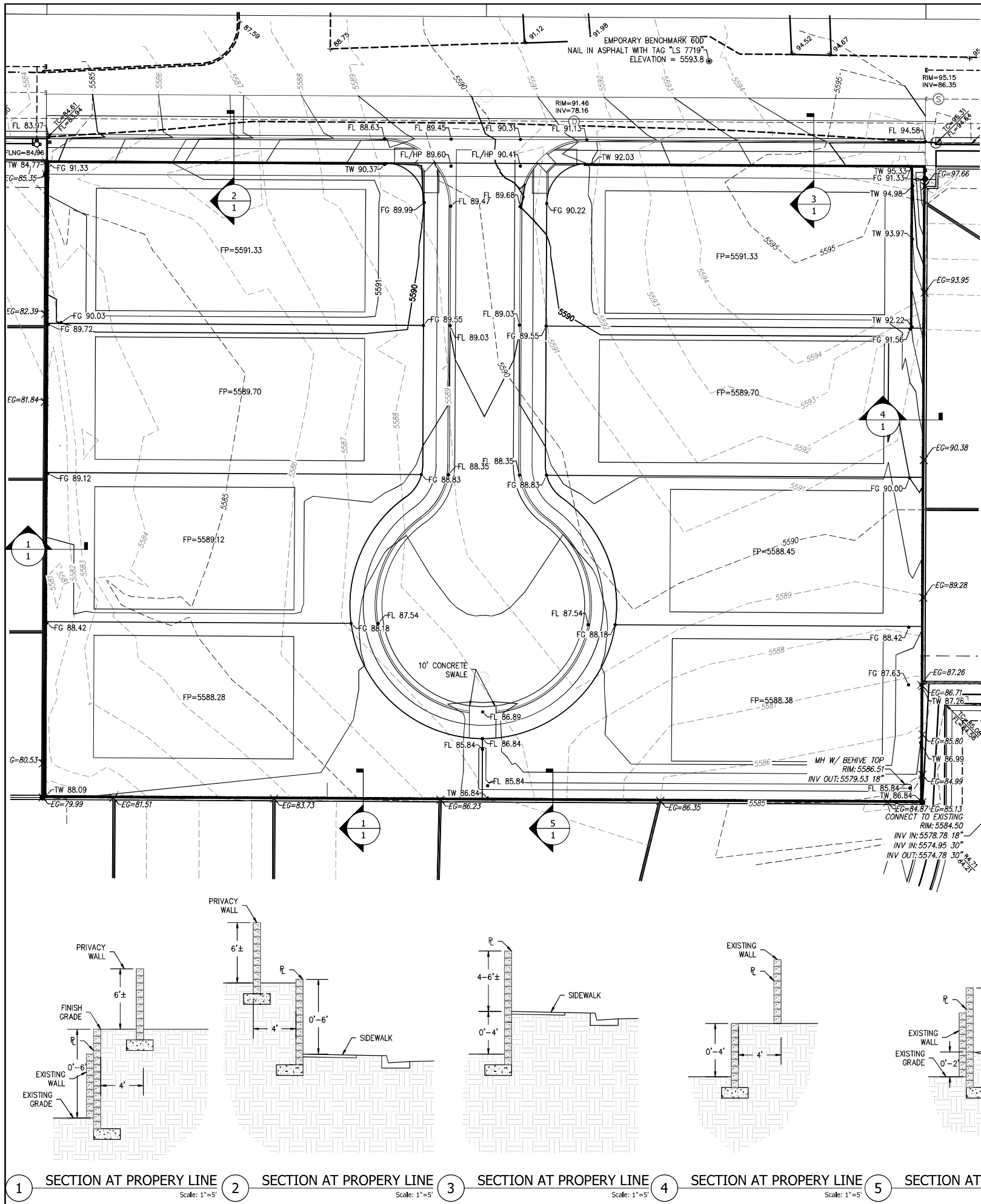


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

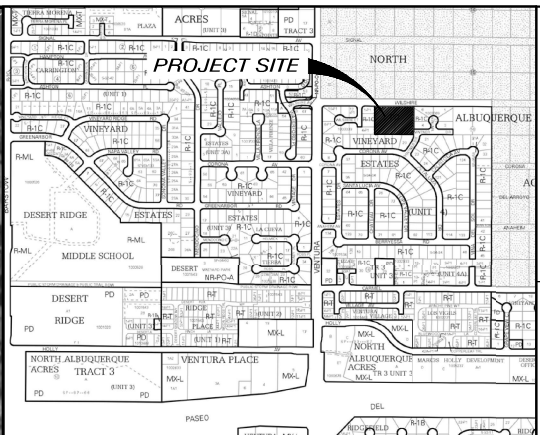
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-2

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
 $FLOW = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $E_a = 0.67$ $Q_a = 1.84$
 $E_b = 0.86$ $Q_b = 2.49$
 $E_c = 1.09$ $Q_c = 3.17$
 $E_d = 2.58$ $Q_d = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC (cfs)			
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33	1.84		
PROPOSED	78799	0%	0	0%	40%	31520	60%	47279	1.9840	13028	7.17	3.96

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME
LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.
LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.
IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF

1 1

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWING ISSUED BY	DATE
RECORDED BY	DATE

BENCH MARKS

NO.	DATE
-----	------

SURVEY INFORMATION

FIELD BY	DATE
NO.	DATE

ENGINEER'S SEAL

RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
MAY 1, 2015

REVISIONS

NO.	DATE	REMARKS
DESIGN	DATE 3/23	
REH	DATE 3/23	
REH	DATE 3/23	

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Ellen Dueweke

Email Address* or Mailing Address* of NA Representative¹: PO Box 90986, Albuquerque NM 87199

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The subdivision of 2 lots into 8 residential lots

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

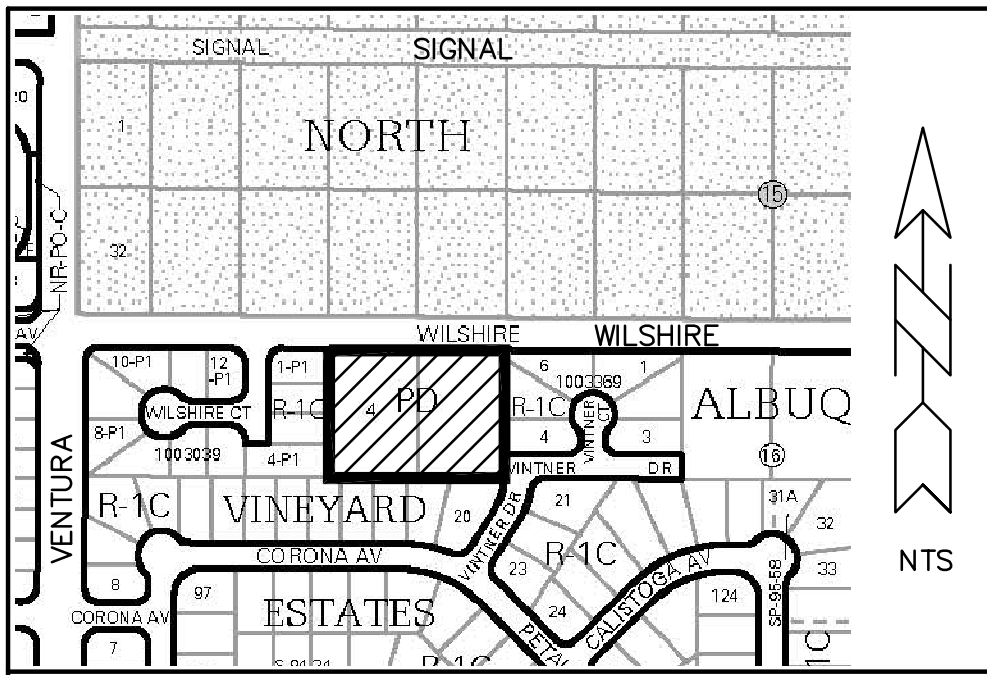
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]
North Albuquerque Acres Community Association
District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

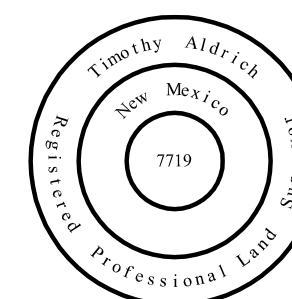
PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

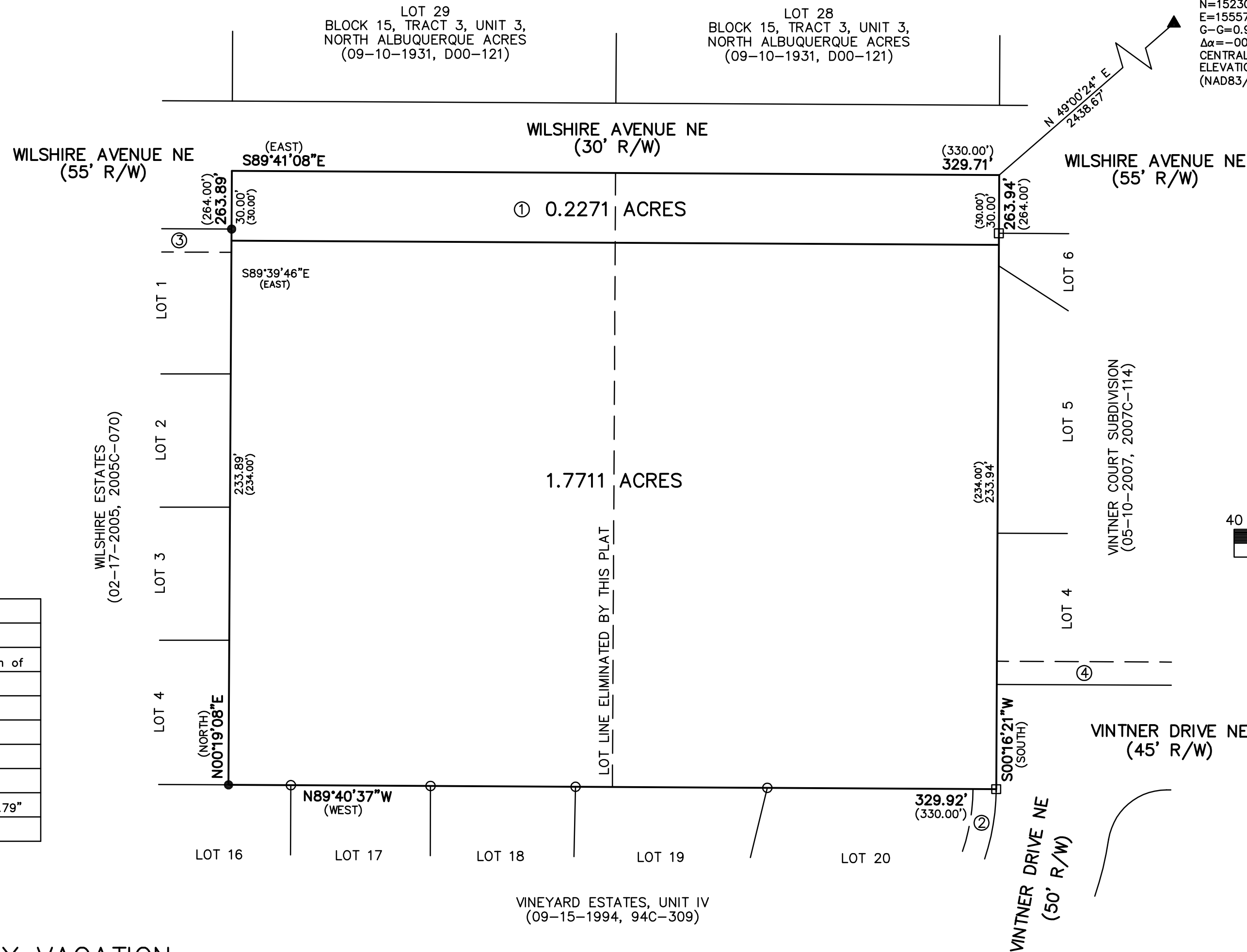
EXISTING CONDITIONS

PRELIMINARY PLAT
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 (A REPLAT OF LOTS 4 & 5,
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 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

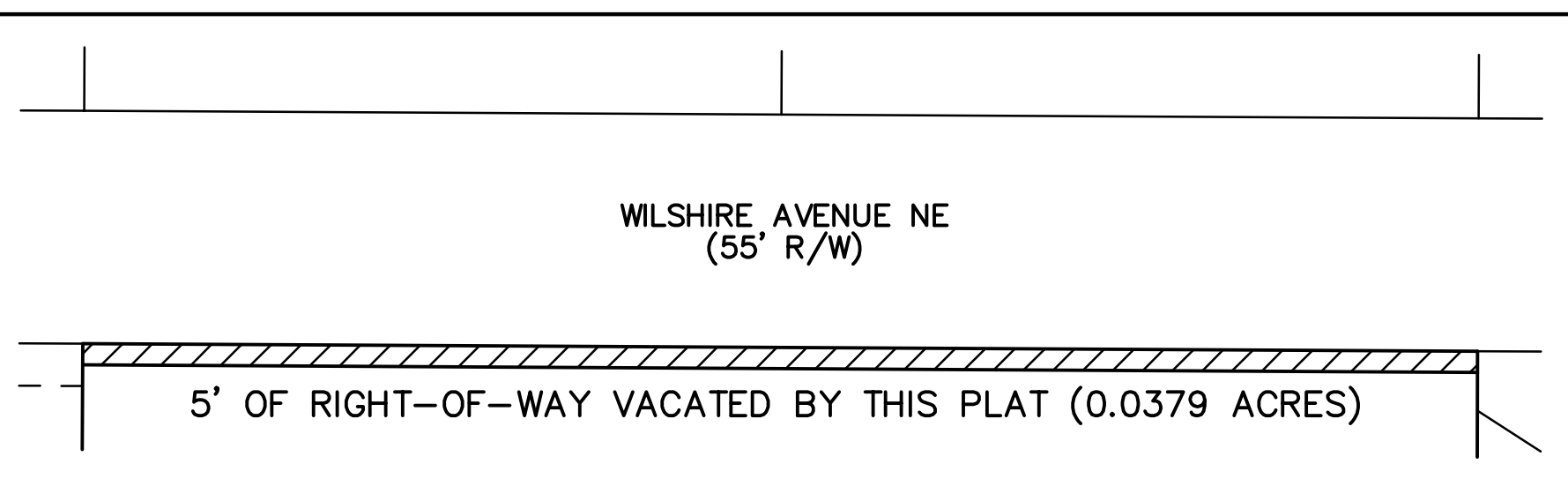


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



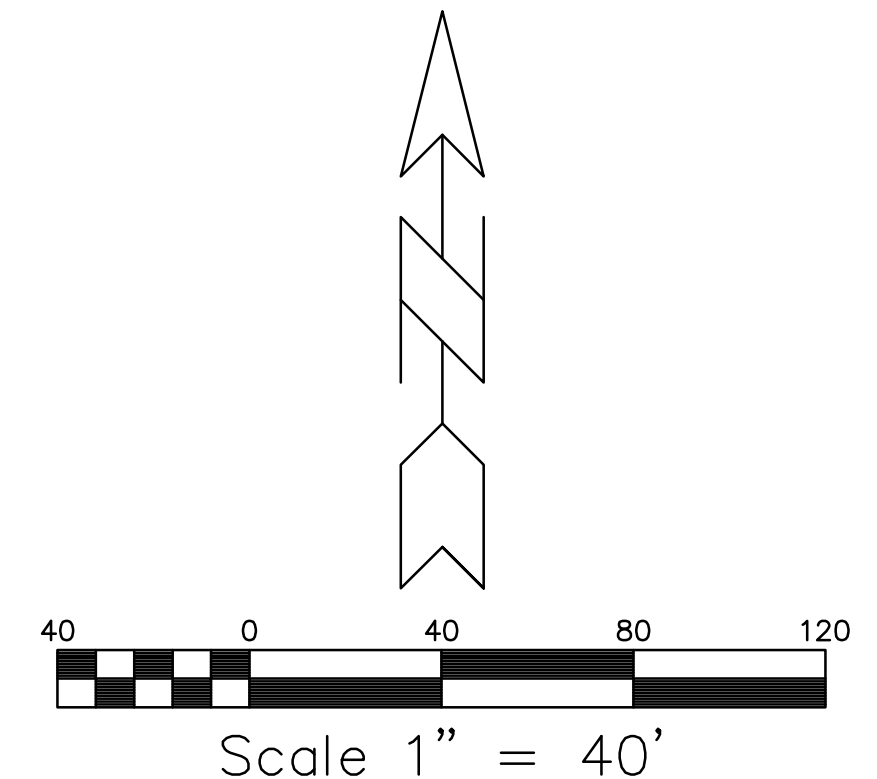
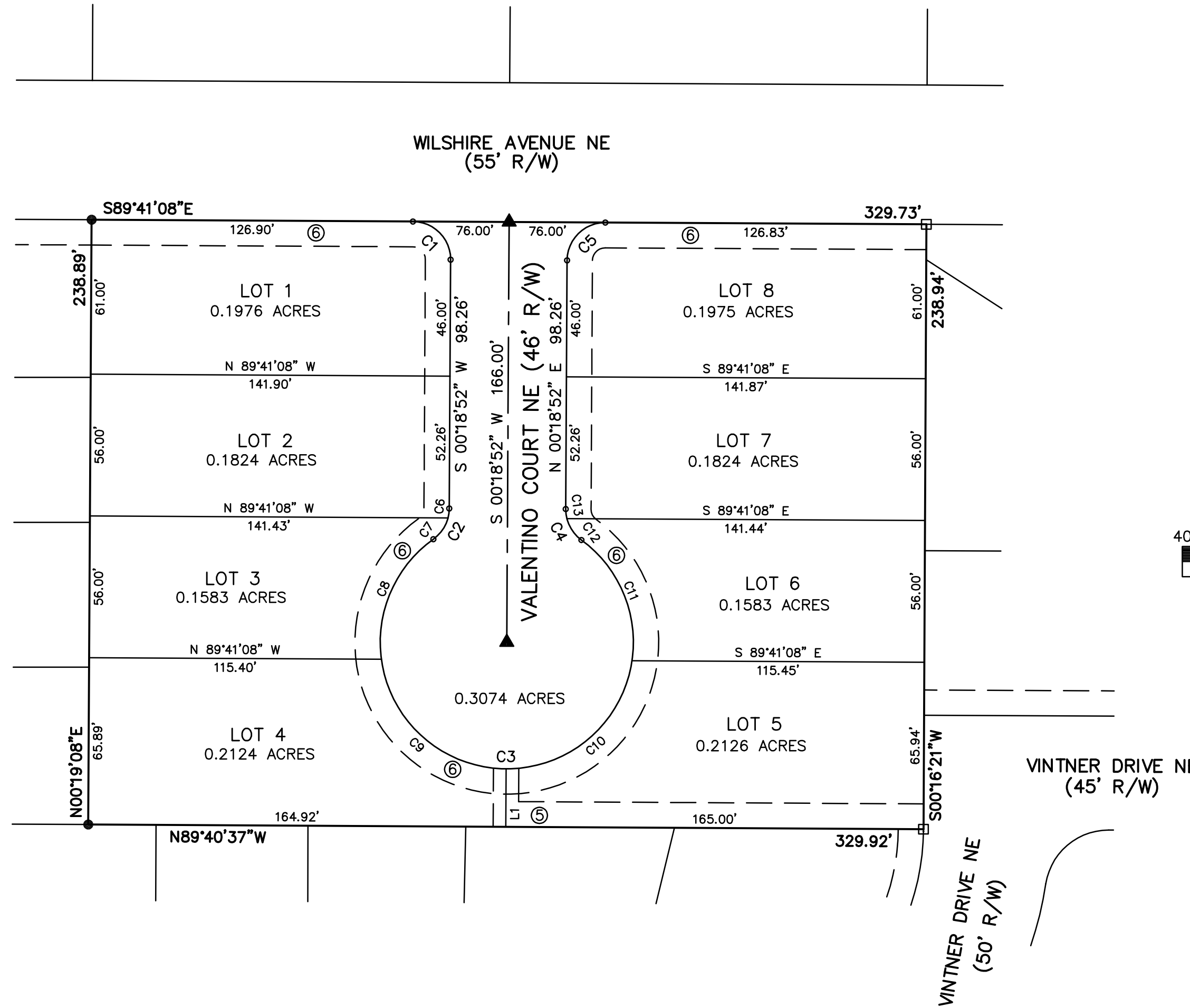
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
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 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

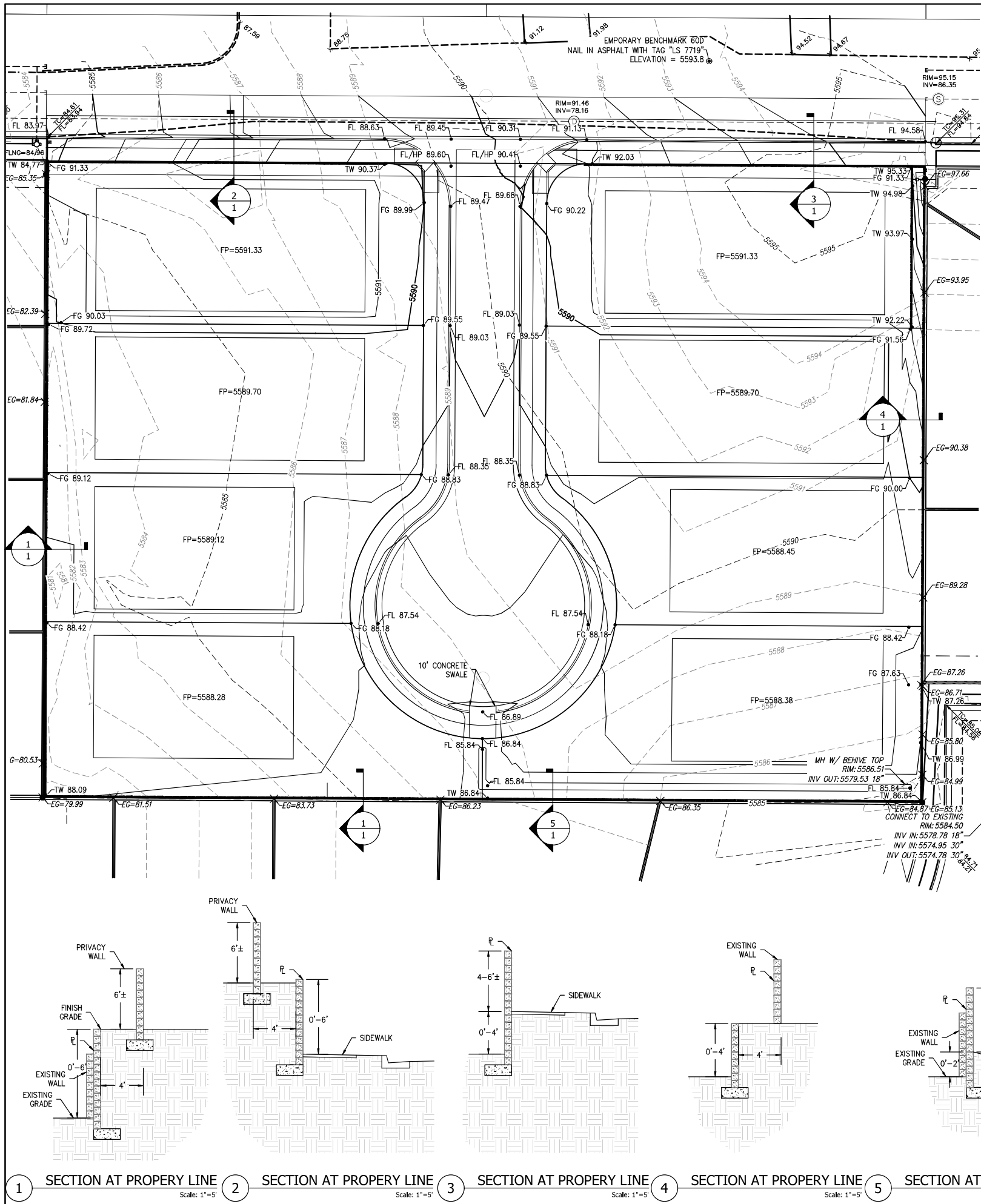


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

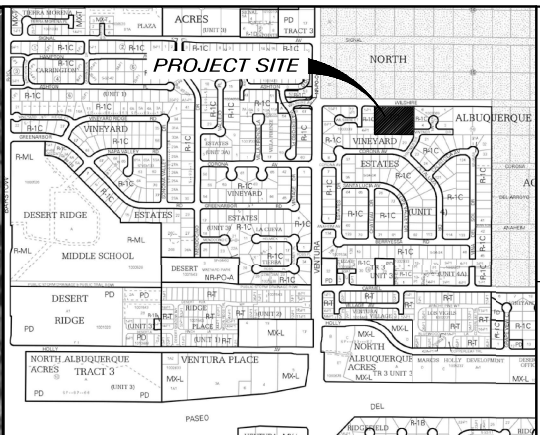
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-2

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
 $FLOW = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $E_a = 0.67$ $Q_a = 1.84$
 $E_b = 0.86$ $Q_b = 2.49$
 $E_c = 1.09$ $Q_c = 3.17$
 $E_d = 2.58$ $Q_d = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu-ft.)	FLOW (cfs)	CFS/AC (cfs)		
EXISTING	78799	100%	78799	0%	0	0%	0	0.6700	4400	3.33	1.84
PROPOSED	78799	0%	0	0%	40%	31520	60%	47279	13028	7.17	3.96

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME
LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.
LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.
IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

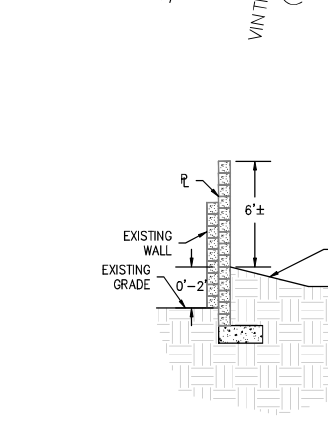
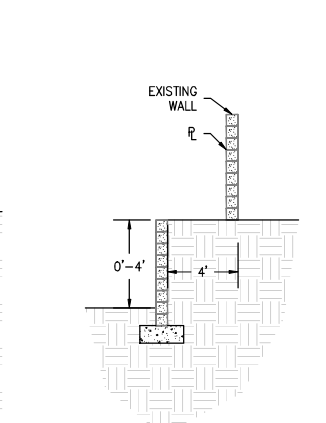
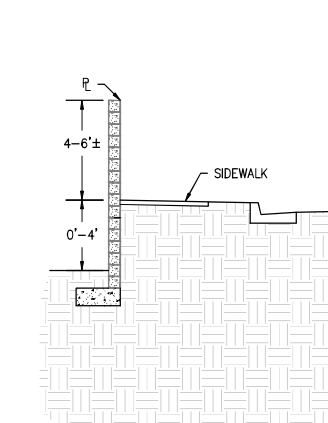
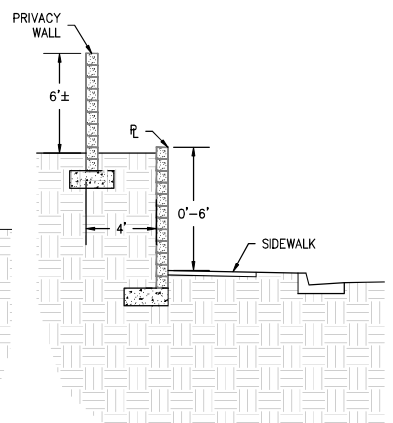
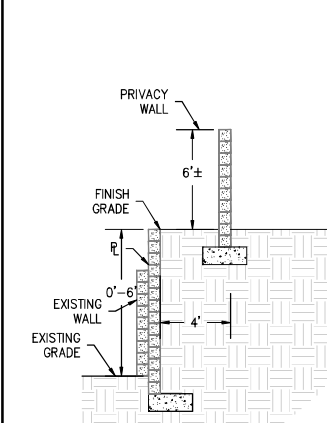
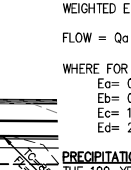
GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- x 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'



AS BUILT INFORMATION		CONTRACTOR	DATE
BENCH MARKS		INSPECTORS	DATE
SURVEY INFORMATION		ACCEPTANCE BY	DATE
ENGINEER'S SEAL		VERIFICATION BY	DATE
FIELD NOTES		DRAWING	DATE
NO.		ISSUED BY	DATE
BY		REVISIONS	DATE
NO.		DESIGN	DATE
BY		REH	DATE
NO.		REH	DATE
BY		REH	DATE
NO.		REH	DATE

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF

1 1

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: PO Box 90986, Albuquerque NM 87199

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The subdivision of 2 lots into 8 residential lots

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.99 ac
2. IDO Zone District R1-C
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

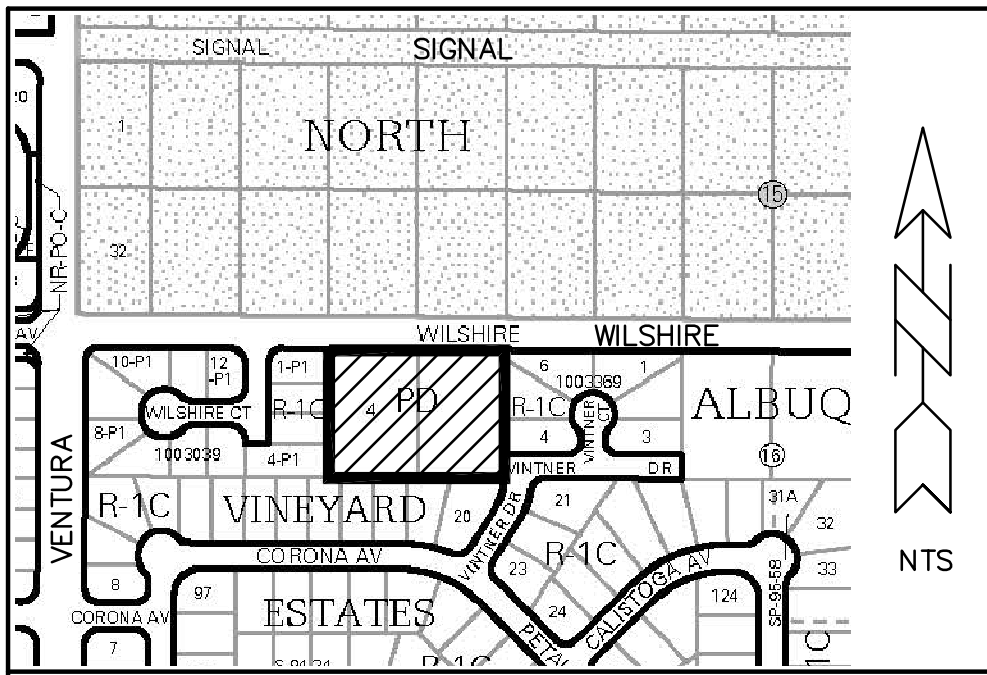
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]
North Albuquerque Acres Community Association
District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

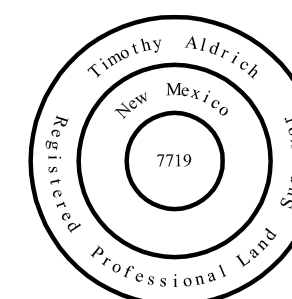
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

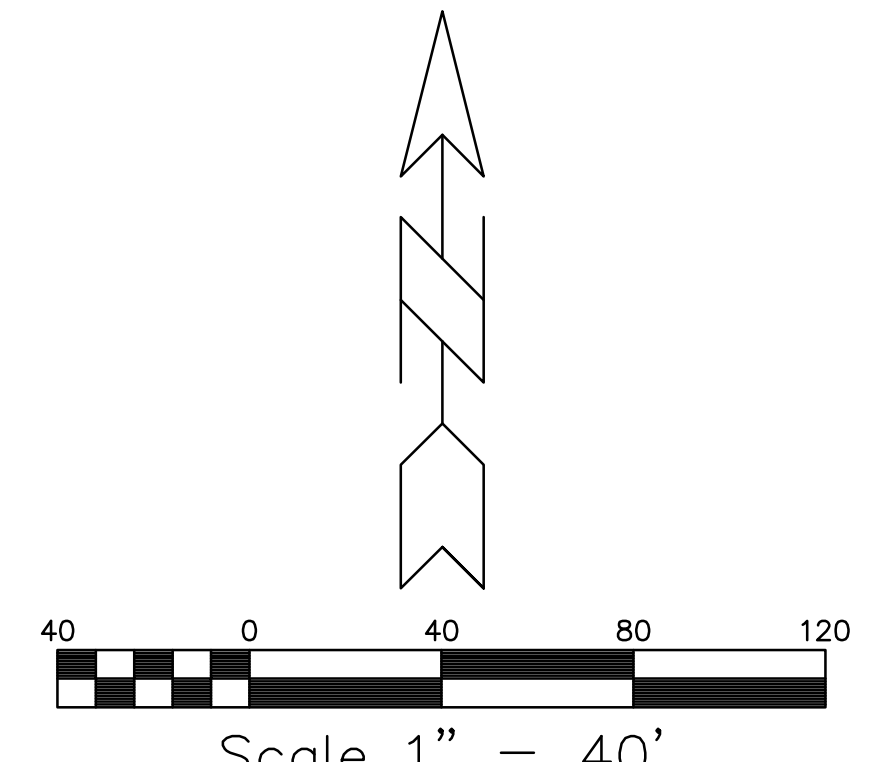
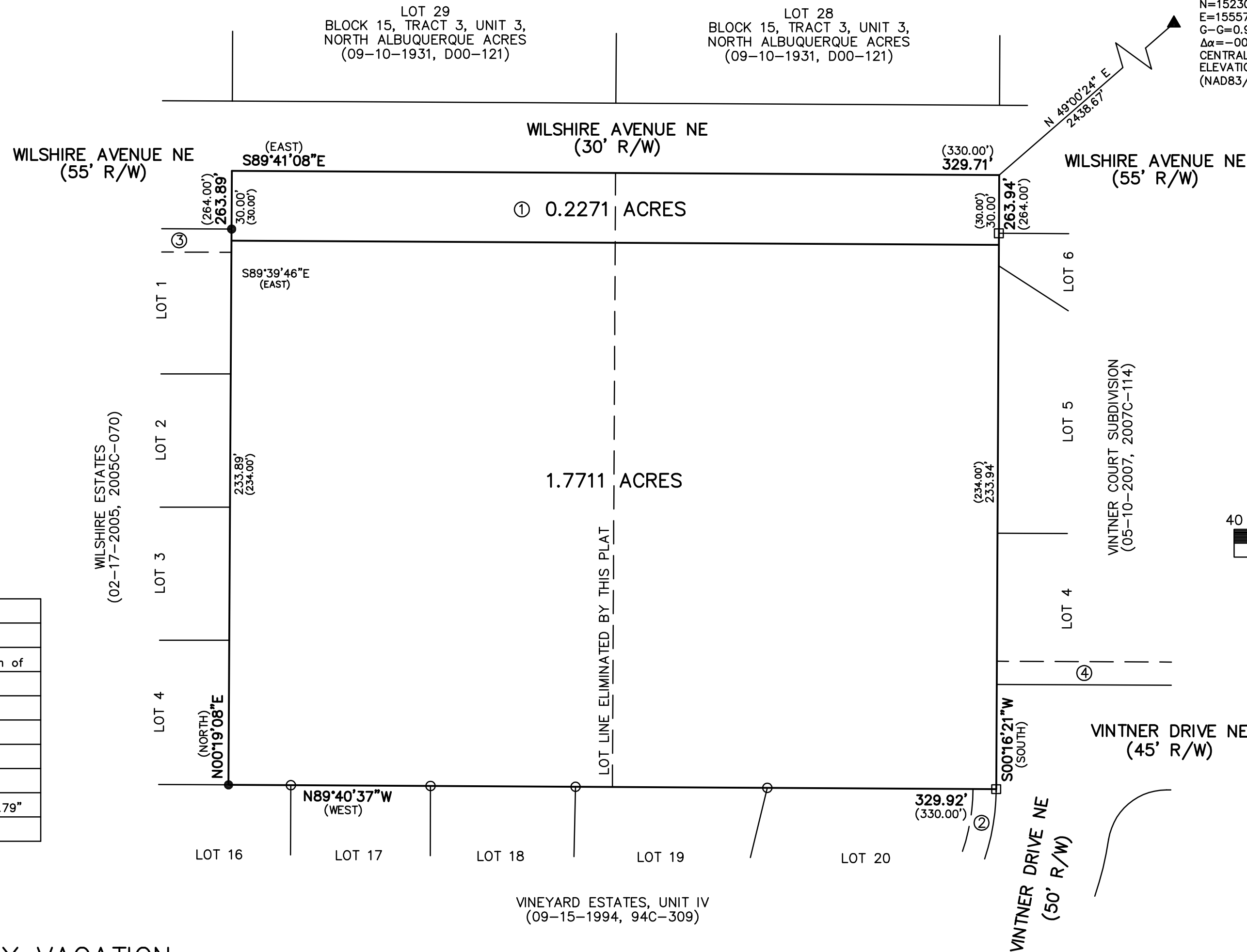
EXISTING CONDITIONS

PRELIMINARY PLAT
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 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

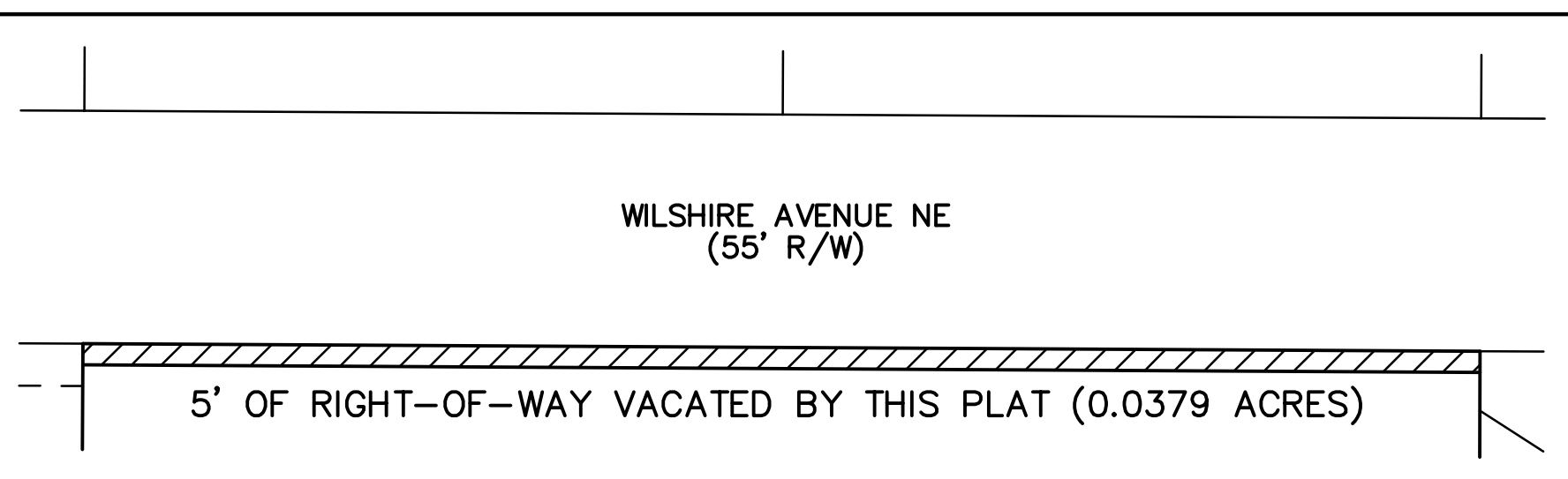


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
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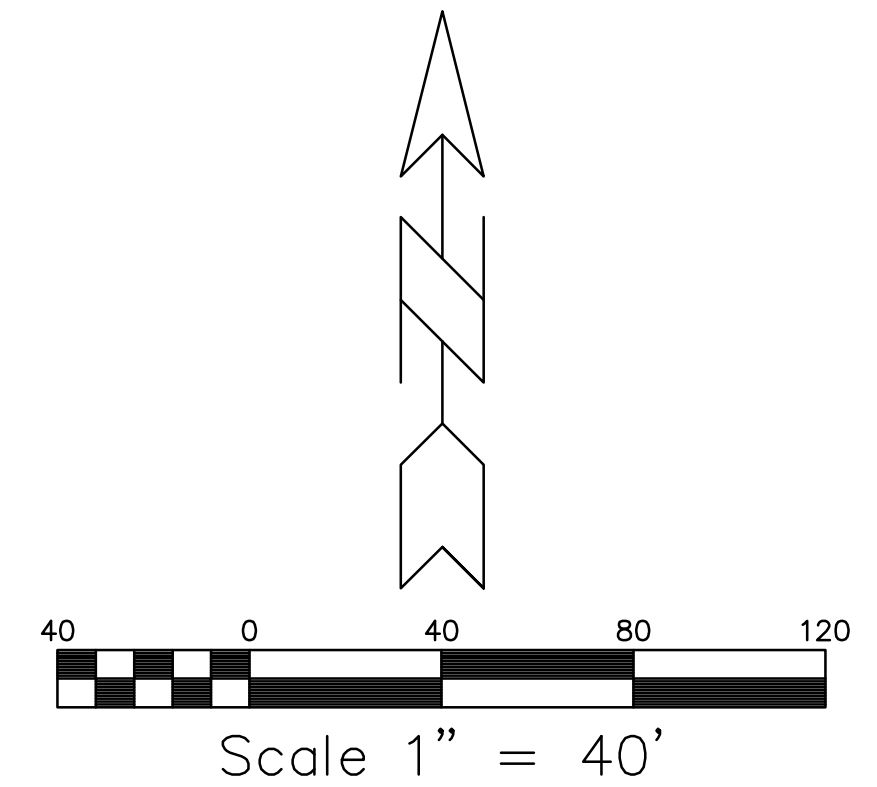
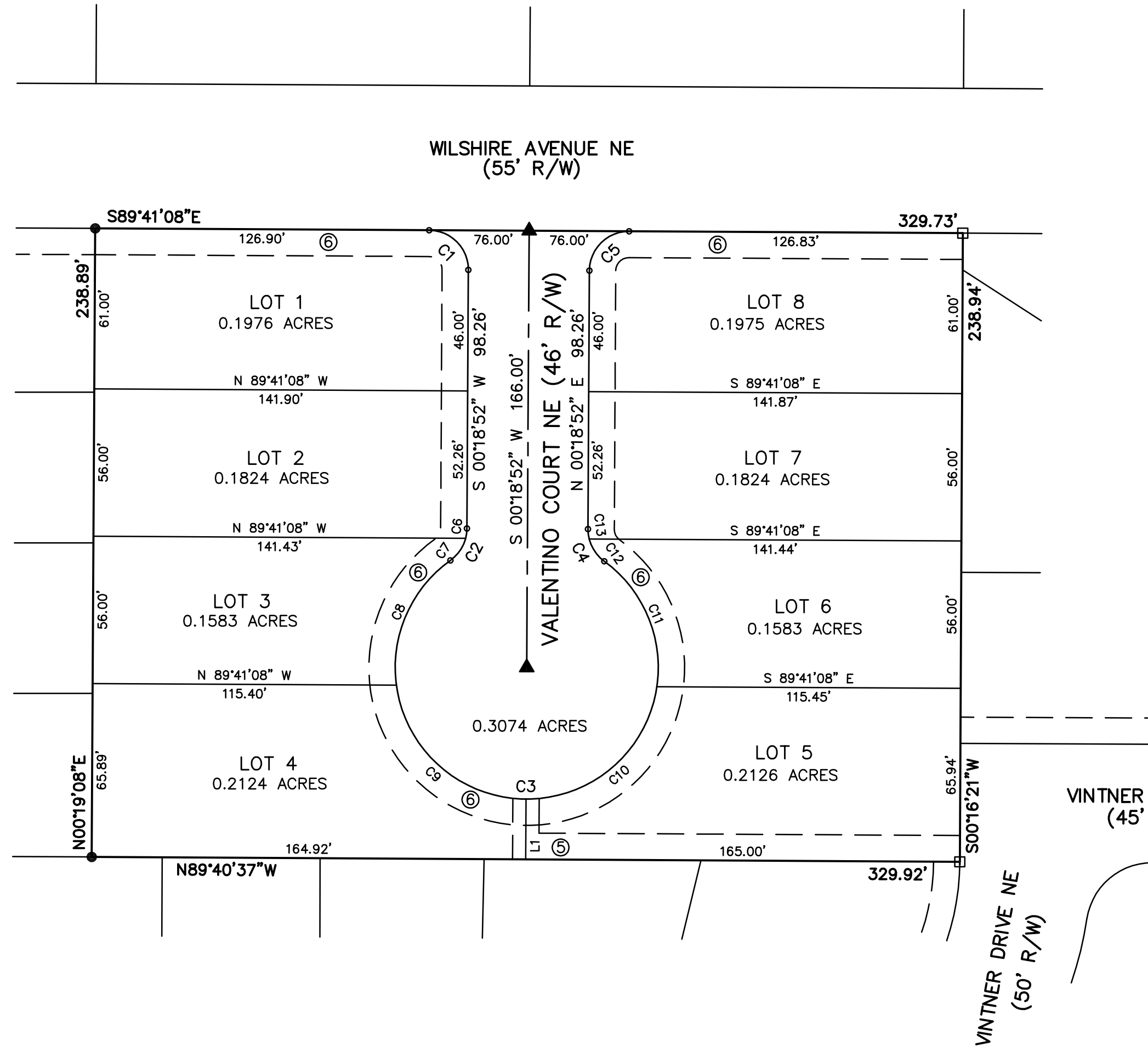
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
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 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: AL-SABASSI ABDUL FATTAH

Mailing Address*: PO BOX 65028, 35651 KUWAIT

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Landmarks Commission (LC)
 - Development Hearing Officer (DHO)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

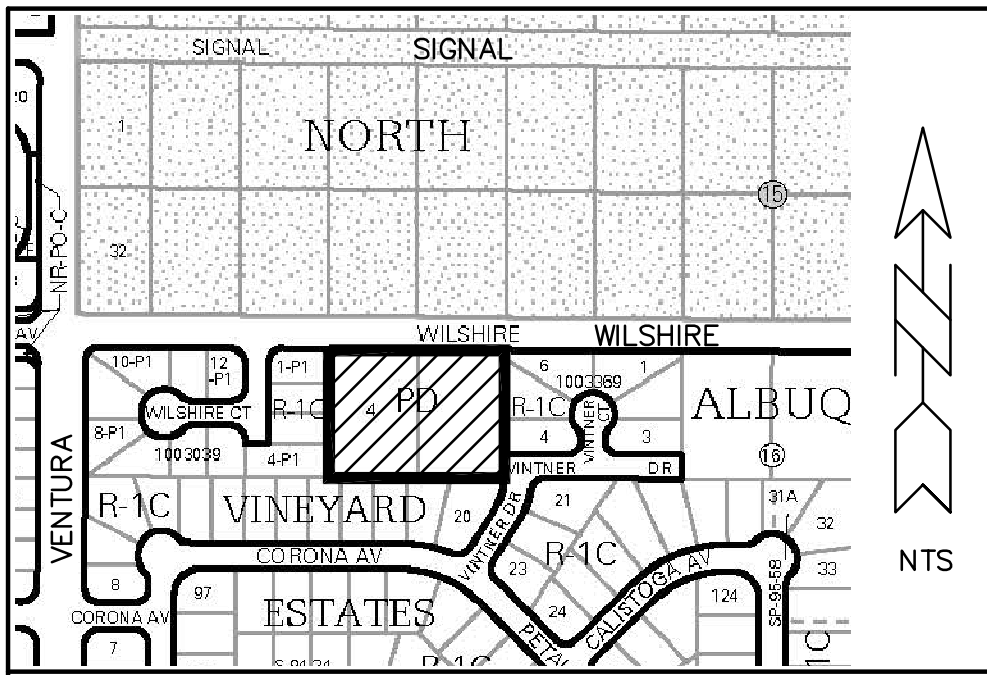
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

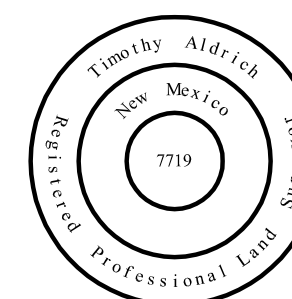
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

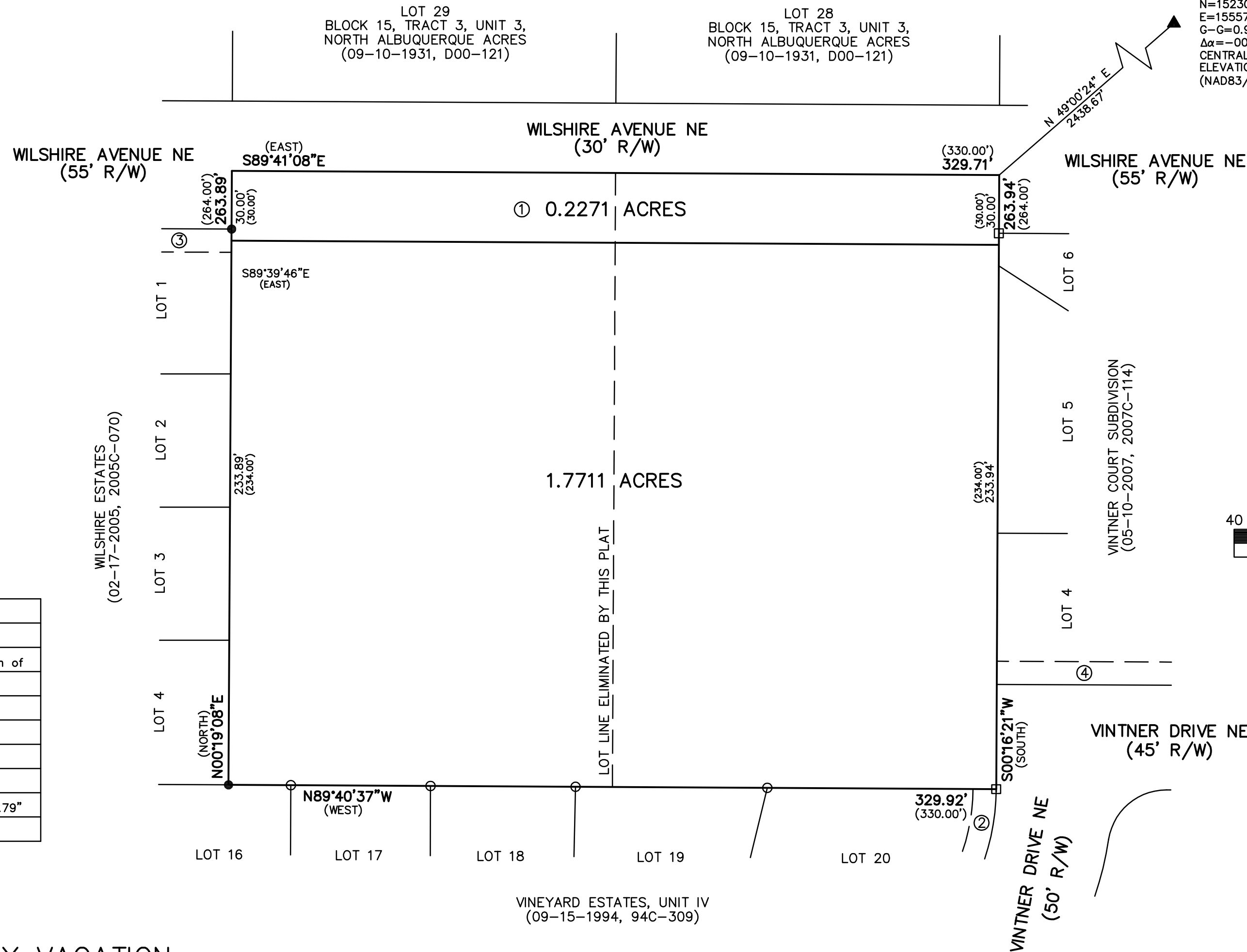
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

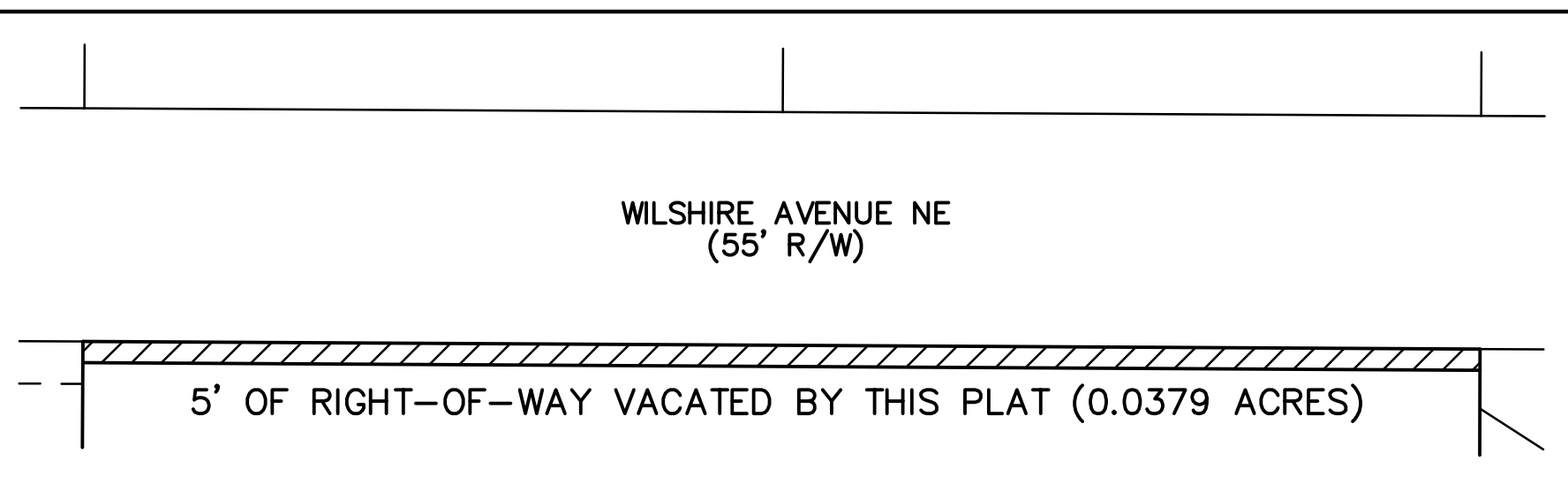


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



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

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: COOPER DAVID E & BELLINGER TINA M

Mailing Address*: 9023 CORONA AVE NE, ALBUQUERQUE NM 87122

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* *[if applicable]* THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
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 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
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- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

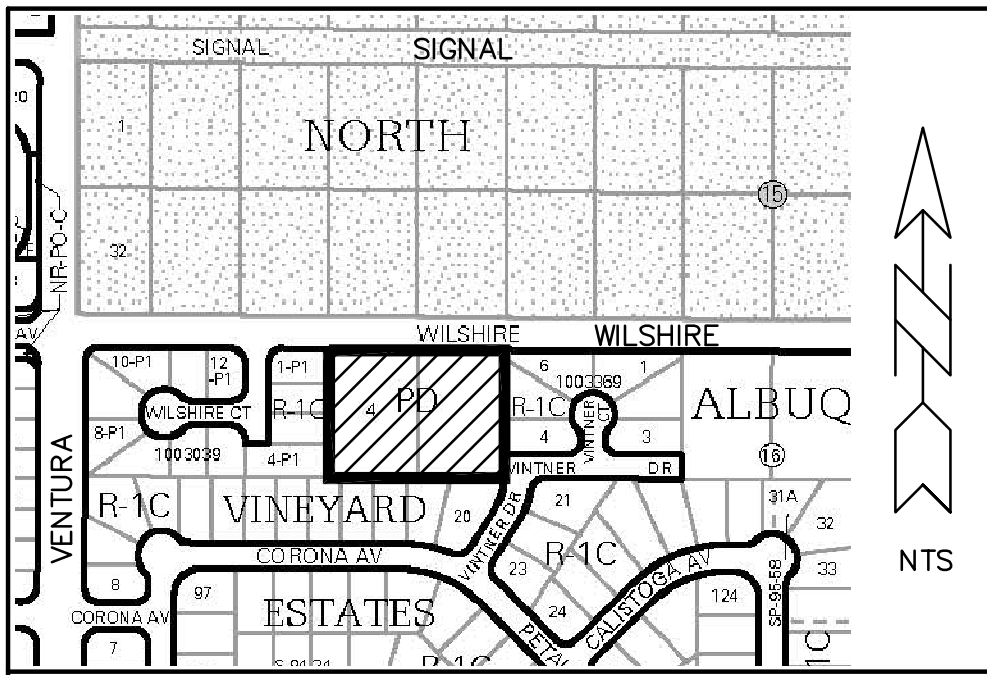
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LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
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Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

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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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

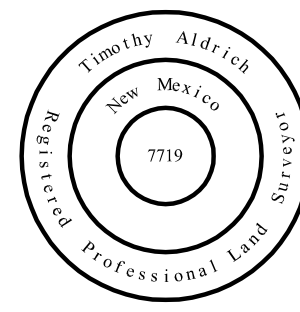
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719
 06/24/2023
 Date

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

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

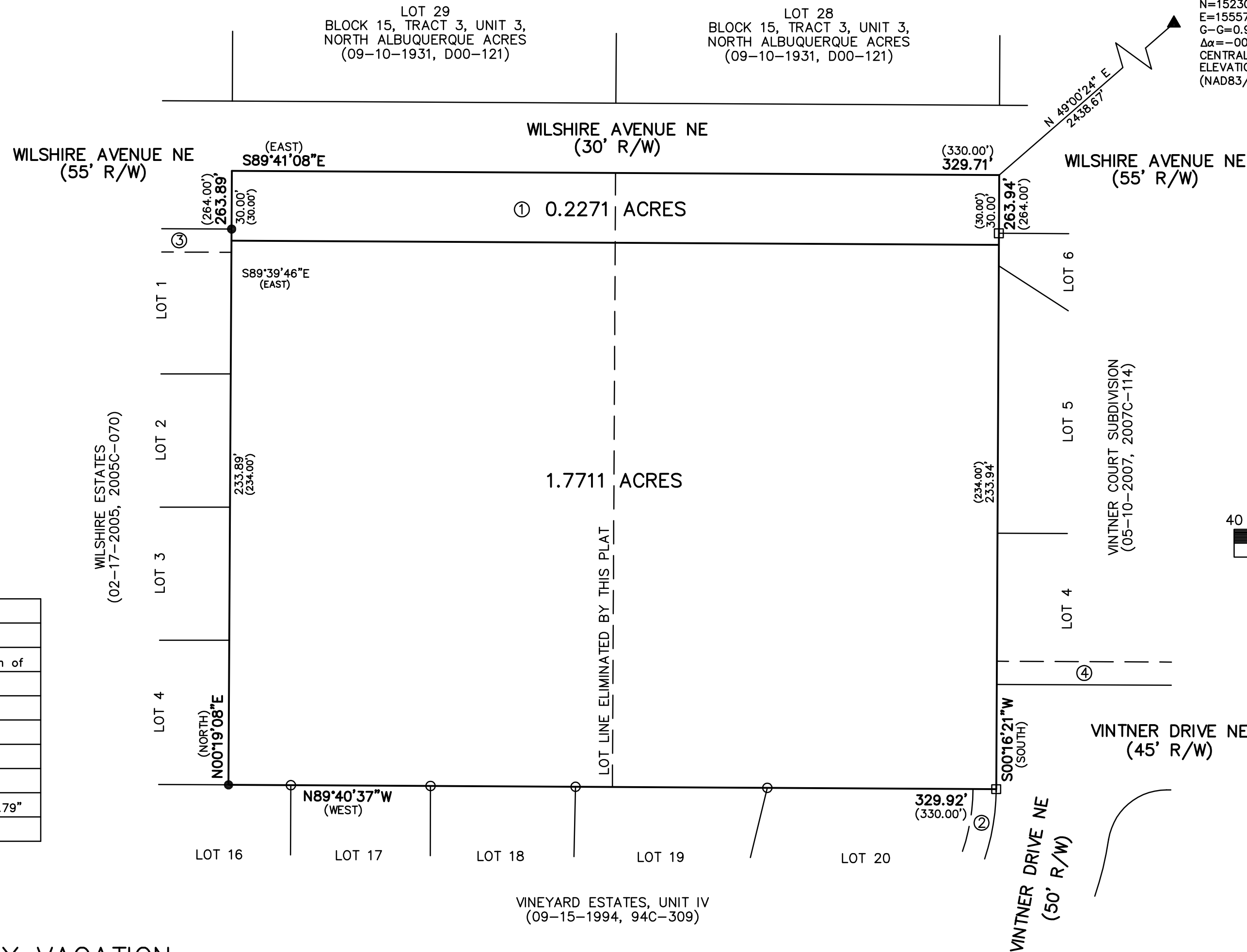
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
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AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

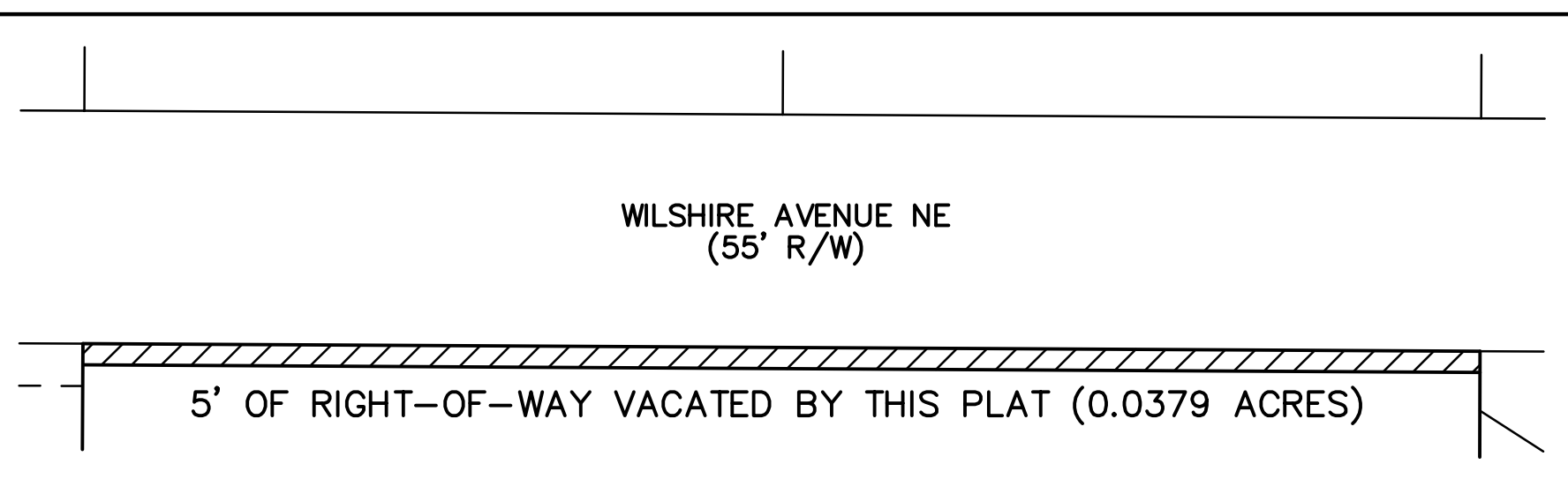


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
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RIGHT-OF-WAY VACATION



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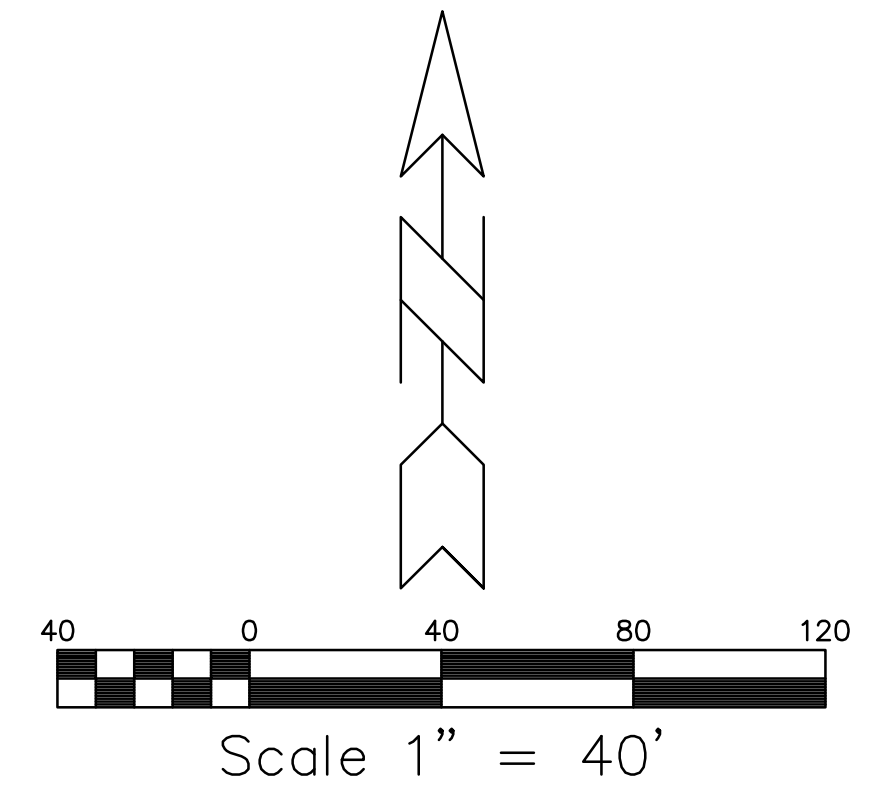
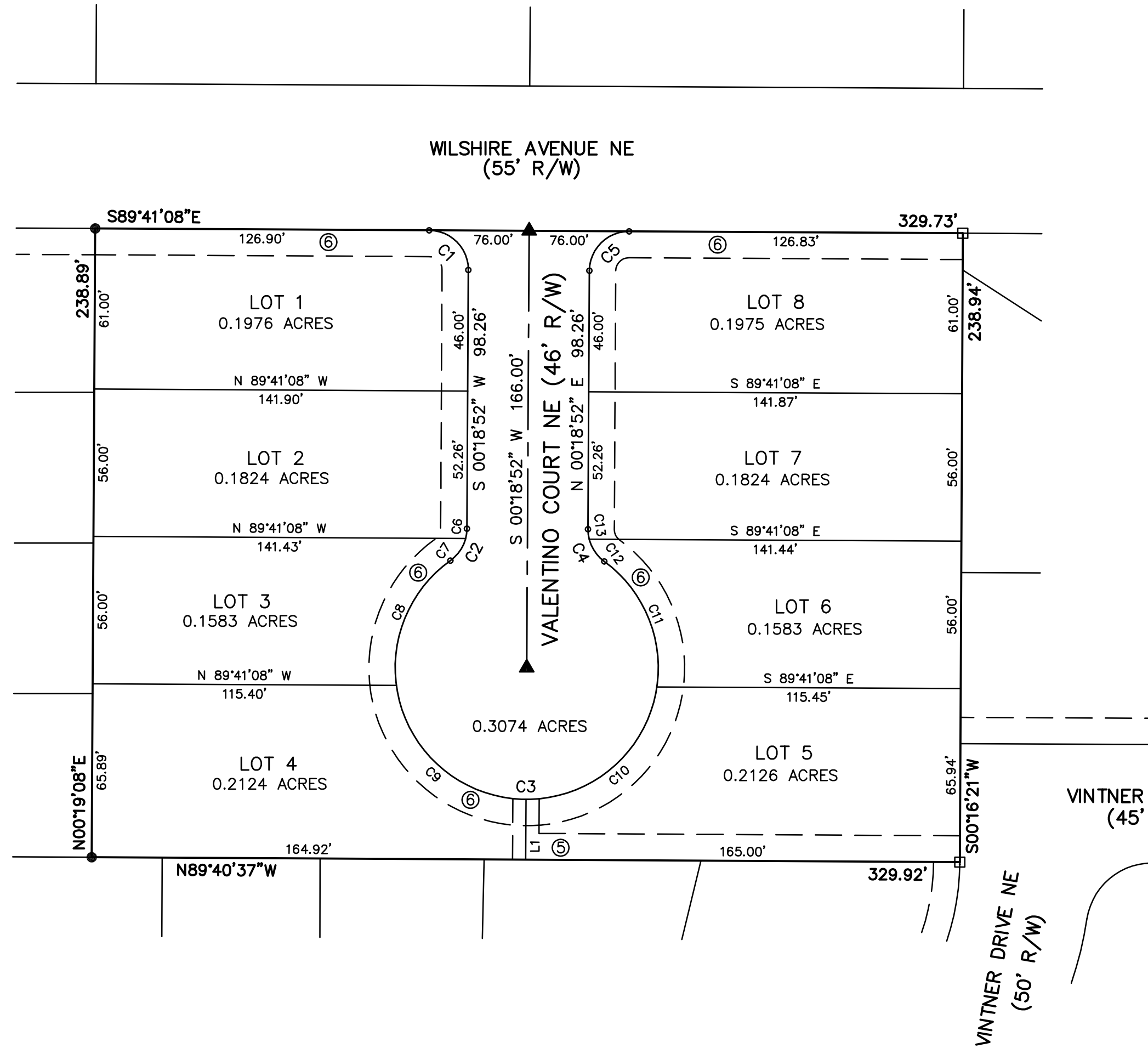
P.O. BOX 30701, ALBQ., N.M. 87190
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

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- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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ALDRICH LAND SURVEYING
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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: COWHAM JOSEPH H IV & KATHLEEN C TRUSTEES COWHAM RVT

Mailing Address*: 9119 CORONA AVE NE, ALBUQUERQUE NM 87122-2694

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

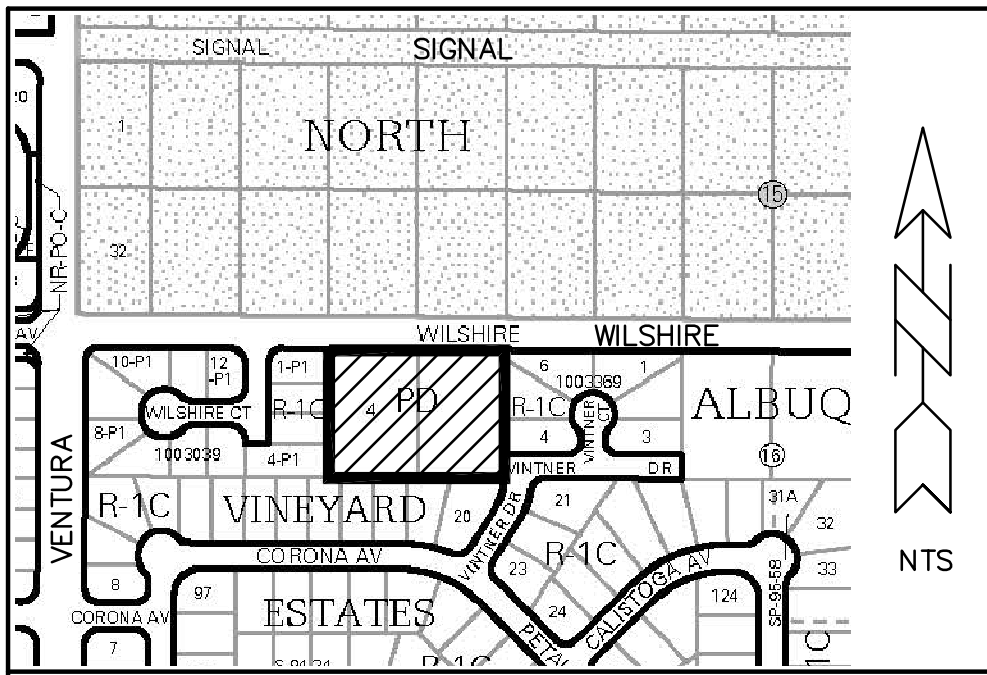
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

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 CITY OF ALBUQUERQUE,
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PROJECT NUMBER: _____
 Application Number: _____

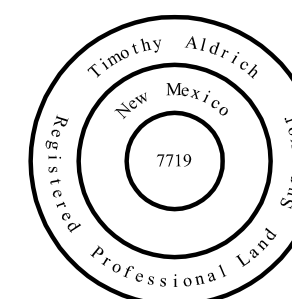
PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

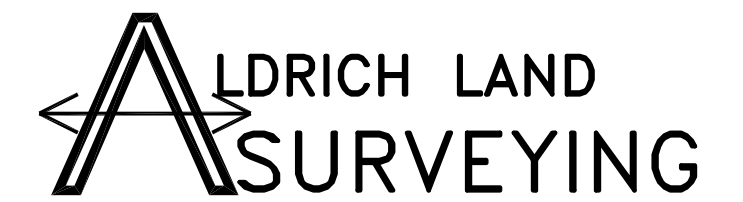
SURVEYOR'S CERTIFICATION

"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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



P.O. BOX 30701, ALBQ., N.M. 87190
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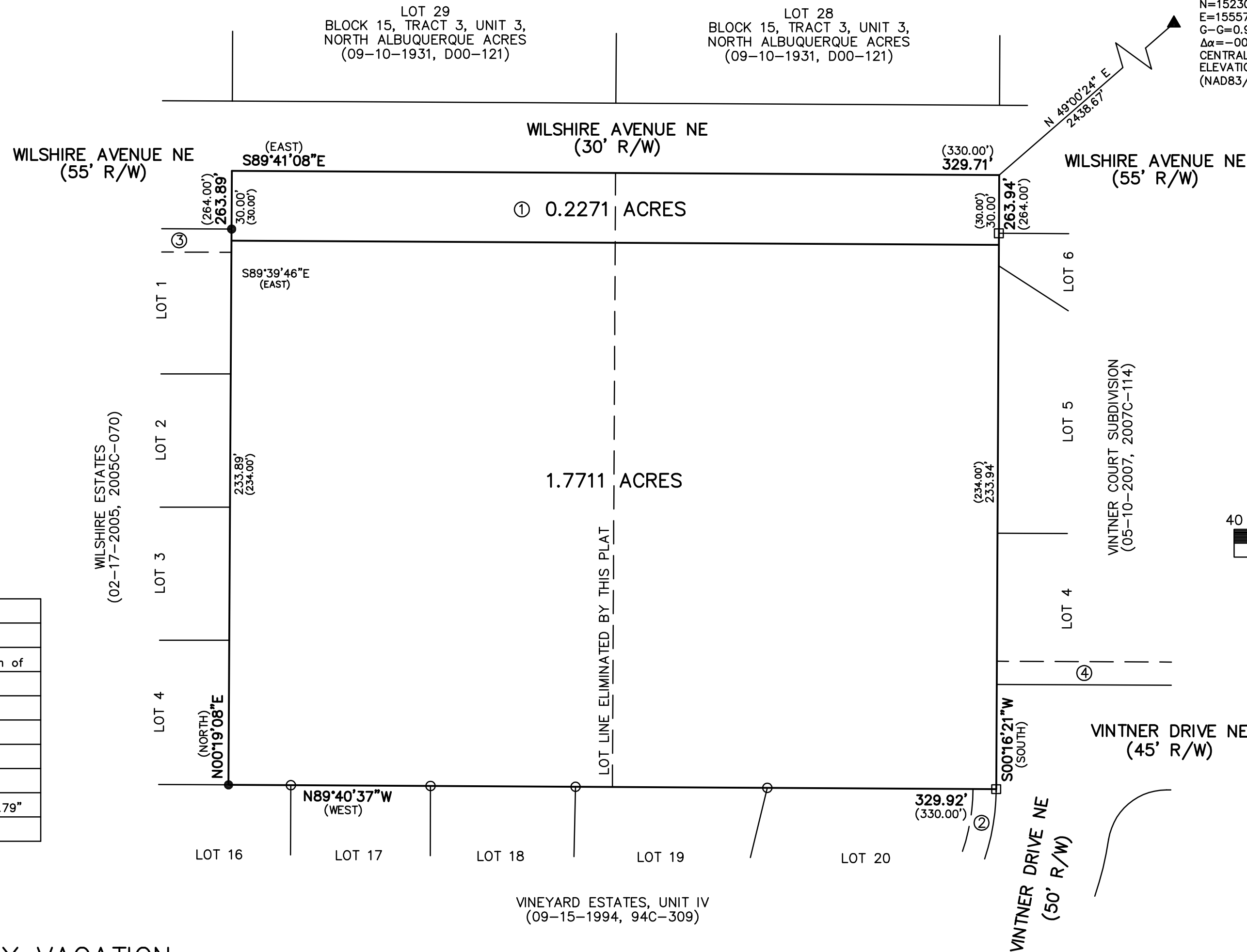
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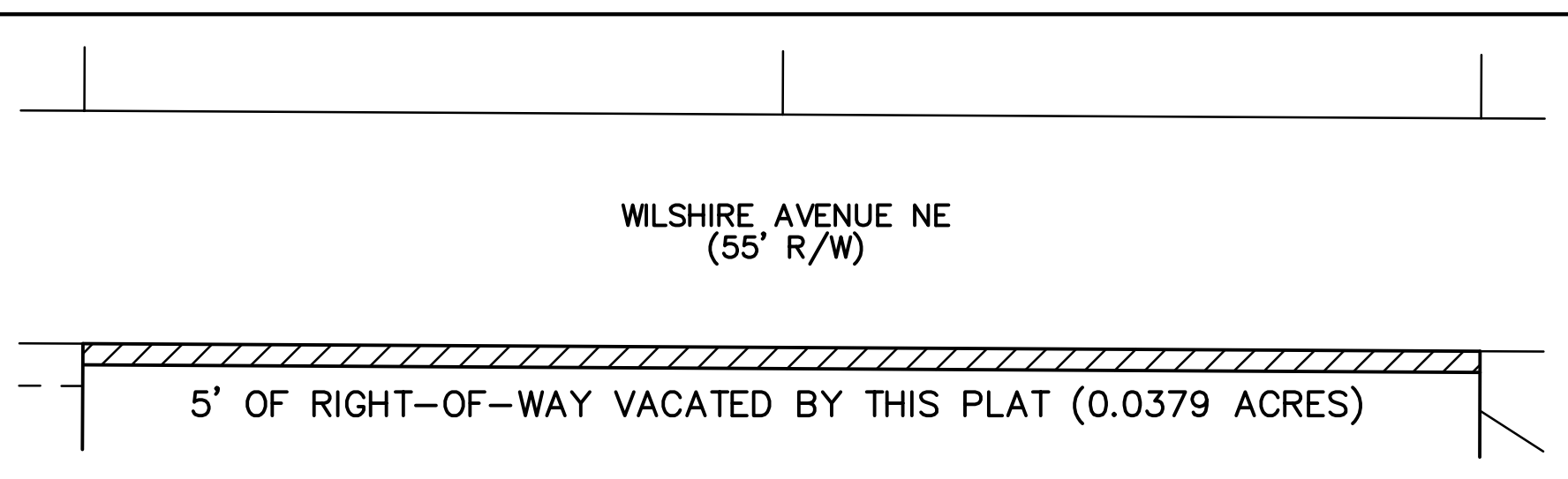


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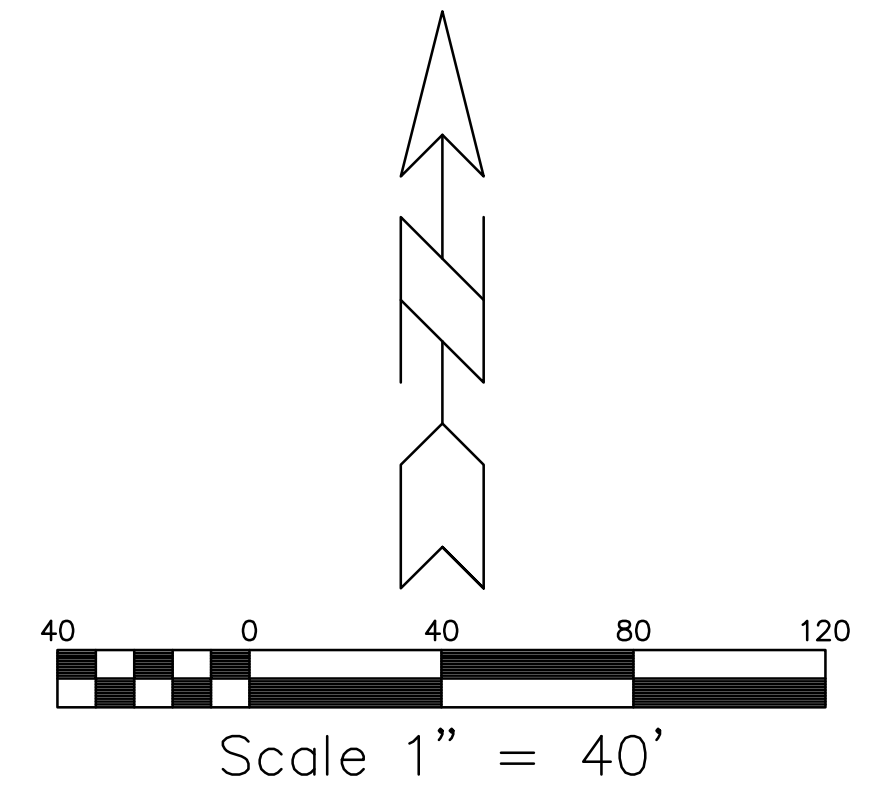
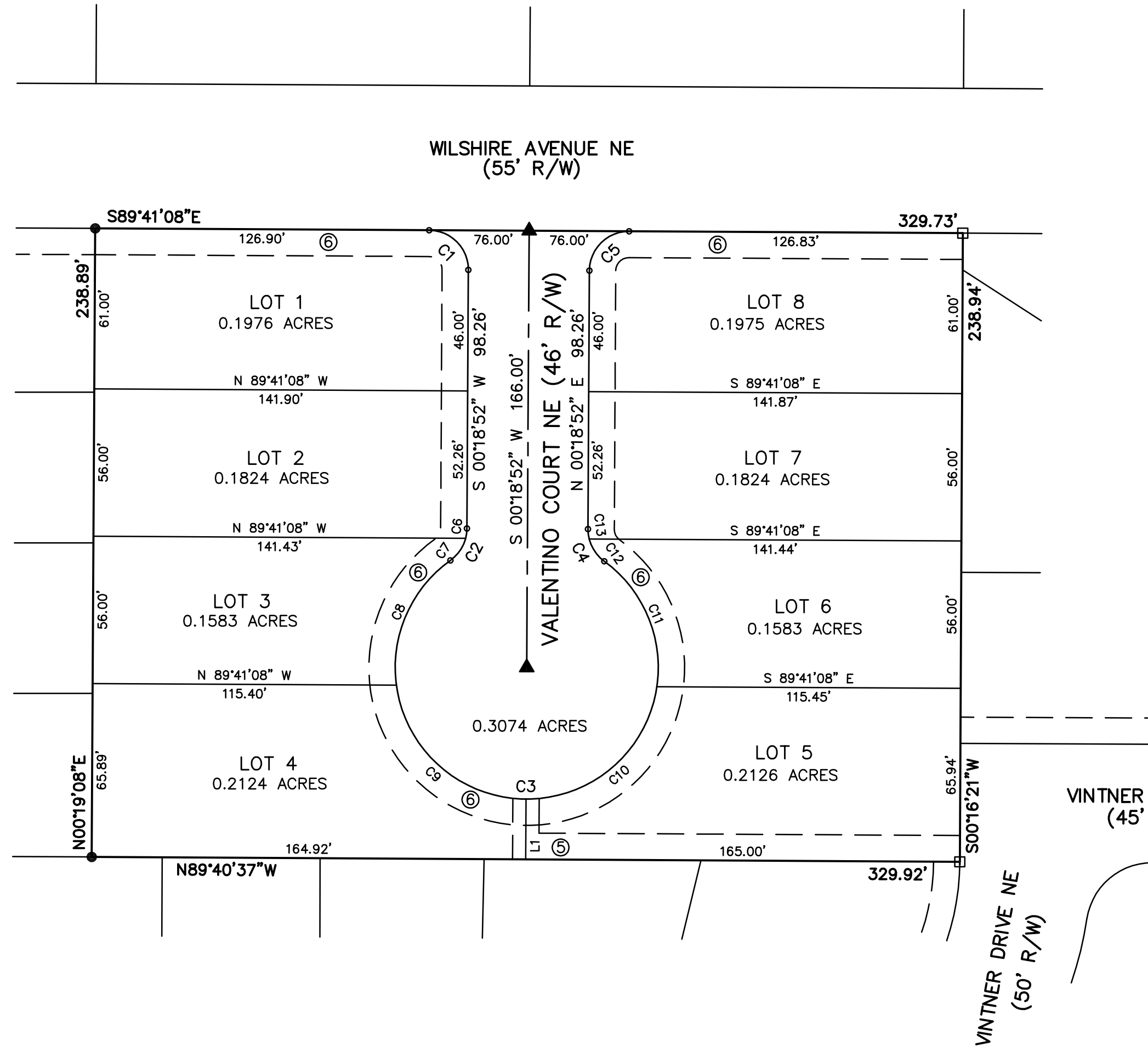
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Property Owner within 100 feet*: DAWSON JUDITH SCOTT & JEFFREY DALE

Mailing Address*: 9151 WILSHIRE AVE NE, ALBUQUERQUE NM 87122-2928

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

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The subdivision of 2 lots into 8 residential lots

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 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

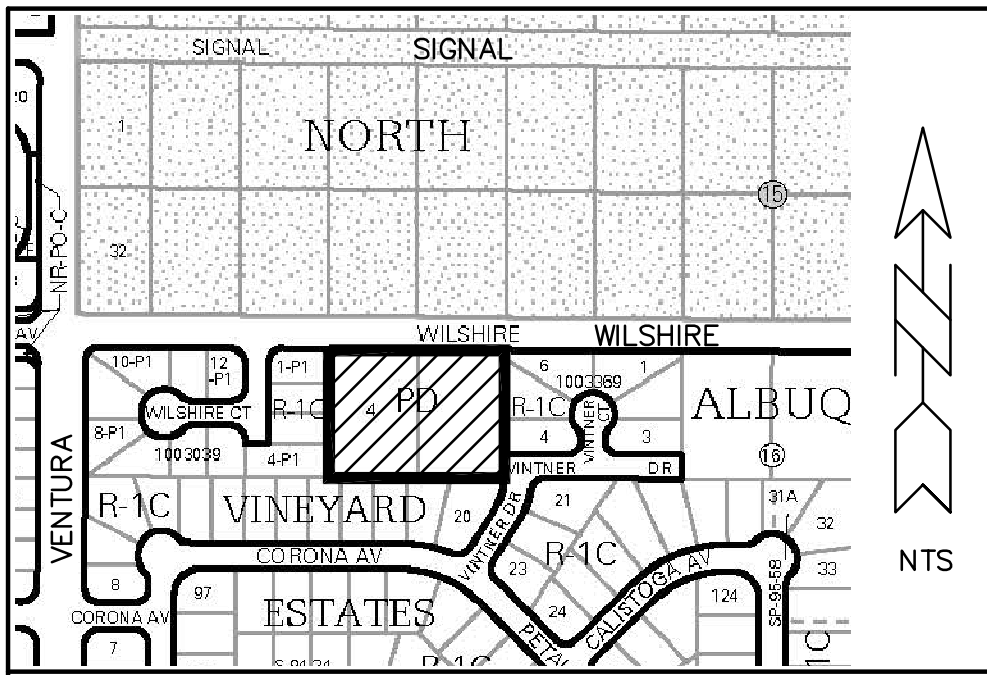
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

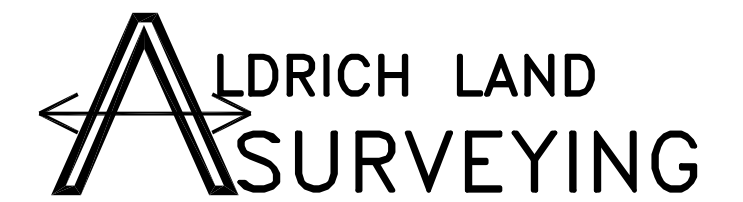
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719
 06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

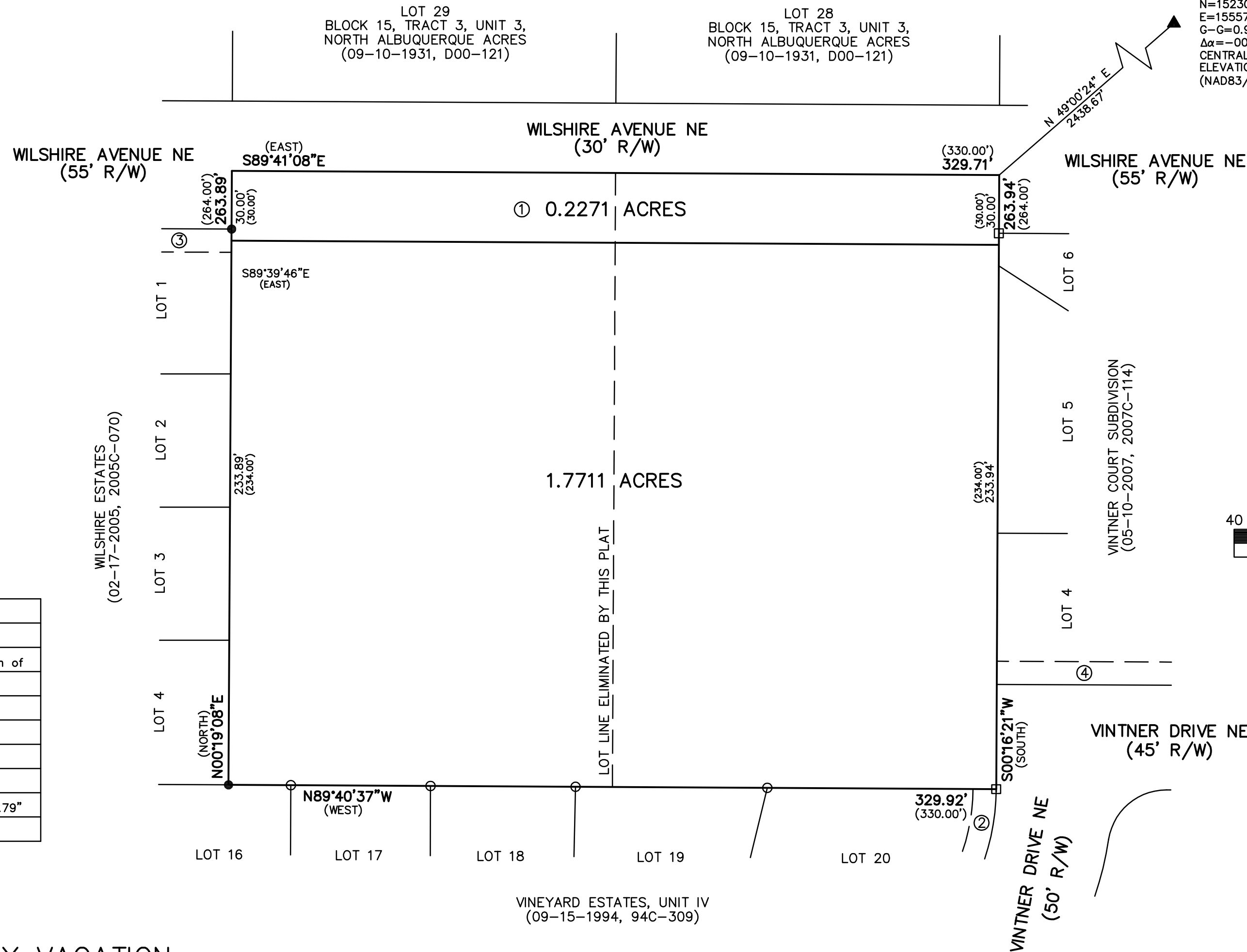
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
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 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

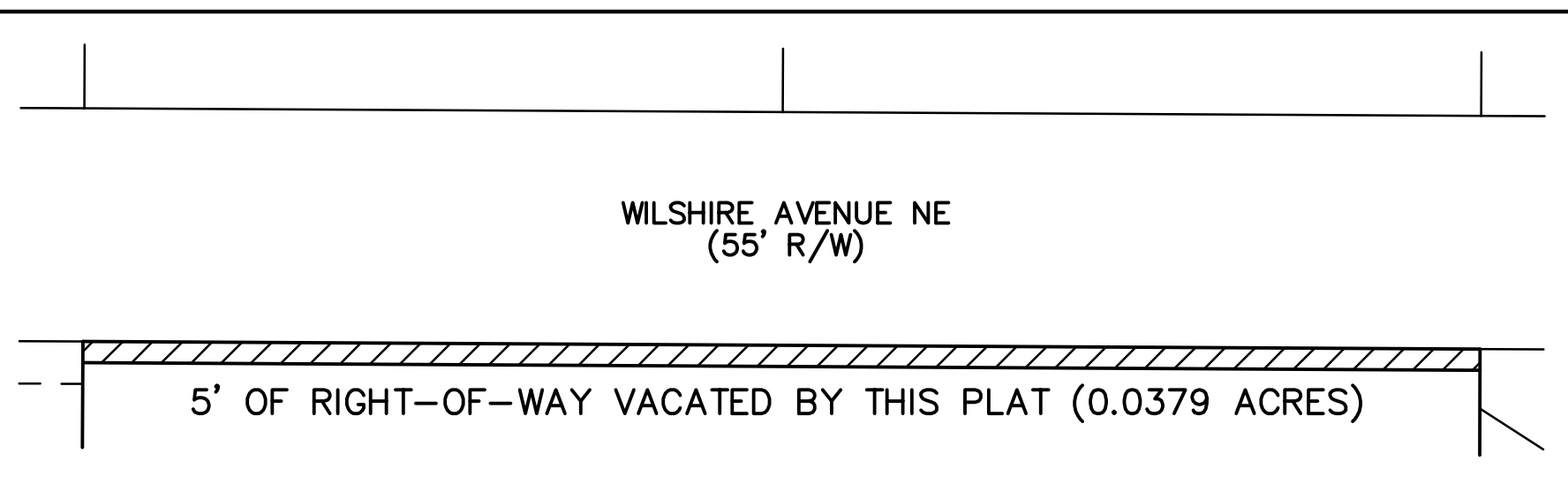


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



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

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: DEVERAUX MICHAEL ALLEN & TSENRE LISETTA TRUSTEES DEVERAUX RVT

Mailing Address*: 9175 WILSHIRE AVE NE, ALBUQUERQUE NM 87122

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

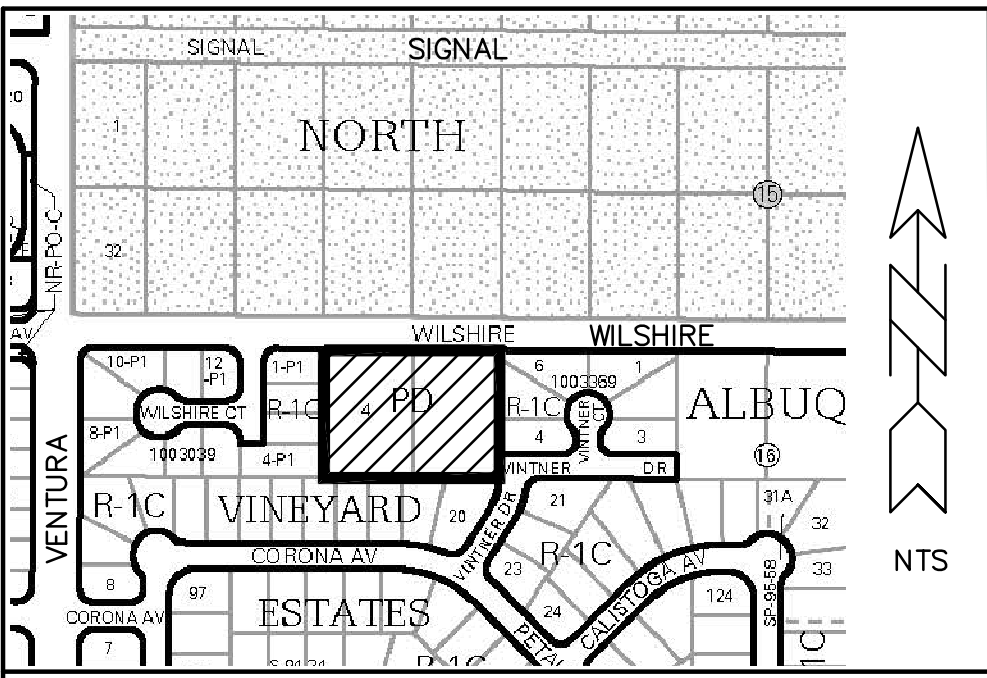
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IDO Interactive Map

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LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

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

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2. 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.
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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.

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No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
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 WITHIN THE
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 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

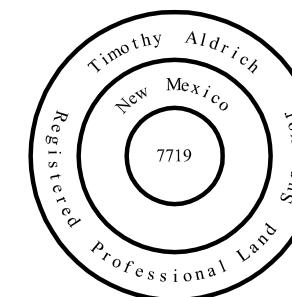
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

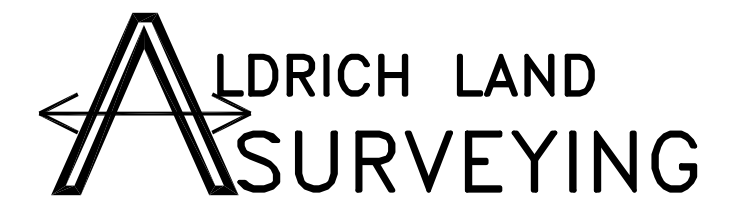
SURVEYOR'S CERTIFICATION

"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, and is true and correct to the best of my knowledge and belief."



 Timothy Aldrich, P.S. No. 7719
 06/24/2023
 Date

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3



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

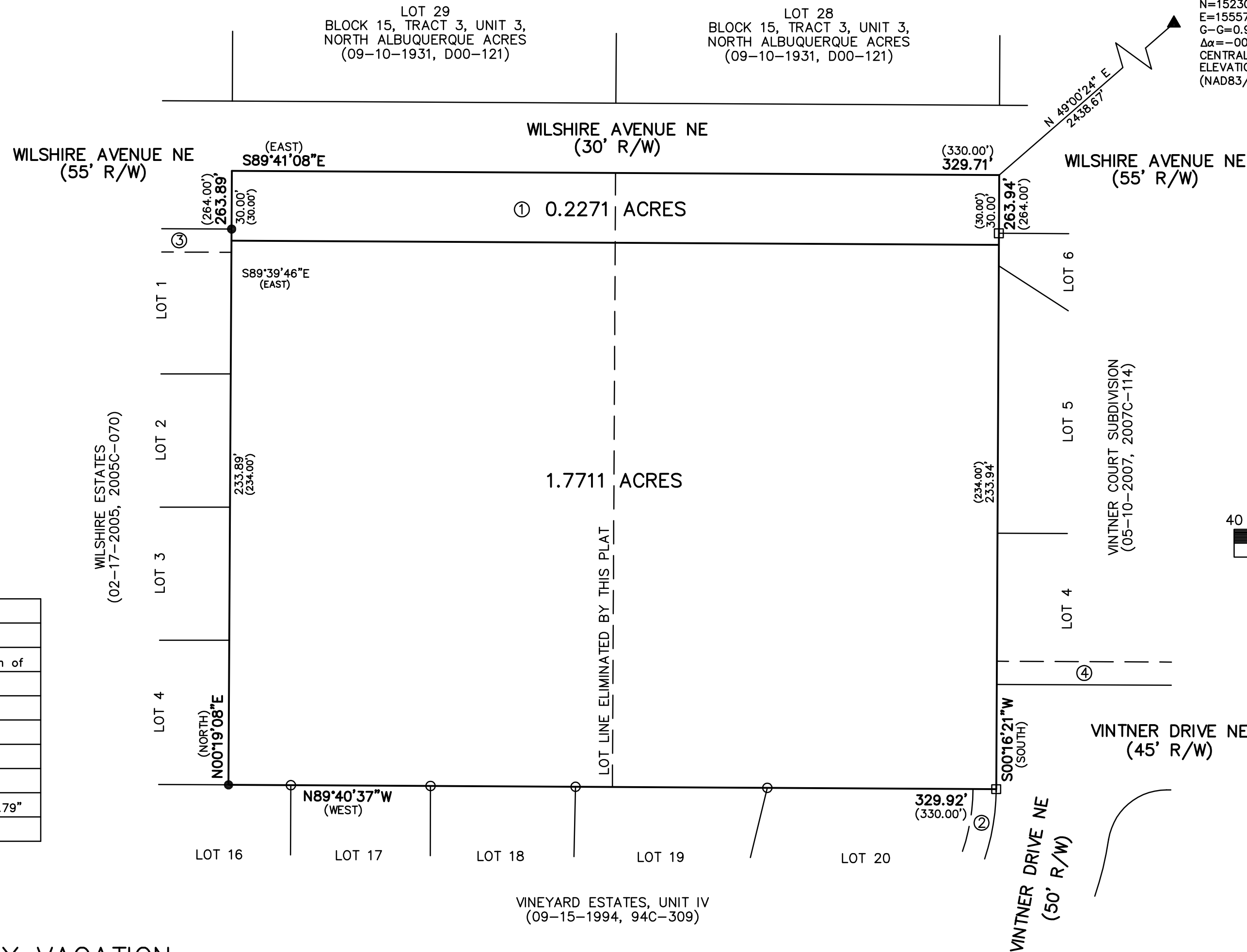
EXISTING CONDITIONS

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 CITY OF ALBUQUERQUE,
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 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

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 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
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 (09-15-1994, 94C-309)
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 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

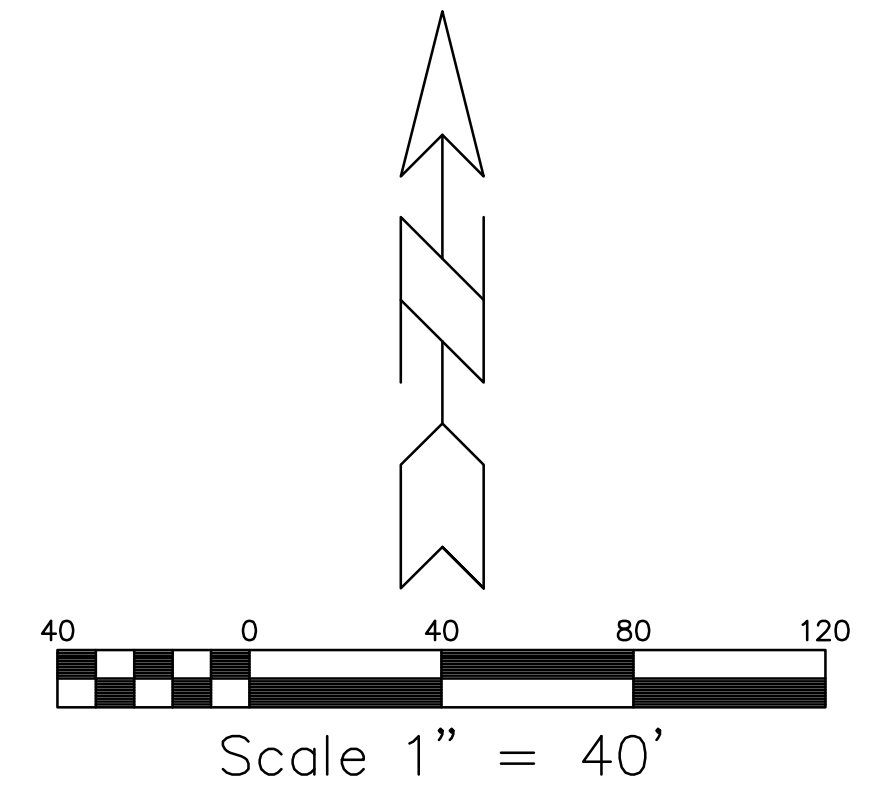
AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
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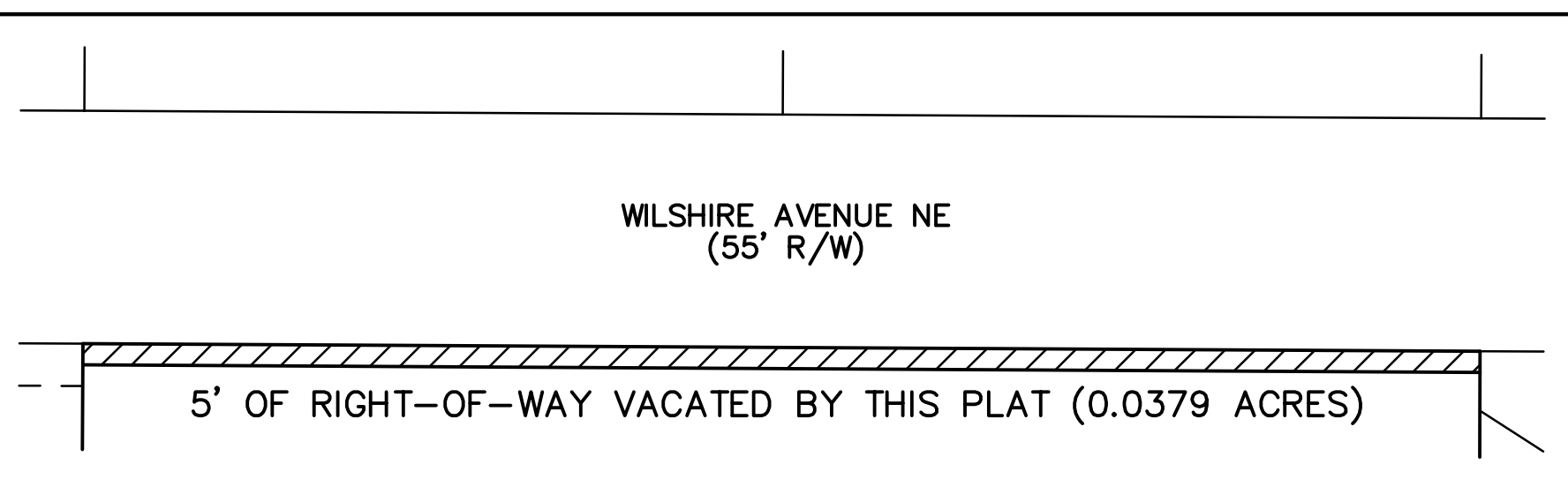
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	



RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



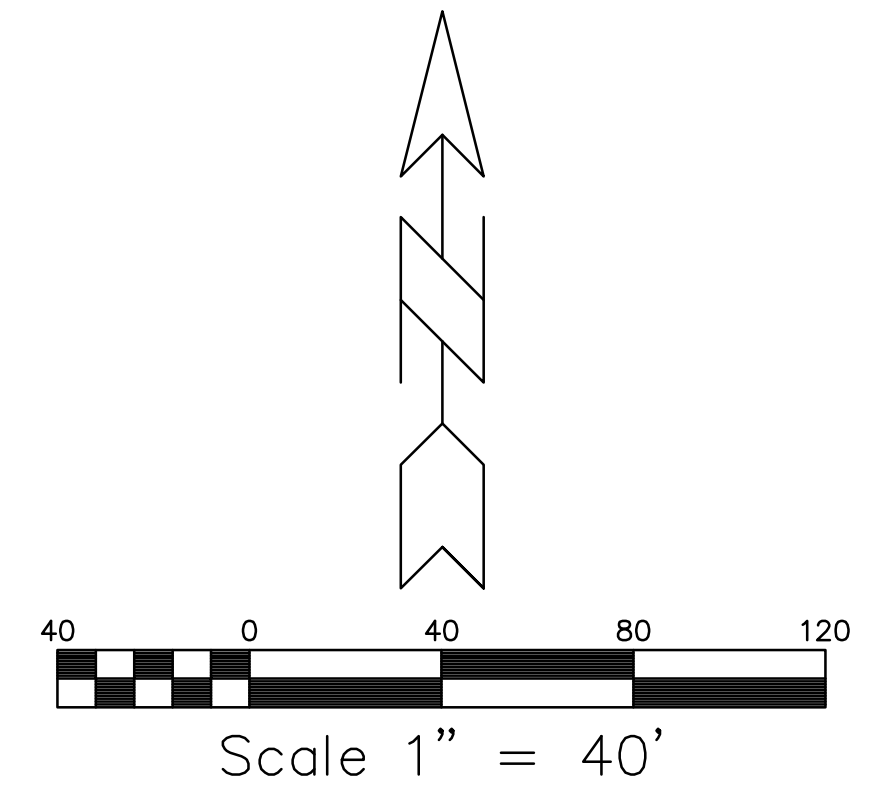
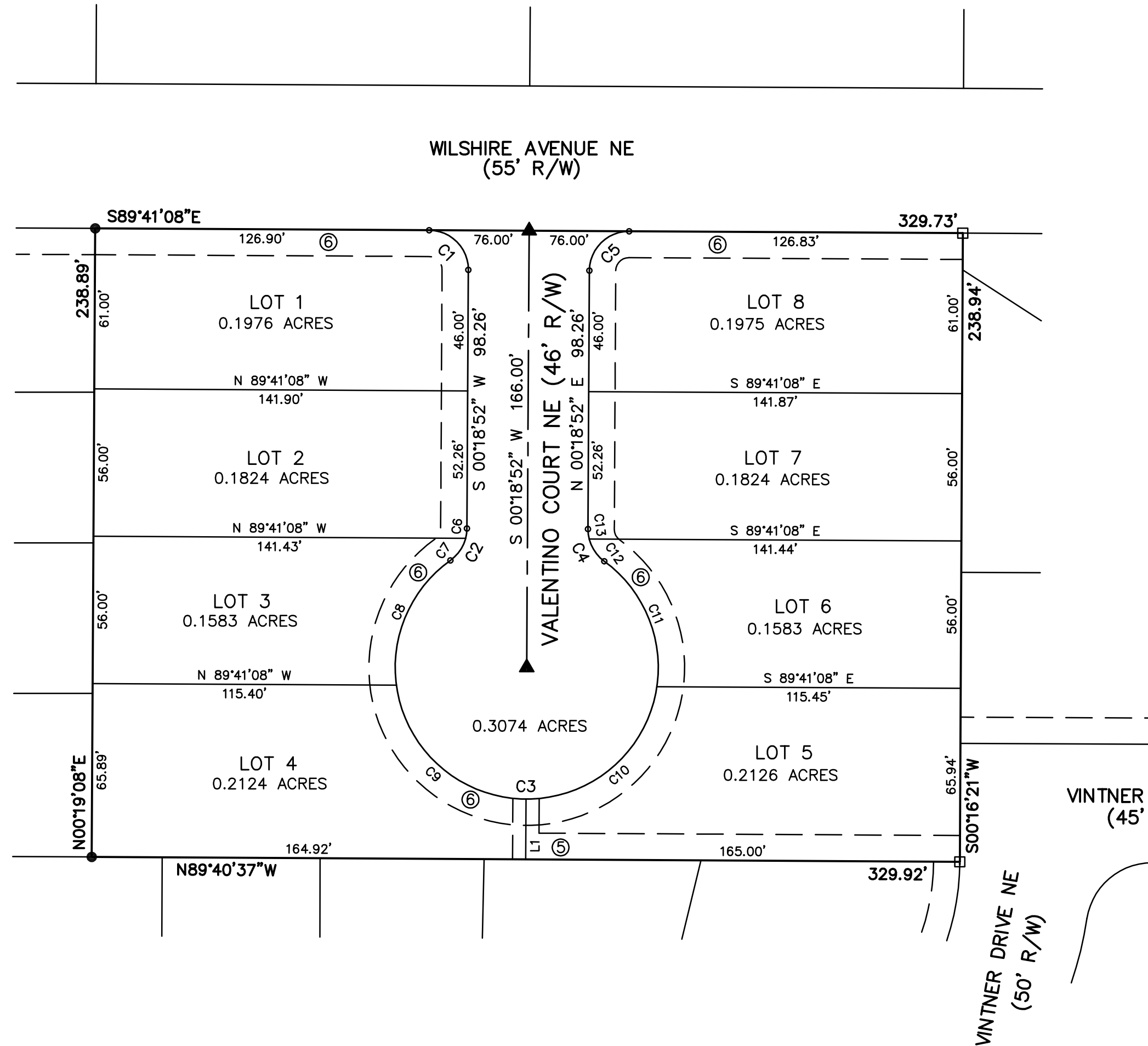
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

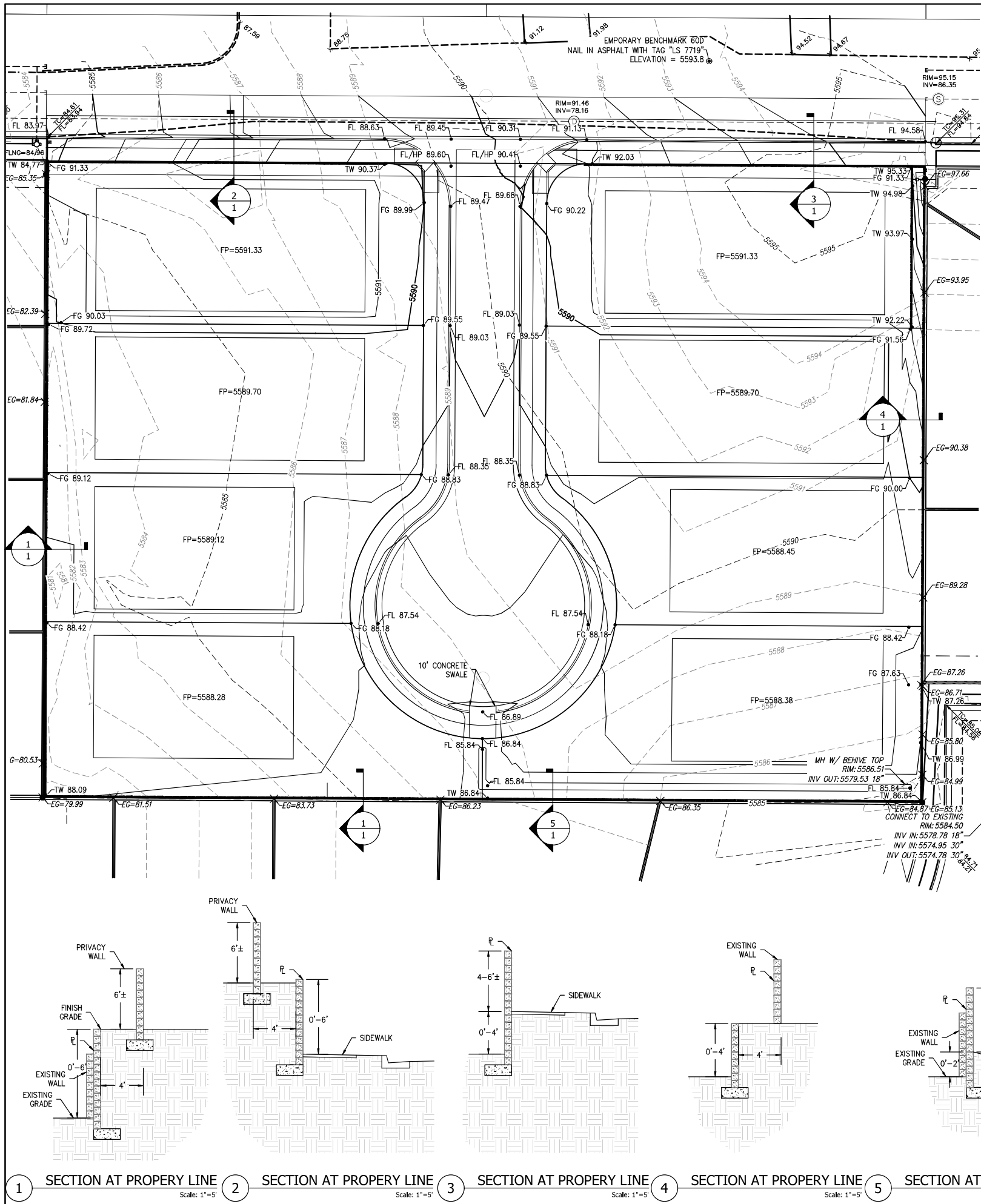


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

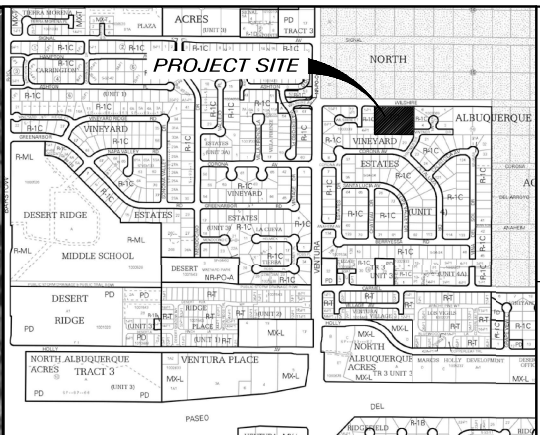
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-Z

- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
 $FLOW = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $E_a = 0.67$ $Q_a = 1.84$
 $E_b = 0.86$ $Q_b = 2.49$
 $E_c = 1.09$ $Q_c = 3.17$
 $E_d = 2.58$ $Q_d = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu-ft.)	FLOW (cfs)	CFS/AC (cfs)
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33
PROPOSED	78799	0%	0	40%	31520	60%	47279	13028	7.17

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- x 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK BY	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
INSPECTORS	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
ACCEPTANCE BY	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
VERIFICATION BY	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DRAWING ISSUED BY	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
MICRO-FILM INFORMATION	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
RECORDED BY	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: DONAHUE NICHOLE JULIANNE

Mailing Address*: 9120 WILSHIRE CT NE, ALBUQUERQUE NM 87122-3050

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

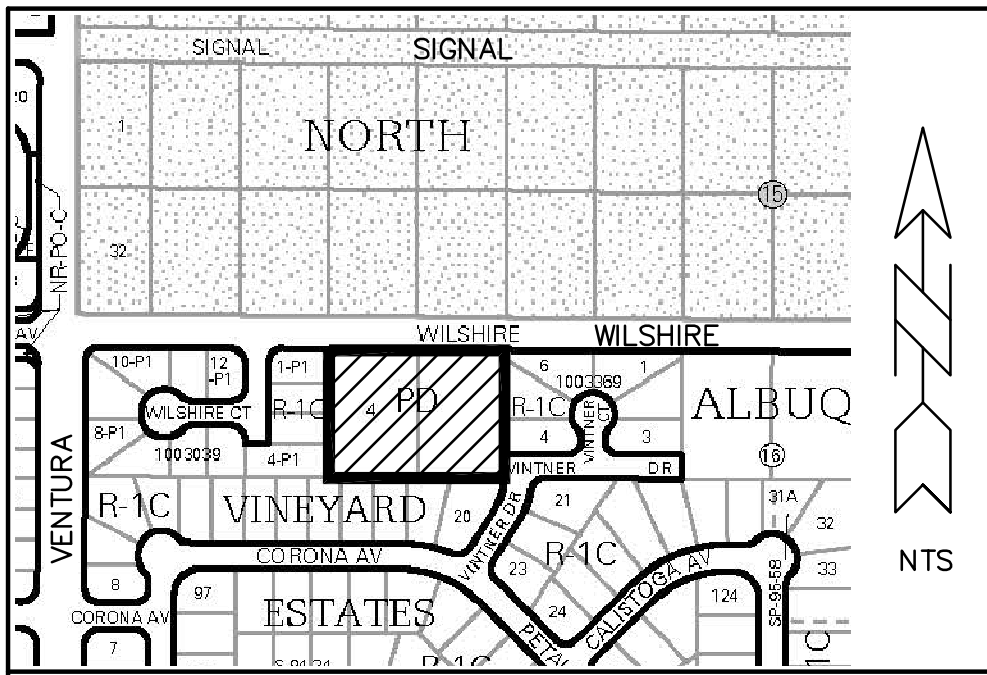
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

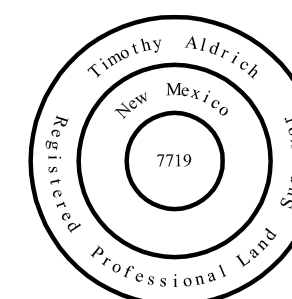
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

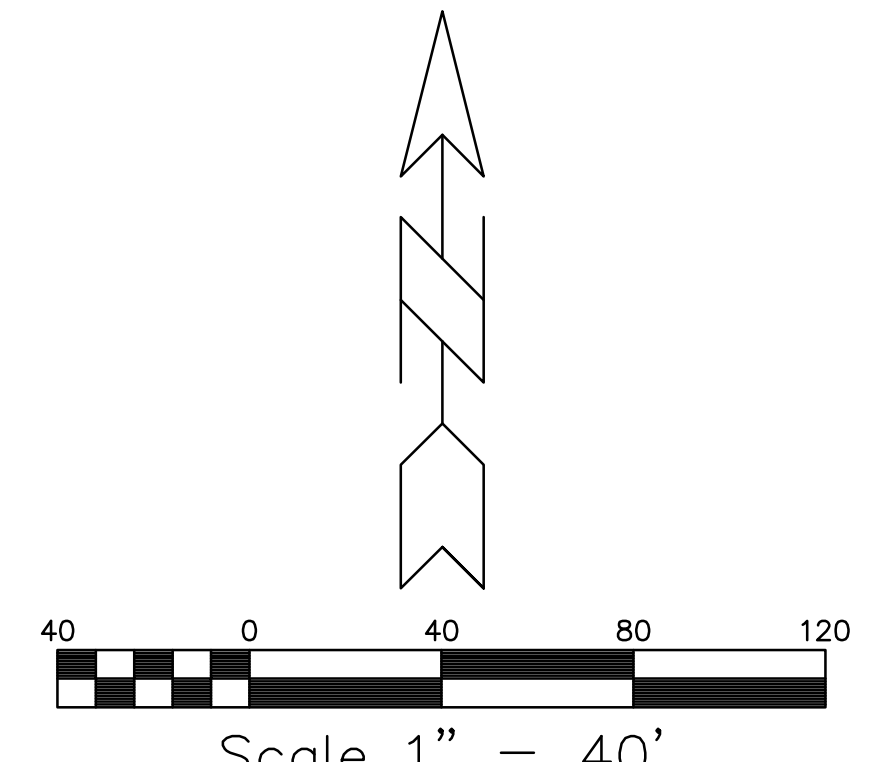
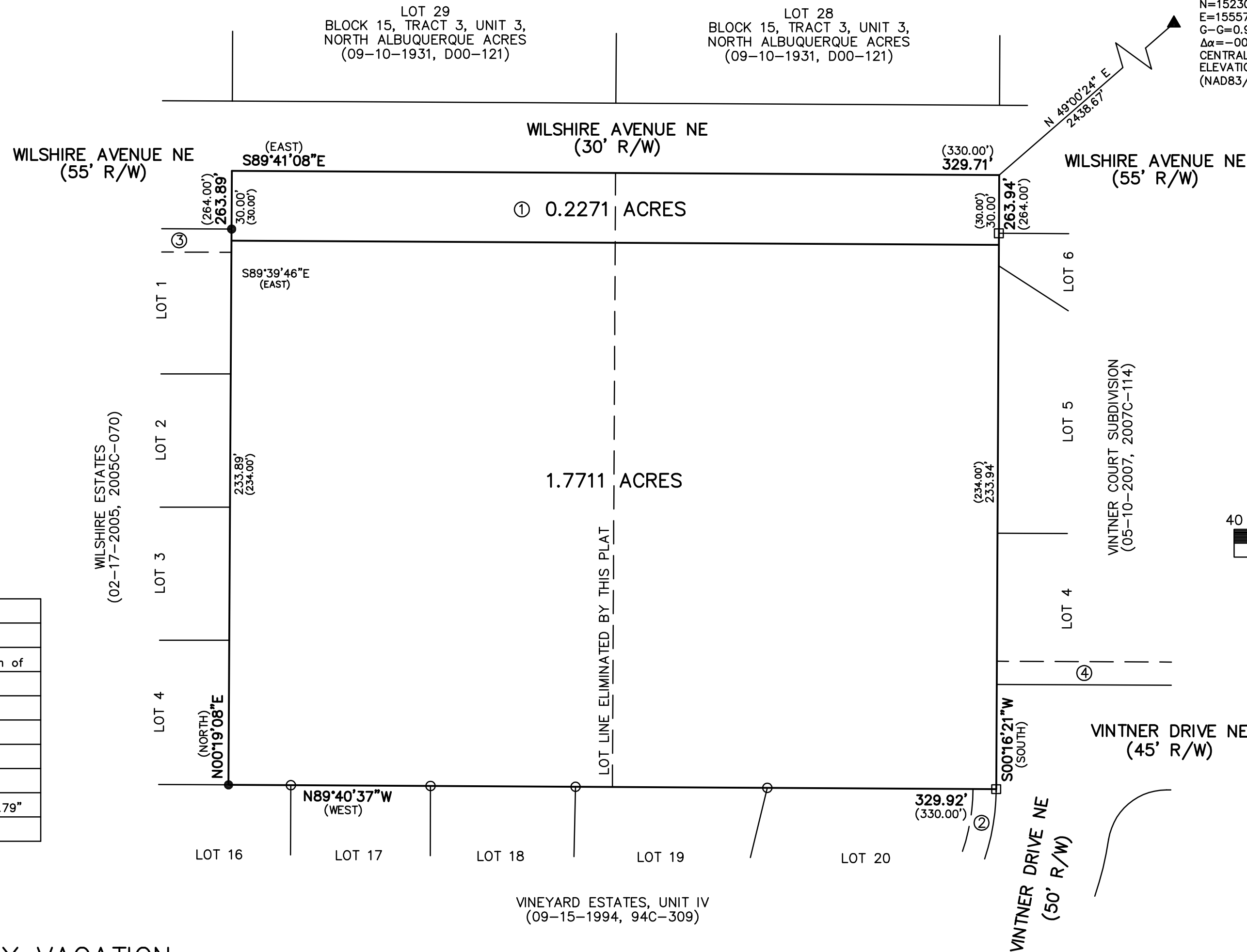
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
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 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

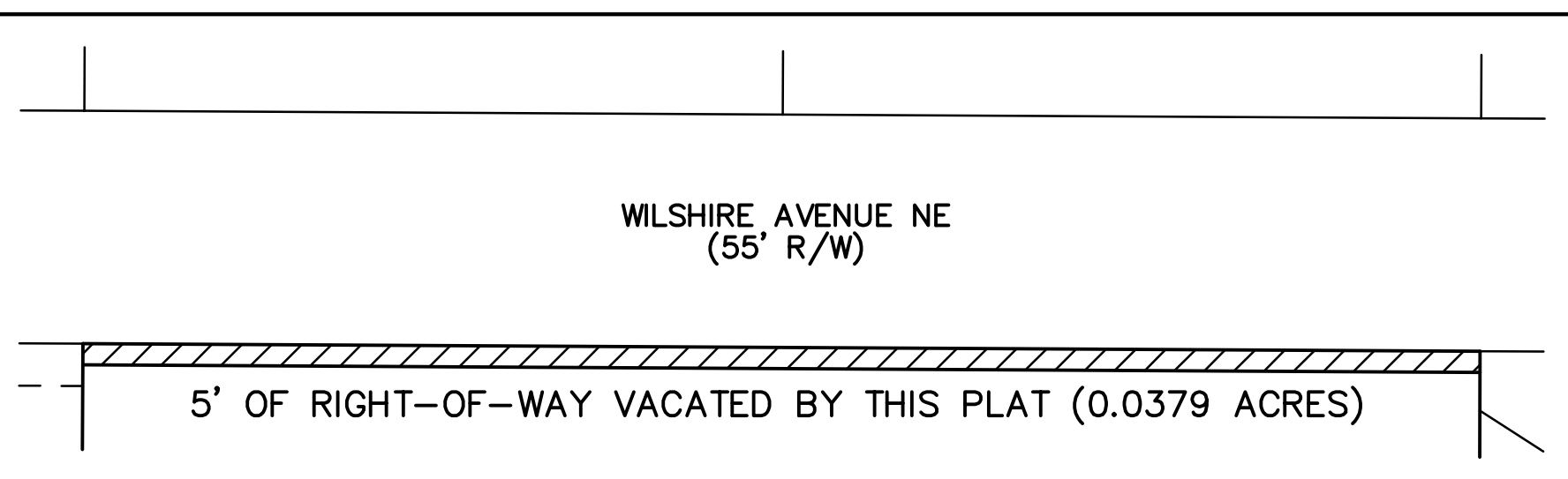


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

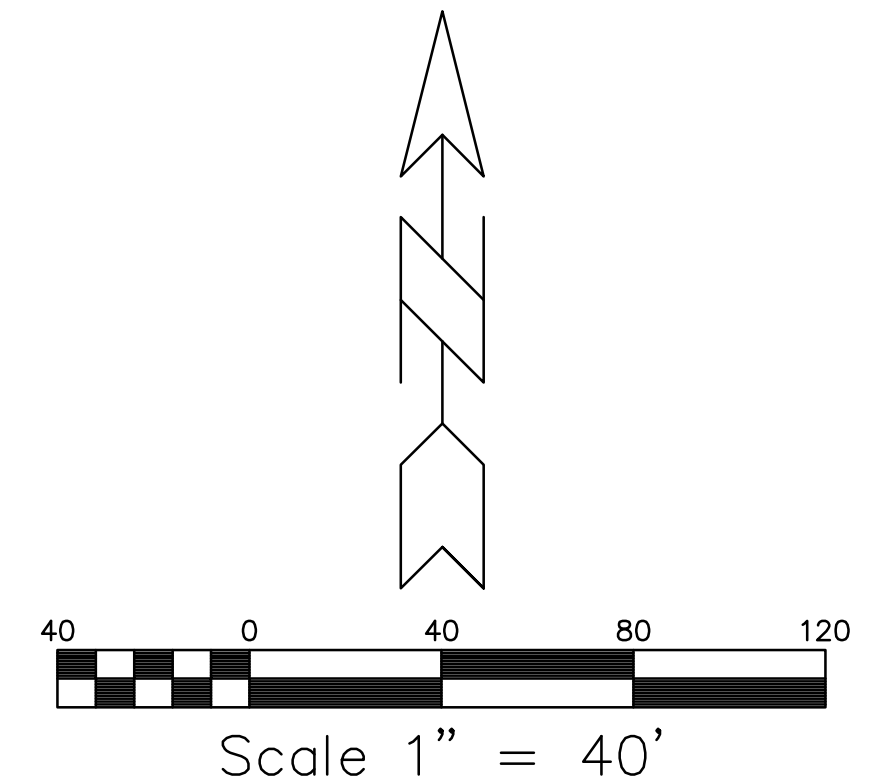
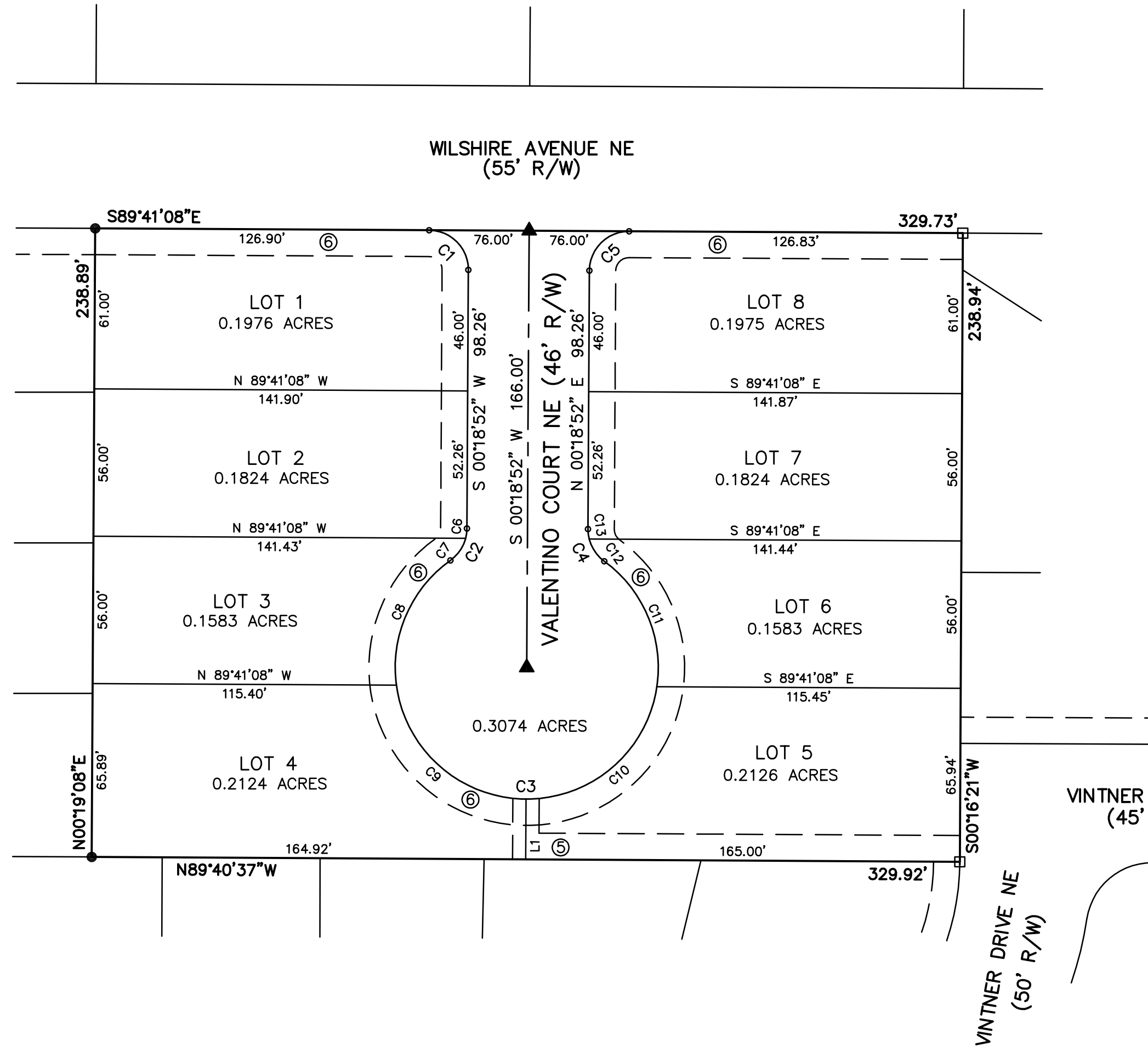
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
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Drawn By:	TA	Date:	06-24-2023
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ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: ELDER FREDERICK F & LAURA J

Mailing Address*: 9105 CORONA AVE NE, ALBUQUERQUE NM 87122-2694

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

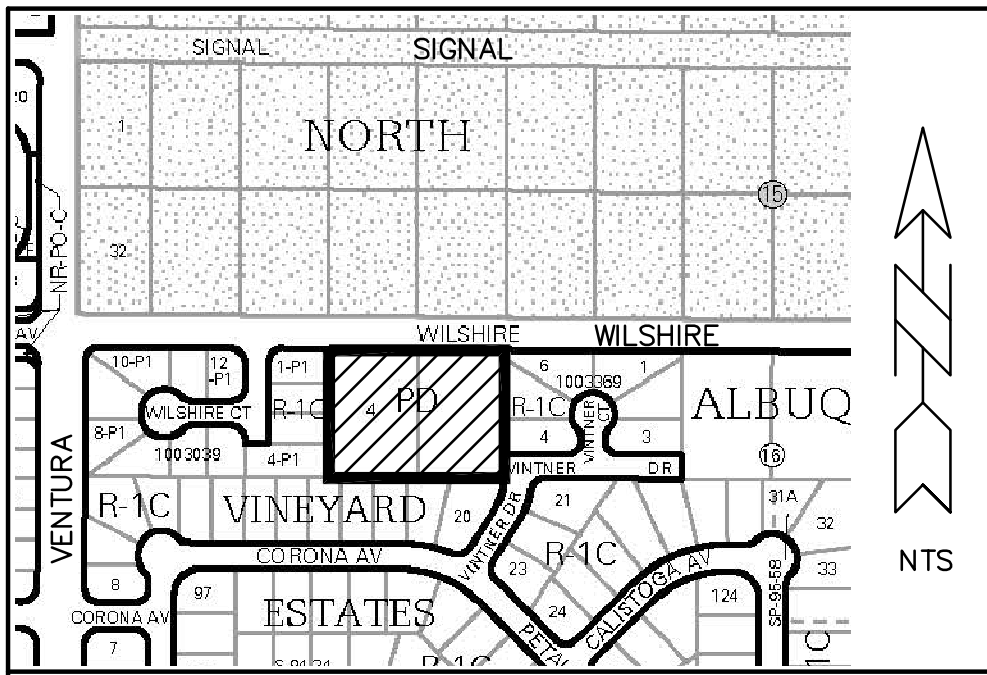
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
(A REPLAT OF LOTS 4 & 5,
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NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 17
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

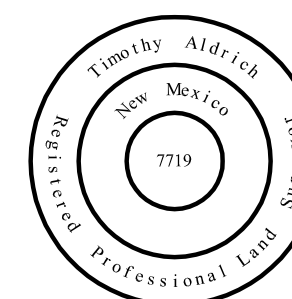
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
Timothy Aldrich, P.S. No. 7719

06/24/2023
Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
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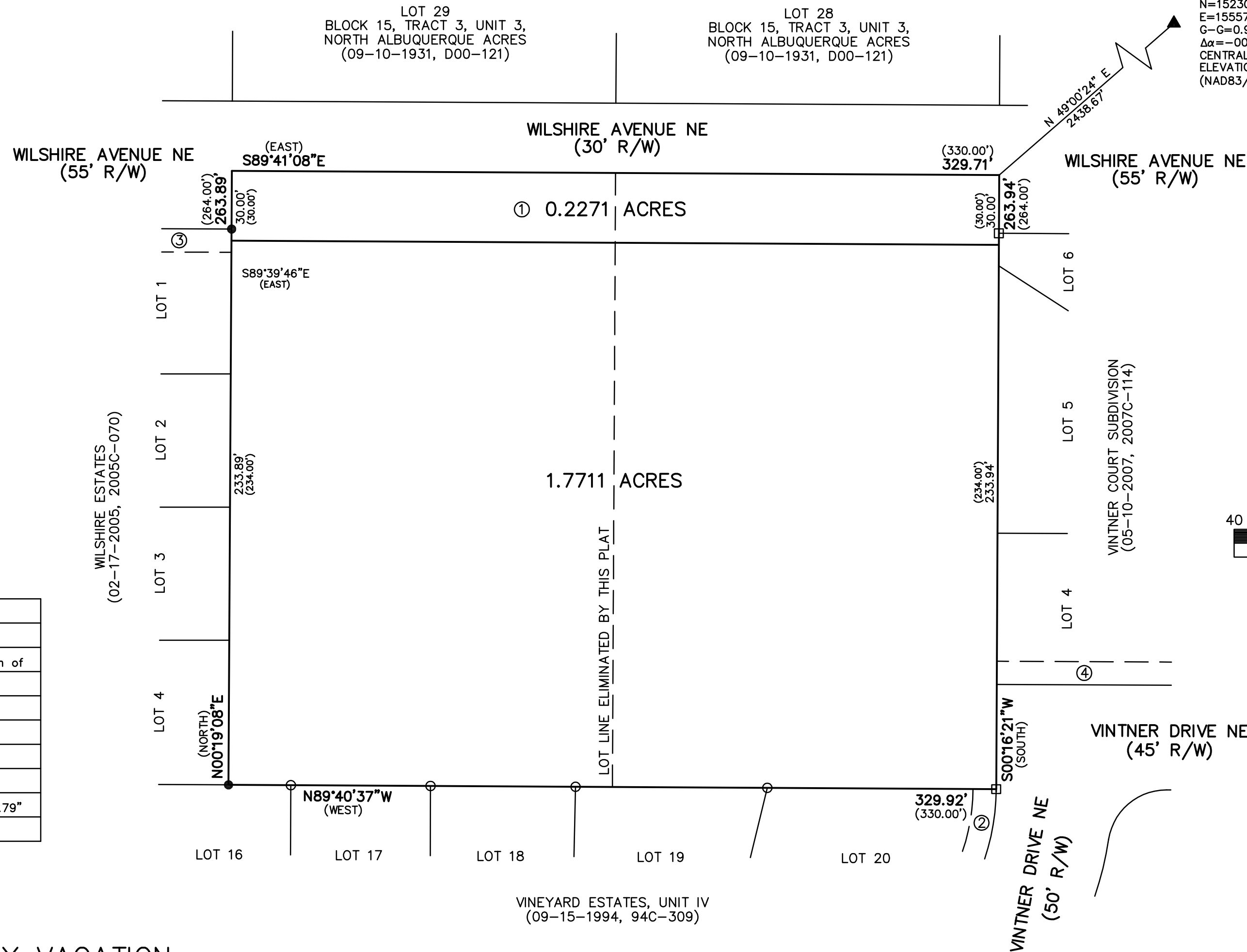
EXISTING CONDITIONS

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 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

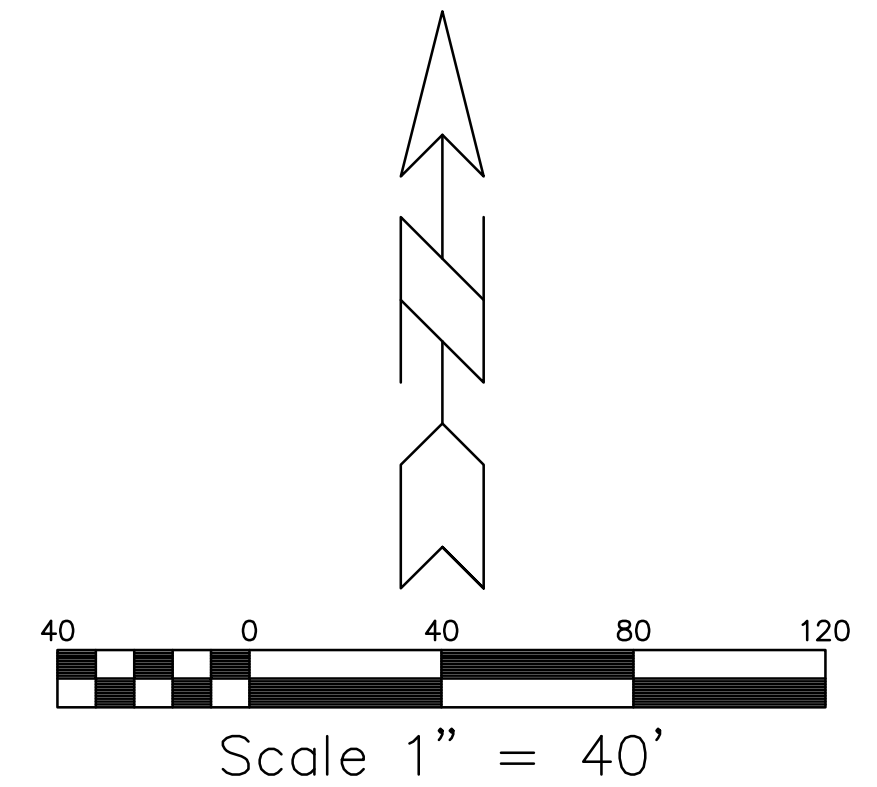
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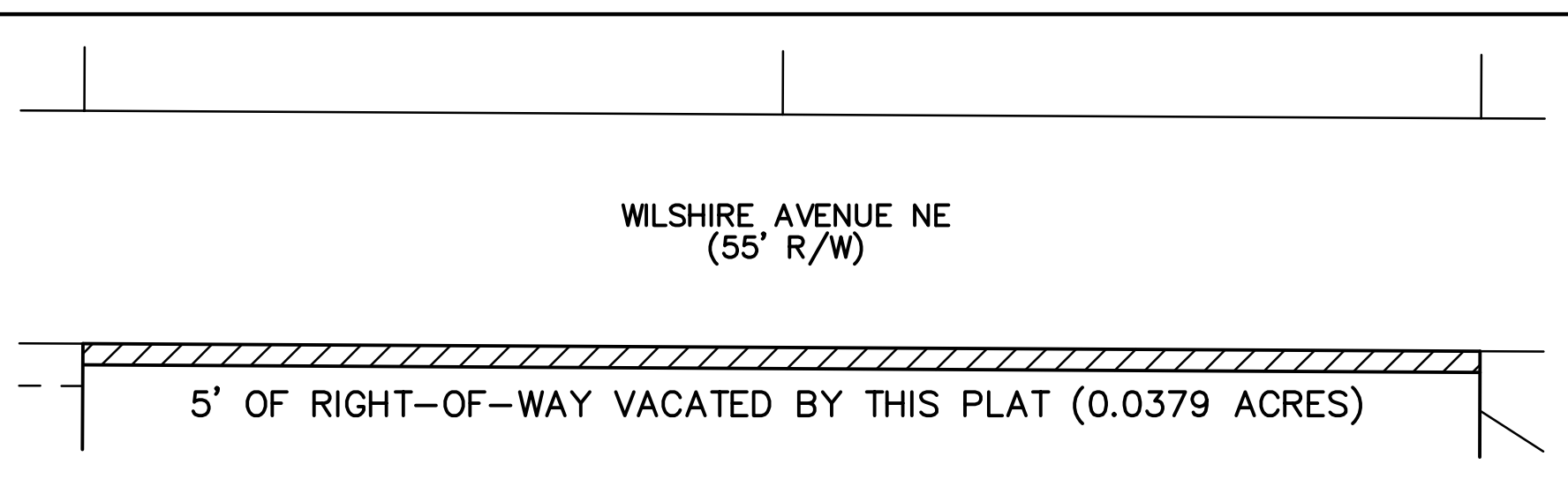
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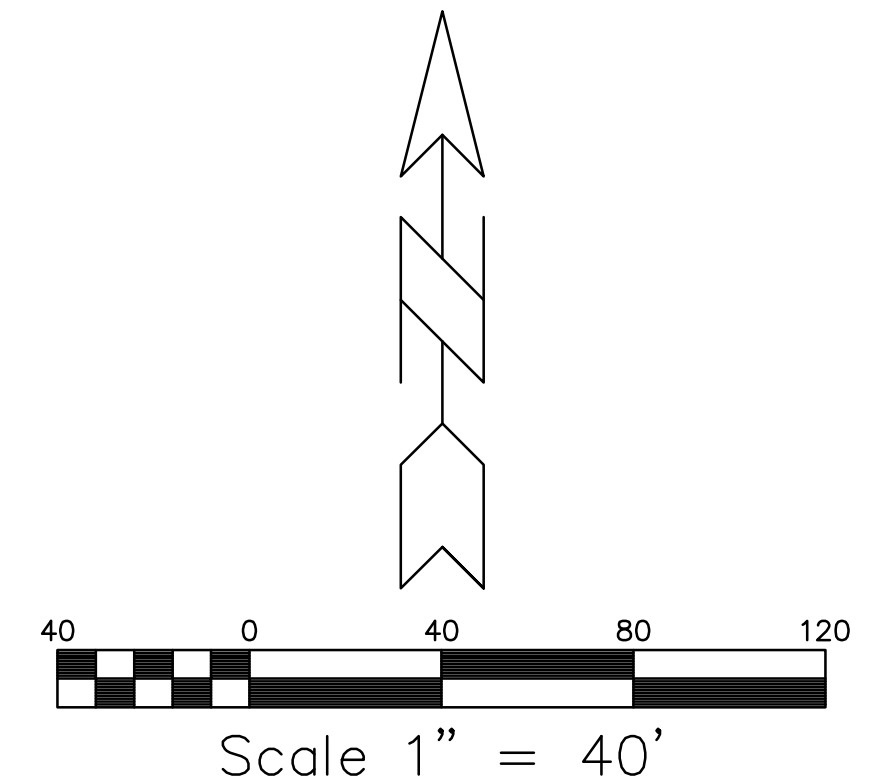
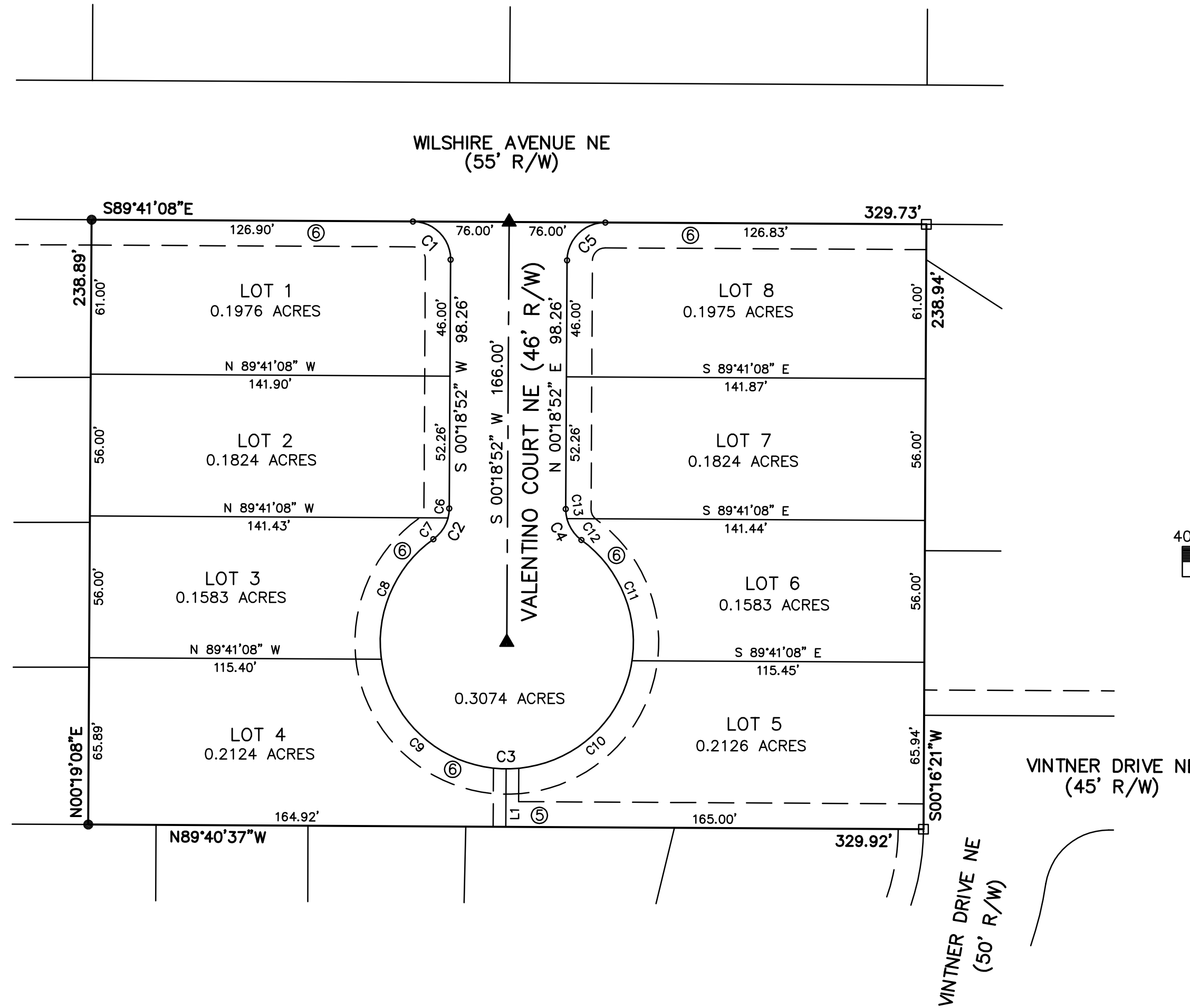
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[Note: Items with an asterisk (*) are required.]

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for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: GRANDE RUDOLPHO M & GRANDE THOMAS E & MCCRORY PATRICIA

Mailing Address*: 9109 CORONA AVE NE, ALBUQUERQUE NM 87122-2694

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
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 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
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- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
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Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
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² Physical address or Zoom link

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- d. **For residential development***: Maximum number of proposed dwelling units.
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 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
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- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

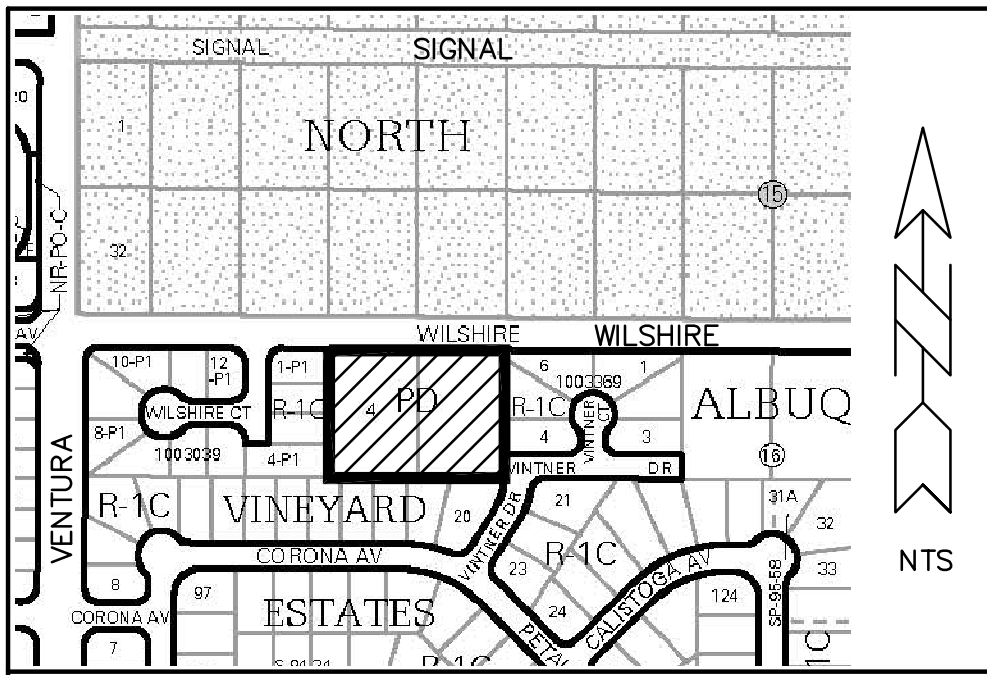
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

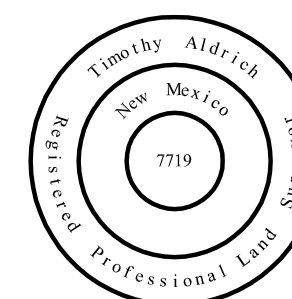
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCFA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

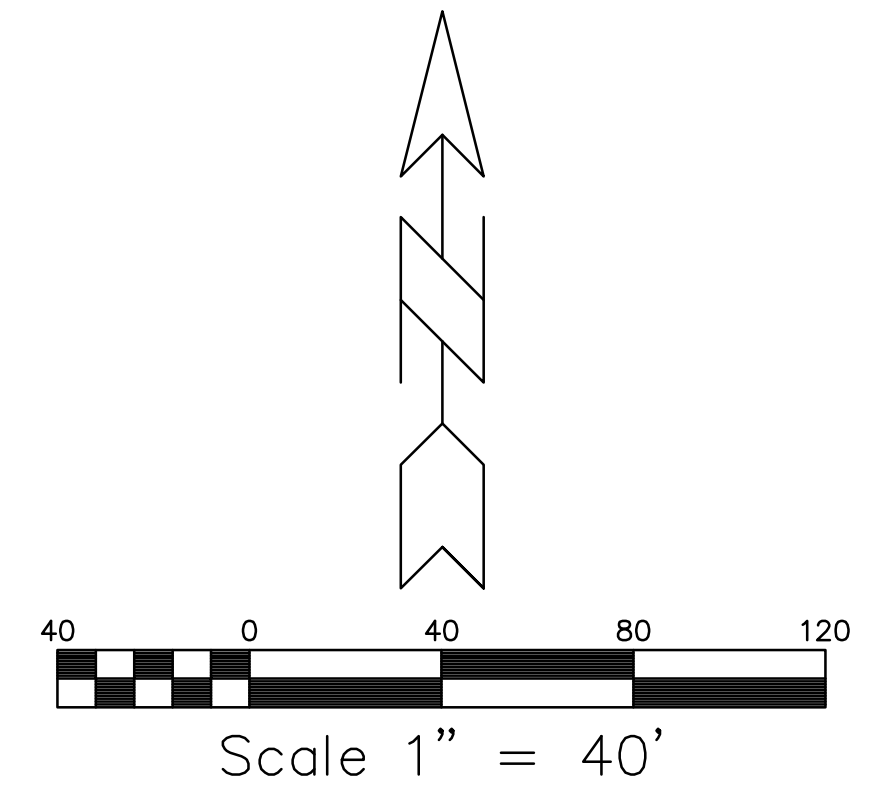
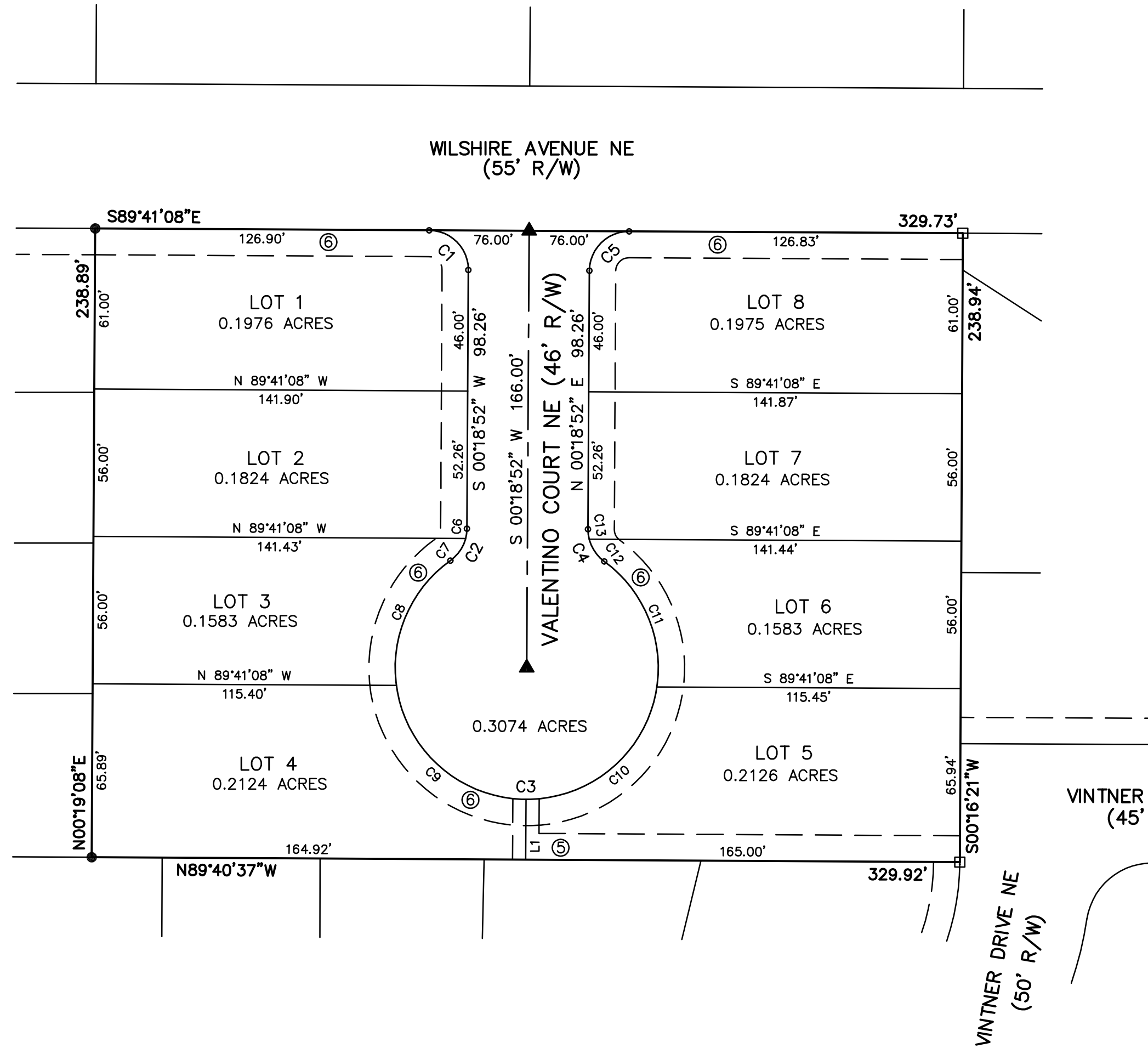
Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
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 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

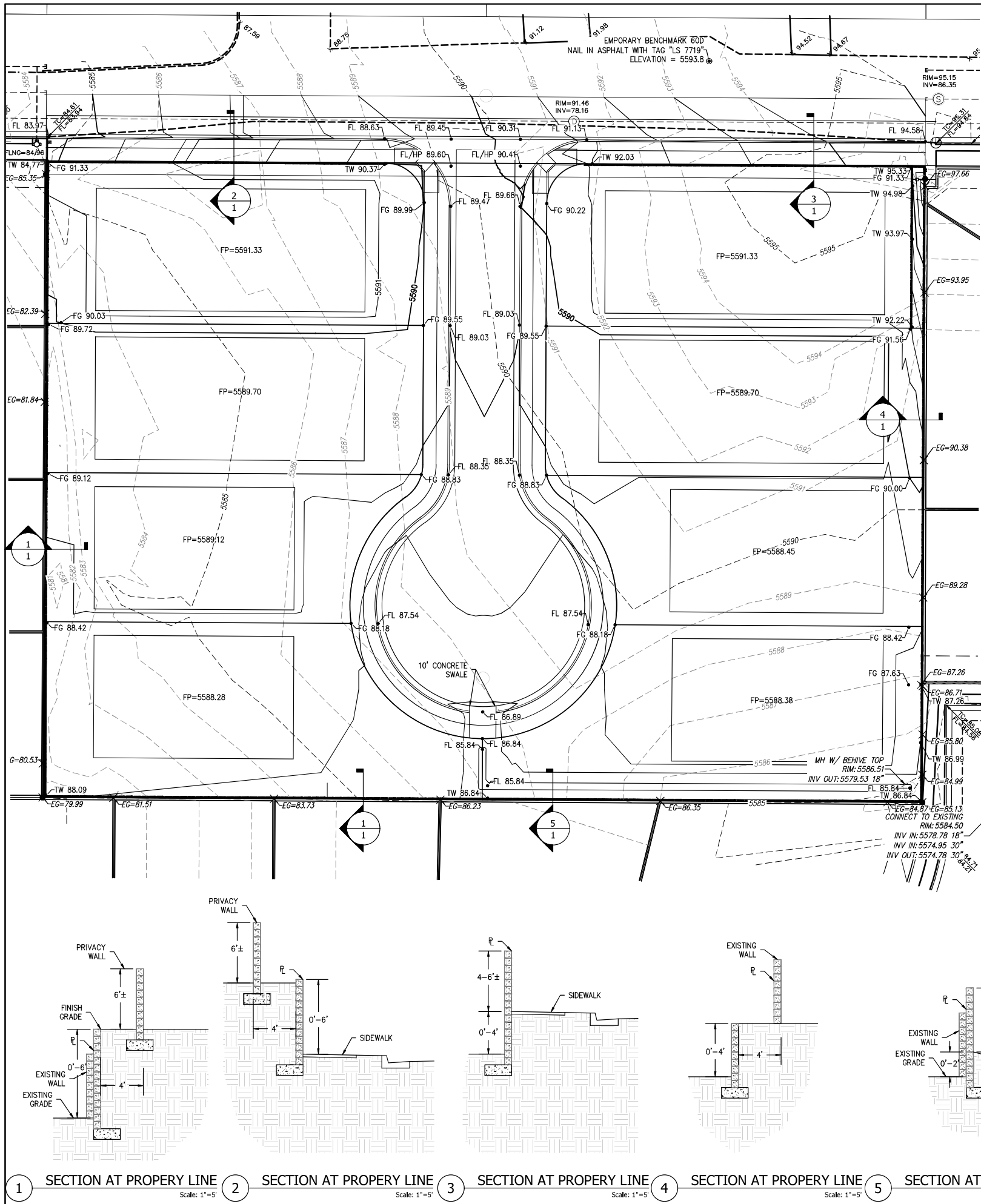


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

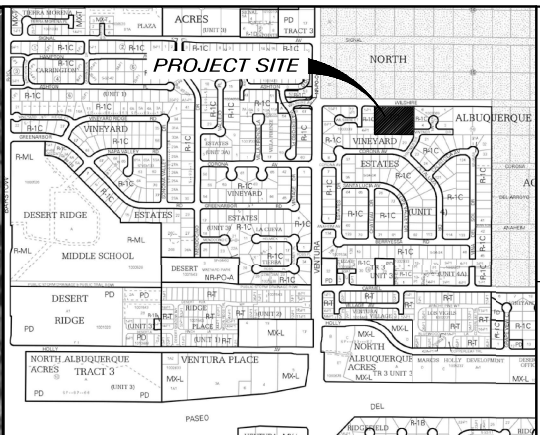
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-2

- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
 $FLOW = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $E_a = 0.67, Q_a = 1.84$
 $E_b = 0.86, Q_b = 2.49$
 $E_c = 1.09, Q_c = 3.17$
 $E_d = 2.58, Q_d = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu-ft.)	FLOW (cfs)	CFS/AC (cfs)	
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33	1.84
PROPOSED	78799	0%	0	40%	31520	60%	47279	13028	7.17	3.96

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES
ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF

1 1

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK BUILT BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWING ISSUED BY	DATE
RECORDED BY	DATE

BENCH MARKS

NO.	DATE
-----	------

SURVEY INFORMATION

FIELD BY	DATE
NO.	DATE

ENGINEER'S SEAL

RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
MAY 1, 2015

REVISIONS

NO.	DATE	REMARKS
DESIGN	DATE 3/23	
REH	DATE 3/23	
REH	DATE 3/23	

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: GRANDJEAN MICHAEL & MARIA CORNAY

Mailing Address*: 8627 VINTNER CT NE, ALBUQUERQUE NM 87122

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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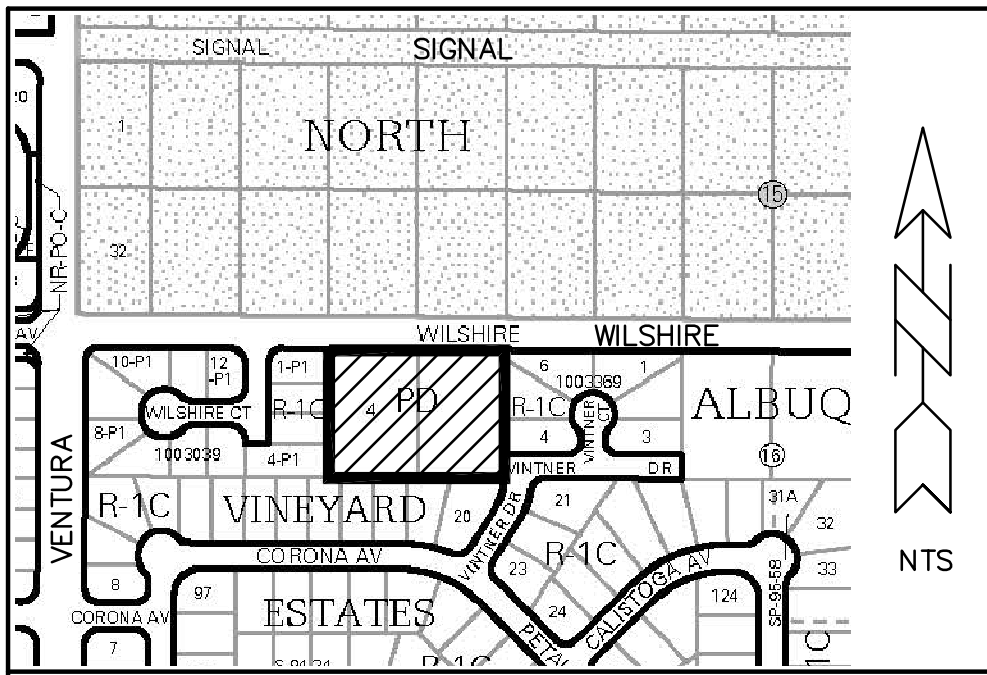
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LOCATION MAP C-20-Z

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10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

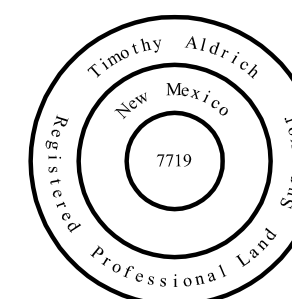
PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

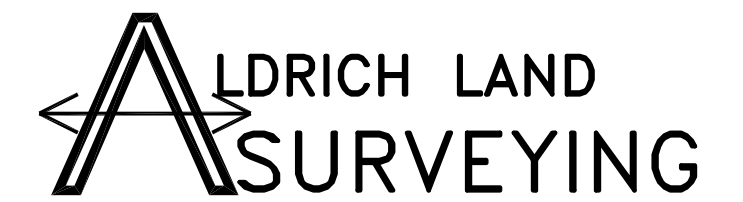
SURVEYOR'S CERTIFICATION

"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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719
 06/24/2023
 Date

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3



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

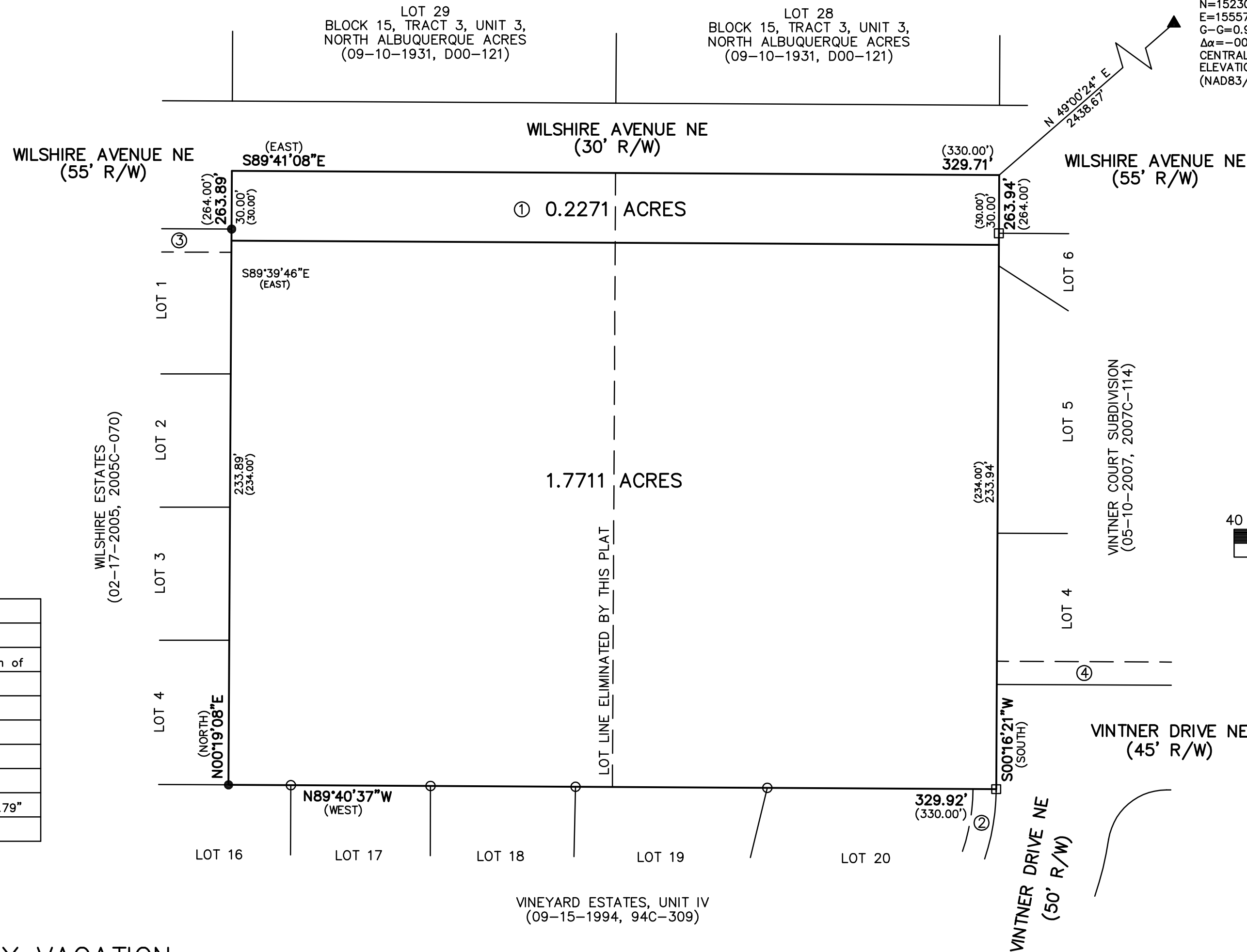
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
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 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

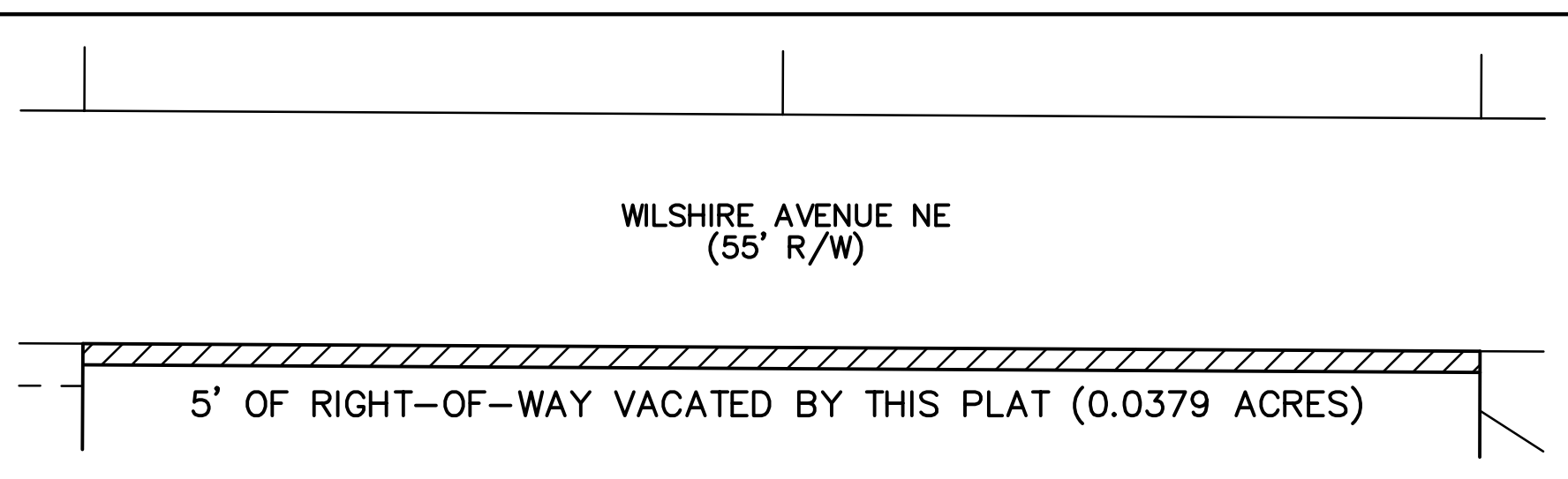


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



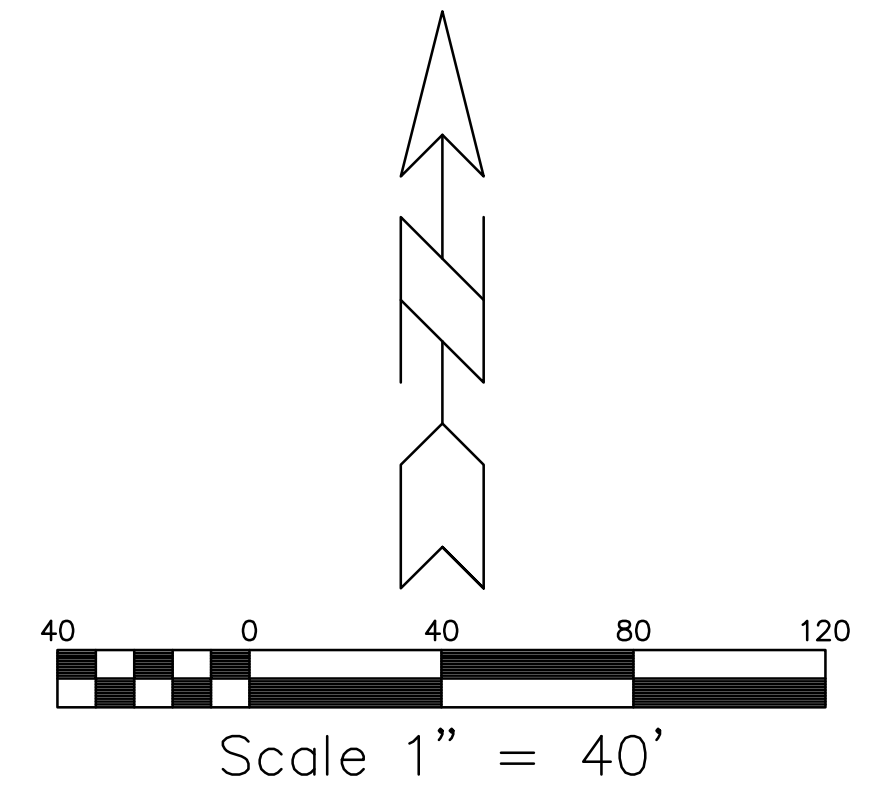
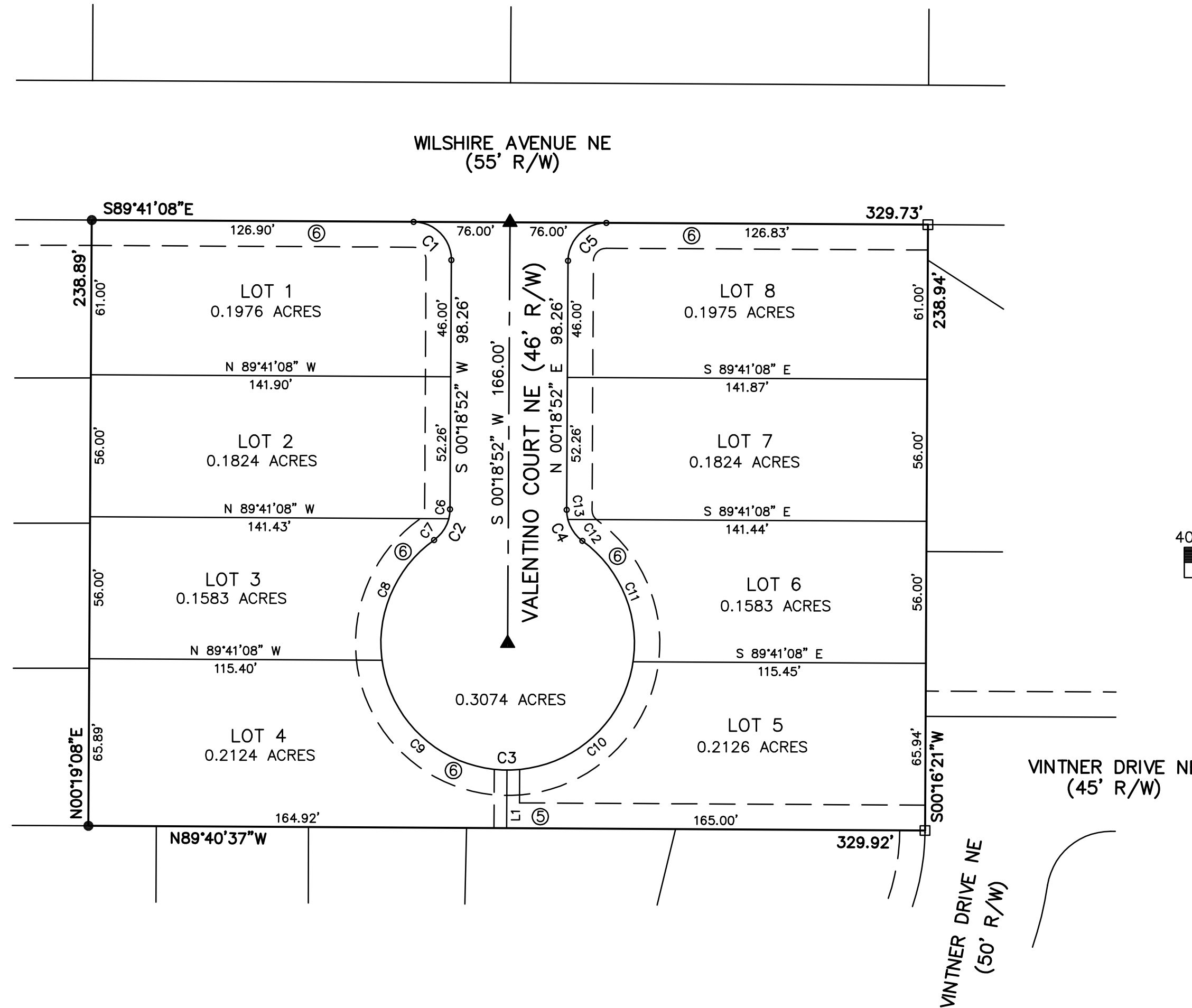
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
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 ELENA GALLEGOS GRANT
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 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

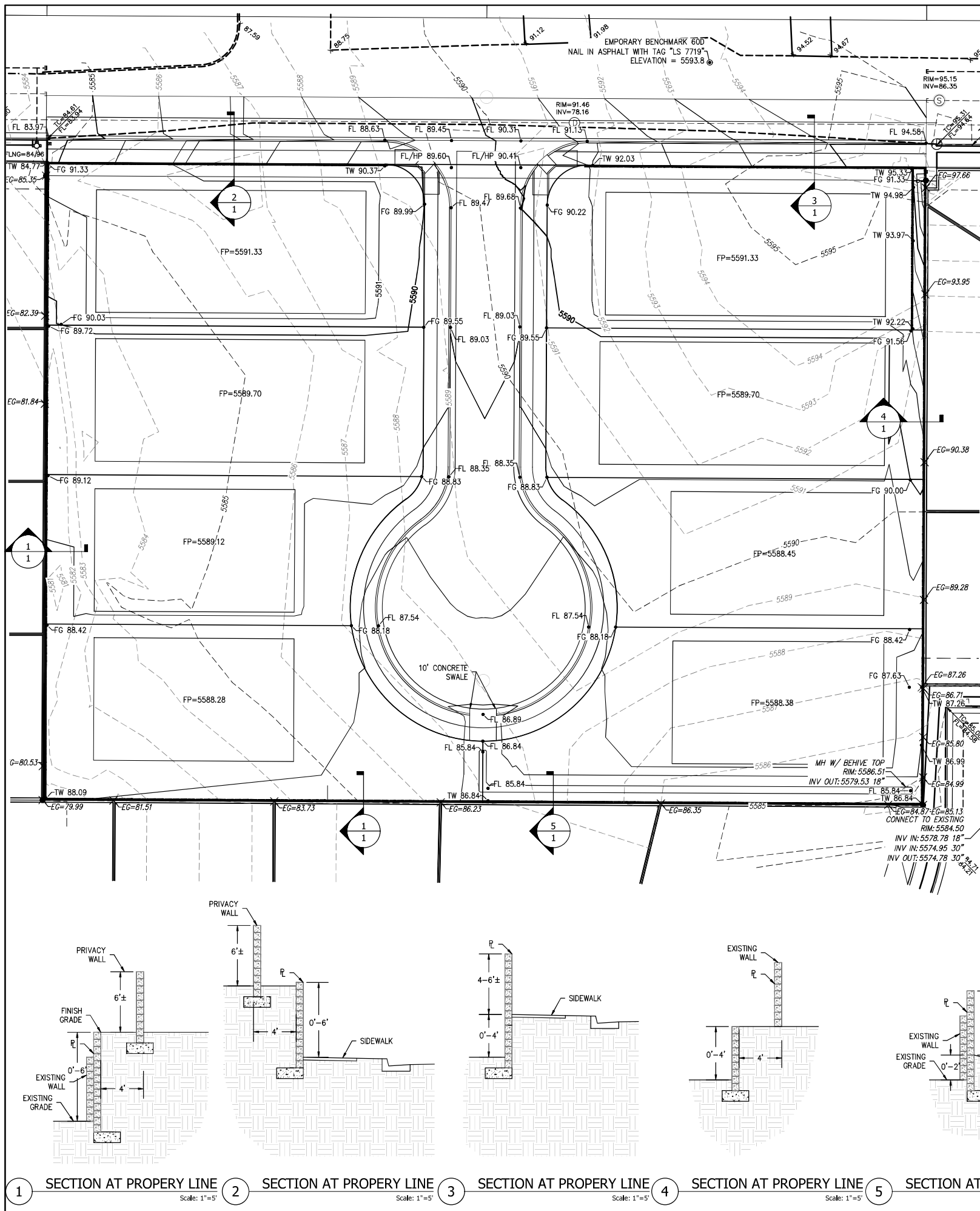


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

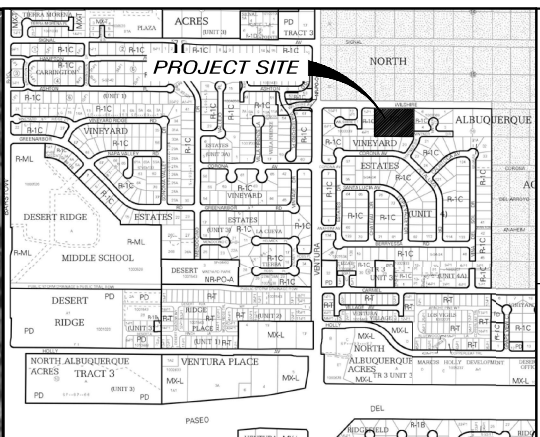
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-2

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
FLOW = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $E_a = 0.67$ $Q_a = 1.84$
 $E_b = 0.86$ $Q_b = 2.49$
 $E_c = 1.09$ $Q_c = 3.17$
 $E_d = 2.58$ $Q_d = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 1.5-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIANND ROUTED TO BE INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu-ft.)	FLOW (cfs)	CFS/AC (cfs)
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33
PROPOSED	78799	0%	0	40%	31520	60%	47279	13028	7.17

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN WINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = $47,279 \cdot 0.42/12 = 1,655$ CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- PROPOSED ELEVATION (EL=11.28)
- EXISTING ELEVATION (x 66.33)
- WATER BREAK
- 5000 - PROPOSED CONTOUR
- 5000 - EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.		ZONE MAP NO.	SHEET 1 OF 1

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	BY	DATE	NO.	DATE

REVISIONS

NO.	DATE	BY	REMARKS

DESIGNED BY: REH DATE: 3/23
DRAWN BY: REH DATE: 3/23
CHECKED BY: REH DATE: 3/23

DATE: MAY 1, 2025

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: HAKIMIAN ERFAN

Mailing Address*: 8604 VINTNER DR NE, ALBUQUERQUE NM 87122-4219

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* *[if applicable]* THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

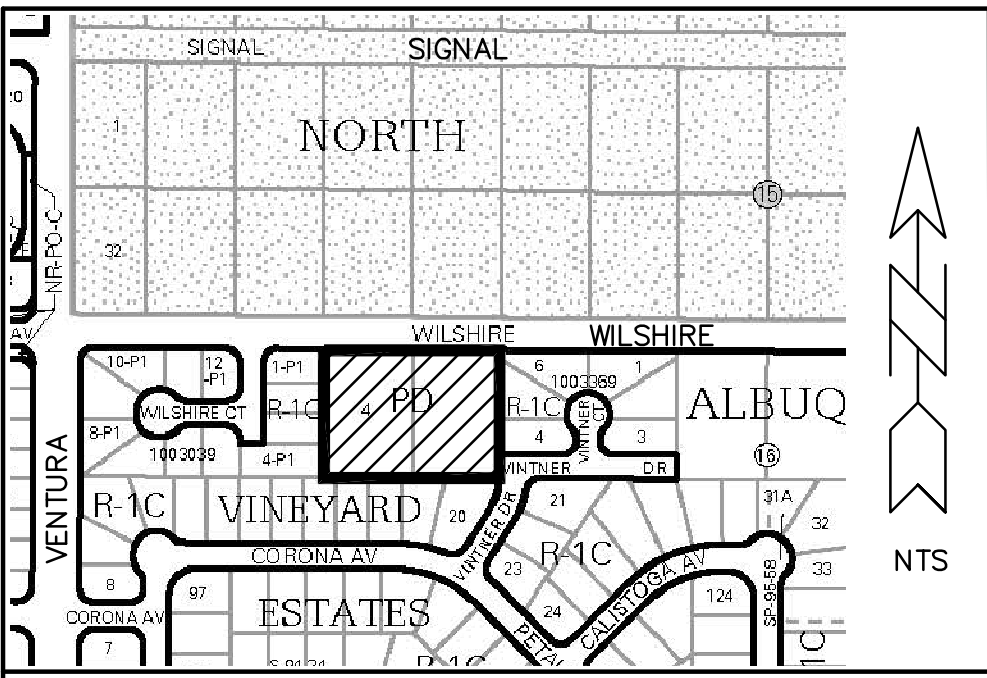
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
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4. Comcast (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 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, 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 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 transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

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VALENTINO ESTATES
(A REPLAT OF LOTS 4 & 5,
BLOCK 16, TRACT 3, UNIT 3,
NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 17
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

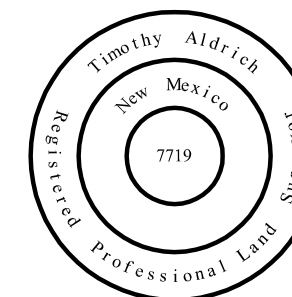
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

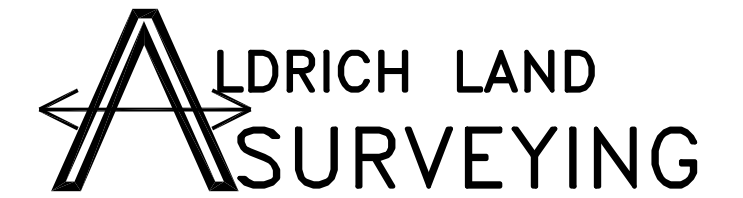
SURVEYOR'S CERTIFICATION

"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, and is true and correct to the best of my knowledge and belief."



[Signature]
Timothy Aldrich, P.S. No. 7719

06/24/2023
Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

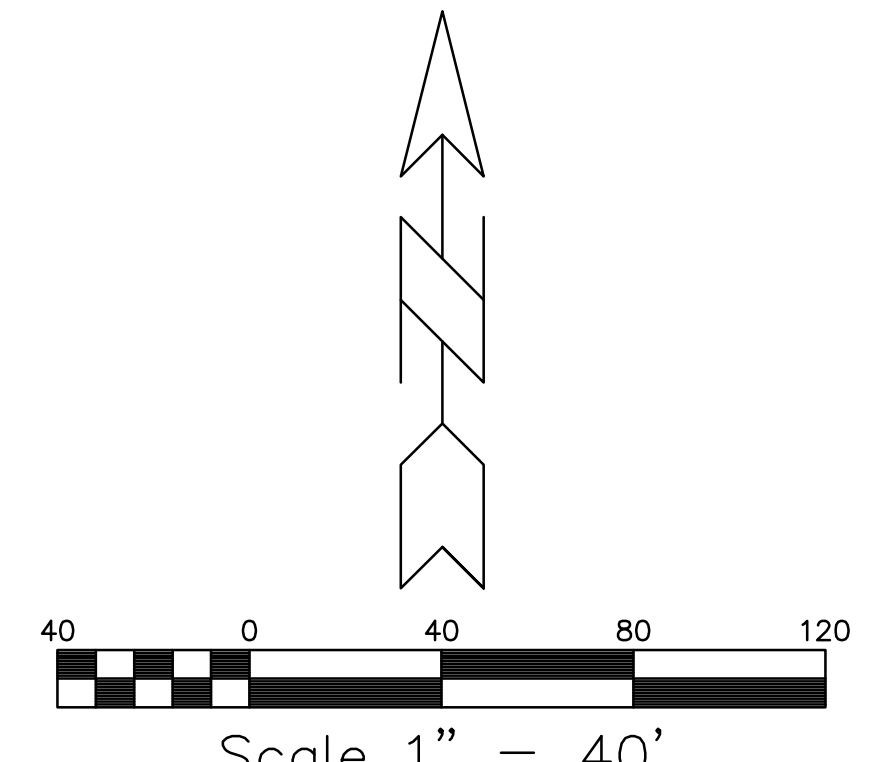
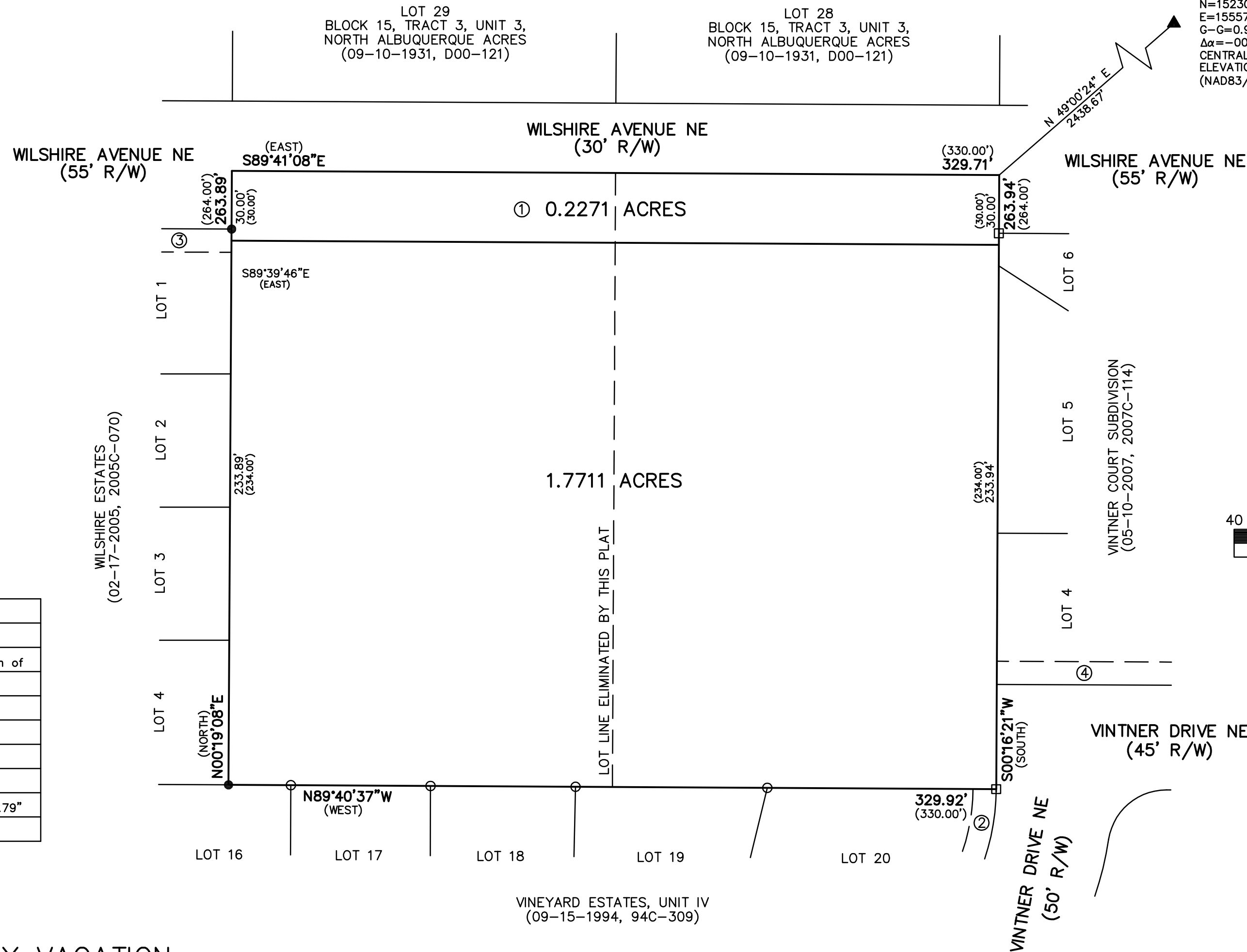
EXISTING CONDITIONS

PRLIMINARY PLAT
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 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

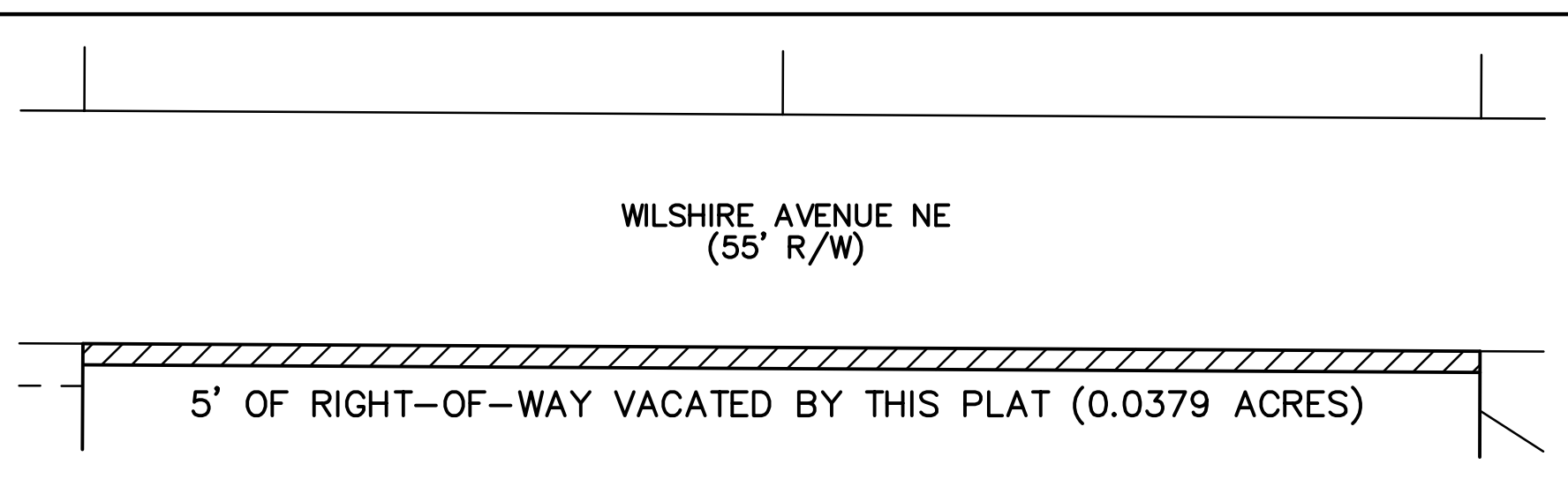


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



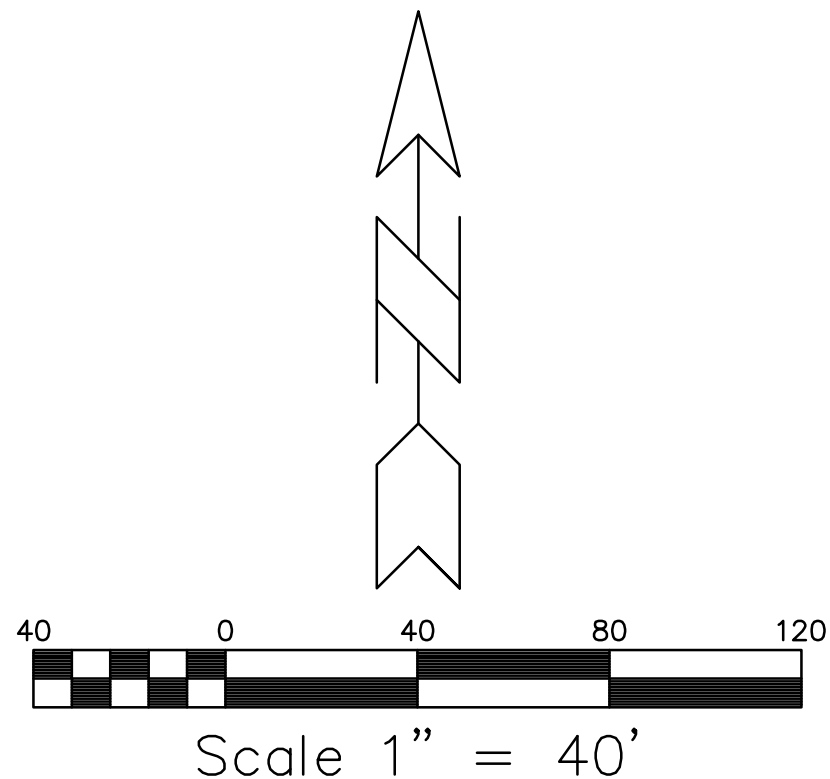
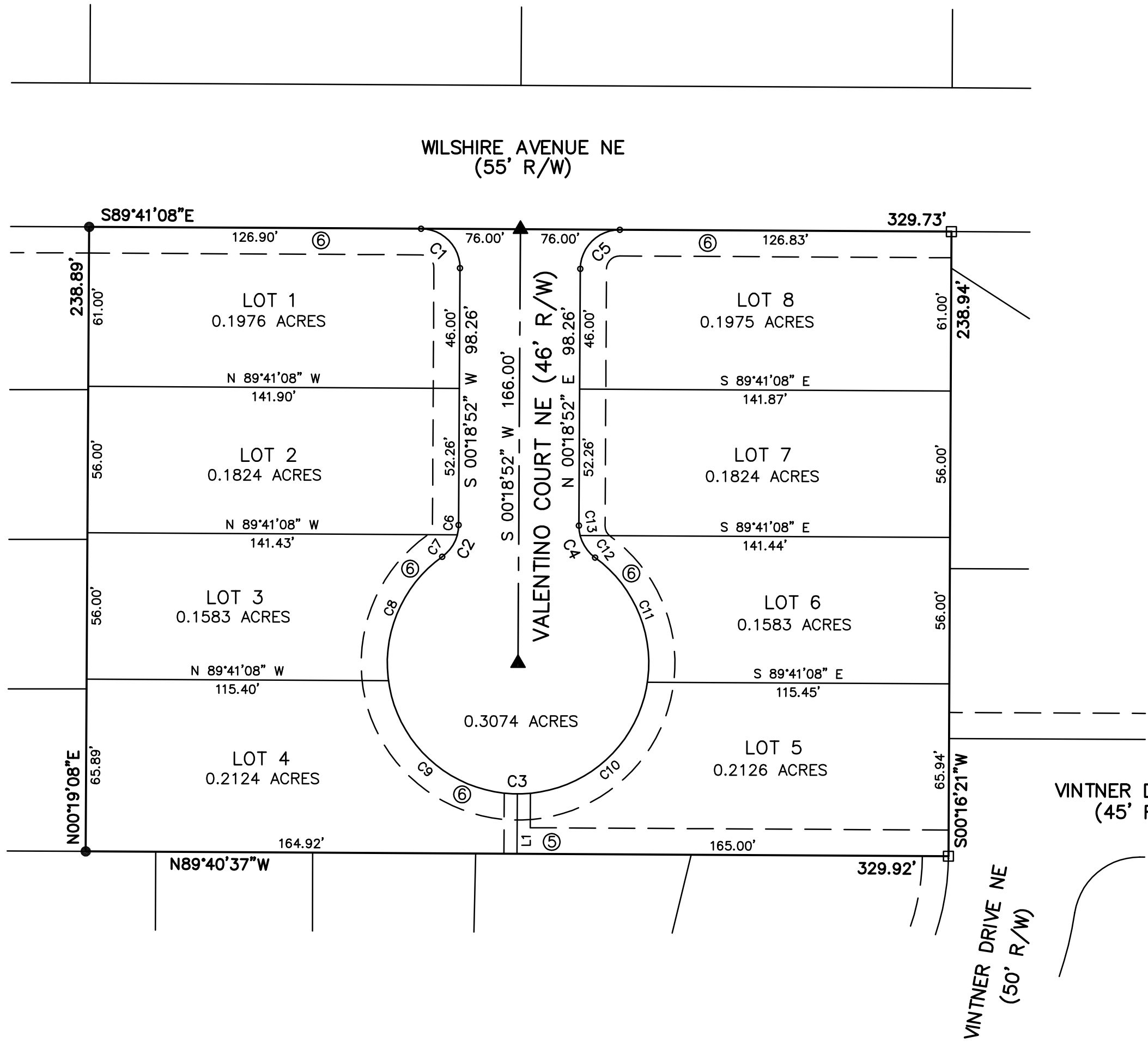
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

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 CITY OF ALBUQUERQUE,
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 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: HANDING BRYAN E & LYNN C

Mailing Address*: 8619 VINTNER CT NE, ALBUQUERQUE NM 87122-4220

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* *[if applicable]* THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

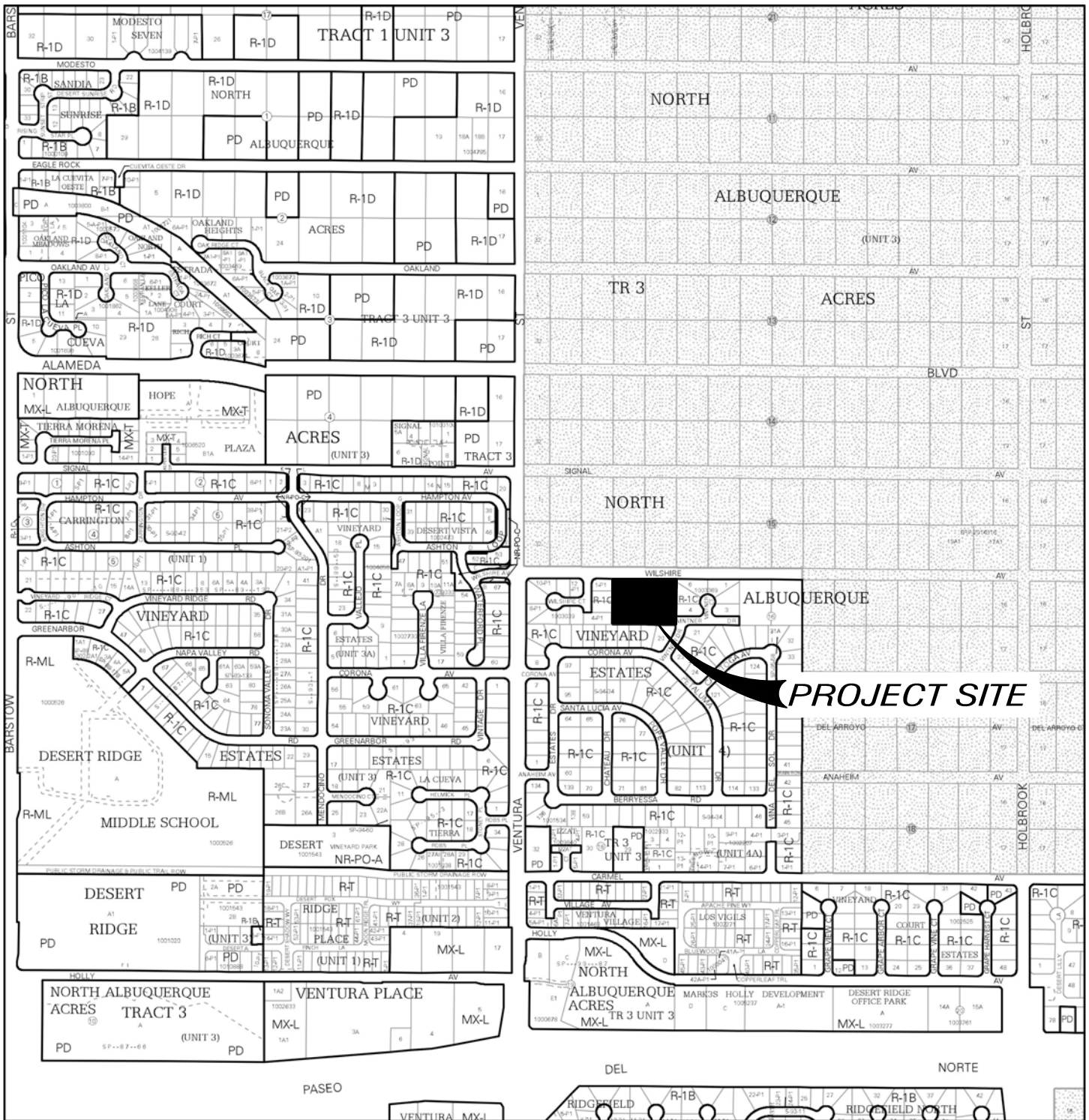
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



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

IDO Zone Atlas May 2018

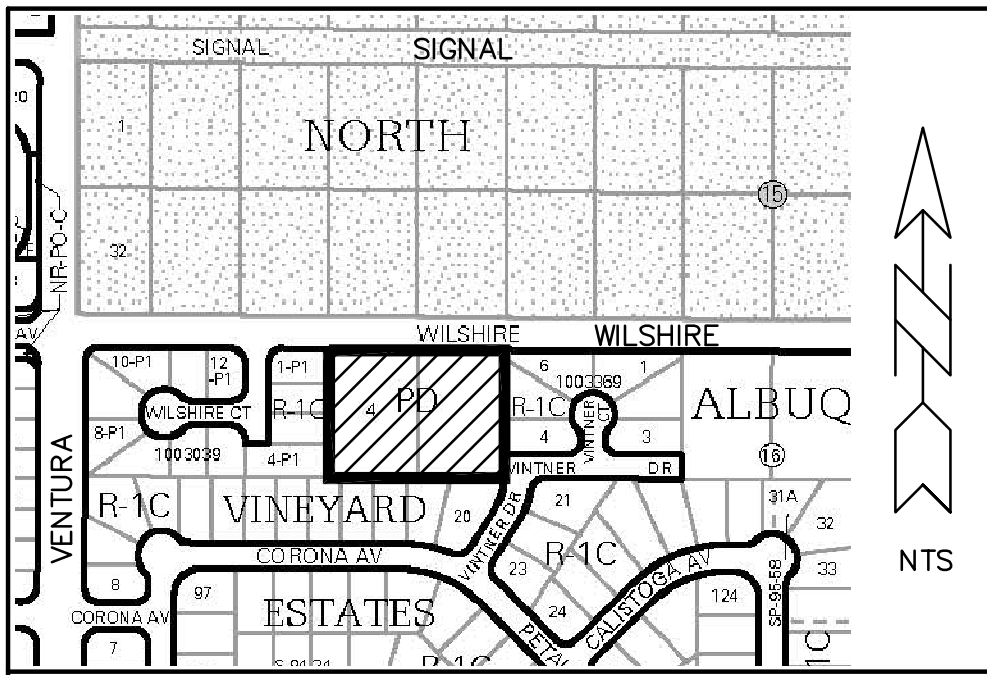
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-20-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



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
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Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

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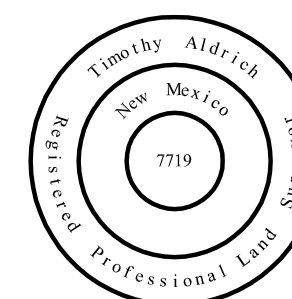
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[Signature]
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 06/24/2023
 Date



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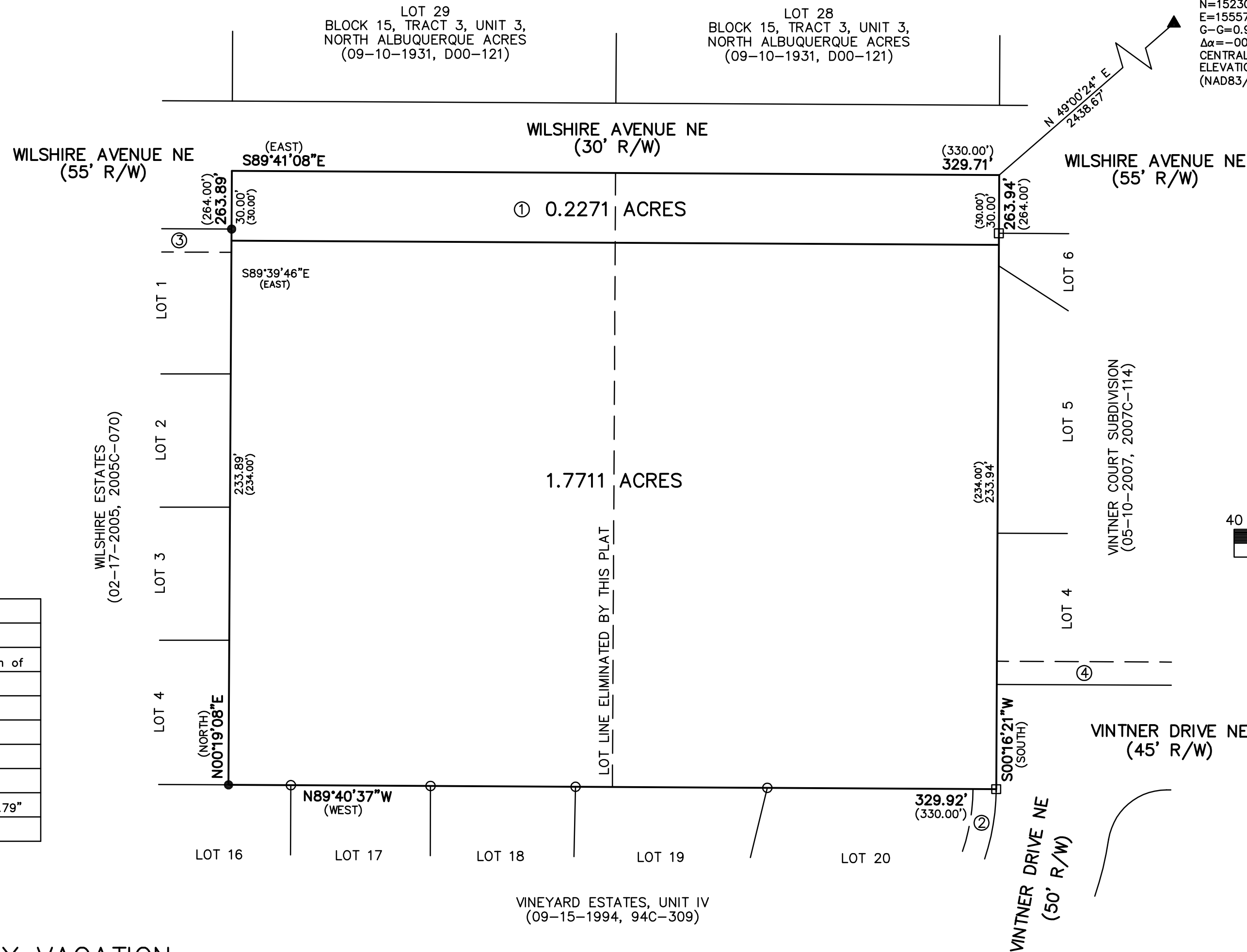
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 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

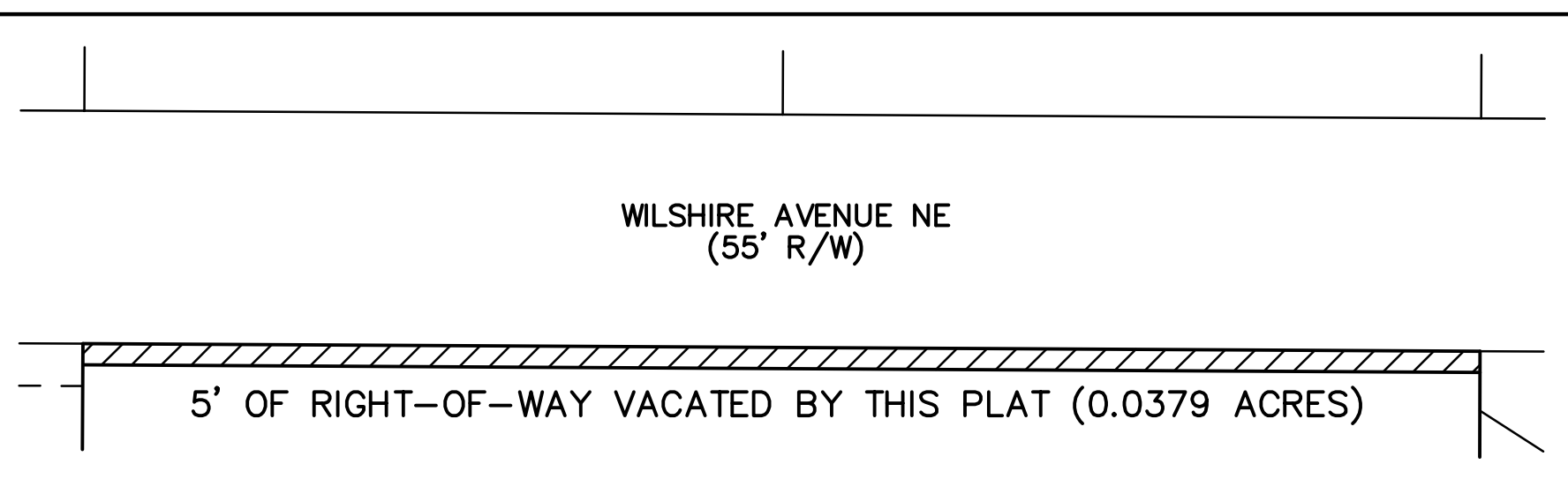


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



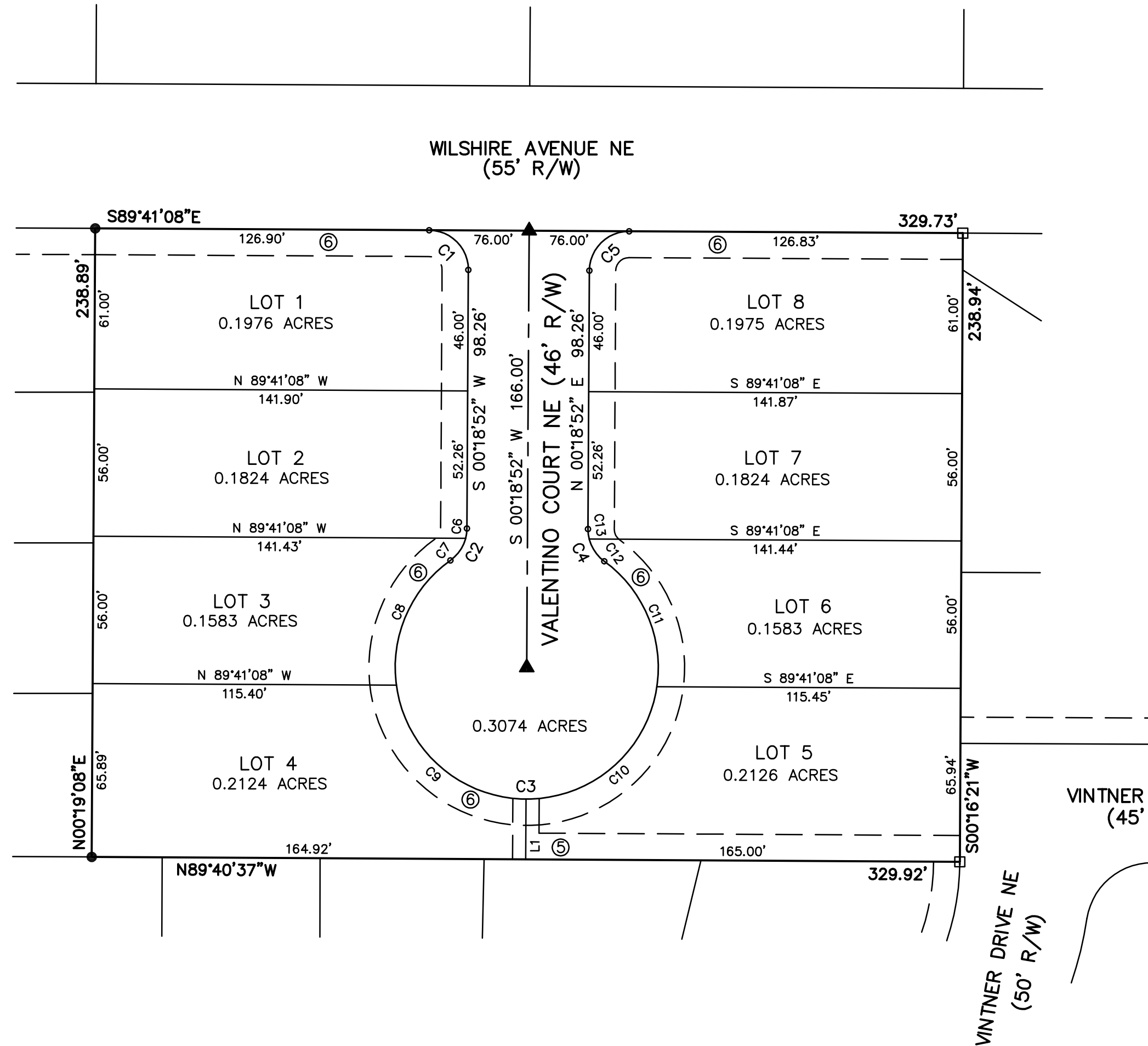
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: HERRERA LOUIS & ELIZABETH

Mailing Address*: 8606 VINTNER DR NE, ALBUQUERQUE NM 87122-1220

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

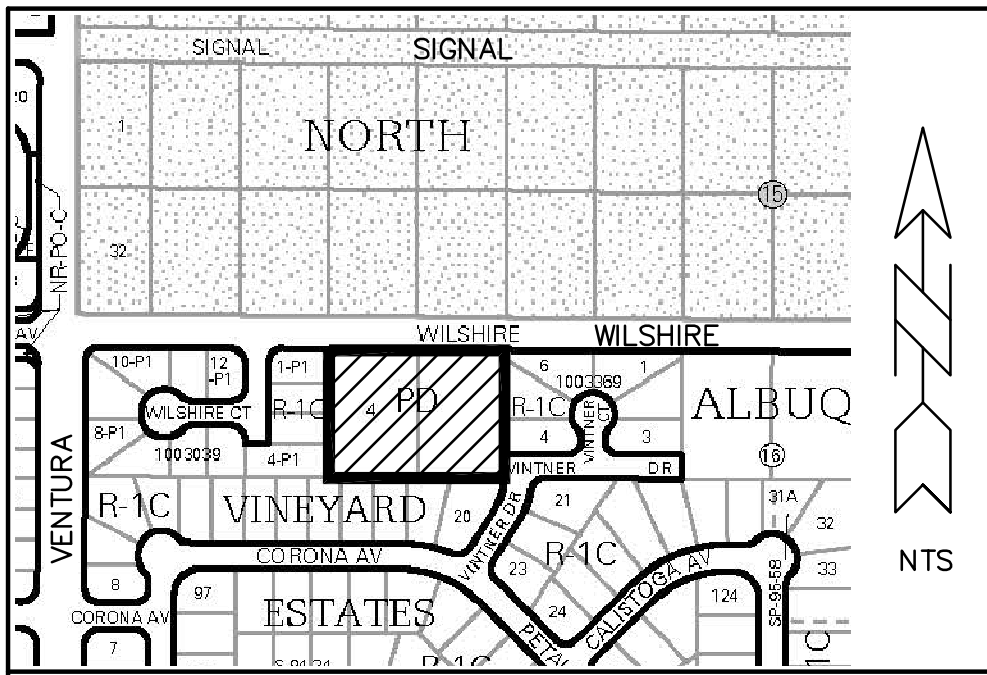
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

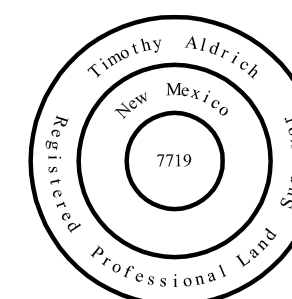
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

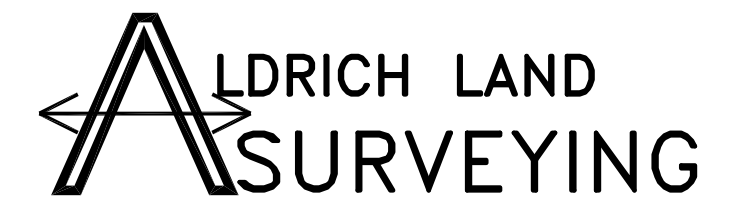
SURVEYOR'S CERTIFICATION

"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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

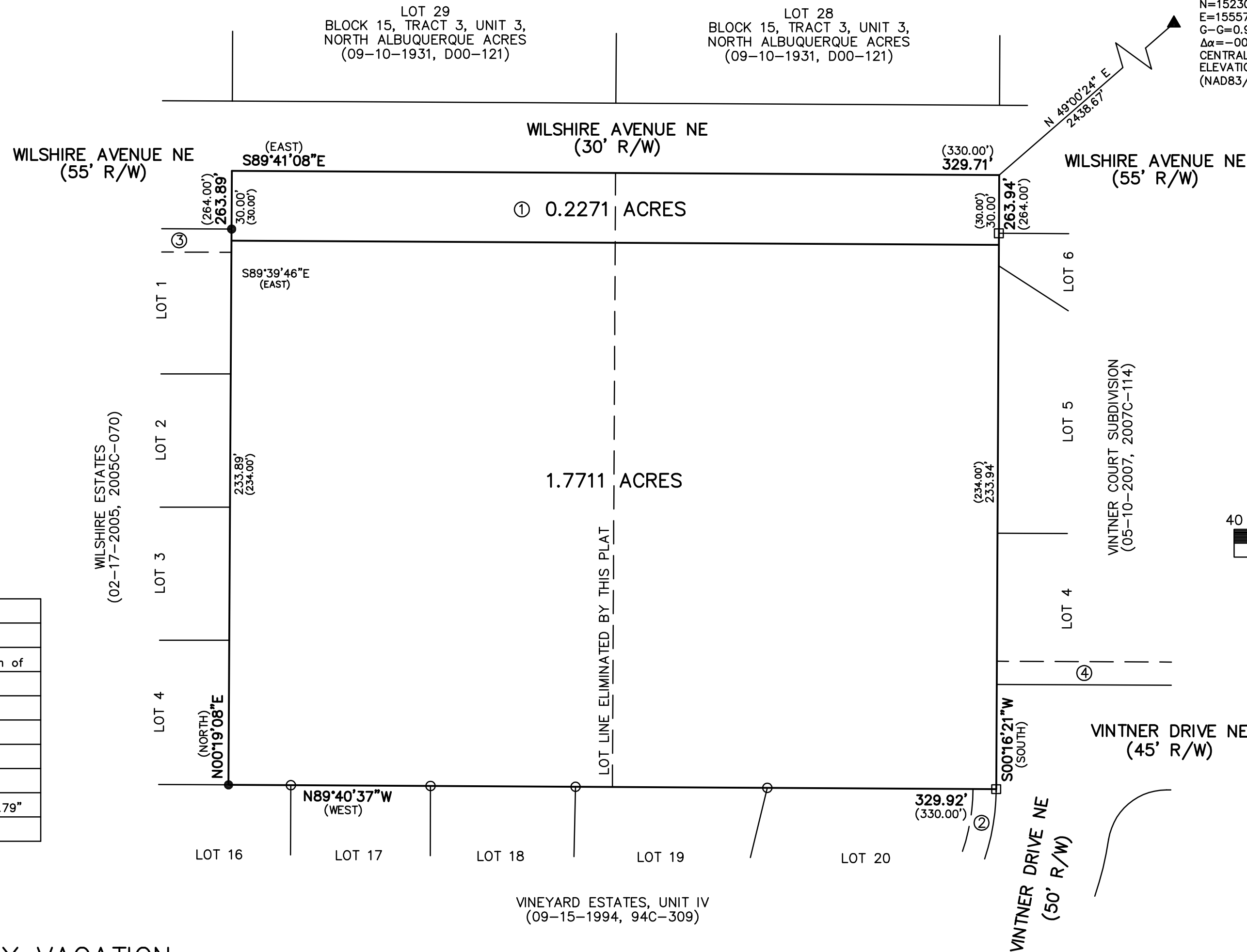
EXISTING CONDITIONS

PRLIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

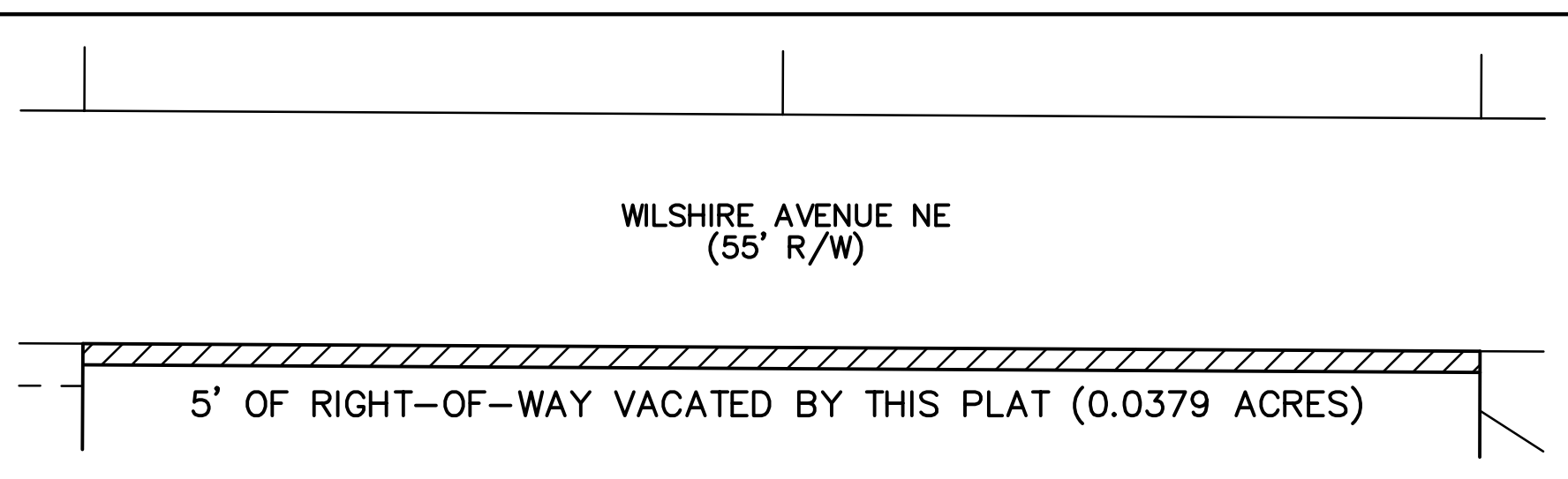


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



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

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: KNAUS EVAN & CHI EVA TRUSTEE KNAUS/CHI TRUST

Mailing Address*: 9201 WILSHIRE AVE NE, ALBUQUERQUE NM 87122-2911

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* *[if applicable]* THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

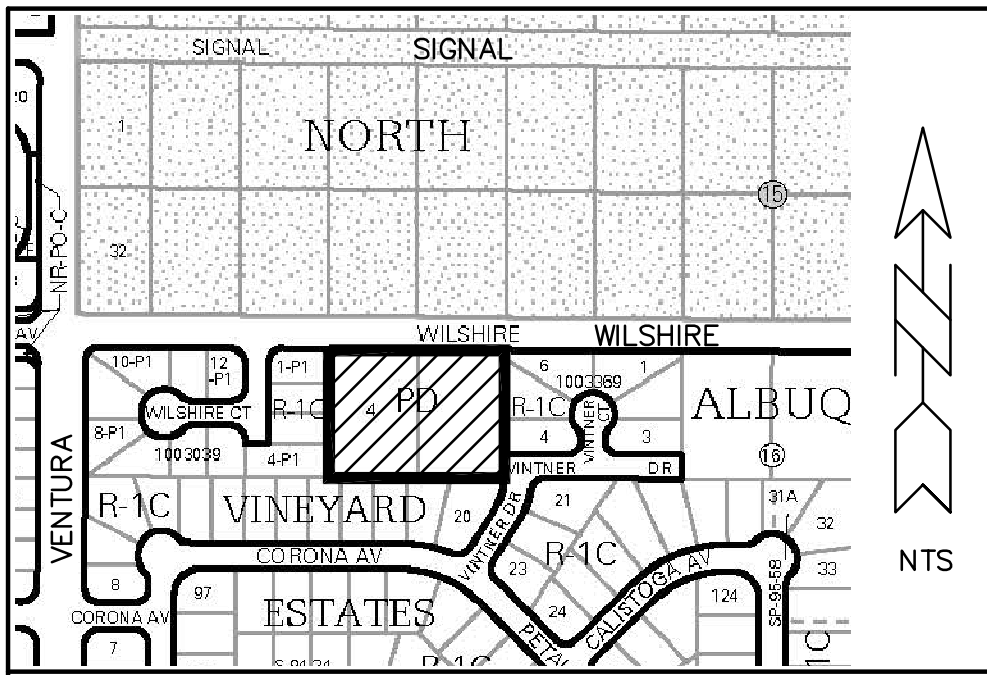
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

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

1. 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.
2. 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.
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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 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, 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 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 transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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SOLAR NOTE

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VALENTINO ESTATES
(A REPLAT OF LOTS 4 & 5,
BLOCK 16, TRACT 3, UNIT 3,
NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 17
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023

PROJECT NUMBER: _____
Application Number: _____

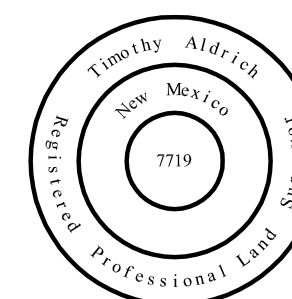
PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
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AMAFC	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
Timothy Aldrich, P.S. No. 7719

06/24/2023
Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

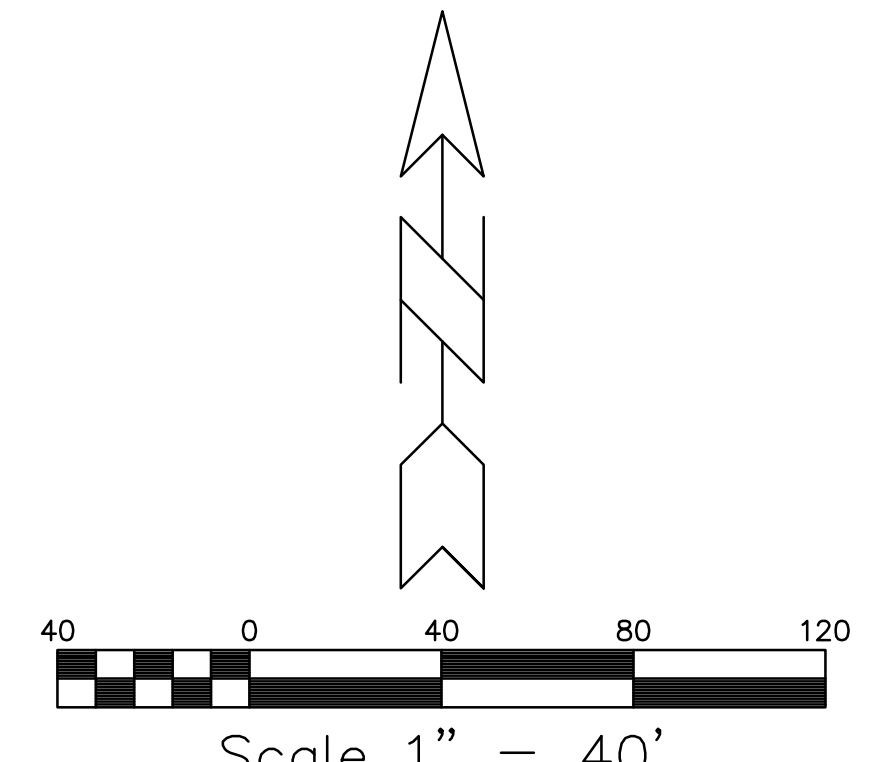
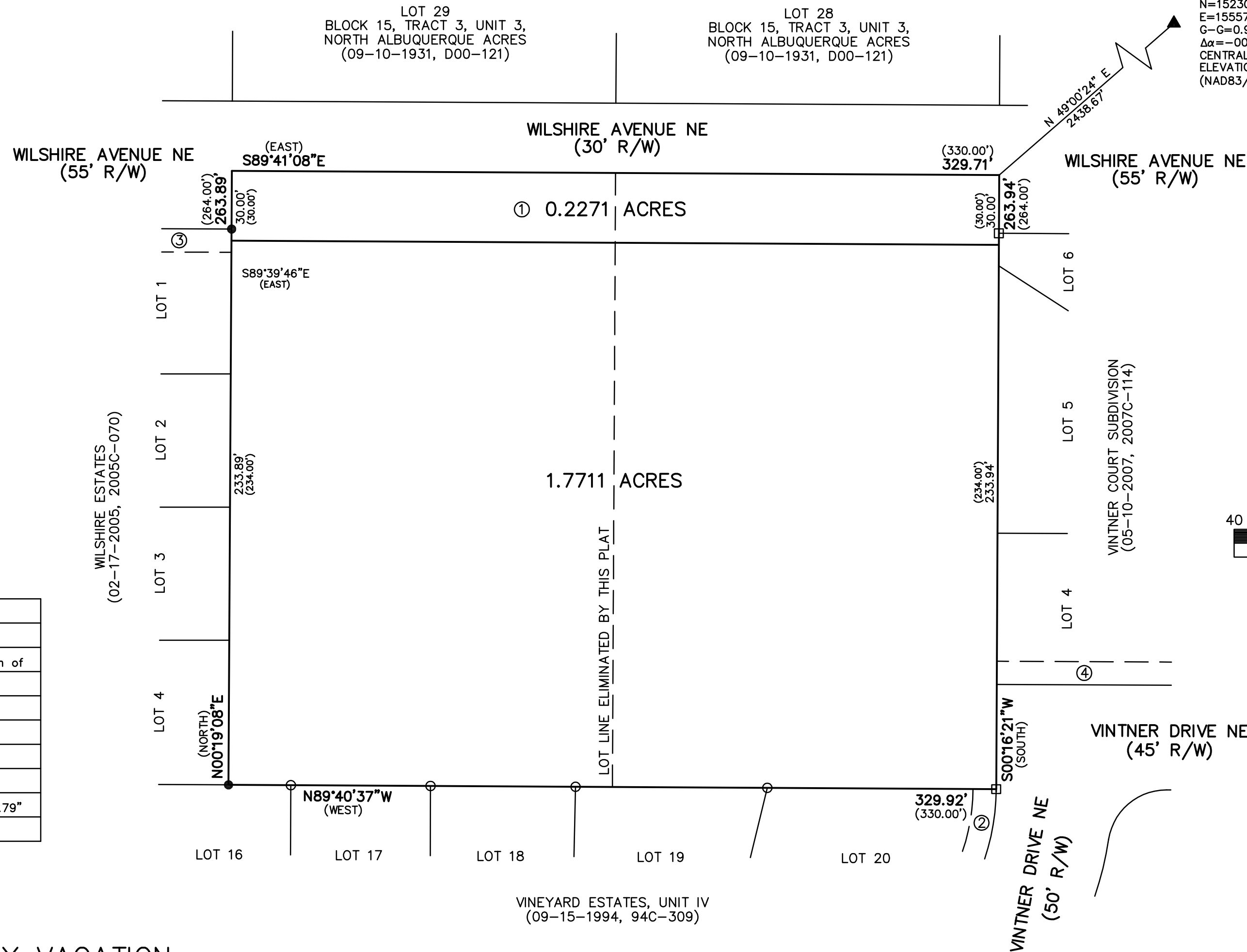
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EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
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AGRS MONUMENT
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 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

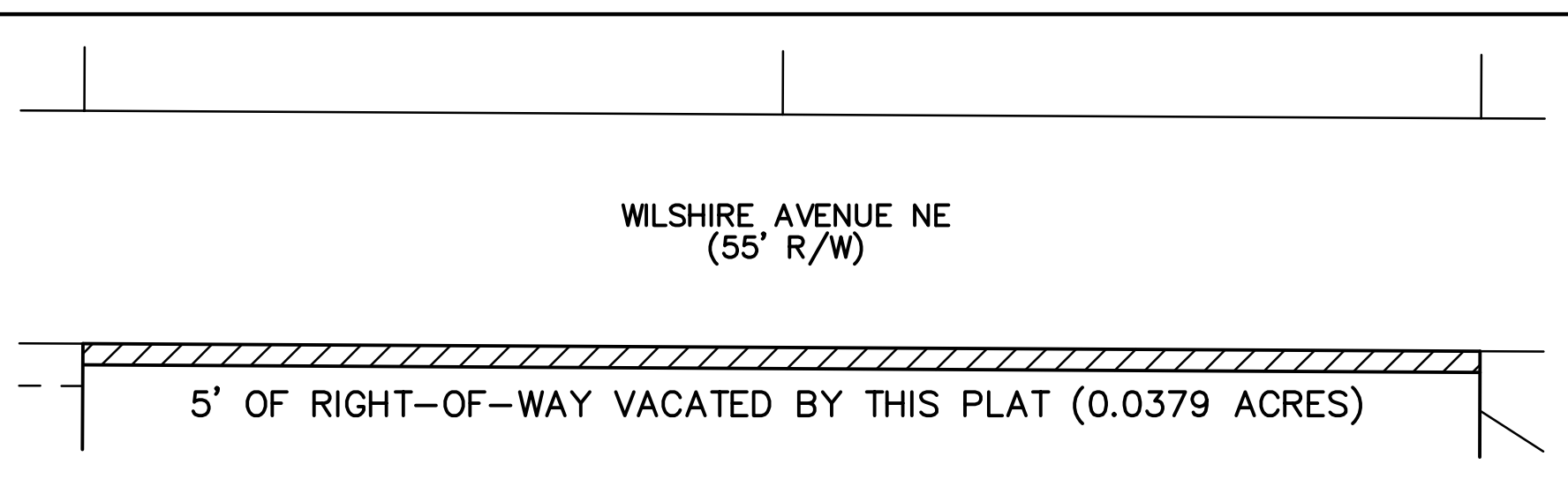


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
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Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



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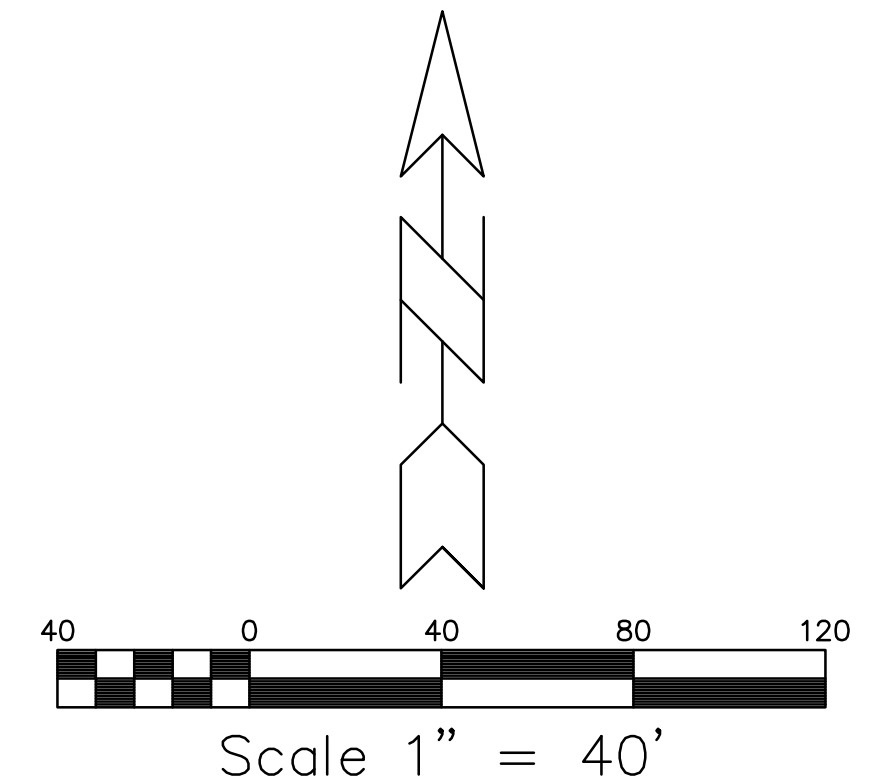
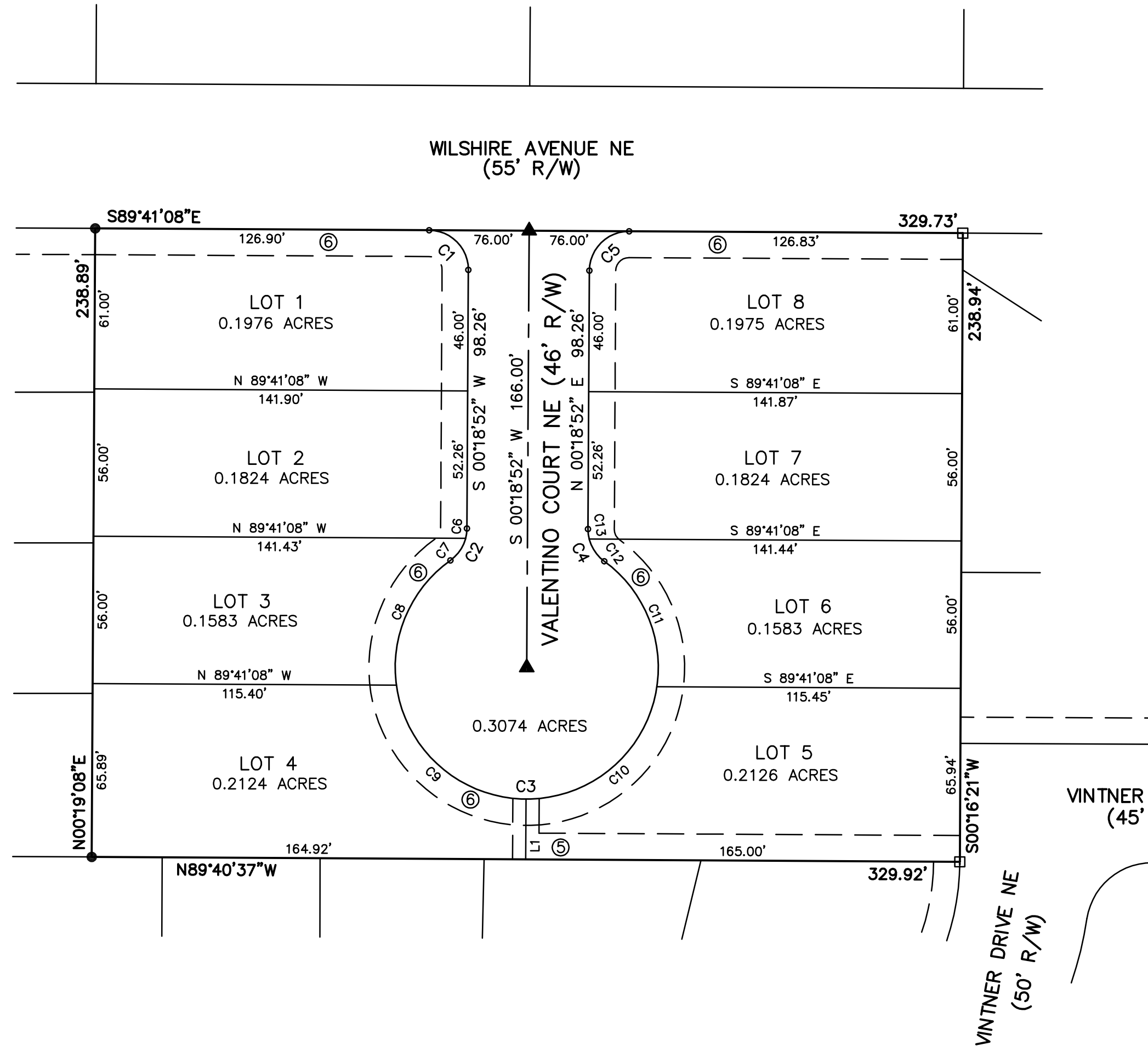
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

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 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
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ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: LAKSHMI-NARAYANAN SALVADEESWARAN & SUBRAMANIAN VIDYA

Mailing Address*: 8623 VINTNER CT NE, ALBUQUERQUE NM 87122-4220

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

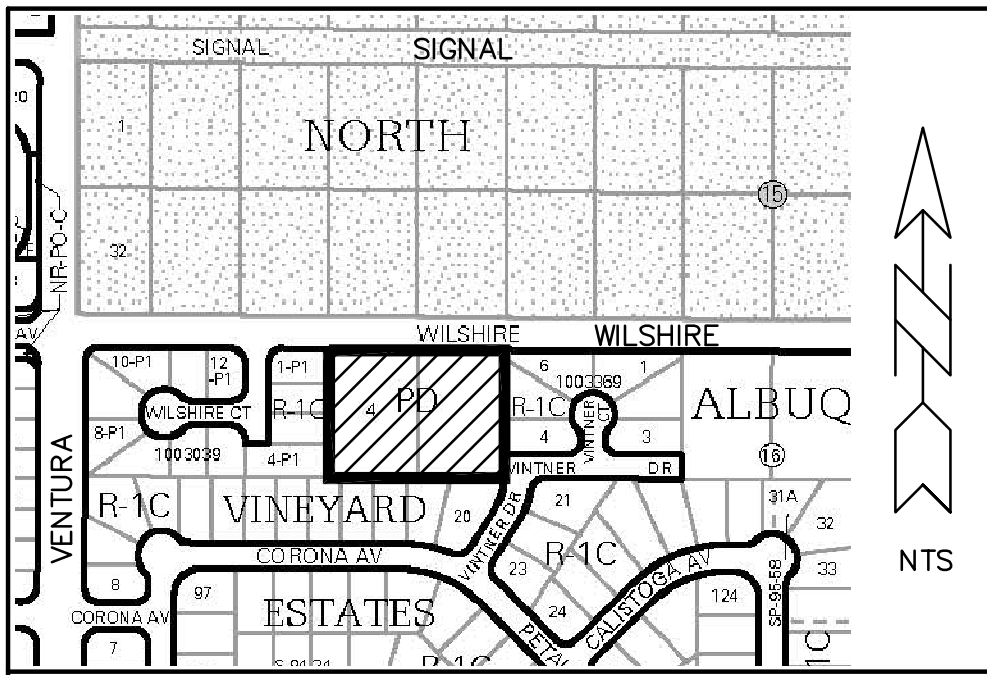
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

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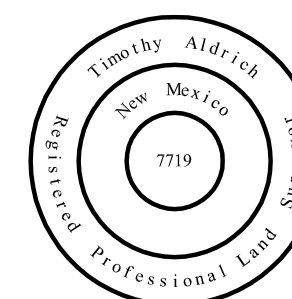
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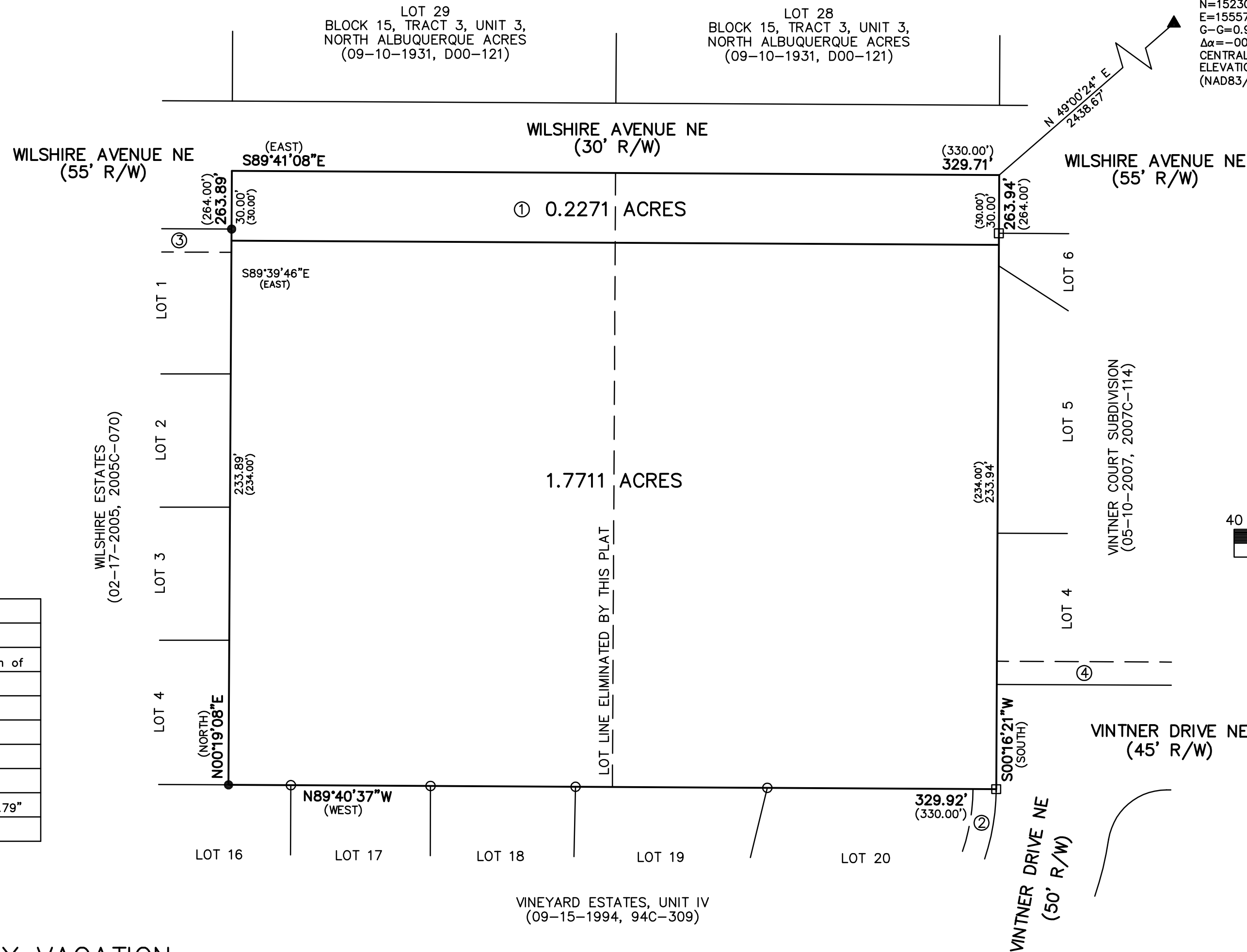
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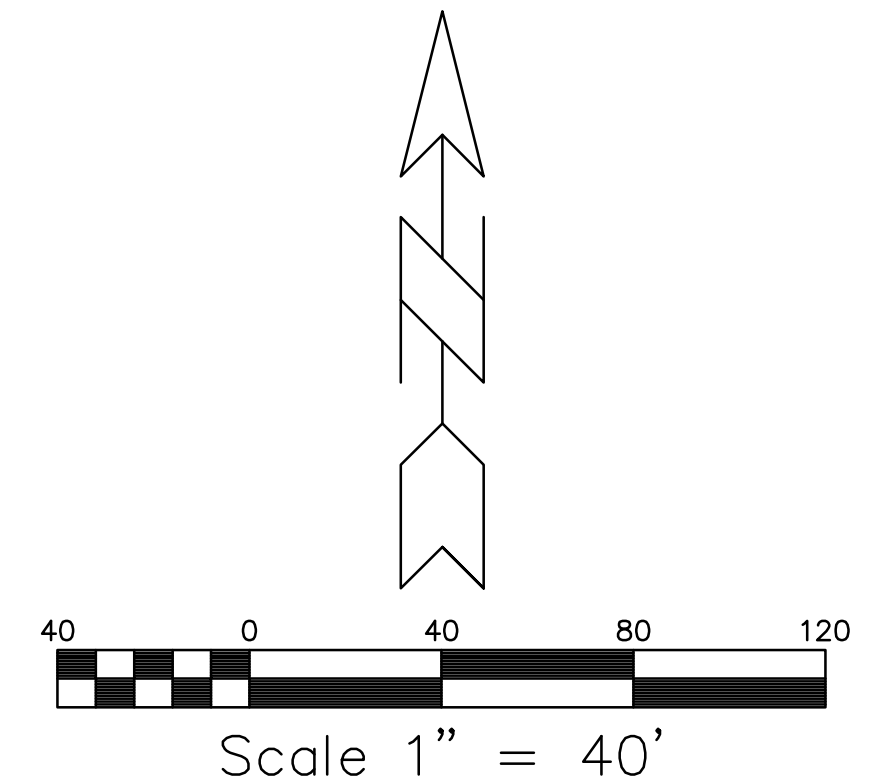
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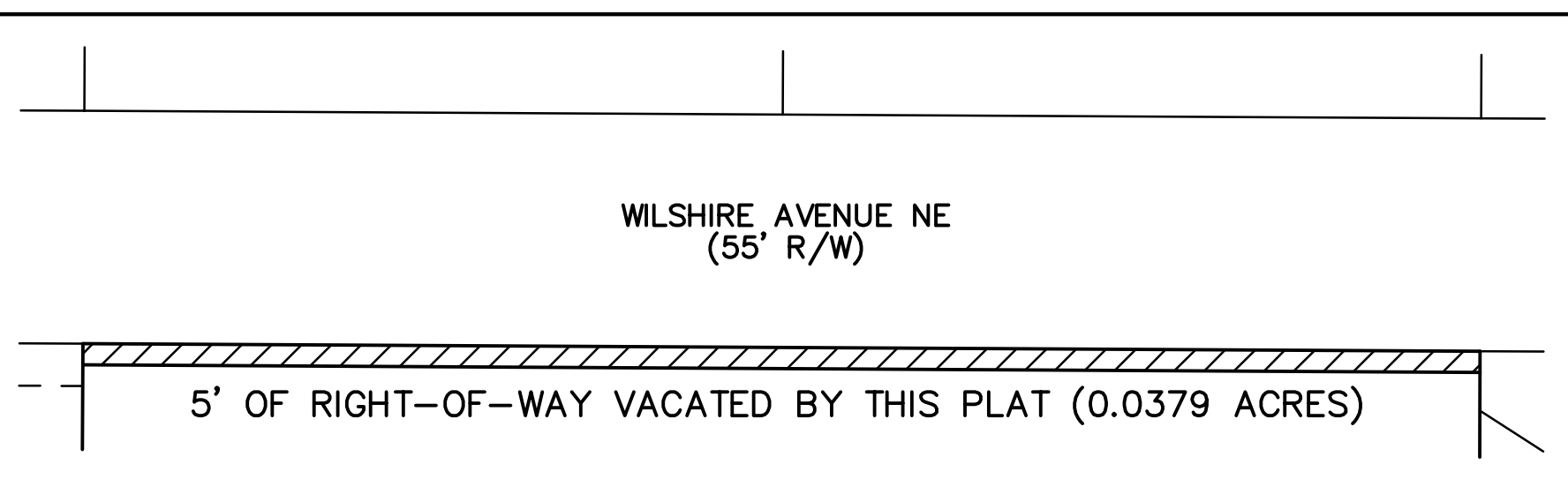
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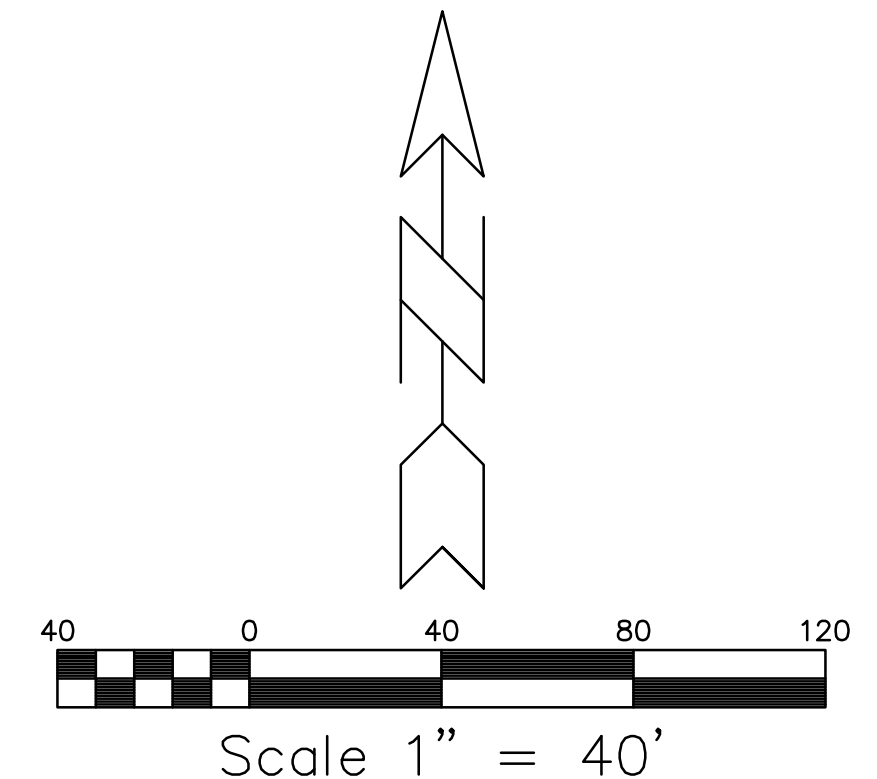
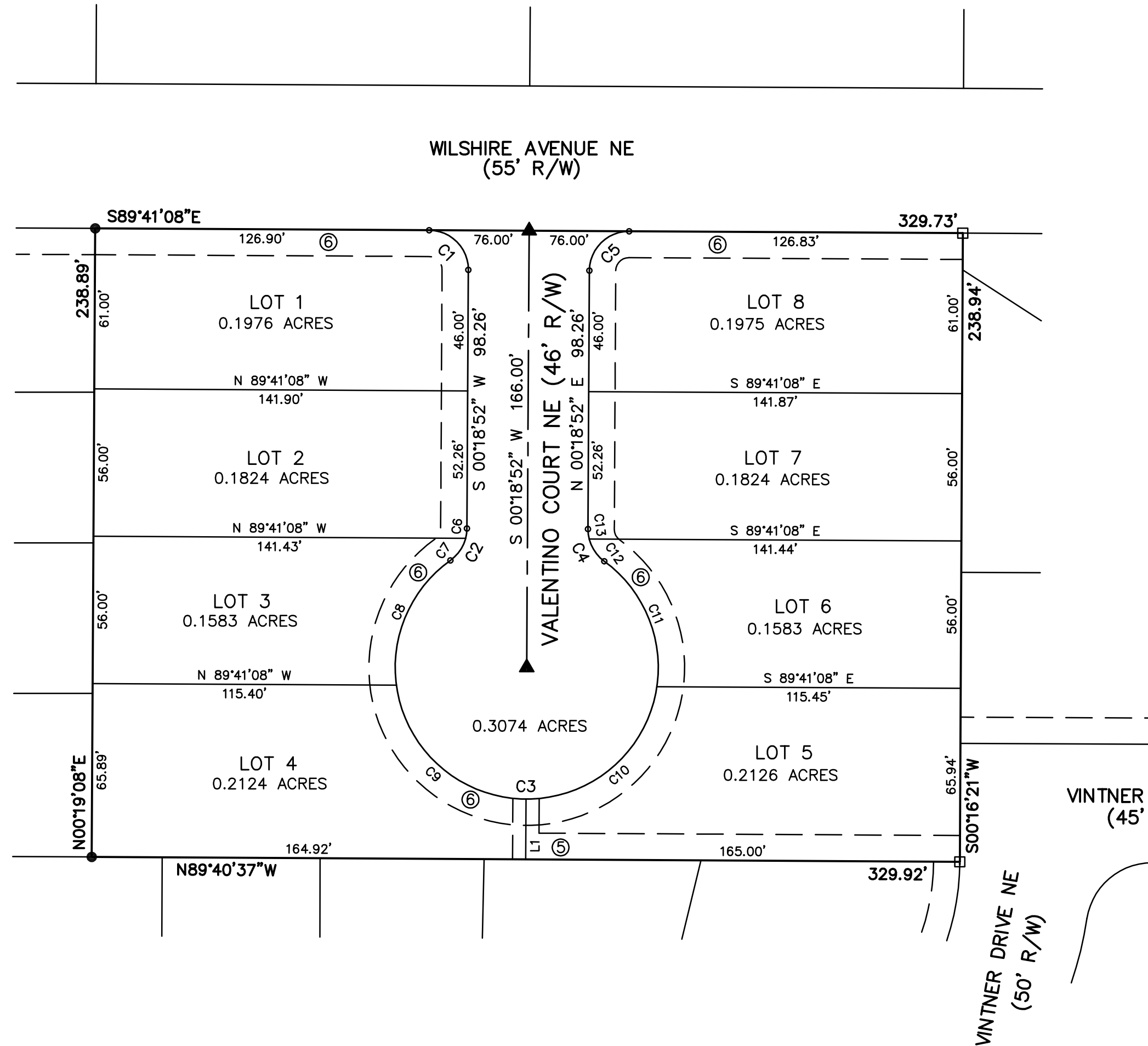
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

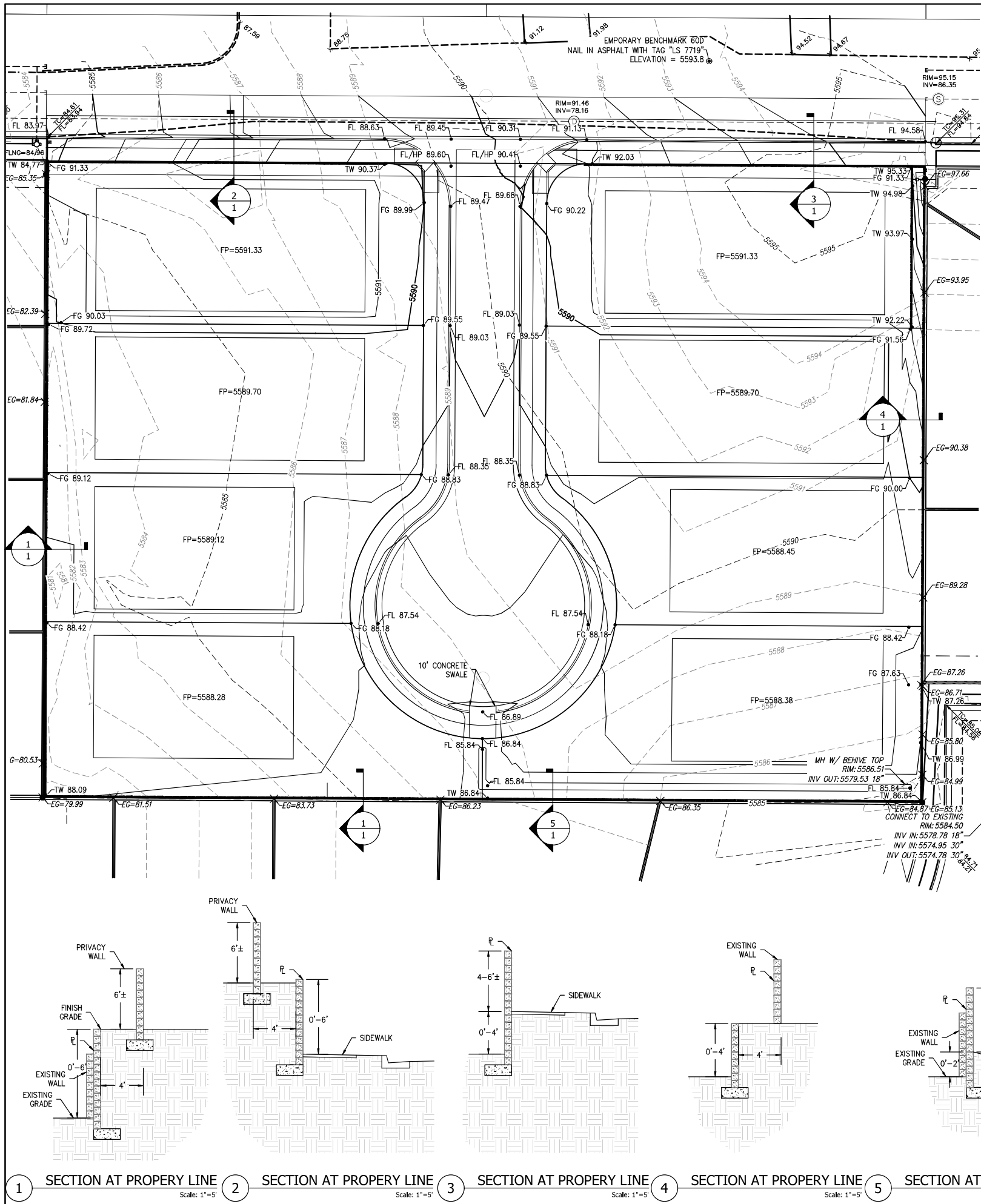


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

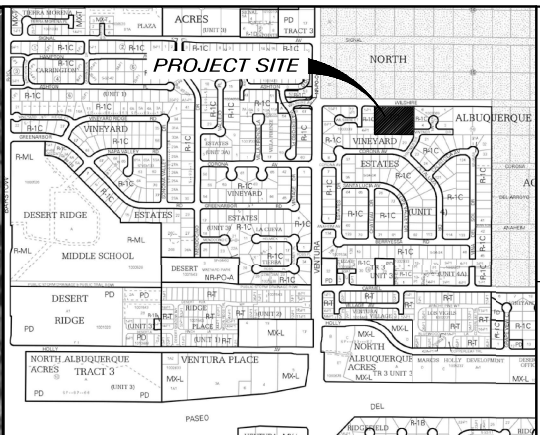
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-Z

- ### EROSION CONTROL NOTES
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $Ea^*Aa + Eb^*Ab + Ec^*Ac + Ed^*Ad / (\text{Total Area})$
 $FLOW = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
Ea = 0.67 Qa = 1.84
Eb = 0.86 Qb = 2.49
Ec = 1.09 Qc = 3.17
Ed = 2.58 Qd = 4.49

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC (cfs)		
EXISTING	78799	100%	78799	0%	0	0%	0	0.6700	4400	3.33	1.84
PROPOSED	78799	0%	0	0%	40%	31520	60%	47279	13028	7.17	3.96

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREOF. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD



LEGAL DESCRIPTION

WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
		1	1

AS BUILT INFORMATION		CONTRACTOR	DATE
BENCH MARKS		INSPECTORS	DATE
SURVEY INFORMATION		ACCEPTANCE BY	DATE
ENGINEER'S SEAL		VERIFICATION BY	DATE
FIELD NOTES		DRAWING	DATE
NO.		ISSUED BY	DATE
BY		REVISIONS	DATE
NO.		DESIGN	DATE
BY		REH	DATE
NO.		CHECKED BY	DATE
BY			
NO.			
BY			
NO.			

MAY 1, 2015

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: REDMOND JAMES M & SUSAN O

Mailing Address*: 9115 CORONA AVE NE, ALBUQUERQUE NM 87122

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* *[if applicable]* THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

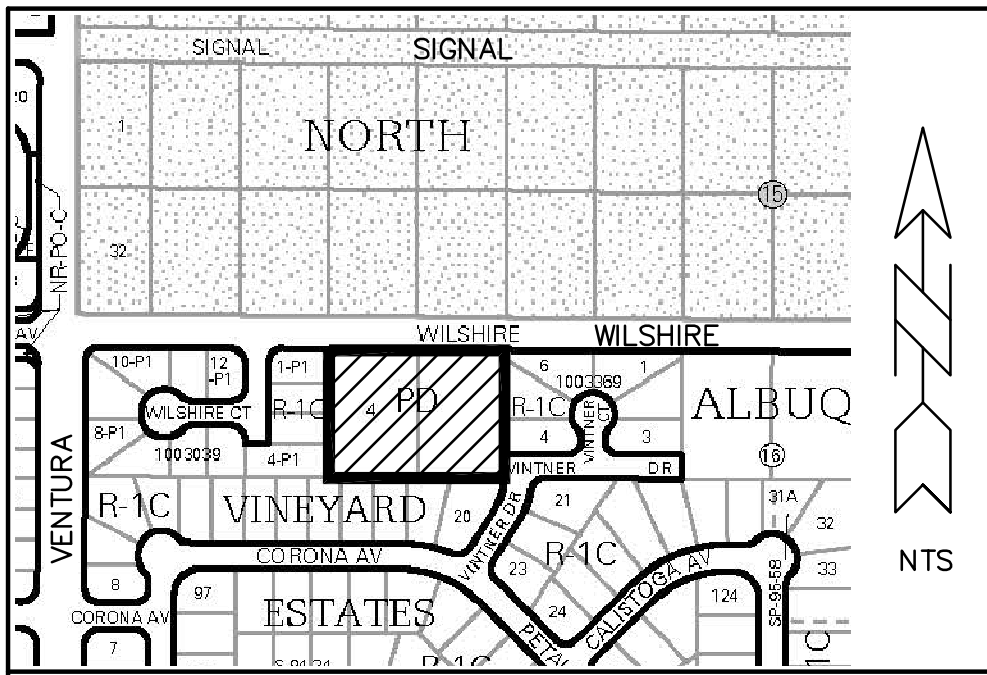
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

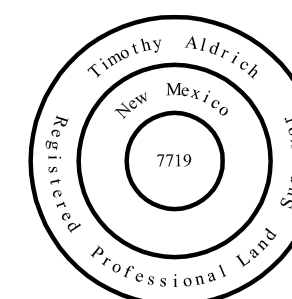
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFC	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

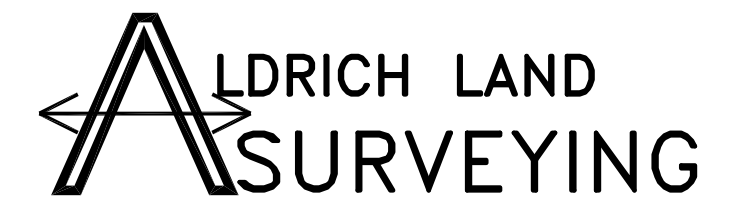
SURVEYOR'S CERTIFICATION

"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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

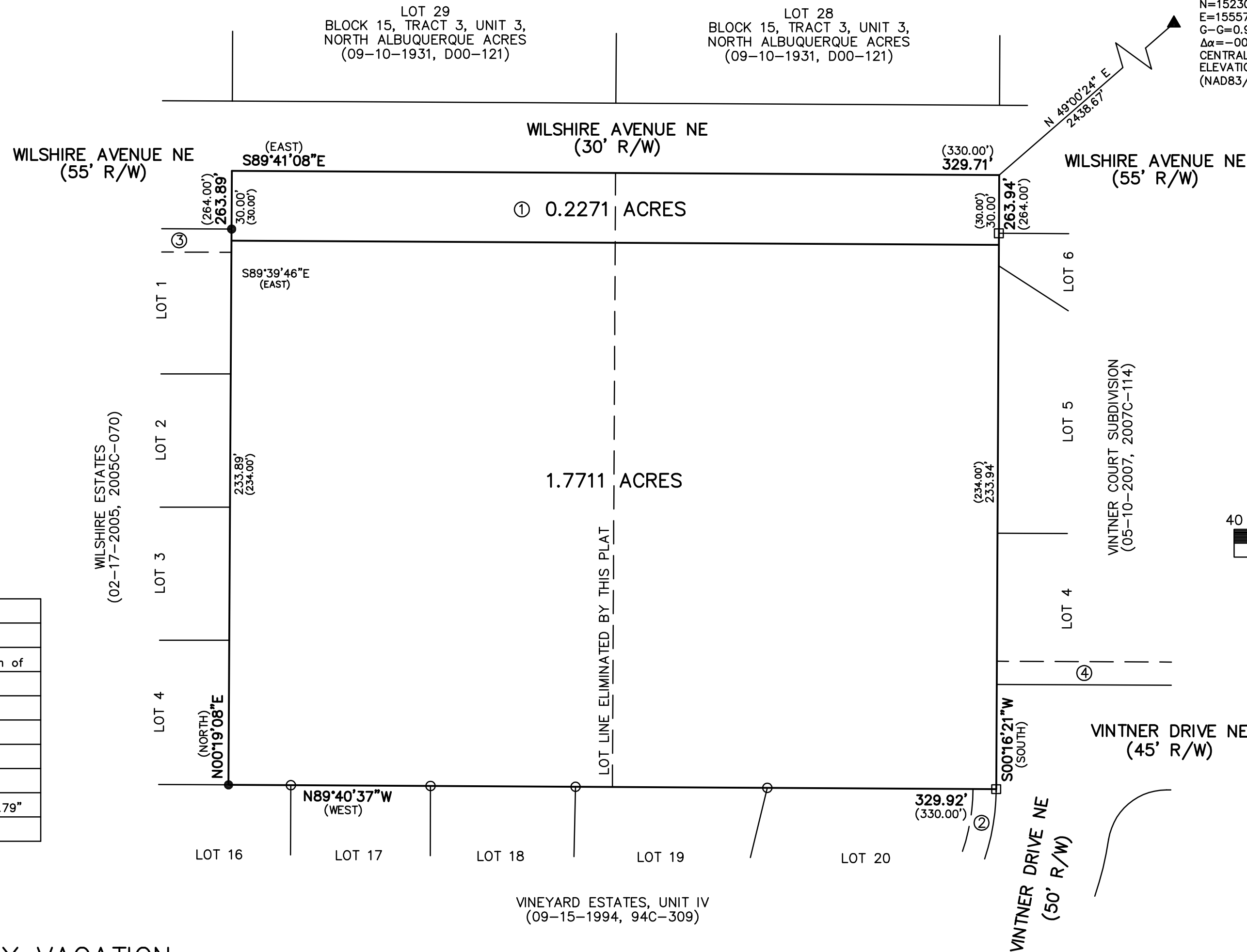
EXISTING CONDITIONS

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
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 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

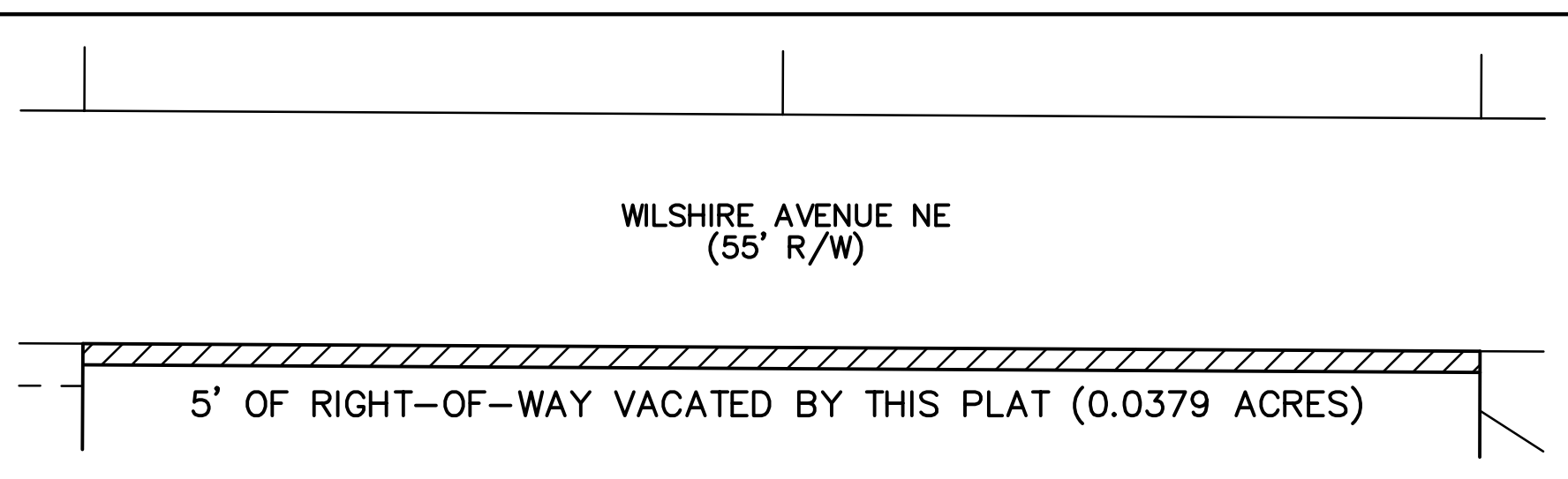


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



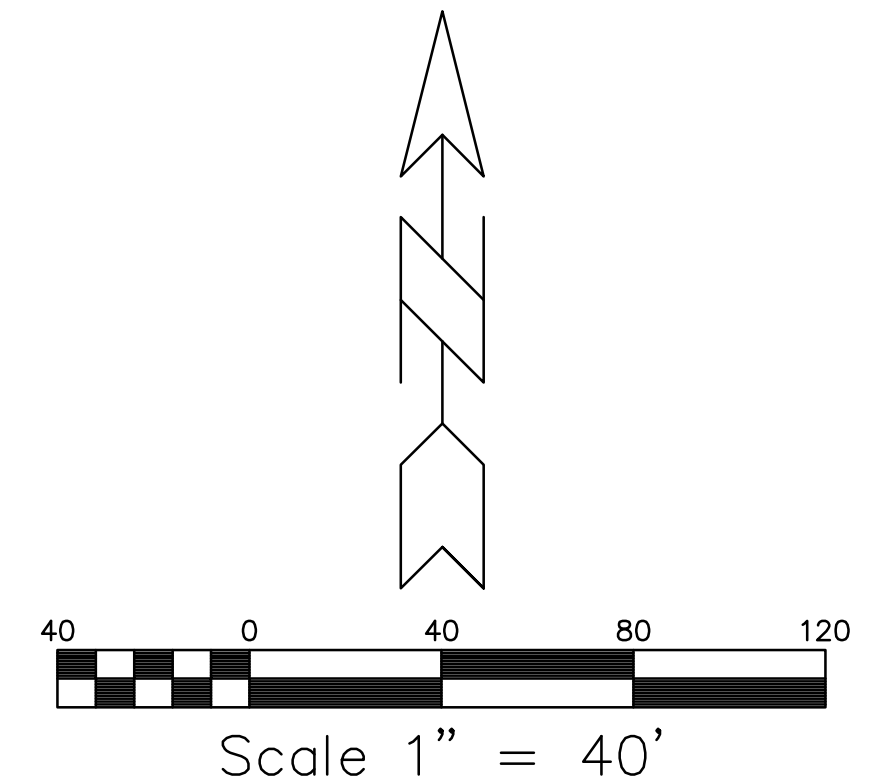
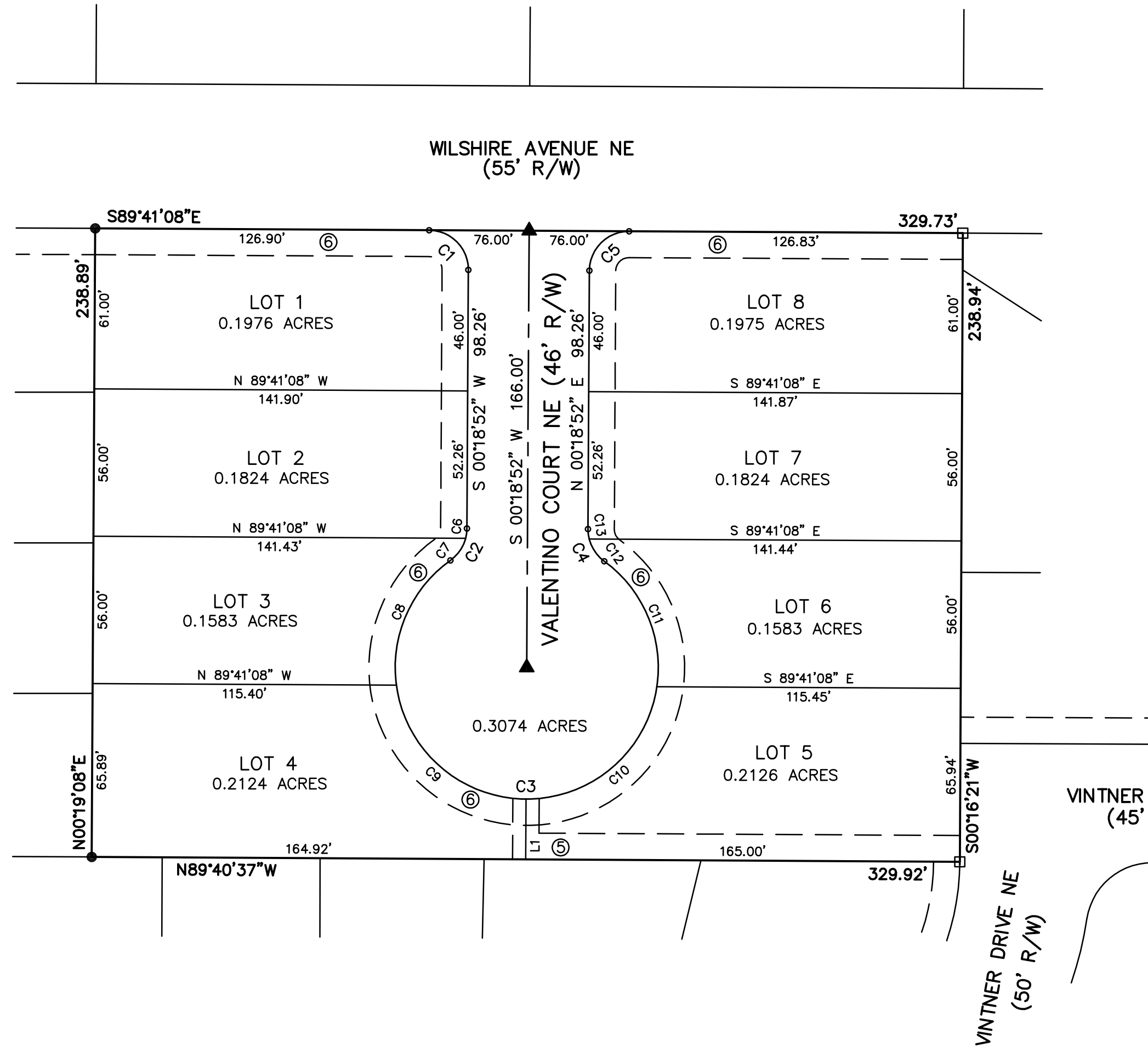
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: SCHENA RONALD A & RACHAEL

Mailing Address*: 9124 WILSHIRE CT NE, ALBUQUERQUE NM 87122

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* *[if applicable]* THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

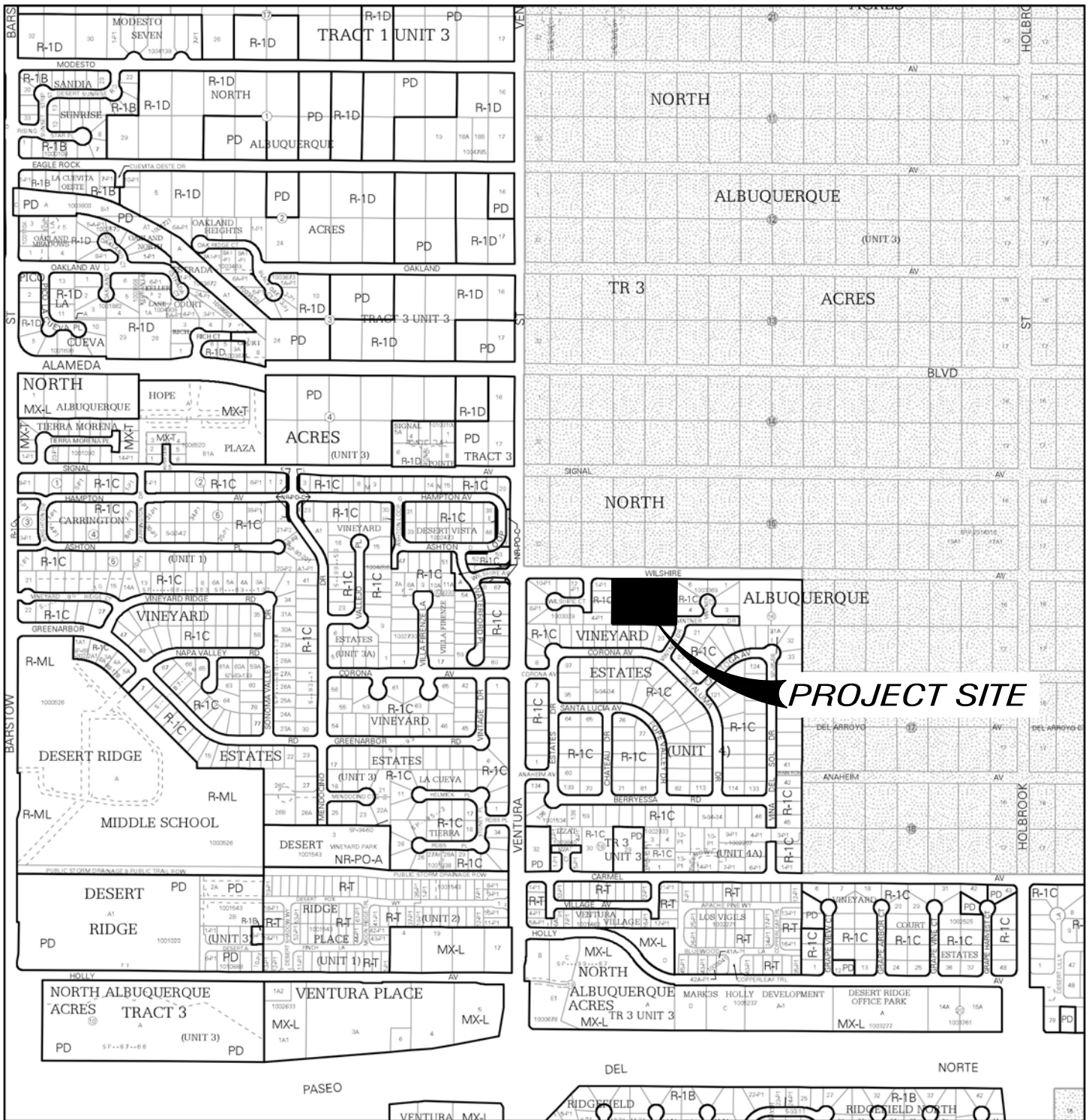
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>


⁵ Available here: <https://tinurl.com/idozoningmap>



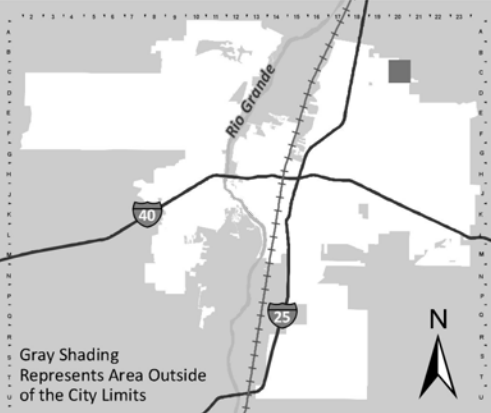
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



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

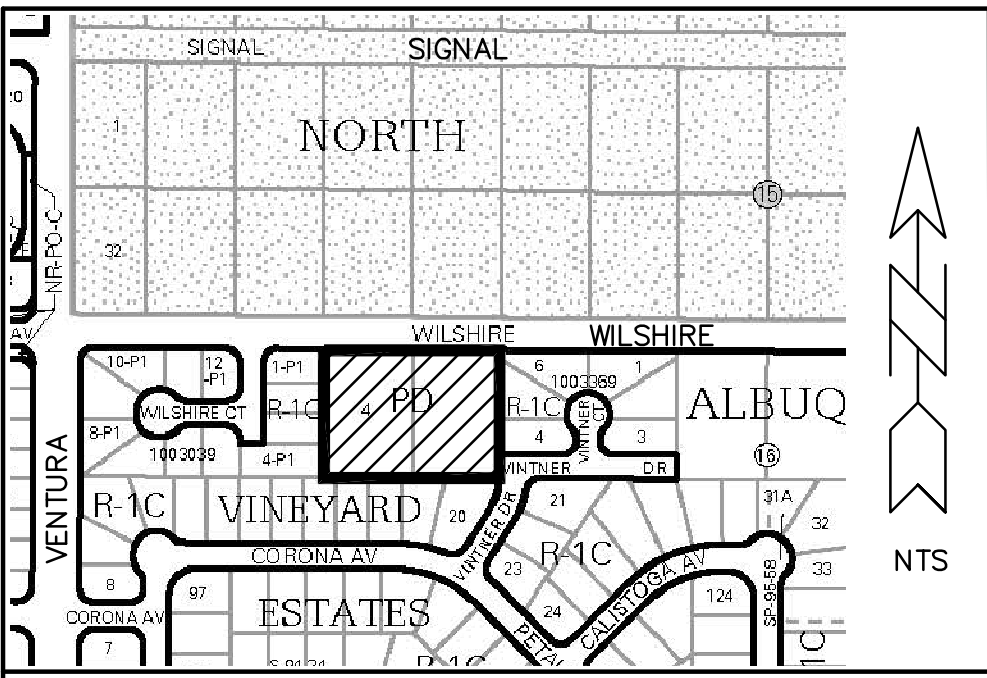


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-20-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

Feet
0 250 500 1,000



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
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 WITHIN THE
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 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

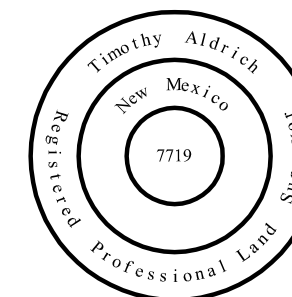
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFC	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



 Timothy Aldrich, P.S. No. 7719
 06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
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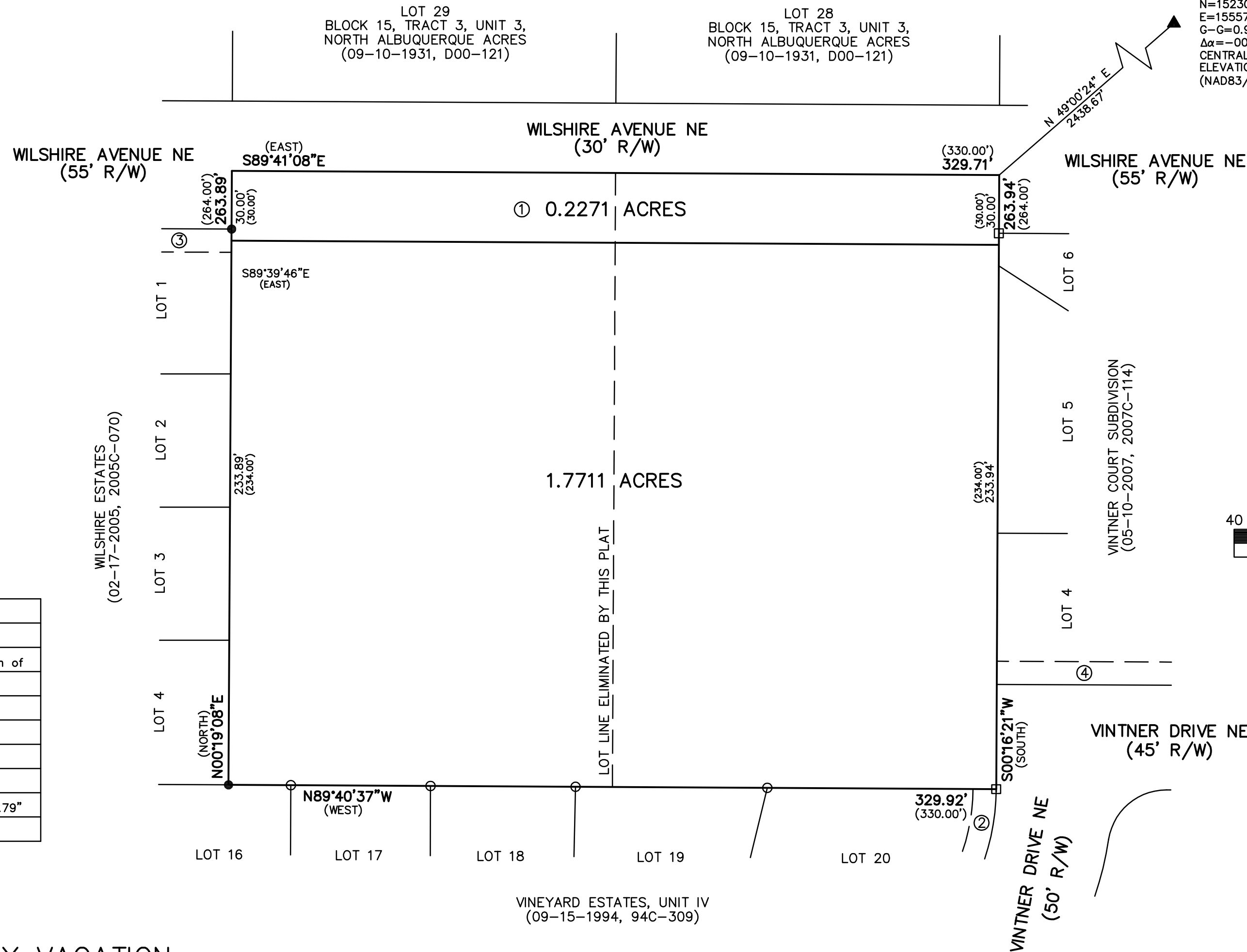
EXISTING CONDITIONS

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 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

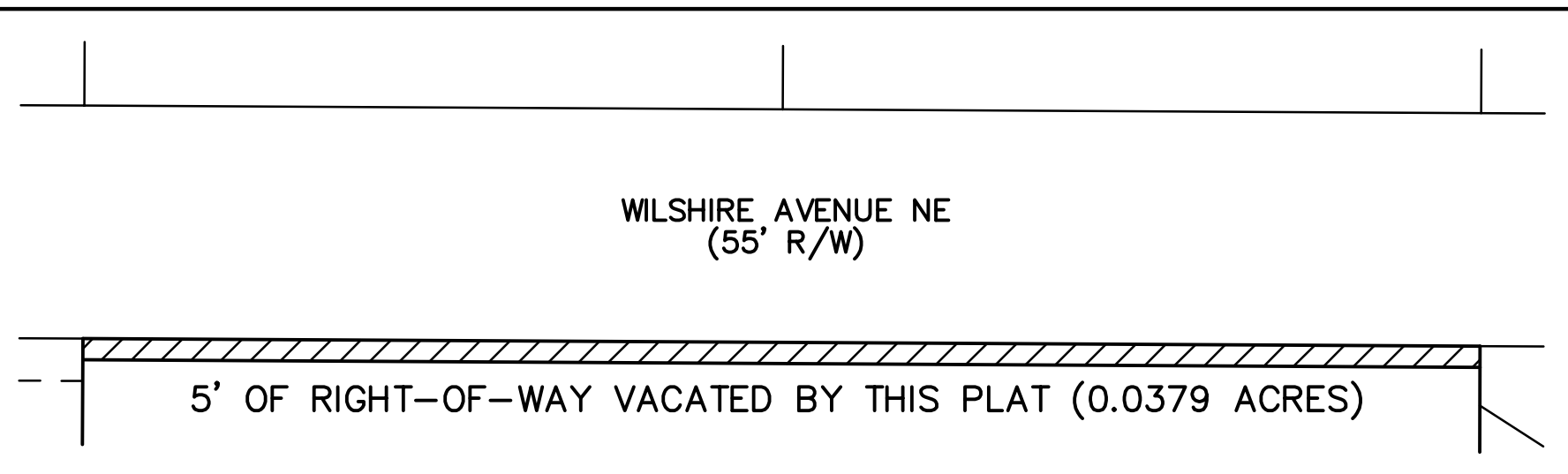


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
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Job No.:	22-096	Sheet:	2 of 3



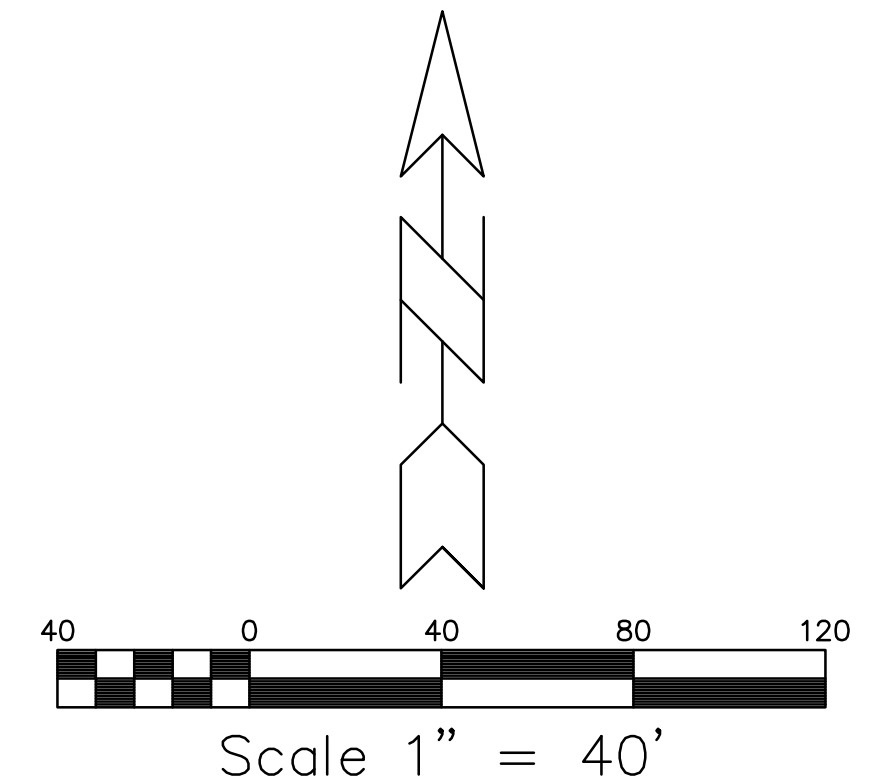
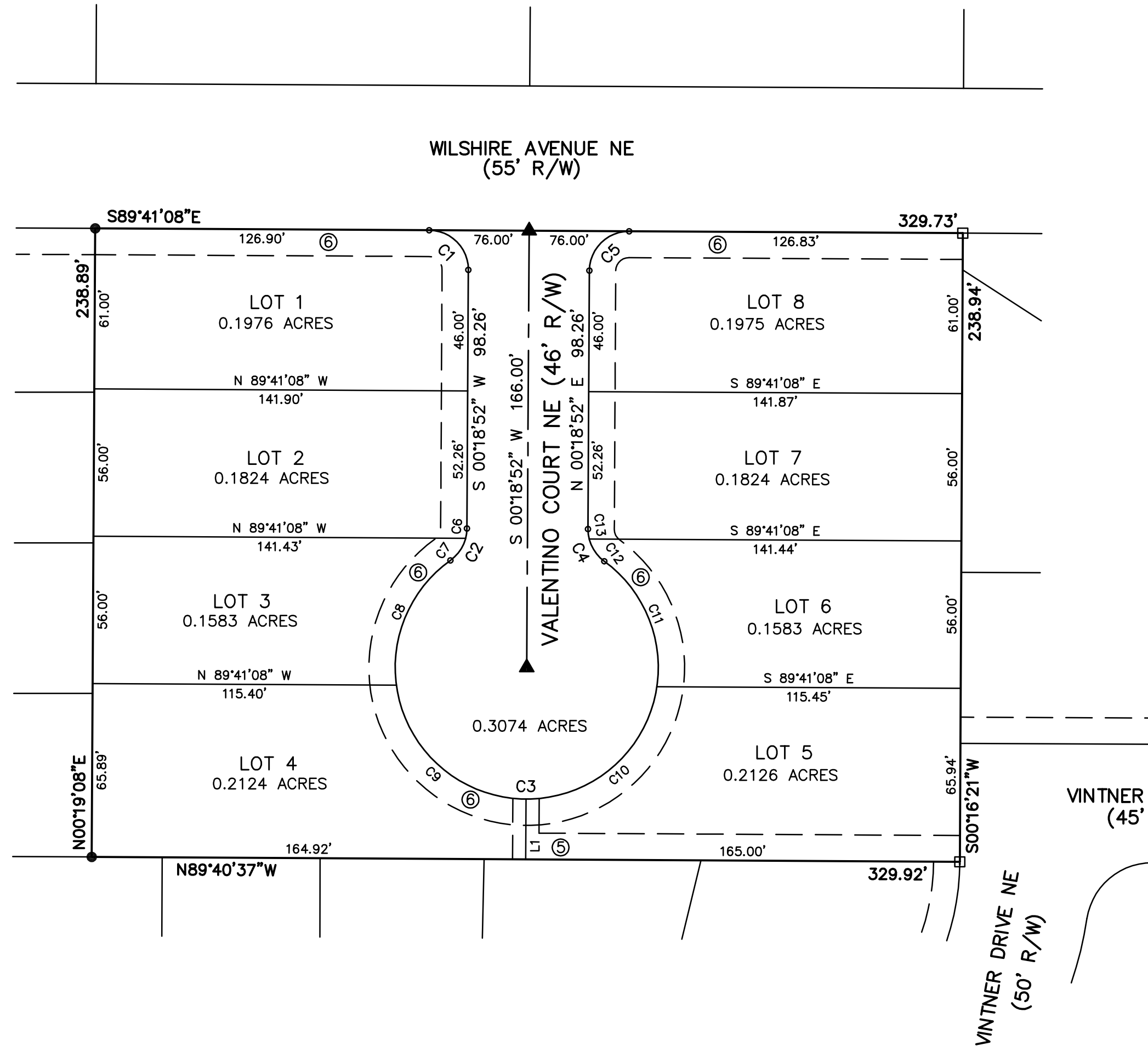
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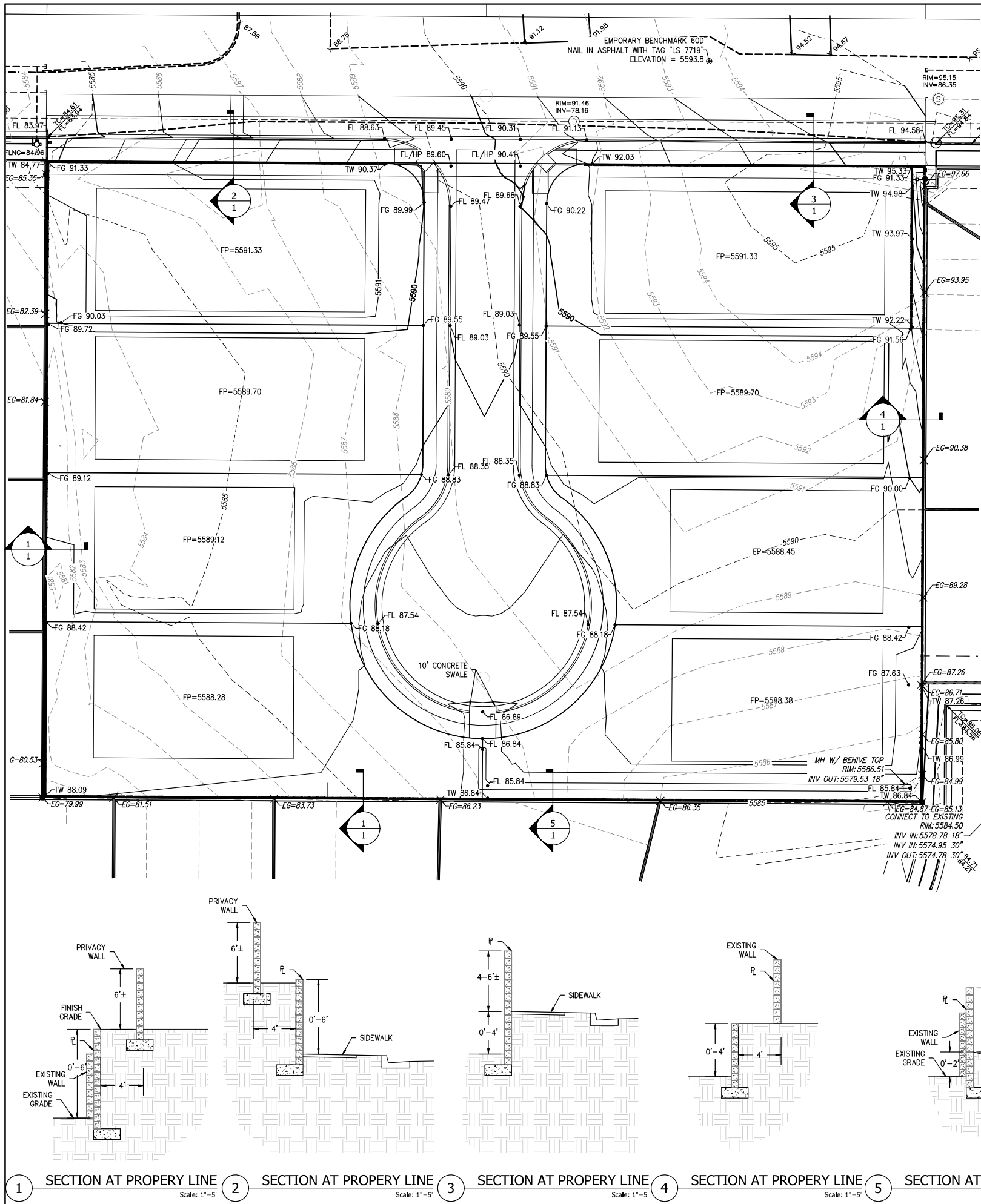


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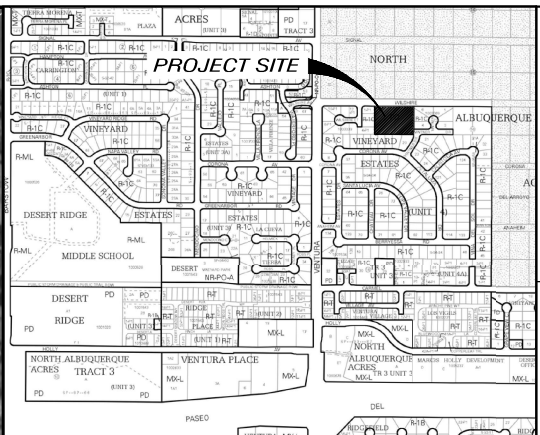
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 505-884-1990



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-2

- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
 $FLOW = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $E_a = 0.67, Q_a = 1.84$
 $E_b = 0.86, Q_b = 2.49$
 $E_c = 1.09, Q_c = 3.17$
 $E_d = 2.58, Q_d = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC (cfs)	
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33	1.84
PROPOSED	78799	0%	0	40%	31520	60%	47279	13028	7.17	3.96

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES
ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- x 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF

1 1

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWING ISSUED BY	DATE
RECORDED BY	DATE

BENCH MARKS

NO.	DATE
-----	------

SURVEY INFORMATION

FIELD BY	DATE
NO.	DATE

ENGINEER'S SEAL

RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
MAY 1, 2015

REVISIONS

NO.	DATE	REMARKS
DESIGN	DATE 3/23	
REH	DATE 3/23	
REH	DATE 3/23	

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: SCHOENHERR TYLER F & JENNA E

Mailing Address*: 9019 CORONA AVE NE, ALBUQUERQUE NM 87122-2693

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Landmarks Commission (LC)
 - Development Hearing Officer (DHO)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

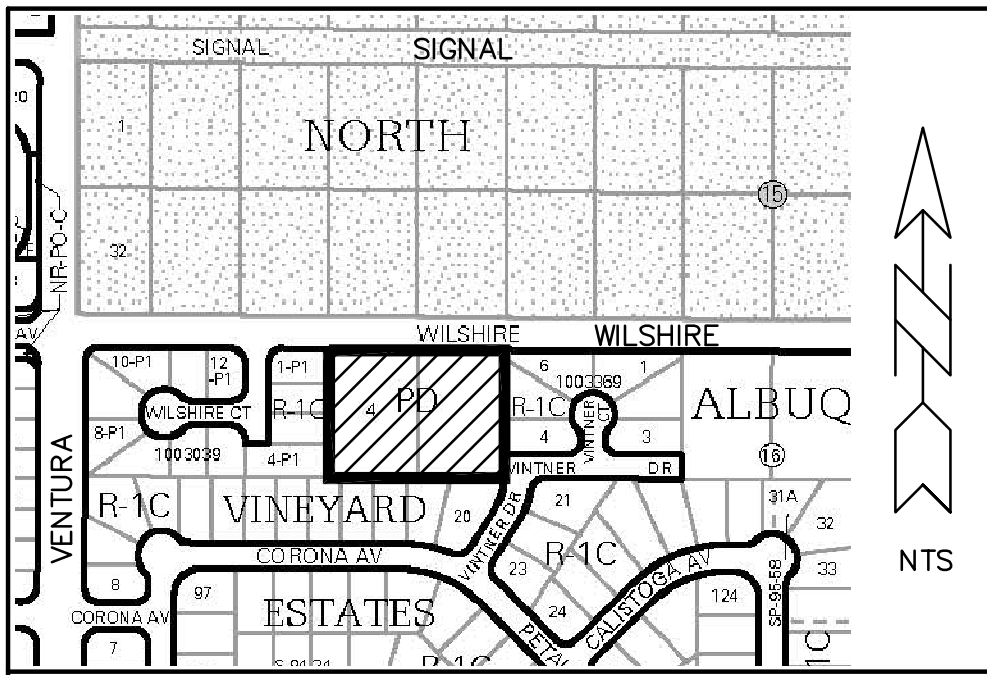
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

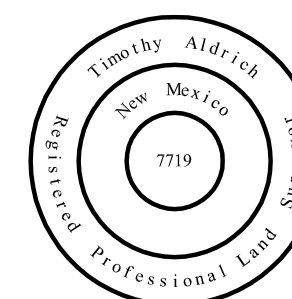
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

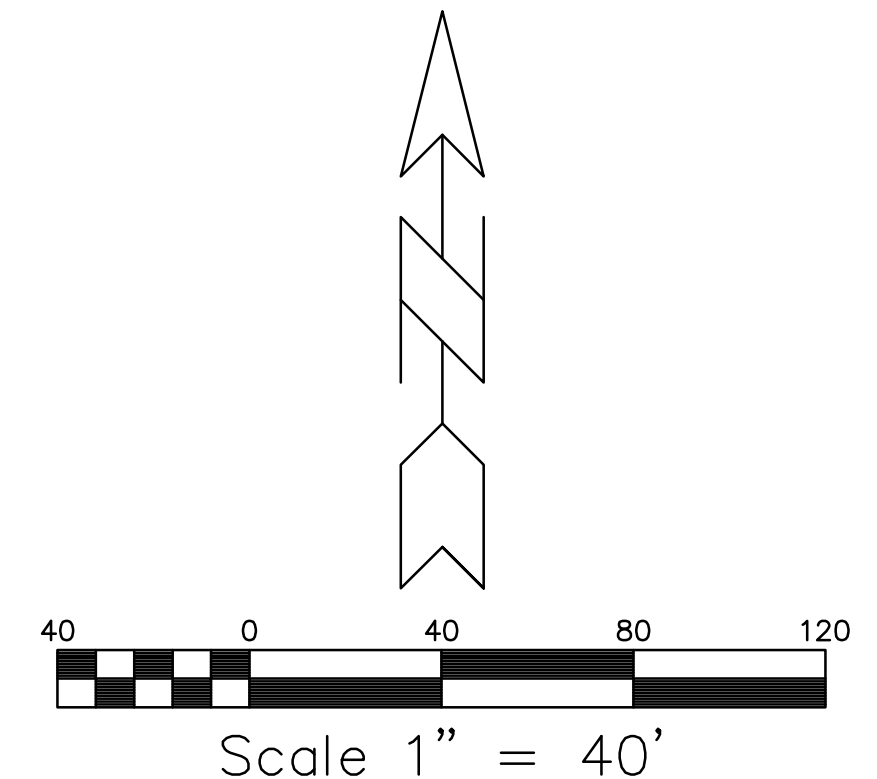
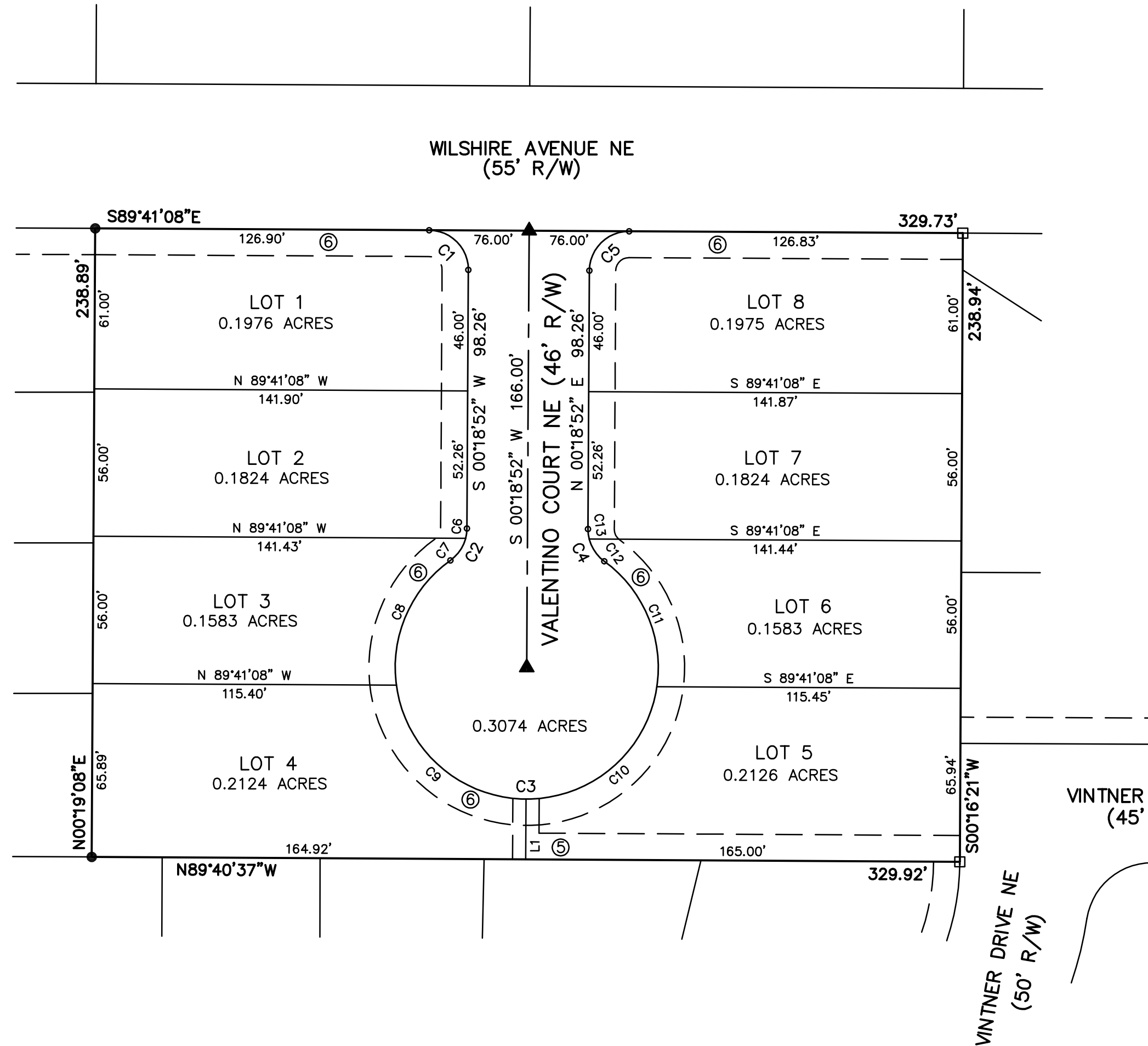
Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: SCHOW DOUGLAS JR & ANITA

Mailing Address*: 753 OSMOND LN, PROVO UT 84604-5263

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

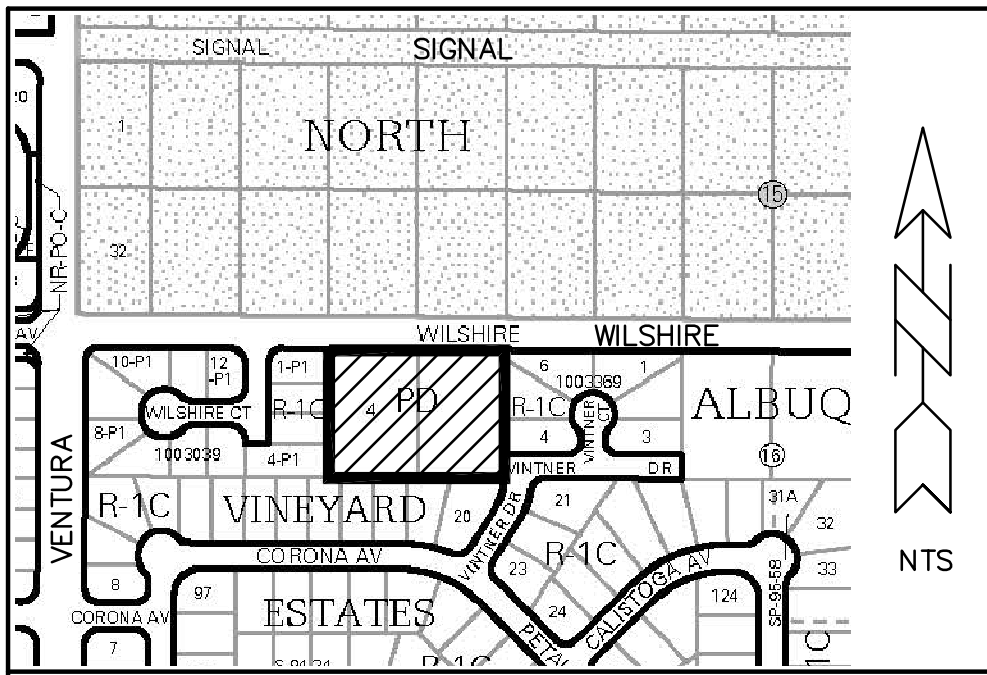
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

- To eliminate lot line as shown hereon.
- To grant easements as shown hereon.
- To dedicate and vacate public street right-of-way as shown hereon.
- To create 8 lots as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-20-Z
- Total Number of Lots created: 8
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9982 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121) all being records of Bernalillo County, New Mexico.
- Field Survey: February, 20223
- Title Report(s): None provided.
- Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
- City of Albuquerque, New Mexico IDO Zone: R-1C
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

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 (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 (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

**PRELIMINARY PLAT
VALENTINO ESTATES
(A REPLAT OF LOTS 4 & 5,
BLOCK 16, TRACT 3, UNIT 3,
NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 17
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023**

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

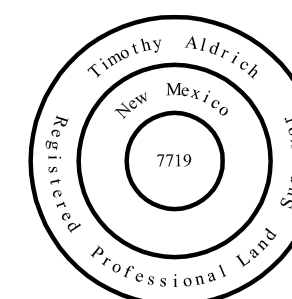
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
Timothy Aldrich, P.S. No. 7719
06/24/2023
Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

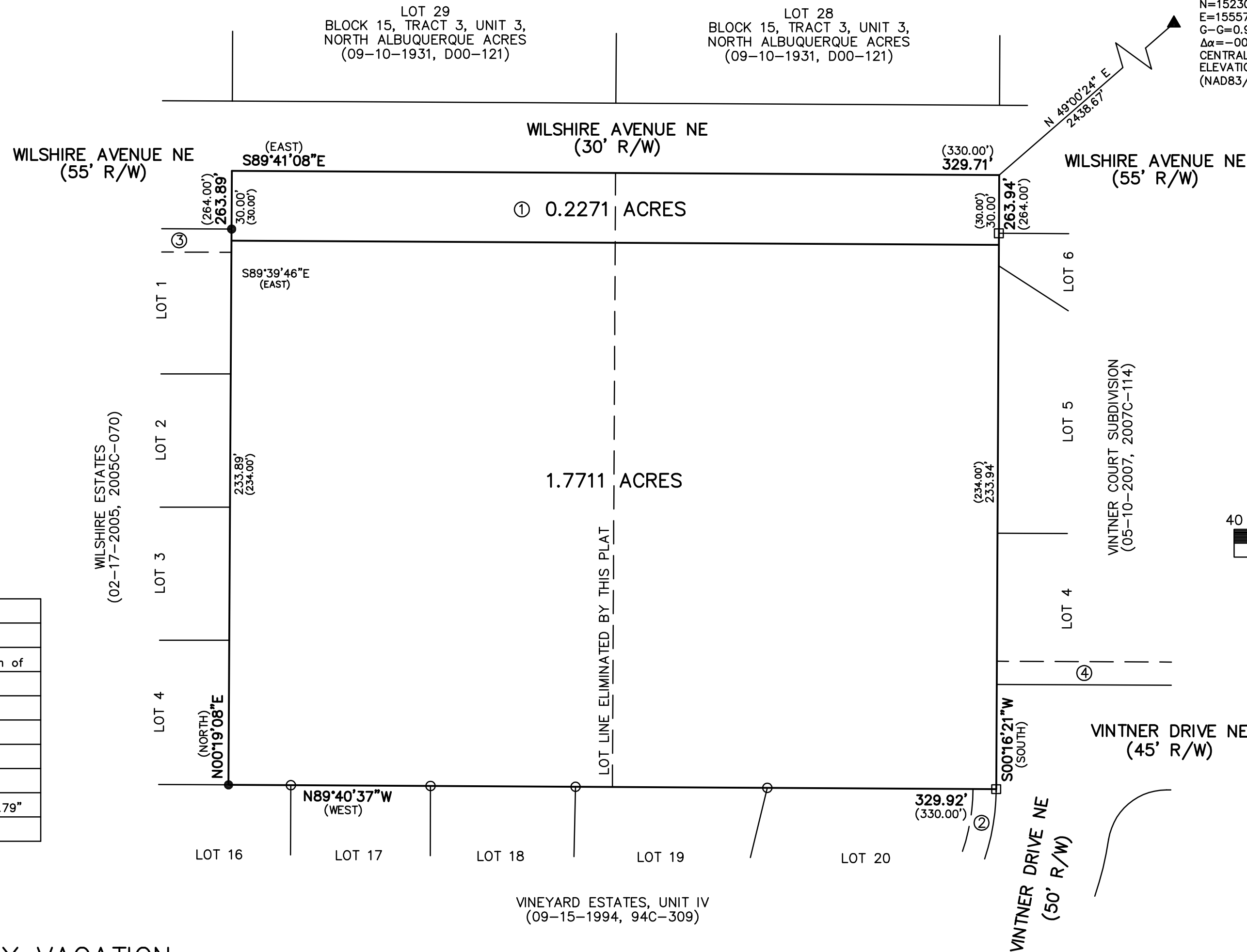
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EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
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AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

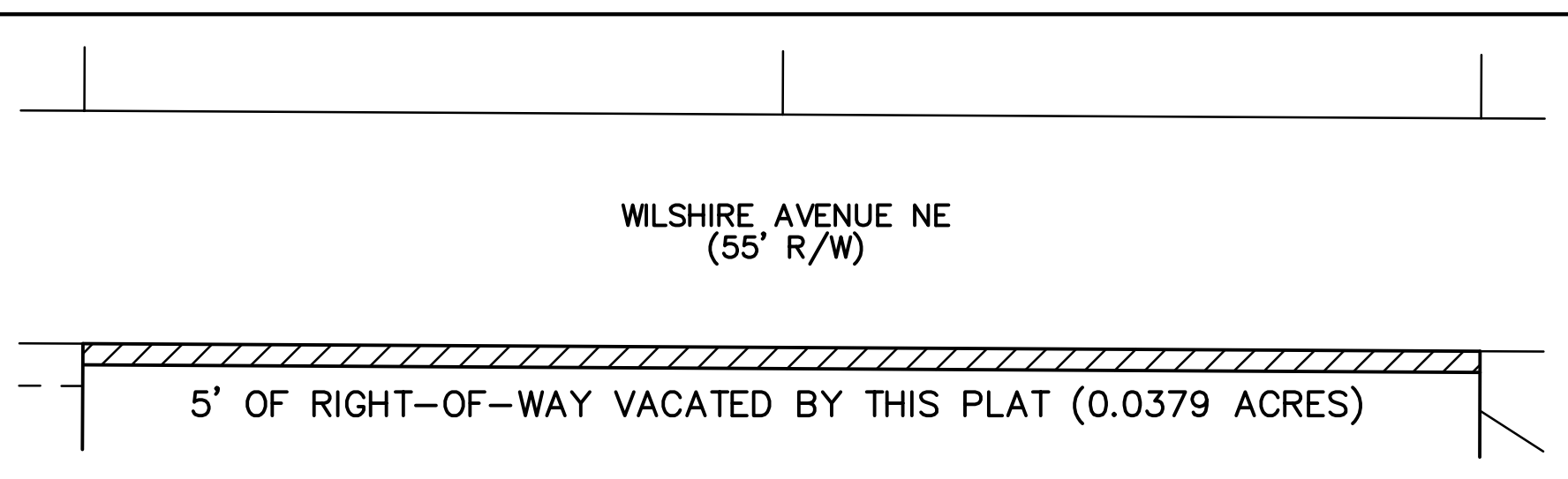


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
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Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



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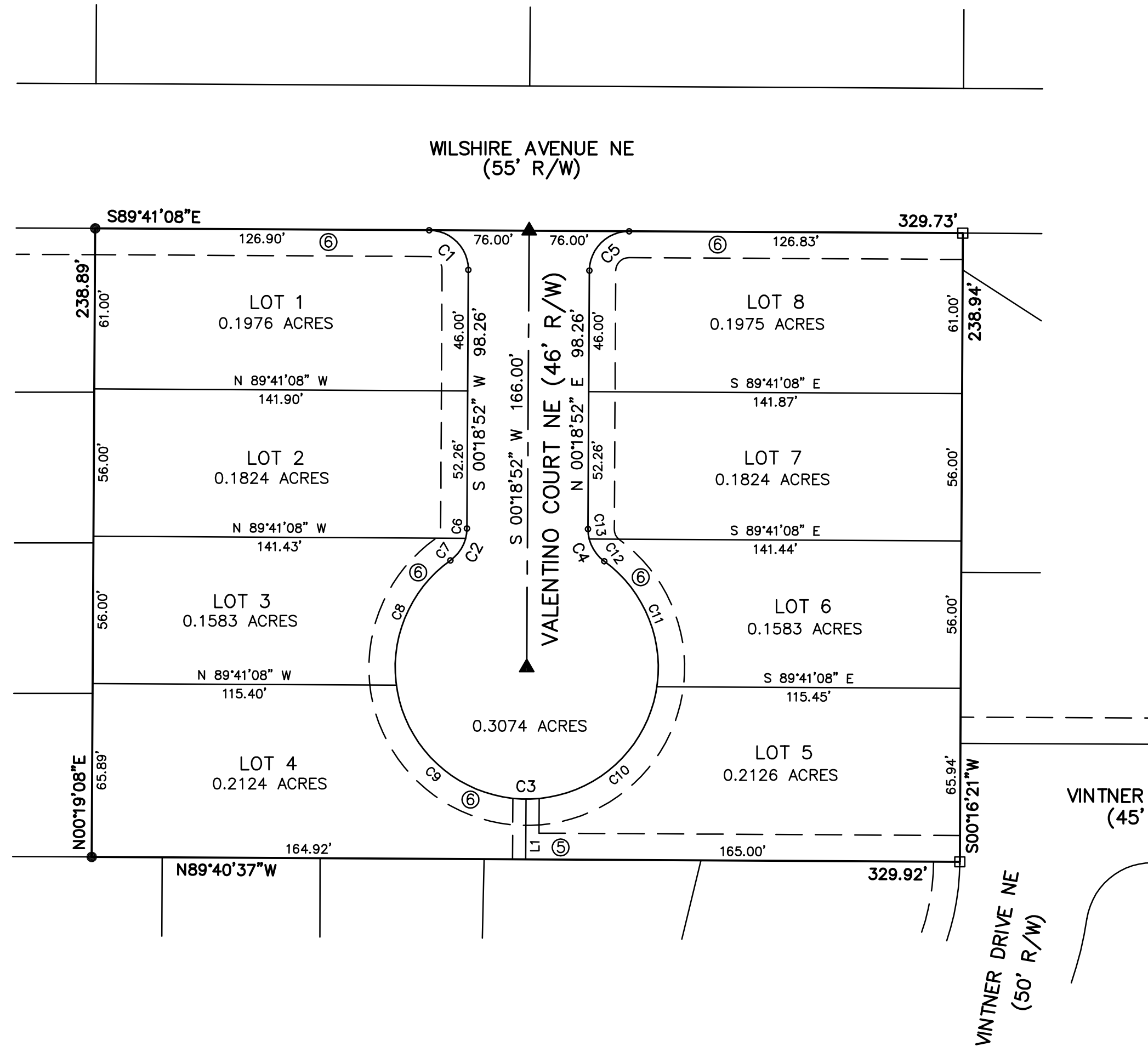


P.O. BOX 30701, ALBQ., N.M. 87190
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

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- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
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P.O. BOX 30701, ALBQ., N.M. 87190
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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: TROUT CHRISTIAN & RUTH

Mailing Address*: 9211 WILSHIRE AVE NE, ALBUQUERQUE NM 87122-2911

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* *[if applicable]* THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Landmarks Commission (LC)
 - Development Hearing Officer (DHO)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

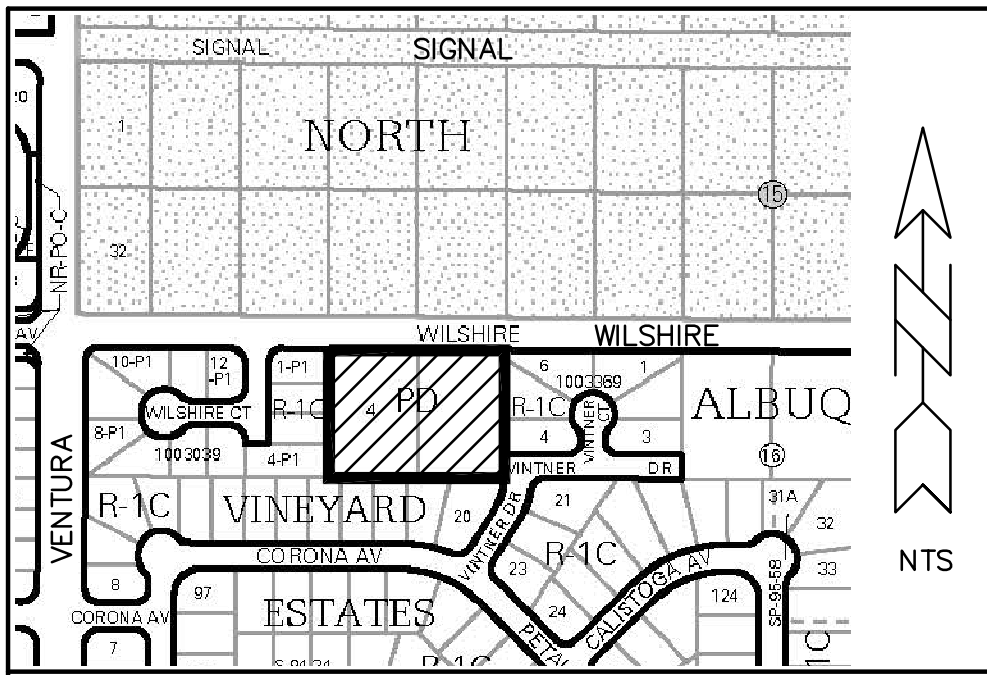
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

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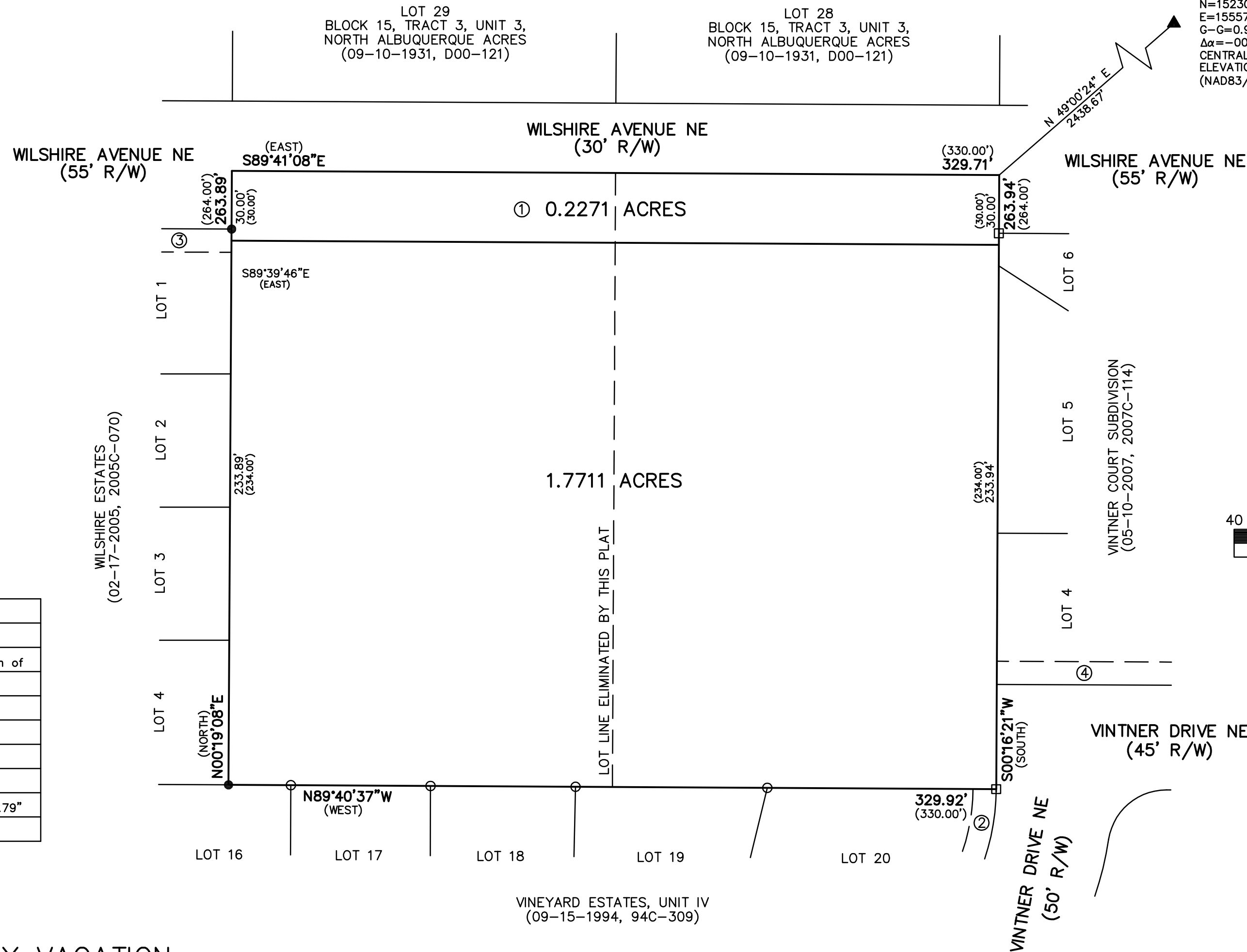
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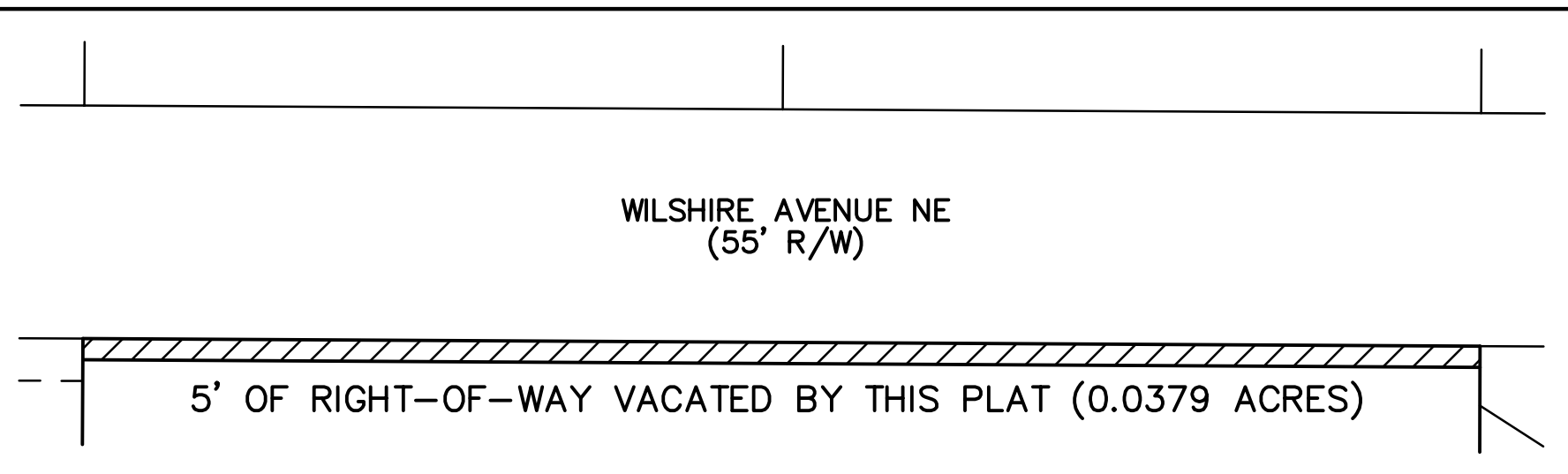


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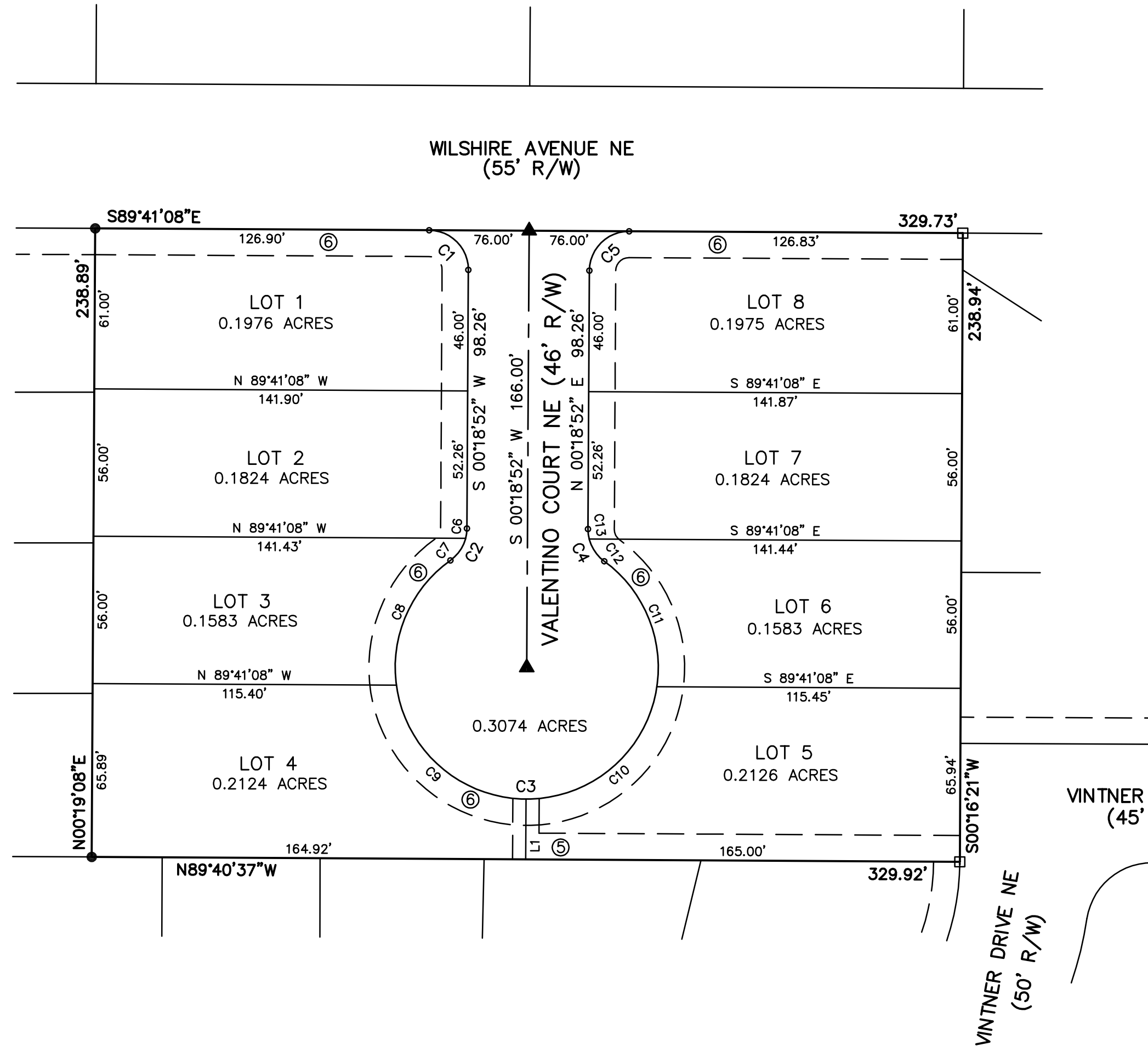
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- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

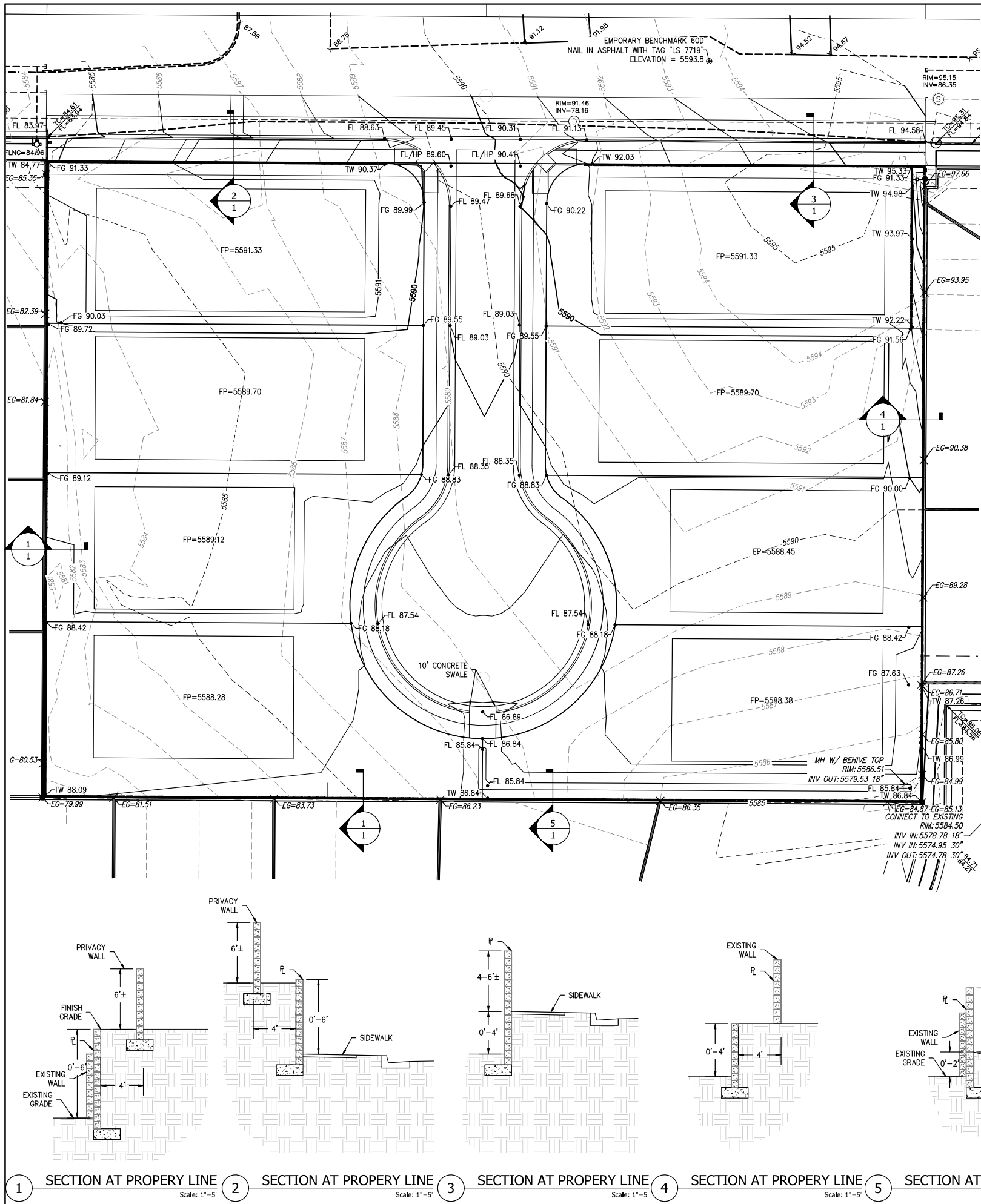


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

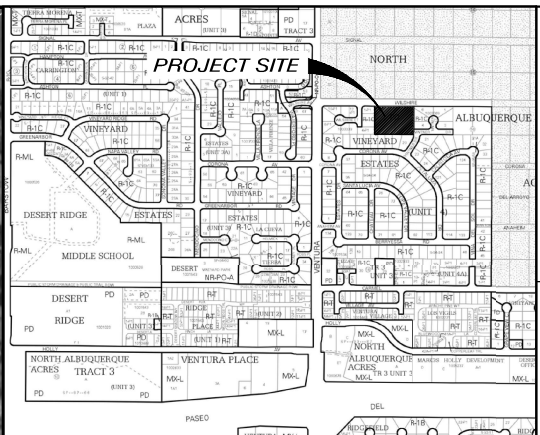
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-Z

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
 $FLOW = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $E_a = 0.67$ $Q_a = 1.84$
 $E_b = 0.86$ $Q_b = 2.49$
 $E_c = 1.09$ $Q_c = 3.17$
 $E_d = 2.58$ $Q_d = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu-ft.)	FLOW (cfs)	CFS/AC (cfs)			
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33	1.84		
PROPOSED	78799	0%	0	0%	40%	31520	60%	47279	1.9840	13028	7.17	3.96

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME
LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.
LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.
IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'

AS BUILT INFORMATION		CONTRACTOR	DATE
BENCH MARKS		INSPECTORS	DATE
SURVEY INFORMATION		ACCEPTANCE BY	DATE
ENGINEER'S SEAL		VERIFICATION BY	DATE
FIELD NOTES		DRAWING ISSUED BY	DATE
NO.		BY	NO.
REVISIONS		DESIGN	DATE
NO.		DATE	DATE
REMARKS		REH	DATE
DESIGNED BY		REH	DATE
DRAWN BY		REH	DATE
CHECKED BY		REH	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF

1 1

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: WEINBERG ANN CYR

Mailing Address*: 9116 WILSHIRE CT NE, ALBUQUERQUE NM 87122-3050

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* *[if applicable]* THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

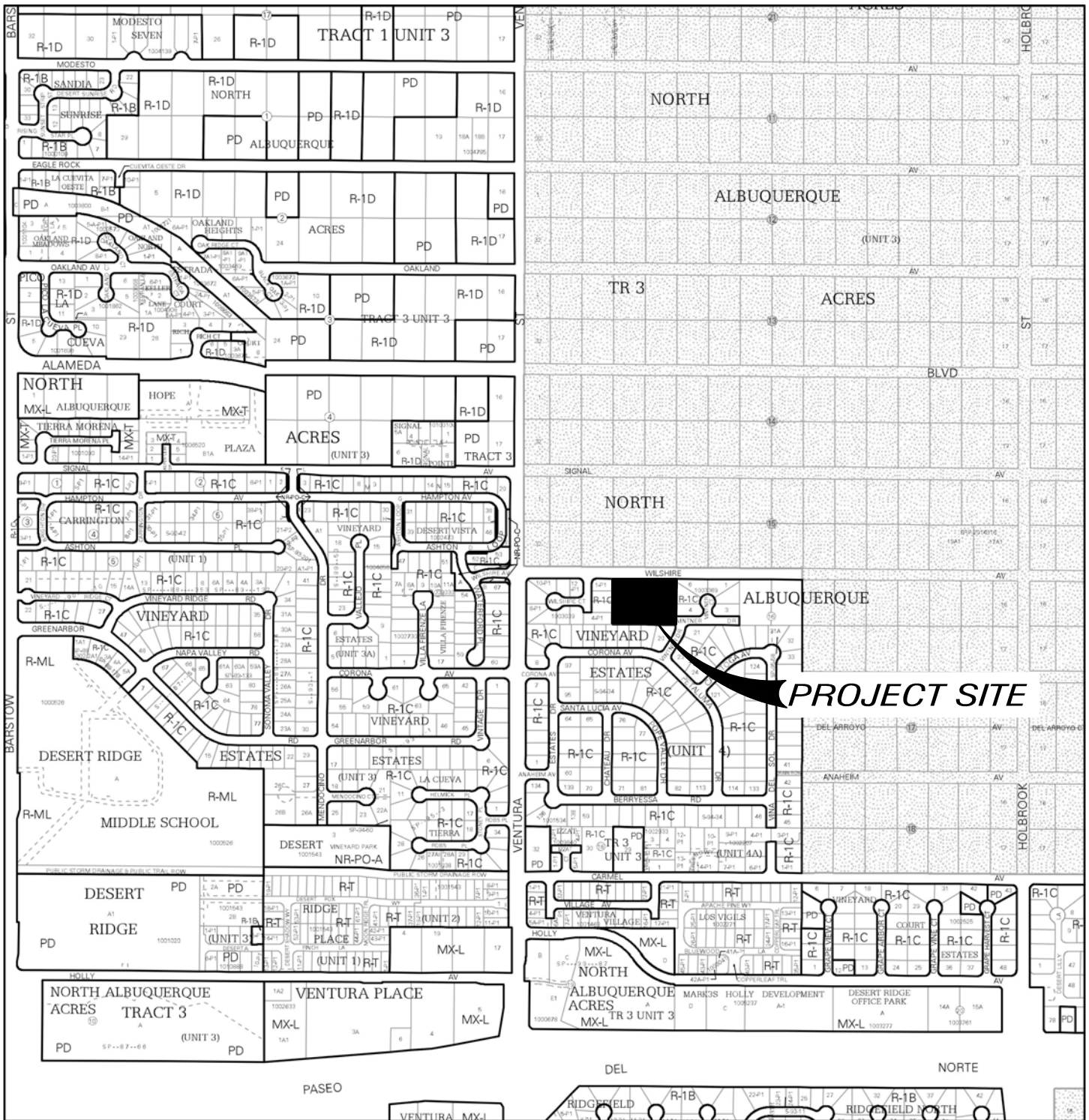
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



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).

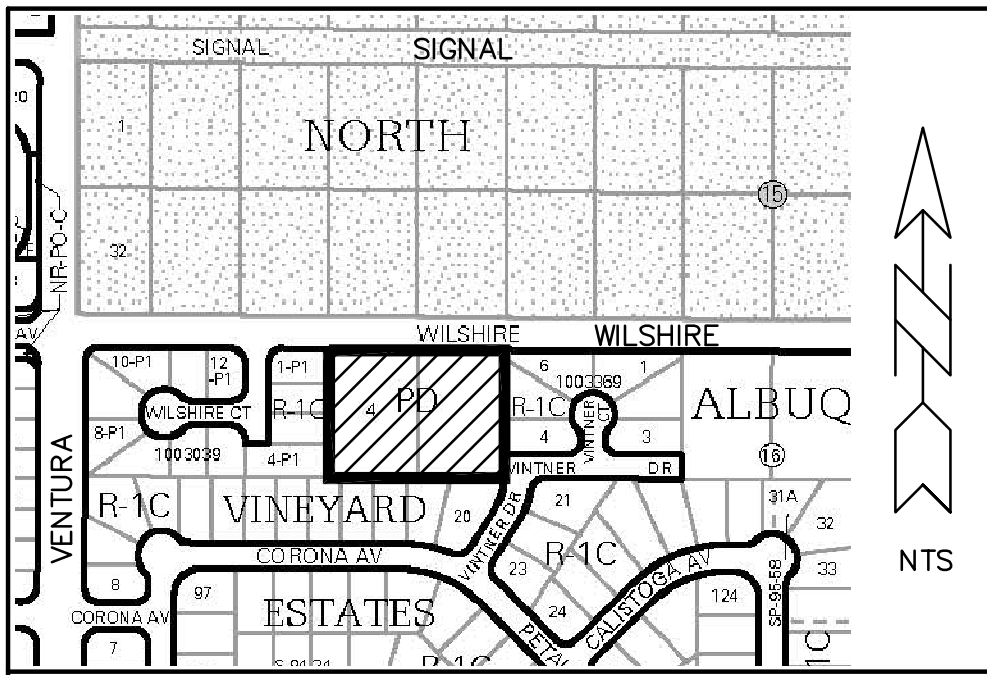
Zone Atlas Page:
C-20-Z

- Easement
- 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

- Escarpment

0 250 500 1,000 Feet



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
(A REPLAT OF LOTS 4 & 5,
BLOCK 16, TRACT 3, UNIT 3,
NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 17
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

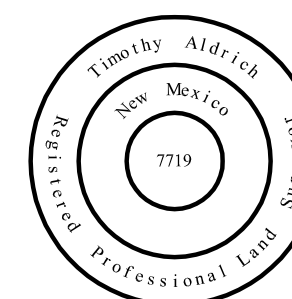
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
Timothy Aldrich, P.S. No. 7719

06/24/2023
Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

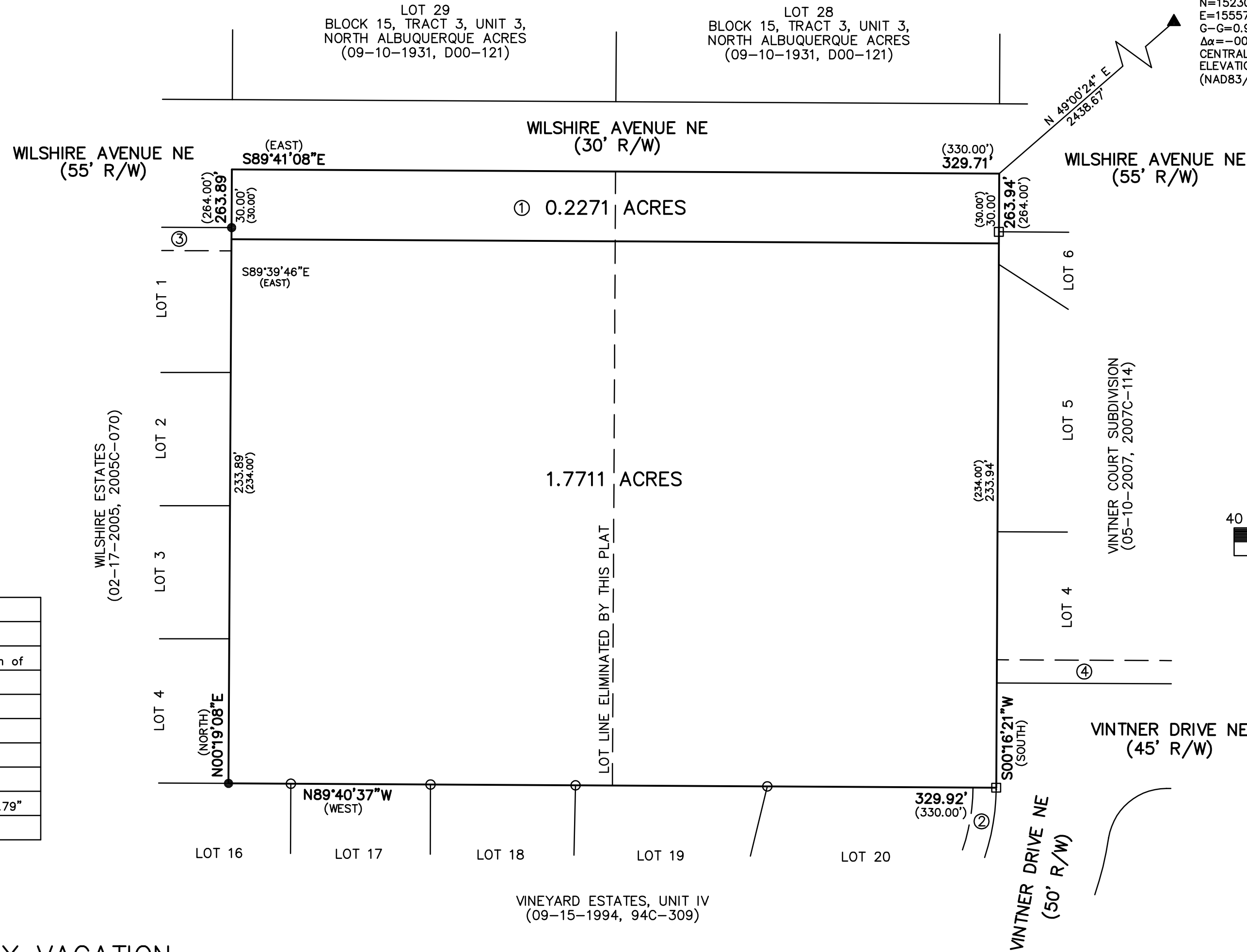
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

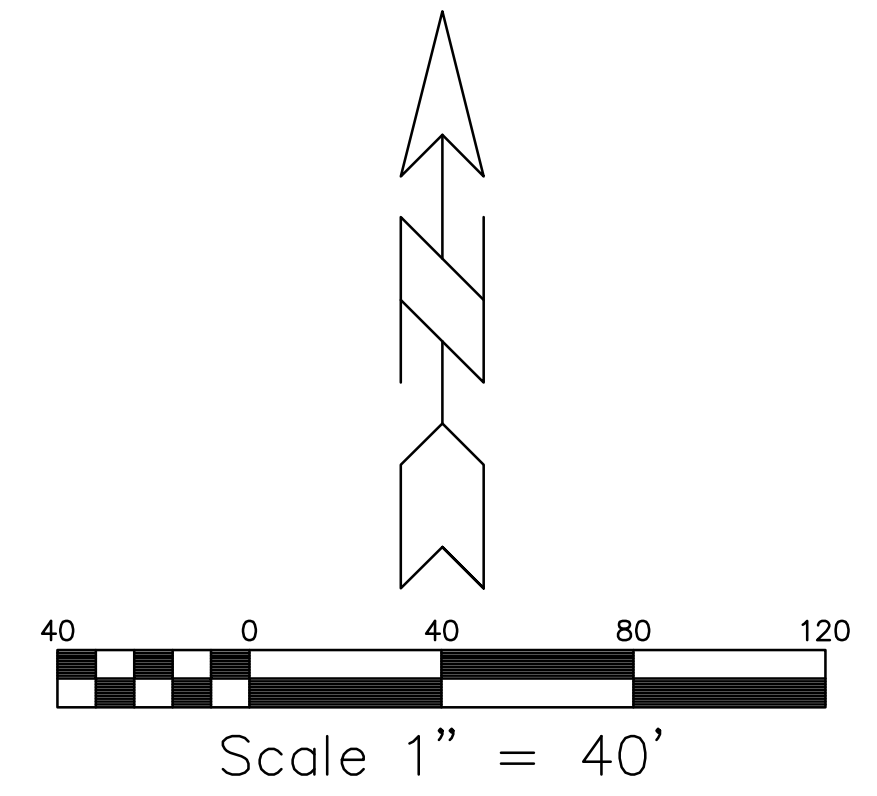
AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)



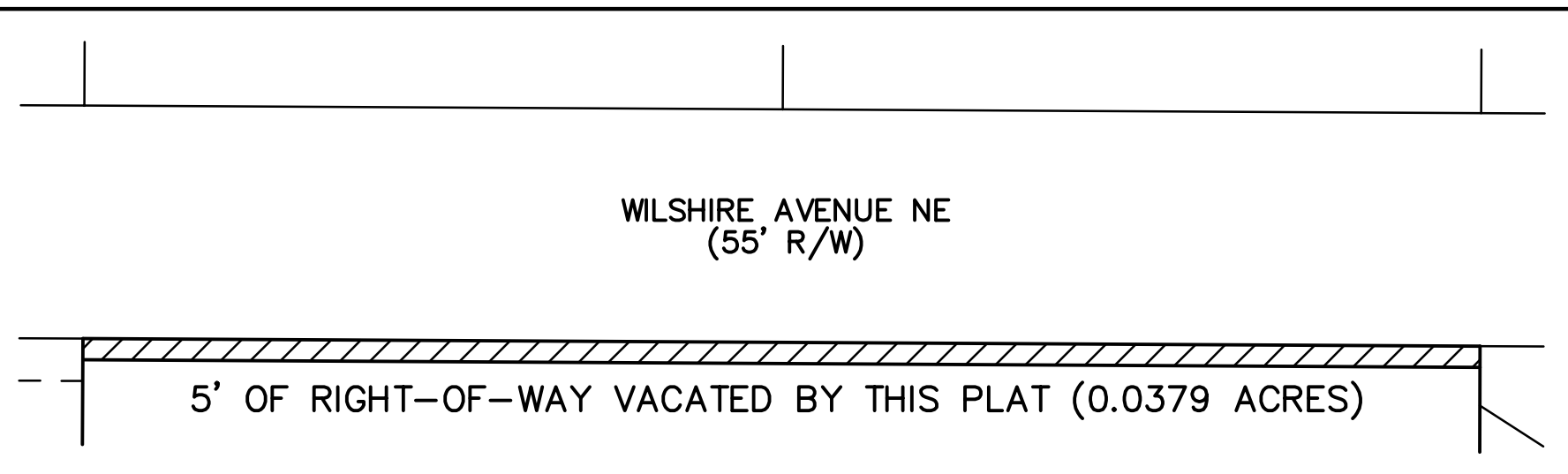
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	



RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



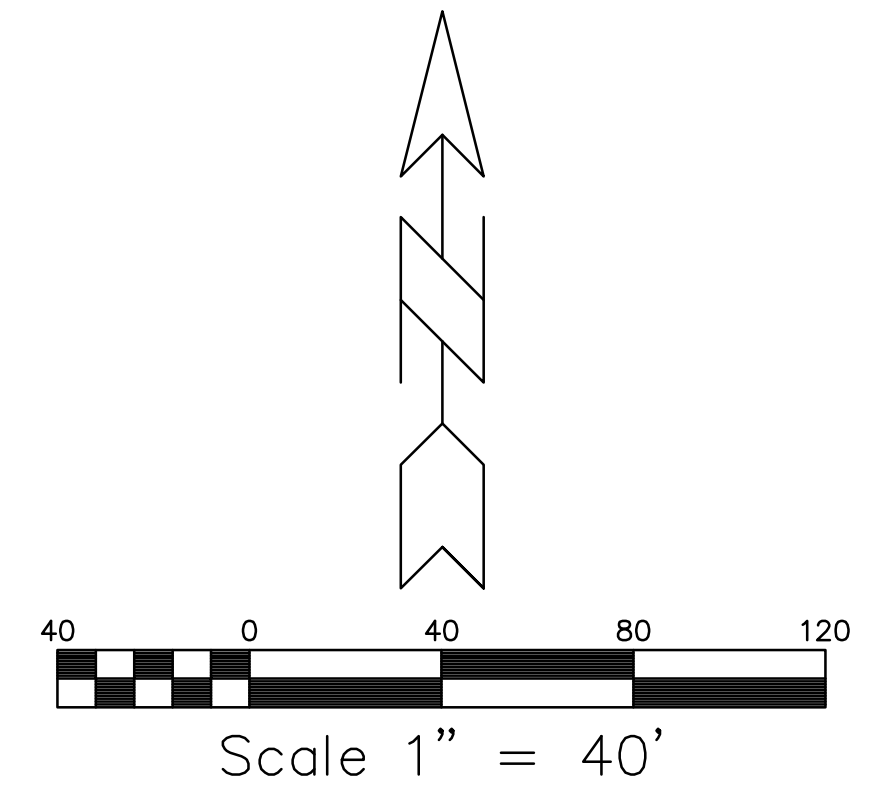
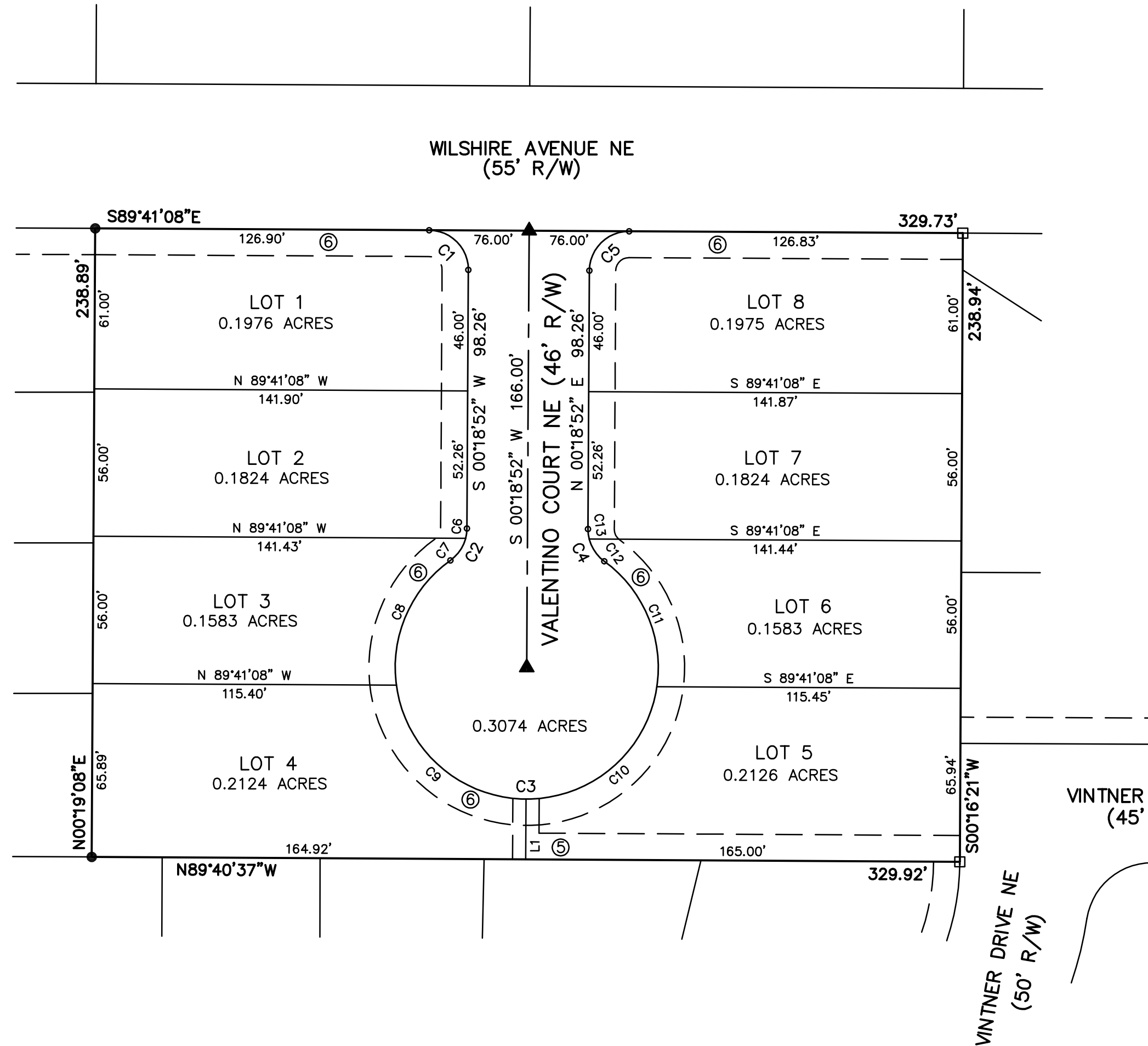
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

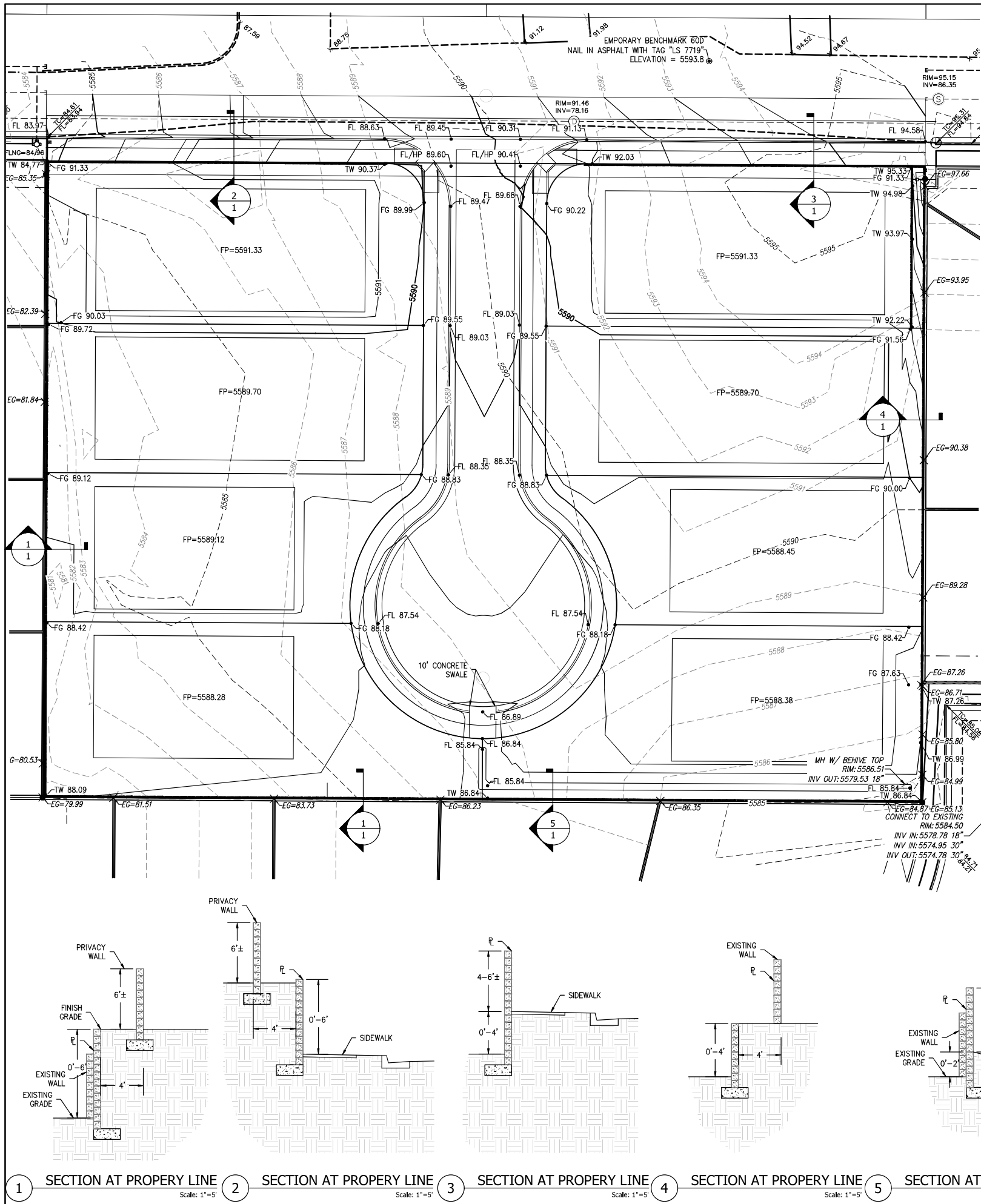


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

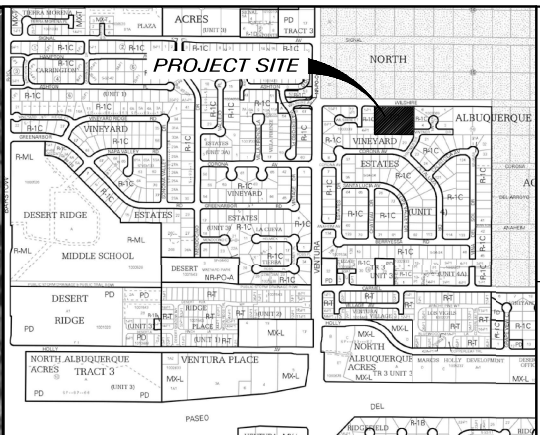
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-Z

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $Ea \cdot Aa + Eb \cdot Ab + Ec \cdot Ac + Ed \cdot Ad$ / (Total Area)
FLOW = $Qa \cdot Aa + Qb \cdot Ab + Qc \cdot Ac + Qd \cdot Ad$

WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
Ea = 0.67 Qa = 1.84
Eb = 0.86 Qb = 2.49
Ec = 1.09 Qc = 3.17
Ed = 2.58 Qd = 4.49

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC (cfs)
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33
PROPOSED	78799	0%	0	40%	31520	60%	47279	13028	7.17

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME
LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.
LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.
IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF

1 1

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWING ISSUED BY	DATE
RECORDED BY	DATE

BENCH MARKS

NO.	DATE
-----	------

SURVEY INFORMATION

FIELD BY	DATE
NO.	DATE

ENGINEER'S SEAL

RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
MAY 1, 2015

REVISIONS

NO.	DATE	REMARKS
DESIGN	DATE 3/23	
REH	DATE 3/23	
REH	DATE 3/23	

From: ron@thegroup.cc
Sent: Thursday, June 29, 2023 11:26 AM
To: 'zarecki@aol.com'
Subject: DHO Preliminary Plat Submittal
Attachments: Vineyard Esatates Neighborhood Meeting Request 1.pdf; ZAP C-20.pdf; Valentino Estates Preliminary Plat.pdf; Valentino Estates Grading Plan.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a Subdivision in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 9200 Wilshire Ave. NE
Applicant: Design Development Group LLC.
Legal Description: Lots 4 and 5, Block 16, Tract 3, Unit 3 North Albuquerque Acres
Physical Description: The property located on Wilshire Ave. east of Holbrook
Action Requested: Subdivision of 2 Lots into 8 lots

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: June 29, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Vineyard Estates NA

Name of NA Representative*: David Zarecki

Email Address* or Mailing Address* of NA Representative¹: zarecki@aol.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave. NE
Location Description Wilshire east of Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:
 ron@thegroup.cc
-

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} C-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.99 ac
 - b. IDO Zone District R1-C
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

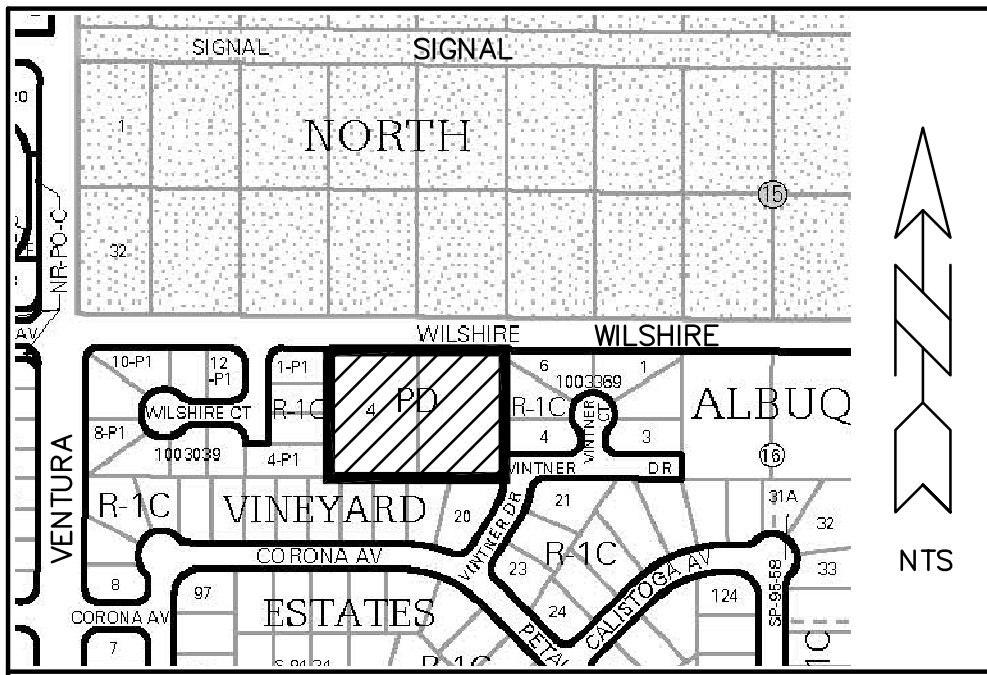
<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]

North Albuquerque Acres Community Association

District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

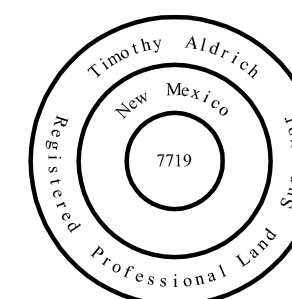
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719
 06/24/2023
 Date

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3



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

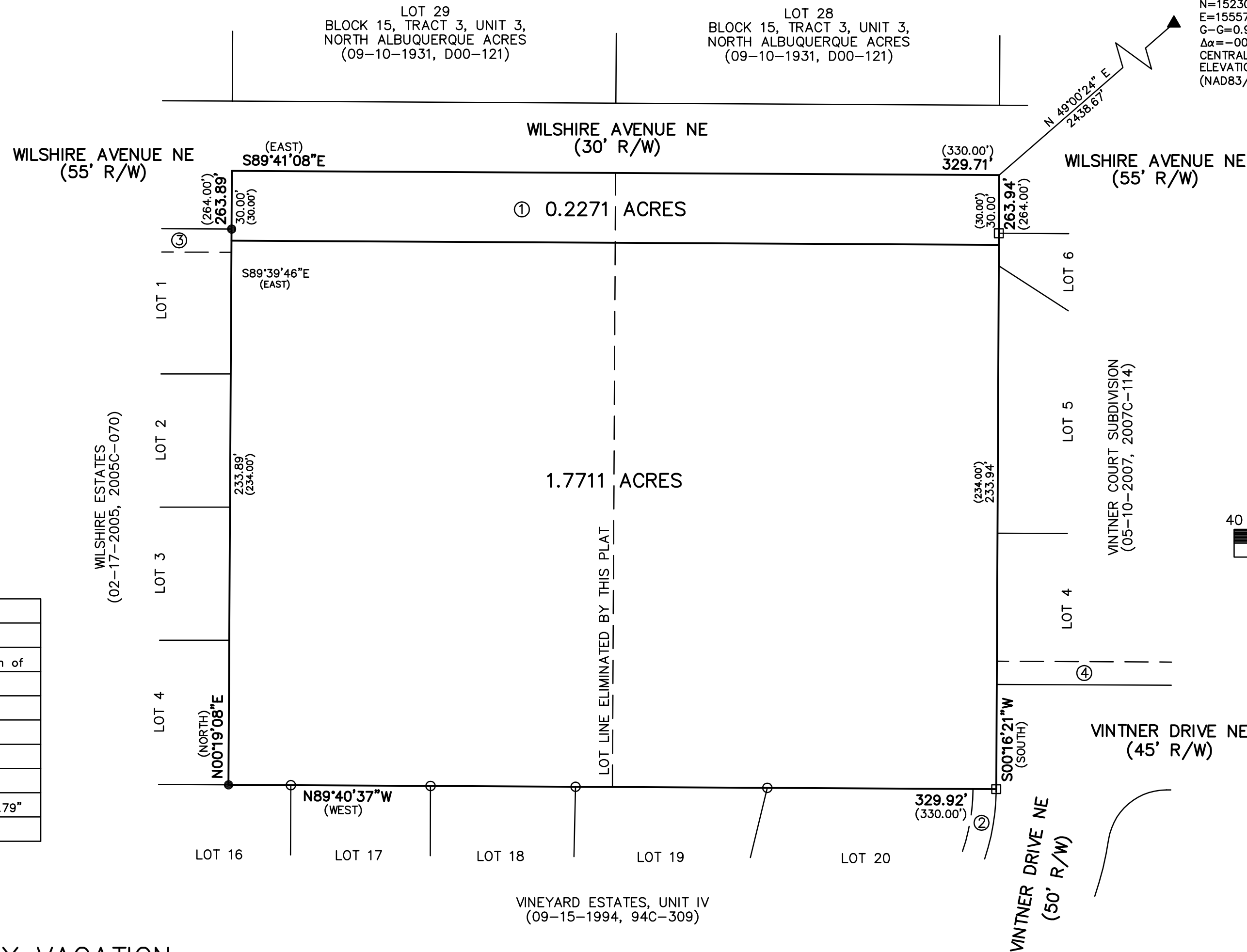
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
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 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

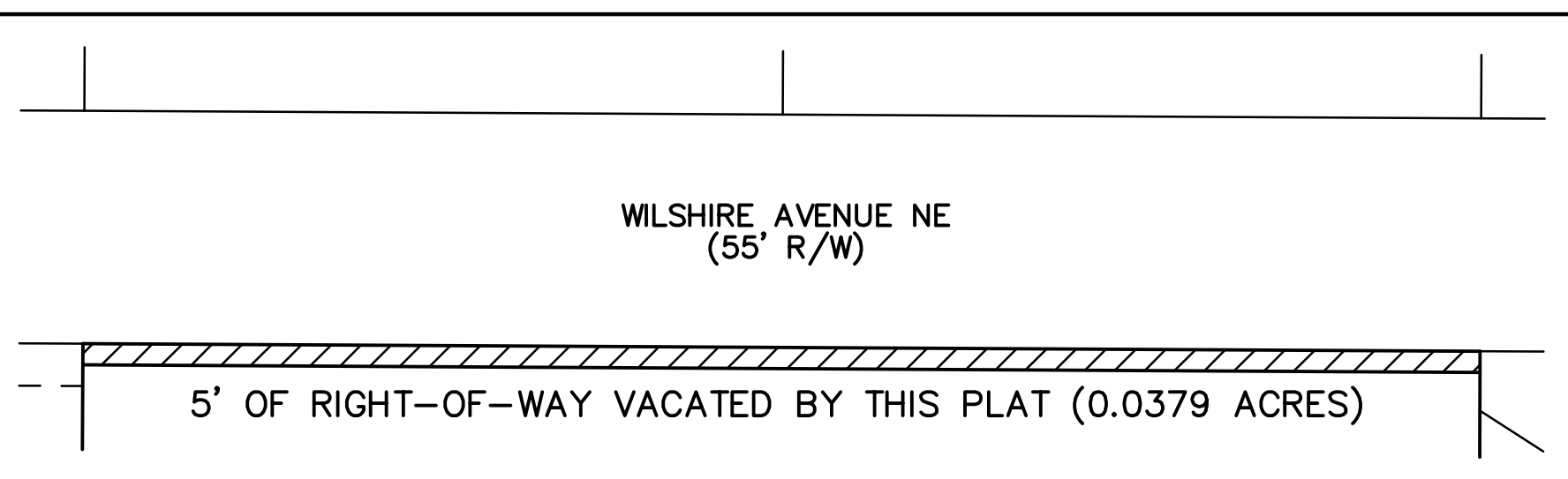


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



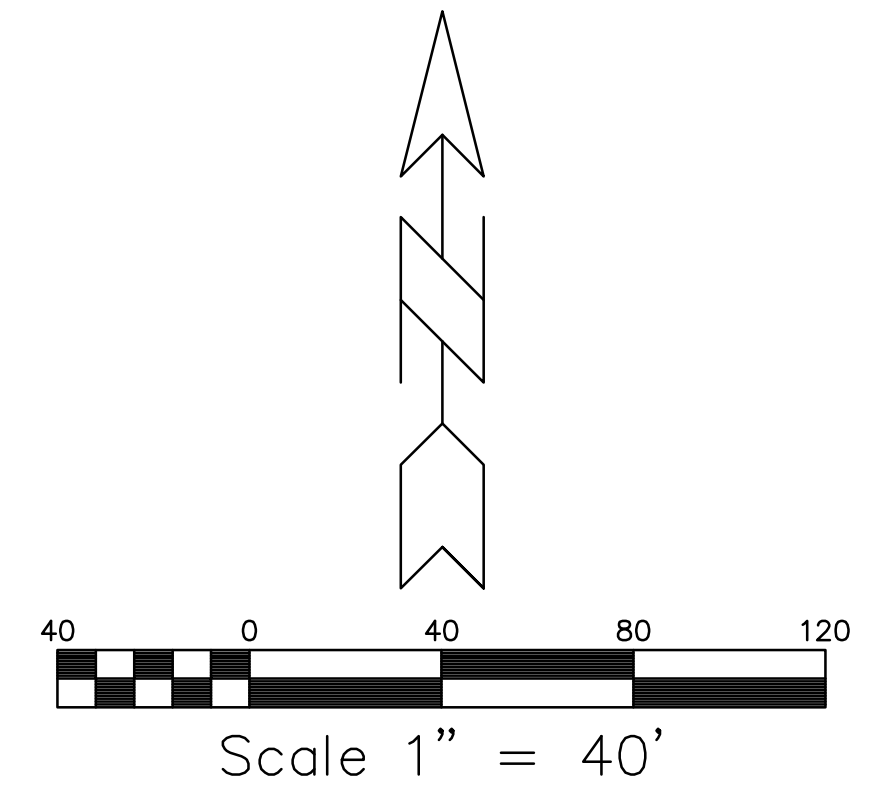
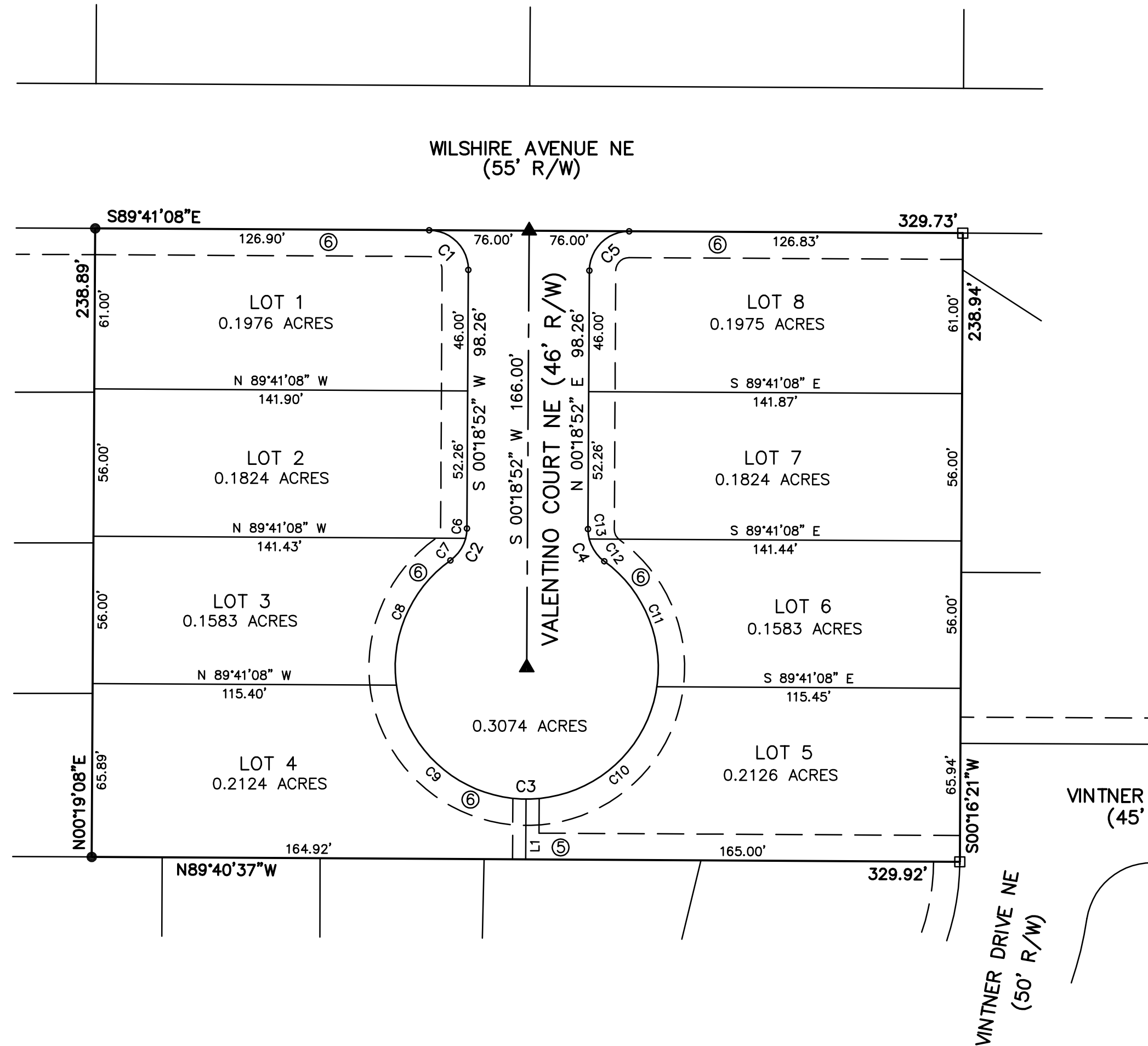
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

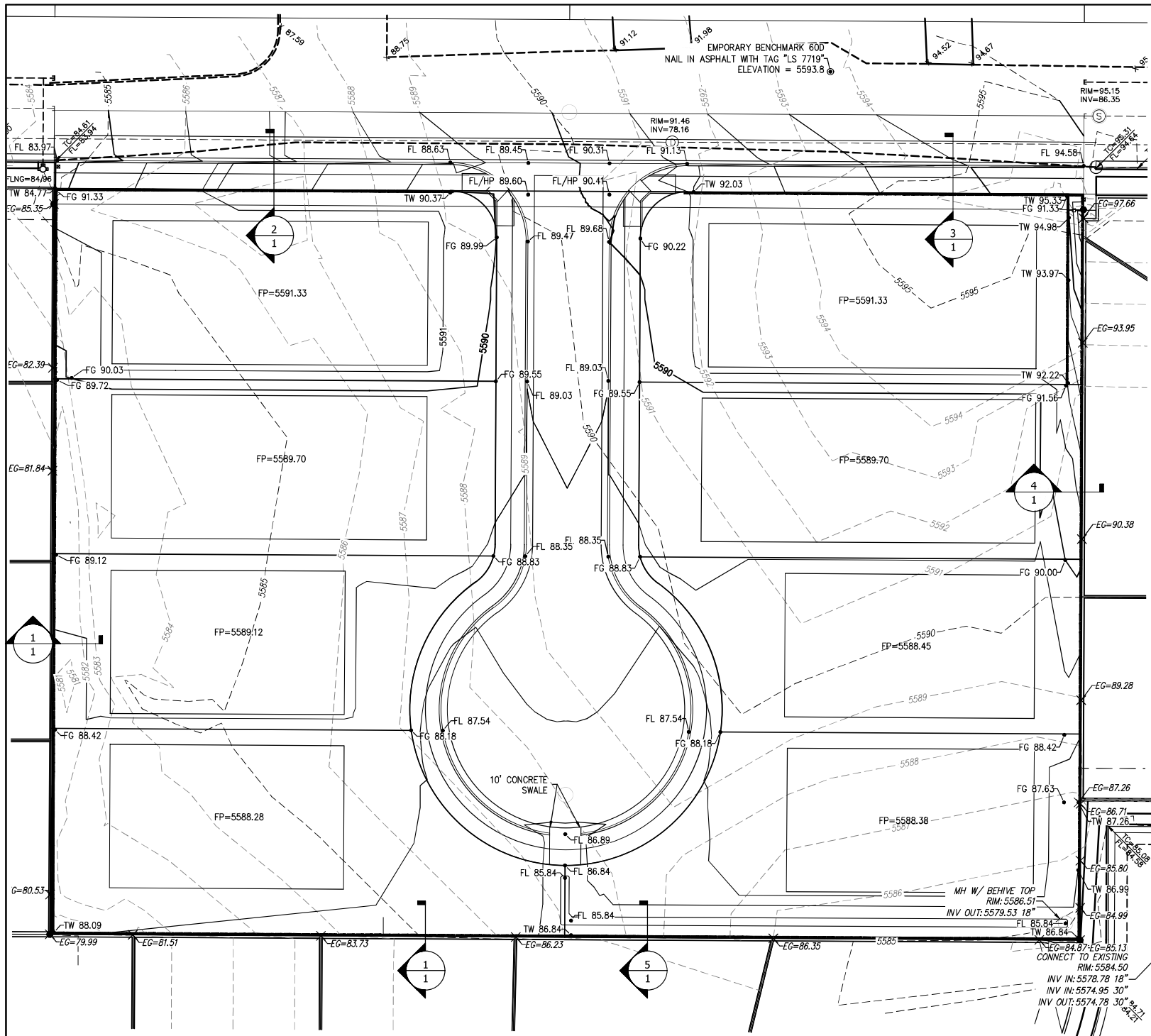


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

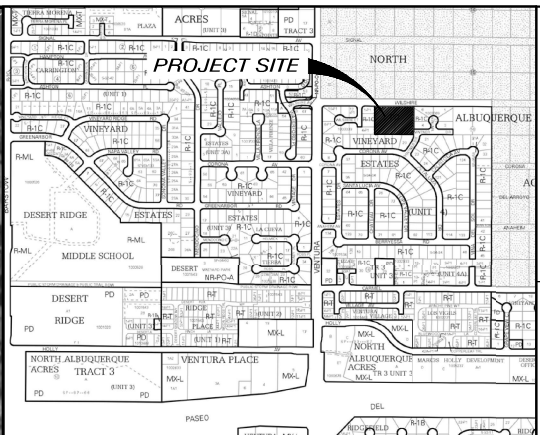
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-2

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $Ea \cdot Aa + Eb \cdot Ab + Ec \cdot Ac + Ed \cdot Ad / (\text{Total Area})$
 $FLOW = Qa \cdot Aa + Qb \cdot Ab + Qc \cdot Ac + Qd \cdot Ad$

WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $Ea = 0.67$ $Qa = 1.84$
 $Eb = 0.86$ $Qb = 2.49$
 $Ec = 1.09$ $Qc = 3.17$
 $Ed = 2.58$ $Qd = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC (cfs)
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33
PROPOSED	78799	0%	0	40%	31520	60%	47279	13028	7.17

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.
 REQUIRED VOLUME = $47,279 \cdot 0.42/12 = 1,655$ CU.FT.
 VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

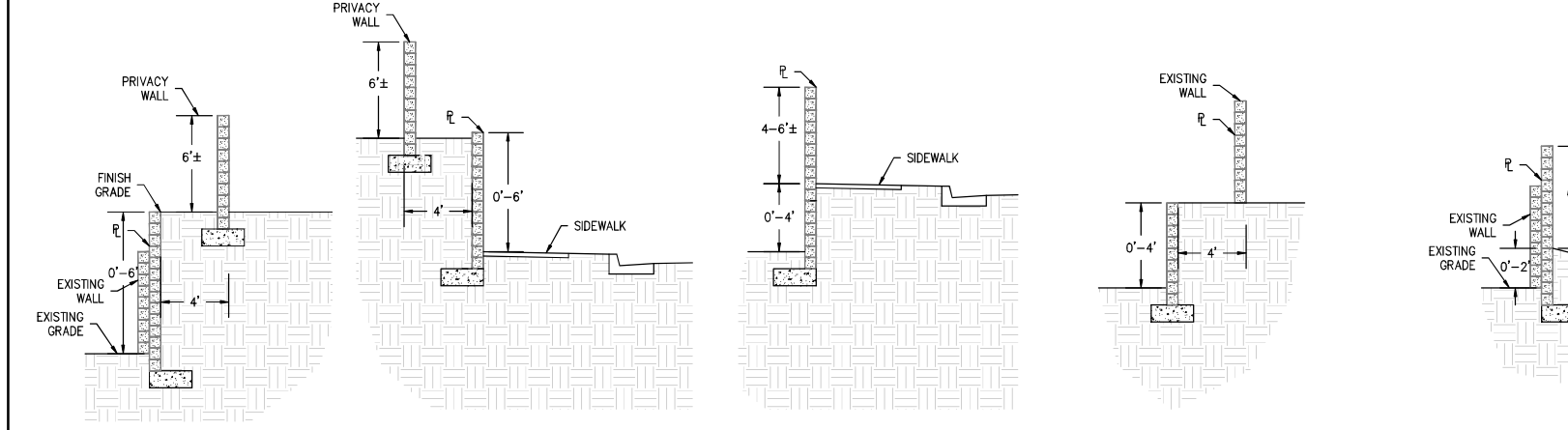
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

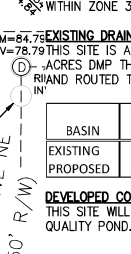
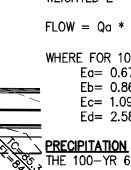
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD



1 SECTION AT PROPERTY LINE Scale: 1"=5'
 2 SECTION AT PROPERTY LINE Scale: 1"=5'
 3 SECTION AT PROPERTY LINE Scale: 1"=5'
 4 SECTION AT PROPERTY LINE Scale: 1"=5'
 5 SECTION AT PROPERTY LINE Scale: 1"=5'



AS BUILT INFORMATION		CONTRACTOR		DATE	
BENCH MARKS		INSPECTORS		DATE	
SURVEY INFORMATION		ACCEPTANCE BY		DATE	
ENGINEER'S SEAL		VERIFICATION BY		DATE	
FIELD NOTES		DRAWING		DATE	
NO.		ISSUED BY		DATE	
BY		MICRO-FILM INFORMATION		DATE	
REVISIONS		NO.		DATE	
DESIGN		DATE		DATE	
REH		DATE		DATE	
REH		DATE		DATE	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
		1	1

LEGAL DESCRIPTION
 WILSHIRE PLACE SUBDIVISION
 (BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
 WITHIN NORTH ALBUQUERQUE ACRES
 IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
 ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

From: ron@thegroup.cc
Sent: Thursday, June 29, 2023 11:27 AM
To: 'djesmeek@comcast.net'
Subject: DHO Plat Submittal
Attachments: Vineyard Esatates Neighborhood Meeting Request 2.pdf; ZAP C-20.pdf; Valentino Estates Preliminary Plat.pdf; Valentino Estates Grading Plan.pdf

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a Subdivision in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 9200 Wilshire Ave. NE
Applicant: Design Development Group LLC.
Legal Description: Lots 4 and 5, Block 16, Tract 3, Unit 3 North Albuquerque Acres
Physical Description: The property located on Wilshire Ave. east of Holbrook
Action Requested: Subdivision of 2 Lots into 8 lots

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: June 29, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Vineyard Estates NA

Name of NA Representative*: Elizabeth Meek

Email Address* or Mailing Address* of NA Representative¹: djesmeek@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave. NE
Location Description Wilshire east of Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)⁵ C-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.99 ac
 - b. IDO Zone District R1-C
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

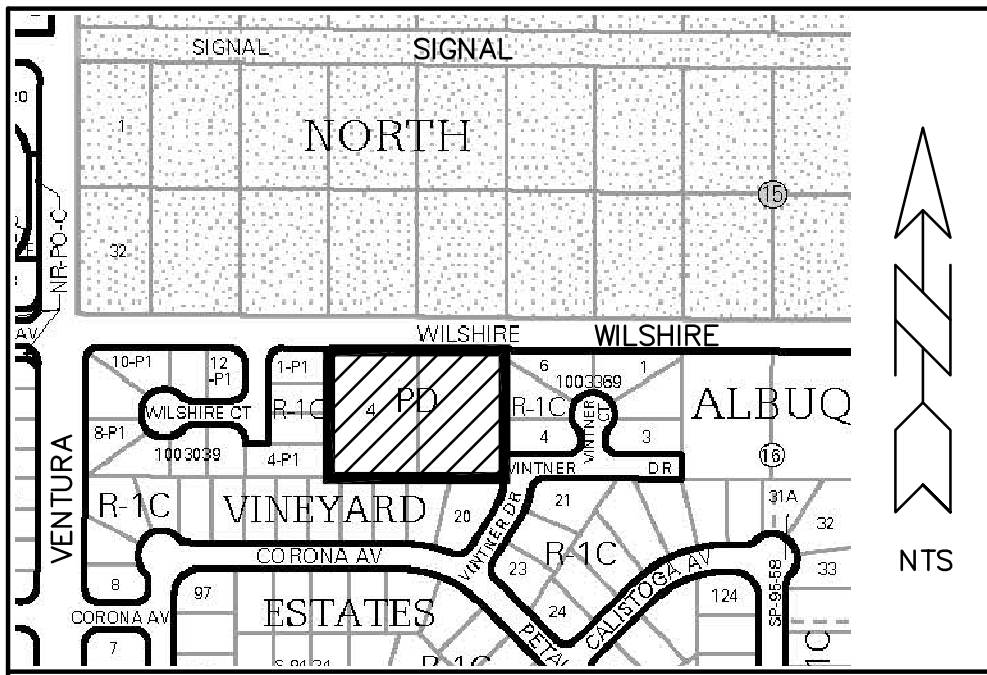
<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]

North Albuquerque Acres Community Association

District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

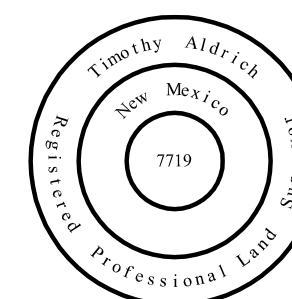
PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

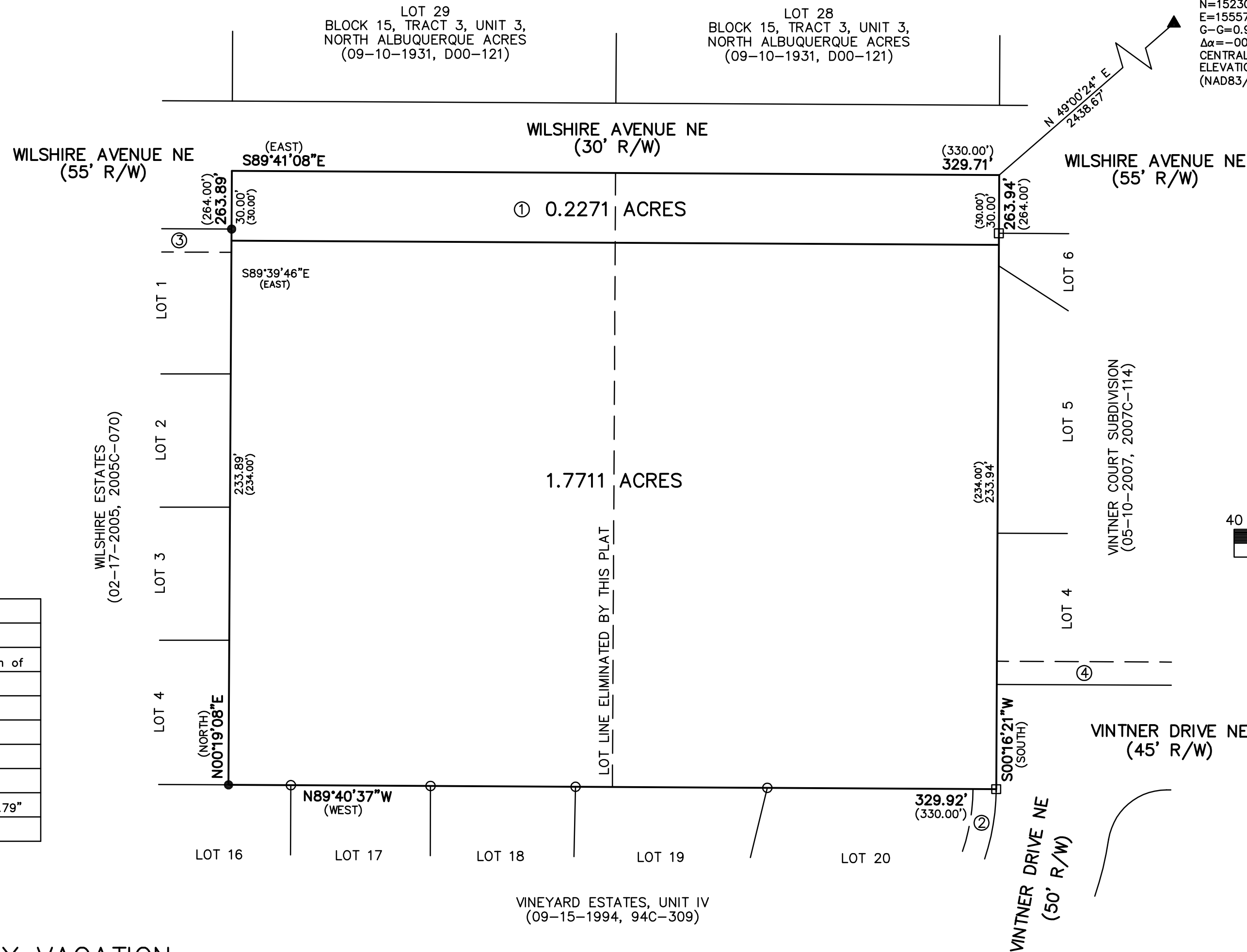
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

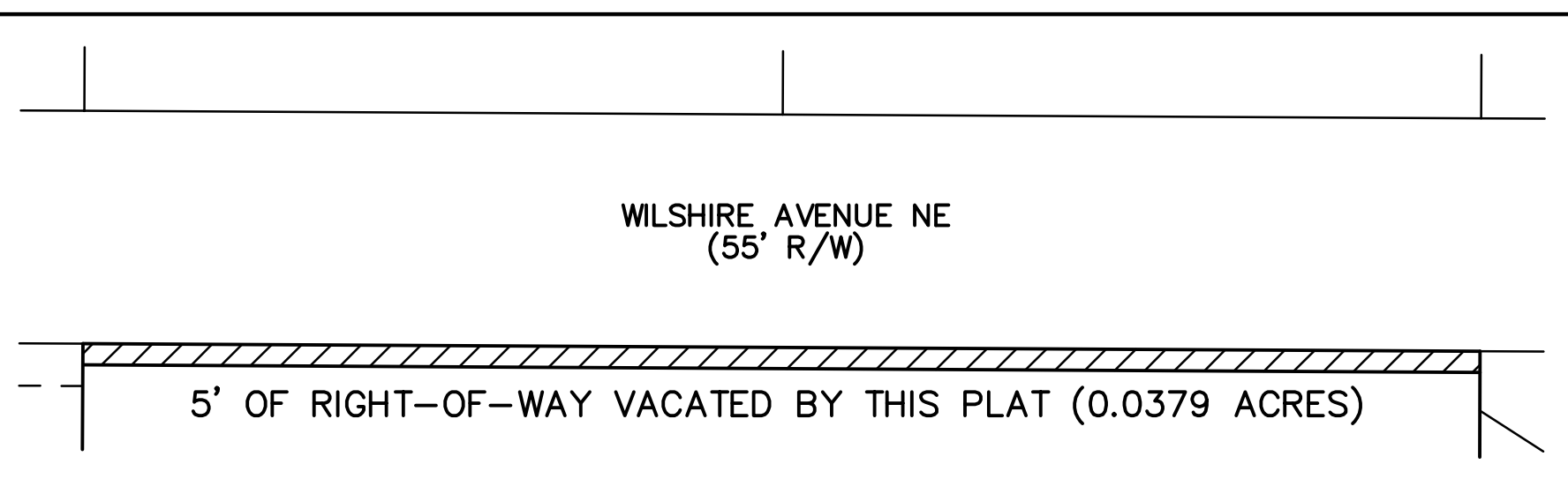


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



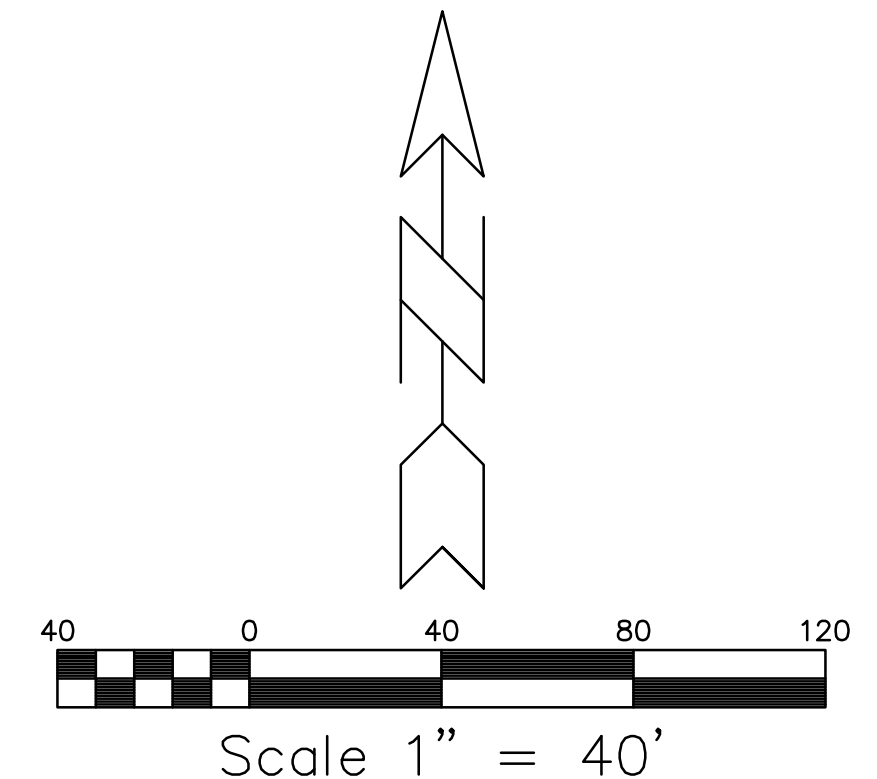
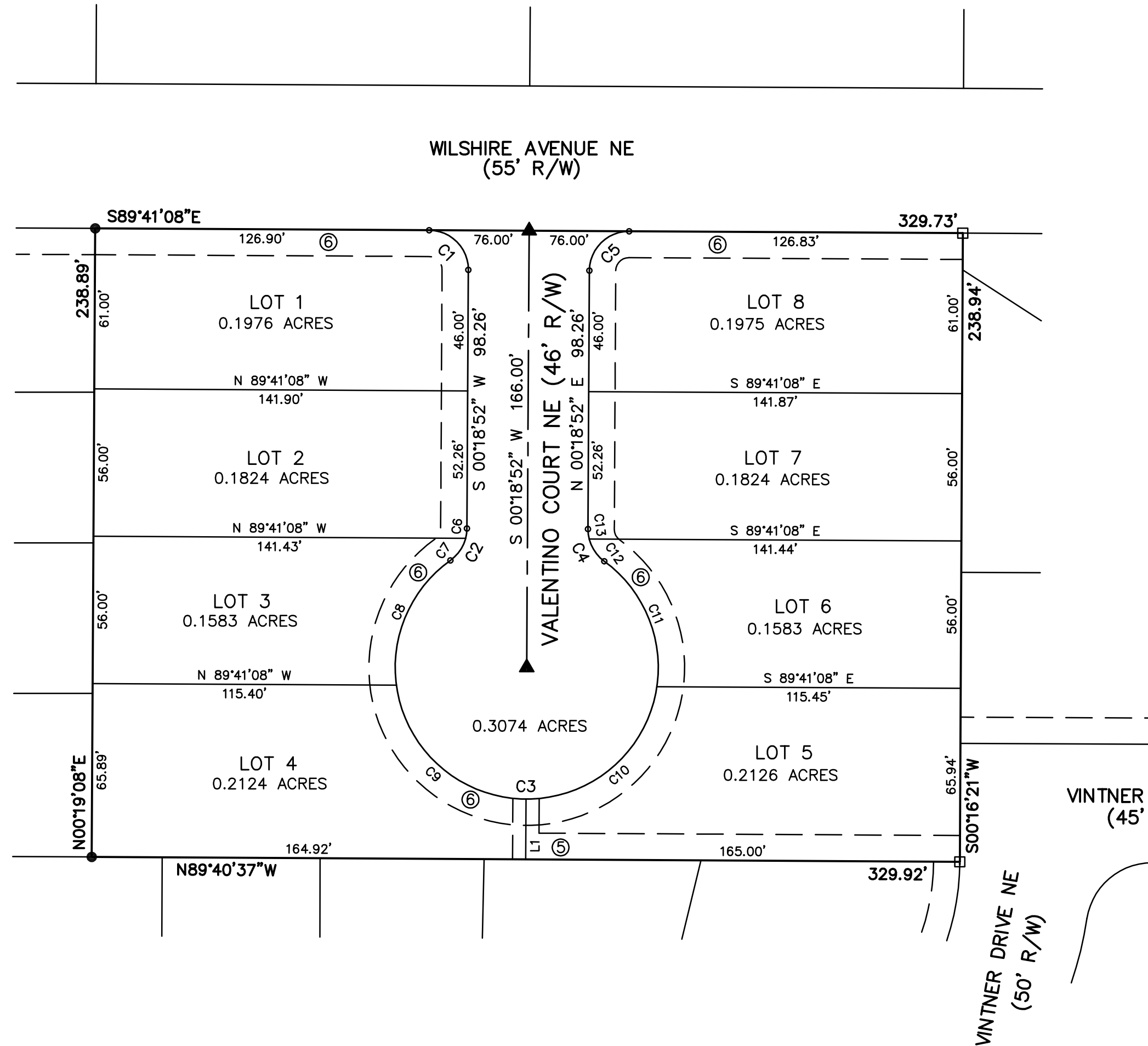
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

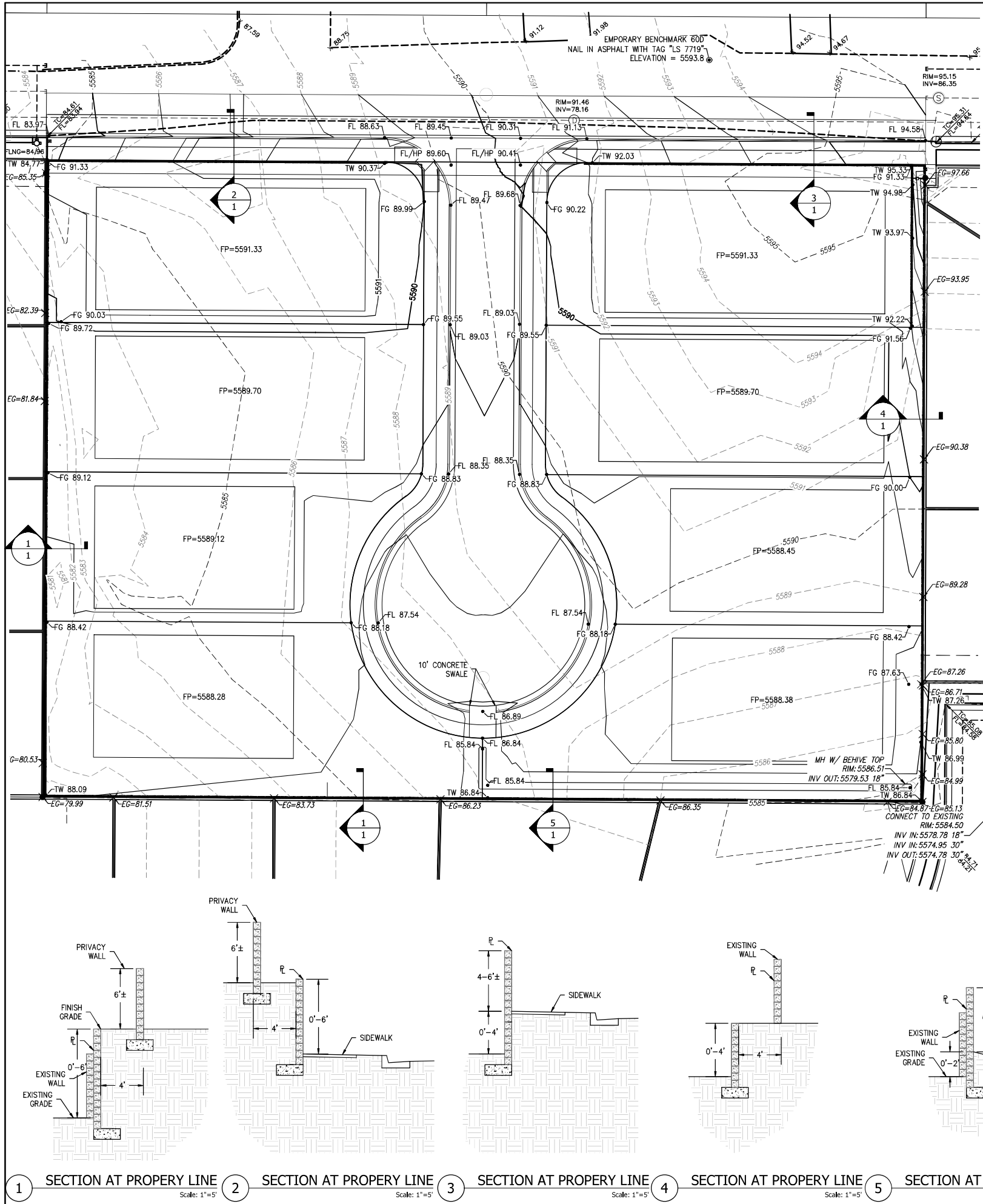


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

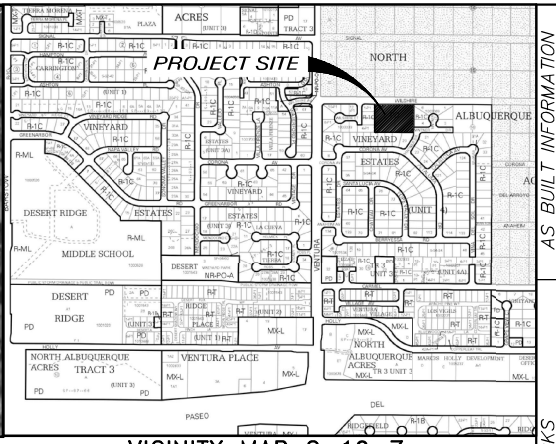
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-Z

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = Ea*Ac + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
FLOW = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
Ea = 0.67 Qa = 1.84
Eb = 0.86 Qb = 2.49
Ec = 1.09 Qc = 3.17
Ed = 2.58 Qd = 4.49

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu-ft.)	FLOW (cfs)	CFS/AC (cfs)
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33
PROPOSED	78799	0%	0%	40%	31520	60%	47279	13028	7.17

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

- ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
- THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.
- GENERAL NOTES:**
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
 - THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
 - THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
 - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP WILSHIRE PLACE SUBDIVISION GRADING AND DRAINAGE GRADING PLAN		DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF	1	1	1

AS BUILT INFORMATION

CONTRACTOR: _____ DATE: _____
 WORK BY: _____ DATE: _____
 INSPECTORS: _____ DATE: _____
 ACCEPTANCE BY: _____ DATE: _____
 VERIFICATION BY: _____ DATE: _____
 DRAWING ISSUED BY: _____ DATE: _____
 MICRO-FILM INFORMATION: _____ DATE: _____

BENCH MARKS

NO. _____ DATE: _____

SURVEY INFORMATION

FIELD NOTES BY: _____ DATE: _____

ENGINEER'S SEAL

RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
MAY 1, 2015

REVISIONS

NO.	DATE	REMARKS	BY

DESIGNED BY: REH DATE: 3/23
 DRAWN BY: REH DATE: 3/23
 CHECKED BY: REH DATE: 3/23

From: ron@thegroup.cc
Sent: Thursday, June 29, 2023 11:28 AM
To: 'shackley@berkeley.edu'
Subject: DHO Plat Submittal
Attachments: NAA Community Neighborhood Meeting Request 1.pdf; ZAP C-20.pdf; Valentino Estates Preliminary Plat.pdf; Valentino Estates Grading Plan.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a Subdivision in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 9200 Wilshire Ave. NE
Applicant: Design Development Group LLC.
Legal Description: Lots 4 and 5, Block 16, Tract 3, Unit 3 North Albuquerque Acres
Physical Description: The property located on Wilshire Ave. east of Holbrook
Action Requested: Subdivision of 2 Lots into 8 lots

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: June 29, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Albuquerque Acres Community Association

Name of NA Representative*: Steve Shackley

Email Address* or Mailing Address* of NA Representative¹: shackley@berkeley.edu

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave. NE
Location Description Wilshire east of Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:
 ron@thegroup.cc
-

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} C-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.99 ac
 - b. IDO Zone District R1-C
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

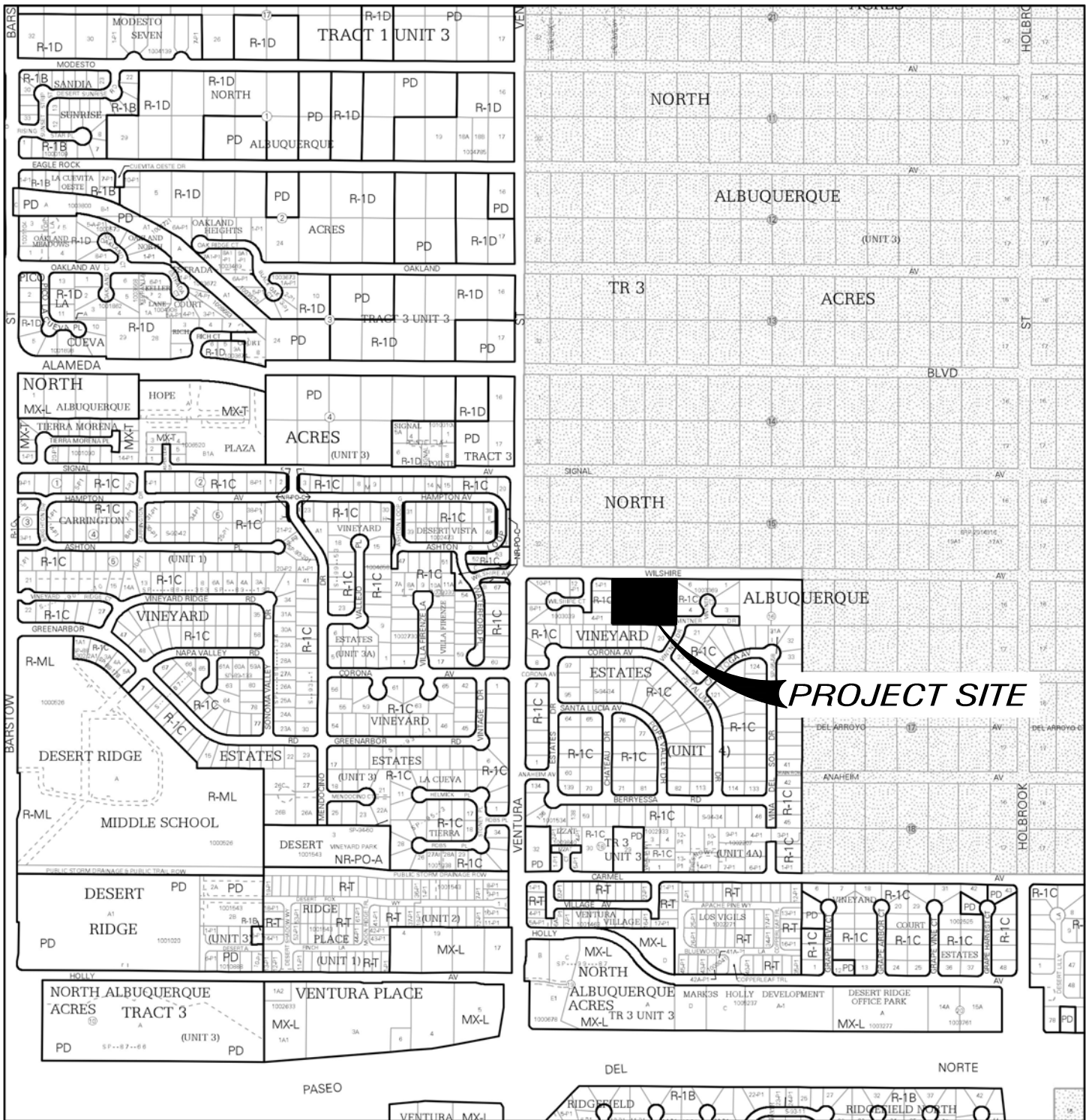
<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]

North Albuquerque Acres Community Association


District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>

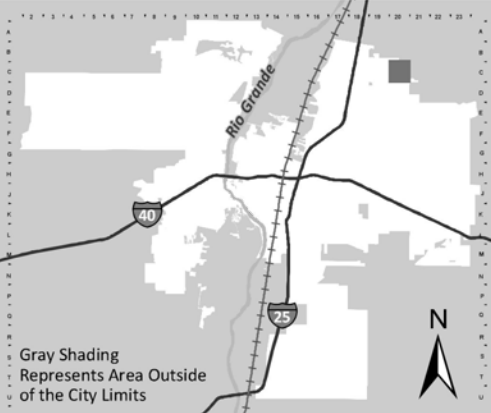


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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

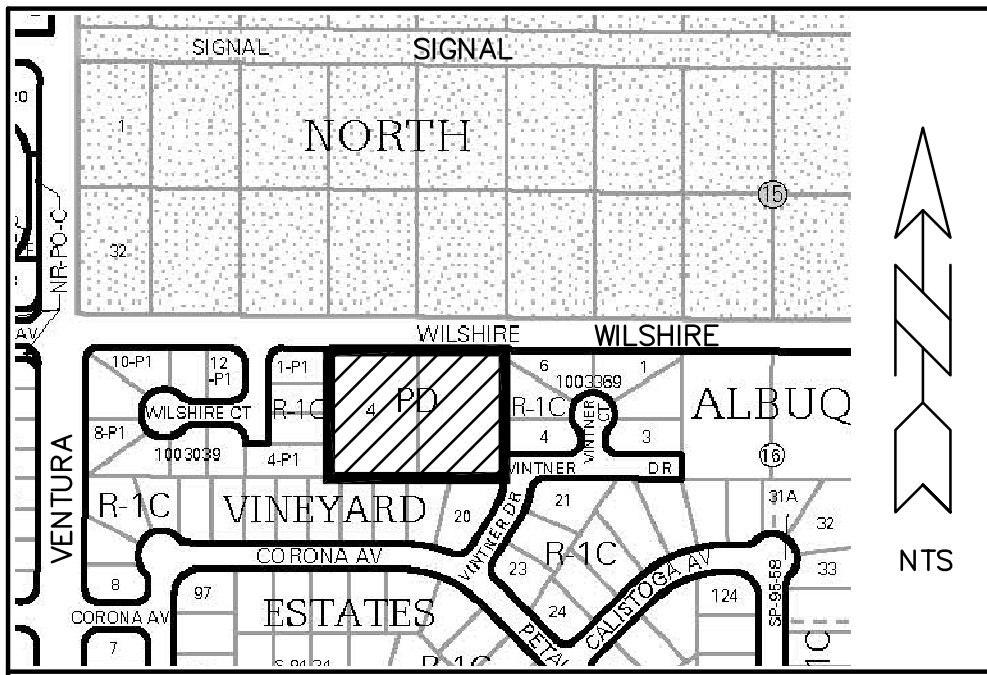


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-20-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



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

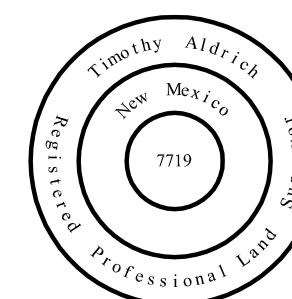
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

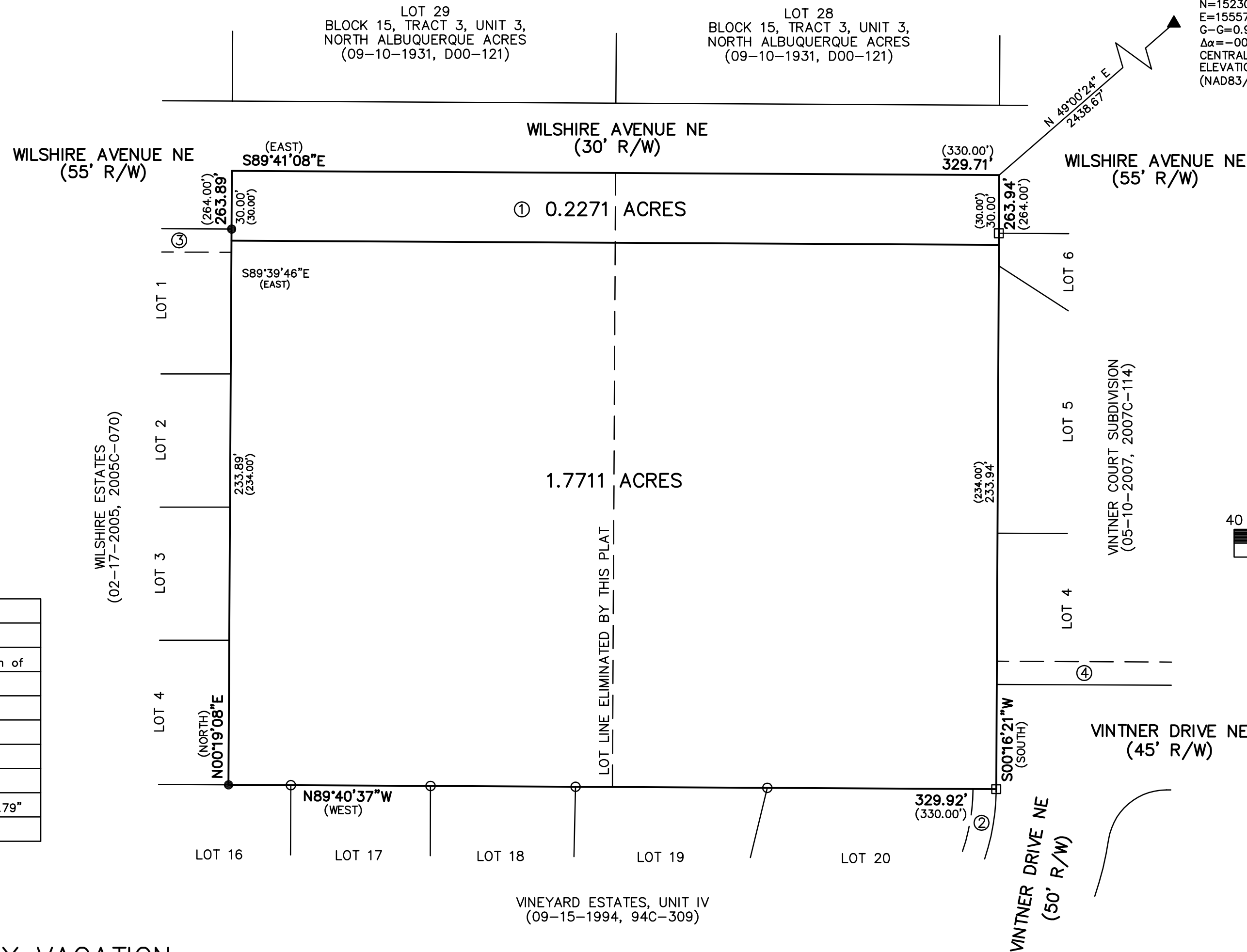
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EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
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 (02-17-2005, 2005C-070)
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AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

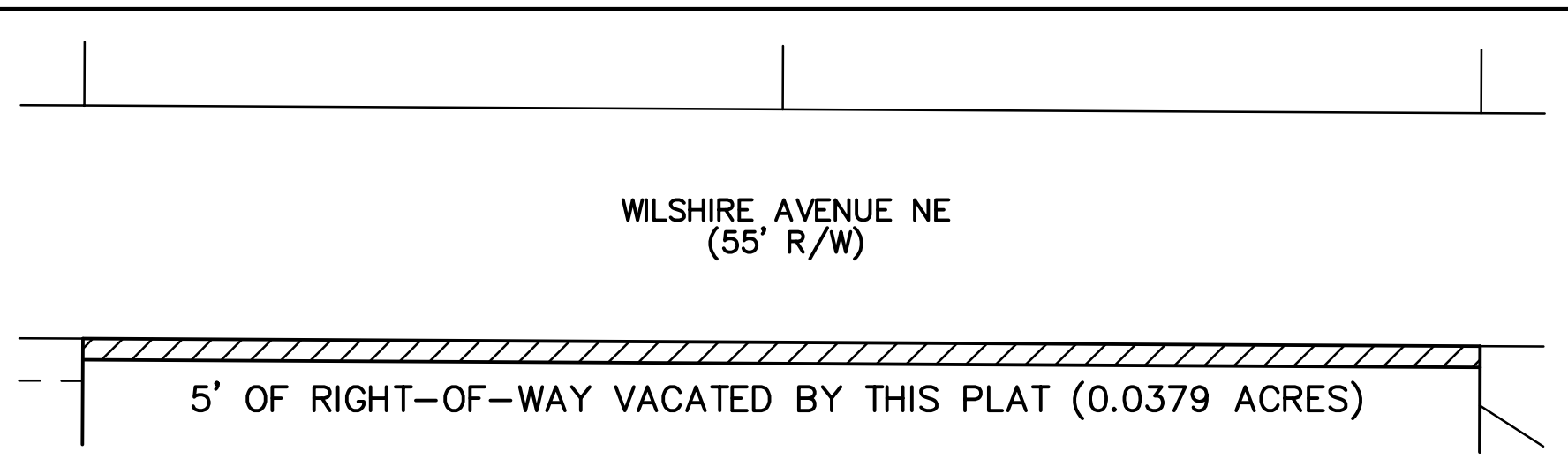


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
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Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



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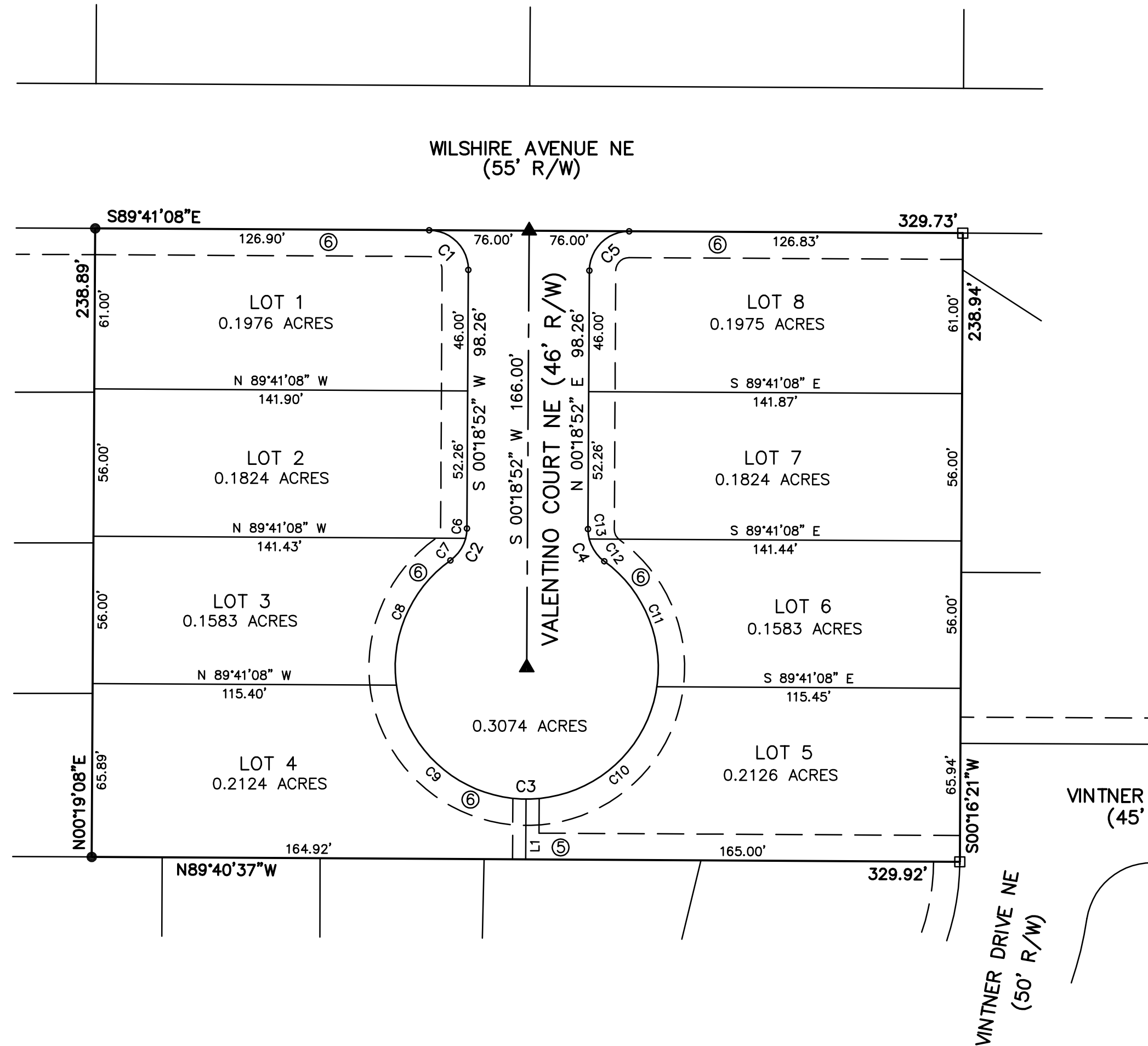
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

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- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
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Job No.:	22-096	Sheet:	2 of 3

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

From: ron@thegroup.cc
Sent: Thursday, June 29, 2023 11:29 AM
To: 'president@naaca.info'
Subject: DHO Plat Submittal
Attachments: NAA Community Neighborhood Meeting Request 2.pdf; ZAP C-20.pdf; Valentino Estates Preliminary Plat.pdf; Valentino Estates Grading Plan.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a Subdivision in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 9200 Wilshire Ave. NE
Applicant: Design Development Group LLC.
Legal Description: Lots 4 and 5, Block 16, Tract 3, Unit 3 North Albuquerque Acres
Physical Description: The property located on Wilshire Ave. east of Holbrook
Action Requested: Subdivision of 2 Lots into 8 lots

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: June 29, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Albuquerque Acres Community Association

Name of NA Representative*: David Neale

Email Address* or Mailing Address* of NA Representative¹: president@naaca.info

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave. NE
Location Description Wilshire east of Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:
 ron@thegroup.cc
-

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} C-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.99 ac
 - b. IDO Zone District R1-C
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

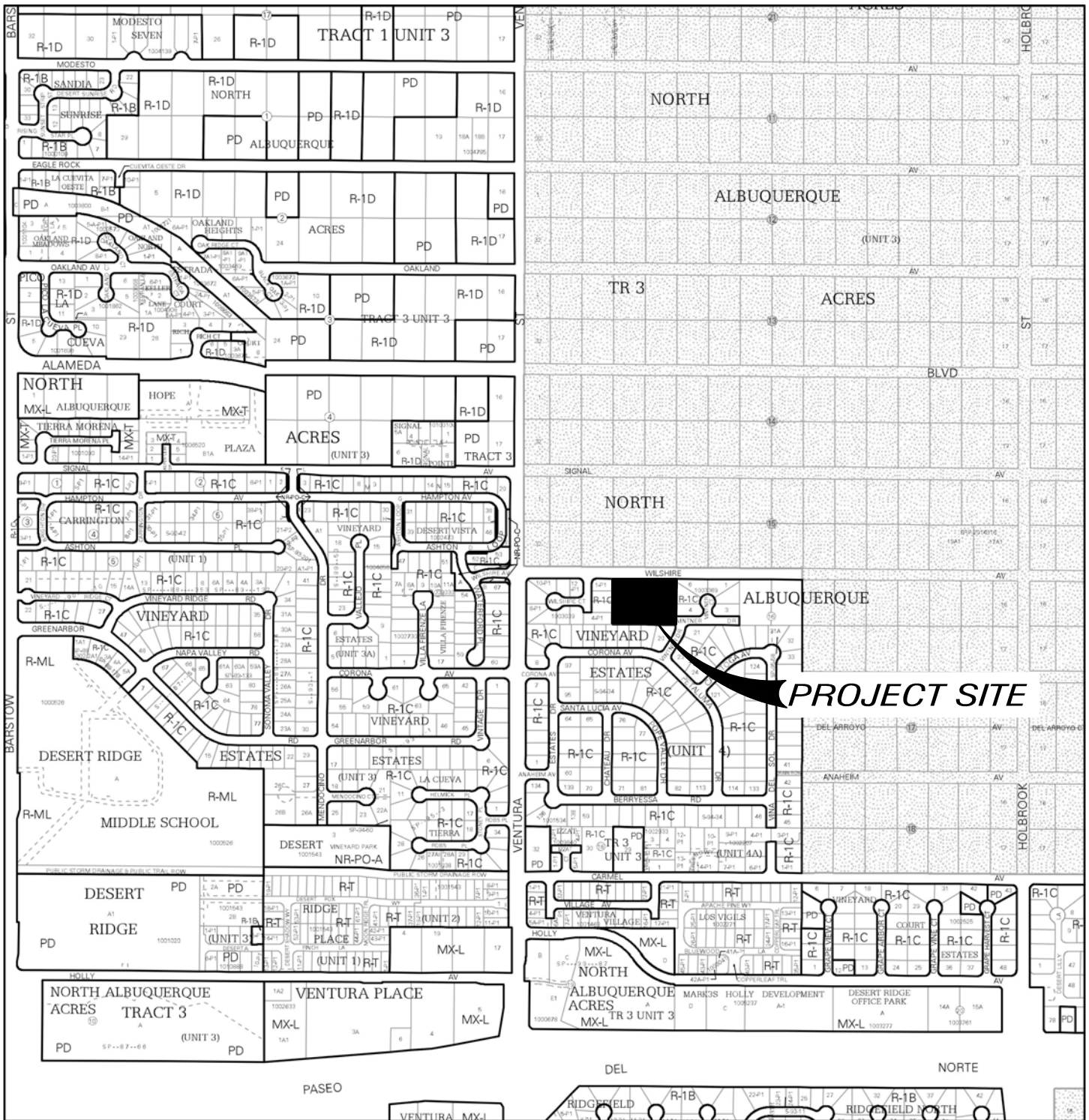
<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]

North Albuquerque Acres Community Association

District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



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

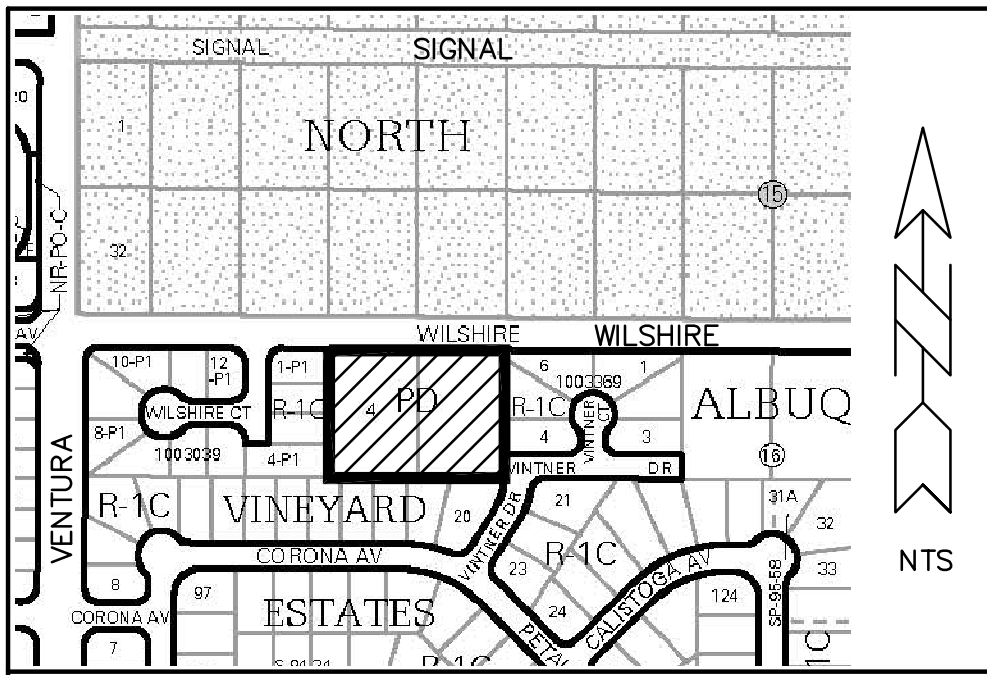
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
C-20-Z

- Easement
- 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

- Escarpment

0 250 500 1,000 Feet



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
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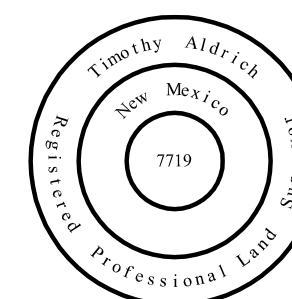
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06/24/2023
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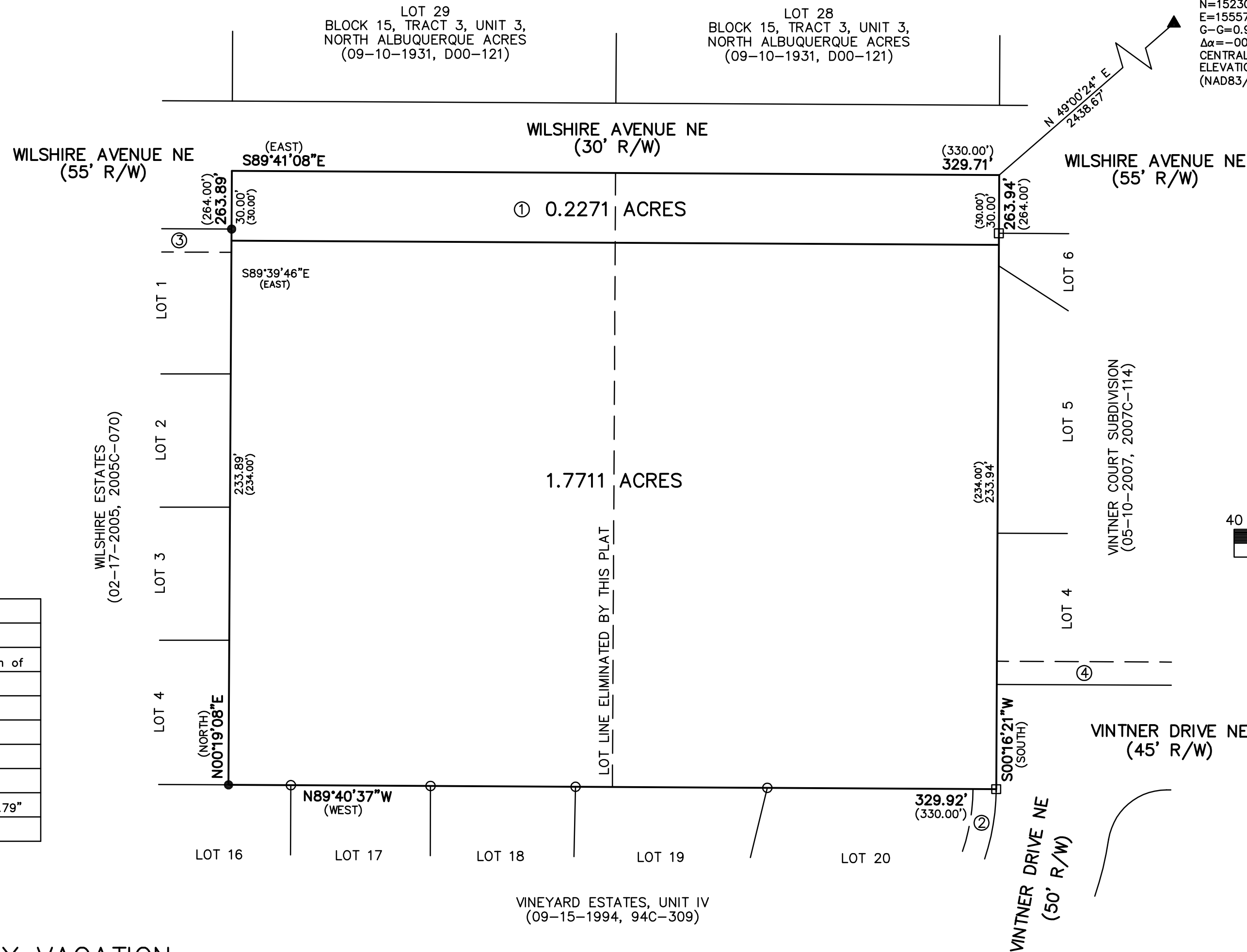
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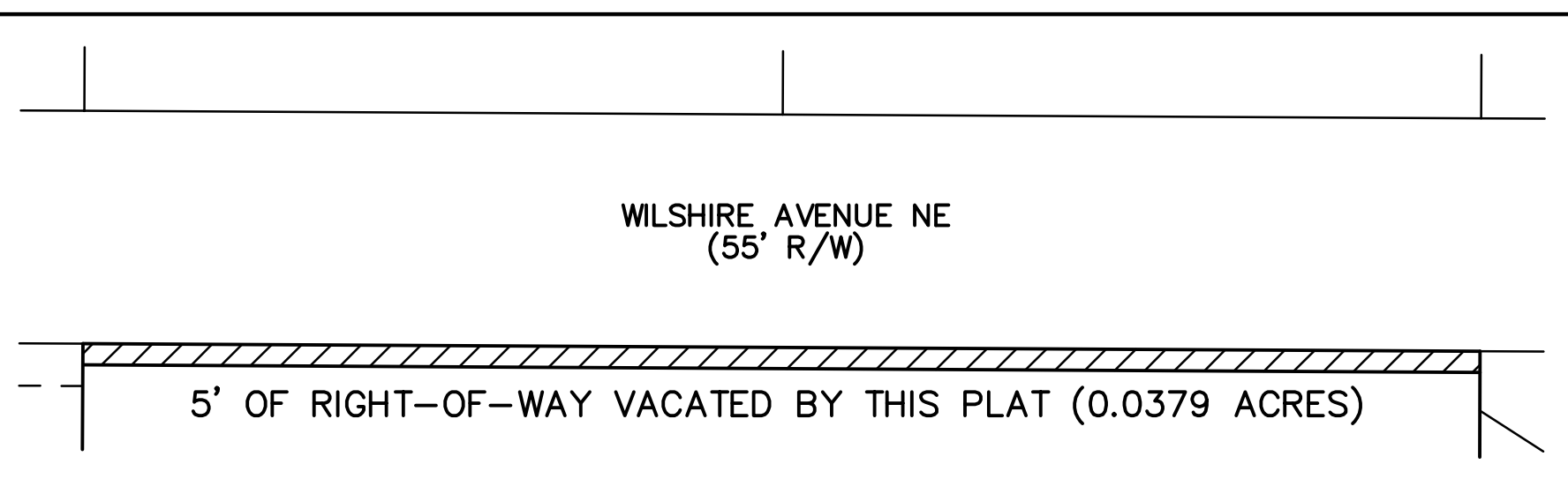


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BENCHMARKS	
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RIGHT-OF-WAY VACATION



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Job No.:	22-096	Sheet:	2 of 3



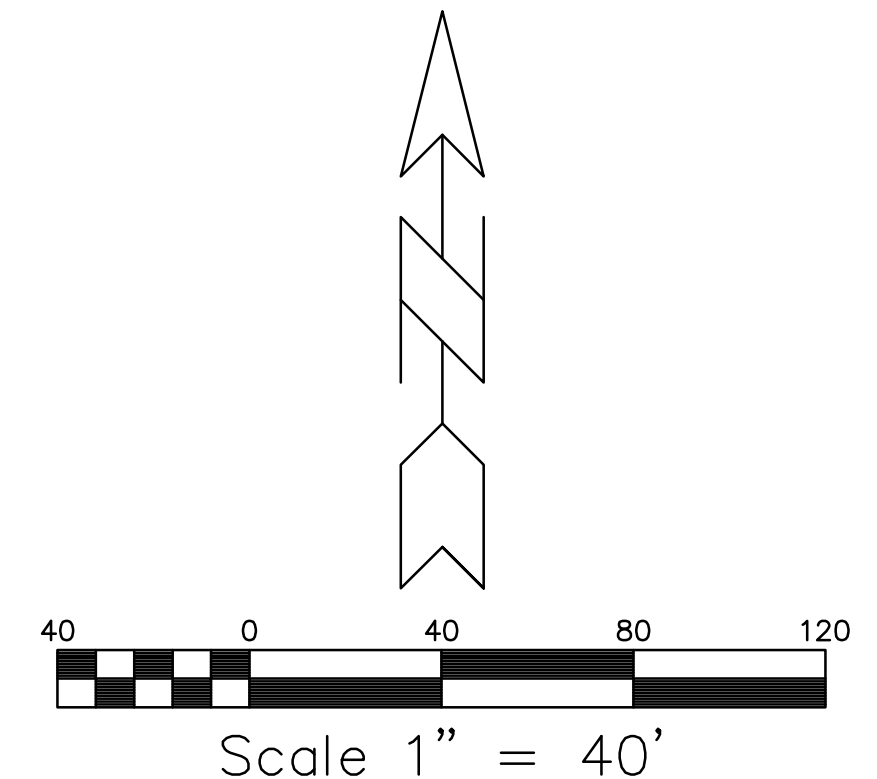
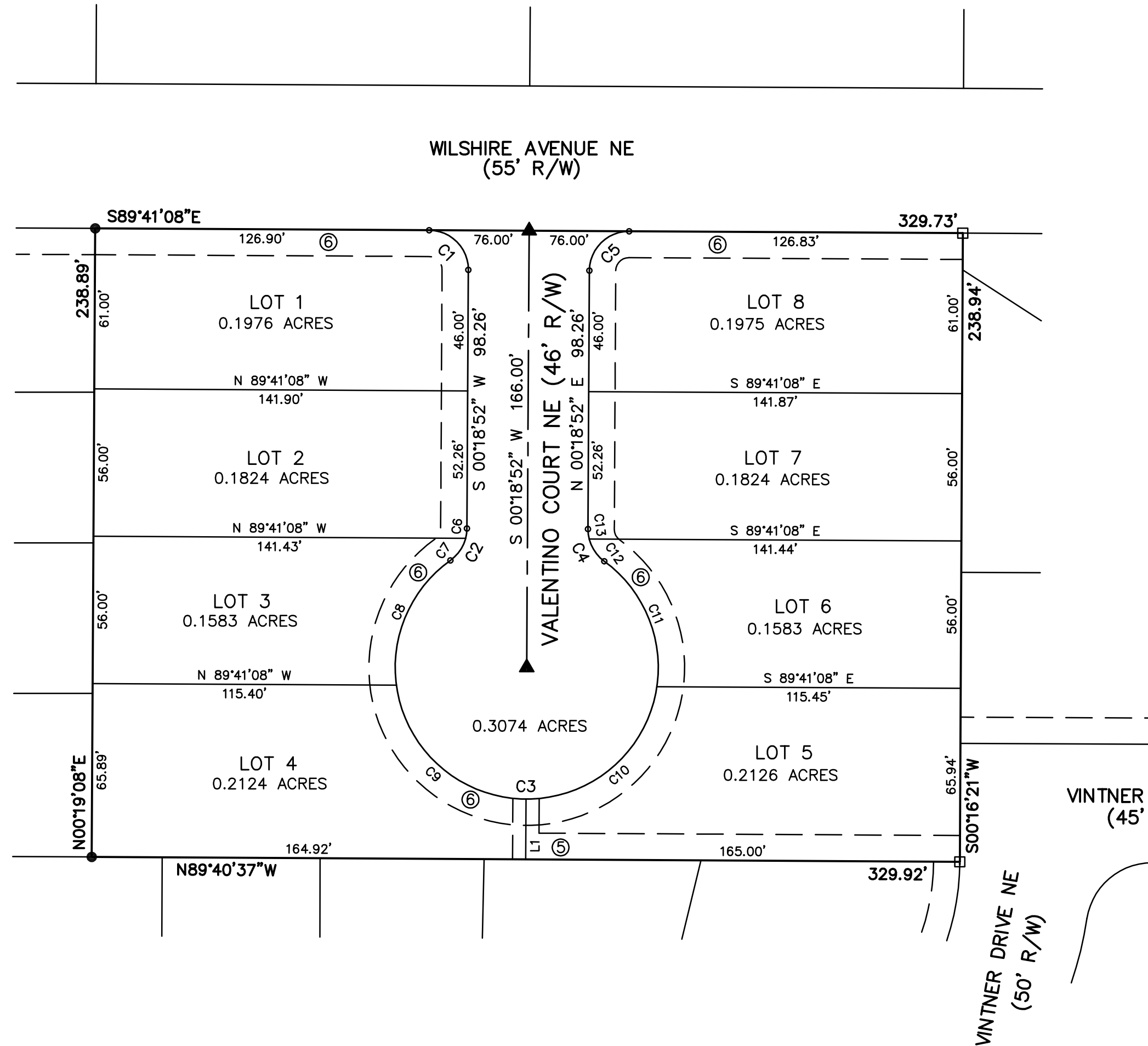
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

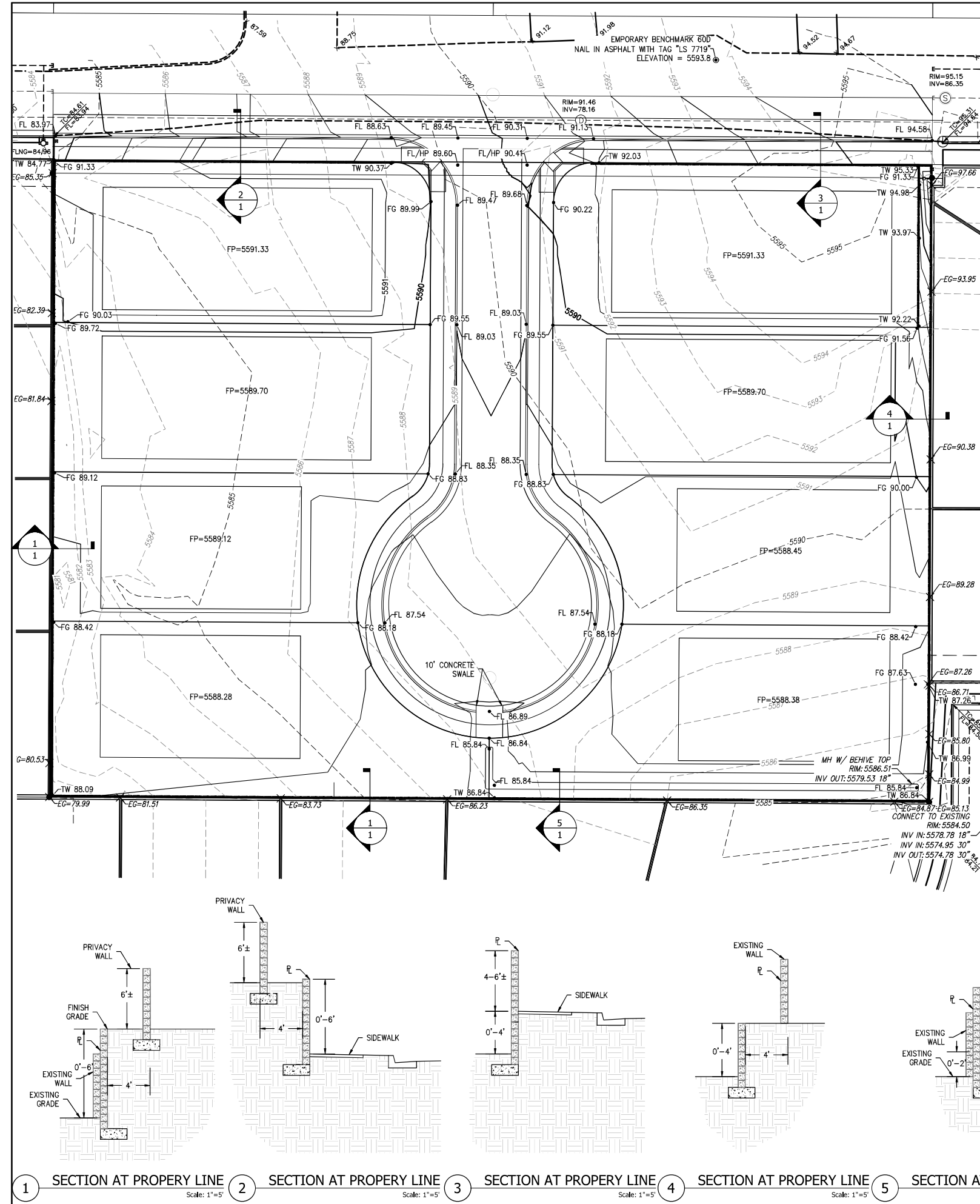


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

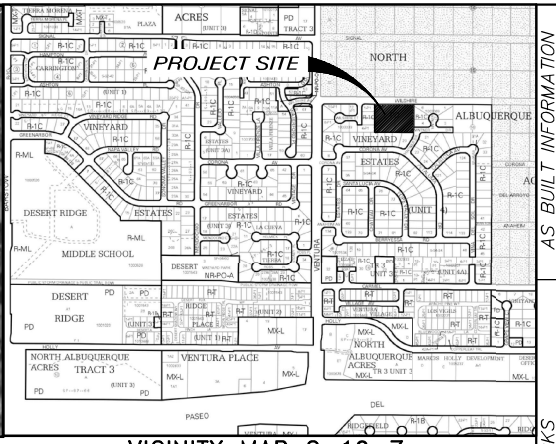
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-Z

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION

THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS

THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

EQUATIONS:
 WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)
 FLOW = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)

- $E_a = 0.67$ $Q_a = 1.84$
- $E_b = 0.86$ $Q_b = 2.49$
- $E_c = 1.09$ $Q_c = 3.17$
- $E_d = 2.58$ $Q_d = 4.49$

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE

THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIANAD ROUTED TO BE INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu-ft.)	FLOW (cfs)	CFS/AC (cfs)			
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33	1.84		
PROPOSED	78799	0%	0	0	40%	31520	60%	47279	1.9840	13028	7.17	3.96

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.
 REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
 VOLUME PROVIDED = 479 CU.FT.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
 2 SECTION AT PROPERTY LINE Scale: 1"=5'
 3 SECTION AT PROPERTY LINE Scale: 1"=5'
 4 SECTION AT PROPERTY LINE Scale: 1"=5'
 5 SECTION AT PROPERTY LINE Scale: 1"=5'

WINTNER DRIVE NE (50' R/W)

AS BUILT INFORMATION		CONTRACTOR	DATE
BENCH MARKS		INSPECTORS	DATE
SURVEY INFORMATION		ACCEPTANCE BY	DATE
ENGINEER'S SEAL		VERIFICATION BY	DATE
FIELD NOTES		DRAWING	DATE
NO.		ISSUED BY	DATE
BY		REVISIONS	DATE
BY		DESIGN	DATE
NO.		DATE	DATE
REMARKS		DESIGNED BY	DATE
NO.		DRAWN BY	DATE
NO.		CHECKED BY	DATE
NO.		DATE	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF

1 1

LEGAL DESCRIPTION
 WILSHIRE PLACE SUBDIVISION
 (BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
 WITHIN NORTH ALBUQUERQUE ACRES
 IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
 ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

From: ron@thegroup.cc
Sent: Thursday, June 29, 2023 11:30 AM
To: 'edueweke@juno.com'
Subject: DHO Plat Submittal
Attachments: District 4 Coalition Neighborhood Meeting Request 1.pdf; ZAP C-20.pdf; Valentino Estates Preliminary Plat.pdf; Valentino Estates Grading Plan.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a Subdivision in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 9200 Wilshire Ave. NE
Applicant: Design Development Group LLC.
Legal Description: Lots 4 and 5, Block 16, Tract 3, Unit 3 North Albuquerque Acres
Physical Description: The property located on Wilshire Ave. east of Holbrook
Action Requested: Subdivision of 2 Lots into 8 lots

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: June 29, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Ellen Dueweke

Email Address* or Mailing Address* of NA Representative¹: edueweke@juno.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave. NE
Location Description Wilshire east of Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:
 ron@thegroup.cc
-

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} C-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.99 ac
 - b. IDO Zone District R1-C
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

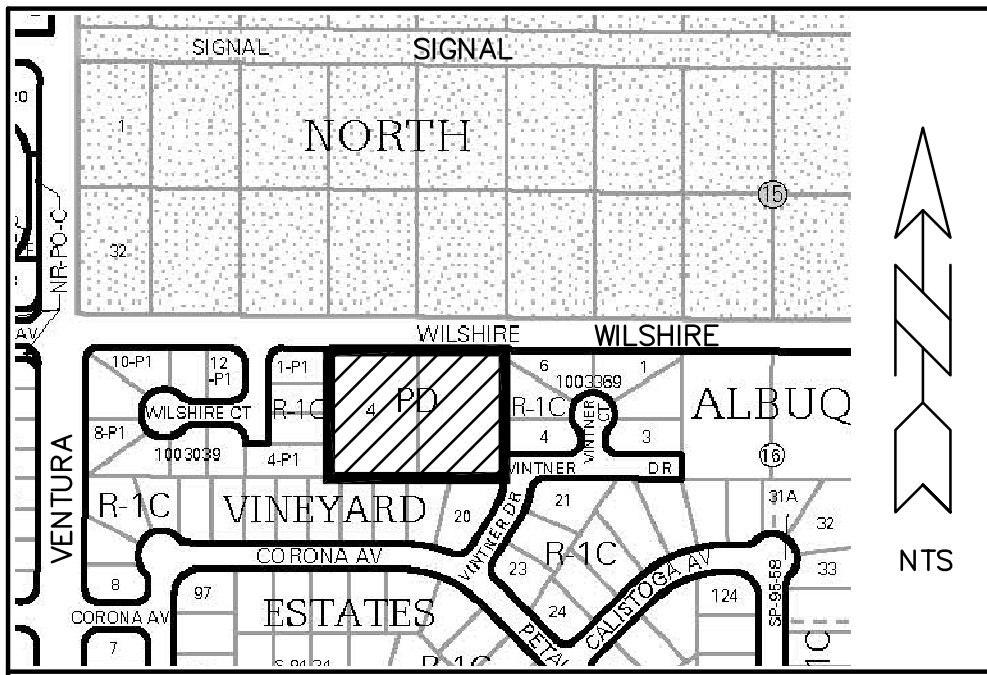
<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]

North Albuquerque Acres Community Association

District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

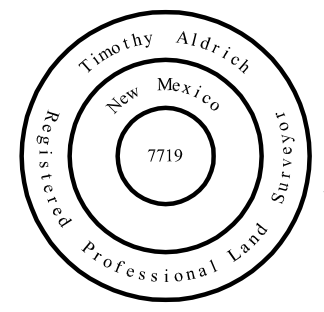
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



 Timothy Aldrich, P.S. No. 7719
 06/24/2023
 Date

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

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

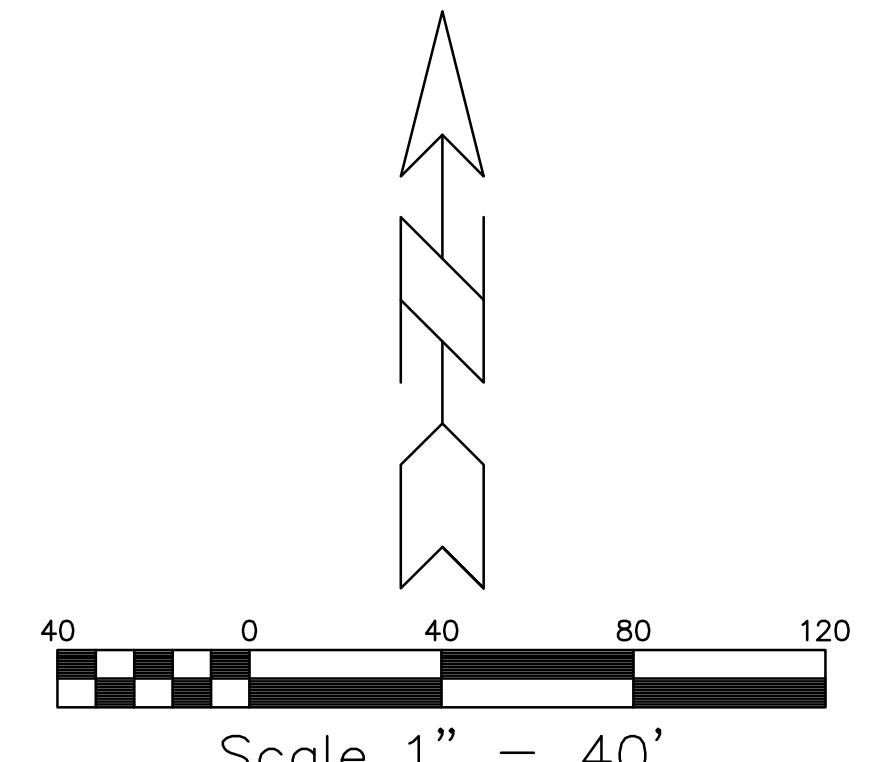
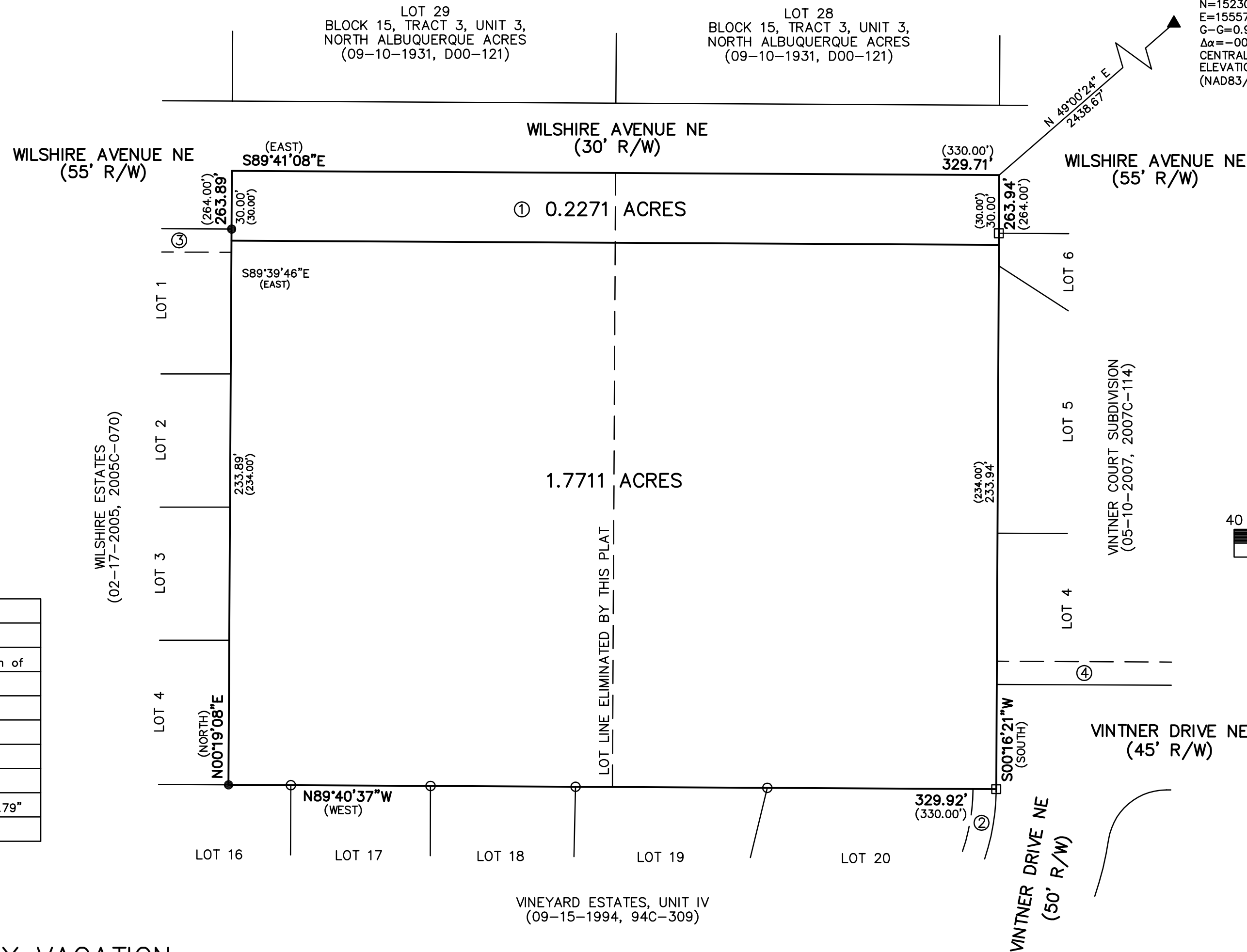
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
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 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

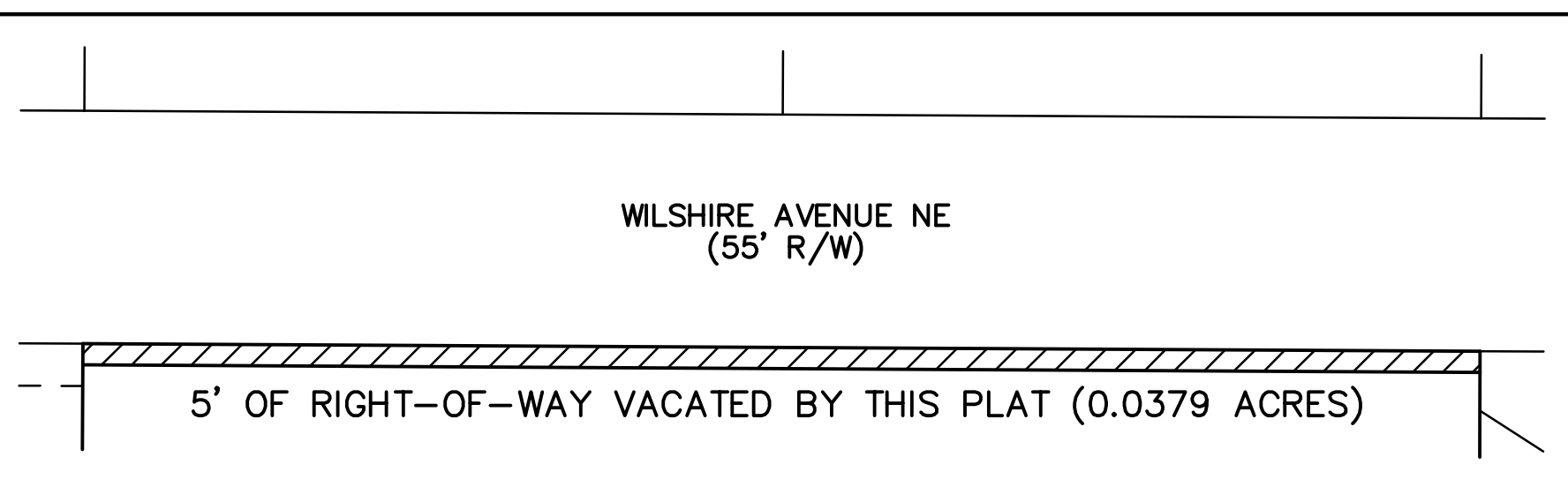


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



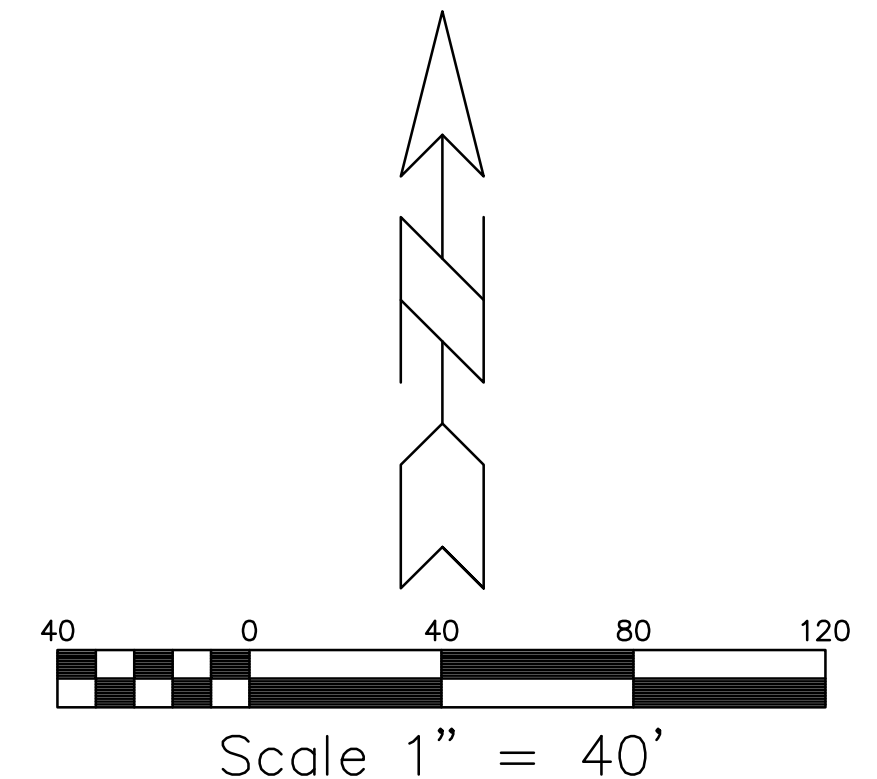
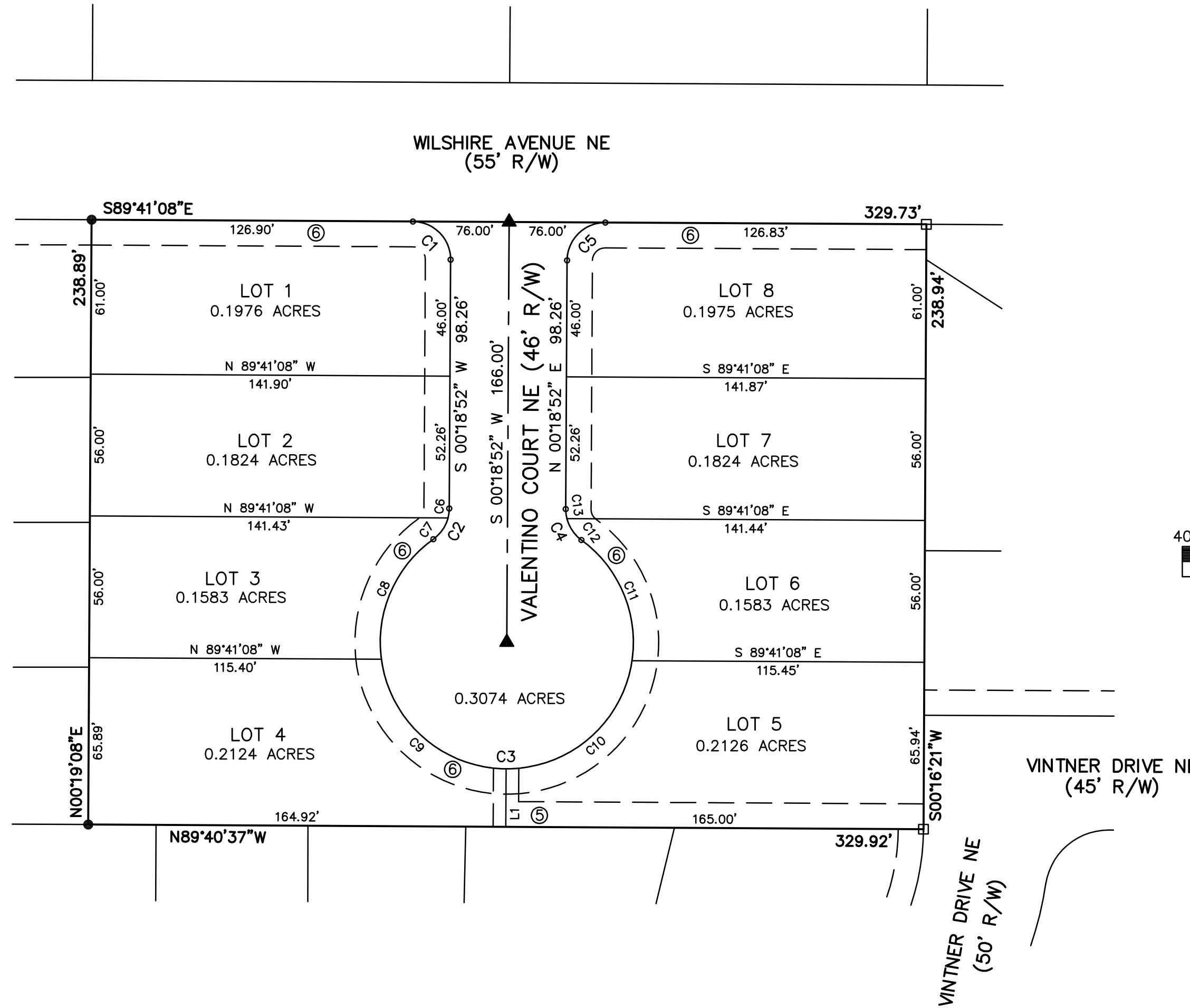
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

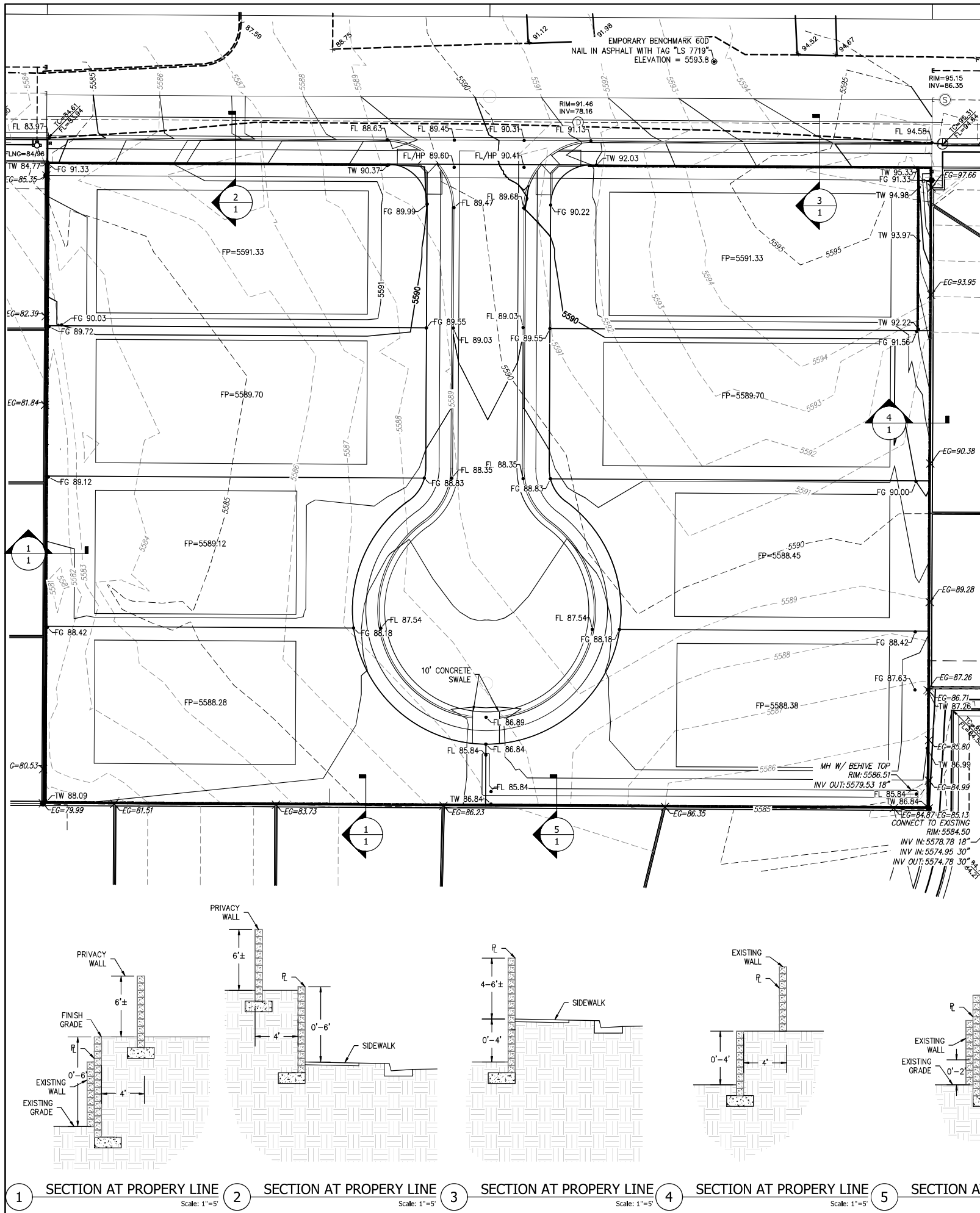


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = Ea*Ac + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
FLOW = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
Ea = 0.67 Qa = 1.84
Eb = 0.86 Qb = 2.49
Ec = 1.09 Qc = 3.17
Ed = 2.58 Qd = 4.49

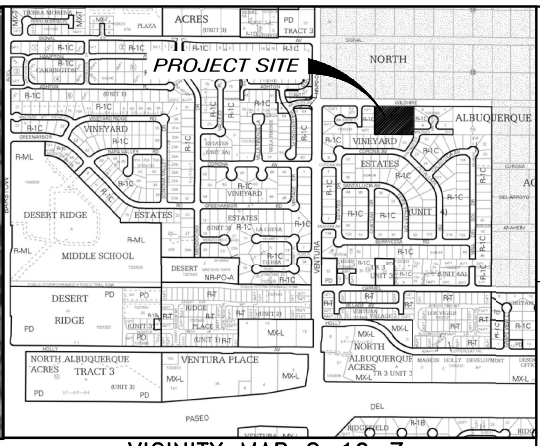
PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC (cfs)		
EXISTING	78799	100%	78799	0%	0	0%	0	0.6700	4400	3.33	1.84
PROPOSED	78799	0%	0	0%	40%	31520	60%	47279	13028	7.17	3.96

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME
LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.
LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.
IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.



VICINITY MAP C-19-Z

NOTES
ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28
- 66.33
- EXISTING ELEVATION
- WATER BREAK
- 5000
- PROPOSED CONTOUR
- 5000
- EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD



AS BUILT INFORMATION

CONTRACTOR	DATE
WORK ORDER NO.	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWING ISSUED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL

RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
MAY 1, 2015

REVISIONS

NO.	DATE	REMARKS
DESIGN	DATE 3/23	
REH	DATE 3/23	
REH	DATE 3/23	

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
		1	1

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

From: ron@thegroup.cc
Sent: Thursday, June 29, 2023 11:30 AM
To: 'mgriffee@noreste.org'
Subject: DHO Plat Submittal
Attachments: District 4 Coalition Neighborhood Meeting Request 2.pdf; ZAP C-20.pdf; Valentino Estates Preliminary Plat.pdf; Valentino Estates Grading Plan.pdf

Tracking:	Recipient	Read
	'mgriffee@noreste.org' Mildred Griffiee	Read: 7/3/2023 6:27 PM

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a Subdivision in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 9200 Wilshire Ave. NE
Applicant: Design Development Group LLC.
Legal Description: Lots 4 and 5, Block 16, Tract 3, Unit 3 North Albuquerque Acres
Physical Description: The property located on Wilshire Ave. east of Holbrook
Action Requested: Subdivision of 2 Lots into 8 lots

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: June 29, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: mgriffiee@noreste.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave. NE
Location Description Wilshire east of Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:
 ron@thegroup.cc
-

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} C-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.99 ac
 - b. IDO Zone District R1-C
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

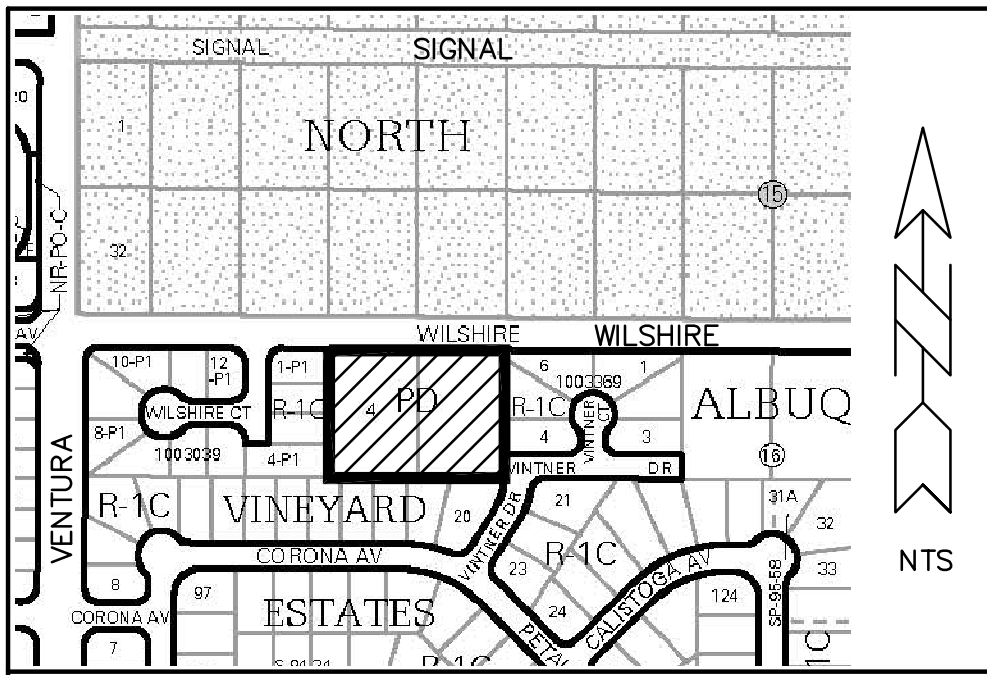
<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates NA [Other Neighborhood Associations, if any]

North Albuquerque Acres Community Association

District 4 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

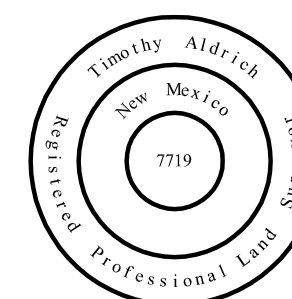
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFC	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719

06/24/2023
 Date



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

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

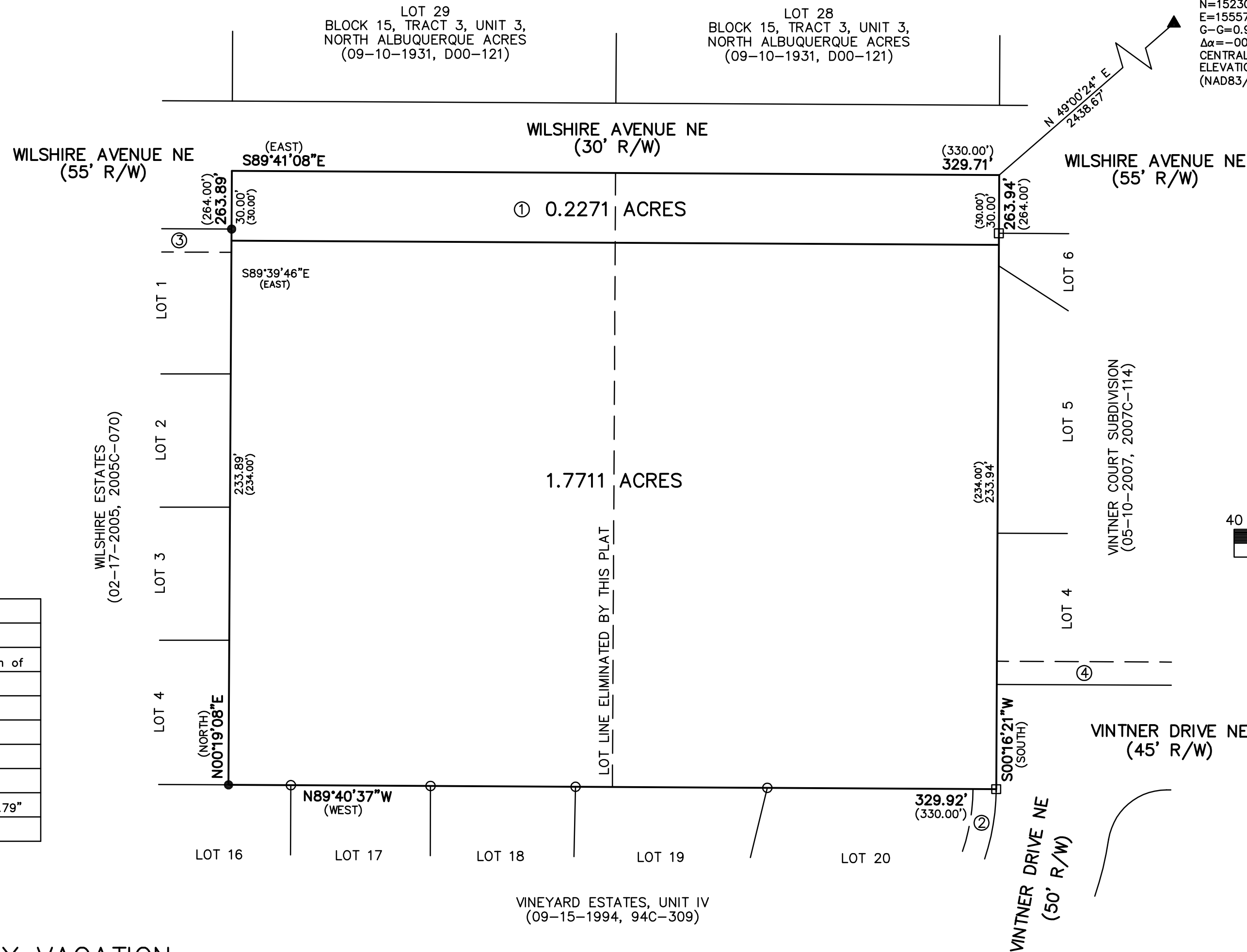
EXISTING CONDITIONS

PRLIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

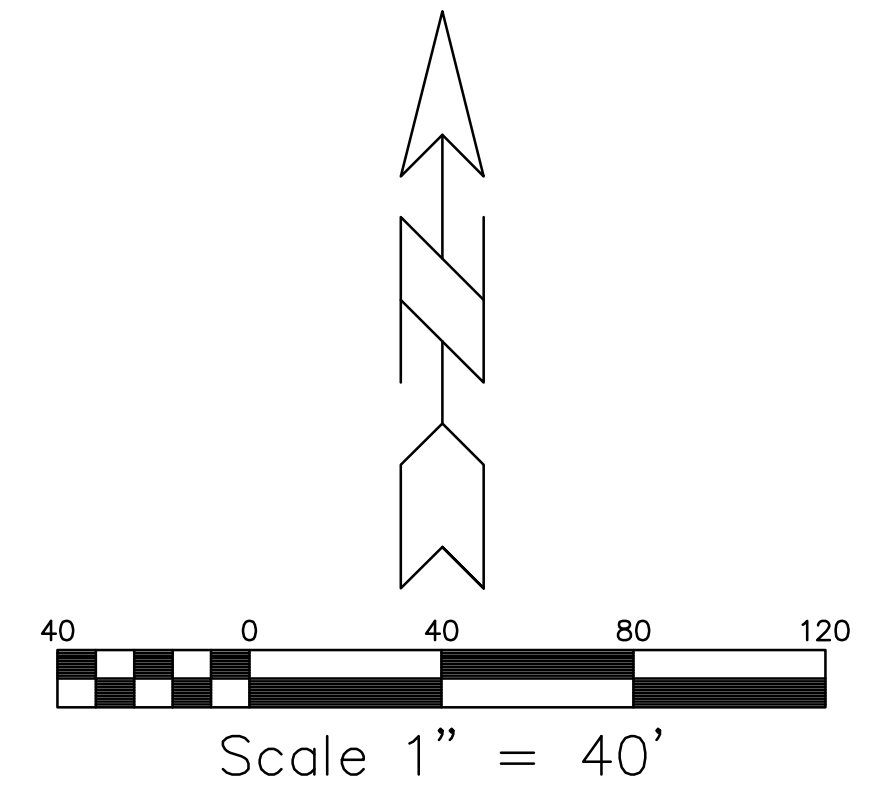
AGRS MONUMENT
 "6-C21 1995"
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 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
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 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)



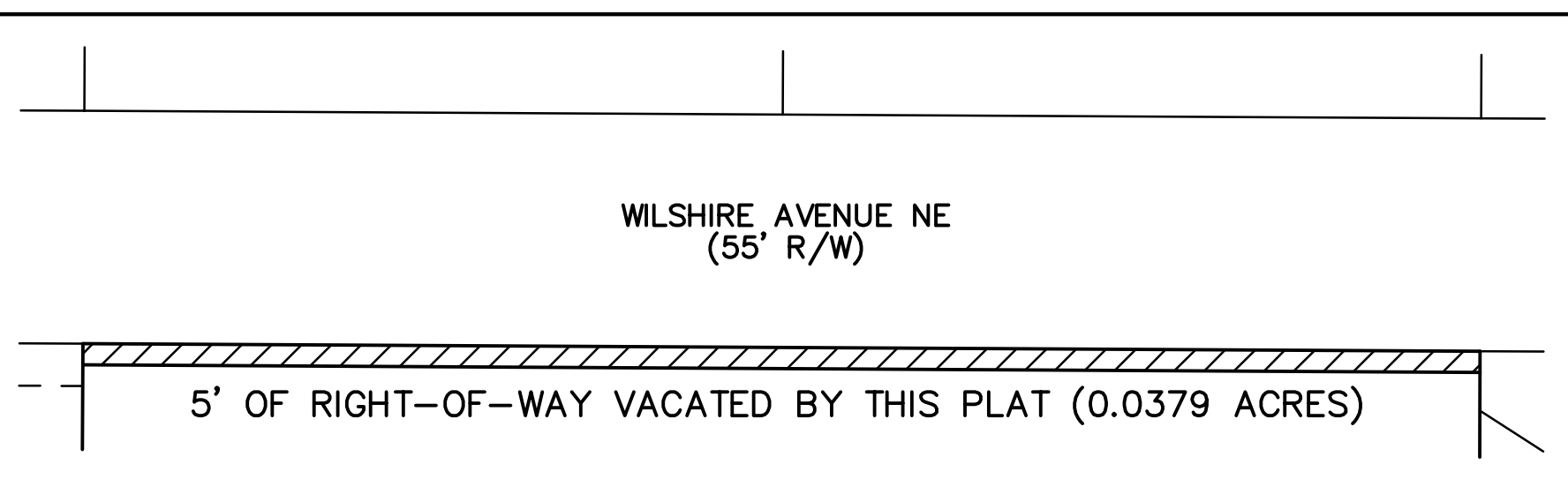
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	



RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



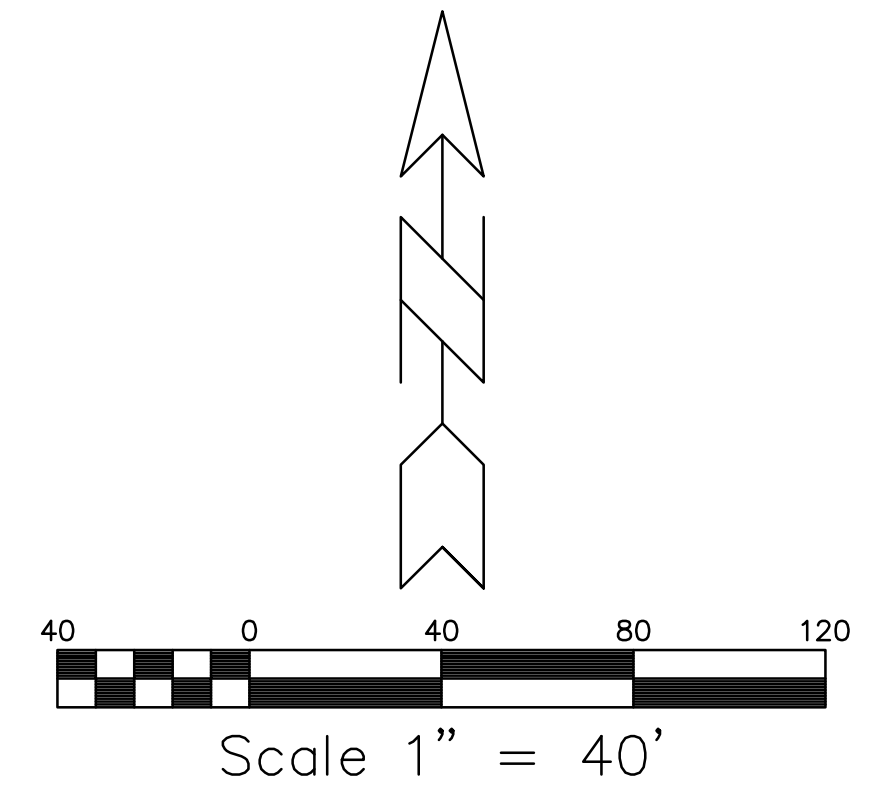
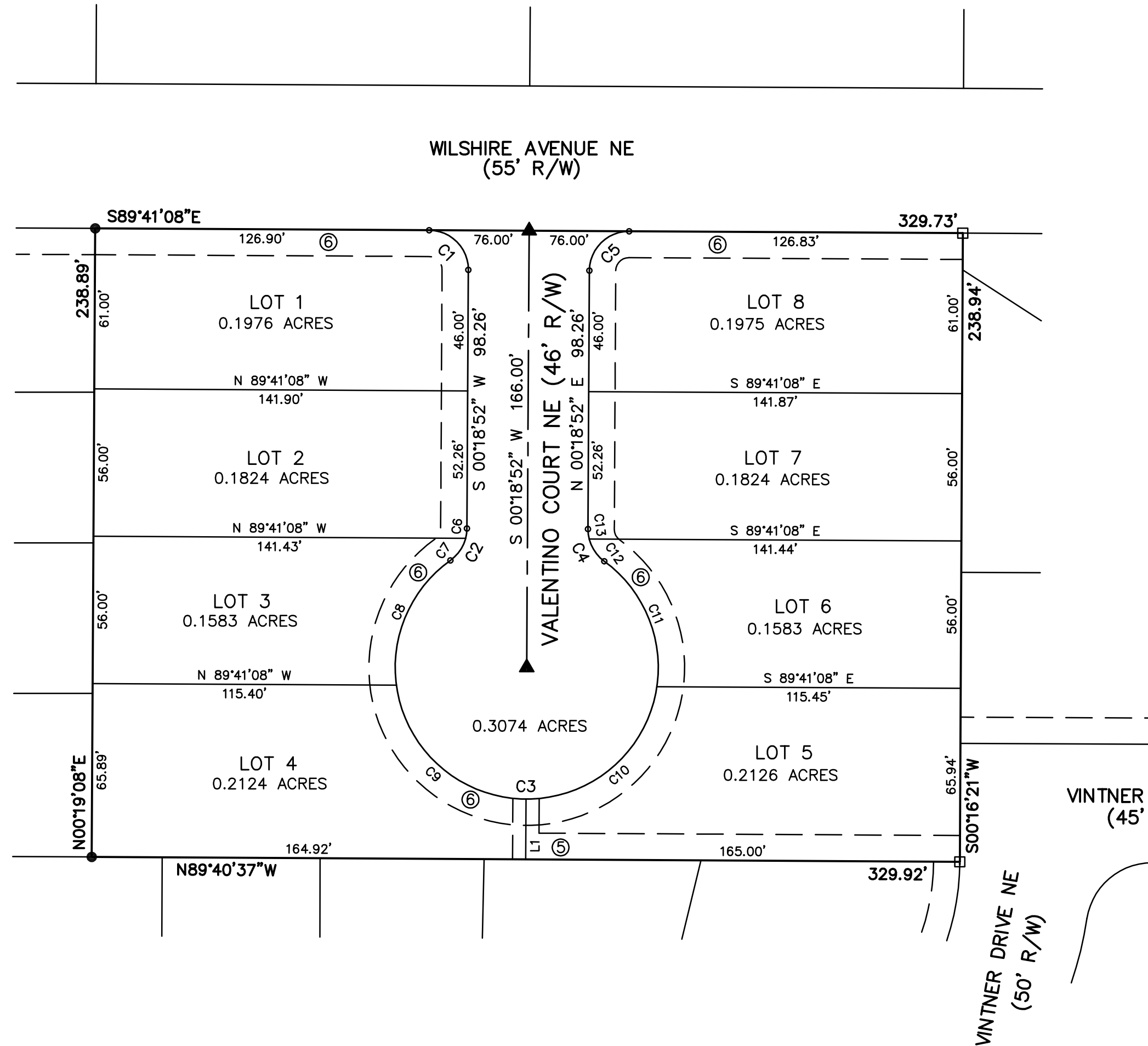
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

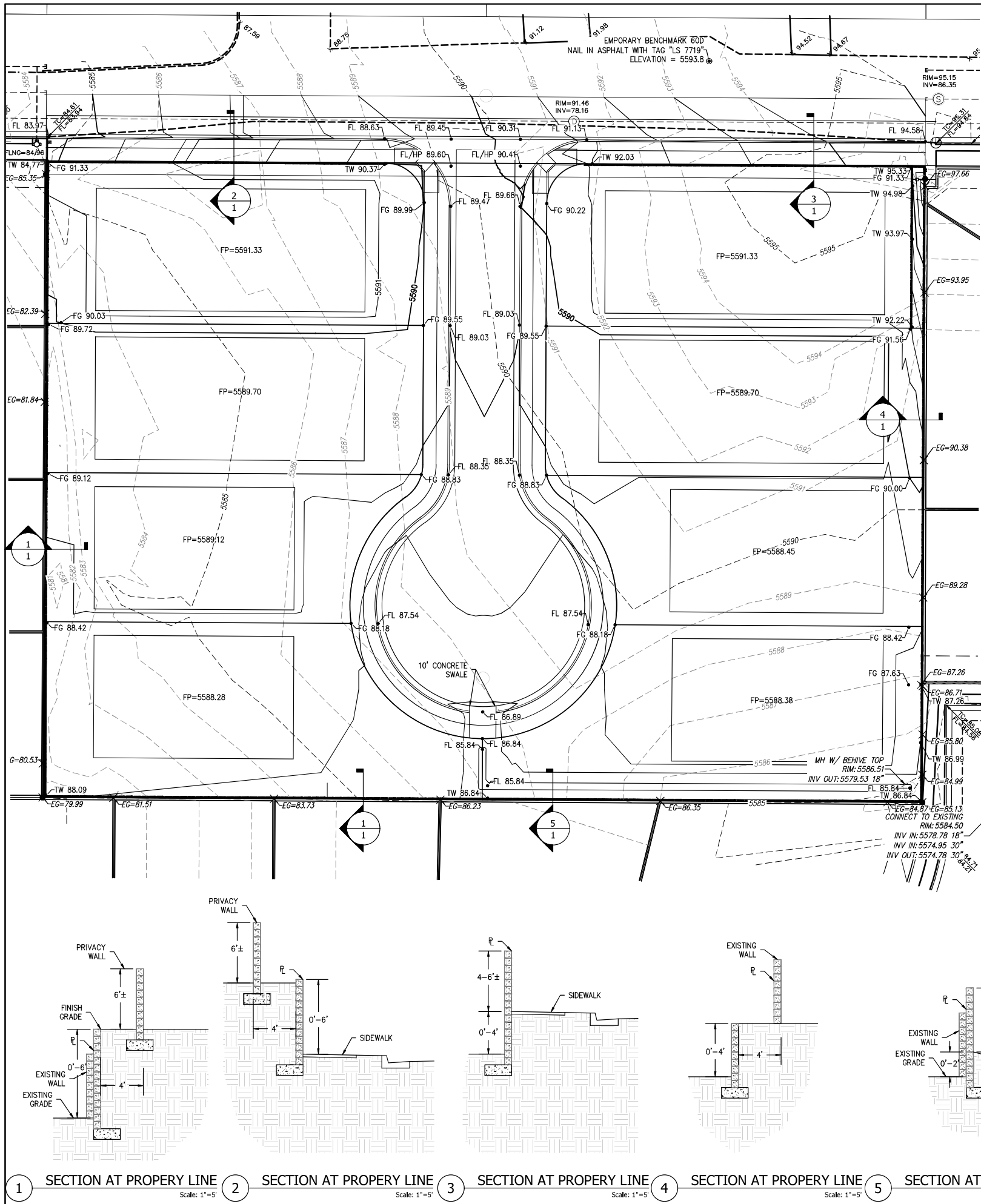


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

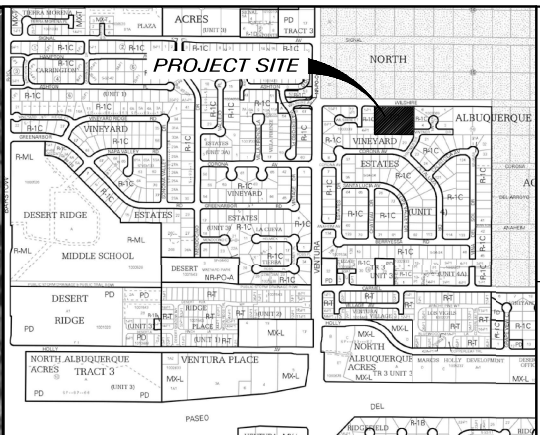
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-Z

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
 $FLOW = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $E_a = 0.67$ $Q_a = 1.84$
 $E_b = 0.86$ $Q_b = 2.49$
 $E_c = 1.09$ $Q_c = 3.17$
 $E_d = 2.58$ $Q_d = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 11-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIVARD ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu-ft.)	FLOW (cfs)	CFS/AC (cfs)			
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33	1.84		
PROPOSED	78799	0%	0	0%	40%	31520	60%	47279	1.9840	13028	7.17	3.96

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME
LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.
LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.
IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

1 SECTION AT PROPERTY LINE Scale: 1"=5'
2 SECTION AT PROPERTY LINE Scale: 1"=5'
3 SECTION AT PROPERTY LINE Scale: 1"=5'
4 SECTION AT PROPERTY LINE Scale: 1"=5'
5 SECTION AT PROPERTY LINE Scale: 1"=5'

LEGAL DESCRIPTION
WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF

1 1

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWING ISSUED BY	DATE
RECORDED BY	DATE

BENCH MARKS

NO.	DATE
-----	------

SURVEY INFORMATION

FIELD BY	DATE
NO.	DATE

ENGINEER'S SEAL

RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
MAY 1, 2015

REVISIONS

NO.	DATE	REMARKS
DESIGN	DATE 3/23	
REH	DATE 3/23	
REH	DATE 3/23	

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 27, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: BACA OLGA SUSANNA

Mailing Address*: 4700 MONTE FRIO DR NW, ALBUQUERQUE NM 87120-1851

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9200 Wilshire Ave
Location Description Wilshire Ave. between Ventura and Holbrook
2. Property Owner* Design Development Group, LLC
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision of 2 lots into 8 residential lots

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: August 23, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-20
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District R1-C
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

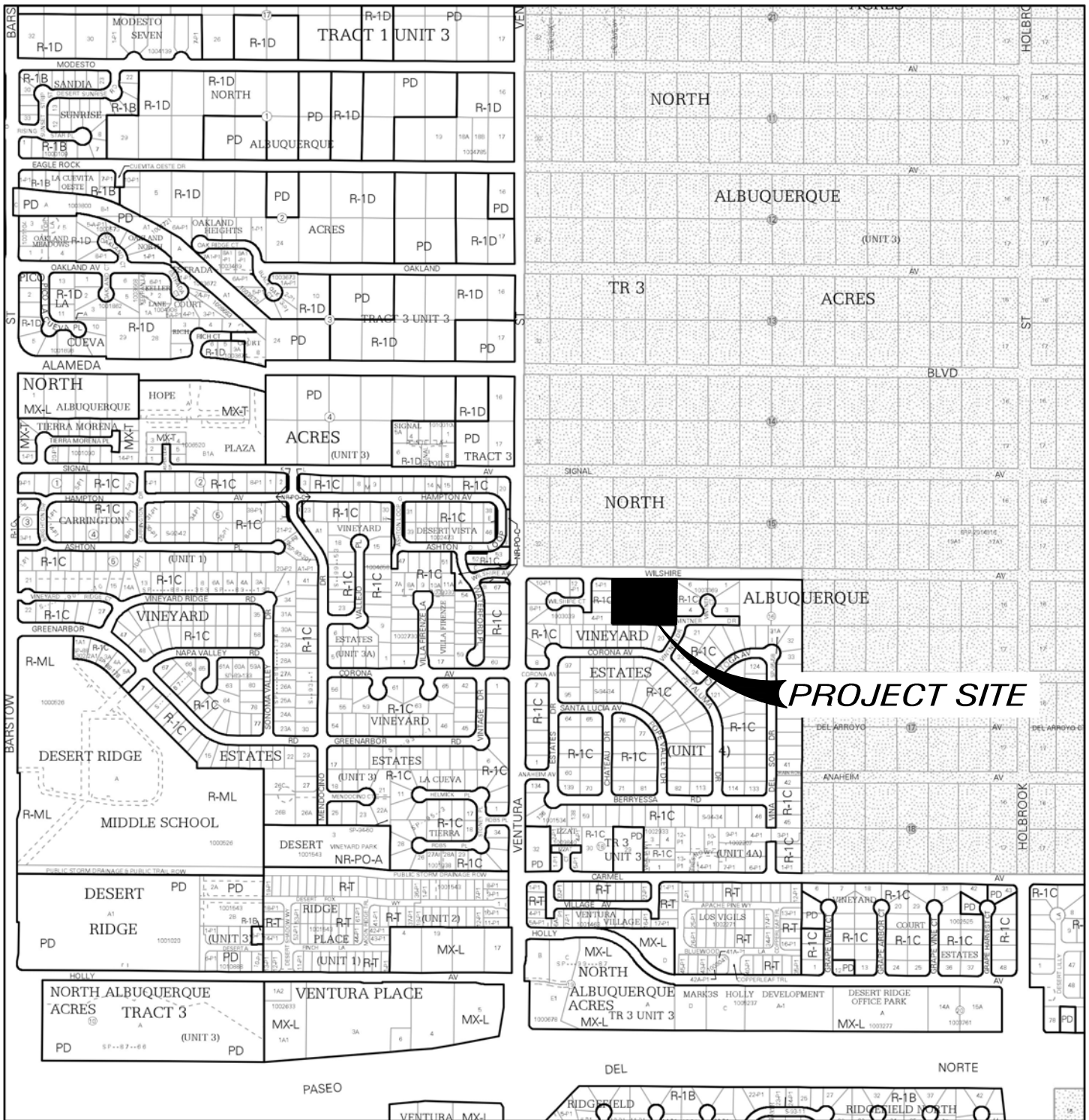
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



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

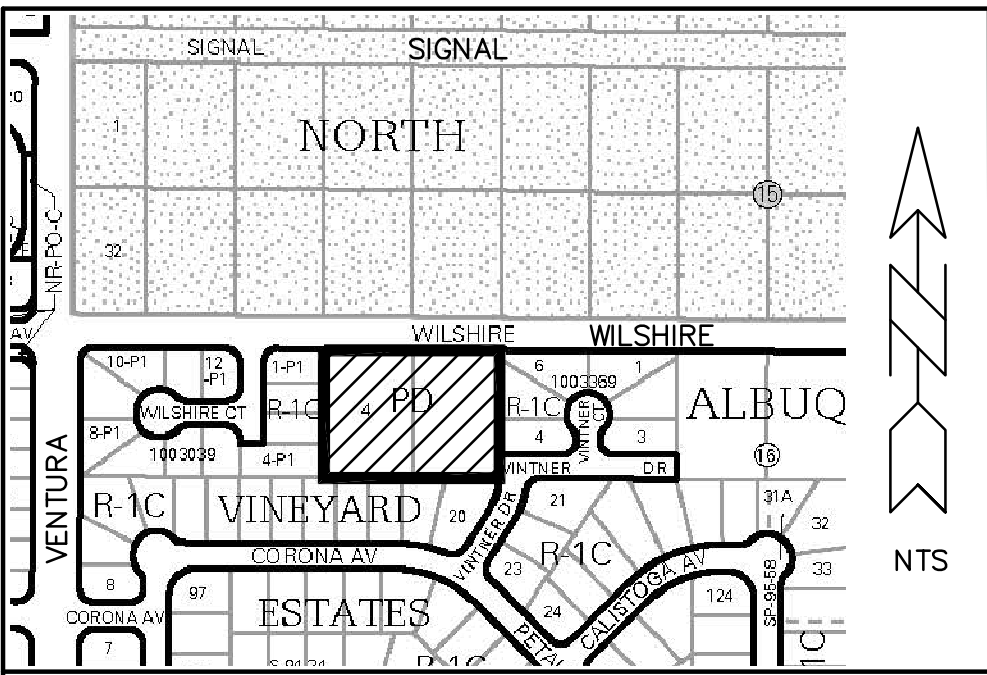
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
C-20-Z

- Easement
- 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

- Escarpment

0 250 500 1,000 Feet



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. Lumen (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.
4. Comcast (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 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, 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 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 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

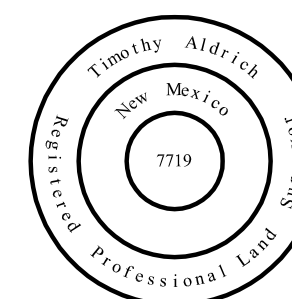
Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFC	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

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, and is true and correct to the best of my knowledge and belief."



[Signature]
 Timothy Aldrich, P.S. No. 7719
 06/24/2023
 Date

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3



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

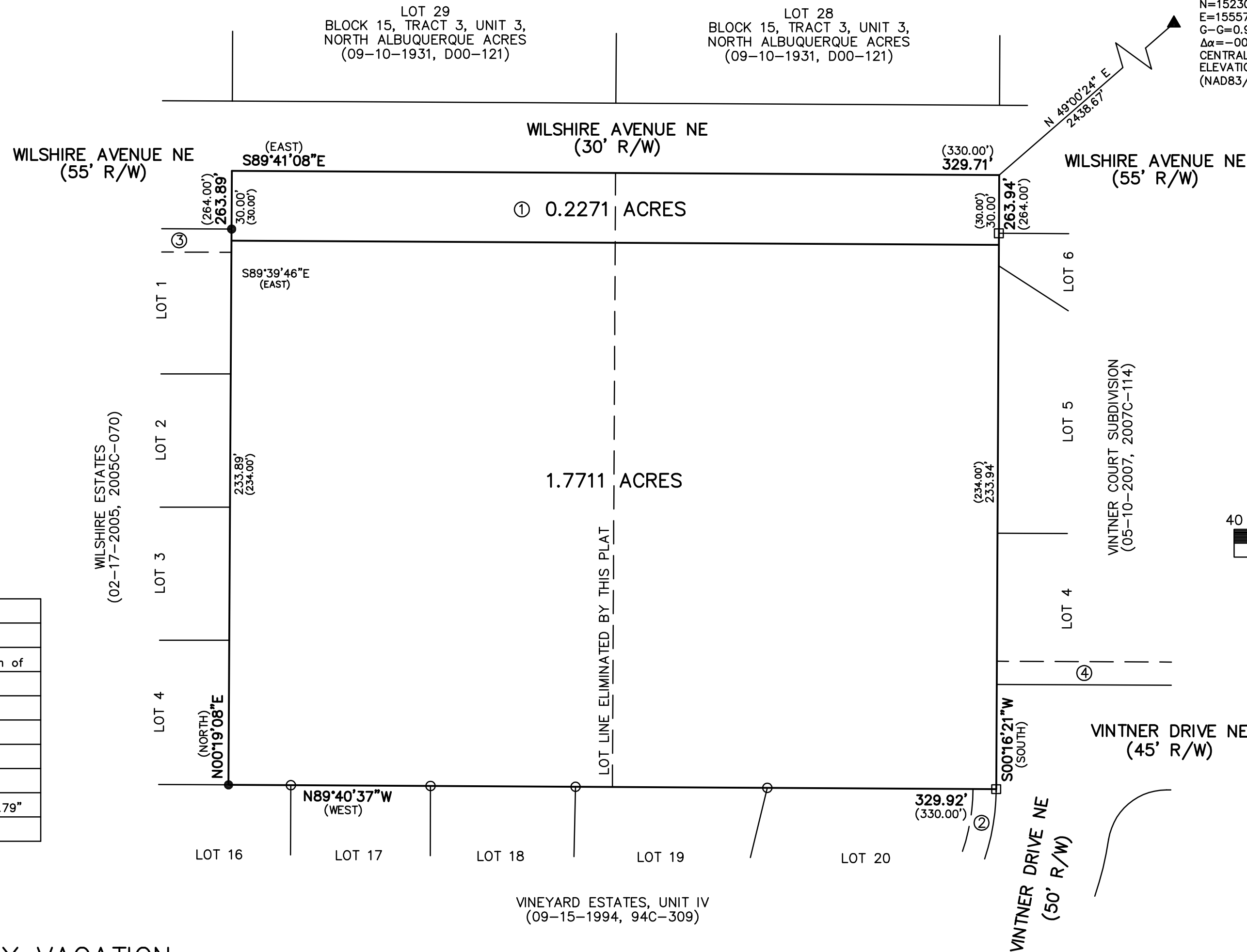
EXISTING CONDITIONS

PRELIMINARY PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)

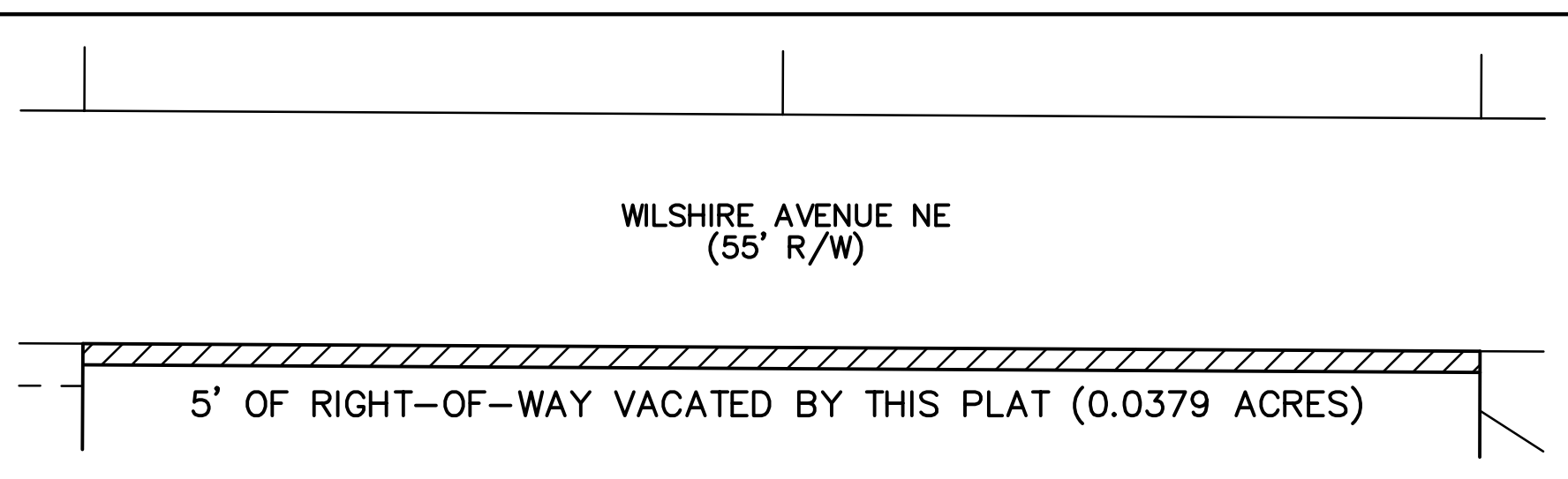


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS	
AGRS Aluminum Cap stamped "6-C21 1995"	
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"	
Elevation, in feet (NAVD88) = 5660.507	

RIGHT-OF-WAY VACATION



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3



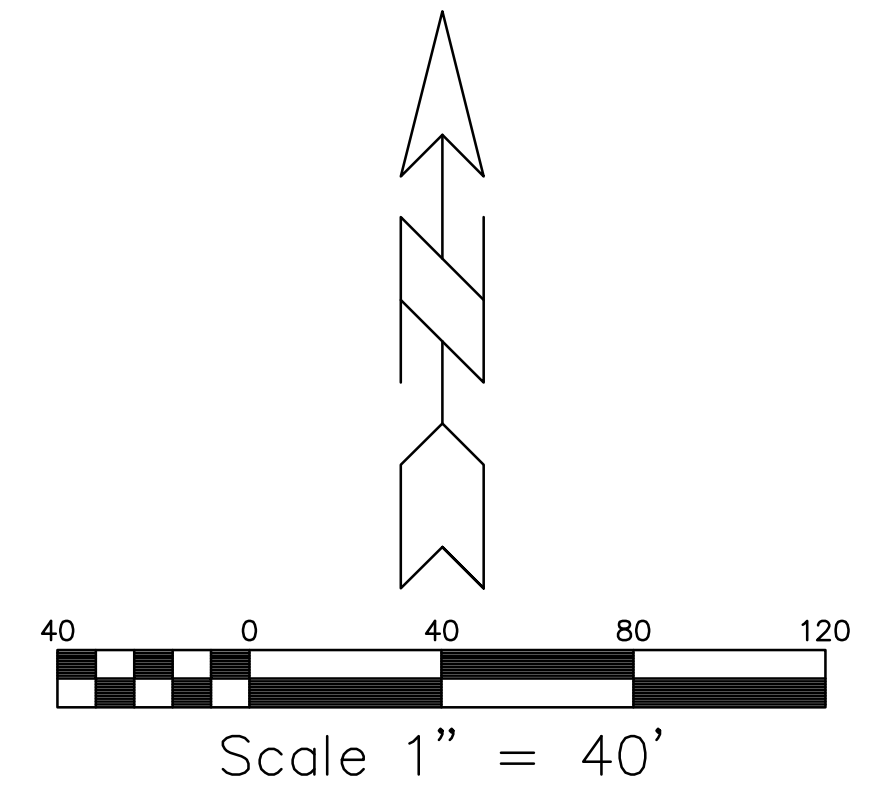
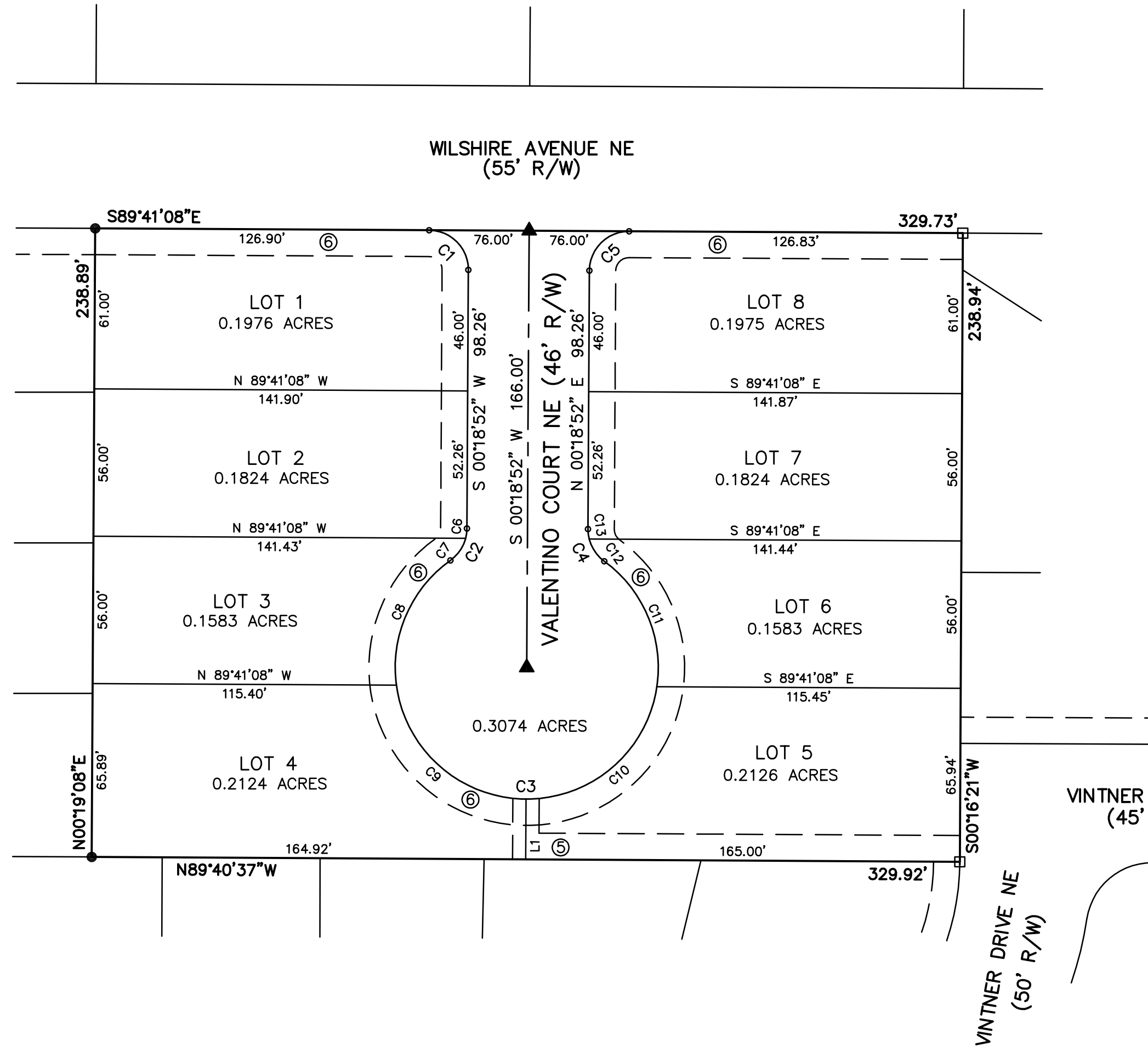
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



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35651 KUWAIT



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To: **Vineyard Estates NA**
Elizabeth Meek
8301 Mendocino Drive NE
Albuquerque NM 87122



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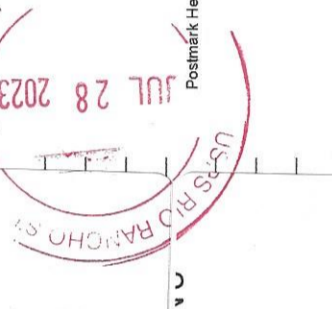
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To: **COOPER DAVID E & DELLINO LINDA W**
9023 CORONA AVE NE
ALBUQUERQUE NM 87122



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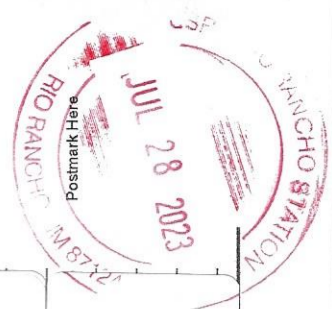
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David Zarecki
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Albuquerque NM 87122



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ALBUQUERQUE NM 87122-4220



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