



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

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat / 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 checked="" 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

Proposed Replat of lots A-25,A-24,A-26 in Vista Magnifica Subdivision. Goal is to turn three current lots into two lots which would be Lot A-26A,A-26-B

APPLICATION INFORMATION

Applicant/Owner: Michelle Flores		Phone: 5052881012
Address: 7400 Freemont Place		Email: floresmd57@gmail.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Maia Martin		Phone: 5059167474
Address: 601 Menual BLVD Unit 1303		Email: maia@candelariahomes.c
City: Albuquerque	State: NM	Zip: 87107
Proprietary Interest in Site: New Build of Single Family Home	List <u>all</u> owners: Michelle Flores	

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

Lot or Tract No.: A24,A25,A26	Block: 4	Unit: A
Subdivision/Addition: Vista Magnifica	MRGCD Map No.:	UPC Code: 101105938013240932
Zone Atlas Page(s): H-11	Existing Zoning: H-11	Proposed Zoning H-11
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): 0.35

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1748,1752,1756Cliffsid Between: Cliffside Drive and: Cascade Place

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

PS-2022-00192, PR-2022,006746, PS-2023-00101

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: Maia Martin	Date: 08-08-2023
Printed Name: Maia Martin	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

_ MAJOR SUBDIVISION FINAL PLAT APPROVAL

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 two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

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

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

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- ___ 6) 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
- ___ 7) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- ___ 9) Letter of authorization from the property owner if application is submitted by an agent
- ___ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- ___ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ MINOR AMENDMENT TO 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 S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) 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.

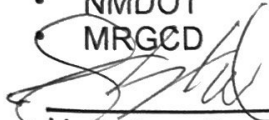
Legal Description & Location: Lot A-26-A, Lot A-26-B of Block 4, in Unit 4 of Vista Magnifica

Job Description: Replat of Land 1756 Cliffside

Hydrology:

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

<u>RB</u>	Approved	<u> </u>	NA
<u> </u>	Approved	<u>X</u>	NA
<u> </u>	Approved	<u>X</u>	NA
<u> </u>	Approved	<u>X</u>	NA
<u> </u>	Approved	<u>X</u>	NA



 Hydrology Department

8/11/23
 Date

Transportation:

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

<u> </u>	Approved	<u>X</u>	NA
<u> </u>	Approved	<u>X</u>	NA
<u> </u>	Approved	<u>X</u>	NA
<u> </u>	Approved	<u>X</u>	NA
<u> </u>	Approved	<u>X</u>	NA



 Transportation Department

8/14/2023
 Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter (*Pending*) Approved ✓ NA
- ABCWUA Development Agreement Approved ✓ NA
- ABCWUA Service Connection Agreement Approved ✓ NA



 ABCWUA

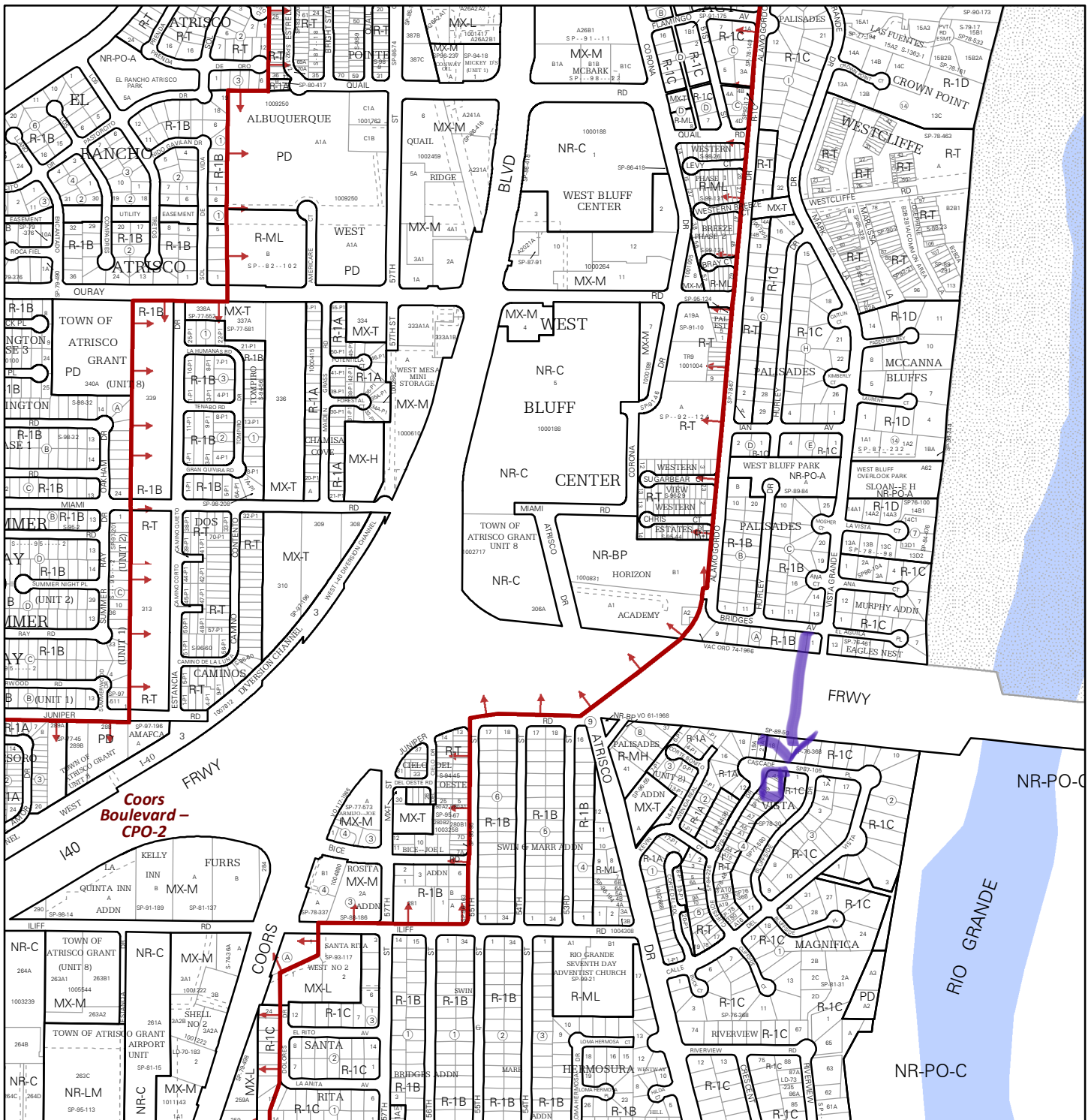
8/11/2023
 Date

- 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

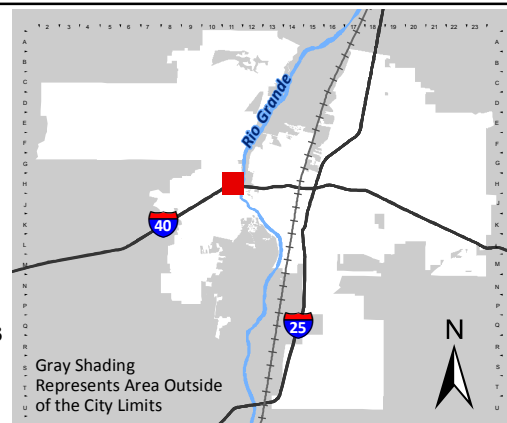


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Rio Grande

40
25

N

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
H-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



VICINITY MAP No. H-11-Z

LEGAL DESCRIPTION

LOTS LETTERED A-TWENTY-FOUR (A-24), A-TWENTY-FIVE (A-25) AND A-TWENTY-SIX (A-26) IN BLOCK NUMBERED FOUR (4) OF THE REPLAT OF TRACT "A" BLOCK 4 OF VISTA MAGNIFICA SUBDIVISION, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 28, 1978 IN VOLUME B14, FOLIO 125

**PLAT OF
LOTS A-26 & A-24-A, BLOCK 4
VISTA MAGNIFICA SUBDIVISION**

WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 11, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER _____
APPLICATION NUMBER _____

UTILITY APPROVALS

Rita
PUBLIC SERVICE COMPANY OF NEW MEXICO 7/31/2023
of
NEW MEXICO GAS COMPANY 8/1/2023
Nathan Anderson
QWEST CORPORATION DBA CENTURYLINK QC 7/31/2023
[Signature]
COMCAST 8/1/23

CITY APPROVALS

Loren A. Rasmussen P.S.
CITY SURVEYOR 2/9/2023
*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ABCWUA _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
[Signature]
AIAA 7/31/2023
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
CODE ENFORCEMENT _____ DATE _____

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE COMBINE LOTS A-24, A-25 & A-26 BLOCK 4 VISTA MAGNIFICA INTO TWO (2) LOTS AND GRANT ANY EASEMENTS AS SHOWN

GENERAL NOTES

- UNLESS NOTED No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD
- TOTAL AREA OF PROPERTY: 0.3525 ACRES
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983
- DISTANCES ARE GROUND, BEARINGS ARE GRID
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD
- DATE OF FIELD WORK: JANUARY 2023
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY
 - VISTA MAGNIFICA SUBDIVISION FILED: MARCH 28, 1978 IN VOLUME B14, FOLIO 125
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOODED PLAIN FIRM PANEL No. 35001C03274 DATED 11-04-2016
- EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL
- BY THE RECORDING OF THIS PLAT, A CROSS LOT DRAINAGE EASEMENT IS GRANTED ACROSS LOTS A-24-A AND A-26-A

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of
 A. Public Service Company of New Mexico (PNM) a New Mexico corporation (PNM Electric) for installation, maintenance and service of overhead and underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical services
 B. New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services
 C. QWEST DBA CENTURYLINK for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services
 D. Comcast for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable services

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above together with free access to, from and over said easements with the right and privilege of going upon, over and across adjoining lands of others for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee including sufficient working area to locate for electric transformers with the right and privilege to string and maintain lines, conductors or cables which interfere with the purposes set forth herein, but building, sign, post, aboveground or subterranean, full full concrete or wood pole and/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 poles, clearing, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer-switchgear, as installed, shall extend ten (10) feet in front of transformer-switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), QWEST DBA CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently PNM, QWEST DBA CENTURYLINK and NMGC do not warrant 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.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

Mattress
8/11/23
DATE

ACKNOWLEDGMENT
STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

State of New Mexico
Notary Public
Deborah L. Fox
Commission Number 1130660
Expiration Date 02/08/2027

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS 11 DAY OF August 20 2023

BY *[Signature]*
OWNERS NAME

MY COMMISSION EXPIRES 2/8/2027 BY *[Signature]*
NOTARY PUBLIC

SURVEYORS CERTIFICATE

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 7th DAY OF FEBRUARY, 2023

[Signature]
ANTHONY L. HARRIS P.S. #11463

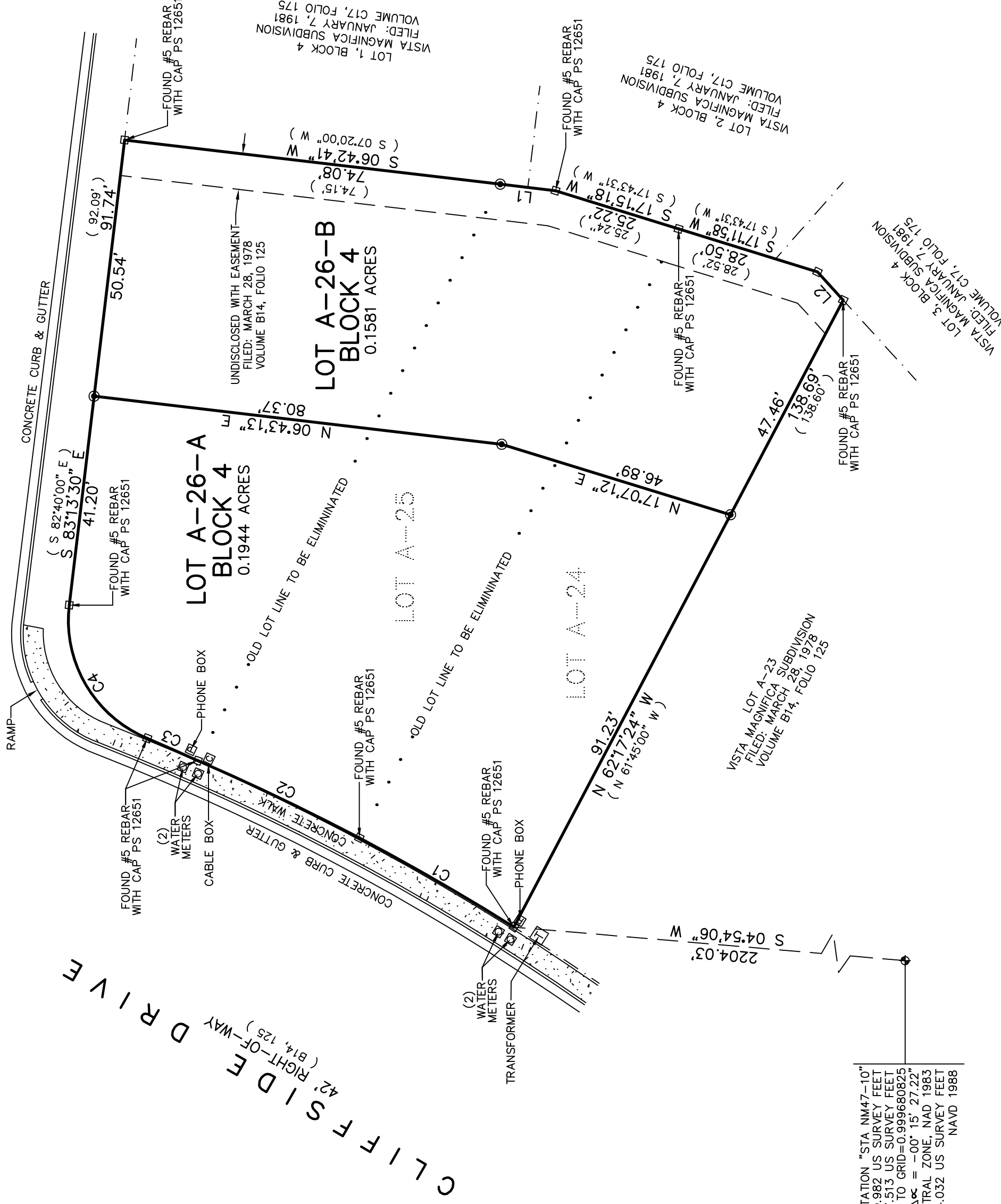


PLAT OF
LOTS A-26 & A-24-A
VISTA MAGNIFICA SUBDIVISION

WITHIN
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023

Proposed Lots

CASCADE PLACE N.W.
 50' RIGHT-OF-WAY
 (B14, 125)



ACS STATION "STA NM47-10"
 N=1,491,770.982 US SURVEY FEET
 E=1,506,437.513 US SURVEY FEET
 GROUND TO GRID=0.916687722
 NAD 83
 CENTRAL ZONE NAD 1983
 ELEVATION=5094.032 US SURVEY FEET
 NAVD 1988

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	461.00' (461.00')	34.96' (35.04')	34.95' (35.03')	N 29°59'38" E (N 30°21'49" E)	4°20'43" (4°21'17")
C2	461.00' (461.00')	35.08' (35.03')	35.07' (35.02')	N 25°33'22" E (N 26°00'34" E)	4°21'37" (4°21'14")
C3	461.00' (461.00')	10.81' (10.54')	10.81' (10.54')	N 23°51'54" E (N 23°10'39" E)	1°20'37" (1°18'34")
C4	25.00' (25.00')	32.45' (32.64')	30.22' (30.37')	N 59°38'51" E (N 59°55'50" E)	7°42'45" (7°48'19")

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°42'41" W (S 07°20'00" W)	10.90' (10.90')
L2	S 47°42'19" W (S 48°12'00" W)	7.48' (7.41')



Search here



Shopping

Restaurants

Hotels

Gas

74°



Cross streets of proposed project are Cliffside Dr and Cascade Place

Cascade Pl NW

Cliffside Dr NW

Cliffside Dr NW

Bluffs Dr NW



50 ft
20 m



Google

Latest in the area



Explore



Go



Saved



Contribute



Updates

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 8/14/2023
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No: 2022-006746
 DRB Application No: _____

**LOTS A-26-A AND A-26-B, BLOCK 4, VISTA MAGNIFICA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOTS A-24, A-25, AND A-26, BLOCK 4, VISTA MAGNIFICA SUBDIVISION
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 portion 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
SIDEWALKS AND DRIVEWAYS									
<input type="text"/>	<input type="text"/>	4' WIDE	Sidewalk (South Side Only)	Cascade Pl., NW	Cliffside Dr., NW	East PL of Lot A-26-B	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
WATERLINE AND SEWER ITEMS									
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

SIA	COA DRC	Size	Type of Improvement	Location	From	To	Private	City	City Cnst
Sequence #	Project #						Inspector	Inspector	Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 _____
- 2 _____
- 3 _____
- 4 _____

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

Shawn Biazar

DRB CHAIR - date

PARKS & RECREATION DEPT. - date

SBS Construction & Eng., LLC
FIRM

TRAFFIC ENG. TRANSPORTATION DIVISION - date

AMAFCA - date

Shawn Biazar 8/14/2023
SIGNATURE - date

ABCWUA - date

Code Enforcement-date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

CITY ENGINEER - date

- date

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

To whom it may concern,

I, Michelle Flores authorize Maia Martin of Candelaria Homes to act as my agent in submitting this DHO application for the proposed replat in the month of August 2023. Please contact me if you have any questions or concerns.

Thank you,
Michelle Flores
505-288-1012

Michelle Flores
8/11/23

Replat of lots A-24,A-25,-A26 of Vista Magnifica Subdivision,
PR-2023-00101

Good afternoon,

My client and I submitted for a DFT meeting that was held on June 21st. Now that we have addressed all of the comments from each department, it is time to submit for DHO meeting. Below I will list each comment from each department and how these comments have been addressed.

Code Enforcement: 1.Properties meet contextual lot size per IDO section 5-(1)(2). The sizes of these lots are on plat provided by my client and myself. 2. After speaking to Robert Webb, he let us know that the address will come from Cascade Drive, which all standards are met for contextual lot size.

ABCWUA: Comments have been addressed directly through David Gutierrez. We will be abandoning water service at old lot A-26. Water/Sewer services will stay at proposed lots A-26-B and Lot A-26-A. When applying to eventually build we will be submitting an Availability Statement through the water authority. At this time we will work with them to remove water services at old lot A-26. David let us know that by explaining this we will be able to address DHO comments.

Transportation Development: After speaking with Ernest, he let us know that we just needed to provide a letter of justification for the traffic comments. Justification letter has been added to this for Ernest.

Hydrology Section; An approved grading and drainage plan has been attached to this file as well for both lots, along with an infrastructure list for changes.

Cross sections: Cliffside drive has 4 foot of curb and sidewalk. When client builds, sidewalk will be added to cascade drive

Location

This project is located at SE corner of 1756 Cliffside Drive N.W. & Cascade Place NW and contains 0.4658 acre. See attached portion of Vicinity Map H-11-Z for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the replat and the proposed house on Lot A-26-A. Lot A-26-B will provide a grading plan in the future prior to building permit.

Existing Drainage Conditions

This site drains from east to west.

Proposed Conditions and On-Site Drainage Management Plan

There is a proposed house on Lot A-26-A and the lot is designed to drain to Cascade Place. Lot A-26-B drainage pattern will remain the same. The site will be graded to drain a temporary retention pond until a future house grading and Drainage plan is submitted to City Hydrology for building permit approval. The required retention pond is 419.15 cf, and the proposed pond is 564.66 cf.

RUNOFF CALCULATIONS

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
LOT A-26-A	13,400.47	0.30763	0.000481
LOT A-26-B	6,890.16	0.15818	0.000247

$E = \frac{EA(AA) + EB(AB) + EC(AC) + ED(AD)}{AA + AB + AC + AD}$

EA = 0.55 P-60 = 1.69
 EB = 0.73 P-360 = 2.17
 EC = 0.95 P-1440 = 2.49
 ED = 2.24 P-10 Day = 3.90

PROPOSED LAND TREATMENTS

LOT A-26-A	LOT A-26-B
AA = 0.00%	AA = 0.00%
AB = 27.00%	AB = 100.00%
AC = 20.00%	AC = 0.00%
AD = 53.00%	AD = 0.00%
LOT A-26-A	LOT A-26-B
E = 1.46 IN	E = 0.73 IN
V-360 = 0.0335 AC-FT	V-360 = 0.0096 AC-FT
V-360 = 1,460.20 CF	V-360 = 419.15 CF
	AD = 0.0
	V-10 DAY = 419.15 CF

A = 1.54 CFS/AC
 B = 2.16 CFS/AC
 C = 2.87 CFS/AC
 D = 4.12 CFS/AC

TOTAL QP = QPA*AA + QPB*AB + QPC*AC + QPD*AD

LOT A-26-A	LOT A-26-B
Q = 1.03 CFS	Q = 0.34 CF

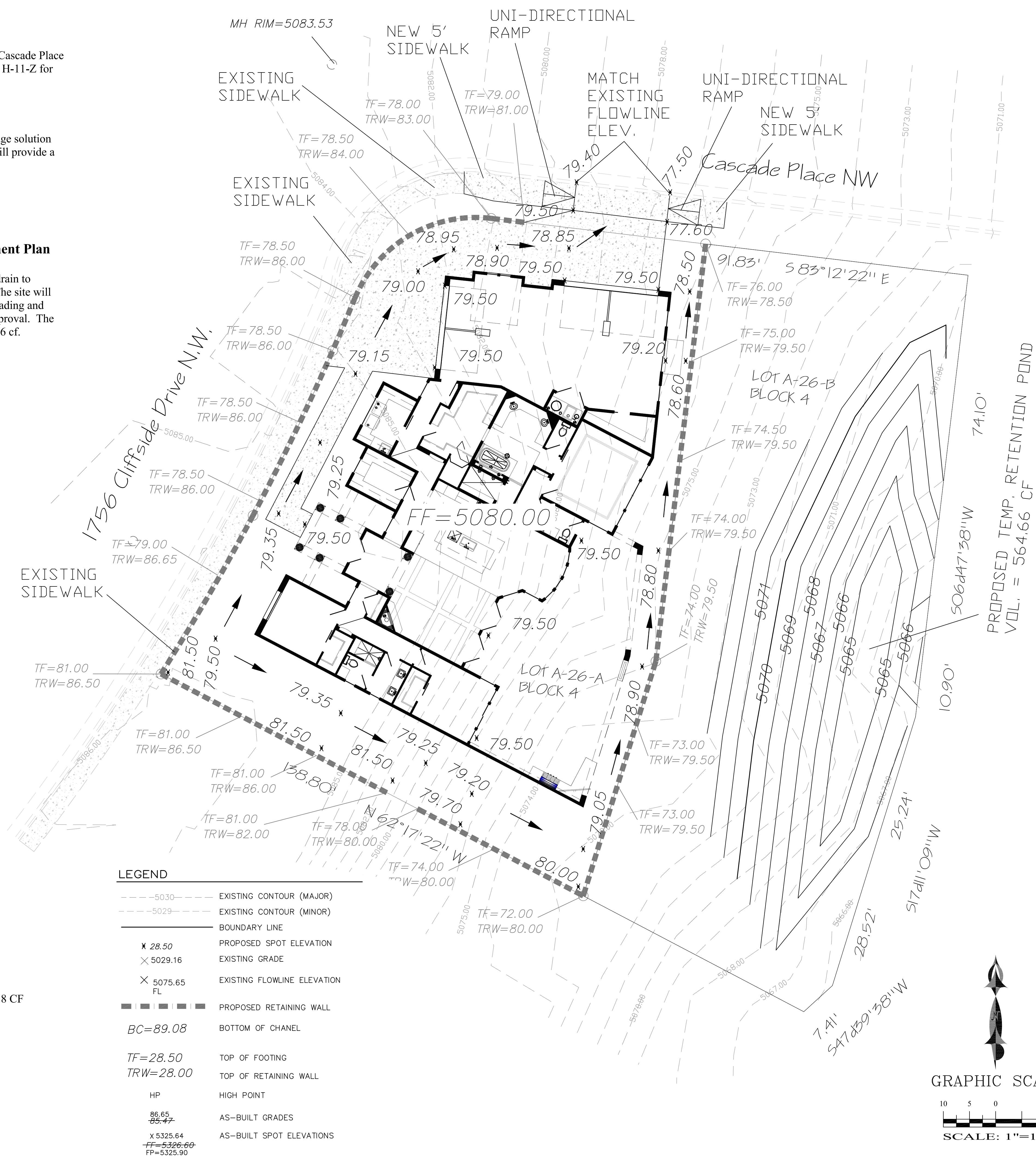
FIRST FLUSH PONDING REQUIREMENT

LOT A-26-A
 IMPERVIOUS AREA = 7,102.55 SF
 FIRST FLUSH VOL. REQUIRED. = 0.42" x 7,102.55 / 12 = 248.58 CF

PONDING VOLUME CALCULATION FOR LOT A-26-B (TEMPORARY RETENTION POND)

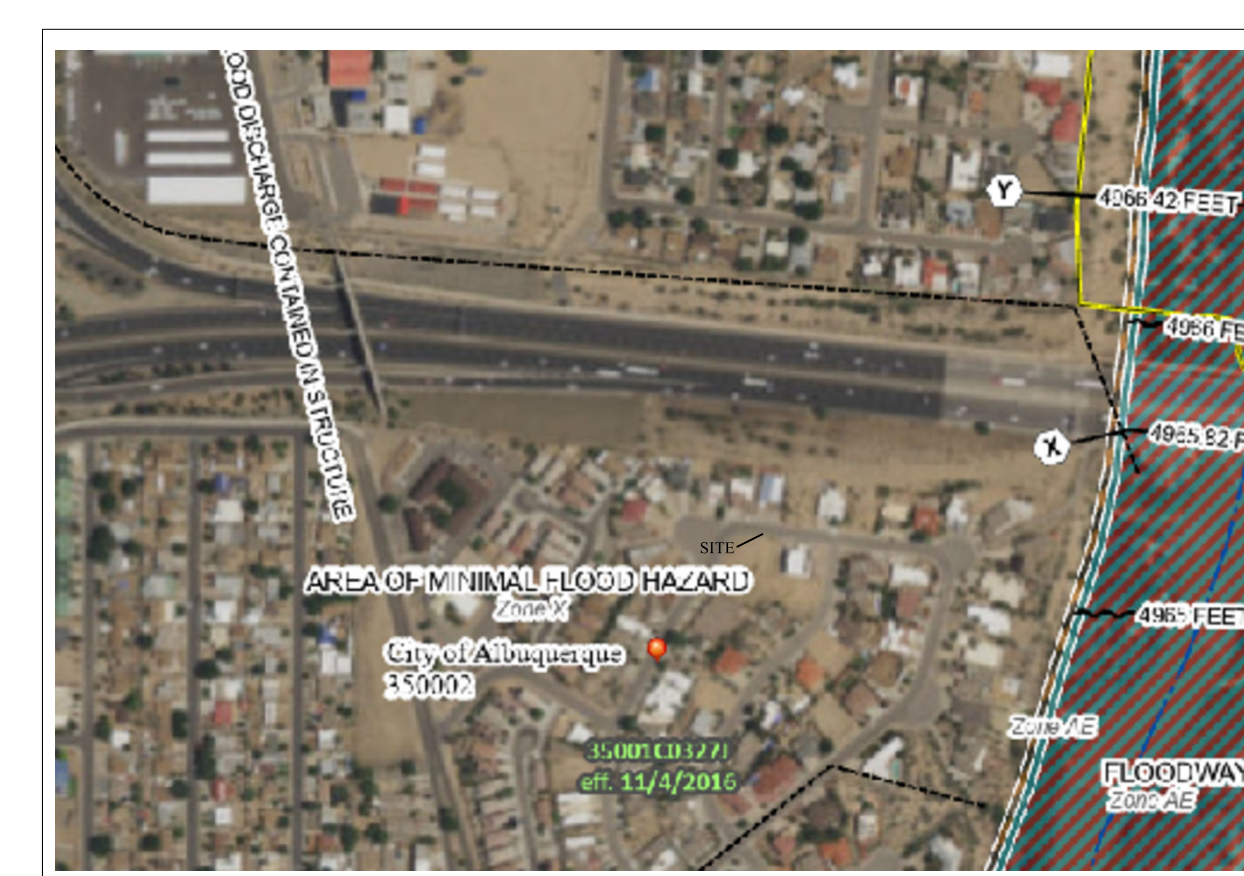
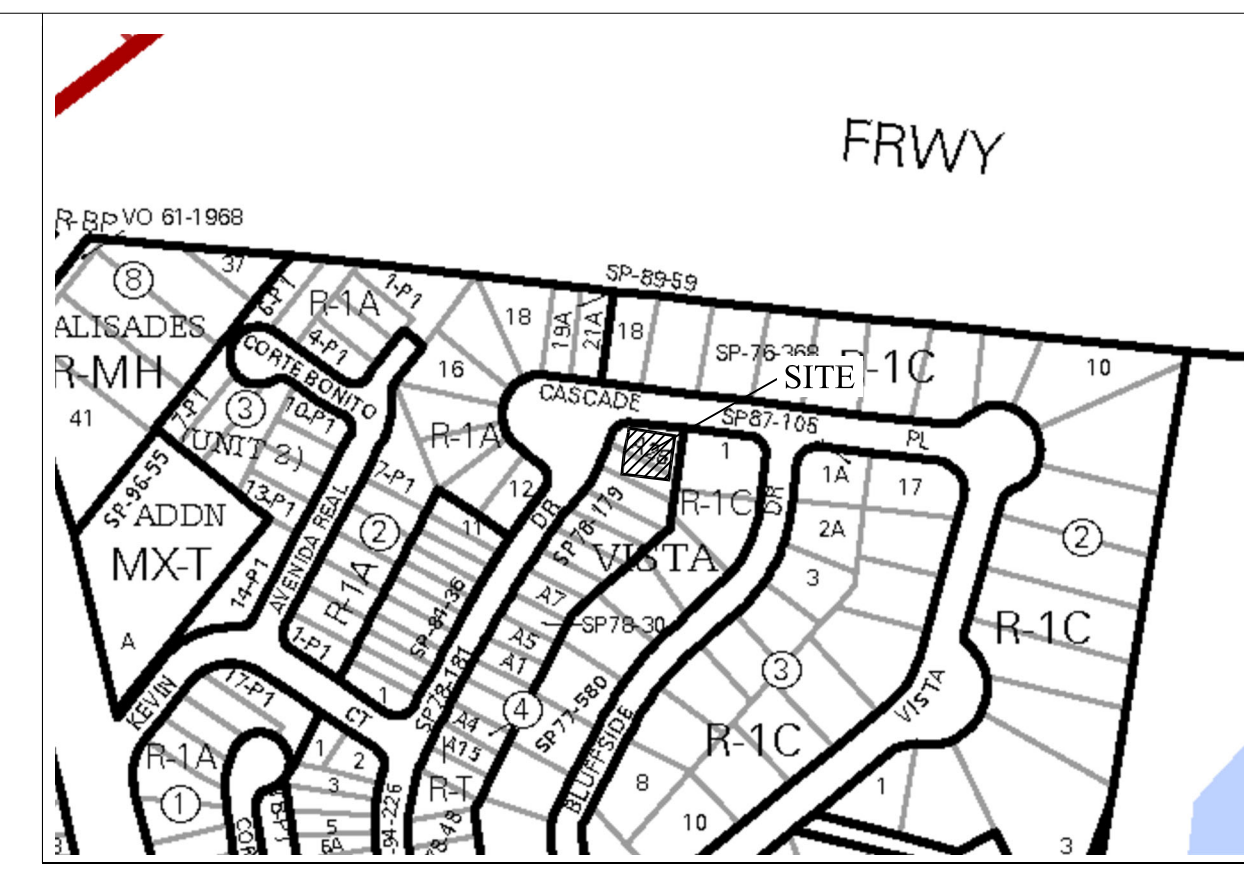
AREA @ ELEV. 5066 = 787.21 SF
 AREA @ ELEV. 5065 = 342.11 SF
 POND VOLUME = (787.21 + 342.11) / 2 * 1.0 = 564.66 CF

PONDING VOLUME REQUIRED = 419.15 CF



LEGEND

- 5030--- EXISTING CONTOUR (MAJOR)
- 5029--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- × 28.50 PROPOSED SPOT ELEVATION
- × 5029.16 EXISTING GRADE
- × 5075.65 EXISTING FLOWLINE ELEVATION
- █ PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TF=28.50 TOP OF FOOTING
- TRW=28.00 TOP OF RETAINING WALL
- HP HIGH POINT
- 86.65 AS-BUILT GRADES
- 85.47 AS-BUILT SPOT ELEVATIONS
- × 5325.64 AS-BUILT SPOT ELEVATIONS
- FF=5326.60
- FP=5325.90



LEGAL DESCRIPTION:
 LOTS A-26-A & A-26-B BLOCK, 4

BENCHMARK
 CITY BENCHMARK 20_H11, ELEVATION OF 5093.496 FEET ABOVE SEA LEVEL.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 ACCEPTANCE OF ANY PROJECT.

- GENERAL NOTES:**
- CONTOUR INTERVAL IS HALF (1.00) FOOT.
 - ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 20_H11, HAVING AN ELEVATION OF 5093.496 FEET ABOVE SEA LEVEL.
 - UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 - THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 - SLOPES ARE AT 3:1 MAXIMUM.
 - ADD 5300 TO ALL PROPOSED SPOT ELEVATIONS.



SBS CONSTRUCTION AND ENGINEERING, LLC

7632 WILLIAM MOYERS AVE., NE
 ALBUQUERQUE, NEW MEXICO 87122
 (505)804-5013

GRAPHIC SCALE



LOTS A-26-A & A-26-B BLOCK, 4 GRADING PLAN			
DRAWING: Cliffside_GD.dwg	DRAWN BY: SH-B	DATE: 7/13/2023	SHEET # 1

LAST REVISION: 7/13/2023

Re: 1756, 1752, 1748 Cliffside Dr. NW Public Notice Inquiry Sheet Submission

Michelle Flores <floresmd57@gmail.com>
To: Maia Martin <maia@candelariahomes.com>

On Fri, Aug 11, 2023 at 1:36 PM Carmona, Dalaina L. <dcarmona@cabq.gov> wrote:

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's 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 have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Vista Magnifica Association	Anna	Solano		madmiles@msn.com		1616 Bluffside Place NW		Albuquerque NM 87105
Vista Magnifica Association	Tom	Salas		beatfeet17@yahoo.com		1704 Cliffside Drive NW		Albuquerque NM 87105

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Opt 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 proj
- 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-dev>
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNo-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-fc-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 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 a <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 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 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

dlcarmona@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, disc 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: Friday, August 11, 2023 10:54 AM

To: Office of Neighborhood Coordination <floresmd57@gmail.com>

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 Hearing Officer

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

Contact Name

Michelle Flores

Telephone Number

505 288-1012

Email Address

floresmd57@gmail.com

Company Name

NA

Company Address

7400 Fremomt PI NW

City

[Albuquerque](#)

State

[NM](#)

ZIP

87121

Legal description of the subject site for this project:

LOTS LETTERED A-24, A-25 AND A-26, IN BLOCK NUMBERED FOUR (4) OF VISTA MAGNIFICA, ALBUQUERQUE, NM, AS SHOWN AND DESIGNATED ON THE REPLAT OF TR/ FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NM, ON MARCH 28, 1978 IN PLAT BOOK B14, FOUO 125.

Physical address of subject site:

1756, 1752, [1748 Cliffside Dr. NW](#)

Subject site cross streets:

Cliffside and Cascade

Other subject site identifiers:

This site is located on the following zone atlas page:

Captcha

x



Maia Martin <maia@candelariahomes.com>

DHO meeting regarding 1748,1752 and 1756 Cliffside —PR-2022-006746.

Maia Martin <maia@candelariahomes.com>

Tue, Aug 22 at 7:41 PM

To: <beatfeet17@yahoo.com>

Cc: Michelle Flores <floresmd57@gmail.com>

--

-Maia Martin

DHO-Application complete-combined (dragged).pdf, IDOZoneAtlasPage_H-11-Z.pdf, DHO Supplemental form PR-2022-006746.pdf, PUBLICNOTICE TOMSALAS PR-2022-006746 copy.pdf



Maia Martin <maia@candelariahomes.com>

DHO meeting regarding 1748,1752 and 1756 Cliffside —PR-2022-006746.

Maia Martin <maia@candelariahomes.com>

Tue, Aug 22 at 7:40 PM

To: <madmiles@msn.com>

Cc: Michelle Flores <floresmd57@gmail.com>

--

-Maia Martin

DHO-Application complete-combined (dragged).pdf, IDOZoneAtlasPage_H-11-Z.pdf, DHO Supplemental form PR-2022-006746.pdf, PUBLICNOTICE ANNASOLANO PR-2022-006746.pdf

[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*: _____

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)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
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 _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

SITE PLAN HAS LOTS A-26A AND A-26B NORTH AND SOUTH. WILL BUILD ON A-26A WITH CASCADE ADDRESS.

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] _____
 2. IDO Zone District _____
 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>

Cc: _____ [Other Neighborhood Associations, if any]

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

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

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From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
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 3. Overlay Zone(s) [if applicable] _____
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- Current Land Use(s) [vacant, if none] _____
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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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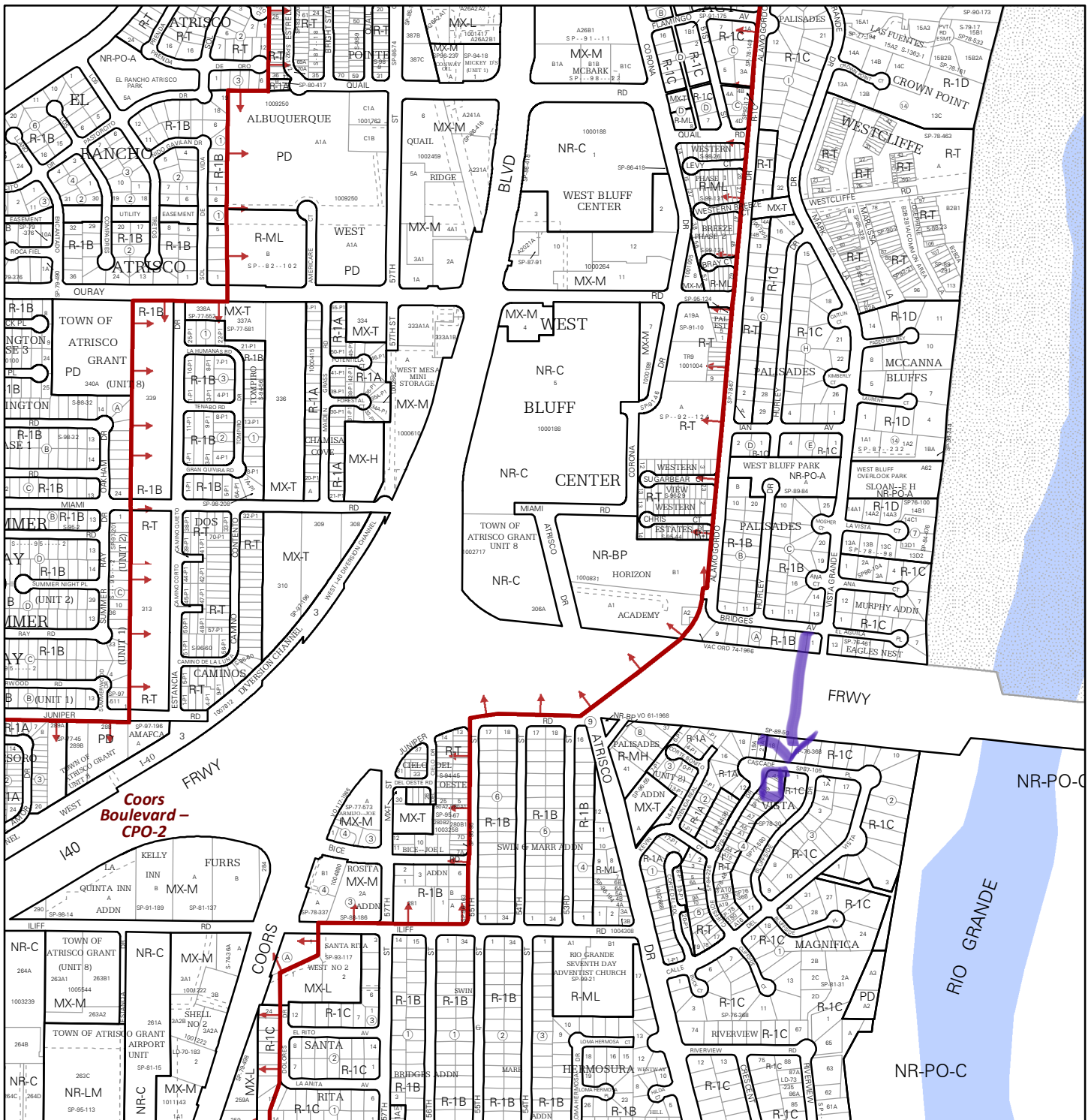
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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:
H-11-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

N

0 250 500 1,000 Feet

PLAT OF
LOTS A-26 & A-24-A
VISTA MAGNIFICA SUBDIVISION

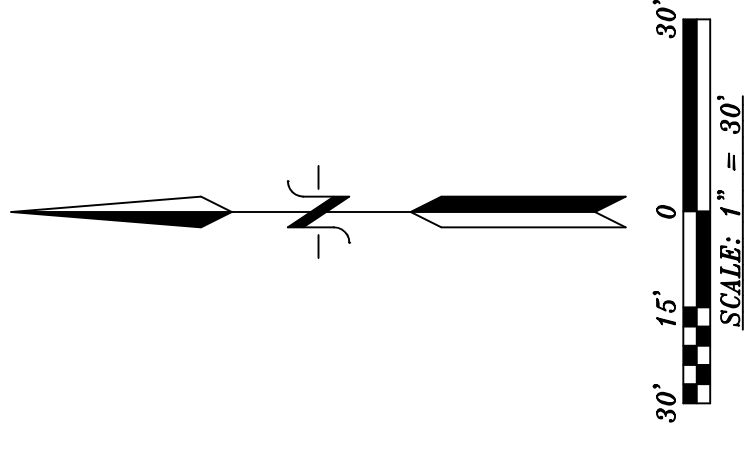
WITHIN
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023

Proposed Lots

CASCADE PLACE N.W.
 50' RIGHT-OF-WAY
 (B14, 125)



ACS STATION "STA NM47-10"
 N=1,491,770.982 US SURVEY FEET
 E=1,506,437.513 US SURVEY FEET
 GROUND TO GRID=0.916687722
 DATUM = NAD 83
 CENTRAL ZONE = NAD 1983
 ELEVATION=5094.032 US SURVEY FEET
 NAVD 1988



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	461.00' (461.00')	34.96' (35.04')	34.95' (35.03')	N 29°59'38" E (N 30°21'49" E)	4°20'43" (4°21'17")
C2	461.00' (461.00')	35.08' (35.03')	35.07' (35.02')	N 25°33'22" E (N 26°00'34" E)	4°21'37" (4°21'14")
C3	461.00' (461.00')	10.81' (10.54')	10.81' (10.54')	N 23°51'54" E (N 23°10'39" E)	1°20'37" (1°18'34")
C4	25.00' (25.00')	32.45' (32.64')	30.22' (30.37')	N 59°38'51" E (N 59°55'50" E)	7°42'45" (7°48'19")

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°42'41" W (S 07°20'00" W)	10.90' (10.90')
L2	S 47°42'19" W (S 48°12'00" W)	7.48' (7.41')



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR-2022-006746

Application No. SD-2023-00155

TO:

Planning Department

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: 09/13/2023 HEARING DATE OF DEFERRAL:

SUBMITTAL

DESCRIPTION:

THIS IS TO PROVIDE SUPPLEMENTAL INFORMATION TO THIS APPLICATION CORRECTING THIS IS A MINOR - PRELIMINARY/FINAL PLAT. IN ADDITION, PLEASE FIND ATTACHED EMAILS TO THE NEIGHBORHOOD ASSOCIATION CONTACTS ANNA SOLANO AND TOM SALAS INCLUDING SUPPORTING DOCUMENTATION.

CONTACT NAME: MAIA MARTIN, AGENT

TELEPHONE: 505 916-7474 EMAIL: maia@candelariahomes.com