



DEVELOPMENT REVIEW BOARD  
**SUPPLEMENTAL SUBMITTAL**

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

PROJECT NO. PR-2022-007151

Application No. SD-2022-00210

TO:

- Planning Department/Chair
- 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.**

DRB SCHEDULED HEARING DATE: 12/21/2022 HEARING DATE OF DEFERRAL: \_\_\_\_\_

SUBMITTAL DESCRIPTION: AMAFCA Signature, DXF approval, Signed S Form.

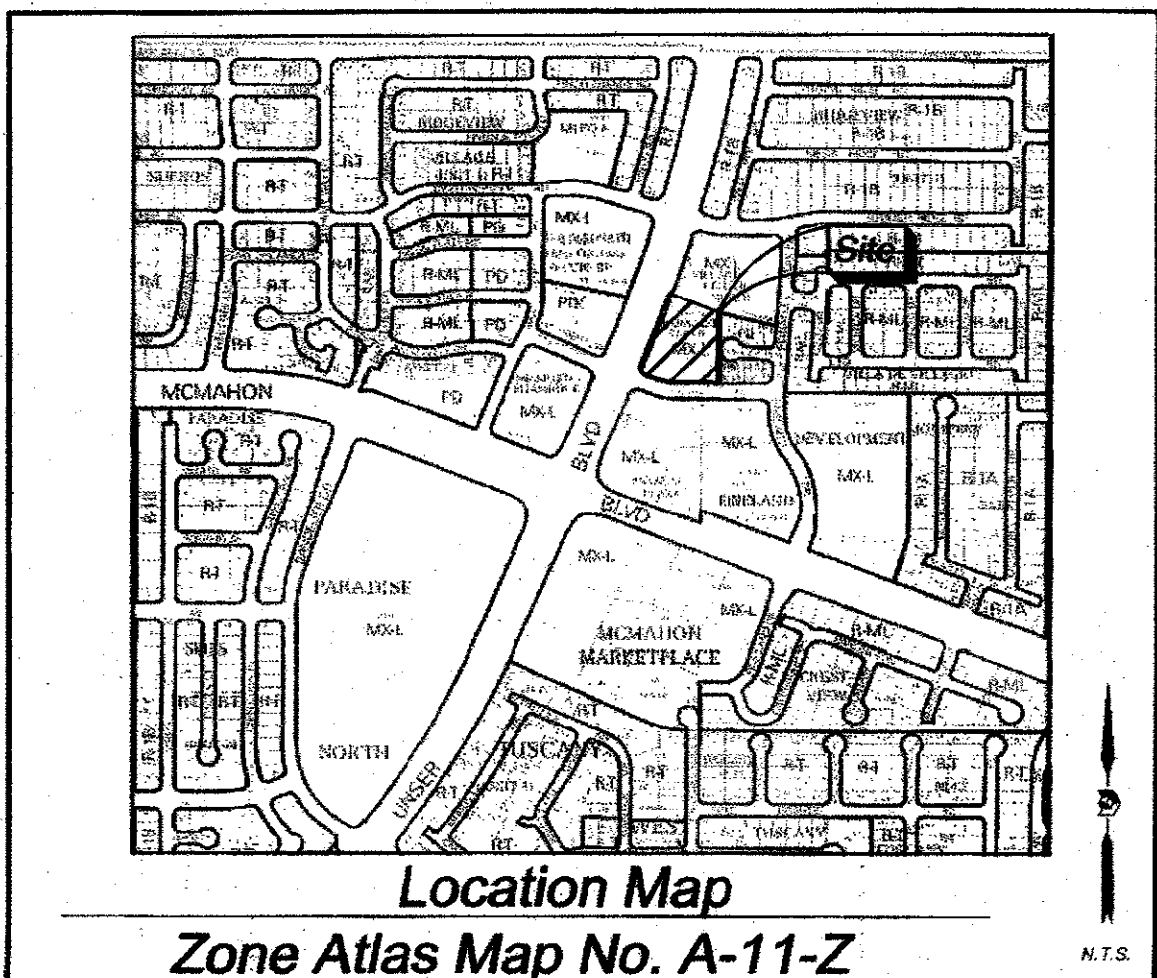
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CONTACT NAME: Luis Noriega

TELEPHONE: 505-858-3100 EMAIL: Inoriega@tierrawestllc.com



RECORDING STAMP

Plat of  
**Tracts 4-A & 4-B**  
**Paradise Plaza**  
 Town of Alameda Grant, Projected  
 Section 2, Township 11 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 July 2022

**Legal Description**

TRACT NUMBERED FOUR (4) OF THE PLAT OF PARADISE PLAZA, PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 7, 2009 IN BOOK 2009C, PAGE 170 AS DOCUMENT NUMBER 2009132927, NOW COMPRISING OF TRACTS 4-A AND 4-B, PARADISE PLAZA.

TREASURER'S CERTIFICATE

Project No. **PR-2022-007151**  
 Application No. **SD-2022-00210**

**Utility Approvals**

<i>[Signature]</i>	10/13/2022
PNM	DATE
Pamela C. Stone	12/01/2022
NEW MEXICO GAS COMPANY	DATE
Natalia Antonio	10/24/2022
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
Mike Mortus	10/13/2022
COMCAST	DATE

**City Approvals**

Loren N. Risenhoover P.S.	10/11/2022
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	12/19/2022
AMARCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRGCD	DATE

**Subdivision Data:**

CROSS SUBDIVISION ACREAGE: 1.8299 ACRES±  
 ZONE ATLAS INDEX NO: A-11-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.  
 C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.  
 INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT 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 GRANOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

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

**Disclaimer**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.  
 APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND IFN'S, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS AND TO GRANT AN EASEMENT.

**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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

*[Signature]* 9/29/22  
 DANNY BRANDENBURG  
 MANAGING PARTNER  
 BRANDENREED PROPERTIES LLC

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 Jaimie N. Garcia  
 Commission No. 1083368  
 March 22, 2025

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September, 2022 BY  
 DANNY BRANDENBURG, ???, BRANDENREED PROPERTIES LLC  
 BY *[Signature]* MY COMMISSION EXPIRES: March 22, 2025  
 NOTARY PUBLIC

**Surveyor's Certificate**

LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]* 09/27/2022  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993

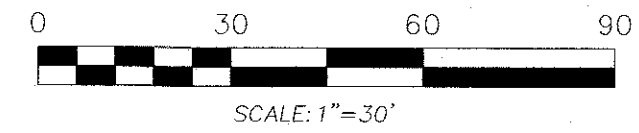


COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION		
STATE PLANE ZONE: <b>NM-C</b>	GRID (GROUND COORDINATES): <b>NAVD88</b>	GEOD: <b>ABQ GEIOD</b>		LAND GRANT <b>TOWN OF ALAMEDA GRANT</b>				PROPERTY OWNER <b>BRANDENREED PROPERTIES LLC C/O DANNY BRANDENBURG</b>		CREW/TECH: <b>SP</b>		
HORIZONTAL DATUM: <b>NAD83</b>	VERTICAL DATUM: <b>NAVD88</b>	ROTATION ANGLE: <b>0° 00' 00.00"</b>	MATCHES DRAWING UNITS: <b>YES</b>	SECTION <b>2</b>	TOWNSHIP <b>11 NORTH</b>	RANGE <b>2 EAST</b>	MERIDIAN <b>NMPM</b>	SUBDIVISION NAME <b>PARADISE PLAZA</b>	ADDRESS <b>NOT ASSIGNED</b>	DATE OF SURVEY <b>02/22/2022</b>		
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>				BASE POINT FOR SCALING AND/OR ROTATION: <b>N = 0</b>	CITY <b>ALBUQUERQUE</b>				UPC <b>101106838341510104</b>		DRAWN BY: <b>JK</b>	CHECKED BY: <b>LM</b>
COMBINED SCALE FACTOR: <b>GRID TO GROUND: 1.0003288846</b>				DISTANCE ANNOTATION: <b>GROUND</b>	COUNTY <b>BERNALILLO</b>				STATE <b>NM</b>		PSI JOB NO. <b>228062P</b>	SHEET NUMBER <b>1 OF 2</b>
GROUND TO GRID: 0.9996712235				BEARING ANNOTATION: <b>GRID</b>	ELEVATION TRANSLATION: <b>±0.00'</b>				ELEVATIONS VALID: <b>NO</b>		OFFICE LOCATION: <b>9200 San Mateo Boulevard, NE Albuquerque, NM 87113</b>	
										505.856.5700 PHONE 505.856.7900 FAX		



Plat of  
**Tracts 4-A & 4-B**  
**Paradise Plaza**  
 Town of Alameda Grant, Projected  
 Section 2, Township 11 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 July 2022

RECORDING STAMP



A.G.R.S. MONUMENT "8-A11"  
 STANDARD C.O.A. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,534,934.957 US SURVEY FEET  
 E=1,507,071.174 US SURVEY FEET  
 PUBLISHED EL=5283.03 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999671590  
 DELTA ALPHA ANGLE=-075°26.89'

A.G.R.S. MONUMENT "9-A11"  
 STANDARD C.O.A. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,533,206.142 US SURVEY FEET  
 E=1,506,571.019 US SURVEY FEET  
 PUBLISHED EL=5301.647 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999670857  
 DELTA ALPHA ANGLE=-075°30.20'

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Unser Boulevard, N.W.  
 (156' PUBLIC ROW)

R=30.00'  
 L=48.26'  
 Δ=92°10'38"  
 CH=N 23°07'19" W  
 43.22'  
 (R=30.00)  
 (L=48.42)  
 (Δ=92°28'31")  
 (CH=N 23°09'16" W)  
 (43.33)

R=5807.58'  
 L=298.36'  
 Δ=2°56'37"  
 CH=N 21°35'44" E  
 298.33'  
 (R=5807.58)  
 (L=298.30)  
 (Δ=2°56'35")  
 (CH=N 21°36'40" E)  
 (298.27)

R=5807.58'  
 L=246.06'  
 Δ=2°25'39"  
 CH=S 21°51'13" W  
 246.04'

**TRACT 4-B**  
 AREA=1.3108 ACRES±  
 57,097 SQ. FT.±

**TRACT 4-A**  
 AREA=0.5191 ACRES±  
 22,611 SQ. FT.±

**Flood Zone Note**

FLOOD ZONE NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0103H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. IT IS AN AREA DESIGNATED AS "AREA WITH REDUCED FLOOD RISK DUE TO LEEVE". NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION	
STATE PLANE ZONE: <b>NM-C</b>	GRID /GROUND COORDINATES: <b>GRID</b>	GEIOD: <b>ABQ GEIOD</b>		LAND GRANT TOWN OF ALAMEDA GRANT		PROPERTY OWNER BRANDENREED PROPERTIES LLC C/O DANNY BRANDENBURG			OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		CREW/TECH: SP	DATE OF SURVEY: 02/22/2022	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 2	TOWNSHIP 11 NORTH	RANGE 2 EAST	MERIDIAN NMPPM		SUBDIVISION NAME PARADISE PLAZA		ADDRESS NOT ASSIGNED	DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM		UPC 101106638341510104			PSI JOB NO. 228062P	SHEET NUMBER 2 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003288846 GROUND TO GRID: 0.9996712235				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO							

**FORM S: PRE-APPROVALS/SIGNATURES**

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

**Legal Description & Location:** TR 4 PLAT OF TRS 1, 2, 3 & 4 PARADISE PLAZA CONT 1.8131 AC

**Job Description:** Unser Take - 5 Oil Change

**Hydrology:**

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

Reggie Cho      12/20/2022  
 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      12/8/2022  
 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      12/8/2022  
 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

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**From:** Muzzey, Devin P. <dmuzzey@cabq.gov>  
**Sent:** Wednesday, October 5, 2022 4:26 PM  
**To:** Joyce Paywa <Joyce@presurv.com>; Planning Plat Approval <platgisreview@cabq.gov>  
**Cc:** Rodenbeck, Jay B. <jrodenbeck@cabq.gov>  
**Subject:** RE: DXF request for Tracts 4-A & 4-B, Paradise Plaza, COA Project No. PR 2022-007151 (PSI JN 228062)

Good Afternoon Joyce,

The DXF for PR-2022-007151 – Paradise Plaza, Tracts 4-A & 4-B – has been approved. This email will notify the DRB office.

Thank you,  
Devin Muzzey



**Devin Muzzey**  
gis specialist  
[e dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)