



Effective 3/01/2022

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|---|--|--|
| Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. | | |
| SUBDIVISIONS | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2) | <input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2) |
| <input type="checkbox"/> Major – Preliminary Plat (Forms S & S1) | <input type="checkbox"/> Amendment to Site Plan (Forms P & P2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) |
| <input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1) | MISCELLANEOUS APPLICATIONS | <input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V) |
| <input type="checkbox"/> Extension of Preliminary Plat (Form S1) | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1) | <input type="checkbox"/> Vacation of Private Easement(s) (Form V) |
| <input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2) | <input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2) | PRE-APPLICATIONS |
| <input type="checkbox"/> Minor - Final Plat (Forms S & S2) | <input type="checkbox"/> Temporary Deferral of SW (Form V2) | <input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2) |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2) | <input type="checkbox"/> Sidewalk Waiver (Form V2) | <input type="checkbox"/> Sketch Plan Review and Comment (Form P2) |
| SITE PLANS | <input type="checkbox"/> Waiver to IDO (Form V2) | APPEAL |
| <input type="checkbox"/> DRB Site Plan (Forms P & P2) | <input type="checkbox"/> Waiver to DPM (Form V2) | <input type="checkbox"/> Decision of DRB (Form A) |
| BRIEF DESCRIPTION OF REQUEST | | |
| Sketch Plat for Review and Comments | | |

| | | |
|---|-------------------------|------------------------------------|
| APPLICATION INFORMATION | | |
| Applicant/Owner: I-Con Innovate Construction / Dave Doyle | | Phone: (505) 259-2060 |
| Address: 1904 Bellamah Ave | | Email: |
| City: Albuquerque | State: NM | Zip: 87104 |
| Professional/Agent (if any): Tierra West LLC | | Phone: (505) 858-3100 |
| Address: 5571 Midway Park Place NE | | Email: JNISKI@TIERRAWESTLLC.COM |
| City: Albuquerque | State: NM | Zip: 87109 |
| 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.: TR A PLAT OF TR 'A' LND'S OF STEWART-WALKER BEING A REPL OF TRS 239B1A1B & 237A MRGCD #38 CONT 3.1208AC | Block: Lot A Block 0000 | Unit: |
| Subdivision/Addition: Stewart and Walker | MRGCD Map No.: 38 | UPC Code: 101305822846022577 |
| Zone Atlas Page(s): J-13-Z | Existing Zoning: NR-LM | Proposed Zoning MX-M |
| # of Existing Lots: 2 | # of Proposed Lots: 2 | Total Area of Site (Acres): 3.1208 |
| LOCATION OF PROPERTY BY STREETS | | |
| Site Address/Street: 1904 Bellamah Ave | Between: Bellamah Ave | and: 20th Street |
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) | | |
| PR-2022-007153, C38123, 1000647 | | |

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: 11.21.2022 |
| Printed Name: Ronald R. Bohannon | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? NA if yes, indicate language: NA

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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Proposed Final Plat

___ Design elevations & cross sections of perimeter walls

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

___ Sidewalk Exhibit and/or cross sections of proposed streets

___ Proposed Infrastructure List, if applicable

___ Required notice with content per IDO Section 14-16-6-4(K)

___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable

Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

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

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

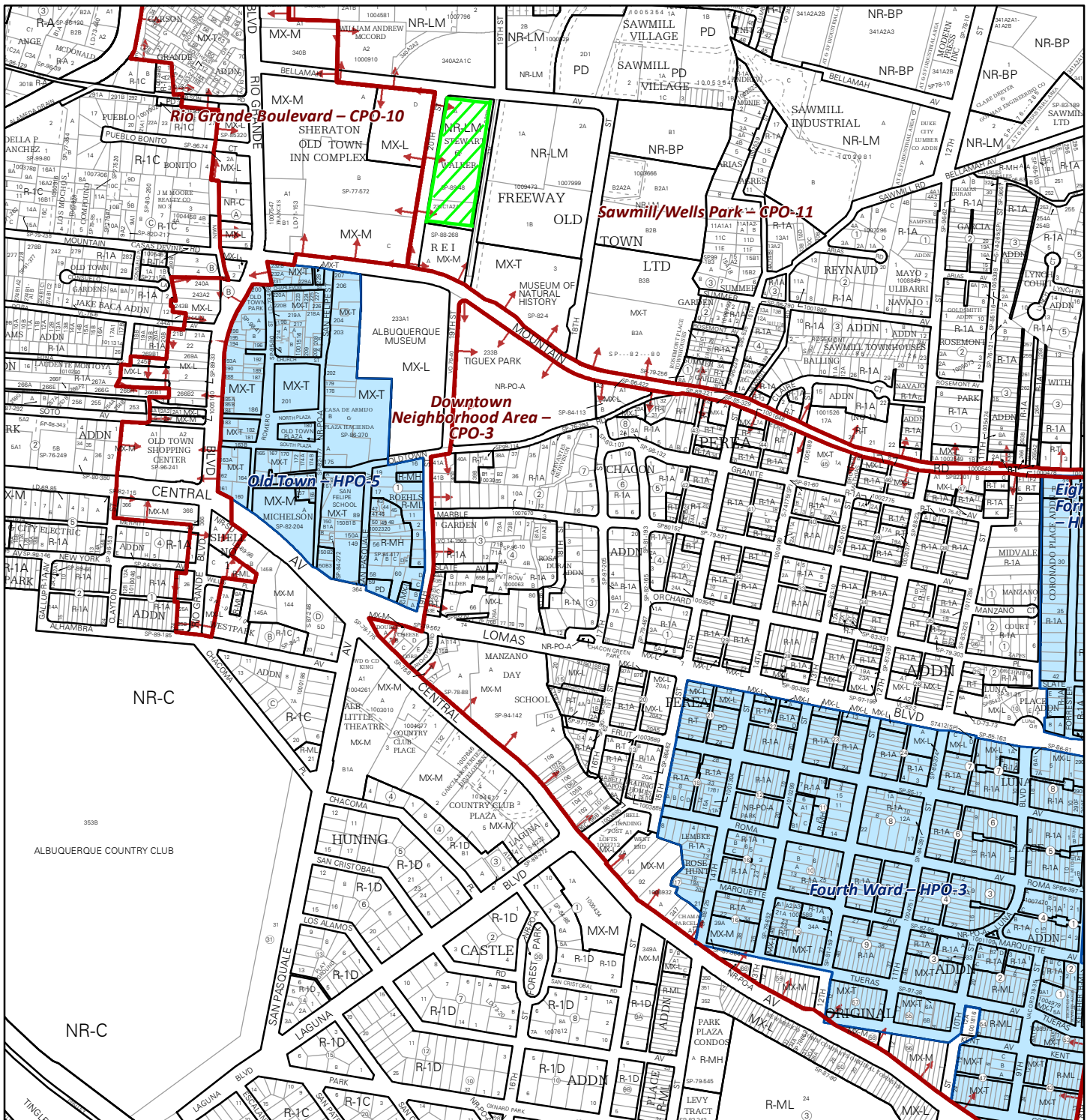
___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Infrastructure List, if applicable

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



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:
J-13-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

November 21, 2022

Ms. Jolene Wolfley, Chairwoman
Development Review Board
600 Second NW
Albuquerque, NM 87102

**REQUEST FOR SKETCH PLAT REVIEW AND COMMENT
ON A PLAT OF TRACTS OF STEWART COUNTY, NEW MEXICO
RETRACTS 29B AND 2000 MRD COUNTY 2000
ONE TRACTS**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of I-CON Innovate Construction, Dave Doyle., are submitting for sketch plat review for a proposed mixed-use building containing first floor retail and five floors of residential above that. The site was recently re-zoned from NR-LM to MX-H which would allow this type of development to proceed.

Attached is the Conceptual Site Plan which is within the Sawmill District Streetscape Plan area. The on-street parking takes into account the streetscape planned for 20th Street as well as for a proposed private road on the east side of the property.

The building is proposed to be 6 stories tall and contain 107 residences for a total area of 197,201 square feet. There will be a small underground parking area and parking structure in the middle of the building. There are existing utilities in 20th Street and Bellamah Avenue from which the building can connect.

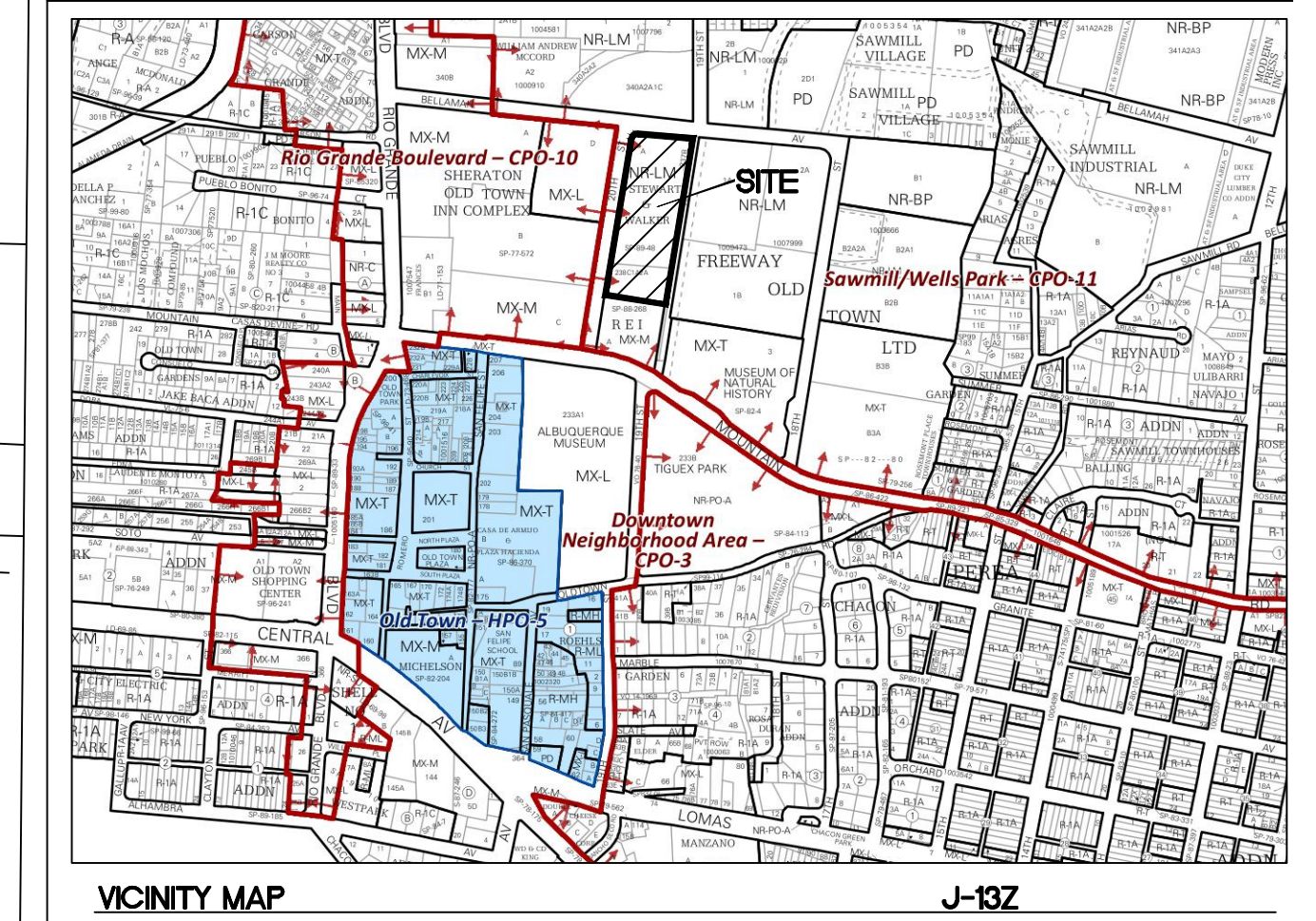
If you have any questions or need additional information prior to the meeting regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

JN 2022046
RRR/jn/ye



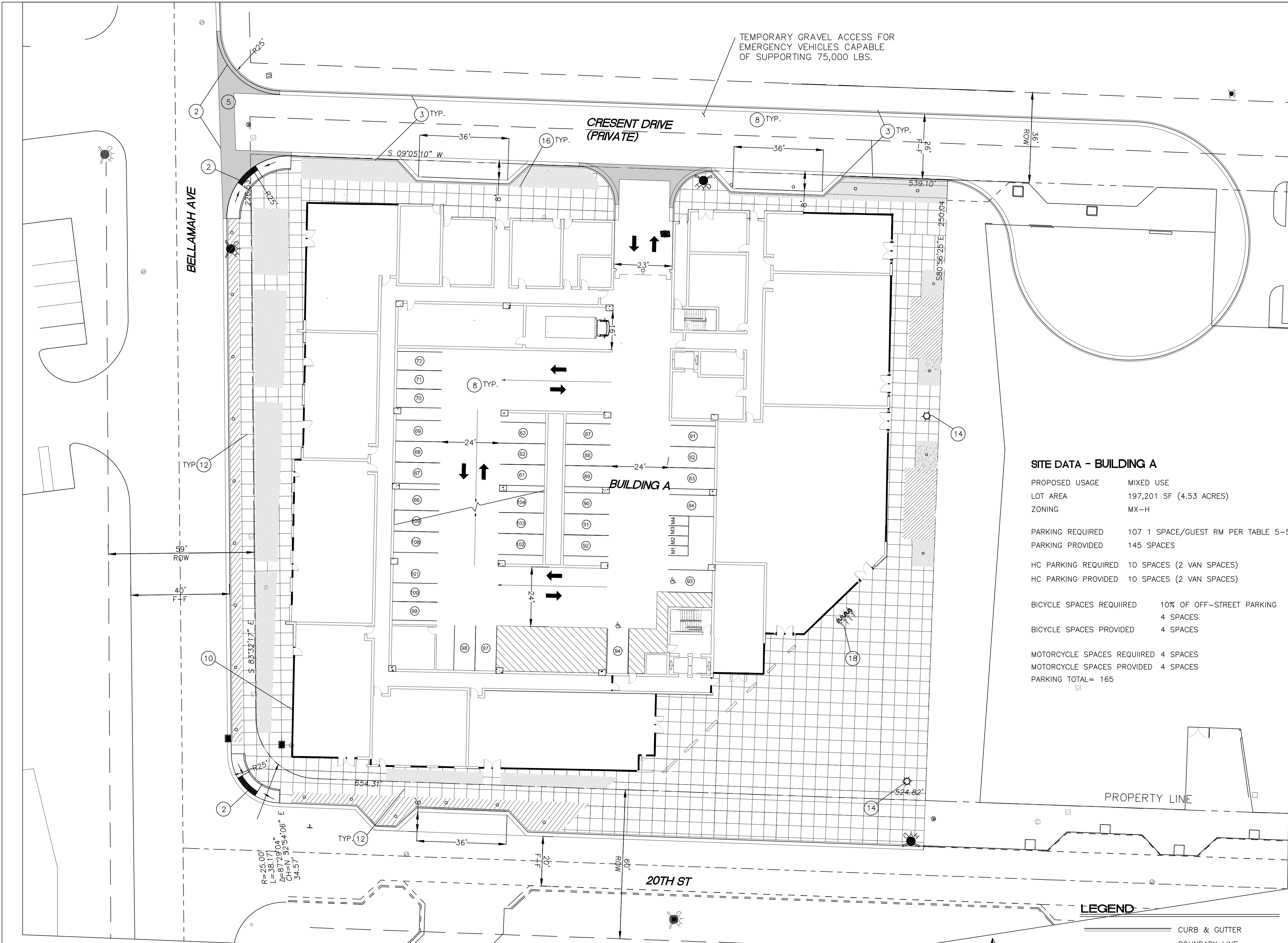
VICINITY MAP J-13Z

LEGAL DESCRIPTION:
TRACTS A LANDS OF STEWART WALKER & TRACT 238C1A2A2
M.R.G.C.D. MAP NO. 38

- NOTES:**
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT OR SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

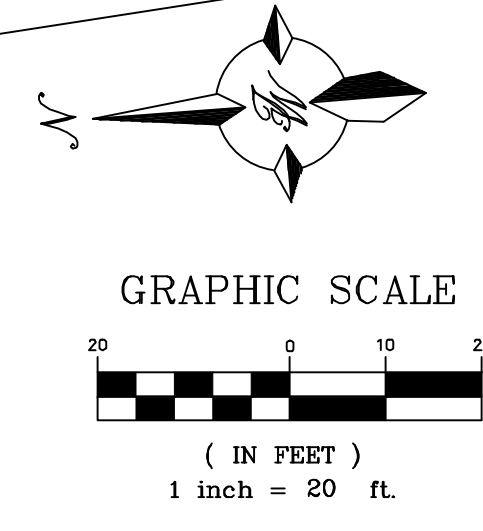
SITE DATA - BUILDING A

| | |
|----------------------------|--------------------------------------|
| PROPOSED USAGE | MIXED USE |
| LOT AREA | 197,201 SF (4.53 ACRES) |
| ZONING | MX-H |
| PARKING REQUIRED | 107.1 SPACE/GUEST RM PER TABLE 5-5-2 |
| PARKING PROVIDED | 145 SPACES |
| HC PARKING REQUIRED | 10 SPACES (2 VAN SPACES) |
| HC PARKING PROVIDED | 10 SPACES (2 VAN SPACES) |
| BICYCLE SPACES REQUIRED | 10% OF OFF-STREET PARKING |
| BICYCLE SPACES PROVIDED | 4 SPACES |
| MOTORCYCLE SPACES REQUIRED | 4 SPACES |
| MOTORCYCLE SPACES PROVIDED | 4 SPACES |
| PARKING TOTAL | 165 |



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- LIGHT
- ⬡ PARKING COUNT
- LANDSCAPE AREA



KEYED NOTES

- | | | |
|--|--|---|
| 1 ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE) SEE DETAIL SHEET DET-1 | 7 RETENTION POND | 14 STANDARD LIGHT POLE SEE DETAIL SHEET DET-1 |
| 2 UNIDIRECTIONAL ACCESSIBLE RAMP | 8 NEW ASPHALT PAVING SEE DETAIL SHEET DET-1 | 15 6" DIA. REMOVABLE BOLLARDS |
| 3 STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A SEE DETAIL SHEET DET-1 | 9 BICYCLE RACK, SEE DETAIL SHEET DET-1 | 16 4'X4' TREE GRATE |
| 4 PARKING LOT LIGHT STANDARD (TYP) FULL CUTOFF LED'S, 25' HIGH | 10 MONUMENT SIGN | 17 4" SOLID YELLO STRIPE |
| 5 6' VALLEY GUTTER PER COA STD DWG 2415B SEE DETAIL SHEET DET-1 | 11 6' PEDESTRIAN CROSSING SEE DETAIL SHEET DET-1 | 18 BIKE RACK SEE DETAIL SHEET |
| 6 MOTORCYCLE SPACE (4'X8' MIN) W/SIGN | 12 NEW 5' CONCRETE SIDEWALK PER COA STD DW 2430 SEE DETAIL SHEET DET-1 | |
| | 13 ZERO-FLUSH CURB W/ 8" BOLLARDS SEE DETAIL SHEET DET-1 | |

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

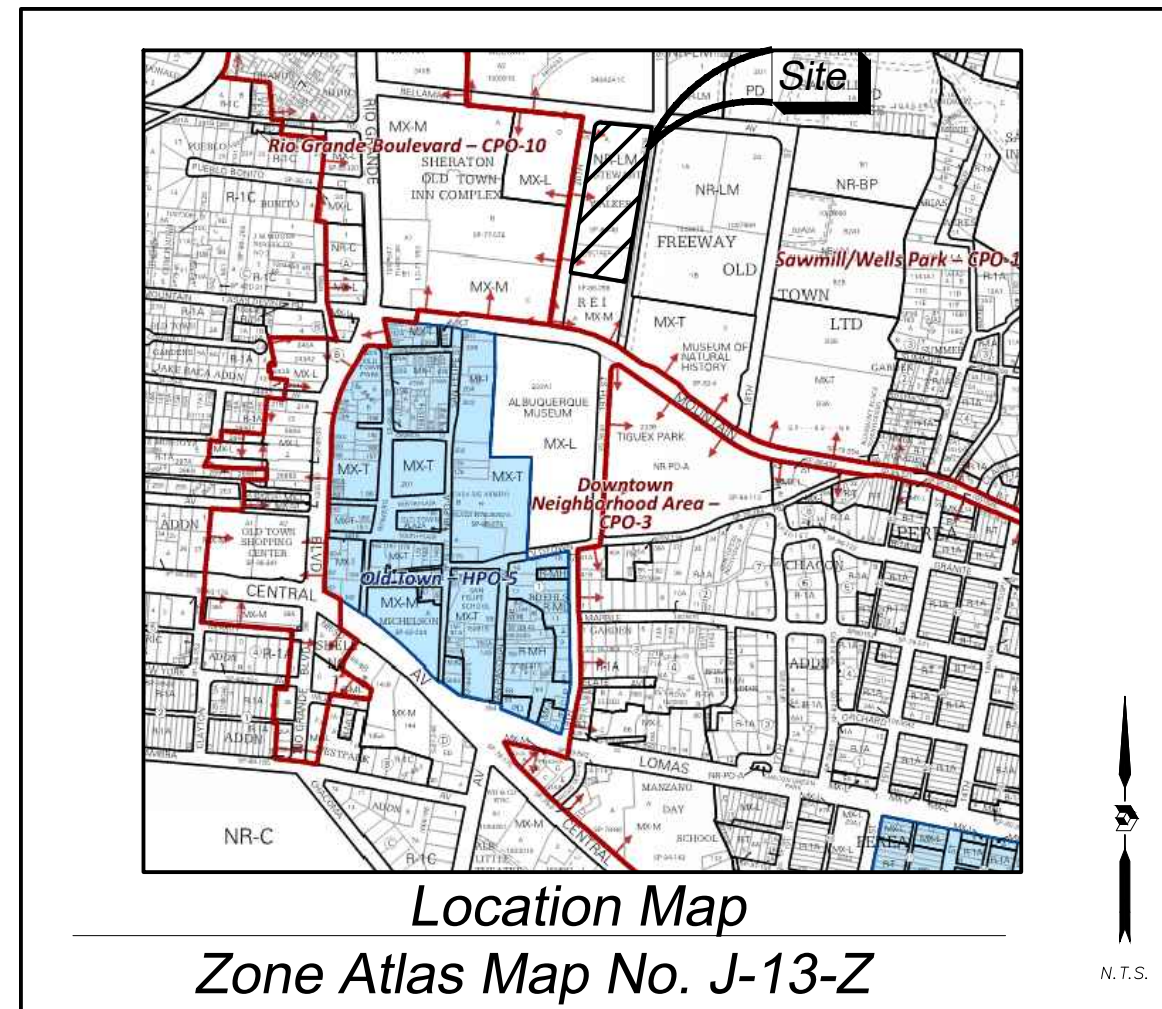
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|---|------|
| Traffic Engineer, Transportation Division | Date |
| Water Utility Development | Date |
| Parks & Recreation Department | Date |
| City Engineer | Date |
| * Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| Code Enforcement | Date |
| DRB Chairperson, Planning Department | Date |

* Environmental Health, if necessary

| | | |
|----------------------------------|--|------------------------|
| | 1904 BELLAMAH AVE NW ALBUQUERQUE, NM | DRAWN BY SB |
| | SITE PLAN FOR BUILDING PERMIT | DATE 11-08-22 |
| | 5571 MIDWAY PARK, PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com | DRAWING |
| RONALD R. BOHANNAN P.E. #7868 | 11-16-2022 | SHEET # SP-1 |
| | | JOB # 2022046 |



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.9254 ACRES±
 ZONE ATLAS INDEX NO: J-13-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 GRANITOR 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.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X" AND "AH" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0331H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. 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.

TREASURER'S CERTIFICATE

RECORDING STAMP

Plat of
Tracts A-1 and A-2
Lands of Sawmill Bellamah Properties, LLC
 Town of Albuquerque Grant, Projected
 Section 18, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 November 2022

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT A, LANDS OF STEWART-WALKER, AS THE SAME IS SHOWN AND DESIGNATED ON THE BOUNDARY SURVEY PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 14, 1989, IN BOOK C38, PAGE 1989, TOGETHER WITH TRACT 238C1A2A2 MRGCD PROPERTY MAP NO. 38, AS THE SAME IS DESIGNATED ON THE SPECIAL WARRANTY DEED THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 16, 2018, AS DOCUMENT NUMBER 2018090235, NOW COMPRISING OF TRACTS A-1 AND A-2, LANDS OF SAWMILL BELLAMAH PROPERTIES, LLC.

M.R.G.C.D. Note:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS 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 REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS

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 and Dedication

THE REPLAT 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.

_____ DATE
 ?
 ?
 SAWMILL BELLAMAH PROPERTIES LLC
 ?

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY SAWMILL BELLAMAH PROPERTIES LLC

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

Project No. PR-2022-
 Application No. -2022-
Utility Approvals

| | |
|--|------|
| PNM | DATE |
| NEW MEXICO GAS COMPANY | DATE |
| QWEST CORPORATION D/B/A CENTURYLINK QC | DATE |
| COMCAST | DATE |
| City Approvals | |
| CITY SURVEYOR | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT | DATE |
| A.B.C.W.U.A. | DATE |
| PARKS AND RECREATION DEPARTMENT | DATE |
| AMAFCA | DATE |
| CITY ENGINEER | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |
| CODE ENFORCEMENT | DATE |
| MRGCD | DATE |

Surveyor's Certificate

I, 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.

LARRY W. MEDRANO _____ DATE
 N.M.P.S. No. 11993



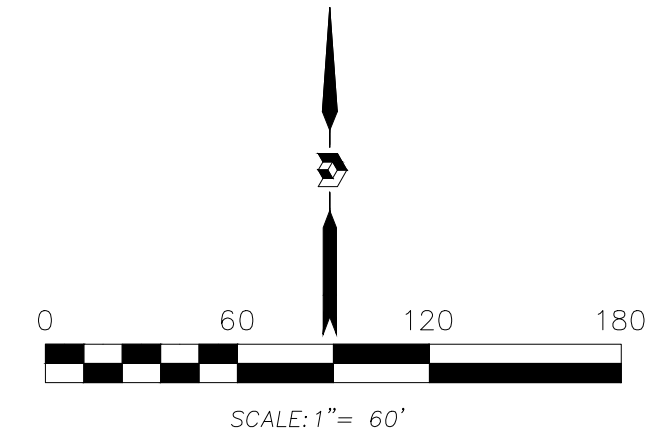
| COORDINATE AND DIMENSION INFORMATION | | | | PLSS INFORMATION | | | | PROPERTY INFORMATION | | | | PROJECT INFORMATION | | | | | | | | | |
|---|--|--|--|---|--|--|--|---|--|--|--|-------------------------------|--|--|--|--|--|------------------------|--|--------------------------|--|
| STATE PLANE ZONE: NM-C | | GRID /GROUND COORDINATES: GRID | | GEIOD: ABQ GEIOD | | LAND GRANT TOWN OF ALBUQUERQUE GRANT | | | | PROPERTY OWNER SAWMILL BELLAMAH PROPERTIES LLC | | | | CREW/TECH: AB | | DATE OF SURVEY 06/7-15/2022 | | | | | |
| HORIZONTAL DATUM: NAD83 | | VERTICAL DATUM: NAVD88 | | ROTATION ANGLE: 0° 00' 00.00" | | MATCHES DRAWING UNITS: YES | | SECTION 18 | | TOWNSHIP 10 NORTH | | RANGE 3 EAST | | MERIDIAN NMPPM | | SUBDIVISION NAME LANDS OF SAWMILL BELLAMAH PROPERTIES, LLC | | | | | |
| CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM | | | | BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 | | | | CITY ALBUQUERQUE | | COUNTY BERNALILLO | | STATE NM | | UPC 101305822846022577-TRACT A | | 101305822846022578-TRACT 238C1A2A2 | | DRAWN BY: JK | | CHECKED BY: LM | |
| COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003153849 | | | | DISTANCE ANNOTATION: GROUND | | | | ELEVATION TRANSLATION: ±0.00' | | ELEVATIONS VALID: NO | | PSI JOB NO. 228175P | | SHEET NUMBER 1 OF 2 | | | | | | | |
| GROUND TO GRID: 0.9996847145 | | | | BEARING ANNOTATION: GRID | | | | | | | | | | | | | | | | | |



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Plat of
Tracts A-1 and A-2
Lands of Sawmill Bellamah Properties, LLC
 Town of Albuquerque Grant, Projected
 Section 18, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 November 2022

RECORDING STAMP



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 |



R=25.00'
 L=38.17'
 Δ=87°29'04"
 CH=N 52°54'06" E
 34.57'

FOUND BATHEY T-POST WITH ALUMINUM CAP "CARTESIAN 14271"

FOUND BATHEY T-POST WITH ALUMINUM CAP "CARTESIAN 14271"

FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

Tract A-1
 AREA=1.5780 ACRES±
 68,738 SQ. FT.±

Tract A-2
 AREA=2.3474 ACRES±
 102,255 SQ. FT.±

20th Street, N.W.
 (60' PUBLIC ROW)

Bellamah Avenue, N.W.
 (60' PUBLIC ROW)

A.G.R.S. MONUMENT "14-J13"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,491,158.066 US SURVEY FEET
 E=1,514,405.693 US SURVEY FEET
 PUBLISHED EL=4957.341 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999684967
 DELTA ALPHA ANGLE=-0°14'31.93"

A.G.R.S. MONUMENT "5-J13A"
 STANDARD C.O.A. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,491,318.377 US SURVEY FEET
 E=1,515,633.327 US SURVEY FEET
 PUBLISHED EL=4960.499 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999684462
 DELTA ALPHA ANGLE=-0°14'23.54"

BASIS OF BEARINGS
 S 46°56'54" W
 1689.74'



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

| PROJECT INFORMATION | |
|------------------------|--------------------------------|
| CREW/TECH: AB | DATE OF SURVEY 06/7-15/2022 |
| DRAWN BY: JK | CHECKED BY: LM |
| PSI JOB NO. 228175P | SHEET NUMBER 2 OF 2 |