



Effective 3/01/2022

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

<b>SUBDIVISIONS</b>	<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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input 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 checked="" type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Sketch Plan for Review and Comments		

<b>APPLICATION INFORMATION</b>		
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:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: TR A PLAT OF TR 'A' LNDs 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
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 1904 Bellamah Ave	Between: Bellamah Ave	and: 20th Street
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
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: 11.17.2022
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM P2: SITE PLAN – DRB

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

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 P2 at the front followed by the remaining documents *in the order provided on this form.*

### SKETCH PLAN – DRB

#### SITE PLAN – DRB

#### MAJOR AMENDMENT TO SITE PLAN – DRB

#### EXTENSION OF SITE PLAN – DRB

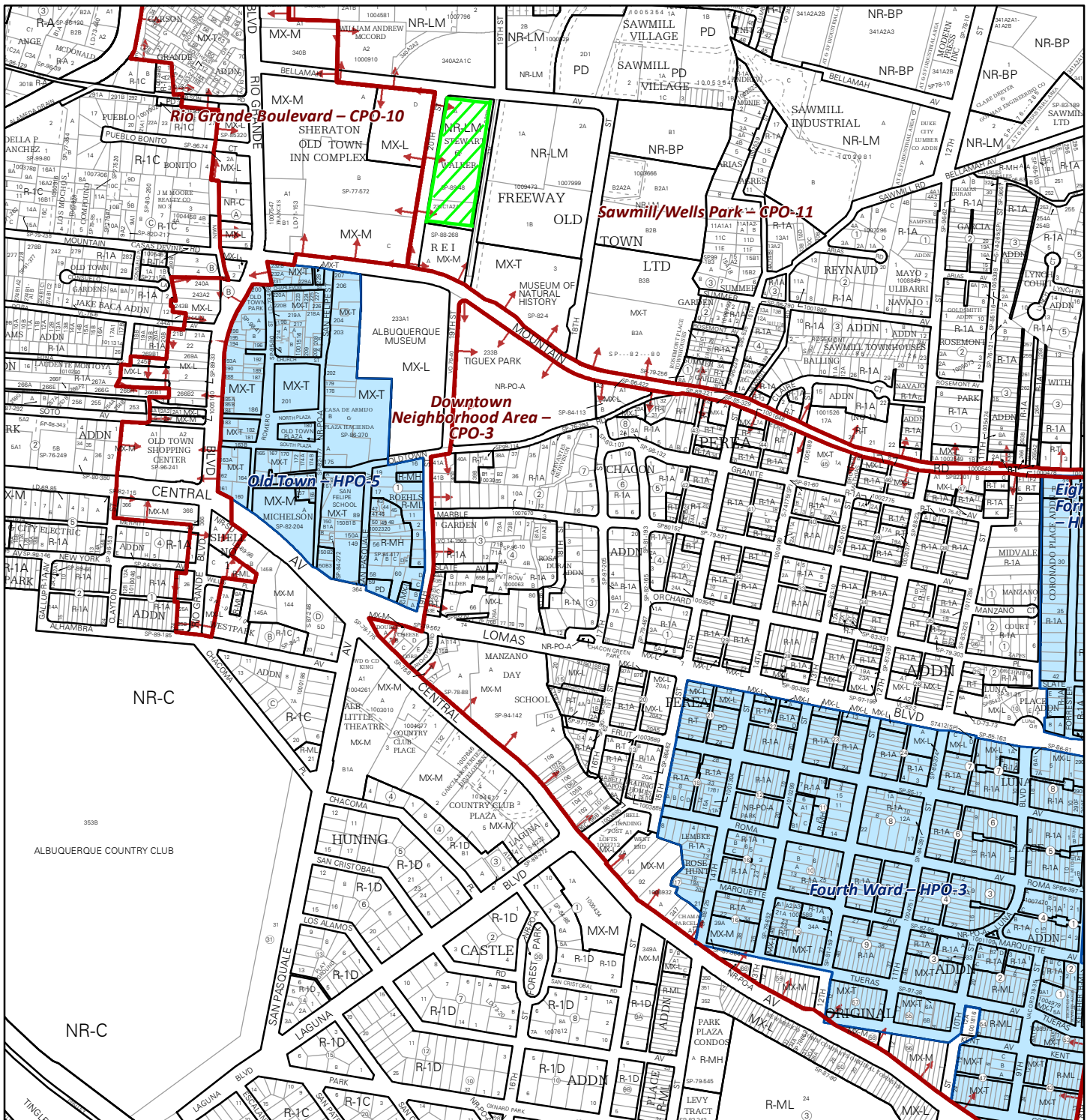
- \_\_\_ Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ PDF of application as described above
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (*not required for Extension*)
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)(3)
- \_\_\_ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- \_\_\_ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (*not required for Extension*)
- \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (*not required for extension*)
  - \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response
  - \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - \_\_\_ Completed neighborhood meeting request form(s)
  - \_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- \_\_\_ Sign Posting Agreement
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- \_\_\_ Completed Site Plan Checklist
- \_\_\_ Site Plan and related drawings
- \_\_\_ Copy of the original approved Site Plan or Master Development Plan (*for amendments and extensions*)
- \_\_\_ Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- \_\_\_ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units
- \_\_\_ Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone
- \_\_\_ Infrastructure List, if required

#### FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

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

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 P2 at the front followed by the remaining documents *in the order provided on this form.*

- \_\_\_ Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ PDF of application as described above
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Solid Waste Department signature on Site Plan
- \_\_\_ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- \_\_\_ Approved Grading and Drainage Plan
- \_\_\_ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)
- \_\_\_ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- \_\_\_ Site Plan and related drawings
- \_\_\_ Infrastructure List, if require



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:  
**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

RE: DRB REQUEST FOR SETBACK PLAN REVIEW AND COMMENT  
TR A PLAT OF TR 'A' LND OF STEWART PL LBER BEIN  
RE L O TRS 29B B 2 MR D ONT 20  
ONE T L S E

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of I-CON Innovate Construction, Dave Doyle., are submitting for sketch plan 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 20<sup>th</sup> 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 20<sup>th</sup> Street and Bellamah Avenue from which the building can connect.

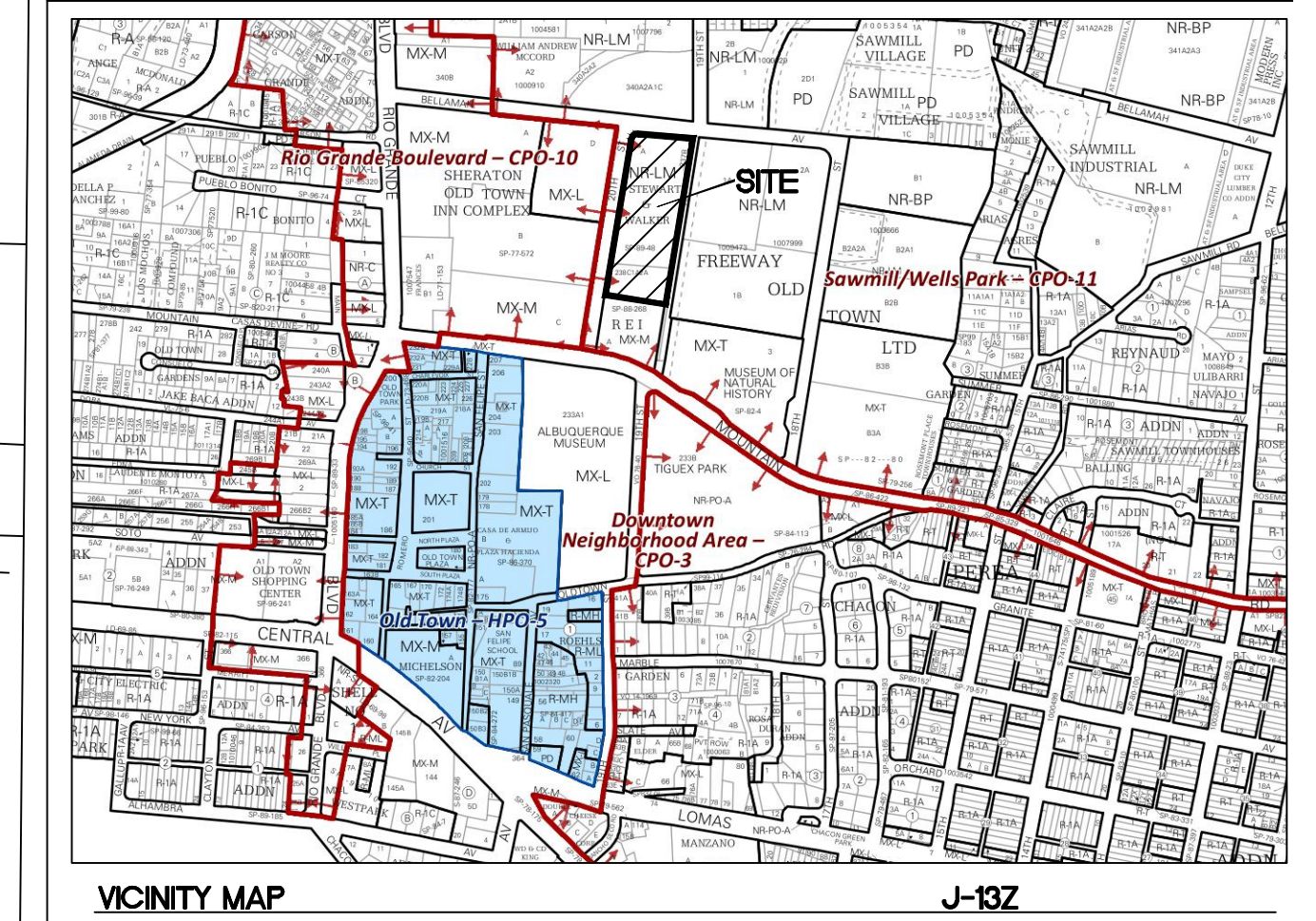
If you have any questions or need additional information prior to the meeting regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

JN 2022046  
RRR/jn/ye



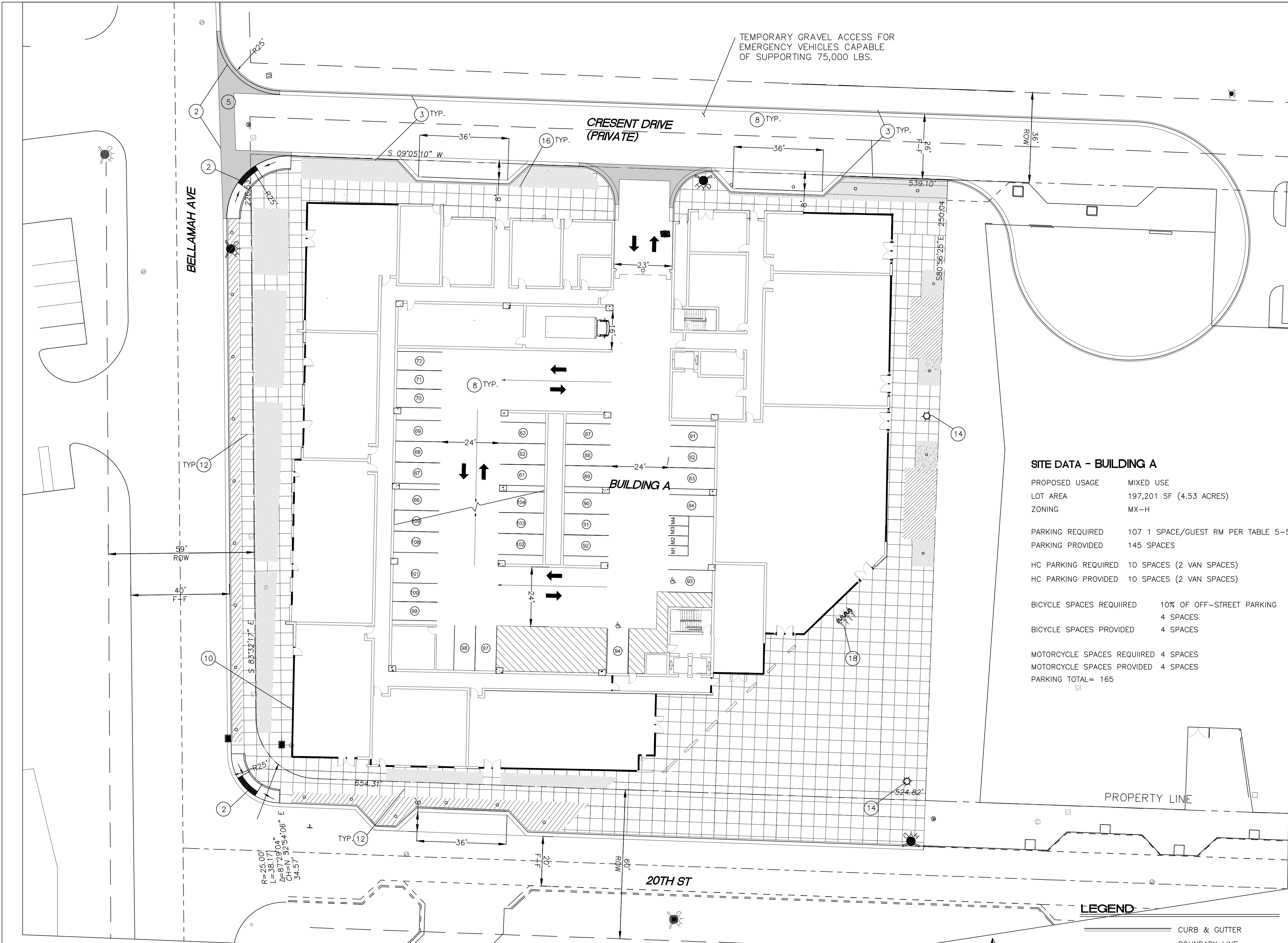
VICINITY MAP J-13Z

**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.

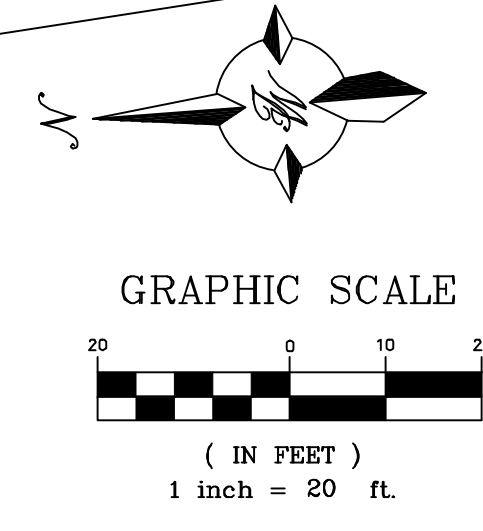
**SITE DATA - BUILDING A**

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.

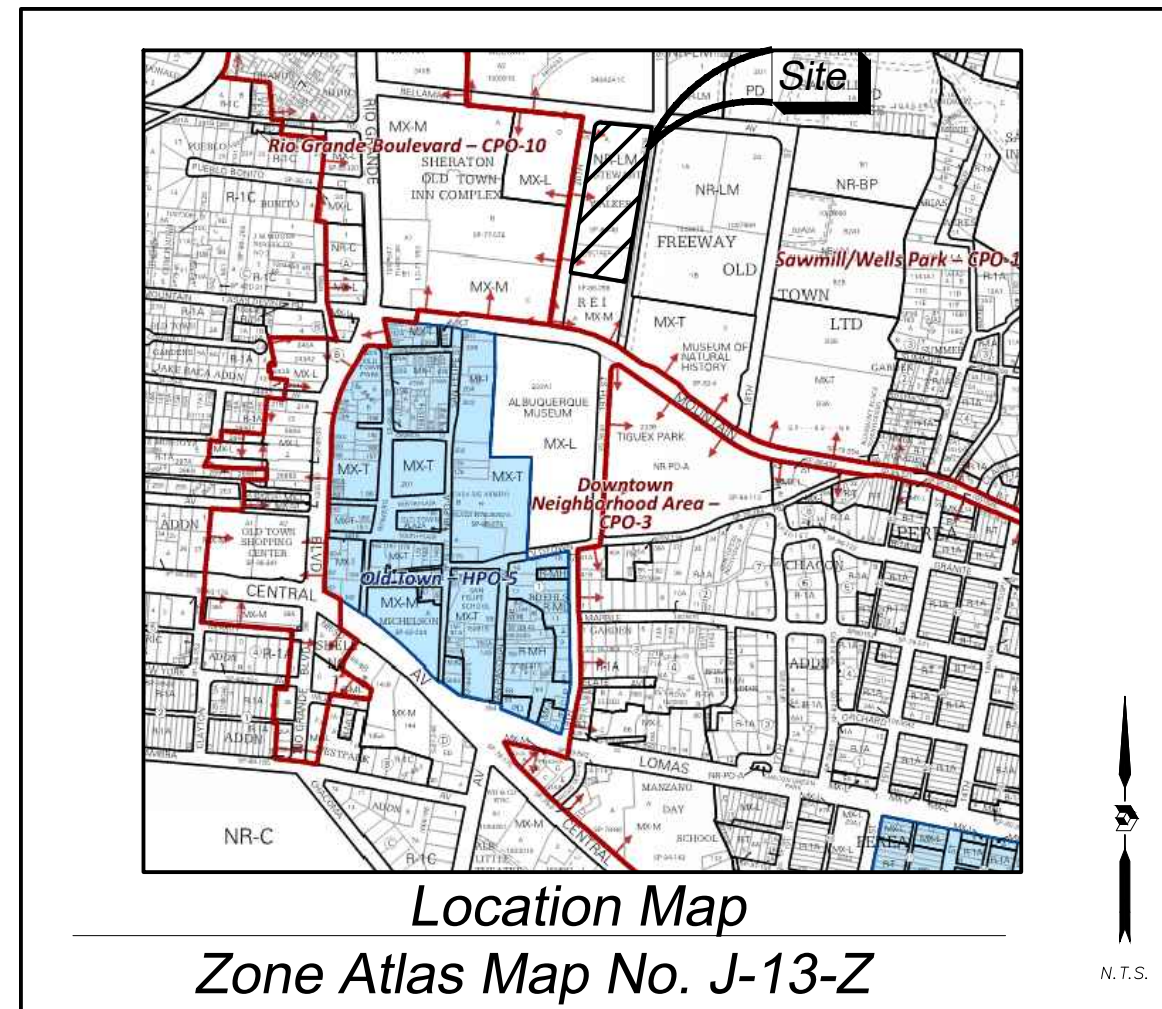
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**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

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



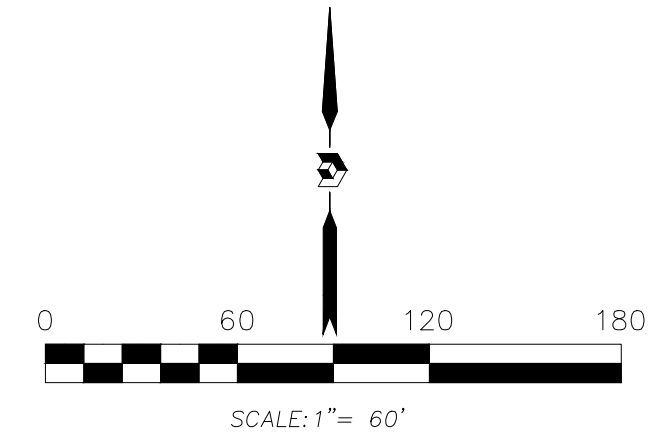
COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION					
STATE PLANE ZONE: <b>NM-C</b>		GRID /GROUND COORDINATES: <b>GRID</b>		GEIOD: <b>ABQ GEIOD</b>		LAND GRANT <b>TOWN OF ALBUQUERQUE GRANT</b>				PROPERTY OWNER <b>SAWMILL BELLAMAH PROPERTIES LLC</b>				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 NMPM			
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				SUBDIVISION NAME <b>LANDS OF SAWMILL BELLAMAH PROPERTIES, LLC</b>				DRAWN BY: JK		CHECKED BY: LM			
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003153849				DISTANCE ANNOTATION: <b>GROUND</b>				CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101305822846022577-TRACT A		101305822846022578-TRACT 238C1A2A2	
GROUND TO GRID: 0.9996847145				BEARING ANNOTATION: <b>GRID</b>				ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		PSI JOB NO. 228175P		SHEET NUMBER 1 OF 2			



**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.±

FORMER  
 TRACT 238C1A2A2 MRGCD MAP NO. 38  
 (08/21/2000, 2000S, 123)  
 SPECIAL WARRANTY DEED  
 (10/16/2018, DOC. NO. 2018090235)

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"

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=1,490,158.066 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"



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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