



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-2022-007466
Application No. SD-2022-00142

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: 11/16/2022 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: Please see attached letter

CONTACT NAME: Juanita Garcia

TELEPHONE: 505 362-8903 EMAIL: jag@jagpandz.com



November 11, 2022

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Evan Davis, Silver Townhomes, LLC, is providing the following information for the Supplemental Submittal for PR2022-007466, SD-2022-00142 as part of a Minor Preliminary and Final Subdivision Plat and a DRB Determination for Landscape/Buffer Zone requirements as outlined in the Development Process Manual (DPM). Specifically, the application requests consist of the following:

Minor Subdivision Application:

The property owner intends to combine eleven lots (11) existing lots into one (1) new lots and grant easements as shown and as described on the attached plat. The current legal description is Lots 11 through 22, Block 30, Valley View Addition, containing approximately .8609 acres. The new legal description is proposed as Lot 22-A, Block 30, Valley View Addition. The property is located south of Central Ave and east of Jefferson SE. To accommodate at 5' wide sidewalk, the applicant is dedicating right-of-way along Jefferson and Silver, as shown on the revised plat.

The property is zoned MX-T (Mixed Use- Transition Zone District) and is not subject to minimum or maximum lot size requirements. The subject site is located within CPO-8, the Nob Hill / Highland Corridor Character Protection Overlay Zone, which does not prohibit the proposed request.

DRB Determination for Landscape/Buffer Zone Requirements

The applicant is also seeking a DRB determination from the 4'-6' wide Landscape/Buffer Zone which is expected to be constructed between the curb and the sidewalk along Jefferson and Silver. Both Jefferson and Silver Ave were constructed prior to the adoption of the 2020 DPM and do not meet street width requirements to

accommodate the all of the elements that are preferred for a street, as identified in Street Elements Table 7.2.29. In addition, the right of way has street lights and utility poles in the area of where the landscape/Buffer Zone is expected to be constructed. The DRB determination request meets the criteria of Section 2-9(B)(2)(ii) of the DPM, which states that a waiver may be granted if, "There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as mature trees, grades, fills, water courses, natural topographic features, or manmade obstructions." The relocation of the utility lines cannot be easily relocated and placing landscaping under utility lines is prohibited or restricted by the utility companies.

The street will still benefit from having landscaping along the street frontage. The applicant is proposing to construct a townhome development and is expected to provide a landscape buffer along both Jefferson and Silver Ave (Please see attached landscape plan).

We respectfully request the approval of this waiver and believe the waiver does not cause significant material adverse impacts on surrounding properties and meets the waiver requirement criteria of 6-6(P) as outlined in the IDO.

Neighborhood Association Notification

An email was sent to the affected Neighborhood Associations to inform them of this request and to offer a meeting to discuss this application. No meeting was requested by the neighborhood associations.

Infrastructure List Approval

The applicant intends to construct a five-foot-wide sidewalk along both Jefferson and Silver and will expand the sidewalk near the utility/light poles to maintain a minimum 4' wide path. An infrastructure list has been provided to demonstrate the construction of the sidewalks.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,



Juanita Garcia

Principal

JAG Planning & Zoning, LLC

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Preliminary / Final Plat

Decision-making Body: DRB

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☐ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No *Note: if yes, see second page*

PART II - DETAILS OF REQUEST

Address of property listed in application: 99999 Jefferson SE

Name of property owner: Silver Townhomes, LLC

Name of applicant: Evan Davis

Date, time, and place of public meeting or hearing, if applicable: 9:00 AM November 16, 2022

Address, phone number, or website for additional information:

jagfa@jagpandz.com or dcuhelo@cabq.gov

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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.

Juanita Garcia (Applicant signature) 11/16/2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ 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.

99999 Jefferson ST SE Corner of Silver and Jefferson SE Neighborhood Meeting Inquiry Sheet Submission

1 message

Carmona, Dalaina L. <dcarmona@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Tue, Oct 11, 2022 at 9:12 A

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Highland Business and NA Incorporated	Omar	Durant	omardurant@yahoo.com	305 Quincy Street NE	Albuquerque	NM	87108		5052654949
Highland Business and NA Incorporated	Melissa	Pacheco	melissa.ann.pacheco@gmail.com	213 Madison Street NE	Albuquerque	NM	87108		5059999799
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219

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

Please note the following:

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

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

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
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, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, October 10, 2022 2:16 PM
To: Office of Neighborhood Coordination <jag@jagpandz.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:
Development Review Board

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

Contact Name

Juanita Garcia

Telephone Number

15053628903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

ZIP

87194

Legal description of the subject site for this project:

LOTS 11 Through 22, Block 30, Valley View Addition

Physical address of subject site:

99999 Jefferson ST SE

Subject site cross streets:

Corner of Silver and Jefferson SE

Other subject site identifiers:

South of Central Ave SE

This site is located on the following zone atlas page:

K-17

Captcha

x

 **K-17.pdf**
1916K



JAG JAG <jag@jagpandz.com>

Neighborhood Meeting Request for a Proposed Project

JAG JAG <jag@jagpandz.com>

Tue, Oct 11, 2022 at 2:28 PM

To: omar Durant <omardurant@yahoo.com>, melissa.ann.pacheco@gmail.com, mandy@theremedyspa.com, info@wilsonstudio.com

Cc: JAG JAG <jag@jagpandz.com>, Evan Davis <evandavis@sunlighthomes.com>

October 11, 2022

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

Omar Durant – Highland Business and NA Incorporated

Melissa Pacheco – Highland Business and NA Incorporated

Patricia Wilson – District 6 Coalition of Neighborhood Associations

Mandy Warr – District 6 Coalition of Neighborhood Associations

JAG Planning & Zoning, will be representing Evan Davis, Silver Townhomes, LLC, for a minor subdivision application to combine 11 lots into one lot and for a variance to the five (5') foot sidewalk requirements to allow the existing 3.6' wide sidewalks along Jefferson SE and Silver SE and a variance to the four (4') foot wide landscape buffer along Jefferson SE and Silver SE from the Development Review Board (DRB). The application will be submitted on or before October 26, 2022 (or sooner) and is expected to be heard on November 9, 2022 (or sooner). You will receive another email with the definitive application date and hearing date. Because of the sidewalk and the landscape buffer variance applications, The Integrated Development Ordinance (IDO) requires the applicant to contact your neighborhood associations to determine if you would like to meet to discuss this matter.

We are sending this information to determine if your association would like to have a meeting to discuss this application. We are attaching a copy of the proposed plat, a variance exhibit, the Neighborhood Meeting Request for a Proposed Project Form provided by the City of Albuquerque and a copy of the Zone Atlas Map highlighting the area of the proposed project for your review and consideration. Please don't hesitate to contact us if you have any questions.

Kind regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



4 attachments



Lot 22-A Block 30 Valley View Addition Signed (4).pdf
741K



Valley View Add Variance Exhibit.pdf
463K



K-17.pdf
1916K



NeighborhoodMeetingRequest-Silver Townhomes, LLC.pdf
264K

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: October 11, 2022

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

Neighborhood Association (NA)*: Highland Business and NA Incorporated

Name of NA Representative*: Omar Durant and Melissa Pacheco

Email Address* or Mailing Address* of NA Representative¹: omardurant@yahoo.com;
melissa.ann.pachecho@com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jag@jagpandz.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

No date specified by the applicant but before October 26, 2022

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

1. Subject Property Address* 99999 Jefferson SE
Location Description Lots 11-22, Block 30, Valley View Addition
2. Property Owner* Silver Townhomes, LLC
3. Agent/Applicant* [if applicable] JAG Planning & Zoning, LLC Juanita or Andrew Garcia
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 (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: _____

Summary of project/request^{3*}:

The applicant is proposing to consolidate 11 lots into 1 lot.

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{4*}:
devhelp@cabq.gov – after application date or with JAG@jagpandz.com / (505)362-8903

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

1. Zone Atlas Page(s)^{5*} K-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
☐ Deviation(s) ☒ Variance(s) ☐ Waiver(s)
Explanation:
Variance to the 5' wide sidewalk requirements and a Variance to the 4' wide Landscape Buffer Requirement (Applicant is requesting to maintain existing sidewalks and not place the landscape buffer within the right-of-way.)

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] .8609 Acres
 - b. IDO Zone District MX-T
 - c. Overlay Zone(s) [if applicable] Nob Hill/Highland – CPO8 Building Height Subarea 3.
 - d. Center or Corridor Area [if applicable] Not Applicable
2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

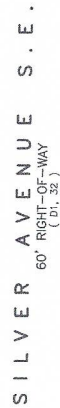
Cc: Patricia Wilson – info@wilsonstudio.com [Other Neighborhood Associations, if any]

Mandy Warr – mandy@theremedyspa.com

District 6 Coalition of Neighborhood Associations

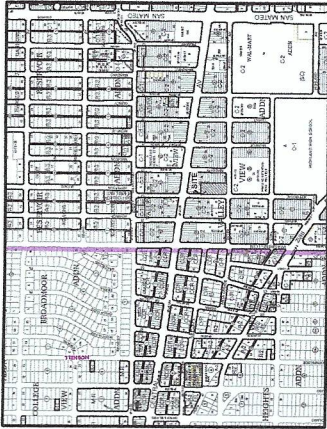
⁶ Available here: <https://tinyurl.com/idozoningmap>

PLAT OF
LOT 22-A, BLOCK 30
VALLEY VIEW ADDITION
WITHIN
SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 44°41'09" E	90°00'00"

Harris Surveying, Inc.
1908 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048
PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com



VICINITY MAP No. K-17

LEGAL DESCRIPTION

LOTS NUMBERED ELEVEN (11) THRU TWENTY-TWO (22) INCLUSIVE IN BLOCK NUMBERED THIRTY (30) OF THE VALLEY VIEW ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32.

PLAT OF
LOT 22-A, BLOCK 30
VALLEY VIEW ADDITION

WITHIN

SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 11 THRU 22 INTO ONE (1) LOT, DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.8609ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: AUGUST 2022
- 8: 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 ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY.
A: VALLEYVIEW ADDITION
FILED: SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 3500100353H DATED 8-16-2012

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 (PSCNM), a New Mexico corporation, (PSCNM Electric) for installation, maintenance, and service of electric lines and underground electric lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company (NMGC), a New Mexico corporation, for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide communication services.
C. QWEST COMMUNICATIONS COMPANY (QWEST), a New Mexico corporation, for installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Included in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend and maintain electric lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services, shall be the right to install, maintain, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide electrical services.

Notwithstanding to the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend and maintain electric lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services, shall be the right to install, maintain, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide electrical services.

FREE CONSENT AND DEDICATION

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 OTHERS COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY DEED AND DEDICATE THE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS _____ DAY OF _____, 20____

BY:

OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____

PROPERTY OWNER OF RECORD:

BERNALILLO CO. TREASURER'S OFFICE:

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO
NEW MEXICO GAS COMPANY
QWEST CORPORATION 078/A-CENTURYLINK 00
Mico Martinez
CONCAST
09/19/2022
9/15/2022
9/16/22
09/20/2022
DATE
DATE
DATE
DATE

CITY APPROVALS:

Loose Rianchover P.S.
CITY SURVEYOR
9/15/2022
DATE
*REAL PROPERTY DIVISION (CONDITIONAL)
DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
DATE
ABCHUA
DATE
PARKS AND RECREATION DEPARTMENT
DATE
AMAFCA
DATE
CITY ENGINEER
DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE
CODE ENFORCEMENT
DATE

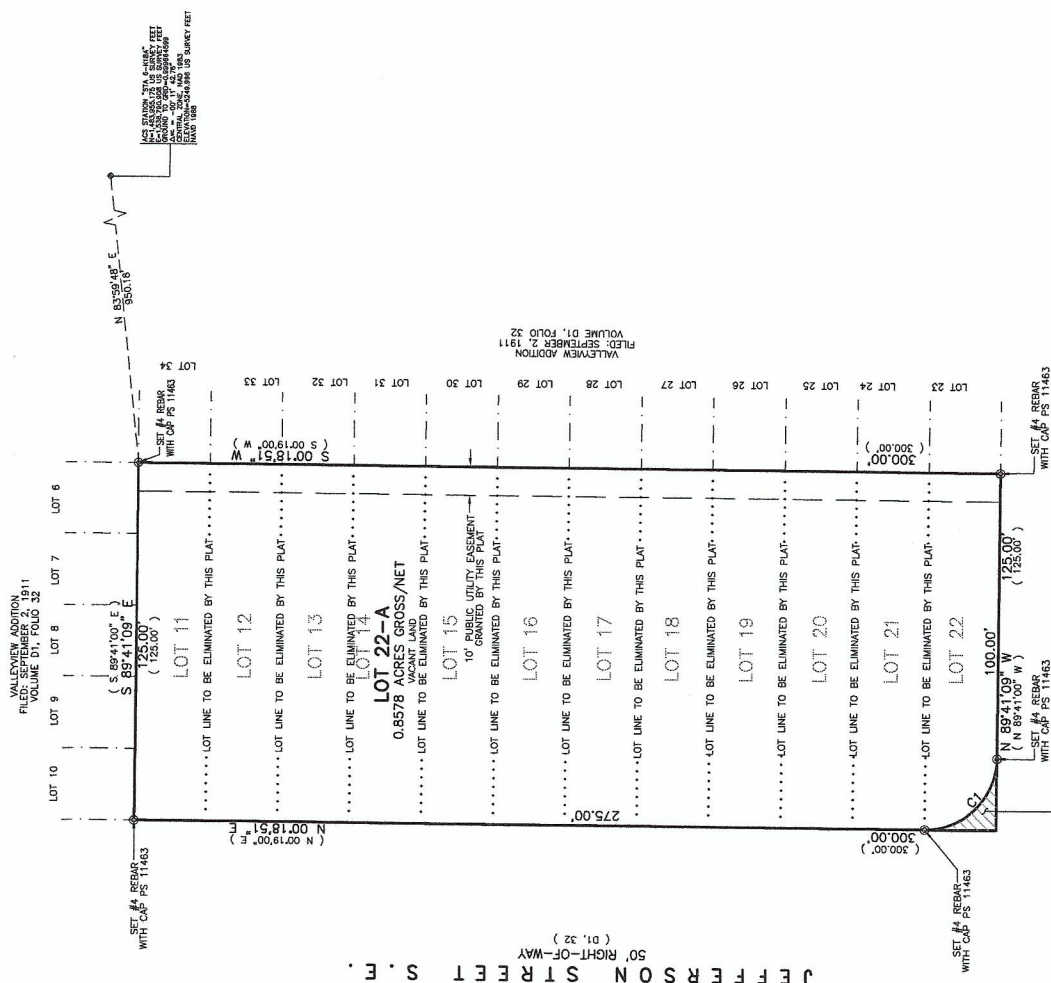
SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

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 AND AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND RECORDATION OF THE SURVEYOR'S ORIGIN AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I 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 _____ DAY OF _____, 2022

ANTHONY L. HARRIS, P.S. # 11463

PLAT OF
LOT 22-A, BLOCK 30
VALLEY VIEW ADDITION

SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022



SILVER AVENUE S. E.
60' RIGHT-OF-WAY
(D1, 32)

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 44°41'09" E	90°00'00"

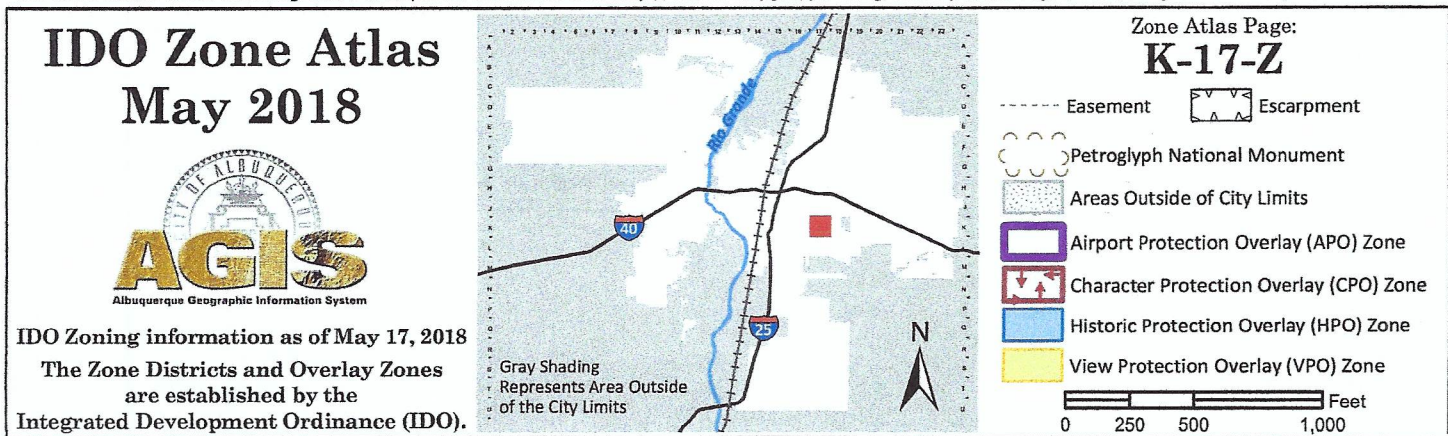
H.E.E. HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

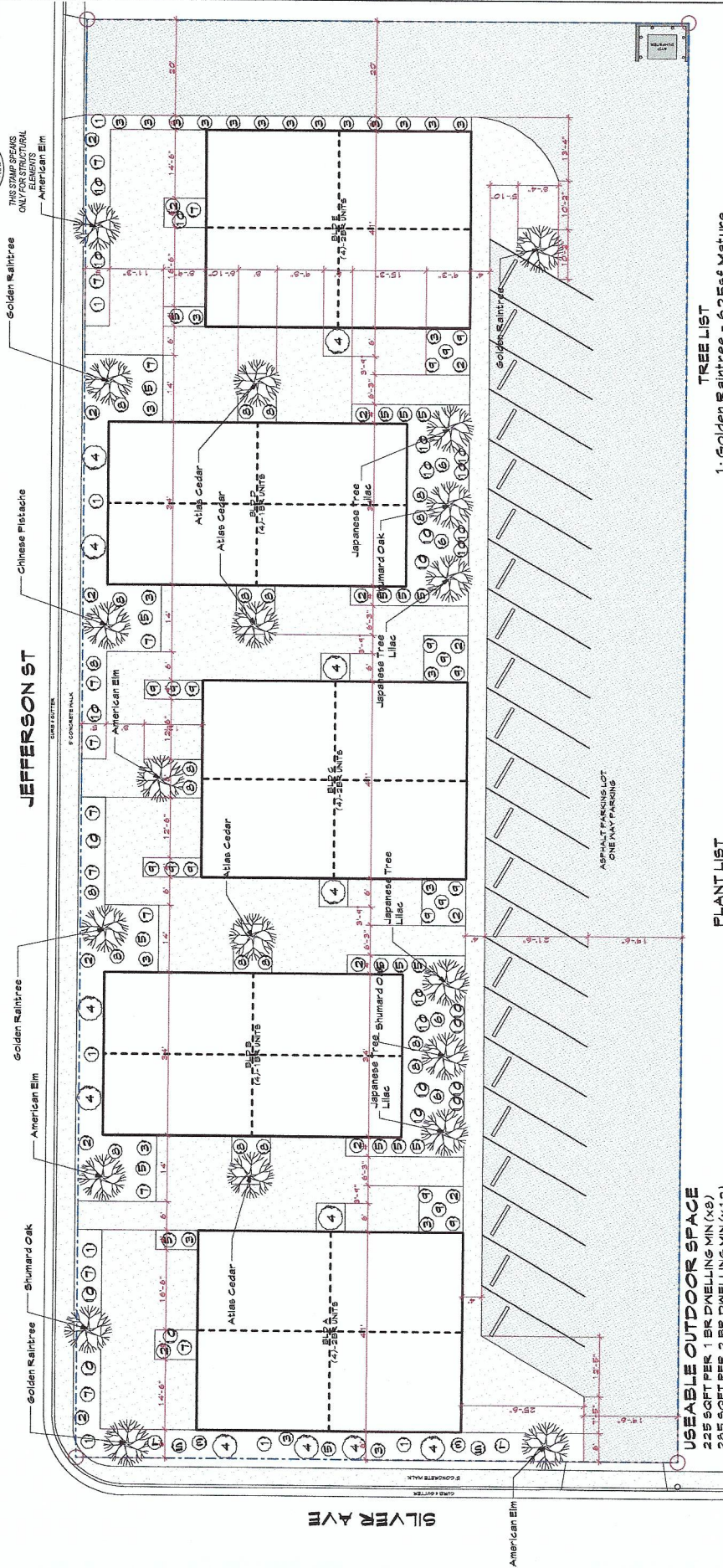
PHONE: (505) 250-2273
E-MAIL: harrisurveying1@gmail.com

SHEET 2 OF 2



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





USEABLE OUTDOOR SPACE

225 SQFT PER 1 BR DWELLING MIN (x3)
285 SQFT PER 2 BR DWELLING MIN (x12)
20 DWELLINGS TOTAL 8 X 225 = 5,220 SQFT
/ 50% (UC-WG-PT) = 2,610 SQFT MIN
SQUARE FOOTAGE OF USEABLE OUTDOOR SPACE PROVIDED = 6,339 SQFT
TOTAL LOT SIZE = 37,150 SQFT
15% LANDSCAPE AREA MIN = 5,573 SQFT
75% GROUND COVERAGE OF LANDSCAPE AREA = 4,219 SQFT
25% OF GROUND COVERAGE TO BE GROUND LEVEL PLANTS = 1,406 SQFT

LANDSCAPING NOTES

1. OWNER LIVING ON PROPERTY TO MAINTAIN LANDSCAPING
2. LANDSCAPING TO BE WATERED BY PERMANENTLY INSTALLED DRIP IRRIGATION SYSTEM

PLANT LIST

- 1: Russian Sage - 25sf Mature
- 2: Cherry Sage - 9sf Mature
- 3: Muhly Grass - 9sf Mature
- 4: New Mexico Privet - 36sf Mature
- 5: Brakelights Hesperaloe - 16sf Mature
- 6: Blue Rug Juniper - 8 1st Mature
- 7: False Indigo - 100sf Mature
- 8: Blue Mist Spirea - 9sf Mature
- 9: Grosso Lavender - 10sf Mature
- 10: Yarrow - 10sf Mature

TREE LIST

- 1: Golden Rain Tree - 625sf Mature
- 2: Chinese Pistache - 1,200sf Mature
- 3: American Elm - 1,225sf Mature
- 4: Shumard Oak - 3,600sf Mature
- 5: Atlas Cedar - 3,750sf Mature
- 6: Japanese Tree Lilac - 400sf Mature

Total Tree Vegetation Landscaping = 31,775 Sq.Ft.

Total Ground Vegetation Landscaping = 2,631 Sq.Ft.



Date Submitted: 11/11/2022

INFRASTRUCTURE LIST

EXHIBIT "A"

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

LOT 22-A, BLOCK 30, VALLEY VIEW ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 11 THRU 22, BLOCK 30, VALLEY VIEW ADDITION

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.

[illegible]

SIA		COA DRC	Size	Type of Improvement	Location	From	To	Private			City		City Cnst	
Sequence #	Project #	Inspector						Inspector	Inspector	Inspector	Engineer	Engineer		
								/	/	/	/	/	/	
								/	/	/	/	/	/	

NOTES

- 1
- 2
- 3
- 4

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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Shawn Biazar

DRB CHAIR - date

PARKS & RECREATION DEPT. - date

SBS Construction & Eng., LLC

FIRM

TRAFFIC ENG. TRANSPORTATION DIVISION - date

AMAFCA - date

Shawn Biazar 11/10/2022

SIGNATURE date

Code Enforcement-date

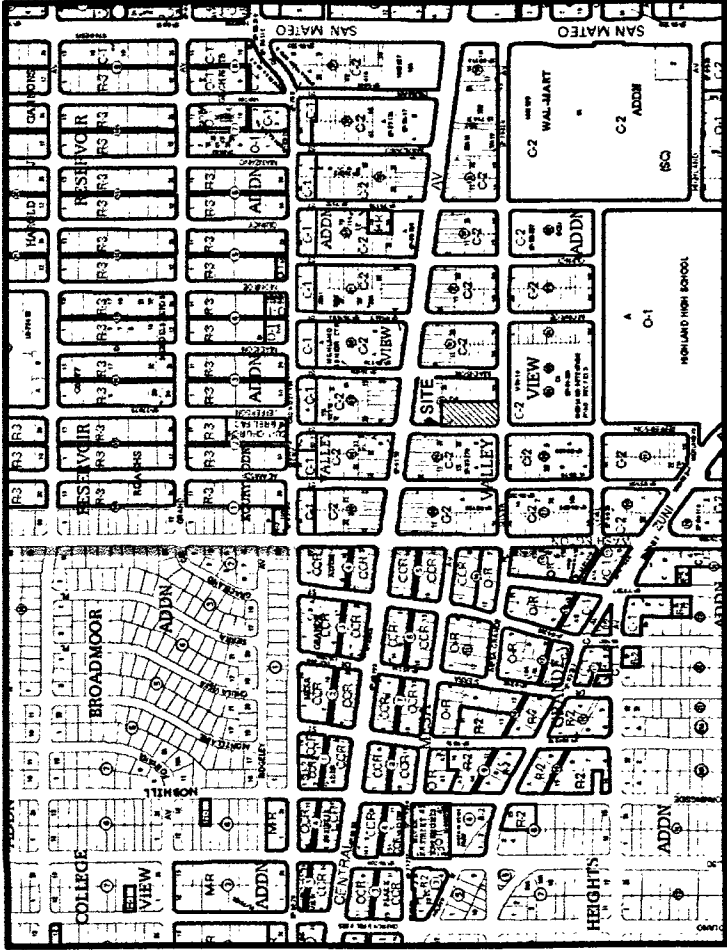
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION:

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



VICINITY MAP No. K-17

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 11 THRU 22 INTO ONE (1) LOT, DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.8609ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: AUGUST 2022
- 8: 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 ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
A: VALLEYVIEW ADDITION
FILED: SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001CQ353H DATED 8-16-2012

LEGAL DESCRIPTION

LOTS NUMBERED ELEVEN (11) THRU TWENTY-TWO (22) INCLUSIVE IN BLOCK NUMBERED THIRTY (30) OF THE VALLEY VIEW ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32.

PLAT OF
LOT 22-A, BLOCK 30
VALLEY VIEW ADDITION

WITHIN
SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022

PROJECT NUMBER: PR-2022-001466

APPLICATION NUMBER: _____

UTILITY APPROVALS:

	PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE	09/19/2022
	NEW MEXICO GAS COMPANY	DATE	9/15/2022
	QWEST CORPORATION D/B/A CENTURYLINK QC	DATE	9/16/22
	COMCAST	DATE	09/20/2022

CITY APPROVALS:

	LOREN EISENBOVER P.S.	DATE	9/15/2022
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REAL PROPERTY DIVISION (CONDITIONAL)

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

ABCWUA

PARKS AND RECREATION DEPARTMENT

	CITY ENGINEER	DATE	9/24/2022
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DRB CHAIRPERSON, PLANNING DEPARTMENT

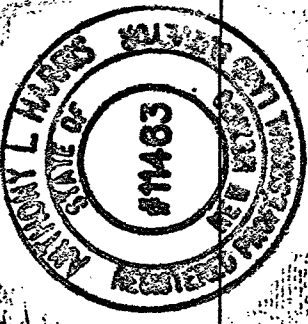
CODE ENFORCEMENT

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
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 20th DAY OF Sept., 2022



ANTHONY L. HARRIS, P.S. # 11463

STATE OF NEW MEXICO
NOTARY PUBLIC
KRISTIN BENNETT
COMMISSION #1090983
COMMISSION EXPIRES 01/25/2024

EVAN DAVIS Silver Townhomes LLC

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 22nd DAY OF September, 2022.

BY: Evan Davis

OWNERS NAME
MY COMMISSION EXPIRES: 01/25/2024 BY: NOTARY PUBLIC

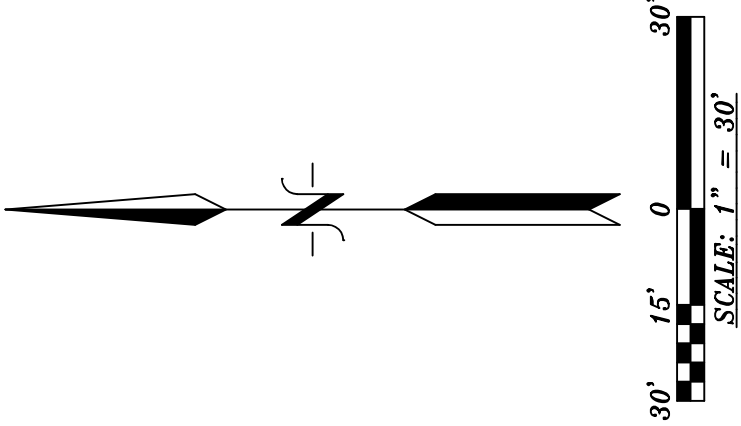
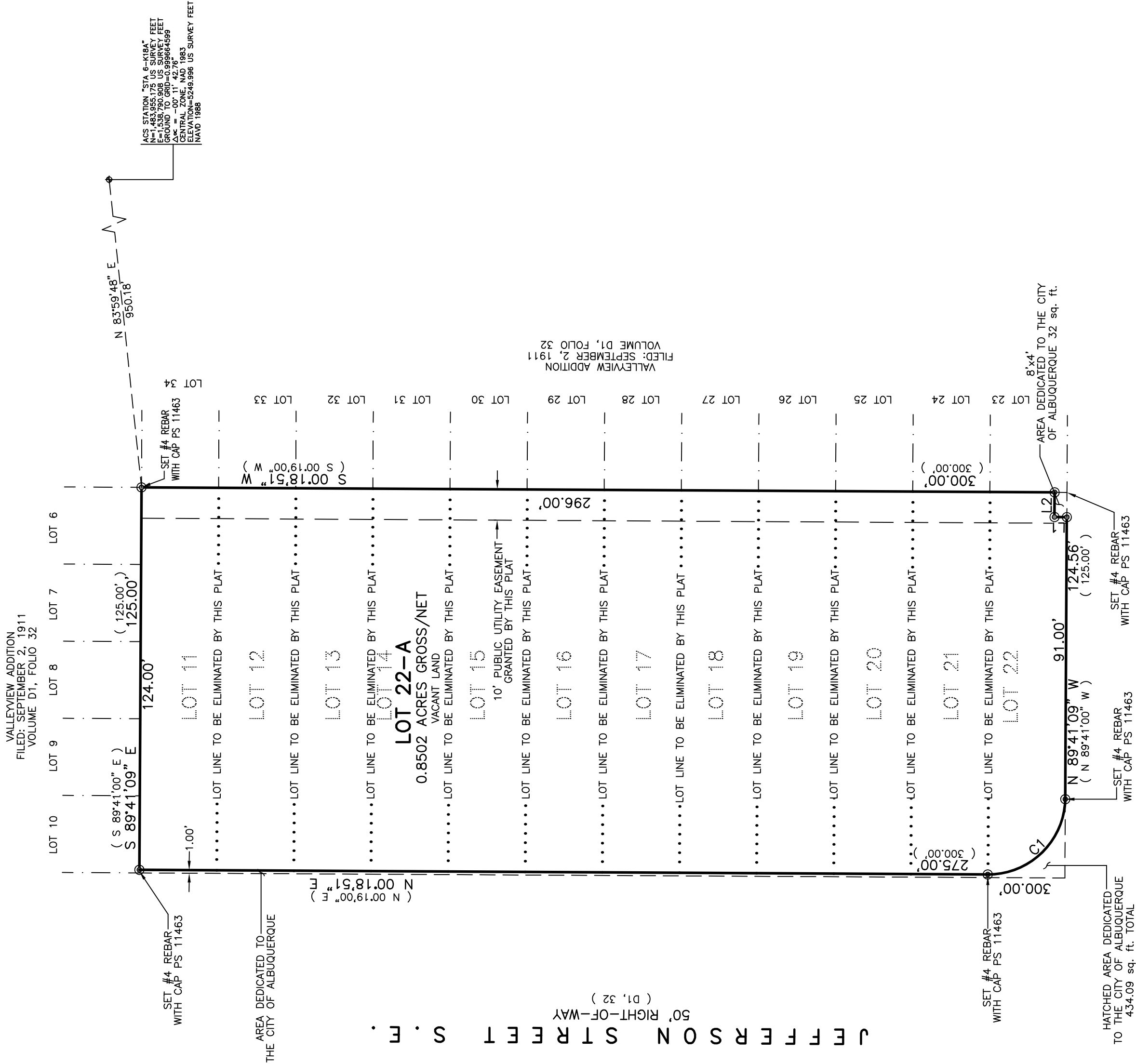
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

PHONE: (505) 250-2273
E-MAIL: harrisurveying51@gmail.com

ANTHONY L. HARRIS, P.S. # 11463
HARRIS SURVEYING, INC.
1508 CARLO VISTA DEL SUR, NW
CORRAL, NEW MEXICO 87048

PLAT OF
LOT 22-A, BLOCK 30
VALLEY VIEW ADDITION

WITHIN
SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022



LINE	BEARING	DISTANCE
L1	S 00°18'51" W	4.00'
L2	N 89°41'09" W	8.00'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	25.00'	39.27'	N 4°41'09" W
		35.36'	
			DELTA ANGLE
			90°00'00"

SILVER AVENUE S.E.
60' RIGHT-OF-WAY
(D1, 32)