



October 9, 2024  
City of Albuquerque Planning Department  
Design Review board  
600 2<sup>nd</sup> St, NW  
Albuquerque, NM 87102

RE: Proposed Multifamily Project located on Westside and Golf Course

Dear Design Review Board,

On behalf of Rembe Urban Design + Development, please find the attached documents for your review and comment.

- DFT Application
- Form S3: Sketch Plat Review and Comment
- Zone Atlas page: A-12-Z
- Project Goals and Description
- Plat of Tracts A-1-A-1 PLAT OF TRS A-1-A-1, B-1-A-1 & B-1-A-2 BLACKARROYO DAM SHEET 1 of 2 and 2 of 2

We appreciate your time and consideration of this submission and look forward to working with you on this project.

Sincerely,

Rembe Urban Design + Development  
1716 Central Ave SW  
Albuquerque, NM 87104



**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>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

<b>BRIEF DESCRIPTION OF REQUEST</b>

<b>APPLICATION INFORMATION</b>		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
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.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street:	Between:	and:

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

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: <i>Jack Rembe</i>	Date:
Printed Name: <i>Jack Rembe</i>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022****\_ AMENDMENT TO INFRASTRUCTURE LIST**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

**\_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

**\_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**\_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)  
EXTENSION**

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

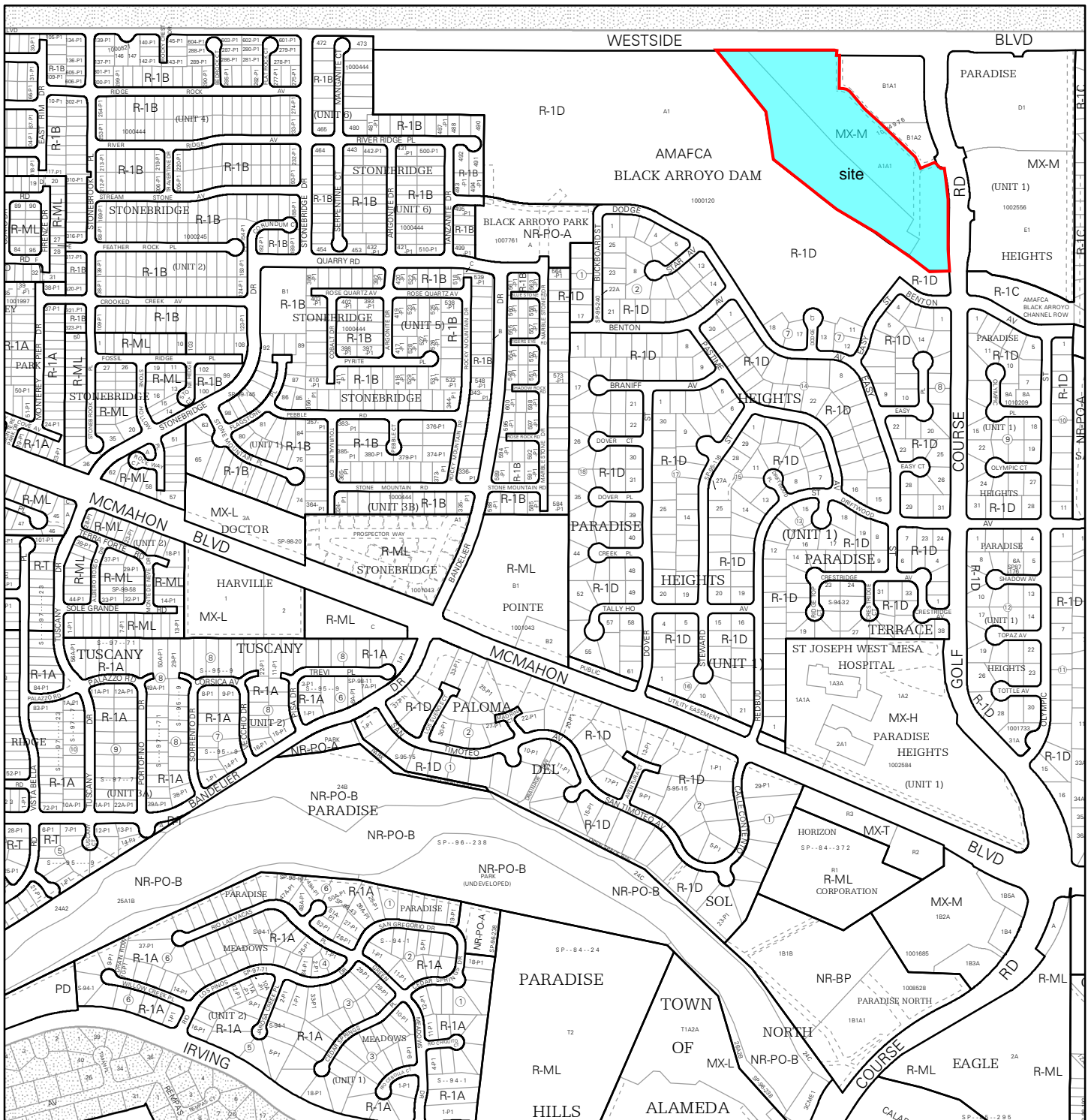
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.


- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



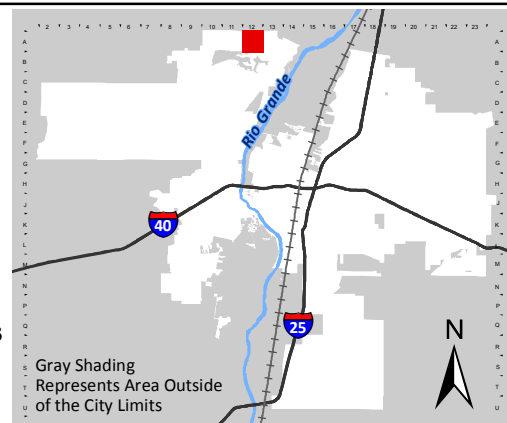


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Rio Grande

40 25

N

Zone Atlas Page:  
**A-12-Z**

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

0 250 500 1,000 Feet

October 7, 2024  
City of Albuquerque Planning Department  
Design Review board  
600 2<sup>nd</sup> St, NW  
Albuquerque, NM 87102

RE: Proposed Multifamily Project located on Westside and Golf Course

We respectfully submit the following information and attached documentation for your review and comment:

**Project Goals:**

The primary goal of the Westside multifamily project is to create a vibrant, market-rate community that fosters a sense of place and connection. By offering well-designed one- and two-bedroom apartments across an 8.03-acre site, this development aims to cater to a variety of demographics, from young professionals to small families and empty nesters. With a focus on enhancing walkability and providing attractive amenities, the project seeks to create a welcoming environment where residents can enjoy a high quality of life. The design will support an active, community-oriented lifestyle, integrating private backyard spaces for each unit and a central amenity building to encourage resident interaction.

**Project Description:**

The Westside multifamily development will consist of approximately 153 single- and double-story units, ranging from 640 to 900 square feet, with a mix of one- and two-bedroom configurations. The project will sit on an 8.03-acre site and will offer market-rate apartments, designed to meet the needs of diverse demographics. Most units will feature private, dedicated backyard spaces, providing residents with outdoor privacy. Additionally, the community will include a modern amenity building equipped with a gym, pool, and communal gathering spaces, designed to support both social interaction and an active lifestyle. Located in an MX-M zoned area adjacent to a golf course, the project will require major and minor amendments, as well as EPC approval. A 2013 site plan is in place for the development, with four tracts allowing for potential commercial use, while a proposed site plan from 2022 was withdrawn and will be resubmitted as a major amendment for EPC review. Through thoughtful design, the development aims to enhance walkability and integrate seamlessly into the surrounding area.

Thank you for your time,

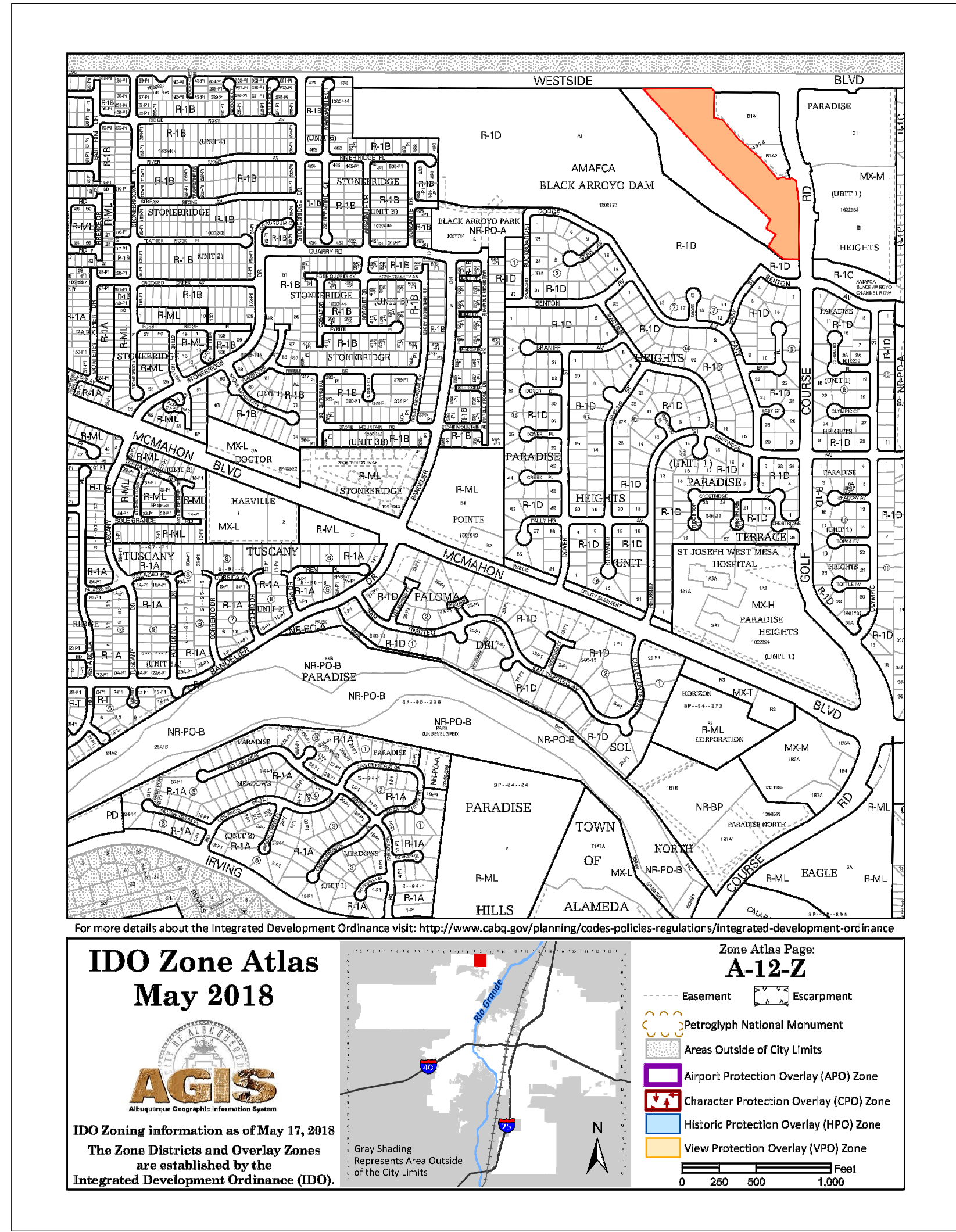
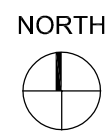
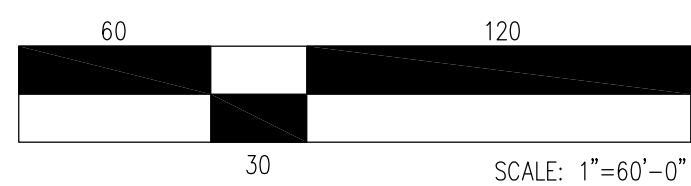
Best regards,

Rembe Urban Design + Development





**A1 SKETCH SITE PLAN**



**GENERAL NOTES**

SEE PLAT FOR ADDITIONAL SITE INFORMATION

**SITE INFORMATION**

ADDRESS: RIO RANCHO, ALBUQUERQUE, NM 87114  
 UPC: 101206643246110507  
 PROJECT SIZE: 8.035 ACRE  
 ZONE ATLAS MAP: A-12-Z  
 ZONING: MX-M  
 DEVELOPMENT TYPE: MULTI FAMILY; BUILD TO RENT  
 UNIT COUNT:  
 85 1-BEDROOM; 68 2-BEDROOM  
 TOTAL 153 DWELLING UNITS; 1 AMENITIES BUILDING

IDO TABLE 2-4-5: MX-M:  
 SITE STANDARDS:  
 USABLE OPEN SPACE: STUDIO, 1 BR: 225SF./UNIT, 2 BR: 285 SF./UNIT  
 38,505 SF. REQUIRED; PROVIDED TBD

SETBACKS ( NOT U-MS-PT):  
 FRONT: 5'-0" MIN.  
 REAR: 15'-0" MIN.  
 SIDE: 0'-0" INTERIOR / 5'-0" STREET

BUILDING HEIGHT:  
 48'-0" MAX.

IDO TABLE 5-5-1: MINIMUM OFF-STREET PARKING:  
 DWELLING, MULTI-FAMILY:  
 1 SPACE/ DU W/ STUDIO  
 1.2 SPACES/ DU W/ 1 BR  
 1.6 SPACES/ DU W/ 2 BR.  
 195 SPACES REQUIRED; 214 PROVIDED

IDO TABLE 5-5-4: MINIMUM MOTORCYCLE PARKING  
 151-300 OFF STREET PARKING SPACES= 5 REQUIRED SPACES; 5 PROVIDED

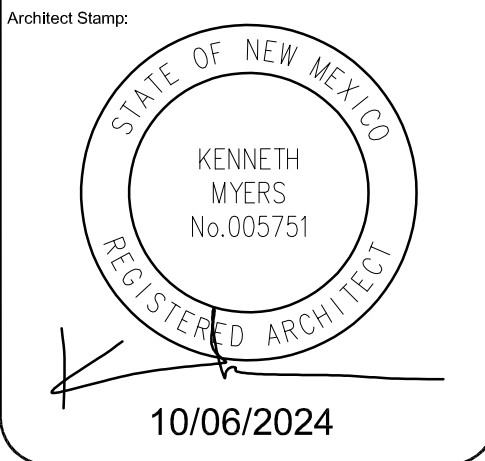
IDO TABLE 5-5-5: MINIMUM BICYCLE PARKING  
 MULTI-FAMILY 10% OF REQUIRED OFF-STREET PARKING SPACES=19.5 REQUIRED;  
 MIN. 20 SPACES WILL BE PROVIDED

IDO 5-5(C)(9) ELECTRIC VEHICLE PARKING  
 5% OF CONSTRUCTED PARKING SPACES TO HAVE EV CHARGING CAPABILITIES.

**PROJECT DESCRIPTION**

THE WESTSIDE MULTIFAMILY DEVELOPMENT WILL CONSIST OF APPROXIMATELY 153 SINGLE- AND DOUBLE-STORY UNITS, RANGING FROM 640 TO 900 SQUARE FEET, WITH A MIX OF ONE- AND TWO-BEDROOM CONFIGURATIONS. THE PROJECT WILL SIT ON AN 8.03-ACRE SITE AND WILL OFFER MARKET-RATE APARTMENTS, DESIGNED TO MEET THE NEEDS OF DIVERSE DEMOGRAPHICS. MOST UNITS WILL FEATURE PRIVATE, DEDICATED BACKYARD SPACES, PROVIDING RESIDENTS WITH OUTDOOR PRIVACY. ADDITIONALLY, THE COMMUNITY WILL INCLUDE A MODERN AMENITY BUILDING EQUIPPED WITH A GYM, POOL, AND COMMUNAL GATHERING SPACES, DESIGNED TO SUPPORT BOTH SOCIAL INTERACTION AND AN ACTIVE LIFESTYLE.

**BTR | RIO RANCHO HOUSING DEVELOPMENT**  
 GOLF COURSE RD. NW  
 ALBUQUERQUE, NM 87114



**REMBE**  
 urban design + development  
 1716 Central SW, Suite A  
 Albuquerque, NM 87104  
 t: 505-243-0188

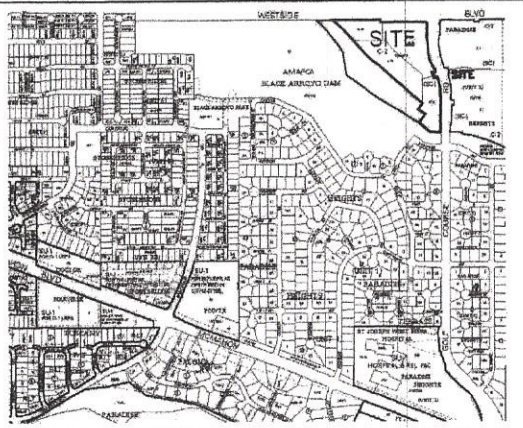
Project: **BTR-GOLF CRSE**  
 Drawn By: **KMA** Checked By: **KMA**  
 Phase: **SKETCH PLAT**  
 Date: **10/06/2024**

SKETCH SITE PLAN

Sheet Number:  
**AS01**

DO NOT SCALE DRAWINGS





**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN PROJECTED SECTION 1, T11N, R2E, N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID PARCEL BEING THE SAME AS TRACT A-1-A, B-1-A, B-1-B & C-1-A OF BLACK ARROYO DAM, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 16, 2007 IN BK. 2007C, PG. 190 AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE MONUMENT ACS 1-E11 BEARS N87°50'09"W A DISTANCE OF 4799.34 FEET; THENCE,  
 S89°49'54"E, 461.71 feet along the south right-of-way of Westside Blvd. NW to a point; thence,  
 Southeasterly, 7.01 feet along the arc of a curve right, said curve having a radius of 25.00 feet and a long chord bearing S20°02'36"E a distance of 6.98 feet; thence,  
 S00°20'34"W, 18.46 feet to a point; thence,  
 S89°49'54"E, 430.25 feet to a point; thence,  
 Southeasterly, 39.79 feet along the arc of a curve right, said curve having a radius of 25.00 feet and a long chord bearing S44°47'23"E a distance of 35.72 feet and transitioning from the south right-of-way of Westside Blvd. NW to the west right-of-way of Golf Course Rd. NW; thence,  
 S00°15'59"W, 161.47 feet to a point; thence  
 Southeasterly, 316.27 feet along the arc of a curve left, said curve having a radius of 596.48 feet and a long chord bearing S12°42'26"E a distance of 313.55 feet; thence,  
 Southwesterly, 42.24 feet along the arc of a curve right, said curve having a radius of 25.00 feet and a long chord bearing S22°36'06"W a distance of 35.72; thence,  
 S18°59'54"E, 56.00 feet to a point; thence  
 Southeasterly, 41.18 feet along the arc of a curve right, said curve having a radius of 25.00 feet and a long chord bearing S61°48'42"E a distance of 36.88 feet; thence,  
 Southeasterly, 194.09 feet along the arc of a curve right, said curve having a radius of 747.37 feet and a long chord bearing S07°19'54"E a distance of 193.54 feet; thence,  
 S00°18'44"W, 192.09 feet to a point; thence  
 S01°24'18"E, 137.86 feet to a point; thence departing from the west right-of-way of Golf Course Rd. NW,  
 N89°03'34"W, 110.48 feet to a point; thence  
 N51°39'41"W, 125.84 feet to a point; thence  
 N31°48'38"E, 101.07 feet to a point; thence  
 N58°05'54"W, 78.01 feet to a point; thence  
 N29°53'57"E, 71.20 feet to a point; thence  
 N46°38'43"W, 554.44 feet to a point; thence  
 N42°49'25"W, 678.39 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 11.9554 ACRES MORE OR LESS.

PLAT OF

**TRACTS A-1-A-1, B-1-A-1 & B-1-A-2  
BLACK ARROYO DAM**

ALBUQUERQUE, NEW MEXICO

AUGUST, 2013

LOCATION MAP ZONE ATLAS SHEET A-12 SCALE 1" = 750' +/-

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# See parcels listed  
 PROPERTY OWNER OF RECORD:  
Calabacillas Group  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
James R. Rios 8/15/13

**PUBLIC UTILITY EASEMENT APPROVALS**

[Signature] 8/14/13 DATE  
 QWEST COMMUNICATIONS / QWEST CENTURYLINK  
[Signature] 8-14-13 DATE  
 PUBLIC SERVICE CO. OF NEW MEXICO  
[Signature] 8/13/2013 DATE  
 NEW MEXICO GAS CO.  
[Signature] 8/14/13 DATE  
 COMCAST CABLE  
[Signature] 8/14/13 DATE

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:  
 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  
 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.  
 QWEST for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.  
 CABLE TV for the installation, maintenance, and service of such lines, cable on other related equipment and facilities reasonably necessary to provide Cable services.  
 Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor 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 purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of the transformer/switchgear doors and five (5) feet on each side.

Disclaimer  
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**SURVEYOR'S CERTIFICATION**

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS EASEMENTS OF RECORD AND/OR INDICATED IN TITLE COMMITMENT NO. FT000120470, DATED FEBRUARY 19, 2007, ISSUED BY FIDELITY NATIONAL TITLE CO. AND OR MADE KNOWN TO ME BY THE OWNERS; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 08/13/13  
 JEAN J. BORDENAVE, NMPE&LS NO. 8110



**APPROVALS**

PROJECT NO: 1004976 APPLICATION NO: 13DRB-70650

[Signature] 8-14-13 DATE  
 CITY OF ALBUQUERQUE SURVEYOR  
[Signature] 8-14-13 DATE  
 PARKS AND RECREATION DEPARTMENT  
[Signature] 8-14-13 DATE  
 AMAFCA  
[Signature] 8-14-13 DATE  
 CITY ENGINEER  
[Signature] 08/14/13 DATE  
 ABCWLA  
[Signature] 08-14-13 DATE  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
[Signature] 8-14-13 DATE  
 DRB CHAIRPERSON, PLANNING DEPARTMENT  
 DATE

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO: REDEFINE THE INTERNAL LOT LINES BETWEEN TRACTS, REDEFINE THE AMAFCA ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT TO CONFORM TO THE AS-BUILT INFRASTRUCTURE AND GRANT PUBLIC UTILITY EASEMENTS FOR GAS, POWER AND COMMUNICATIONS.

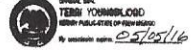
**FREE CONSENT AND DEDICATION**

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OF THE LAND. THE OWNERS DO HEREBY:  
 WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED,  
 GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER, SEWER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;  
 ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;  
 STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.  
 IN ADDITION THE OWNER OF TRACTS D AND E DOES HEREBY DEDICATE PUBLIC RIGHTS-OF-WAY, SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE.

**CALABACILLAS GROUP, A NEW MEXICO GENERAL PARTNERSHIP**

[Signature]  
 DONALD, D. HARVILLE, GENERAL PARTNER  
 STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08/13/13 BY  
[Signature], GENERAL PARTNER.

NOTARY PUBLIC: [Signature]



**BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105



PLAT OF  
TRACTS A-1-A-1, B-1-A-1 & B-1-A-2  
BLACK ARROYO DAM

ALBUQUERQUE, NEW MEXICO  
AUGUST, 2013

**EASEMENT NOTE:**  
AN EXISTING 30' PRIVATE EASEMENT CREATED BY PLAT (FILED 07-16-2007, BK. 2007C, PG. 190) UNDERLIES THE 32' AND TAPERED WIDTH MULTIPLE USE EASEMENTS GRANTED WITH THIS PLAT. THE EASEMENTS HAVE THE SAME USES, RIGHTS AND RESPONSIBILITIES.

**EASEMENT NOTE:**  
AN EXISTING 30' PRIVATE EASEMENT CREATED BY PLAT (FILED 07-16-2007, BK. 2007C, PG. 190) UNDERLIES THE 32' AND TAPERED WIDTH MULTIPLE USE EASEMENTS GRANTED WITH THIS PLAT. THE EASEMENTS HAVE THE SAME USES, RIGHTS AND RESPONSIBILITIES.

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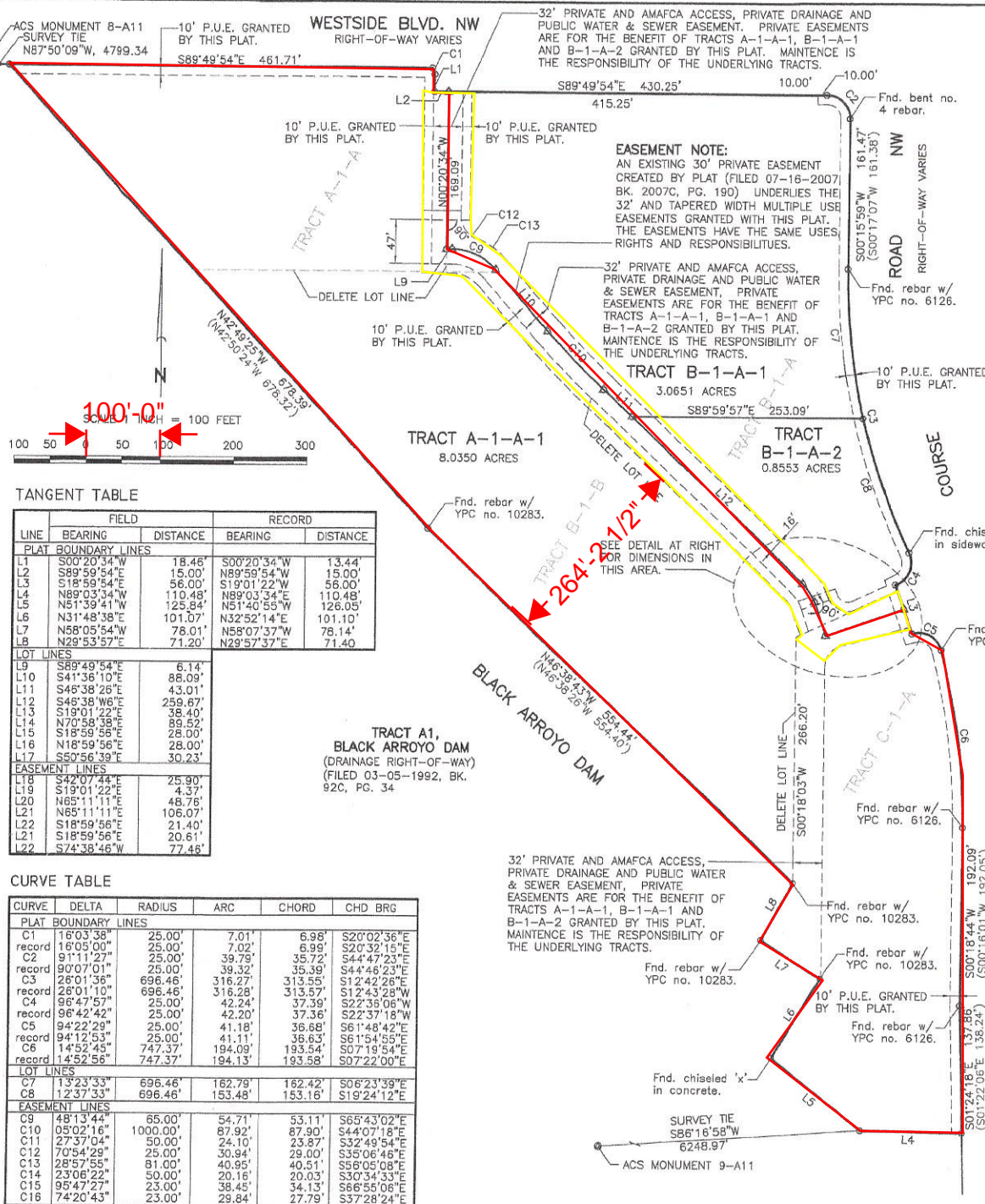
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**EASEMENT NOTE:**  
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TANGENT TABLE

LINE	FIELD		RECORD	
	BEARING	DISTANCE	BEARING	DISTANCE
<b>PLAT BOUNDARY LINES</b>				
L1	S00°20'34"W	18.46'	S00°20'34"W	13.44'
L2	S89°59'54"E	15.00'	N89°59'54"W	15.00'
L3	S18°59'54"E	56.00'	S19°01'22"W	56.00'
L4	N89°03'34"W	110.48'	N89°03'34"E	110.48'
L5	N51°39'41"W	125.84'	N51°40'55"W	126.05'
L6	N31°48'38"E	101.07'	N32°52'14"E	101.10'
L7	N58°05'54"W	78.01'	N58°07'37"W	78.14'
L8	N29°53'57"E	71.20'	N29°57'37"E	71.40'
<b>LOT LINES</b>				
L9	S89°48'54"E	6.14'		
L10	S41°38'10"E	88.09'		
L11	S46°38'26"E	43.01'		
L12	S46°38'36"E	259.67'		
L13	S19°01'22"E	38.40'		
L14	N70°58'38"E	89.52'		
L15	S18°59'56"E	28.00'		
L16	N18°59'56"E	28.00'		
L17	S50°56'39"E	30.23'		
<b>EASEMENT LINES</b>				
L18	S42°07'44"E	25.90'		
L19	S19°01'22"E	4.37'		
L20	N85°11'11"E	48.76'		
L21	N80°11'11"E	106.07'		
L22	S18°59'56"E	21.40'		
L21	S18°59'56"E	20.61'		
L22	S74°38'46"W	72.46'		

**TRACT A1, BLACK ARROYO DAM**  
(DRAINAGE RIGHT-OF-WAY)  
(FILED 03-05-1992, BK. 92C, PG. 34)

32' PRIVATE AND AMAFCA ACCESS, PRIVATE DRAINAGE AND PUBLIC WATER & SEWER EASEMENT, PRIVATE EASEMENTS ARE FOR THE BENEFIT OF TRACTS A-1-A-1, B-1-A-1 AND B-1-A-2 GRANTED BY THIS PLAT. MAINTENANCE IS THE RESPONSIBILITY OF THE UNDERLYING TRACTS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
<b>PLAT BOUNDARY LINES</b>					
C1	16°03'38"	25.00'	7.01'	6.98'	S20°02'36"E
record	16°05'00"	25.00'	7.02'	6.99'	S20°32'15"E
C2	91°11'27"	25.00'	39.79'	35.72'	S44°47'23"E
record	90°07'01"	25.00'	39.32'	35.39'	S44°46'23"E
C3	26°01'36"	696.46'	316.27'	313.55'	S12°42'26"E
record	26°01'57"	696.46'	316.28'	313.57'	S12°43'28"W
C4	98°47'51"	25.00'	42.24'	37.35'	S22°38'06"W
record	98°42'42"	25.00'	42.20'	37.36'	S22°37'18"W
C5	94°22'29"	25.00'	41.18'	36.68'	S61°48'42"E
record	94°12'53"	25.00'	41.11'	36.63'	S61°54'55"E
C6	14°52'45"	747.37'	194.09'	193.54'	S07°18'54"E
record	14°52'56"	747.37'	194.13'	193.58'	S07°22'00"E
<b>LOT LINES</b>					
C7	13°23'33"	696.46'	182.79'	182.42'	S06°23'39"E
C8	12°37'33"	696.46'	153.48'	153.16'	S19°24'12"E
<b>EASEMENT LINES</b>					
C9	48°13'44"	65.00'	54.71'	53.11'	S65°43'02"E
C10	05°02'16"	1000.00'	87.92'	87.90'	S44°07'18"E
C11	27°37'04"	50.00'	24.10'	23.87'	S32°49'54"E
C12	70°54'29"	25.00'	30.94'	29.00'	S35°06'46"E
C13	28°57'55"	81.00'	40.95'	40.51'	S59°05'08"E
C14	23°06'22"	50.00'	20.16'	20.03'	S30°34'33"E
C15	95°47'27"	23.00'	38.45'	34.13'	S66°56'06"E
C16	74°20'43"	23.00'	29.84'	27.79'	S37°28'24"E

NOTES

1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.0000
  2. CURRENT ZONING OF ALL LOTS: C2 (SC).
  3. TOTAL NUMBER OF LOTS CREATED: 3
  4. BASIS OF BEARINGS (NEW MEXICO STATE PLANE, CENTRAL ZONE, NAD1988, NGVD 1983) ACS 8-A11  
 X = 1,507,071.174      MAPPING ANGLE - 00°15'26.89"  
 Y = 1,534,934.957      GROUND TO GRID  
 ELEVATION = 5283.030      FACTOR - 0.999671590  
 KOAT TVIT  
 X = 1,580,452.068      MAPPING ANGLE - NA  
 Y = 1,533,533.274      GROUND TO GRID  
 ELEVATION = NA      FACTOR - NA
  5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
  6. FOUND MONUMENTS ARE DESCRIBED ON THE PLAT DRAWING.
  7. MONUMENTS SET ON LOT CORNERS ARE 5/8" REBARS WITH RED OR YELLOW PLASTIC CAPS STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE ON THE PLAT DRAWING.
  8. LOT CORNERS ON THE STREET CENTERLINE ARE SHOWN THUS & ON THE PLAT DRAWING. PHYSICAL MONUMENTS ARE A NAIL AND WASHER.
  8. 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 THE BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
- FLOODPLAIN NOTE:**  
TRACTS A-1-A-1, B-1-A-1 AND B-1-A-2 ARE IMPACTED BY FEMA DESIGNATED FLOOD HAZARD AREAS ZONED AO (ONE FOOT). SEE FEMA FIRM PANEL 350002-0108 FOR ADDITIONAL DETAILS.