



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input checked="" type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
APPEAL	
<input type="checkbox"/> Decision of DHO (Form A)	

BRIEF DESCRIPTION OF REQUEST

Requesting approval for a Minor Amendment to correct the legal lot numbers for the two lots shown on the plat. Corrections made were per the direction of Jay Rodenbeck, Planning Manager

APPLICATION INFORMATION

Applicant/Owner: Roy and Emma Luna	Phone: 505-504-4188
Address:	Email: eosbsmileysface@yahoo.com
City: Albuquerque	State: NM
Professional/Agent (if any): Daniel Martinez Land Development Planning	Phone: 505-660-5250
Address: 7009 Marilyn Ave NE	Email: 1dplanning@comcast.net
City: Albuquerque	State: NM
Proprietary Interest in Site: None	Zip: 87109
List all owners: Roy and Emma Luna	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 90-A-1 and Lot 90-B-1	Block:	Unit: 3
Subdivision/Addition: Alvarado Gardens	MRGCD Map No.:	UPC Code: 101206033541910028 101206034042810001
Zone Atlas Page(s): G-12-Z	Existing Zoning: Residential R-A	Proposed Zoning R-A
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.5806 Ac

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2733 Candelaria Rd Between: Candelaria Road NW¹ and: Trellis Ave NW

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

Case PR 2023-008197 Application No. SD-2024-00070

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>[Signature]</i>	Date: 5/6/2024
Printed Name: Daniel S. Martinez	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

MINOR AMENDMENT TO PRELIMINARY PLAT

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

- 1) DHO Application form completed, signed, and dated
- 2) Form S2 with all the submittal items checked/marked
- 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- 4) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Letter of authorization from the property owner if application is submitted by an agent
- 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- 7) Original Preliminary Plat and/or Grading and Drainage Plan
- N/A 8) Infrastructure List, if applicable
- 9) Interpreter Needed for Hearing? No if yes, indicate language: _____

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

Legal/Request Descriptions & Location: Minor Preliminary Final Plat Lot Line Adjustment, properties located at 2733 Candalaria Road NW and 3610 Trellis Road NW Albuquerque N.M.

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Regina Chan 4/9/2024
Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Ernest Armijo 4/9/2024
Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement: Approved NA
- Development Agreement: Approved NA
- If None Explain: Site has access to water and sewer and will not require any additional commitments.

[Signature] _____
ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File**) Approved

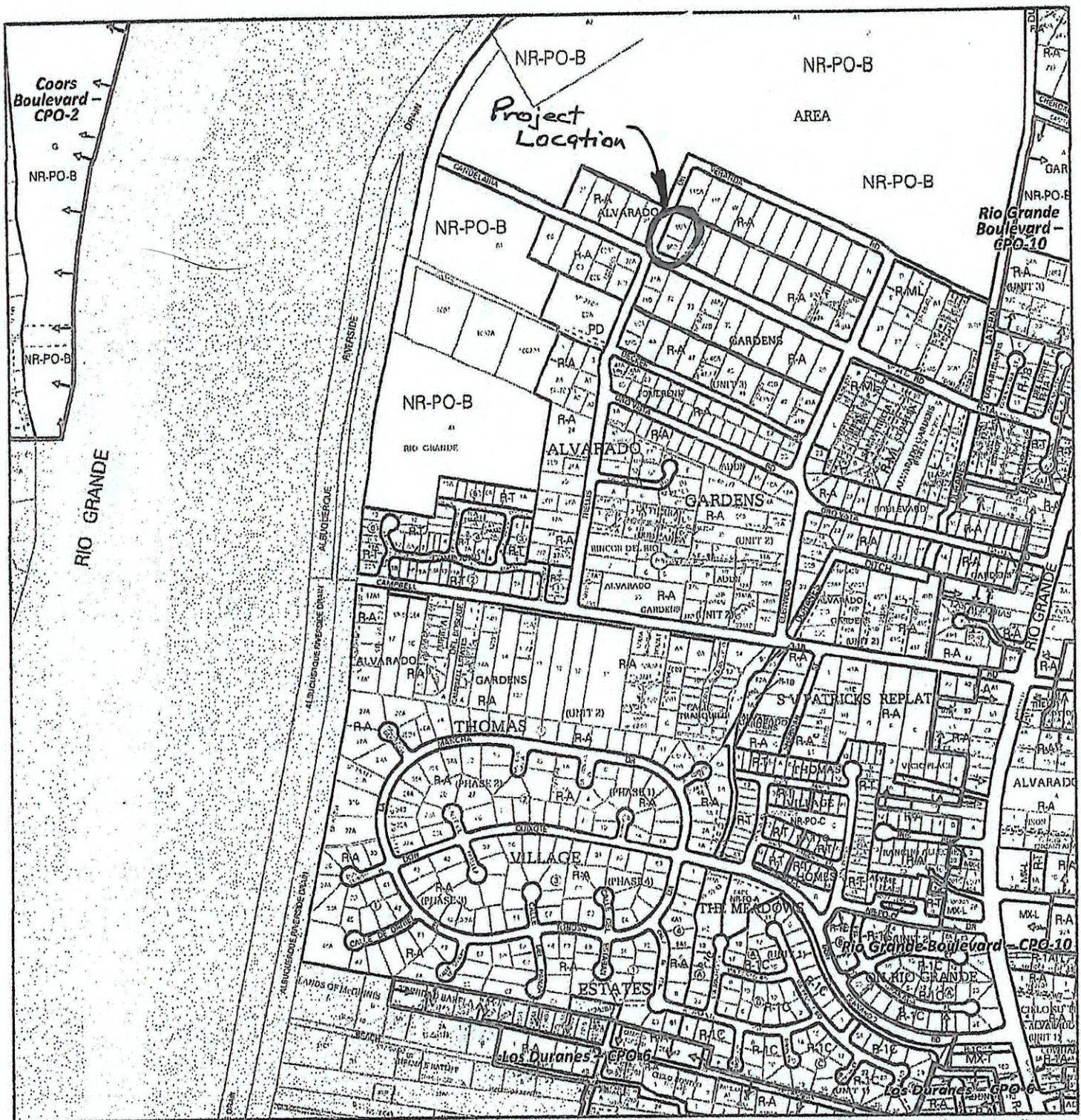
Signatures on Plat:

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA*** Yes NA
- NM Gas*** Yes
- PNM *** Yes
- COMCAST*** Yes
- MRGCD*** Yes NA

* Prior to Final Plat submittals (include a copy of the recorded IIA)

** DXF file required for Preliminary/Final Plat and Final Plat approval submittals and not required for Preliminary Plat application

*** Signatures required for Preliminary/Final Plat and Final Plat applications and not required for Preliminary Plat application

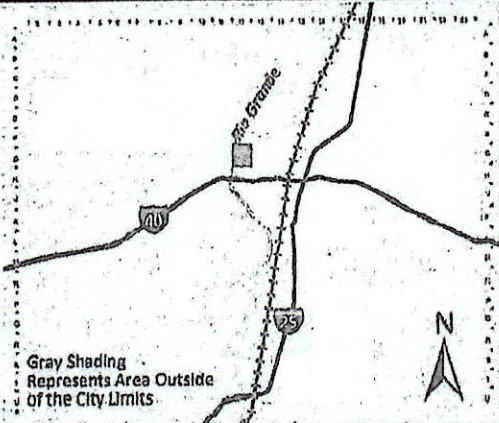


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



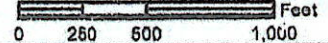
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
G-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



roy luna <rl8651@yahoo.com>

4/9/2024 1:11 PM

Home owner letter

To Danny Mtz <ldplanning@comcast.net> Copy emma luna <eobsmileyface@yahoo.com>

To Whom it May concern,
Both Roy Luna and Emma Luna homeowners of 2733 Candelaria Rd NW, ABQ, NM 87107 give our surveyor,
Danny Martinez to act on our behalf to represent us on our Preliminary/Final Replat line Adjustment between Lot
90-A and Lot 90-B Alvarado Gardens, unit 3 Projected section 1, T 10 N R 2 E, NMPM town of ABQ ,NM.

Sincerely,
Roy and Emma Luna
505-504-4188

Sent from my iPhone



VICINITY MAP (NTS) G-12-Z

- REFERENCES
1. Replat of Alvarado Gardens, Unit No. 3, recorded in D1-107, May 20, 1937.
 2. Plat of Lots 90-A and 90-B, Alvarado Gardens, Unit No. 3, recorded in 91C-103, on May 23, 1991.
 3. Boundary Survey Plat of Lot 90-B, Alvarado Gardens Unit 3, recorded as Doc. #2023000900 on January 6, 2023.
 4. Warranty Deed to Roy R. Luna and Emma O. Luna, filed in Drawer 2840, Page 651 in the records of Bernalillo County Clerk's Office, dated October 16, 1986.

PARCEL ID #s

3610 Trellis Dr. NW 1012063428110601
 2733 Candelaria Rd. NW 101206033541910628

SURVEYOR'S CERTIFICATE

I, Lenore Armijo, New Mexico Professional Surveyor Number 15511, hereby certify that this Minor Plat was prepared from actual ground survey performed by me or under my direct supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Minor Plat and the field survey upon which it is based meet the Minimum Standards for Land Surveys in New Mexico.



Lenore Armijo 12-8-23 Date
 Lenore Armijo, NMLS No. 15511

FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat Lot Line Adjustment of the land hereon shown

R.R. Luna 12-8-2023 Date
 Roy R. Luna
Emma O. Luna 12-8-2023 Date
 Emma O. Luna

State of New Mexico
 County of Bernalillo

This instrument was acknowledged before me on

December 8th 2023

Notary Public *Neeraj*

STATE OF NEW MEXICO
 NOTARY PUBLIC
 DOMINIC SCOTTI
 COMMISSION NUMBER 1132019
 EXPIRATION DATE 11/18/2024

My commission expires 11/18/24

- NOTES
1. The basis of bearing is between Albuquerque Station 6-G13AR and Albuquerque Station 7-H13, said bearing being S 19°55'06" W as shown on plat.
 2. Bearings are plat, distances are ground.
 3. Unless otherwise indicated, all property corners were found in place and tagged.
 4. No current title binder provided to surveyor. Record plats were relied on for easements of record.
 5. Case #
 6. Zone Atlas Index No. G-12-Z
 7. Gross Subdivision Acreage = 25,293.82 sq. ft or 0.5807 acres, +/-
 8. Total Number of Lots impacted: 2
 9. Parcel Zoning R-A per IDO S-1(C) Table S-1-1

SOLAR COLLECTION NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

Minor Preliminary/Final Plat Replat Lot Line Adjustment Between Lot 90-A and Lot 90-B Alvarado Gardens, Unit 3 Projected Section 1, T 10 N, R 2 E, NMPM Town of Albuquerque Land Grant City of Albuquerque Bernalillo County, New Mexico

July 2023

DHO Approval Date: April 24, 2024

PROJECT NUMBER: PR 2023-006197

Application Number: SD-2024-00070

PLAT APPROVAL

Utility Approvals: (See Sheet 3, Public Utility Easement Notes)

R.R. Luna 12-18-23 Date
 PNM Electric Services

R.R. Luna 12-18-23 Date
 New Mexico Gas Company

Maheba Anand 5-7-2024 Date
 Century Link

R.R. Luna 12-18-23 Date
 Comcast

CITY APPROVALS:

Lenore A. Biscobean, P.S. 12/17/2023 Date
 City Surveyor

Real Property Division Date

Environmental Health Department Date

Traffic Engineering Date

AECWUA Date

Parks and Recreation Department Date

R.R. Luna 1/8/2024 Date
 AMAPCA

Hydrology Date

Code Enforcement Date

Planning Department Date

City Engineer Date

MRCDD Date

COUNTY CLERK INDEXING

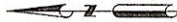
Owner: Roy R. & Emma Luna
 Property: Lot 90-B and Lot 89, Alvarado Gardens Unit 3
 Section 1, T 10 N, R 2 E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico

LEGEND

- ⊙ Found and used 1/2" rebar with cap
 - Set 1/2" rebar with cap IS #15511 or PK Nail in concrete
- TOTAL LOT AREA = 0.5807 ACRES OR 25,293.82 SQ. FT.

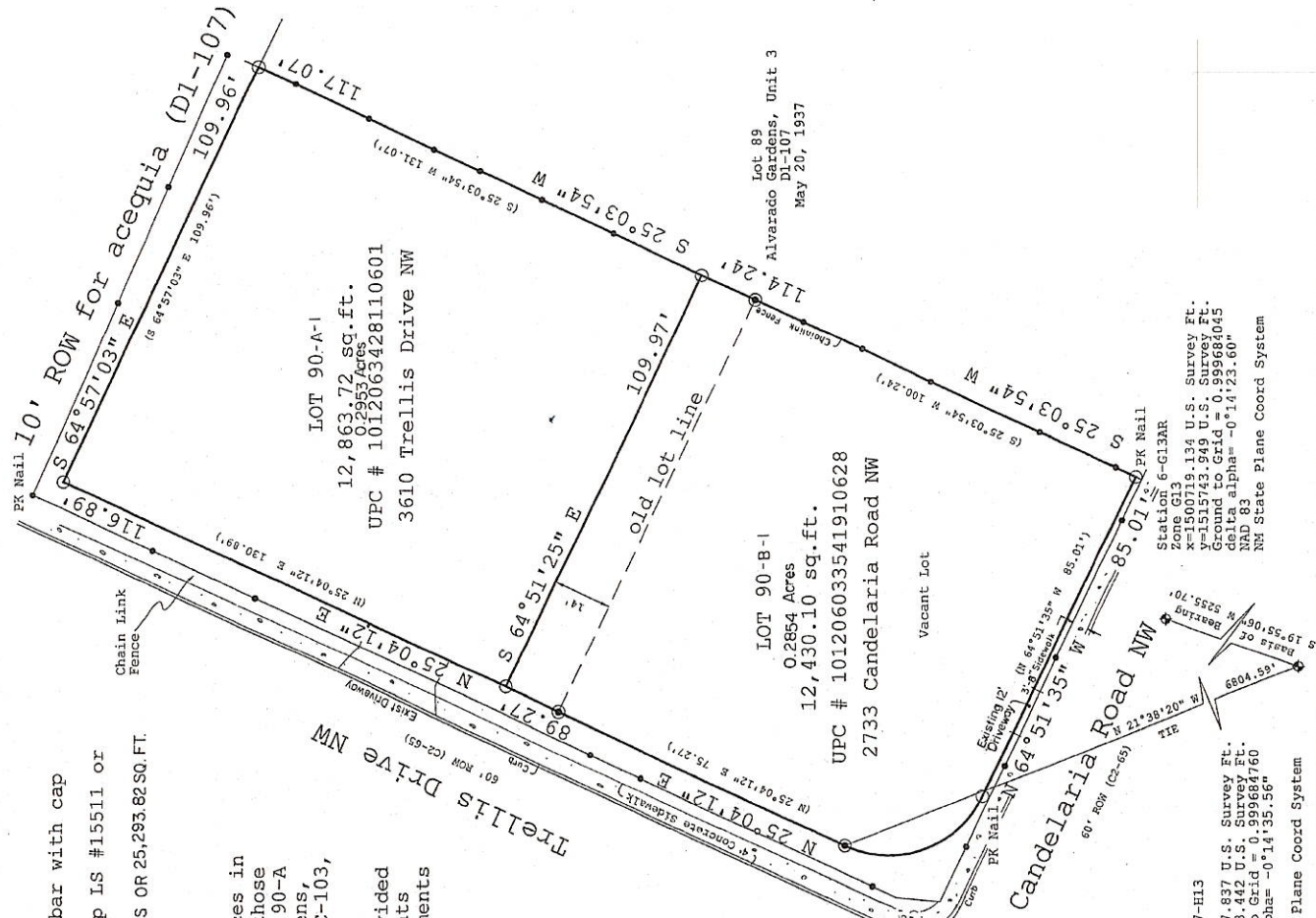
NOTE:

1. Bearings and distances in single parenthesis are those taken from Plat of Lots 90-A and 90-B, Alvarado Gardens, Unit No. 3, recorded 91C-103, May 23, 1991.
2. No title binder provided to surveyor. Record plats were relied on for easements of record.



Scale: 1"=20'

TOTAL LOT AREA = 0.5807 ACRES



Minor Preliminary/Final Plat
 Replat Lot Line Adjustment
 Between Lot 90-A and Lot 90-B
 Alvarado Gardens, Unit 3
 Projected Section 1,
 T 10 N, R 2 E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico

July 2023

LEGAL DESCRIPTION

Lot 90A and Lot 90B of Alvarado Gardens, Unit 3 in the City of Albuquerque, County of Bernalillo, State of New Mexico as per maps recorded in Book 91C, Page 103 on May 3, 1991 in the office of the Bernalillo Clerk in Bernalillo County, New Mexico, more particularly described as follows:

Beginning at a point on the west line of said Lot 90B, said point also being on the east right of way line of Trellis Drive NW and marked with a rebar and plastic cap, illegible, said point being N 21°38'20" W, 6804.59 feet from Albuquerque Station 7-H13;

thence N25°04'12" E, 89.27 feet along said easterly right of way of Trellis Drive NW to a point;

thence continuing along said easterly right of way of Trellis Drive NW, N 25°04'12" E, a distance of 116.89 feet to a point, the Northwest Corner of said Lot 90A;

thence S 64°57'03" E, a distance of 109.96 feet to a point;

thence S 25°03'54" W, a distance of 117.07 feet to a point;

thence S 25°03'54" W, a distance of 114.24 feet to a point on the northern right of way of Candelaria Road NW;

thence along said northern right of way of Candelaria Road NW, N 64°51'35" W, a distance of 85.01 feet to a point on a curve to the right;

thence 39.25 feet along that curve with a radius of 25.00 feet, a chord bearing of N 19°53'21" W, and a chord distance of 35.34 feet to the point of beginning, containing 0.5807 acres, more or less.

COUNTY CLERK INDEXING

Owner: Roy R. & Emma Luna
 UPC #s As Shown on plat
 Property: Lot 90-B and Lot 89, Alvarado Gardens Unit 3
 Section 1, T 10 N, R 2 E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico

Minor Preliminary/Final Plat
Replat Lot Line Adjustment
Between Lot 90-A and Lot 90-B
Alvarado Gardens, Unit 3
Projected Section 1,
T 10 N, R 2 E, NMPM
Town of Albuquerque Land Grant
City of Albuquerque
Bernalillo County, New Mexico

July 2023

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 ("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. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. [Cable Company] 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 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 the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood roof 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 transformers/switchgear, 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown herein. Consequently, PNM, NMGC and QWEST 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.

Minor Preliminary/Final Plat
 Replat Lot Line Adjustment
 Between Lot 90-A and Lot 90-B
 Alvarado Gardens, Unit 3
 Projected Section 1,
 T 10 N, R 2 E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico

July 2023

PROJECT NUMBER: _____
 Application Number: _____
 PLAT APPROVAL
 Utility Approvals: (See Sheet 2, Public Utility Easement Notes)
 Date: 12-18-23
 Date: 12/18/2023
 City of Albuquerque
 New Mexico Gas Company

Century Link
 Date: 10/10/23
 Comcast
 Date: 11/8/2024
 City APPROVALS:
 City Surveyor: Lorena M. Benschowen, P.S. 12/17/2023
 Date: _____
 Real Property Division
 Date: _____
 Environmental Health Department
 Date: _____
 Traffic Engineering
 Date: _____
 ABCWA
 Date: _____
 Parks and Recreation Department
 Date: 1/8/2024
 Hydrology
 Date: _____
 Code Enforcement
 Date: _____
 Planning Department
 Date: _____
 City Engineer
 Date: _____
 MRSCD
 Date: _____

COUNTY CLERK INDEXING
 Owner: Roy R. & Emma Luna
 Property: Lot 90-B and Lot 89, Alvarado
 Gardens Unit 3
 Section 1, T 10 N, R 2 E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico

FREE CONSENT
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 hereon shown do hereby consent to the
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Roy R. Luna 12-8-2023 Date
Emma O. Luna 12-8-2023 Date

State of New Mexico
 County of Bernalillo

This instrument was acknowledged before
 me on

December 8th 2023

Notary Public Debra J. Davis

My commission expires 11/8/2024



- NOTES
- The basis of bearing is between Albuquerque Station 6-G13AR and Albuquerque Station 7-H13, said bearing being S 19°55'06" W as shown on plat.
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- REFERENCES
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Lenore Armijo 12-8-23 Date
 Lenore Armijo, NMLS No. 15511



LEGEND

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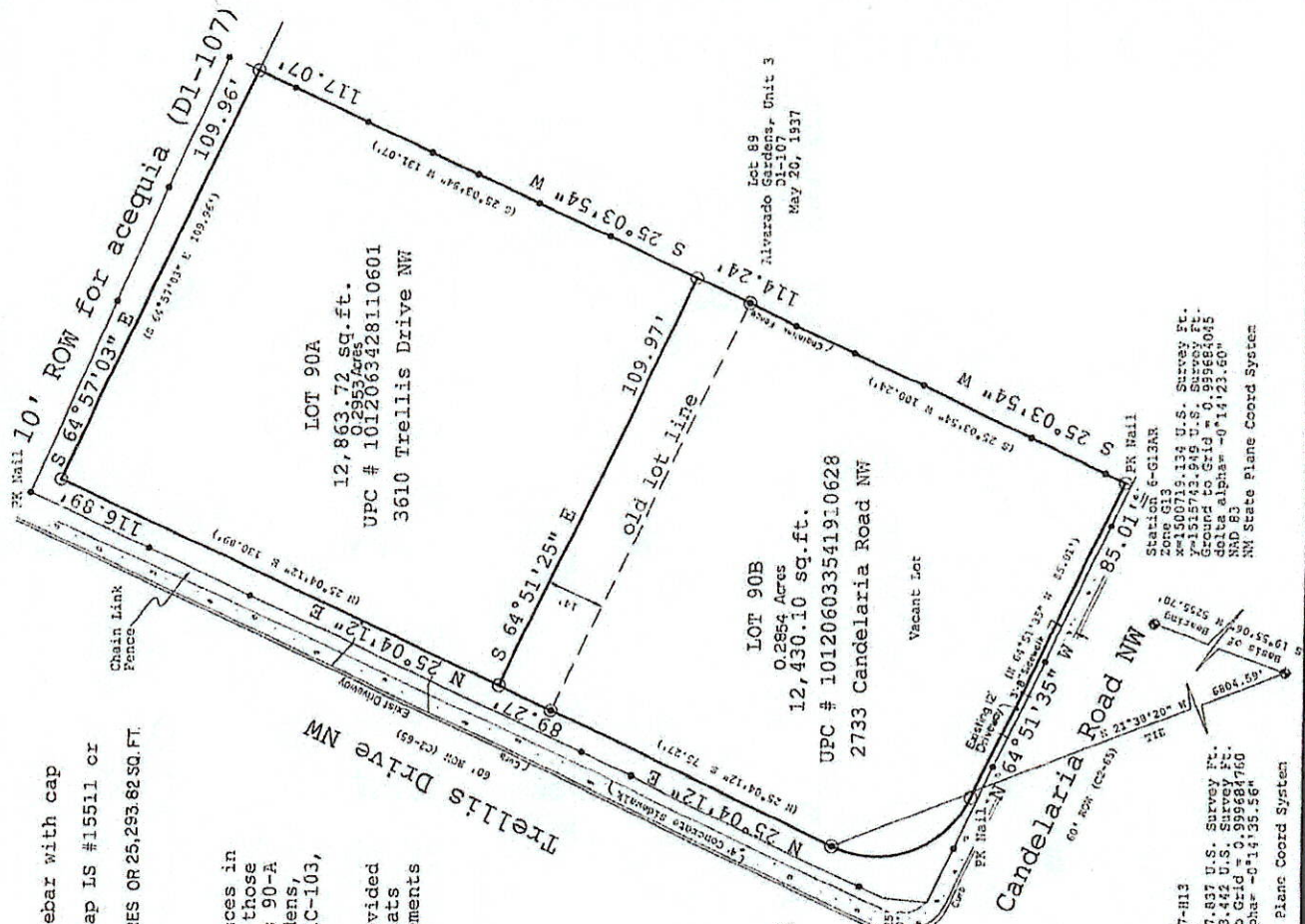
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July 2023

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thence S 25° 03' 54" W, a distance of 117.37 feet to a point;

thence S 25° 03' 54" W, a distance of 114.24 feet to a point on the northern right of way of Candelaria Road NW;

thence along said northern right of way of Candelaria Road NW, N 64° 51' 35" W, a distance of 85.01 feet to a point on a curve to the right;

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July 2023

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- 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. **[Telephone Company]** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **[Cable Company]** 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, secure, operate and maintain facilities for utility services, including, but not limited to, lines, cables, and other related equipment, with the right and privilege to dig, bore, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth here and with the right to utilize the right of way and easement to extend services to customers of Grantor, 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 deck, or other structure shall be erected or constructed on said easement, 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 poles, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

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