Sergio Lozoya

From: Adam Johnstone

Sent: Thursday, April 18, 2024 9:09 AM

To: Sergio Lozoya

Subject: FW: [#2023024] Playa del Sur - Submittal Notification

Attachments: Rene Horvath Notice.pdf; Elizabeth Haley Notice.pdf; 4 - IDOZoneAtlasPage_H-11-Z.pdf

From: Adam Johnstone

Sent: Monday, April 15, 2024 4:50 PM

To: elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>; aboard111@gmail.com <aboard111@gmail.com>

Cc: Sergio Lozoya <SLozoya@tierrawestllc.com>; Donna Bohannan <djb@tierrawestllc.com>; Jon Niski

<JNiski@tierrawestllc.com>

Subject: [#2023024] Playa del Sur - Submittal Notification

Good afternoon, Westside Coalition of Neighborhood Alliances representatives,

Please find attached the submittal notification for the aforementioned project, along with the associated zone atlas page. Please let us know if you have any questions.

Thank you, Adam Johnstone

Associate Land Use Planner AJohnstone@tierrawestllc.com Tierra West LLC 5571 Midway Park Place NE Albuquerque, NM 87109 (505) 858-3100

From: Adam Johnstone

To: <u>elizabethkayhaley@gmail.com</u>; <u>aboard111@gmail.com</u>

Cc: Sergio Lozoya; Donna Bohannan; Jon Niski

Subject: Re: [#2023024] Playa del Sur - Submittal Notification

Date: Thursday, April 18, 2024 9:28:35 AM

Good morning, WSCONA Representatives,

We have just sent you a WeTransfer with the plat and zone atlas map page for this project. In case you have any issues, here is another link to download the files:

https://we.tl/t-aMt1fWNsiW

Please let us know if you have any questions.

Thank you,

Adam

From: Adam Johnstone

Sent: Monday, April 15, 2024 4:50 PM

To: elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>; aboard111@gmail.com

<aboard111@gmail.com>

Cc: Sergio Lozoya <SLozoya@tierrawestllc.com>; Donna Bohannan <djb@tierrawestllc.com>; Jon

Niski <JNiski@tierrawestllc.com>

Subject: [#2023024] Playa del Sur - Submittal Notification

Good afternoon, Westside Coalition of Neighborhood Alliances representatives,

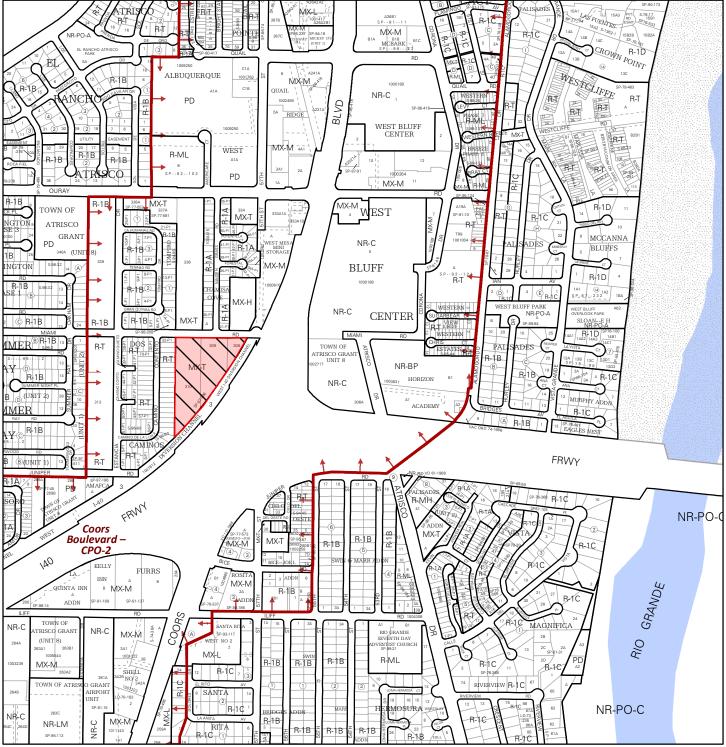
Please find attached the submittal notification for the aforementioned project, along with the associated zone atlas page. Please let us know if you have any questions.

Thank you,

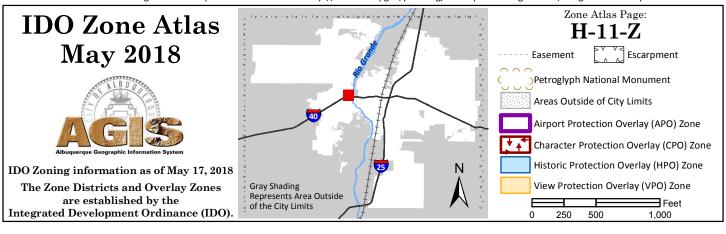
Adam Johnstone

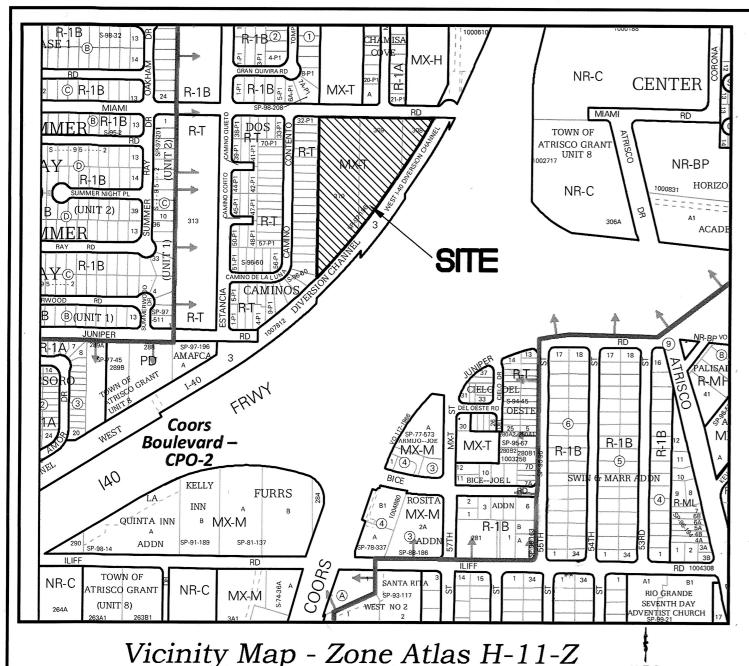
Associate Land Use Planner AJohnstone@tierrawestllc.com Tierra West LLC 5571 Midway Park Place NE Albuquerque, NM 87109 (505) 858-3100





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





Subdivision Data

GROSS ACREAGE	.5.4683 ACRES
ZONE ATLAS PAGE NO	H-11-Z
NUMBER OF EXISTING LOTS	4
NUMBER OF LOTS CREATED	55
NUMBER OF TRACTS CREATED	
MILES OF FULL-WIDTH STREETS	
MILES OF HALF-WIDTH STREETS	
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE	
DATE OF SURVEY	EPTEMBER 2023

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E., SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR MARLIN ST NW AND WAHOO ST NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

BUTTERFLY HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO

COUNTY OF Sandoyal

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY: CAREY PLANT, VICE PRESIDENT, BUTTERFLY HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

By: Kaine NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF NEW MEXICO NOTARY PUBLIC KAREN LEE WARD Commission # 1021567 My Comm. Exp. Nov 18, 2025

Indexing Information

Section 11, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant Subdivision: Town of Atrisco Grant Unit 8 Owner: Butterfly Holdings, LLC, a New Mexico limited liability UPC #: 101105914924031608 (Portions of Tracts 308, 309 & 310) 101105913424631610 (Portion of Tract 310) 101105913325731609 (Northeast portion of Tract 310) 101105912225431604 (Northwest portion of Tract 310)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON
- GRANT EASEMENT(S) AS SHOWN HEREON.
- DEDICATE RIGHT-ÒF-WAY AS SHOWN HEREON.
- 4. VACATE EASEMENTS AS SHOWN HEREON

Legal Description

A CERTAIN PARCEL OF LAND BEING COMPRISED OF PORTIONS OF TRACTS 308, 309 AND 310 WITHIN UNIT 8 OF THE TOWN OF ATRSICO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1944, IN BOOK D, PAGE 117 AND BEING DESCRIBED IN THE WARRANTY DEEDS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2008, AS DOCUMENT NO. 2008025244 AND ON AUGUST 7, 2009. AS DOCUMENT NO. 2009089913, AND ON JUNE 23, 2009, AS DOCUMENT NO. 2009070073, AND ON MARCH 5, 2024, AS DOCUMENT NO. 2024014542.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID TRACT 310, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF MIAMI ROAD NW, BEING MARKED BY A REBAR WITH CAP "LS 7923", WHENCE A TIE TO ACS MONUMNENT "12_H11" BEARS N 32°50'58" E, A DISTANCE OF 2527.96 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID RIGHT-OF-WAY, S 89°22'25" E, A DISTANCE OF 556.74 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF "PARCEL 3" OF THE WEST I-40 DIVERSION CHANNEL. BEING MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, COINCIDING WITH SAID DIVERSION CHANNEL RIGHT-OF-WAY, THE FOLLOWING THREE COURSES:

202.71 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 1723.86 FEET, A DELTA OF 06°44'15", AND A CHORD BEARING S 30°06'51" W, A DISTANCE OF 202.60 FEET TO A POINT OF COMPOUND CURVATURE, BEING MARKED BY A REBAR WITH CAP "LS 14733";

295.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11297.16 FEET, A DELTA OF 01°29'51", AND A CHORD BEARING S 34°13'54" W, A DISTANCE OF 295.26 FEET TO A POINT OF COMPOUND CURVATURE, BEING MARKED BY A REBAR WITH CAP "LS 14733";

464.88 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2709.91 FEET, A DELTA OF 09°49'44", AND A CHORD BEARING S 39°54'23" W, A DISTANCE OF 464.31 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID TRACT 310. BEING MARKED BY A PK NAIL WITH WASHER "LS 8686" ON THE TOP OF WALL:

THENCE, LEAVING SAID DIVERSION CHANNEL RIGHT-OF-WAY, COINCIDING THE WEST BOUNDARY OF SAID TRACT 310, N 00°39'10" E, A DISTANCE OF 781.67 FEET TO THE POINT OF BEGINNING, CONTAINING 5.4683 ACRES (238,198 SQ. FT.), MORE OR LESS.

Notes

N.T.S.

- FIELD SURVEY PERFORMED IN MAY 2023, AND JANUARY 2024. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD
- THE PROPERTY DOÉS NOT HAVE DIRECT ACCESS TO COORS BLVD. NW.
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD , 20 .

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND 101105914924031608

> 101105913424631610 101105913325731609

10110591222543160

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Playa Del Sur Being Comprised of Portions of Tracts 308, 309 and 310, Unit 8, Town of Atrisco Grant City of Albuquerque Bernalillo County, New Mexico January 2024

Project Number:	
Application Number: _	· .
Plat Approvals:	
Rodney Fuerites (Mar 12, 2024 08:03 MDT)	12/03/2024
PNM Electric Services Abdul Bhuiyan Abdul Bhuiyan (Mar 4 20/4 15:07 MST)	04/03/2024
Qwest Corp. d/b/a CenturyLink QC Stephen J Asp 11 Stephen J Asp 11 (Mar 14, 2024 13.39 MDT)	Mar 14, 2024
New Mexico Gas Company Mike Mortus Mike Mortus (Mar 4, 2024 14:31 MST)	04/03/2024
Comcast	

City Annous 1

City Approvais:	,
Loren N. Risenhoover P. S. City Surveyor	3/15/2024
Traffic Engineering, Transportation Division	
ABCWUA	·
Parks and Recreation Department	04/03/2024
AMAFCA	
Hydrology	·
Code Enforcement	
Planning Department	<u> </u>
City Engineer	

Surveyor's Certificate

BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO. DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

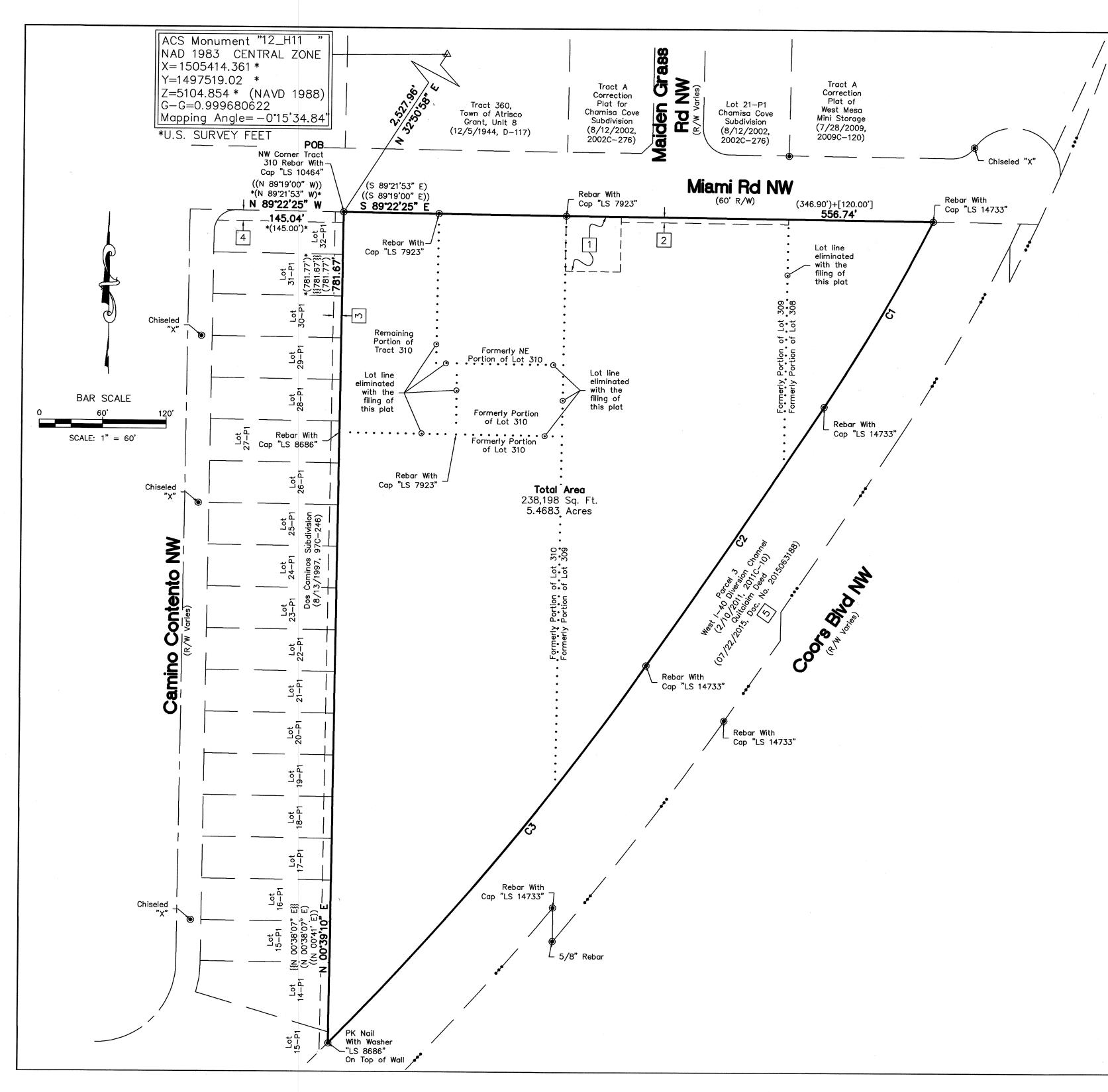


CSI-CARTESIAN SURVEYS

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 cartesianbrian@gmail.com

Sheet 1 of 5 230681

No. 1837



Plat for
Playa Del Sur
Being Comprised of
Portions of Tracts 308, 309 and
310, Unit 8, Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
January 2024

Legend

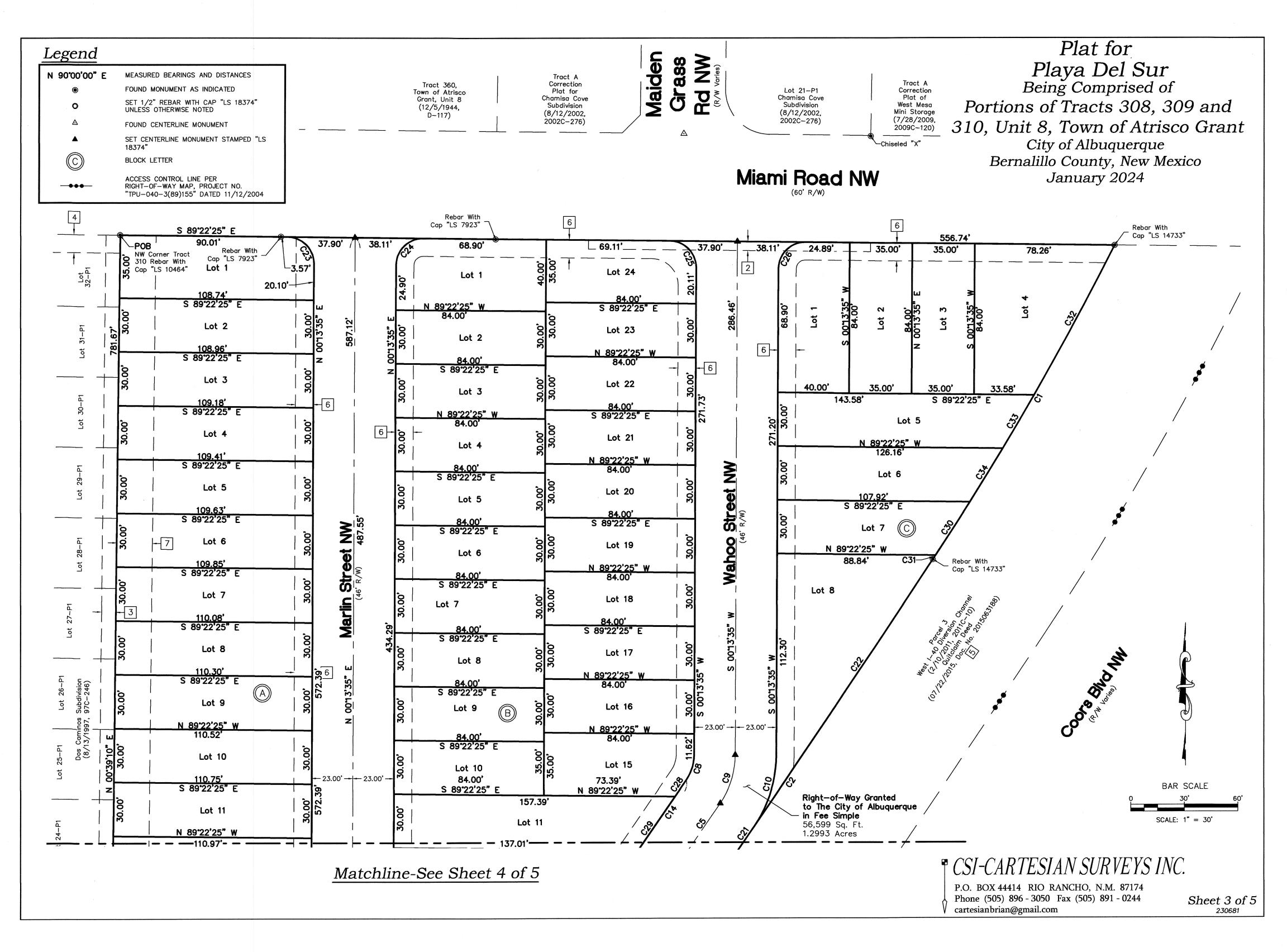
Legena	
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED (3/5/2008, DOC. NO. 2008025224)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (8/7/2009, DOC. NO. 2009089913)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (6/23/2009, DOC. NO. 2009070072)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1944, D-117)
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES PER PLAT (2/10/2011, 2011C-10)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/13/1997, 97C-246)
•	FOUND MONUMENT AS INDICATED
0	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
Δ	FOUND CENTERLINE MONUMENT
A	SET CENTERLINE MONUMENT STAMPED "LS 18374"
	BLOCK LETTER
	ACCESS CONTROL LINE PER RIGHT-OF-WAY MAP, PROJECT NO. "TPU-040-3(89)155" DATED 11/12/2004

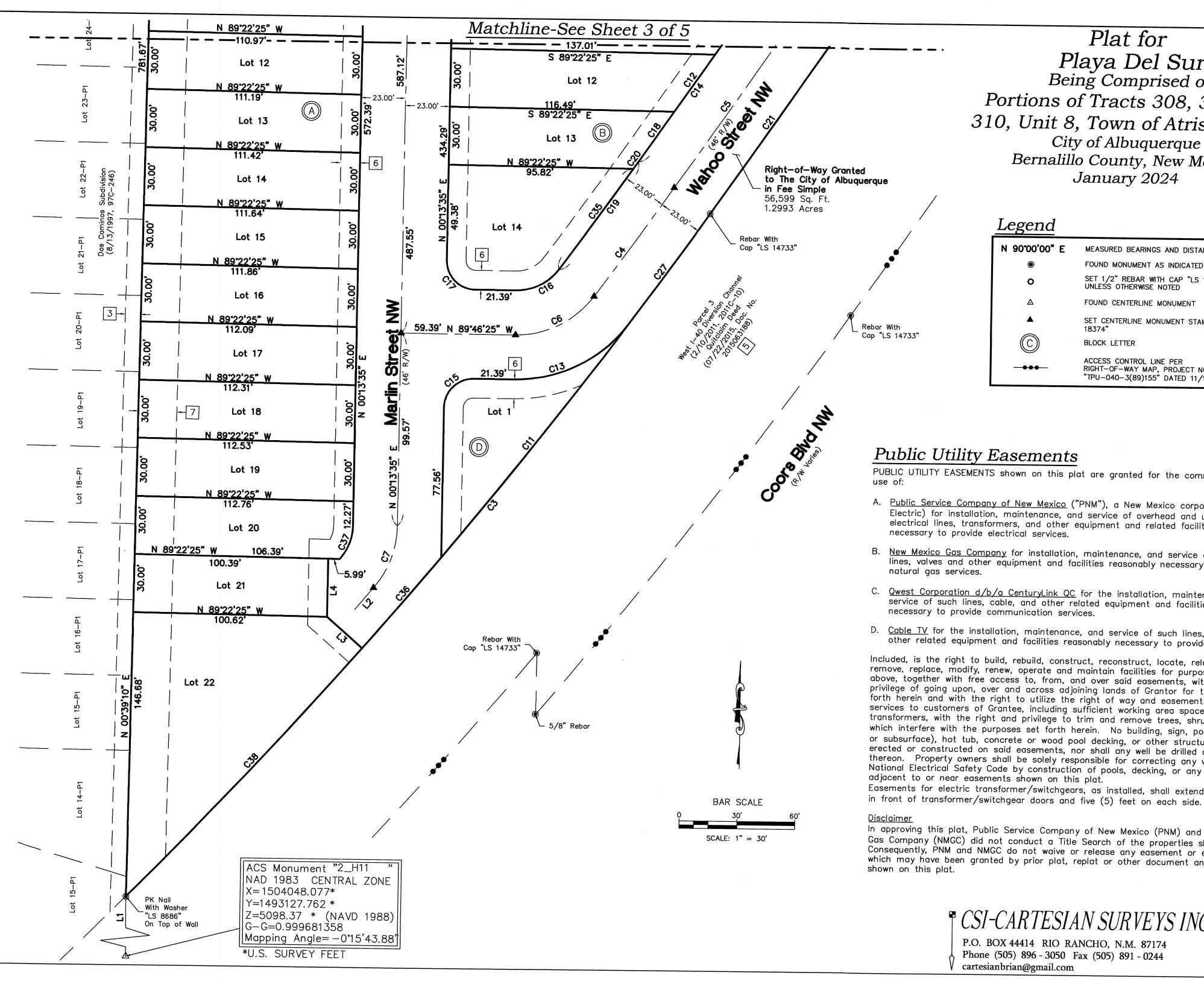
This sheet shows existing conditions, easements to be vacated and lot lines to be eliminated

¶ CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 cartesianbrian@gmail.com

Sheet 2 of 5





Plat for Playa Del Sur Being Comprised of Portions of Tracts 308, 309 and 310, Unit 8, Town of Atrisco Grant City of Albuquerque Bernalillo County, New Mexico January 2024

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
•	FOUND MONUMENT AS INDICATED
0	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
Δ	FOUND CENTERLINE MONUMENT
A	SET CENTERLINE MONUMENT STAMPED "LS 18374"
	BLOCK LETTER
	ACCESS CONTROL LINE PER RIGHT-OF-WAY MAP, PROJECT NO. "TPU-040-3(89)155" DATED 11/12/2004

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint

- 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
- <u>Qwest Corporation d/b/a CenturyLink QC</u> 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, 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 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 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.

* CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 cartesianbrian@gmail.com

Sheet 4 of 5

Documents

- 1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 2121392 AND AN EFFECTIVE DATE OF AUGUST 28, 2023.
- 2. WARRANTY DEED FOR A PORTION OF TRACTS 308, 309 AND 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2008, AS DOC. NO. 2008025224.
- 3. WARRANTY DEED FOR A PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 7, 2009, AS DOC. NO. 2009089913.
- 4. WARRANTY DEED FOR A NORTHEASTERLY PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 23, 2009, AS DOC. NO. 2009070072.
- 5. NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR COORS BLVD. NW, HAVING PROJECT NO. "TPU-040-3(89)155", DATED NOVEMBER 12, 2004.
- 6. PLAT OF PARCELS ONE, TWO AND THREE, WEST I-40 DIVERSION CHANNEL, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 10, 2011, IN BOOK 2011C, PAGE 10, DOC. NO. 2011014881.
- 7. ALTA/NSPS LAND TITLE SURVEY FOR THE SUBJECT PROPERTY, BEING PORTIONS OF TRACTS 308, 309 AND 310 OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, PROVIDED BY CHRISTOPHER J. DEHLER, NMRPS NO. 7923, DATED JUNE 8, 2018.
- 8. PLAT SHOWING A PORTION OF TRACTS OF ALLOTTED FROM TOWN OF ATRISCO GRANT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 1944, IN BOOK D, PAGE 117.
- 9. WARRANTY DEED FOR THE NORTHWEST PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2024, AS DOCUMENT NO. 2024014542.

Easement Notes

- 1 EXISTING 142' X 52' PNM AND MST&T EASEMENT (10/8/1965, BK. D787, PG. 854, DOC. NO. 76885) VACATED WITH THE FILING OF THIS PLAT
- 2 EXISTING 5' PNM AND MST&T EASEMENT (10/8/1965, BK. D787, PG. 854, DOC. NO. 76885) AND REVISED (10/8/1965, BK. D787, PG. 855, DOC. NO. 76866)
- 3 EXISTING 8' PNM AND MST&T CO. UTILITY EASEMENT (9/11/1959, BK. D501, PG. 466) AND AS SHOWN ON PLAT (8/13/1997, 97C-246) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- EXISTING 10' PUE (8/13/1997, 97C-246) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- 5 EXISTING BLANKET DRAINAGE AND ACCESS EASEMENT TO THE CITY OF ALBUQUERQUE (2/10/2011, 2011C-10) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 20' PRIVATE DRAINAGE EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNER'S OF EACH LOT GRANTED WITH THE FILING OF THIS PLAT

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0327J, DATED NOVEMBER 14, 2016.

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.

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block A	0.0862	3,754
Lot 2	Block A	0.0750	3,265
Lot 3	Block A	0.0751	3,272
Lot 4	Block A	0.0753	3,279
Lot 5	Block A	0.0754	3,286
Lot 6	Block A	0.0756	3,292
Lot 7	Block A	0.0757	3,299
Lot 8	Block A	0.0759	3,306
Lot 9	Block A	0.0760	3,312
Lot 10	Block A	0.0762	3,319
Lot 11	Block A	0.0763	3,326
Lot 12	Block A	0.0765	3,332
Lot 13	Block A	0.0767	3,339
Lot 14	Block A	0.0768	3,346
Lot 15	Block A	0.0770	3,353
Lot 16	Block A	0.0771	3,359
Lot 17	Block A	0.0773	3,366
Lot 18	Block A	0.0774	3,373
Lot 19	Block A	0.0776	3,379
Lot 20	Block A	0.0769	3,349
Lot 21	Block A	0.0692	3,015
Lot 22	Block A	0.2227	9,702

Parcel Table				
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)	
Lot 1	Block B	0.0760	3,311	
Lot 2	Block B	0.0579	2,520	
Lot 3	Block B	0.0579	2,520	
Lot 4	Block B	0.0579	2,520	
Lot 5	Block B	0.0579	2,520	
Lot 6	Block B	0.0579	2,520	
Lot 7	Block B	0.0579	2,520	
Lot 8	Block B	0.0579	2,520	
Lot 9	Block B	0.0579	2,520	
Lot 10	Block B	0.0579	2,520	
Lot 11	Block B	0.1014	4,416	
Lot 12	Block B	0.0873	3,803	
Lot 13	Block B	0.0731	3,185	
Lot 14	Block B	0.1060	4,618	
Lot 15	Block B	0.0655	2,851	
Lot 16	Block B	0.0579	2,520	
Lot 17	Block B	0.0579	2,520	
Lot 18	Block B	0.0579	2,520	
Lot 19	Block B	0.0579	2,520	
Lot 20	Block B	0.0579	2,520	
Lot 21	Block B	0.0579	2,520	
Lot 22	Block B	0.0579	2,520	
Lot 23	Block B	0.0579	2,520	
Lot 24	Block B	0.0664	2,893	

Parcel Table				
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)	
Lot 1	Block C	0.0760	3,311	
Lot 2	Block C	0.0675	2,940	
Lot 3	Block C	0.0675	2,940	
Lot 4	Block C	0.1088	4,739	
Lot 5	Block C	0.0929	4,048	
Lot 6	Block C	0.0807	3,513	
Lot 7	Block C	0.0678	2,953	
Lot 8	Block C	0.1385	6,032	

Plat for Playa Del Sur Being Comprised of Portions of Tracts 308, 309 and 310, Unit 8, Town of Atrisco Grant City of Albuquerque Bernalillo County, New Mexico January 2024

Line Table				
_ine #	Direction	Length (ft)		
L1	S 00'30'59" E	1487.25		
L2	S 40°22'44" W	14.80'		
L3	N 48*55'42" W	24.33'		
L4	N 0013'35" E	30.00'		

Parcel Table			
Parcel Name Block Area (Acres) Area (Sq. Ft.)			
Lot 1	Block D	0.0822	3,582

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	202.71' (202.64') {{202.67'}}	1723.86' (1723.86') {{1723.86'}}	6*44'15"	202.60'	S 30°06'51" W
C2	295.27' (295.31') {{295.27'}}	11297.16' (11297.16') {{11297.16'}}	1*29'51"	295.26	S 34°13'54" W
C3	464.88' (464.89')	2709.91' (2709.79') {{2709.91'}}	9*49'44"	464.31'	S 39*54'23" W
C4	69.84	2686.91'	1*29'21"	69.84	N 35°44'11" E
C5	115.66'	11274.16'	0*35'16"	115.66'	N 34°41'12" E
C6	46.90'	50.00*	53*44'43"	45.20'	N 63°21'13" E
C7	35.04'	50.00'	40°09'09"	34.33	N 2018'09" E
C8	14.91'	25.00*	34*09'59"	14.69'	N 17*18'35" E
C9	28.62'	48.00'	34*09'59"	28.20'	N 1718'35" E
C10	42.34'	71.00'	34*09'59"	41.71'	N 1718'35" E
C11	155.21'	2709.91'	316'54"	155.19'	N 38°07'11" E
C12	36.23'	11251.16	0*11'04"	36.23'	N 34*43'34" E
C13	68.58'	73.00'	53*49'32"	66.08'	N 63"18'49" E
C14	115.42'	11251.16'	0°35'16"	115.42'	N 34"41'12" E
C15	23.56'	15.00'	90°00'01"	21.21'	S 45°13'35" W
C16	25.33'	27.00'	53*44'43"	24.41'	N 63°21'13" E
C17	23.56'	15.00'	90,00,00,	21.21'	S 44°46'25" E
C18	31.84'	11251.16'	0.09,44	31.84	N 34*53'58" E
C19	69.23'	2663.91'	1"29'21"	69.23'	N 35*44'12" E
C20	4.47'	2663.91'	0°05'46"	4.47'	N 35°02'25" E
C21	115.90'	11297.16'	0°35'16"	115.89'	N 34"41'12" E
C22	179.38'	11297.16'	0*54'35"	179.37	N 33*56'17" E
C23	23.46'	15.00'	89*36'00"	21.14'	N 44*34'25" W
C24	23.67'	15.00'	90*24'00"	21.29'	S 45*25'35" W
C25	23.46'	15.00'	89*36'00"	21.14'	N 44°34'25" W
C26	23.67'	15.00'	90°24'00"	21.29'	S 45°25'35" W
C27	70.33'	2709.91'	1'29'13"	70.33	N 35*44'07" E
C28	11.20'	11251.16'	0'03'25"	11.20'	N 34°25'17" E
C29	36.15'	11251.16'	0*11'03"	36.15'	N 34*32'31" E
C30	35.44'	1723.86'	1"10'41"	35.44	N 32'48'03" E
C31	2.80'	1723.86'	0*05'35"	2.80'	N 33°26'11" E
C32	94.88'	1723.86'	3*09'13"	94.87	N 2819'20" E
C33	34.59'	1723.86'	1*08'59"	34.59'	N 30"28'26" E
C34	35.00'	1723.86'	1.09,48,	35.00'	N 31*37'49" E
C35	64.76	2663.91'	1'23'34"	64.76'	N 35°47'05" E
C36	62.27'	2709.91'	1*18'59"	62.27'	N 40°25'08" E
C37	19.28'	27.00°	40'54'31"	18.87'	N 20°40'51" E
C38	177.07	2709.91'	3*44'37"	177.04'	N 42°56'56" E

* CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 cartesianbrian@gmail.com

Sheet 5 of 5

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date o	f Not	tice*:			
This no	This notice of an application for a proposed project is provided as required by Integrated Development				
Ordina	nce	(IDO) Subsection 14-16-6-4(K) Public Notice to	:		
Neighh	orho	ood Association (NA)*:			
Name	of N	A Representative*:			
Email A	Addr	ess* or Mailing Address* of NA Representative	1:		
Inform	atio	n Required by <u>IDO Subsection 14-16-6-4(K)(1)(</u>	<u>a)</u>		
1.	Suk	pject Property Address*			
	Loc	cation Description			
2.		pperty Owner*			
3.		ent/Applicant* [if applicable]			
4.	Арј	plication(s) Type* per IDO <u>Table 6-1-1</u> [mark all	that apply]		
		Conditional Use Approval			
		Permit	(Carport or Wall/Fence – Major)		
		Site Plan			
	X	Subdivision			
		Vacation	(Easement/Private Way or Public Right-of-way)		
		Variance			
		Waiver			
		Other:			
	Sur	mmary of project/request ^{2*} :			

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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 Attach additional information, as needed to explain the project/request.

[Note: I	Items with an asterisk (*) are required.]						
5.	This application will be decided at a public meeting or hearing by*:						
	□ Zoning Hearing Examiner (ZHE)	□ Development Hearing Officer (DHO)					
	□ Landmarks Commission (LC)	☐ Environmental Planning Commission (EPC)					
	Date/Time*:						
	Location*3:						
	Agenda/meeting materials: http://www.cabq.g	gov/planning/boards-commissions					
	To contact staff, email <u>devhelp@cabq.gov</u> or ca	all the Planning Department at 505-924-3860.					
6.	Where more information about the project car tierrawestllc.com - slozoya@tierrawestllc.com						
Informa	ation Required for Mail/Email Notice by <u>IDO Su</u>	ubsection 6-4(K)(1)(b):					
1.	Zone Atlas Page(s)*5						
2.	Architectural drawings, elevations of the propo						
	proposed application, as relevant*: Attached t	o notice or provided via website noted above					
3.	The following exceptions to IDO standards have	e been requested for this project*:					
	□ Deviation(s) □ Variance(s)	□ Waiver(s)					
	Explanation*:						
4.	A Pre-submittal Neighborhood Meeting was re	quired by <u>Table 6-1-1</u> : □ Yes □ No					
	Summary of the Pre-submittal Neighborhood N	Meeting, if one occurred:					

³ Physical address or Zoom link

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 actorick (*	are required.1
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5.	Fo	r Site Plan Applications only*, attach site plan showing, at a minimum:
		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.
Addit	iona	I Information [Optional]:
Fr	om	the IDO Zoning Map ⁶ :
1.	Ar	ea of Property [typically in acres]
2.	ID	O Zone District
3.	Ov	erlay Zone(s) [if applicable]
4.	Ce	nter or Corridor Area [if applicable]
Cı	ırren	t Land Use(s) [vacant, if none]
Associ calend requir	atioi lar d ed. T	suant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood as within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 mays before the public meeting/hearing date noted above, the facilitated meeting will be request a facilitated meeting regarding this project, contact the Planning Department at cabq.gov or 505-924-3955.
Usefu	l Link	ks .
	Int	egrated Development Ordinance (IDO):
		rps://ido.abc-zone.com/
	ID	O Interactive Map
	<u>htt</u>	ps://tinyurl.com/IDOzoningmap
Cc.		[Other Neighborhood Associations, if any]

⁶ Available here: https://tinurl.com/idozoningmap

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date o	f Not	tice*:					
This no	This notice of an application for a proposed project is provided as required by Integrated Development						
Ordina	nce	(IDO) Subsection 14-16-6-4(K) Public Notice to	:				
Neighh	orho	ood Association (NA)*:					
Name	of N	A Representative*:					
Email A	Addr	ess* or Mailing Address* of NA Representative	1:				
Inform	atio	n Required by <u>IDO Subsection 14-16-6-4(K)(1)(</u>	<u>a)</u>				
1.	Suk	pject Property Address*					
	Loc	cation Description					
2.		pperty Owner*					
3.		ent/Applicant* [if applicable]					
4.	Арј	plication(s) Type* per IDO <u>Table 6-1-1</u> [mark all	that apply]				
		Conditional Use Approval					
		Permit	(Carport or Wall/Fence – Major)				
		Site Plan					
	X	Subdivision					
		Vacation	(Easement/Private Way or Public Right-of-way)				
		Variance					
	□ Waiver						
	Other:						
	Sur	mmary of project/request ^{2*} :					

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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 Attach additional information, as needed to explain the project/request.

[Note: I	Items with an asterisk (*) are required.]						
5.	This application will be decided at a public meeting or hearing by*:						
	□ Zoning Hearing Examiner (ZHE)	□ Development Hearing Officer (DHO)					
	□ Landmarks Commission (LC)	☐ Environmental Planning Commission (EPC)					
	Date/Time*:						
	Location*3:						
	Agenda/meeting materials: http://www.cabq.g	gov/planning/boards-commissions					
	To contact staff, email <u>devhelp@cabq.gov</u> or ca	all the Planning Department at 505-924-3860.					
6.	Where more information about the project car tierrawestllc.com - slozoya@tierrawestllc.com						
Informa	ation Required for Mail/Email Notice by <u>IDO Su</u>	ubsection 6-4(K)(1)(b):					
1.	Zone Atlas Page(s)*5						
2.	Architectural drawings, elevations of the propo						
	proposed application, as relevant*: Attached t	o notice or provided via website noted above					
3.	The following exceptions to IDO standards have	e been requested for this project*:					
	□ Deviation(s) □ Variance(s)	□ Waiver(s)					
	Explanation*:						
4.	A Pre-submittal Neighborhood Meeting was re	quired by <u>Table 6-1-1</u> : □ Yes □ No					
	Summary of the Pre-submittal Neighborhood N	Meeting, if one occurred:					

³ Physical address or Zoom link

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 actorick (*)	are required.1
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5. For S	Site Plan Applications only*, attach site plan showing, at a minimum:
	a. Location of proposed buildings and landscape areas.*
_ I	o. 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.
Additional	Information [Optional]:
From th	e IDO Zoning Map ⁶ :
1. Area	of Property [typically in acres]
2. IDO	Zone District
3. Over	lay Zone(s) [if applicable]
4. Cent	er or Corridor Area [if applicable]
Current	Land Use(s) [vacant, if none]
Associations calendar day required. To	within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 is before the public meeting/hearing date noted above, the facilitated meeting will be request a facilitated meeting regarding this project, contact the Planning Department at bq.gov or 505-924-3955.
Useful Links	
Inte	grated Development Ordinance (IDO):
	s://ido.abc-zone.com/
IDO	Interactive Map
https	s://tinyurl.com/IDOzoningmap
Cc:	[Other Neighborhood Associations, if any]

⁶ Available here: https://tinurl.com/idozoningmap

[#2023024] Playa del Sur - Submittal Notification

Adam Johnstone < A Johnstone@tierrawestllc.com >

Mon 4/15/2024 4:50 PM

To:elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>;aboard111@gmail.com <aboard111@gmail.com> Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannan <djb@tierrawestllc.com>;Jon Niski <JNiski@tierrawestllc.com>

3 attachments (1 MB)

Rene Horvath Notice.pdf; Elizabeth Haley Notice.pdf; 4 - IDOZoneAtlasPage_H-11-Z.pdf;

Good afternoon, Westside Coalition of Neighborhood Alliances representatives,

Please find attached the submittal notification for the aforementioned project, along with the associated zone atlas page. Please let us know if you have any questions.

Thank you, Adam Johnstone

Associate Land Use Planner
AJohnstone@tierrawestllc.com
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100



5720 MIAMI RD NW_Public Notice Inquiry Sheet Submission

Office of Neighborhood Coordination <onc@cabq.gov>

Thu 4/11/2024 4:07 PM

To:Adam Johnstone <AJohnstone@tierrawestllc.com>

1 attachments (603 KB)

4 - IDOZoneAtlasPage_H-11-Z.pdf;

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's 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	Association Email	First Name	Last Name	Email	Addr
					6601
Los Volcanes NA		Ted	Trujillo	nedcarla@live.com	NW
					6800
Los Volcanes NA		Doug	Cooper	douglascooper@hotmail.com	NW
South West Alliance of Neighborhoods (SWAN					
Coalition)		Geraldine	Ulibarri	gerulibarri1@gmail.com	9009
South West Alliance of Neighborhoods (SWAN					
Coalition)		Lorenzo	Otero	housealbchrome@gmail.com	1413
West Mesa NA	westmesaneighborhoodassociation@googlegroups.com	Michael	Quintana	westmesa63@gmail.com	301 6
West Mesa NA	westmesaneighborhoodassociation@googlegroups.com	Lorenzo	Otero	housealbchrome@gmail.com	1413
Westside Coalition of Neighborhood					
Associations	wscona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515
Westside Coalition of Neighborhood					
Associations	wscona0@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005

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:

 $\underline{https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1\&outline-name=6-1\%20 Procedures\%20 Summary\%20 Table (a.g., a.g., a.g$

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) \mid City Council Department \mid City of Albuquerque (505) 768-3334 Office

E-mail: <u>suzannaflores@cabq.gov</u> Website: <u>www.cabq.gov/neighborhoods</u>

From: webmaster@cabq.gov < webmaster@cabq.gov >

Sent: Wednesday, April 10, 2024 9:16 AM

To: Office of Neighborhood Coordination <AJohnstone@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Nam

Adam Johnstone

Telephone Number

(505) 858-3100

Email Address

AJohnstone@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Pl NE

City

Albuquerque

State

NN

ZIP 87109

Legal description of the subject site for this project:

THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCO GRANT CONT 3.0944 AC

NE CORNER TR 310 UNIT 8 ATRISCO GRANT CONT 0.39 AC

TR COMPROSING POR TR 310 UNIT 8 ATRISCO GRANT CONT 0.15 AC MEASURING 65

W POR OF N210 FT TR 310 UNIT 8 ATRISCO GRANT CONT 0.46 AC

Physical address of subject site:

5720 MIAMI RD NW ALBUQUERQUE NM 87120

Subject site cross streets:

Miami Rd / Coors Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

H-11-Z

Captcha

 \mathbf{X}

Current DRC	
Project Number:_	567683

FIGURE 12

Date Submitted: April 10, 2024
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DHO Project No.: PR-2023-008674

DHO Application No.:

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

Playa Del Sur Subdivision
PROPOSED NAME OF PLAT

Northerly Portions of Tracts 308, 309, and 310, Unit 8, Town of Atrisco Grant

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 portions 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.

		1					Consti	uction Cert	ification
Financially	Constructed	Size	Type of Improvement	Location	From	То	Priva		City Cnst
Guaranteed	Under						Inspector	P.E.	Engineer
DRC #	DRC #	15' wide	Asphalt Pavement, Curb & Gutter	Miami Rd. (south half)	West Property Line	East Property Line	/	/	
		5' wide	Sidewalk and ADA Ramps*	Miami Rd. (south half)	West Property Line	East Property Line	/	1	/
		28' F-F	Asphalt Pavement, Curb & Gutter	Marlin Street	Miami Rd.	Wahoo Street	/	1	/
		5' wide	Sidewalk and ADA Ramps* (Both Sides)	Marlin Street	Miami Rd.	Wahoo Street	/	/	
		28' F-F	Asphalt Pavement, Curb & Gutter	Wahoo Street	Miami Rd.	Marlin Street	1	1	
		5' wide	Sidewalk and ADA Ramps* (Both Sides)	Wahoo Street	Miami Rd.	Marlin Street	/	/	
			Street Lights and appurtenances				1	1	
		8"	Sanitary Sewer w/ necessary MH's and services	Miami Rd.	Wahoo Street	East Property Line	/	I	
		8"	Sanitary Sewer w/ necessary MH's and services	Marlin Street	Miami Rd.	Wahoo Street	1	1	
				1 o- 2					

PAGE 1 OF 3

Financially	Constructed	1					Constr	uction Cer	tification
Guaranteed	Under	Size	Type of Improvement	Location	From	То	Priva		City Cnst
DRC #	DRC#						Inspector	P.E.	Engineer
		8"	Sanitary Sewer w/ necessary MH's and services	Wahoo Street	Miami Rd.	Marlin Street		/	/
		8"	Waterline w/ necessary valve, FHs, MJ's, RJ's and services	Marlin Street	Miami Rd.	Wahoo Street		/	/
		8"	Waterline w/ necessary valve, FHs, MJ's, RJ's and services	Wahoo Street	Miami Rd.	Marlin Street	/	/	
		3/4"	Waterline services	Miami Rd.	Wahoo Street	East Property Line	/	/	
		Type "C"	Water Quality Drop Inlet	Marlin Street	Block A, Tract 1		/	1	
		Type "C"	Water Quality Drop Inlet	Wahoo Street	Block C, Tract 1		/	1	
		18"	Type III RCP stormsewer	Wahoo Street	Block C, Tract 1	Marlin Street	/	1	
		18"	Type III RCP stormsewer	Marlin Street	Block A, Tract 1	Marlin Street		1	
		30"	Type III RCP stormsewer	Marlin Street		Ex. 30" stub, AMAFCA box culvert	/	1	
		6' Dia.	Storm sewer manhole	Marlin Street	Marlin Street		/	/	
		4' Dia.	Storm sewer manhole	Marlin Street	Marlin Street E	x. 30" stub, MAFCA box culvert		/	/
		4' Dia.	2 Storm sewer manholes	Wahoo Street	Wahoo Street	Marlin Street	/	1	/

Financially	Constructed	1	he standard SIA requirements.					Constri	uction Cer	tification
Guaranteed	Under	Size	Type of Improvement	Location	From	То		Privat		City Cnst
DRC #	DRC #		7,600				Insp	ector	P.E.	Engineer
									•	
						. <u></u>		/	1	/
								/	1	1
					Approval of Credita	ble Items:	Appr	roval of C	Creditable	Items:
							_			
					Impact Fee Admistr	ator Signature	Date City	y User De	ept. Signat	ure Date
		lf the cite i	is located in a floodulain, then the finan	NOTES	leased until the LOMB :	a annualised by EE	· M A			
		if the site i	is located in a floodplain, then the finan	ciai guarantee wiii not be re ights per City rquirements.	leased until the LOWK	s approved by FE	:IVIA.			
1	The propert	tv owner/deve	loper must continue self-inspection	•	until the EPA's Fina	al Stablization C	Criteria is sa	atisfied		
_	and approv	ed by the City	Stormwater Quality Section (Code	e 14-5-2-1(C)(1)						
_										
2	* Sidewalks	s in front of res	sidential lots shall be deferred to he	nme huilder						
				one ballact.						
_				one builder.						
-3				one builder.						
3 _				one bander.						
3 _				one ballaci.						
_	AGENT / OWNER			DEVELOPMENT FACILITY	ATION TEAM APPROVA	LS				
_		 !			ATION TEAM APPROVA	LS				
_	han D. Niski, Pl	 !		DEVELOPMENT FACILITY			FION			
_		 !	PLANN			LS IRKS & RECREAT	TION - date			
Jonati	han D. Niski, Pl	E	PLANN	DEVELOPMENT FACILITY			TION - date			
Jonati	han D. Niski, P NAME (print)	E		DEVELOPMENT FACILITY						
Jonati	han D. Niski, Pl NAME (print) erra West, LLC	E		DEVELOPMENT FACILITA		IRKS & RECREAT				
Jonatl	han D. Niski, Pl NAME (print) erra West, LLC	E	TRANSPORTATION	DEVELOPMENT FACILITA		IRKS & RECREAT	ate			
Jonatl	han D. Niski, Pl NAME (print) erra West, LLC FIRM	E	TRANSPORTATION	DEVELOPMENT FACILITA IING - date DEVELOPMENT - date		ARKS & RECREAT	ate			
Jonatl	han D. Niski, Pl NAME (print) erra West, LLC FIRM	E	TRANSPORTATION UTILITY DEVI	DEVELOPMENT FACILITA IING - date DEVELOPMENT - date ELOPMENT - date		AMAFCA - da	ate ENT - date			
Jonatl	han D. Niski, Pl NAME (print) erra West, LLC FIRM	E	TRANSPORTATION UTILITY DEVI	DEVELOPMENT FACILITA IING - date DEVELOPMENT - date		ARKS & RECREAT	ate ENT - date			
Jonatl	han D. Niski, Pl NAME (print) erra West, LLC FIRM	E	TRANSPORTATION UTILITY DEVI	DEVELOPMENT FACILITA IING - date DEVELOPMENT - date ELOPMENT - date		AMAFCA - da	ate ENT - date			
Jonatl	han D. Niski, Pl NAME (print) erra West, LLC FIRM	E	TRANSPORTATION UTILITY DEVI	DEVELOPMENT FACILITA IING - date DEVELOPMENT - date ELOPMENT - date		AMAFCA - da	ate ENT - date			
Jonatl	han D. Niski, Pl NAME (print) erra West, LLC FIRM	E	TRANSPORTATION UTILITY DEVI	DEVELOPMENT FACILITA IING - date DEVELOPMENT - date ELOPMENT - date	C	AMAFCA - da	ate ENT - date	ier.		
Jonatl	han D. Niski, P NAME (print) erra West, LLC FIRM SIGNATURE - date	Ee	TRANSPORTATION UTILITY DEVI CITY ENG	DEVELOPMENT FACILITA IING - date DEVELOPMENT - date ELOPMENT - date SINEER - date REVIEW COMMITTEE REVI	C	AMAFCA - da	ate ENT - date - date	IER		
Jonatl	han D. Niski, P NAME (print) erra West, LLC FIRM SIGNATURE - date	Ee	TRANSPORTATION UTILITY DEVI CITY ENG	DEVELOPMENT FACILITA IING - date DEVELOPMENT - date ELOPMENT - date SINEER - date REVIEW COMMITTEE REVI	C	AMAFCA - da	ate ENT - date - date	IER .		

REQUEST

PPROVAL FOR DHO-Major Subdivision of Lond-Preliminary Plat for Playa Del Sur, 5720 Miami Rd. NW 55-Lot Subdivision

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building remotely VIA ZOOM on April 10th ,20 24 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at: Ca bq . 200m. U\$./5/24042440

https://www.cabq.gov/planning/boards-commissions/

All persons have a right to appear at or attend such hearing. For information on this case or instruction on filing written comments, you may call the City Planning Department Development Review at 505-924-3946.

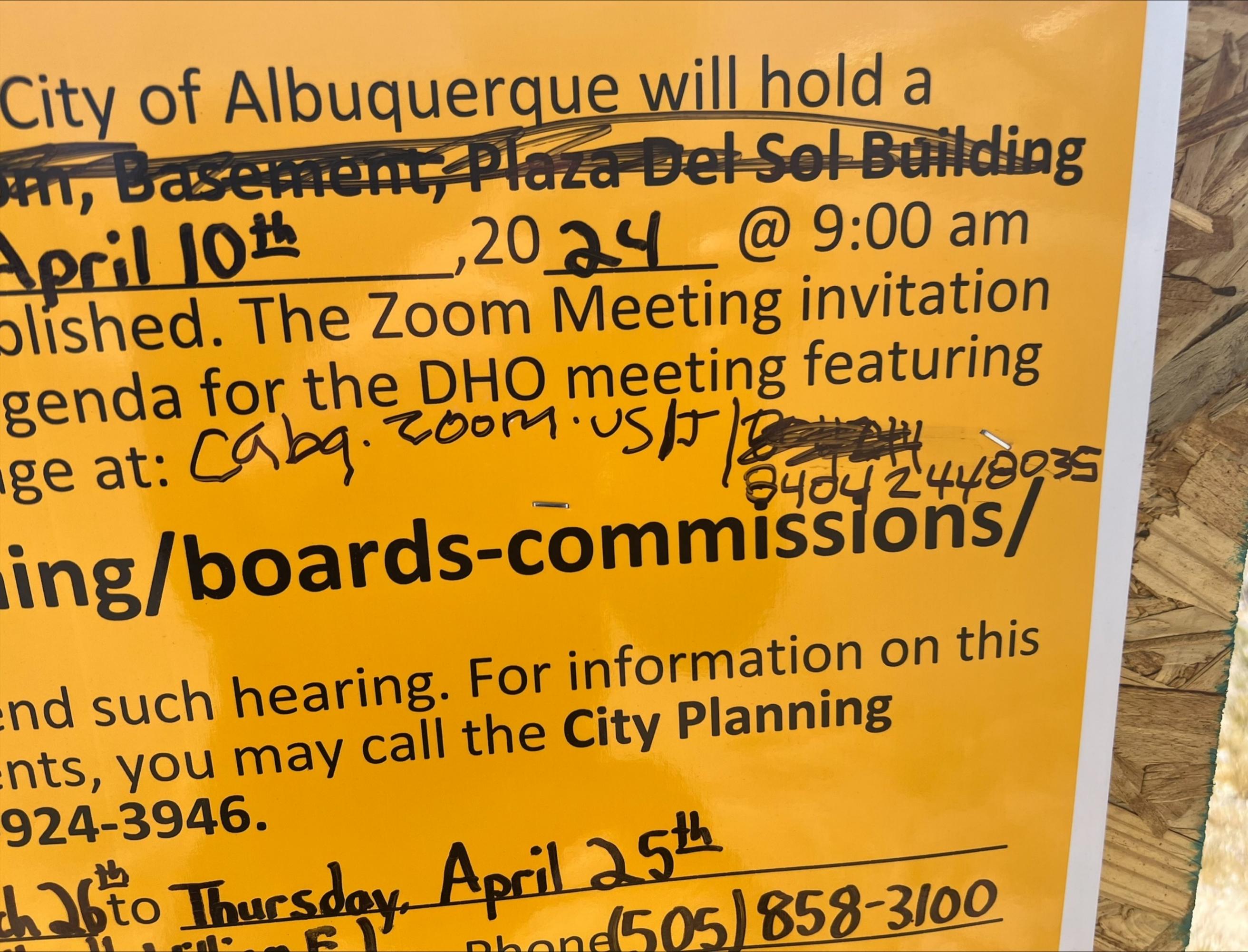
Required to be posted from Tues, March 26 to Thurs, April 25th

By (applicant/agent) Tierra West (Galbreth, Willian E, Trustee) Phone (505)858-3100

REFER TO FILE # PR-2023-008674

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordnances of Albuquerque NM 1994

Revision December 2022





APPROVAL FOR DHO-Major Subdivision of Land-Preliminary Plat for Playa Del Suc, 5720 Miami Rd. NW 55-Lot Subdivision

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the Plata, Det Sof Hearing Room, Basement, Plaza Det Sol Building 600 Endest that State VIA ZOOM on April 10th _____,20_24 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at:

https://www.cabq.gov/planning/boards-commissions/

All persons have a right to appear at or attend such hearing. For information on this case or instruction on filing written comments, you may call the City Planning Department Development Review at 505-924-3946.

Required to be posted from Tuesday, March 26to Thursday, April 25th

By (applicant/agent) Tierra West, LLC (Galbreth William E.) Phone (505) 858-3100

REFER TO FILE # PR-2023-008674

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordnances of Albuquerque NM 1994

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