



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 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

APPLICATION INFORMATION

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:	

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

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):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

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

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

 MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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. Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- 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) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- 6) Design elevations & cross sections of perimeter walls
- 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- 8) Letter of authorization from the property owner if application is submitted by an agent
- 9) Letter describing and explaining the request
- N/A 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- N/A 11) Interpreter Needed for Hearing? _____ if yes, indicate language: _____

FORM PLT: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

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

Legal/Request Descriptions & Location:

Playa Del Sur I-40 and Coors

THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCOGRANT
 NE CORNER TR 310 UNIT 8 ATRISCO GRANT
 TR COMPRISING PORT TR 310 UNIT 8 ATRISCO GRANT
 WESTERN PORTION OF N210 TRACT 310 UNIT 8 ATRISCO GRANT
 CONTAINING APPROXIMATELY 5.4683 ACRES

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

Reggie Cho 10/15/2024
 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 10/15/2024
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement: Approved NA
- Development Agreement: Approved NA
- If None Explain: _____

 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

FORM PLT: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

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

Legal/Request Descriptions & Location:

THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCOGRANT
 NE CORNER TR 310 UNIT 8 ATRISCO GRANT
 TR COMPRISING PORT TR 310 UNIT 8 ATRISCO GRANT
 WESTERN PORTION OF N210 TRACT 310 UNIT 8 ATRISCO GRANT
 CONTAINING APPROXIMATELY 5.4683 ACRES

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

 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

 Transportation Department _____ Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement: _____ x _____ Approved _____ NA
- Development Agreement: _____ Approved _____ NA
- If None Explain: 230531 _____


 ABCWUA _____ 11/14/2024
 Date

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

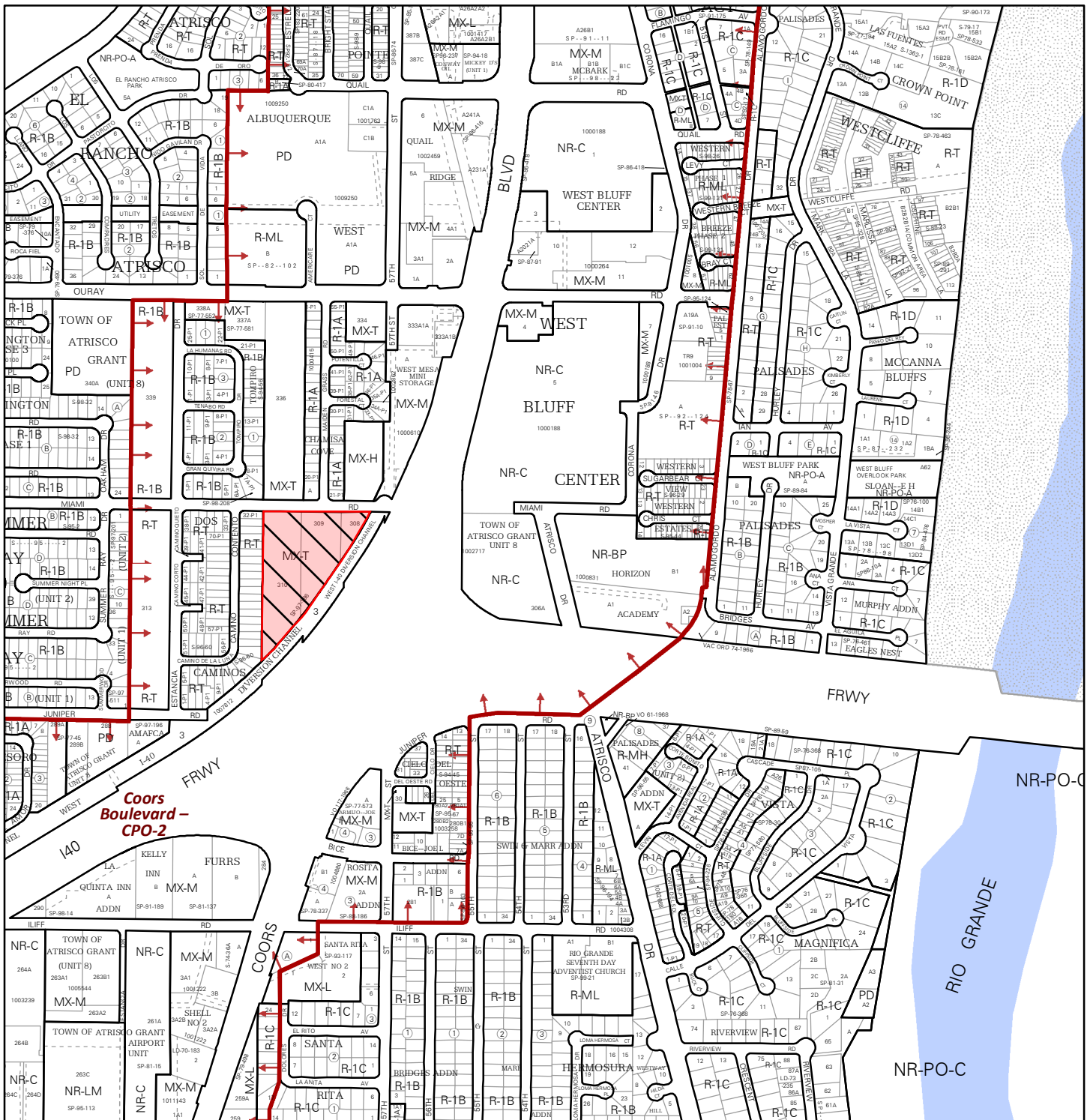
Signatures on Plat:

- 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

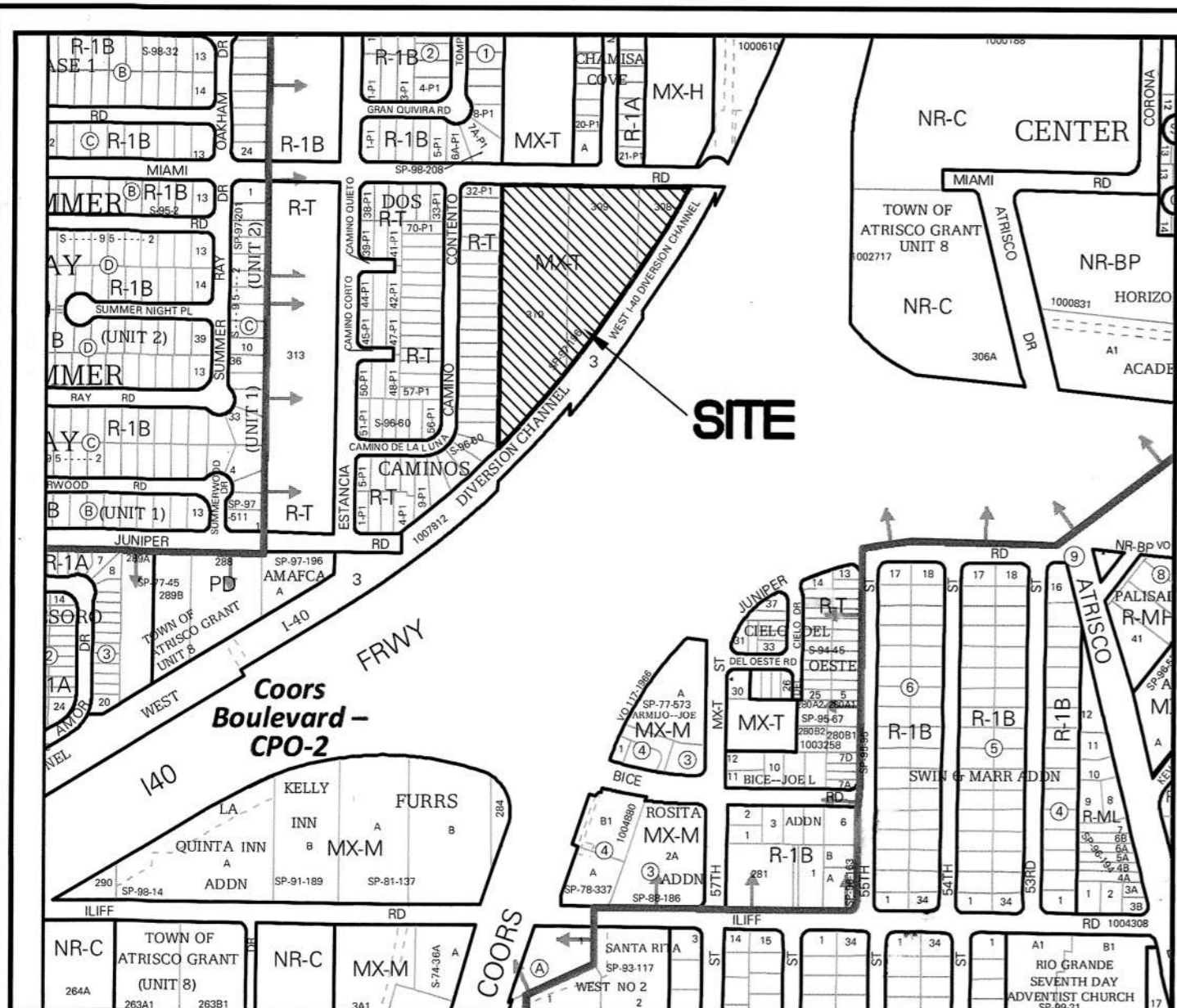
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-11-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

Gray Shading
Represents Area Outside
of the City Limits

N
0 250 500 1,000 Feet



Vicinity Map - Zone Atlas H-11-Z

N.T.S.

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..... 0
 MILES OF FULL-WIDTH STREETS..... 0.00 MILES
 MILES OF HALF-WIDTH STREETS..... 0.2321 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 1.2993 ACRES
 DATE OF SURVEY..... SEPTEMBER 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.

Carey A. Q.
 CAREY PLANT, VICE PRESIDENT DATE 3/20/24
 BUTTERFLY HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO
 COUNTY OF *Sandoval* } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *March 20, 2024*
 BY: CAREY PLANT, VICE PRESIDENT, BUTTERFLY HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

By: *Karen Lee Ward*
 NOTARY PUBLIC

MY COMMISSION EXPIRES *11-18-2025*

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

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENT(S) AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-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 ATRISCO 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 MONUMENT "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

1. FIELD SURVEY PERFORMED IN MAY 2023, AND JANUARY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THE PROPERTY DOES NOT HAVE DIRECT ACCESS TO COORS BLVD. NW.
5. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
6. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON MAY 8TH , 20 24.
7. THE DEVELOPER OF THE SUBDIVISION IS RESPONSIBLE FOR BUILDING NOISE WALLS AND USING BUILDING FAÇADE TREATMENTS TO MITIGATE THE TRAFFIC NOISE--FROM ADJACENT ON-RAMPS TO I-40 WEST AND COORS BLVD.--TO 65 DECIBELS OR LESS AT THE TIME OF WALL CONSTRUCTION.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101105914924031608
 101105913424631610
 101105913325731609
 101105912225431610

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:

Ry 12/03/2024
 Rodney Puentes (Mar 12, 2024 08:03 MDT)
 PNM Electric Services 04/03/2024
Abdul Bhuayan
 Abdul Bhuayan (Mar 8, 2024 11:50:23 MST)
 Qwest Corp. d/b/a CenturyLink QC
Stephen J. Asp II
 Stephen J. Asp II (Mar 24, 2024 12:00:00)
 Mar 14, 2024
 New Mexico Gas Company
Mike Mortus
 Mike Mortus (Mar 4, 2024 14:31 MST)
 04/03/2024
 Comcast

City Approvals:

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

Surveyor's Certificate

I, 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.

Brian J. Martinez 3/20/24
 BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



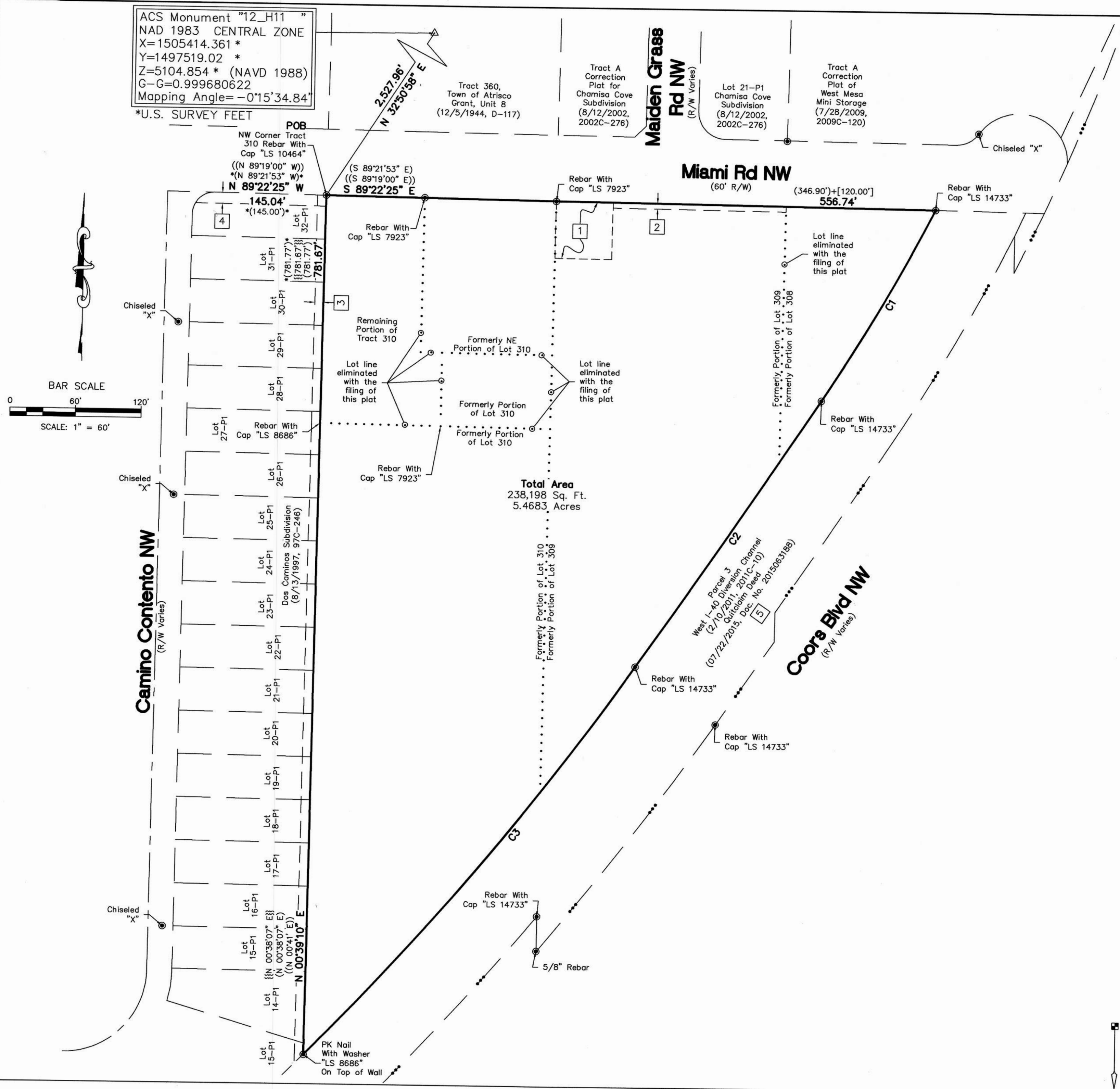
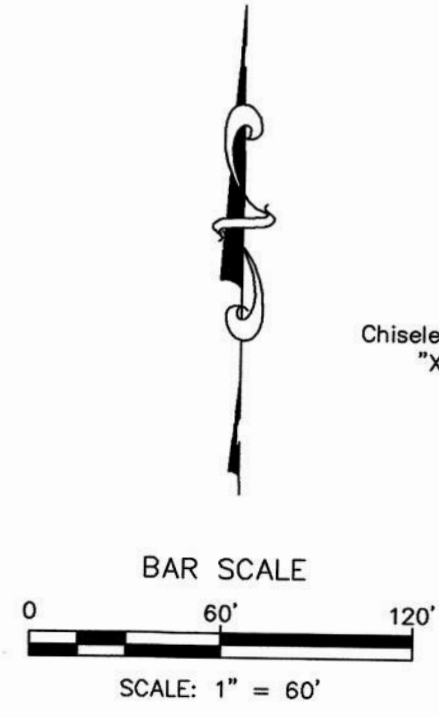
ACS Monument "12_H11"
 NAD 1983 CENTRAL ZONE
 X=1505414.361 *
 Y=1497519.02 *
 Z=5104.854 * (NAVD 1988)
 G-G=0.999680622
 Mapping Angle=-0°15'34.84"

*U.S. SURVEY FEET

**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
(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
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT
▲	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

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
- △ FOUND CENTERLINE MONUMENT
- ▲ 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

Tract 360,
Town of Atrisco
Grant, Unit 8
(12/5/1944,
D-117)

Tract A
Correction
Plat for
Chamisa Cove
Subdivision
(8/12/2002,
2002C-276)

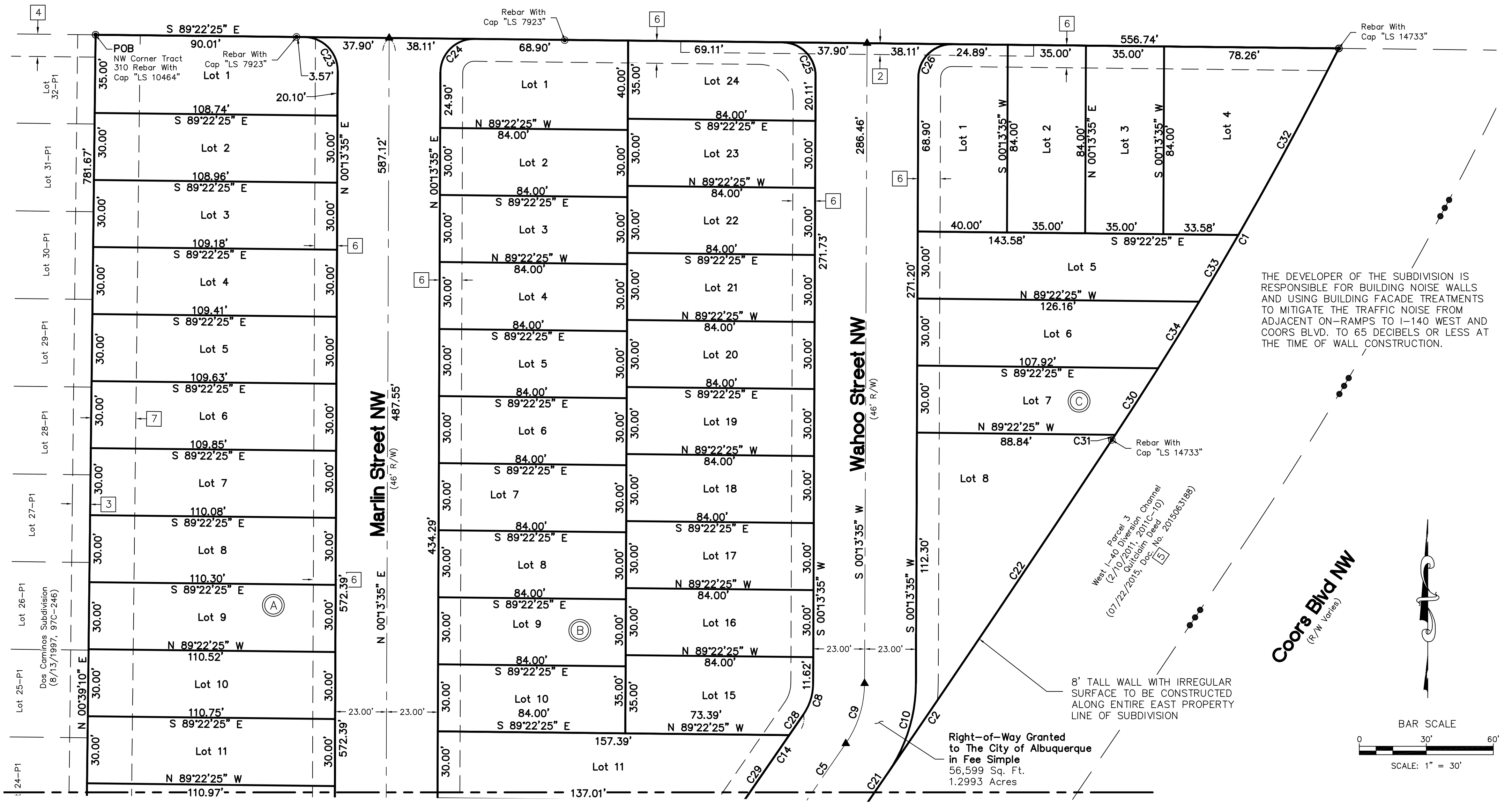
**Maiden
Grass
Rd NW**
(R/W Varies)

Lot 21-P1
Chamisa Cove
Subdivision
(8/12/2002,
2002C-276)

Tract A
Correction
Plat of
West Mesa
Mini Storage
(7/28/2009,
2009C-120)

**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**

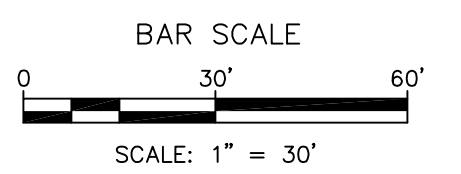
Miami Road NW
(60' R/W)



Matchline-See Sheet 4 of 5

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Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com



**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
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT
▲	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 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 Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 front of transformer/switchgear doors and five (5) feet on each side.

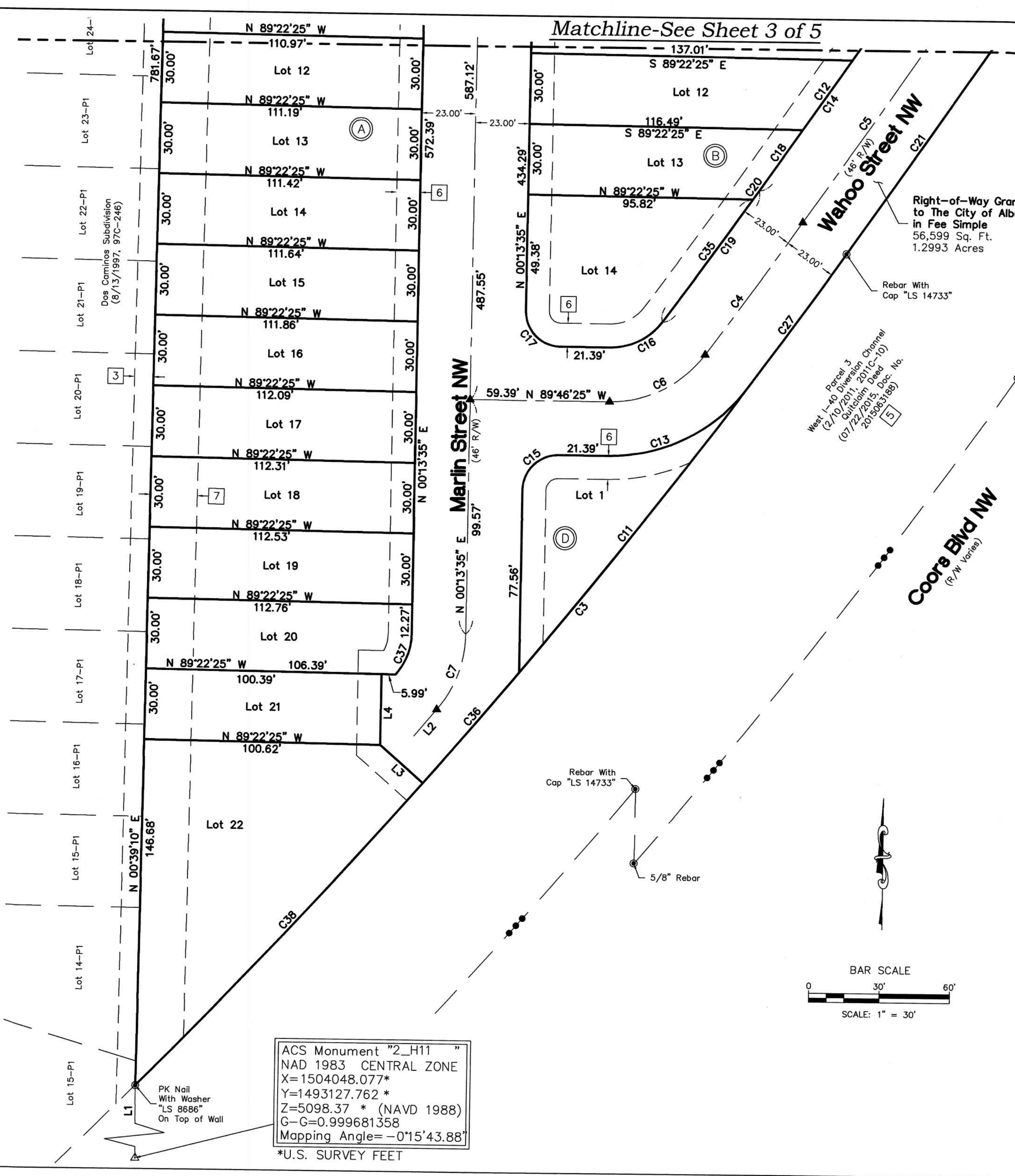
Disclaimer

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.

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cartesianbrian@gmail.com

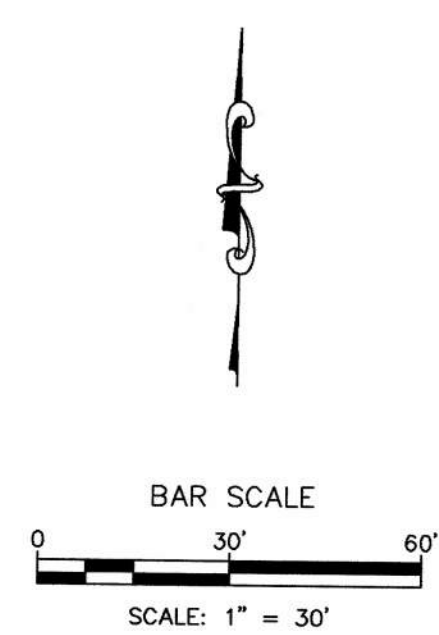
Sheet 4 of 5
230681



Matchline-See Sheet 3 of 5

West 1-40 Parcel 3
Quadrant Deed
(07/22/2015, Dec. No. 2015063189)

Right-of-Way Granted to The City of Albuquerque in Fee Simple
56,599 Sq. Ft.
1.2993 Acres



ACS Monument "2_H11"
NAD 1983 CENTRAL ZONE
X=1504048.077*
Y=1493127.762*
Z=5098.37 * (NAVD 1988)
G-G=0.999681358
Mapping Angle=-0°15'43.88"
*U.S. SURVEY FEET

PK Nail With Washer
"LS 8686"
On Top of Wall

Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 2121392 AND AN EFFECTIVE DATE OF AUGUST 28, 2023.
- 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.
- WARRANTY DEED FOR A PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 7, 2009, AS DOC. NO. 2009089913.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- 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
- 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)
- 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.
- 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.
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 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

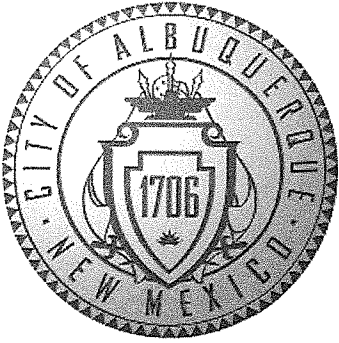
Line Table		
Line #	Direction	Length (ft)
L1	S 00°30'59" E	1487.25'
L2	S 40°22'44" W	14.80'
L3	N 48°55'42" W	24.33'
L4	N 00°13'35" E	30.00'

**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**

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 20°18'09" 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 17°18'35" E
C10	42.34'	71.00'	34°09'59"	41.71'	N 17°18'35" E
C11	155.21'	2709.91'	3°16'54"	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 28°19'20" 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



Residential General Permit

Permit Number:* GP-2024-32723

October 04, 2024

Page 1 of 2

Contractor Information:

Name: ASPEN BLOCK, LLC
License: GB98-367
Phone: (505) 934-8201

Site Location:

5720 MIAMI RD NW, Albuquerque, NM

Specific Location: I-40 and Miami Rd

Site Information:

Permit Type: Wall
Project Value: \$ 99,275.00

Applicant:

ASPEN BLOCK, LLC
(505) 321-0311

Owner/Tenant Information:

Name: Butterfly Holdings, LLC
Phone: (505) 389-2191

Address: 333 Rio Rancho Dr, Suite 400
City: Rio Rancho, NM 87124

Fee Information

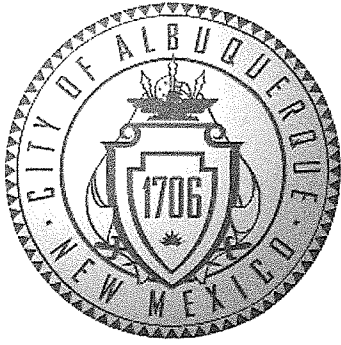
Fee Type: Application Fee Wall
Fee Type: Hydrology Fee
Fee Type: Zoning Fee
Fee Type: Valuation Fee
Fee Type: 2% Technology Fee

Fee Amount: \$ 322.97
Fee Amount: \$ 50.00
Fee Amount: \$ 25.00
Fee Amount: \$ 496.88
Fee Amount: \$ 17.90
Total: \$ 912.75

*Permit Number is Required for all Inspection Requests.

This permit will expire if an inspection is not requested within 6 months or an entire required inspection is not passed within any 6 month period. No refunds will be given after expiration.

Building Safety Tel: (505) 924-3320



Residential General Permit

Permit Number:* GP-2024-32723

October 04, 2024

Page 2 of 2



Scan for Inspection
Information

*Permit Number is Required for all Inspection Requests.

This permit will expire if an inspection is not requested within 6 months or an entire required inspection is not passed within any 6 month period. No refunds will be given after expiration.

Building Safety Tel: (505) 924-3320

STRUCTURAL NOTES

DESIGN CRITERIA

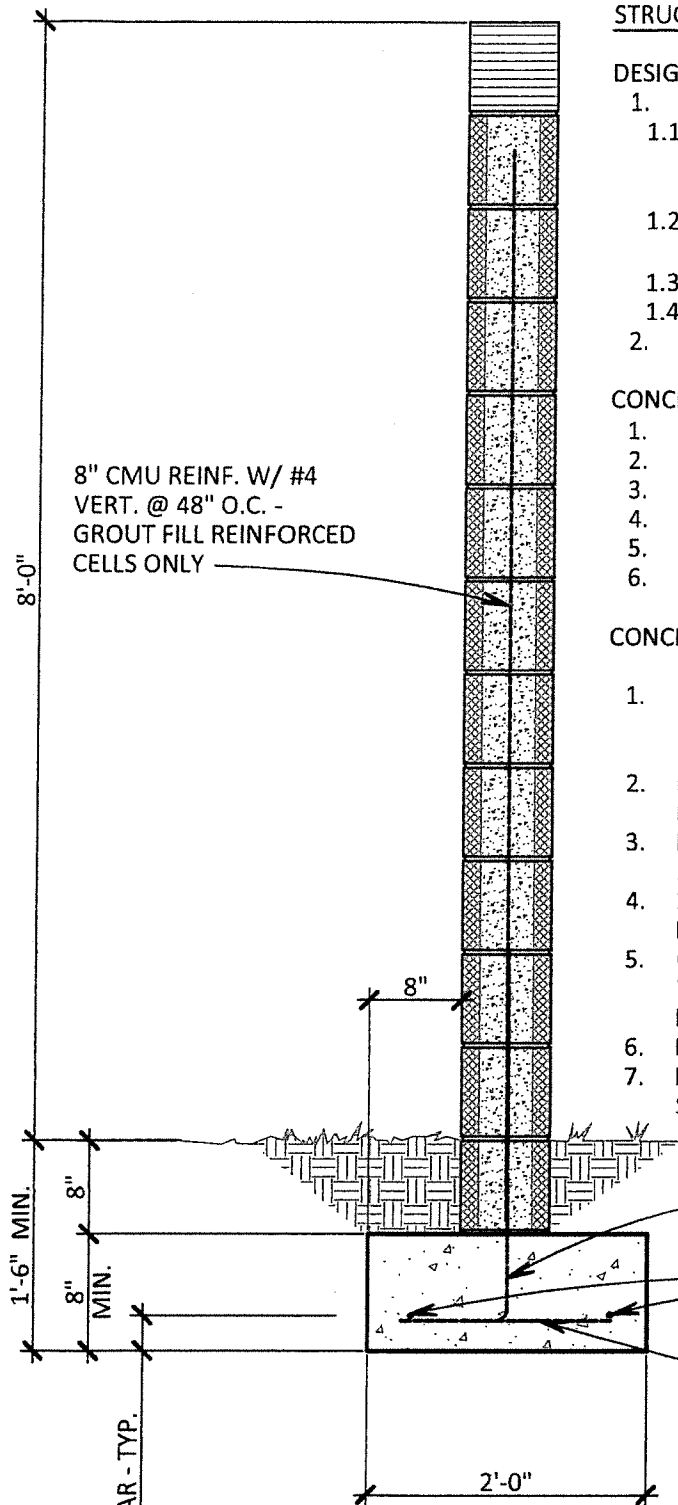
1. DESIGNS ARE BASED ON THE FOLLOWING DESIGN BASIS:
 - 1.1. ALLOWABLE BEARING PRESSURE = 1500 PSF - CONTRACTOR RESPONSIBLE FOR PROPER SUBGRADE PREPARATION AND COMPACTION.
 - 1.2. EQUIVALENT FLUID PRESSURE = 35 PSF (HYDROSTATIC PRESSURE NOT INCLUDED)
 - 1.3. PASSIVE PRESSURE = 250 PSF (STRUCTURAL FILL)
 - 1.4. COEFFICIENT OF FRICTION = 0.3
2. WIND SPEED = 104 MPH, CATEGORY II, EXPOSURE B

CONCRETE

1. PORTLAND CEMENT ASTM C 150, TYPE I/II
2. 28 DAY COMPRESSIVE STRENGTH OF CONCRETE F'_c = 3000 PSI
3. 3-5 INCH SLUMP
4. MAXIMUM WATER TO CEMENT RATIO = 0.5
5. MAXIMUM AGGREGATE SIZE = 1 INCH
6. WATER SHALL CONFORM TO ASTM C 94 AND BE POTABLE

CONCRETE MASONRY UNITS (CMU)

1. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY, F'_m , SHALL BE A MINIMUM OF 1500 PSI AS DETERMINED BY THE UNIT STRENGTH METHOD.
2. MASONRY UNITS SHALL CONFORM TO ASTM C90 AND SHALL BE MEDIUM WEIGHT.
3. MORTAR SHALL BE TYPE S or M AND SHALL CONFORM TO ASTM C270 AND THE PROPORTION TABLE OF THE 2021 IBC.
4. 28 DAY COMPRESSIVE STRENGTH OF GROUT SHALL BE 2500 PSI
5. GROUT SHALL BE COURSE AND CONFORM TO ASTM C476 BY VOLUMETRIC PROPORTION. SLUMP SHALL BE WITHIN THE RANGE OF 8" to 11".
6. REINFORCING SHALL COMPLY WITH ASTM A615, GRADE 40
7. INSTALL CONTROL JOINTS WITH ONE VERTICAL BAR EACH SIDE OF JOINT AT A MAXIMUM SPACING OF 12'-0".



8" CMU REINF. W/ #4
VERT. @ 48" O.C. -
GROUT FILL REINFORCED
CELLS ONLY

#4 DOWELS @ 48" O.C. W/ 2'
MIN. LAP SPLICE

2 - #4 CONT.

#4 @ 14" O.C.

3" CLEAR - TYP.

1

8'-0" CMU CMU GARDEN WALL

3/4" = 1' - 0"



08.15.2023

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Angelini Engineers

255 YORKS XING
DRIFTWOOD, TEXAS 78619
PH: (512) 565-2396

TYPICAL
GARDEN WALL

S1.0

CONTRACT CONTROL FORM

PROJECT: 567683

CONTACT PERSON: Randi Guthrie

CCN: _____

(New/Existing) New

Type of Paperwork Infrastructure Improvement Agreement



Project Name/Description (From CTS): Playa del Sur

Developer/Owner/Vendor Butterfly Holdings

Contract Amount \$1,704,374.28 Contract Period: _____ - July 31, 2026

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By	Approval Date
DRC Manager	 ^{DS} Initial	9/23/2024 2:57 PM MDT
Legal Department		9/23/2024 3:52 PM MDT
City Engineer	<u>KV for SB</u>	<u>10/30/2024 8:53 AM</u>
Hydrology Engineer	_____	_____
Transportation Engineer	_____	_____
Construction Engineer	_____	_____
OTHER: <u>CAO</u>	_____	_____

DISTRUBUTION:

Date: _____ By: _____

Received by City clerk _____

Doc# 2024068625

09/30/2024 01:38 PM Page: 1 of 14
AGRE R:\$25.00 Linda Stover, Bernalillo County



INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: Plava Del Sur
Project Number: 567683

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Butterfly Holdings, LLC ("Developer"), a New Mexico limited liability company, (state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.), whose email address is jarrodl@aswinc.com, whose address is 409 NM HWY 528 NE (Street or PO Box) Rio Rancho, NM (City, State), 87124 (Zip Code) and whose telephone number is 505-896-9037, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Northerly portions of Tracts 308, 309, and 310, Unit 8, Town of Atrisco Grant recorded on October 13, 2023 and March 5, 2024, attached, pages _____ through _____, as Document Nos. 2023065705 and 2024014542, respectively in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Butterfly Holdings, LLC ("Owner").

The Developer has submitted and the City has approved a Preliminary Plat or Site Plan identified as Plava del Sur describing Developer's Property ("Developer's Property"). If this Agreement is for a "Phase" as identified on the Infrastructure List, then the Phase shall be added to the Preliminary Plat or Site Plan identified above.

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the Final Plat, Building Permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in the approved Infrastructure List ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6, at no cost to the City. All of the improvements on the approved Infrastructure List are to be included in this Agreement, unless the approved Infrastructure List indicates phasing of the improvements; or indicates them as "Deferred" and

they are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Hearing Officer ("DHO"), unless the DHO grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") and Albuquerque Metropolitan Arroyo Flood Control Authority ("AMAFCA"). Pursuant to the Memorandum of Understanding between the City of Albuquerque and ABCWUA dated March 21, 2007, and the Memorandum of Understanding with AMAFCA dated February 6, 2013, the City is authorized to act on behalf of the ABCWUA and AMAFCA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Chapter 2, Work Order Process.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved Combined DRC Application.

Note: The Developer must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

C. The Developer must procure a New Mexico licensed Contractor to construct the improvements per the specifications contained in the City-approved construction drawings. The

Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements then proof of proper licensure of the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by New Mexico Registered Surveyor. The City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey.

B. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by a New Mexico Registered Professional Engineer with the ability to make in-person observations of the improvements. The City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data as required for project close out, and a Certification of Substantial Compliance for the project to the City, which the City requires for review and approval. The City retains the right to perform its own general overall inspection of the construction project at any time prior to/and including final acceptance of the Improvements.

C. Field Testing. Field testing of the construction of the Improvements shall be performed by a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. The City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review.

D. Additional Testing. The City retains the right to request additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow

deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Loan Reserve Letter

Amount: \$1,704,374.28

Name of Financial Institution or Surety providing Guaranty: Bank of Albuquerque

Date City first able to call Guaranty (Construction Completion Deadline): July 31, 2026

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call

Guaranty is: September 30, 2026

Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City.

Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER:

BUTTERFLY HOLDINGS, LLC
a New Mexico limited liability company

By [Signature]: Jarrood Likar

Name [Print]: Jarrod Likar

Title: Vice President, Land Development

Dated: September 18, 2024

DEVELOPER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on this 18th day of September, 2024, by [name of person:] Jarrod Likar [title or capacity, for instance, "President" or "Owner":] Vice President, Land Development of [Developer:] Butterfly Holdings, LLC, a New Mexico limited liability company.

(SEAL)

Karen Lee Ward
Notary Public

My Commission Expires: 11-18-2025

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

CITY OF ALBUQUERQUE:

By: Kathy Verhage for
Shahab Biazar, P.E., City Engineer

DS
KV

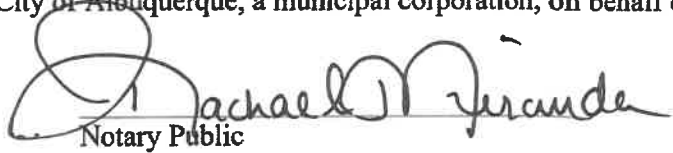
Initial
KS

Agreement is effective as of (Date): 9/30/2024

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 30th day of September, 2024,
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of
said corporation.


Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

My Commission Expires: 11-9-2025

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

June 18, 2024

Type of Estimate: I.I.A. Procedure B with FG

Project Description:

Project ID #: 567683 Playa del Sur, PR-2023-008674

Requested By: Jon Niski

Approved Estimate Amount: \$ 1,060,521.03

Contingency Amount: 10.00% \$ 106,052.10

Subtotal: \$ 1,166,573.13

PO Box 1293

NMGRT: 7.625% \$ 88,951.20

Subtotal: \$ 1,255,524.33

Albuquerque

Engineering Fee: 6.60% \$ 82,864.61

New Mexico 87103

Testing Fee: 2.00% \$ 25,110.49

Subtotal: \$ 1,363,499.43

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 1,704,374.28

APPROVAL:

James R. Beck

DATE:

June 18, 2024

Notes: Work order plans not yet approved.

LOAN RESERVE LETTER
(Procedure B)



Date: August 16, 2024

City of Albuquerque
City Engineer
Planning Department
Plaza del Sol
600 2nd St NW
Albuquerque, NM 87102

RE: Loan Reserve for Butterfly Holdings, LLC
City of Albuquerque Project ID #: 567683
Project Name: Playa del Sur

To whom it may concern:

This is to advise the City of Albuquerque ("City") that, at the request of Butterfly Holdings, LLC, Bank of Albuquerque ("Financial Institution") in Albuquerque, NM, holds as a loan reserve the sum of One Million Seven Hundred Four Thousand Three Hundred Seventy-Four and 28/100ths Dollars (\$1,704,374.28) ("Loan Reserve") for the exclusive purpose of providing the financial guaranty which the City requires Butterfly Holdings, LLC ("Developer") to provide for the installation of the improvements which must be constructed at Playa del Sur Project ID # 567683. ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City. The improvements are identified in the agreement between the City of Albuquerque and Developer, which was recorded on 9-30-2024 in the records of the Clerk of Bernalillo County, New Mexico in Document No. 2024068625, pages 1 to 14 ("Agreement").

1. Reduction of Reserve. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as a result of the Developer's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Developer and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3. Draw on Reserve. If by July 31, 2026, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between July 31, 2026, and September 30, 2026, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the City Engineer or the City Engineer's authorized designee, which shall state that the Developer has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or

C. Expiration of the date September 30, 2026; or

D. Written termination of this Loan Reserve Letter, signed by the City Engineer or an authorized representative.

Very truly yours,
Financial Institution



By: Darin Davis
Title: Senior VP/Manager, Bank of Albuquerque CRE Lending

ACCEPTED:
CITY OF ALBUQUERQUE

By: Kathy Verhaegh for
Shahab Biazadeh

DS Initial
KV [Signature]

Title: City Engineer

Dated: 9/30/2024

Current DRC
Project Number: 567583

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2/15/10)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST
Playa Del Sur Subdivision

Date Submitted: April 10, 2024
Date Site Plan Approved: May 8, 2024
Date Preliminary Plat Approved: May 8, 2024
Date Preliminary Plat Expires: May 8, 2025
DHO Project No.: PR-2023-008674
DHO Application No.: SD-2024-000568

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 guarantees. 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cret Engineer
		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	/	/
		28' F-F	Asphalt Pavement, Curb & Gutter	Marlin Street	Miami Rd.	Wahoo Street	/	/
		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	/	/
		5' wide	Sidewalk and ADA Ramps* (Both Sides)	Wahoo Street	Miami Rd.	Marlin Street	/	/
			Street Lights and appurtenances				/	/
							/	/
		8"	Sanitary Sewer w/ necessary MH's and services	Marlin Street	Miami Rd.	Lot 22	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Eng/Inspr
		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.	Lot 22	/	/	/
		8"	Waterline w/ necessary valve, FHs, MJ's, RJ's and services	Wahoo Street	Miami Rd.	Marlin Street	/	/	/
							/	/	/
		Type "C"	Water Quality Drop Inlet	Marlin Street	Block A, Tract 1		/	/	/
		Type "C"	Water Quality Drop Inlet	Wahoo Street	Block C, Tract 1		/	/	/
		18"	Type III RCP stormsewer	Wahoo Street	Block C, Tract 1	Marlin Street	/	/	/
		18"	Type III RCP stormsewer	Marlin Street	Block A, Tract 1	Marlin Street	/	/	/
		30"	Type III RCP stormsewer	Marlin Street	Marlin Street	Ex. 30" stub AMAFCA box culvert	/	/	/
		6' Dia.	Storm sewer manhole	Marlin Street	Marlin Street		/	/	/
		4' Dia.	Storm sewer manhole	Marlin Street	Marlin Street	Ex. 30" stub, AMAFCA box culvert	/	/	/
		4' Dia.	2 Storm sewer manholes	Wahoo Street	Wahoo Street	Marlin Street	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.		Location		Type of Improvement		From		To		Construction Certification	
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Location	Type of Improvement	From	To	Impact Fee Administrator Signature	Date	Approval of Creditable Items:	City User Dept. Signature	Date
<input type="text"/>	<input type="text"/>								Approval of Creditable Items:		
<input type="text"/>	<input type="text"/>								Approval of Creditable Items:		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA, Street lightes per City requirements.

1 The property owner/developer must continue self-inspections and BM maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the City Stormwater Quality Section (Code 14-5-2-1(C)(1))

2 * Sidewalks in front of residential lots shall be deferred to home builder.

3

AGENT / OWNER
 Jonathan D. Niski, PE
 NAME (print)
 Tierra West, LLC
 FIRM
Jonathan D. Niski, PE, License No. 25867, State of Missouri, License No. 25867, State of Missouri, License No. 25867

DEVELOPMENT FACILITATION TEAM APPROVALS
 City Architect May 21, 2024
 Planner May 21, 2024
 Transitation Development - date 06/14/2024
 Signature *[Signature]*

SIGNATURE - date
 May 21, 2024
 City Engineer - date
 May 23, 2024
 Parks & Recreation - date
 May 21, 2024
 Amafca - date
 May 21, 2024
 Code Enforcement - date
 May 21, 2024
 Hydrology - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1552689

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	14
	Document #	2024068625
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
Check# 5163
Paid By TIERRA WEST LLC
Phone # 5058583100

Thank You!

9/30/24 1:38 PM MST rzelada

Agent Authorization Letter

October 15, 2024

Development Hearing Officer
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

**RE: All DHO Submittals
THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCOGRANT
NE CORNER TR 310 UNIT 8 ATRISCO GRANT
TR COMPRISING PORT TR 310 UNIT 8 ATRISCO GRANT
WESTERN PORTION OF N210 TRACT 310 UNIT 8 ATRISCO GRANT
CONTAINING APPROXIMATELY 5.4683 ACRES
Zone Atlas Page: H-11-Z**

Butterfly Holdings, LLC, ("Applicant") is the owner of the above referenced property containing approximately 5.4683 acres, and does hereby authorize Tierra West, LLC to act as the Applicant's agent in connection with the Applicant's application before the Development Hearing Officer for a Final Plat, and to act as the Applicant's agent in all respects in matters pertaining to the application and to appear at hearings before any administrative body within the City of Albuquerque's Planning Department

JARROD LIKAR

Print Name

Signature
VP - LAND DEV.

Title
10/15/24

Date

November 13th, 2024

Mr. Robert Lucero
Development Hearing Officer
600 Second NW
Albuquerque, NM 87102

**RE: MAJOR SUBDIVISION FINAL PLAT APPROVAL
THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCOGRANT
NE CORNER TR 310 UNIT 8 ATRISCO GRANT
TR COMPRISING PORT TR 310 UNIT 8 ATRISCO GRANT
WESTERN PORTION OF N210 TRACT 310 UNIT 8 ATRISCO GRANT
CONTAINING APPROXIMATELY 5.4683 ACRES
ZONE ATLAS PAGE: H-11-Z**

Dear Mr. Lucero:

Tierra West LLC, on behalf of AMREP Southwest Inc, are submitting for Subdivision Major Final Plat approval for a proposed Subdivision located at MIAMI ALBUQUERQUE 87120. The site is zoned MX-T and is vacant. We are subdividing four (4) existing lots (a portion of tracts 308, 309, and 310, Unit 8 Town of Atrisco Grant) a total of 5.4683-acres in size into fifty-five (55) lots south of Miami Road and west of Coors Blvd.

This meets 6-6(L)(3) Review and Decision Criteria as follows:

An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(a) A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Response: *The lot sizes created by this Plat comply with the MX-T zone standards. A Sensitive Lands Analysis found no sensitive land features on site and an Archaeological Certificate of No Effect was submitted with the Preliminary Plat application. The block lengths were determined to meet the DPM and IDO.*

Per the Preliminary Plat NOD of May 8th, 2024, it was determined by City staff that: "The application meets these criteria once all conditions of approval are met (identified below). The subdivision developer will build the required infrastructure on the submitted infrastructure list, which will also fulfil the subdivision criteria."

6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

Response: *The Preliminary Plat was approved on May 8th, 2024 and enclosed you will find all changes, conditions, and requirements contained in the Preliminary Plat approval as described below.*

a. Add the following note to the Plat:

"The developer of the subdivision is responsible for building noise walls and using building façade treatments to mitigate the traffic noise--from adjacent on-ramps to I-40 West and Coors Blvd.--to 65 decibels or less at the time of wall construction."

TIERRA WEST

This note was added to the Plat on Sheet 3.

- b. Provide correspondence from PNM verifying approval of the vacation of the PNM easement.**

The correspondence is attached.

- c. Show on the Plat that an 8-foot wall, no less than 6 inches wide, with an irregular, not flat, surface that bounces noise, possibly splitface block, will be built along the entire eastern property boundary and to wrap around the corner with Lot 4 on Miami Road for a distance of 35-50 feet, stepping down as it approaches the front façade.**

A note was added to the Plat on Sheet 3 calling out the construction of the wall.

Additionally, a wall permit was obtained for the noise mitigation wall with construction beginning at the start of October, please see attached wall permit.

- d. The front wall along Miami described in (c) above requires a ZHE Variance be obtained prior to Final Plat.**

No ZHE Variance was required, as the existing subdivision is zoned MX-T. As such, a wall permit was obtained prior to subdivision with construction starting during the beginning of October. The existing subdivision and zoning allowed the wall as described above to be built permissively. Please see attached wall permit.

- e. A solid gate shall be provided in the eastern wall to provide access to the trail from the neighborhood.**

This is to be constructed with the wall.

- f. The Infrastructure List must be signed and include the project and application numbers.**

See attached signed Infrastructure List with the project and application numbers included.

- g. The AGIS office must approve the DXF file and proof of approval must be provided.**

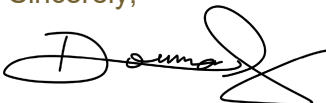
This will be submitted post DHO hearing.

- h. The date of the DHO approval must be recorded on the Plat.**

The date of May 8th, 2024 is included on the Plat.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Donna Sandoval
Planner

cc: Jarod Likar

JN 2023024
RRB/jn/ds/sl

From: [Jon Niski](#)
To: [Donna Sandoval](#)
Cc: [Sergio Lozoya](#)
Subject: FW: [#2023024] Fwd: [External] Plat for Review - Playa Del Sur MT# 0401631
Date: Thursday, November 21, 2024 12:11:04 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[~WRD2632.jpg](#)

Below is an email from PNM stating they vacated the 52'x52' easement but not the 5' easement, which is what we show on the plat.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
www.tierrawestllc.com

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

From: Amber Palmer <cartesianamber@gmail.com>
Sent: Thursday, November 21, 2024 12:06 PM
To: Jon Niski <JNiski@tierrawestllc.com>
Subject: [#2023024] Fwd: [External] Plat for Review - Playa Del Sur MT# 0401631

Jon,

Here's what I got from Rodney with PNM today.

Does this sound right to you?

Please advise.

Thanks!!

Amber Palmer 



CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(p)505-896-3050

(f)505-891-0244

www.cartesiansurveys.com

Email: cartesianamber@gmail.com

----- Forwarded message -----

From: **Fuentes, Rodney** <Rodney.Fuentes@pnmresources.com>

Date: Thu, Nov 21, 2024 at 11:27 AM

Subject: RE: [External] Plat for Review - Playa Del Sur MT# 0401631

To: Amber Palmer <cartesianamber@gmail.com>

Cc: Aragon, Daniel <Daniel.Aragon@pnmresources.com>

Amber,

After reviewing the plat one more time, the easement that was vacated with the plat was for the (1) 52' x 52' PNM easement and not for the (2) 5' PNM easement. We cannot vacate the (2) 5' easement, we have existing lines in that easement.

As for the encroachment, I need to make sure it is considered a PUE being that PNM and MST&T share the easement. I will definitely have an answer for you before 5.

Thank You,

Rodney J Fuentes

SR Right-of-Way Agent
PNM Land Management Department
2401 Aztec Road NE, MS Z110, Albuquerque, NM 87107

Rodney.Fuentes@pnmresources.com

Office 505-241-4476

Cell 505-549-2932

From: Amber Palmer <cartesianamber@gmail.com>

Sent: Tuesday, November 19, 2024 9:41 AM

To: Fuentes, Rodney <Rodney.Fuentes@pnmresources.com>

Cc: Aragon, Daniel <Daniel.Aragon@pnmresources.com>

Subject: Re: [External] Plat for Review - Playa Del Sur MT# 0401631

Good Morning,

Attached you will find the notice of decision from DHO.

I've also attached a copy of the plat and your email from a year ago approving the plat, just in case you need it.

Please let me know if you have any questions or if you need anything else.

Thanks!!

Amber Palmer 😊



CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(p)505-896-3050

(f)505-891-0244

www.cartesiansurveys.com

Email: cartesianamber@gmail.com

On Tue, Nov 19, 2024 at 9:35 AM Fuentes, Rodney
<Rodney.Fuentes@pnmresources.com> wrote:

Amber,

Good morning do you have a copy of the letter from the DHO, if so will you please forward that to me so I can take a look at it.

Thank You.

Rodney J Fuentes

SR Right-of-Way Agent
PNM Land Management Department
2401 Aztec Road NE, MS Z110, Albuquerque, NM 87107
Rodney.Fuentes@pnmresources.com
Office 505-241-4476
Cell 505-549-2932

From: Amber Palmer <cartesianamber@gmail.com>
Sent: Tuesday, November 19, 2024 9:34 AM
To: Aragon, Daniel <Daniel.Aragon@pnmresources.com>
Cc: Fuentes, Rodney <Rodney.Fuentes@pnmresources.com>
Subject: Re: [External] Plat for Review - Playa Del Sur MT# 0401631

Sounds great, thank you!

Thanks!!

Amber Palmer 😊



CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(p)505-896-3050

(f)505-891-0244

www.cartesiansurveys.com

Email: cartesianamber@gmail.com

On Tue, Nov 19, 2024 at 9:24 AM Aragon, Daniel
<Daniel.Aragon@pnmresources.com> wrote:

Ok, I will ask Rodney to take care of this for you.

Thanks.

Dan Aragon, Lead Land Permitting Specialist
PNM, Land Services
2401 Aztec Rd NE, Albuquerque, NM 87107
505-241-4437
Daniel.Aragon@pnmresources.com

PNMR logo



From: Amber Palmer <cartesianamber@gmail.com>
Sent: Tuesday, November 19, 2024 9:07 AM
To: Aragon, Daniel <Daniel.Aragon@pnmresources.com>
Cc: Fuentes, Rodney <Rodney.Fuentes@pnmresources.com>
Subject: Re: [External] Plat for Review - Playa Del Sur MT# 0401631

Good Morning Daniel,

This plat has been approved by the city with conditions.

This City had requested an email from PNM acknowledging that PNM is aware of, and approves of easement numbered 1 being vacated.

Please let me know if you have any questions or if you need anything else.

Thanks!!

Amber Palmer 😊



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Email: cartesianamber@gmail.com

On Tue, Nov 19, 2024 at 8:58 AM Aragon, Daniel

<Daniel.Aragon@pnmresources.com> wrote:

Hi Amber, I am not sure what you are needing for this. However Rodney is back in the office have you discussed this with him. Fernando has retired just to let you know.

Thanks

Dan Aragon, Lead Land Permitting Specialist

PNM, Land Services

2401 Aztec Rd NE, Albuquerque, NM 87107

505-241-4437

Daniel.Aragon@pnmresources.com

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From: Amber Palmer <cartesianamber@gmail.com>

Sent: Tuesday, November 19, 2024 8:43 AM

To: Aragon, Daniel <Daniel.Aragon@pnmresources.com>

Cc: VIGIL, FERNANDO <Fernando.Vigil@pnmresources.com>; Fuentes, Rodney

<Rodney.Fuentes@pnmresources.com>

Subject: Re: [External] Plat for Review - Playa Del Sur MT# 0401631

Good Morning,

Checking in again, I'll give you a call later today to follow up.

Thanks!!

Amber Palmer 😊



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Email: cartesianamber@gmail.com

On Tue, Nov 12, 2024 at 8:59 AM Amber Palmer <cartesianamber@gmail.com> wrote:

Good morning,

Do you know the status of this?

Our client is planning to submit for final plat with the city and they need something to show approval from PNM for vacating that easement.

Please advise.

Thanks!!

Amber Palmer 😊



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Email: cartesianamber@gmail.com

On Fri, Jun 14, 2024 at 5:45 PM Amber Palmer <cartesianamber@gmail.com> wrote:

Good Afternoon,

Sorry for the delay in getting this over. Your email got kinda lost in the shuffle.

Please let me know if you need anything else.

Thanks!!

Amber Palmer 😊



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|

On Wed, May 29, 2024 at 4:05 PM Aragon, Daniel
<Daniel.Aragon@pnmresources.com> wrote:

Hi Amber, can you send me a copy of the plat and the DHO conditions.

Thank you,

Dan Aragon, Lead Land Permitting Specialist
PNM, Land Services
2401 Aztec Rd NE, Albuquerque, NM 87107
505-241-4437
Daniel.Aragon@pnmresources.com

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From: Vigil, Fernando <Fernando.Vigil@pnmresources.com>
Sent: Wednesday, May 29, 2024 2:33 PM
To: Amber Palmer <cartesianamber@gmail.com>; Fuentes, Rodney
<Rodney.Fuentes@pnmresources.com>
Cc: Aragon, Daniel <Daniel.Aragon@pnmresources.com>
Subject: RE: [External] Plat for Review - Playa Del Sur MT# 0401631

Rodney is still out. Please work with Dan Aragon on this.

Thanks!

Fernando Vigil
Sr. Manager, Land Management Department
PNM Resources

Phone: 505-241-4434



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From: Amber Palmer <cartesianamber@gmail.com>

Sent: Wednesday, May 29, 2024 1:07 PM

To: Fuentes, Rodney <Rodney.Fuentes@pnmresources.com>

Cc: Vigil, Fernando <Fernando.Vigil@pnmresources.com>; Brandon Kauffman <Brandon.Kauffman@pnmresources.com>

Subject: Re: [External] Plat for Review - Playa Del Sur MT# 0401631

Good Afternoon,

Just checking in, I left Rodney a voicemail.

This plat has been approved with conditions.

We will need an email acknowledging that PNM is aware of the easement being vacated.

Please let me know if you have any questions or if you need anything else.

Thanks!!

Amber Palmer 😊



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Email: cartesianamber@gmail.com

On Wed, May 8, 2024 at 2:38 PM Amber Palmer

<cartesianamber@gmail.com> wrote:

Good Afternoon,

Our client was heard at City of Albuquerque DHO today, and the plat was approved with conditions. One condition was to get written correspondence with PNM acknowledging the vacation of a 52'x52' easement, even though we have the approval signature on the plat. Could we please get an email stating that the vacation of that easement is acceptable?

I have attached a copy of the plat for your reference.

Please let me know if you have any questions.

Thanks!!

Amber Palmer 😊



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Email: cartesianamber@gmail.com



On Mon, Oct 16, 2023 at 1:22 PM Fuentes, Rodney
<Rodney.Fuentes@pnmresources.com> wrote:

Amber,

I reviewed this plat and can sign it electronically or in person on Thursday morning after 9:30 am. Please let me know which you would prefer.

Thank You.

Rodney J Fuentes

SR Right-of-Way Agent

PNM Land Management Department

2401 Aztec Road NE, MS Z110, Albuquerque, NM 87107

Rodney.Fuentes@pnmresources.com

Office 505-241-4476

Fax 505-249-2376

From: Amber Palmer <cartesianamber@gmail.com>


Sent: Wednesday, October 11, 2023 12:23 PM

To: Lumen PlatReview <platreview@lumen.com>; Fuentes, Rodney
<Rodney.Fuentes@pnmresources.com>; Mike Mortus

<Mike_Mortus@cable.comcast.com>; stephen.aspii@nmgco.gov;

Jared Romero <jromero@amafca.org>

Subject: [External] Plat for Review - Playa Del Sur



Is this a phishing email? - Look again!
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This email is from cartesianamber@gmail.com - do you know them?
Look for discrepancies in email addresses. Does the displayed "**From**" email address match?

Good Afternoon,

Attached you will find a PDF for the above referenced plat for your review.

Please let me know if you have any questions or if you need anything else.

Thanks!!

Amber Palmer 😊



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