



Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102
November 5, 2025

RE: PROJECT – PRELIMINARY PLAT - PR-2025-020092, VOLCANO CLIFFS UNIT 26

To whom it may concern,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents U26 VC, LLC & VOLCANO CLIFFS INC hereafter referred to as “Property Owners”. We, “Agent” are requesting review of a Preliminary Plat review.

The subject site comprises approximately 12.1364 acres and is located within Block 3 of the Volcano Cliffs Subdivision, Unit 26, in the City of Albuquerque, Bernalillo County, New Mexico. The site is bound by Paseo del Norte NW, Kimmick Dr NW, and Valente Road NW. This request is dealing with Lot 4A1 and 1A1.

The purpose of this platting action is to:

1. Subdivide the subject property into 4 legal tracts—identified as Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, —based on development and ownership considerations.
2. Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown.
3. Identify existing easements.
4. Eliminate existing lot lines and reconfigure the site to support future development.

This platting action ensures appropriate lot configuration and provides necessary easements to facilitate coordinated site development within the Volcano Mesa sector.

Please find below the verbatim review comments received as part of the Sketch Plat process for the above-referenced project. Each comment is grouped by reviewing department and is followed by a placeholder for the applicant's response. The Sketch Plat meeting was held on 8-6-25.

Compiled Sketch Plat Review Comments with Applicant Responses

Hydrology Department

- Comment: Hydrology needs to approve the Conceptual Grading & Drainage Plan prior to approval of the sketch plat.

Applicant Response: Attached to this application is the approved G&D plan.

- Comment: Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Applicant Response: Noted.

Code Enforcement

- Comment: Code Enforcement has no comments and no objections.

Applicant Response: Noted.

Utility Development

- Comment: Please place a Request for Availability online at <https://www.abcwua.org/info-for-builders-availability-statements/>

Applicant Response: The request has been submitted and the Water Availability Statement will be obtained within the next few days.

- Comment: Infrastructure improvements may be required and will need to be constructed or include an infrastructure list and financial guarantee prior to final sign off.

Applicant Response: An IL has been included in this application.

- Comment: Please provide some fire protection requirements (estimated by a professional or provided by the Fire Marshall's Office).

Applicant Response: An approved Fire 1 Plan has been included in this application.

- Comment: As proposed, Lots 4A1A and 1A1A do not have all frontages with access to both water and sanitary sewer infrastructure.

Applicant Response: 4A-1-A will access water and sewer from Calle Norte road. 1A-1-A will access sewer from the new proposed 20' private sewer easement (Easement 4 on the plat). Water will be accessed off of Kimmick Road. Please see conceptual Utility plan for reference.

- Comment: Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure:

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Applicant Response:

- Comment: Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing easements are sufficient. If the easement(s) does not exist, a new easement shall be granted.

Applicant Response: All easements have been included and verified.

- Comment: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement.

Applicant Response: A new proposed 20' private sewer easement (Easement 4 on the plat) will be granted with this plat.

- Comment: Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract owned and maintained by the HOA shall be created.

Applicant Response: Noted.

- Comment: If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

Applicant Response: Noted.

- Comment: The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed.

Applicant Response: Completed and a new proposed 20' private sewer easement (Easement 4 on the plat) is being proposed on this plat.

- Comment: Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access.

Applicant Response: 4A-1-A will access water and sewer from Calle Norte road. 1A-1-A will access sewer from the new proposed 20' private sewer easement (Easement 4 on the plat). Water will be accessed off of Kimmick Road. Please see conceptual Utility plan for reference.

Transportation Department

- Comment: Paseo Del Norte is a Principal arterial requires 6 ft sidewalk, and 5-6 ft Landscape buffer. Kimmick is a proposed minor collector requires 6 ft sidewalk, and 5-6 ft Landscape buffer. Valiente, is a local street requires 5 ft sidewalk, and 4-6 ft Landscape buffer. Calle Nortena is a proposed major collector and requires 6 ft sidewalk and 5-6 ft Landscape buffer.

Applicant Response: An IL has been included in this application that includes the required sidewalks. We applicant has not proposed a sidewalk along Paseo as it has been included in an existing City Work order project.

Parks and Recreation Department

- Comment: The LRBS (Long Range Bikeway System Map) shows planned multi-use paved trail along Paseo del Norte, Kimmick, and Calle Nortena.

The prior infrastructure list includes paved trail along Paseo del Norte and Calle Nortena, please include trail along the east side of Kimmick as well. This will provide access to MPOS to the south of the site and north to the Paseo del Norte trail which is a major E/W connection.

Applicant Response: A 10' paved trail has been added to the IL.

Planning Department

- Comment: Demonstrate compliance with Section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.

Paseo del Norte is classified as a Principal Arterial Street and a requires a 6-foot sidewalk width and a 5–6-foot landscape buffer. Valiente Rd. is a local street requires a 5ft sidewalk width and a 4-6 landscape buffer.

Applicant Response: An IL has been included in this application that includes the required sidewalks. We applicant has not proposed a sidewalk along Paseo as it has been included in an existing City Work order project.

- Comment: Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is located within this area, therefore a Pre-Submittal Tribal Meeting request will be required for a future platting application on the subject property. Tribal Meeting Request Portal Tribal meeting Liaison: Office of Native American Affairs. Terry Sloan at terrysloan@cabq.gov to obtain an updated NM Tribes & Leaders List.

Applicant Response: A meeting was offered but there was no request for a meeting.



City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: October 28, 2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2025-020092, AC-2025-00022
Agent: Modulus Architects & Land Use Planning, Inc.
Applicant: U26 VC, LLC & VOLCANO CLIFFS INC
Legal Description: LT 1A-1 & 4A-1
Zoning: MX-L and MX-M
Acreage: 12.1364 acres
Zone Atlas Page(s): C-11-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, ARMS/NMCRIS records

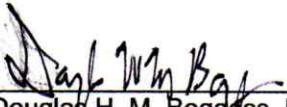
SITE VISIT: N/A

RECOMMENDATIONS:

The area was surveyed under NMCRIS 121039 in 2011 with no significant finds reported. LA 69411 has been partially plotted within the property but this site appears to have been smaller and further south. The property was mostly bladed clear by 2015. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:


Douglas H. M. Boggess, MA, RPA 10-28-2025
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

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

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

Date of Request*: 10/3/25

This request for a Tribal Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(B\)](#)¹ to Tribal Representatives on the attached list* from the City's tribal liaison Office of Native American Affairs.² The proposed project is within 660 feet of Major Public Open Space or tribal land.

The application is not yet submitted. If you would like to have a Tribal Meeting about this proposed project, please respond to this request **within 15 days**.³

Email address to respond yes or no: Yes

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

Meeting Date / Time / Location:

All NM Tribes have 15 calendar days from the date of this offer letter (10.3.25) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Project Information Association accepts the meeting request, unless an earlier date is agreed upon.

1. Subject Property Address* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Location Description South East Corner of Paseo and Kimmick
2. Property Owner* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
3. Agent/Applicant* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Archaeological Certificate
- Master Development Plan
- Subdivision of Land
 - Bulk Land
 - Minor
 - Major
- Zoning Map Amendment – EPC
- Zoning Map Amendment – Council

¹ See [IDO Table 6-1-1](#) for notice requirements.

² Pursuant to [IDO §14-16-6-4\(B\)\(2\)](#), email is sufficient if on file with the Office of Native American Affairs. If no email address is on file for a particular tribal representative, notice must be provided via certified mail to the mailing address on file for that representative.

³ If no request is received within this timeframe, the application may be submitted to the City.

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

Summary of project/request^{4*}:

DHO Major Subdivision Action to Subdivide the subject property into 4 legal tract

Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown and grant easements. We will be also seeking an Archaeological Certificate.

5. This type of application will be decided by*: City Staff

OR at a public hearing by:

Development Hearing Officer (DHO)

Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found^{5*}:

Preferred project contact name: Regina Okoye, Vice President

Email: rokoye@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1003)

Online website or project page: _____

Attachments: _____

Additional Project Information:

1. Zone Atlas Page(s)^{6*} C-11-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:

Deviation(s)

Variance(s)

Waiver(s)

Explanation:

N/A

Additional Information from IDO Zoning Map⁷:

1. Area of Property [typically in acres] +/- 12 acres

2. IDO Zone District MX-L
and MX-M

⁴ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁵ Address (mailing or email), phone number, or website to be provided by the applicant.

⁶ Available online here: <https://www.cabq.gov/planning/aqis-maps/maps-for-the-public>

⁷ Available here: <https://tinyurl.com/idozoningmap>

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

- CPO-13 and
3. Overlay Zone(s) [if applicable] VPO-2
 4. Center or Corridor Area [if applicable] Premium Transit and Commuter Corridor/ Not within a Center
 5. Current Land Use(s) [vacant, if none] Vacant

Useful Links:

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Contacts:

[Planning Department Webpage](#)

Email: devhelp@cabq.gov

Phone: 505-924-3860

[Office of Native American Affairs](#)

Brandi Ahmie, Tribal Liaison

Email: bahmie@cabq.gov Phone:

505-768-4547

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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



PART I - PROCESS

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

Application Type: Subdivision of Land Major

Decision-making Body: Development Hearing Officer (DHO)

Pre-Application meeting required: Yes No

Neighborhood meeting required: Yes No

Mailed Notice required: Yes No

Electronic Mail required: Yes No

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

PART II - DETAILS OF REQUEST

Address of property listed in application: Unassigned Addresses - 99999 VALIENTE NW (x2 tracts)

Name of property owner: VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115

Name of applicant: Modulus Architects & Land Use Planning, Inc. (agent)

Date, time, and place of public meeting or hearing, if applicable:

TBD

Address, phone number, or website for additional information:

Regina Okoye with Modulus Architects and Land Use Planning, rokoye@modulusarchitects.com, 505.338.1499

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

Zone Atlas page indicating subject property.

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

Summary of pre-submittal neighborhood meeting, if applicable.

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

IMPORTANT:

PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

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

Regina Okoye (Applicant signature) 10/3/25 (Date)

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



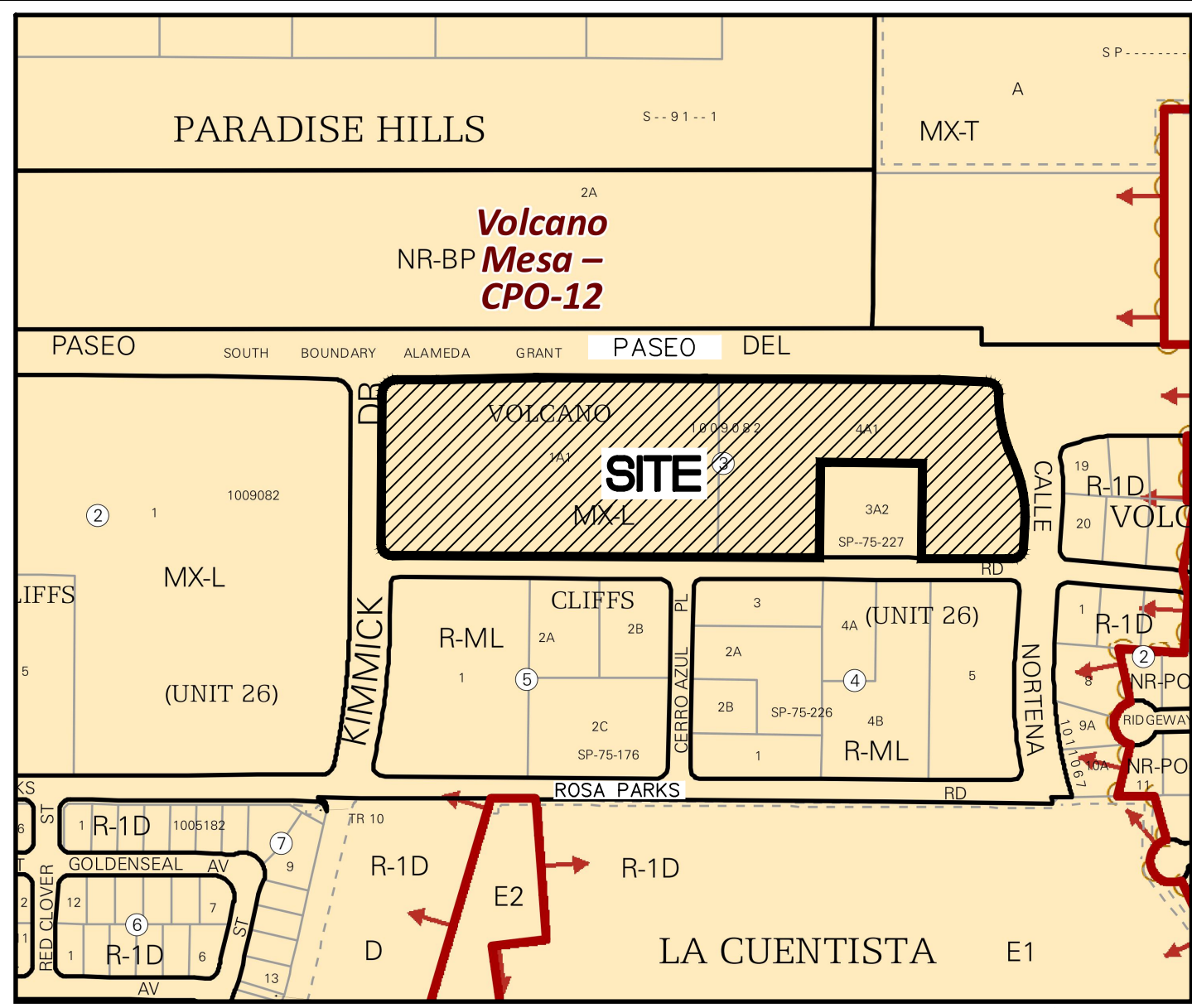
OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

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

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



Vicinity Map - Zone Atlas C-11-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Volcano Cliffs Subdivision
 Owner: Volcano Cliffs Inc. (Lot 1A-1)
 Group 1 U26 VC LLC (Lot 4A-1)
 UPC #: 101106413017030501 (Lot 1A-1)
 101106417517930502 (Lot 4A-1)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 12.1364 ACRES
 ZONE ATLAS PAGE NO. C-11-Z
 NUMBER OF EXISTING LOTS. 2
 NUMBER OF LOTS CREATED. 4
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.3458 ACRES
 DATE OF SURVEY. JULY 2025

Legal Description

LOTS NUMBERED FOUR A-ONE (4A-1) AND ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R.2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1A-1, MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY, N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, S 89°43'15" E, A DISTANCE OF 508.48 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 111.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1422.00 FEET, A DELTA OF 4°30'11", AND A CHORD BEARING S 87°28'09" E, A DISTANCE OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 37.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 84°48'28", AND A CHORD BEARING S 42°48'50" E, A DISTANCE OF 33.72 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF CALLE NORTENA N.W., 163.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A DELTA OF 24°18'18", AND A CHORD BEARING S 12°33'45" E, A DISTANCE OF 162.52 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 29.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 456.46 FEET, A DELTA OF 3°43'21", AND A CHORD BEARING S 22°22'06" E, A DISTANCE OF 29.65 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 14733";

DESCRIPTION CONTINUED ON SHEET 2...

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. 35001C0112G, DATED SEPTEMBER 26, 2008.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # _____ 101106413017030501 _____
 _____ 101106417517930502 _____

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Project Number: _____ PR-2025-020092

Application Number: _____

Plat Approvals:

- PNM Electric Services
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company
- Comcast
- Ezee Fiber

City Approvals:

- City Surveyor
- Traffic Engineering, Transportation Division
- ABCWUA
- Parks and Recreation Department
- 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 _____ 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



Legal Description (Continued from Sheet 1)

THENCE, 127.72 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.30 FEET, A DELTA OF 23°39'30", AND A CHORD BEARING S 06°49'03" E, A DISTANCE OF 126.81 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 03°29'11" W, A DISTANCE OF 47.52 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 37.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°49'43", AND A CHORD BEARING S 46°54'03" W, A DISTANCE OF 34.36 FEET TO A POINT OF TANGENCY;

THENCE, N 89°41'06" W, A DISTANCE OF 209.02 FEET TO AN ANGLE POINT, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, N 00°20'18" E, A DISTANCE OF 219.27 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 3A-2, BLOCK 3, VOLCANO CLIFFS SUBDIVISION UNIT 26, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, N 89°41'06" W, A DISTANCE OF 235.07 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHWEST CORNER OF SAID LOT 3A-2, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 00°19'37" W, A DISTANCE OF 219.31 FEET TO AN ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF VALIENTE ROAD N.W., MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 986.85 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERLY RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET

THENCE, N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING, CONTAINING 12.1364 ACRES (528,660 SQ. FT.), MORE OR LESS.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

STEVEN METRO, MANAGING PARTNER DATE
GROUP I U26 VC, LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
STEVEN METRO, MANAGING PARTNER, GROUP I U26 VC, LLC

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

STEVEN METRO, MANAGING PARTNER DATE
VOLCANO CLIFFS INC.

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
STEVEN METRO, MANAGING PARTNER, GROUP I U26 VC, LLC

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. 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.
- 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 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.

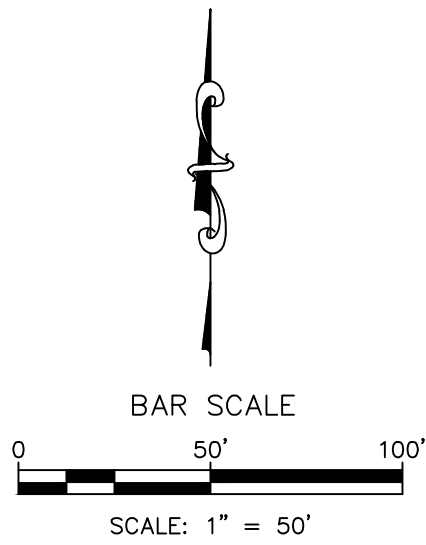
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

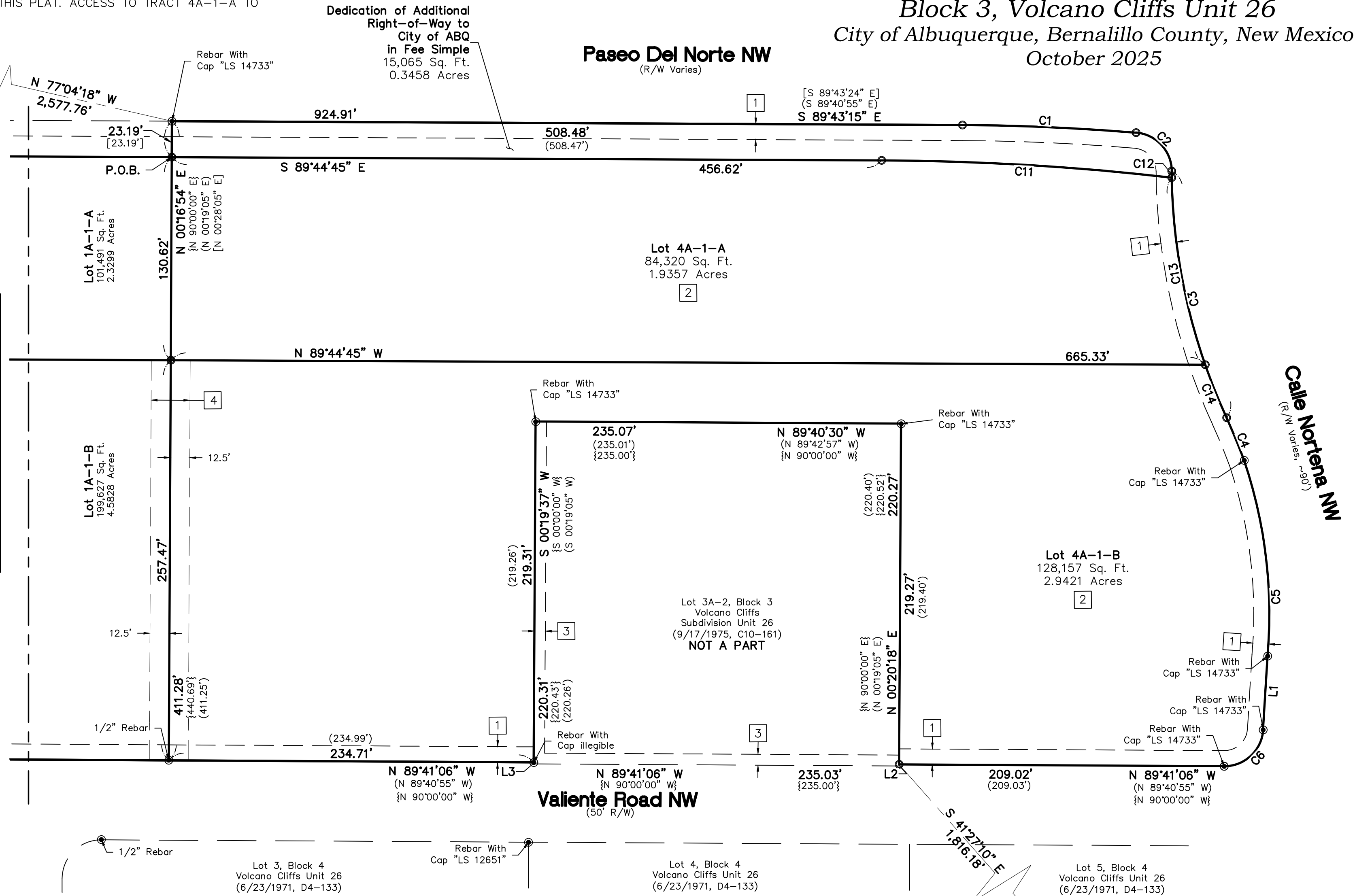
ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71*
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Match Line - See Sheet 4

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "1_C11"
NAD 1983 CENTRAL ZONE
X=1506287.794*
Y=1519187.728*
Z=5275.136* (NAVD 1988)
G-G=0.999672216
Mapping Angle=-0°15'30.84"
*U.S. SURVEY FEET

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

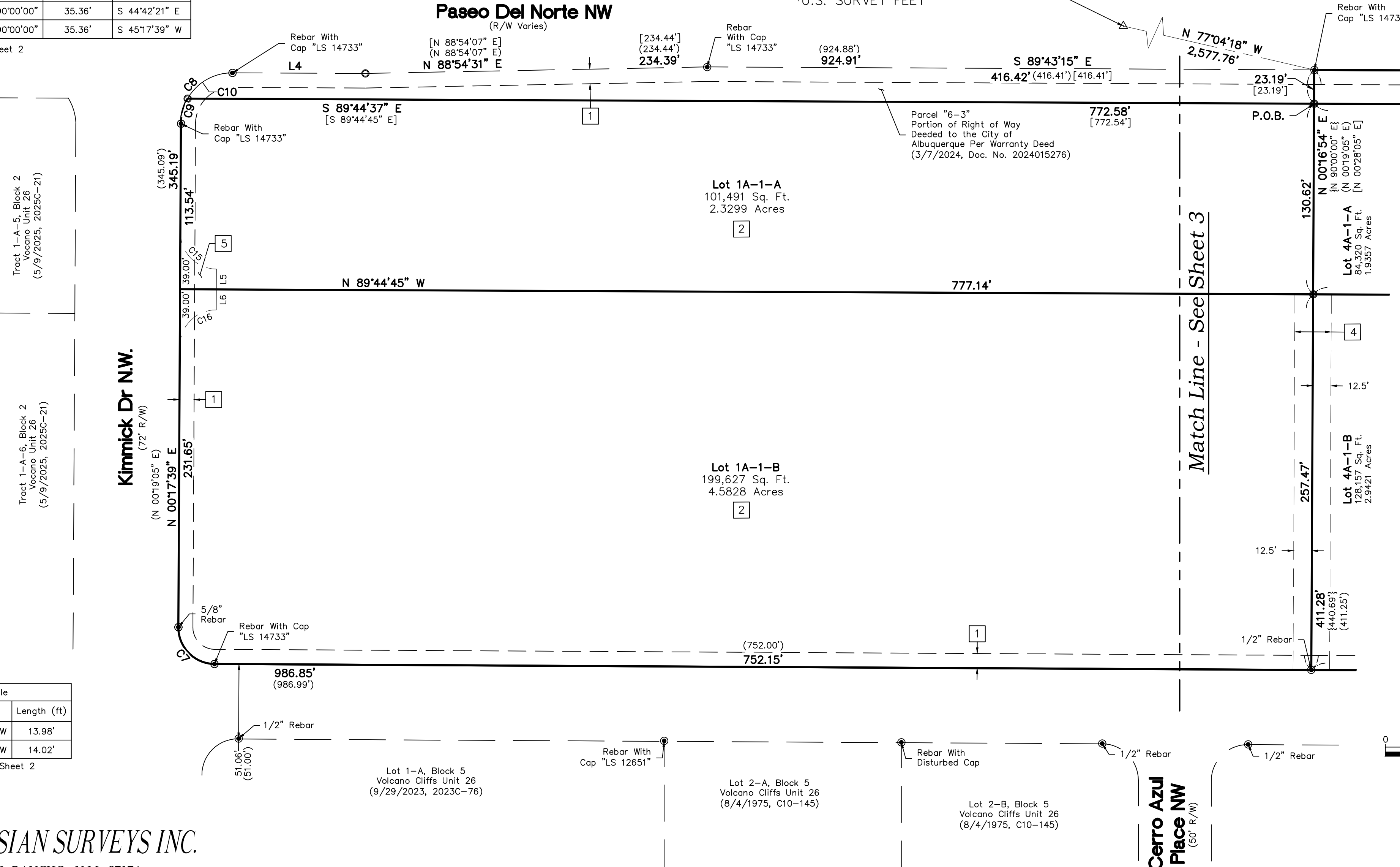
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

For C1 thru C14 see Sheet 2

ACS Monument " 8_C10 "
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936 * (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Tract 1-A-5, Block 2
Volcano Unit 26
(5/9/2025, 2025C-21)

Tract 1-A-6, Block 2
Volcano Unit 26
(5/9/2025, 2025C-21)

Lot 1-A, Block 5
Volcano Cliffs Unit 26
(9/29/2023, 2023C-76)

Lot 2-A, Block 5
Volcano Cliffs Unit 26
(8/4/1975, C10-145)

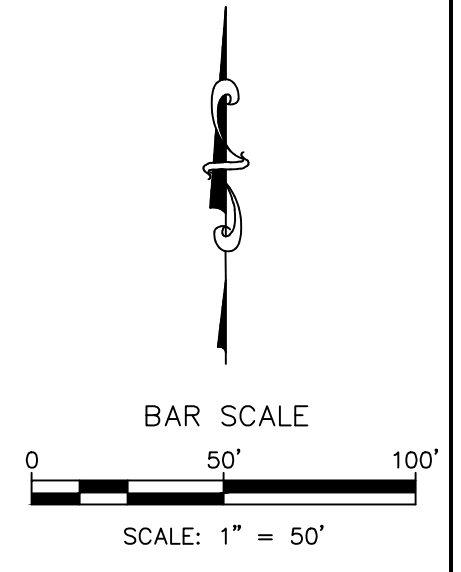
Lot 2-B, Block 5
Volcano Cliffs Unit 26
(8/4/1975, C10-145)

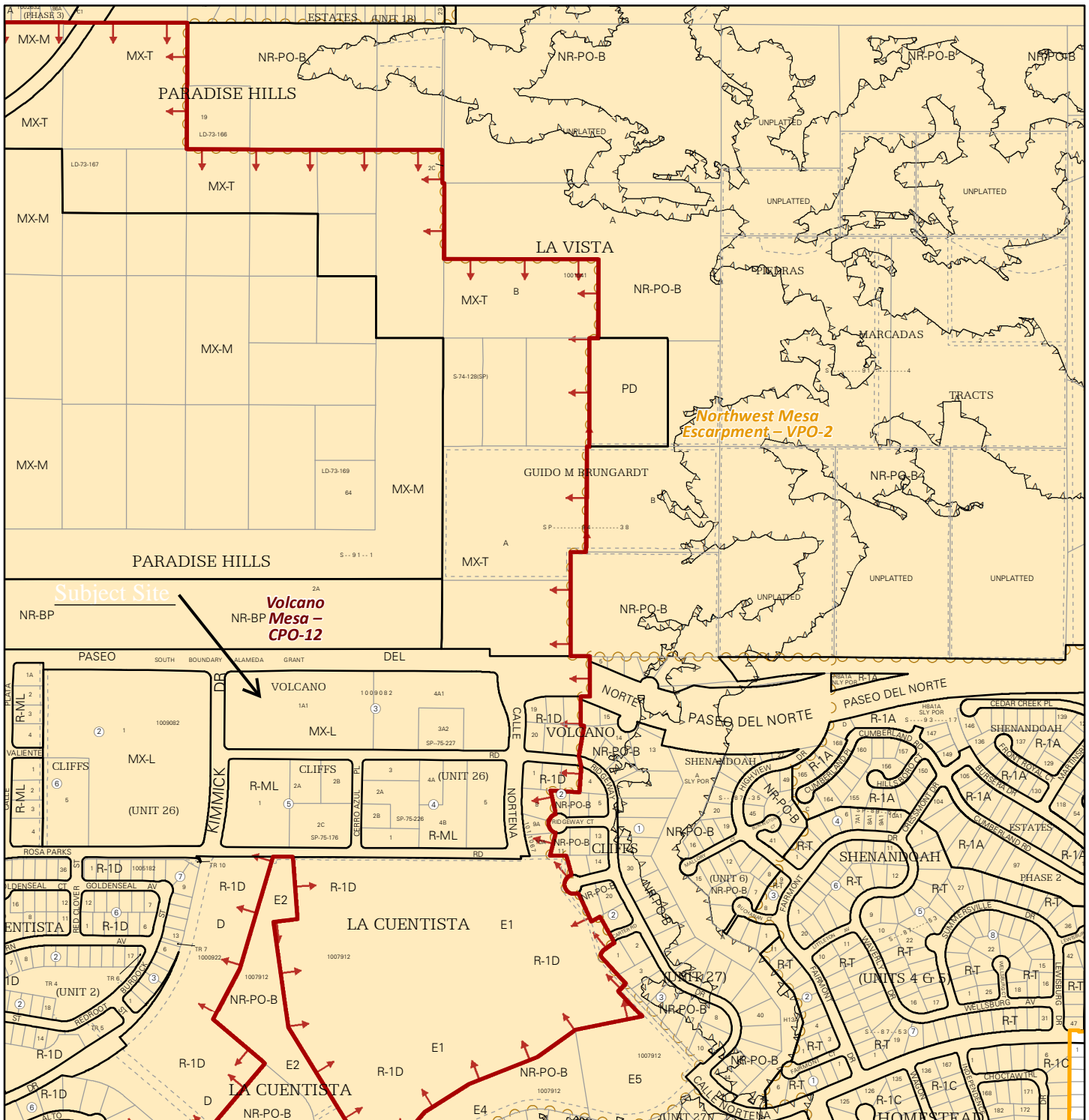
**Cerro Azul
Place NW**
(50' R/W)

Match Line - See Sheet 3

Line Table		
Line #	Direction	Length (ft)
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

For L1 thru L4 see Sheet 2





Northwest Mesa Escarpment - VPO-2

Subject Site
 NR-BP
 Volcano Mesa - CPO-12

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

Albuquerque Geographic Information System

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:
C-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

Feet
 0 250 500 1,000

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

New Mexico Tribes & Leaders List 2025

There are twenty-three Tribes in the State of New Mexico, including Pueblo Ysleta Del Sur in El Paso, Texas, an APCG member. U.S. Department of Interior Tribal Entities as recognized directory: [Tribal Leaders Directory | Indian Affairs \(bia.gov\)](#)

NM Pueblos directory: [New Mexico Pueblos | NM Indian Affairs Department \(state.nm.us\)](#)

NAVAJO NATION

Navajo Nation

President Buu Nygren
P.O. Box 7440
Window Rock, AZ 86515
Email: presidentnygren@navajo-nsn.gov
President.BuuNygren@navajo-nsn.gov
Direct: **(928) 871-7915**
Phone: **(928) 871-7000**
Fax: (928) 871-4025
Vice President Richelle Montoya
President's Executive Assistant, Gary Lewis
Email: Gary.Lewis@navajo-nsn.gov

Navajo Nation Council

Crystalyne Curley, Office of the Speaker
P.O. Box 3390
Window Rock, AZ 86515
Phone: **(928) 871-7160**
Fax: (928) 871-7255

To'Hajiilee' Navajo Chapter

President, Ronnie Hurley
P.O. Box 3398
To'Hajiilee, NM 87026
Physical address: 117 Tribal Rd N7071
Email: Primary - tohajiilee@navajochapters.org
Phone: **(505) 908-2732** or **(505) 908-2730**
Vice President, Nora J. Morris
Email: nmorris@naataanii.org
Secretary/Treasurer, Jordan Etcitty

New Mexico Tribes & Leaders List 2025

PUEBLOS

Pueblo of Acoma

Governor Charles Riley
P.O. Box 309
Acoma, NM 87034
Email: Governor@poamail.org
Phone: [\(505\) 552-6604](tel:(505)552-6604)
Fax: (505) 552-7204
1st Lt. Gov. Loren Aragon
2nd Lt. Gov. Ted Ortiz
Tribal Secretary, Ardell Concho
Executive Assistant Alishia Lorenzo
Email: Alorenzo@poamail.org
Executive Assistant Tony Chino
Email: TBChino@poamail.org

Pueblo of Cochiti

Governor Joseph B. Herrera
P.O. Box 70
Cochiti Pueblo, NM 87072
Email: Governor@cochiti.org
Phone: [\(505\) 629-4284](tel:(505)629-4284)
Fax: (505) 465-1135
Lt. Gov. Jeff Suina
Executive Secretary Karen Herrera-Ward
Email: Tribal_Secretary@cochiti.org

Pueblo of Isleta

Governor Eugene Jiron
P.O. Box 1270
Isleta Pueblo, NM 87022
Phone: [\(505\) 869-3111](tel:(505)869-3111)
Fax: (505) 869-7596
Email: Eugene.Jiron@Isletapueblo.com
1st Lt. Gov. Charles Jojola
Email: Charles.Jojola@isletapueblo.com
2nd Lt. Gov. M. Rodney Jones
Email: Rodney.Jones@Isletapueblo.com
Executive Secretary Elaine Montoya
Email: elaine.montoya@isletapueblo.com

New Mexico Tribes & Leaders List 2025

Pueblo of Jemez

Governor George Shendo, Jr.
P.O. Box 100
Jemez Pueblo, NM 87024
Email: George.Shendo@jemezpueblo.org
Executive Assistant Lynn Toledo
Email: Ltoledo@jemezpueblo.org
Vincent Toya, Tribal Administrator
Vince.A.Toya@jemezpueblo.org
Executive Assistant, Jaime Loretto
Email: Jaime.Loretto@jemezpueblo.org
Phone: **(575) 834-7359**
Fax: (575) 834-7331
1st Lt. Gov. Carnell Chosa
Email: Carnell.Chosa@jemezpueblo.org
2nd Lt. Gov. Mathew Gachupin, Jr.
Email: Matthew.Gachupin@jemezpueblo.org

Pueblo of Laguna

Governor Harry Antonio, Jr.
P.O. Box 194
Laguna Pueblo, NM 87026
Email: Governor@pol-nsn.gov
Phone: **(505) 552-6654**
Executive Assistant Antonette Silva-Jose
Phone: (505) 552-5760
Email: asilva-jose@pol-nsn.gov
Fax: (505) 552-6941
1st Lt. Gov. Ronald Sarracino, Sr.
Email: rsarracino@pol-nsn.gov
2nd Lt. Gov. Wilfred Herrera, Jr.
Email: wherrerajr@pol-nsn.gov
Government Affairs Office
GAO Email: gao@pol-nsn.gov
Tribal Historic Preservation Office, Director Rick Smith
Email: rsmith@pol-nsn.gov

Pueblo of Nambe

Governor Nathaniel Porter
15A NP102 West
Santa Fe, NM 87506
Email: Governor@Nambepueblo.org
Governor's Office: **(505) 455-4410**
Phone: **(505) 455-2036**
Executive Assistant, Anni Martinez

New Mexico Tribes & Leaders List 2025

Email: Dmartinez@Nambepueblo.org
Fax: (505) 455-2038
Lt. Gov. Natividad "Nat" Herrera

Ohkay Owingeh

Governor Benny J. Lujan.
P.O. Box 1099
San Juan Pueblo, NM 87566
Email: governor@ohkay.org
Executive Assistant Lisa Lopez
Email: executiveassistant@ohkay.org
Phone: **(505) 852-4400**
Fax: (505) 852-4820
1st Lt. Gov. Mathew Martinez
2nd Lt. Gov. Frank Aguino

Pueblo of Picuris

Governor Wayne Yazza
P.O. Box 127
Penasco, NM 87553
Email: governor@picurispueblo.org
Tribal Secretary Ashley Pyne
Email: tribalsecretary@picurispueblo.org
Phone: **(575) 587-2519**
Fax: (575) 587-1071
Lt. Gov. Craig Quanchello

Pueblo of Pojoaque

Governor Jenelle Roybal
Pueblo of Pojoaque
78 Cities of Gold Road
Santa Fe, NM 87506
Email: JCroybal@pojoaque.org
Executive Assistant Lois Edwards
Email: Ledwards@pojoaque.org
Governor's Office: **(505) 455-5052**
Phone: **(505) 455-4500**
Fax: (505) 455-0174
Lt. Gov. Jamie Viarrial
Email: javiarrial@pojoaque.org
Tribal Secretary, Annette Hooper
Email: ahooper@pojoaque.org

New Mexico Tribes & Leaders List 2025

Pueblo of San Felipe

Governor Anthony Ortiz
P.O. Box 4339
San Felipe Pueblo, NM 87001
Email: Gov.AOrtiz@sfpueblo.com
Executive Assistant Janine Drywater
Email: jdrywater@sfpueblo.com
Phone: [\(505\) 867-3381](tel:(505)867-3381)
Fax: (505) 867-3383
Lt. Gov. James Tenorio
Tribal Historic Preservation Officer, Rick Ortiz
Email: ROrtiz@sfpueblo.com
Pinu'u Stout
Email: pstout@sfpueblo.com

Pueblo of San Ildefonso

Governor Christopher Moquino
02 Tunyo Po
Santa Fe, NM 87506
Email: Governor@Sanlpueblo.org
Executive Assistant, Kitty Montoya
Phone: [\(505\) 455-4101](tel:(505)455-4101)
Email: governorsassistant@Sanlpueblo.org
Tribal Phone: [\(505\) 455-2273](tel:(505)455-2273)
Fax: (505) 455-7351
Lt. Gov. Raymond Martinez

Pueblo of Sandia

Governor Felix Chaves
481 Sandia Loop
Bernalillo, NM 87004
Tribal Administration Manager, Shannon Montoya
Email: snmontoya@sandiapueblo.nsn.us
Phone: [\(505\) 867-3317](tel:(505)867-3317)
Fax: (505) 867-9235
Lt. Gov. Tristan Paisano

Pueblo of Santa Ana

Governor Myron Armijo
Yearly Election
2 Dove Road
Santa Ana Pueblo, NM 87004
Email: Governor@Santaana-nsn.gov
Phone: [\(505\) 771-6700](tel:(505)771-6700)
Executive Assistant Joe Pena

New Mexico Tribes & Leaders List 2025

Fax: (505) 771-6783
Lt. Gov. Kevin Montoya
Email: Ltgov@Santaana-nsn.gov

Pueblo of Santa Clara

Governor James Naranjo
P.O. Box 580
Española, NM 87532
Email: Governor@Santaclarapueblo.org
Executive Secretary Jessica Naranjo
Email: Govsecretary@Santaclarapueblo.org
Phone: **(505) 753-7330**
Fax: (505) 753-8988
Lt. Gov. Charles Suazo

Pueblo of Santo Domingo

Governor Thomas Moquino, Jr.
P.O. Box 99
Santo Domingo Pueblo, NM 87052
Email: Governor@Kewa-nsn.us
Executive Assistant, Beverly Garcia
Email: beverly.garcia@kewa-nsn.us
Phone: **(505) 465-2214 / 2215**
Fax: (505) 465-2688
Lt. Gov. Orlando Crespín
Email: Lt.governor@kewa-nsn.us

Pueblo of Taos

Governor Edwin Concha
P.O. Box 1846
Taos, NM 87571
Email: Governor@taospueblo.com
Executive Secretary, Tina Romero
Email: Tromero@taospueblo.com
Phone: **(575) 758-9593**
Fax: (575) 758-4604
Lt. Gov. Robert Espinosa
Tribal Secretary, Jeremy S. Lujan

Pueblo of Tesuque

Governor Earl Samuel
20 TP828
Santa Fe, NM 87506
Email: governor@pueblooftesuque.org
Executive Secretary, Audra Platero

New Mexico Tribes & Leaders List 2025

Email: audrap@pueblooftesuque.org
Phone: [\(505\) 983-2667](tel:(505)983-2667)
Fax: (505) 820-7783
Lt. Gov. Daniel Hena

Pueblo of Zia

Governor Lambert Pino
135 Capitol Square Dr.
Zia Pueblo, NM 87053
Email: Governor@Ziapueblo.org
Executive Secretary, Ursula Toribio
Email: Ursula.Toribio@Ziapueblo.org
Phone: [\(505\) 867-3304](tel:(505)867-3304)
Fax: (505) 867-3308
Lt. Gov. Byron Shije
Email: Ltgovernor@Ziapueblo.org

Pueblo of Zuni

Governor Arden Kucate
P.O. Box 339
Zuni, NM 87327
Email: Arden.Kucate@ashiwi.org
Executive Secretary Vanessa Ukestine
Email: Vanessa.Ukestine@ashiwi.org
Phone: [\(505\) 782-7000](tel:(505)782-7000)
Fax: (505) 782-7202
Lt. Gov. Cordelia Hooee

Ysleta Del Sur (APCG Member)

Governor E. Michael Silvas
117 S. Old Pueblo Road, P.O. Box 17579
El Paso, TX 79907
Email: Michael.Silvas@ydsp-nsn.gov
Lt. Gov. Adam Torres
Email: atorres@ydsp-nsn.gov
Executive Assistant Lory Granillo
Email: Lgranillo@ydsp-nsn.gov
Phone: [\(915\) 859-8053](tel:(915)859-8053)
Fax: (915) 859-4252

New Mexico Tribes & Leaders List 2025

PUEBLO ORGANIZATIONS

All Pueblo Council of Governors

Chairman, James Mountain
Vice-Chairman, Dominic Gachupin
Secretary, Arden Kucate
2401 12th Street, NW
Albuquerque, NM 87104
Email: James.Mountain@exec.nm.gov
Executive Director, Jordyn Atencio
Email: jatencio@indianpueblo.org
Phone: **(505) 212-7041**
Fax: (505) 883-7682

19 Pueblos District

District Manager, Alicia Montoya
2401 12th Street NW, Suite 201 B
Albuquerque, NM 87104
Email if needed: districtmgr@19pueblosdistrict.org
Email: Administration@19PueblosDistrict.org
Office: **(505) 724-3558**
Phone if needed: Alicia Montoya: (505) 212-7028
Executive Assistant, Kyle Chicharello

APACHE TRIBES

Jicarilla Apache Nation

President Adrian Notsinneh
P.O. Box 507
Dulce, NM 87528
Email: Adrian.notsinneh@janadmin.com
Phone: **(575) 759-3242**
Fax: (575) 759-3005
Vice President Jimmy Garcia
Email: jimmy.garcia@jan-nsn.gov
Executive Assistant Ouida Notsinneh
Email: onotsinneh@janadmin.com

Mescalero Apache Tribe

President Thora Welsh Padilla
P.O. Box 227
Mescalero, NM 88340
Email: Tpadilla@mescaleroapachetribe.com

New Mexico Tribes & Leaders List 2025

Phone: [\(575\) 464-4494](tel:(575)464-4494)

Fax: (575) 464-9191

Vice President Duane Duffy

Executive Assistant Tazalynn Cochise

Email: Tcochise@mescaleroapachetribe.com

[Fort Sill Apache Tribe](#)

Chairwoman Jennifer M. Heminokeky

Rt. 2, Box 121

Apache, OK 73006

Tribe Email: fsat@fortsillapache-nsn.gov

Phone: [\(580\) 588-2298](tel:(580)588-2298)

Fax: (580) 588-3133

Vice-Chairman Zane Regan

Regina Okoye

From: Regina Okoye
Sent: Friday, October 3, 2025 10:29 AM
To: 'presidentnygren@navajo-nsn.gov'; 'President.BuuNygren@navajo-nsn.gov'; 'Gary.Lewis@navajo-nsn.gov'; 'tohajiilee@navajochapters.org'; 'nmorris@naataanii.org'; 'Governor@poamail.org'; 'Alorenzo@poamail.org'; 'TBChino@poamail.org'; 'Governor@cochiti.org'; 'tribal_Secretary@cochiti.org'; 'Eugene.Jiron@Isletapueblo.com'; 'Charles.Jojola@isletapueblo.com'; 'Rodney.Jones@Isletapueblo.com'; 'elaine.montoya@isletapueblo.com'; 'George.Shendo@jemezpueblo.org'; 'Ltoledo@jemezpueblo.org'; 'Vince.A.Toya@jemezpueblo.org'; 'Jaime.Loretto@jemezpueblo.org'; 'Carnell.Chosa@jemezpueblo.org'; 'Matthew.Gachupin@jemezpueblo.org'; 'Governor@pol-nsn.gov'; 'asilva-jose@pol-nsn.gov'; 'rsarracino@pol-nsn.gov'; 'wherrerajr@pol-nsn.gov'; 'gao@pol-nsn.gov'; 'rsmith@pol-nsn.gov'; 'Governor@Nambepueblo.org'; 'Dmartinez@Nambepueblo.org'; 'governor@ohkay.org'; 'executiveassistant@ohkay.org'; 'governor@picurispueblo.org'; 'tribalsecretary@picurispueblo.org'; 'JCroybal@pojoaque.org'; 'Ledwards@pojoaque.org'; 'javiarrial@pojoaque.org'; 'javiarrial@pojoaque.org'; 'ahoop@pojoaque.org'; 'Gov.AOrtiz@sfpueblo.com'; 'jdrywater@sfpueblo.com'; 'ROrtiz@sfpueblo.com'; 'pstout@sfpueblo.com'; 'Governor@Sanlpueblo.org'; 'governorsassistant@Sanlpueblo.org'; 'snmontoya@sandiapueblo.nsn.us'; 'Governor@Santaana-nsn.gov'; 'Ltgov@Santaana-nsn.gov'; 'Governor@Santaclarapueblo.org'; 'Govsecretary@Santaclarapueblo.org'; 'Governor@Kewa-nsn.us'; 'beverly.garcia@kewa-nsn.us'; 'Lt.governor@kewa-nsn.us'; 'Governor@taospueblo.com'; 'Tromero@taospueblo.com'; 'governor@pueblooftesuque.org'; 'audrap@pueblooftesuque.org'; 'Governor@Ziapueblo.org'; 'Ursula.Toribio@Ziapueblo.org'; 'Ltgovernor@Ziapueblo.org'; 'Arden.Kucate@ashiwi.org'; 'Vanessa.Ukestine@ashiwi.org'; 'Michael.Silvas@ydsp-nsn.gov'; 'atorres@ydsp-nsn.gov'; 'Lgranillo@ydsp-nsn.gov'; 'James.Mountain@exec.nm.gov'; 'jatencio@indianpueblo.org'; 'districtmgr@19pueblosdistrict.org'; 'Administration@19PueblosDistrict.org'; 'Adrian.notsinneh@janadmin.com'; 'jimmy.garcia@jan-nsn.gov'; 'onotsinneh@janadmin.com'; 'Tpadilla@mescaleroapachetribe.com'; 'Tcochise@mescaleroapachetribe.com'; 'fsat@fortsillapache-nsn.gov'
Cc: Angela Williamson (awilliamson@modulusarchitects.com)
Subject: Tribal Meeting Request for a Proposed Project in the City of Albuquerque - 99999 VALIENTE NW (x2 lots)
Attachments: CABQ_Public_Notice_Checklist.pdf; TribalMeetingRequest-Print&Fill.pdf; NM Tribes & Leaders List 2025 - IDO- updated Sep 2025.pdf; 251082_Plat_REV.PDF; Zone Atlas.pdf

Tracking:

Recipient

Delivery

'presidentnygren@navajo-nsn.gov'
'President.BuuNygren@navajo-nsn.gov'
'Gary.Lewis@navajo-nsn.gov'
'tohajiilee@navajochapters.org'
'nmorris@naataanii.org'
'Governor@poamail.org'
'Alorenzo@poamail.org'
'TBChino@poamail.org'
'Governor@cochiti.org'
'tribal_Secretary@cochiti.org'
'Eugene.Jiron@Isletapueblo.com'
'Charles.Jojola@isletapueblo.com'
'Rodney.Jones@Isletapueblo.com'
'elaine.montoya@isletapueblo.com'
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'Vince.A.Toya@jemezpueblo.org'
'Jaime.Loretto@jemezpueblo.org'
'Carnell.Chosa@jemezpueblo.org'
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'asilva-jose@pol-nsn.gov'
'rsarracino@pol-nsn.gov'
'wherrerajr@pol-nsn.gov'
'gao@pol-nsn.gov'

Recipient

'rsmith@pol-nsn.gov'
'Governor@Nambepueblo.org'
'Dmartinez@Nambepueblo.org'
'governor@ohkay.org'
'executiveassistant@ohkay.org'
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'Ledwards@pojoaque.org'
'javiarrial@pojoaque.org'
'javiarrial@pojoaque.org'
'ahoopper@pojoaque.org'
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'jdrywater@sfpueblo.com'
'ROrtiz@sfpueblo.com'
'pstout@sfpueblo.com'
'Governor@Sanlpueblo.org'
'governorsassistant@Sanlpueblo.org'
'snmontoya@sandiapueblo.nsn.us'
'Governor@Santaana-nsn.gov'
'Ltgov@Santaana-nsn.gov'
'Governor@Santacrapueblo.org'
'Govsecretary@Santacrapueblo.org'
'Governor@Kewa-nsn.us'
'beverly.garcia@kewa-nsn.us'
'Lt.governor@kewa-nsn.us'
'Governor@taospueblo.com'
'Tromero@taospueblo.com'
'governor@puebloftesuque.org'
'audrap@puebloftesuque.org'
'Governor@Ziapueblo.org'
'Ursula.Toribio@Ziapueblo.org'
'Ltgovernor@Ziapueblo.org'
'Arden.Kucate@ashiwi.org'
'Vanessa.Ukestine@ashiwi.org'
'Michael.Silvas@ydsp-nsn.gov'
'atorres@ydsp-nsn.gov'
'Lgranillo@ydsp-nsn.gov'
'James.Mountain@exec.nm.gov'
'jatencio@indianpueblo.org'

Delivery

Recipient

'districtmgr@19pueblosdistrict.org'
'Administration@19PueblosDistrict.org'
'Adrian.notsinnehan@janadmin.com'
'jimmy.garcia@jan-nsn.gov'
'onotsinnehan@janadmin.com'
'Tpadilla@mescaleroapachetribe.com'
'Tcochise@mescaleroapachetribe.com'
'fsat@fortsillapache-nsn.gov'
Angela Williamson (awilliamson@modulusarchitects.com)

Delivery

Delivered: 10/3/2025 10:30 AM

**Tribal Meeting Request
for a Proposed Project in the City of Albuquerque**

Date of Request*: 10/3/25

This request for a Tribal Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(B\)](#)¹ to Tribal Representatives on the attached list* from the City's tribal liaison Office of Native American Affairs.² The proposed project is within 660 feet of Major Public Open Space or tribal land.

The application is not yet submitted. If you would like to have a Tribal Meeting about this proposed project, please respond to this request within 15 days.³

Email address to respond yes or no: Yes

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

All NM Tribes have 15 calendar days from the date of this offer letter (10.3.25) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

- 1. Subject Property Address* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Location Description South East Corner of Paseo and Kimmick
- 2. Property Owner* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
- 3. Agent/Applicant* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
- 4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Archaeological Certificate
- Master Development Plan
- Subdivision of Land
 - Bulk Land
 - Minor
 - Major
- Zoning Map Amendment – EPC
- Zoning Map Amendment – Council

Summary of project/request**:

DHO Major Subdivision Action to Subdivide the subject property into 4 legal tra

Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown and grant easements. We will be also seeking an Archaeological Certificate.

5. This type of application will be decided by*: City Staff

OR at a public hearing by:

Development Hearing Officer (DHO) Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found*5:

Preferred project contact name: Regina Okoye, Vice President

Email: rokoye@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1003)

Online website or project page:

Attachments:

Additional Project Information:

1. Zone Atlas Page(s)*6 C-11-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation:

N/A

Additional Information from IDO Zoning Map*7:

1. Area of Property [typically in acres] +/- 12 acres

2. IDO Zone District MX-L
and MX-M

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

3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
5. Current Land Use(s) [vacant, if none]

Useful Links:

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Contacts:

[Planning Department Webpage](#)

Email: devhelp@cabq.gov

Phone: 505-924-3860

[Office of Native American Affairs](#)

Brandi Ahmie, Tribal Liaison

Email: bahmie@cabq.gov Phone:

505-768-4547

Regina Okoye, Vice President

Modulus Architects & Land Use Planning, Inc.

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Direct: 505.808.3868

Email: rokoye@modulusarchitects.com

Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Join us on Instagram: [Modulus Architects on Instagram](#)

New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois



Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



Navajo Nation Council
Crystalynne Curley, Office of the Speaker
P.O. Box 3390
Window Rock, AZ 86515



PLAN SNAPSHOT REPORT MAJOR_PLT-2025-00016 FOR CITY OF ALBUQUERQUE

Plan Type: Preliminary Plat Applications	Project: PR-2025-020092 (PR-2025-020092)	App Date: 11/07/2025
Work Class: Major Preliminary Plat	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Major Preliminary Plat Application

Parcel: 101106417517930502	Address: 99999 Valiente Nw Albuquerque, NM 87120	Zone:
101106413017030501 Main	99999 Valiente Rd Nw Main Albuquerque, NM 87120	

Owner Steve Metro Mobile: (505) 348-4157	Owner Steve Metro Mobile: (505) 348-4157	Applicant REGINA OKOYE 8220 SAN PEDRO DR. NE, SUITE 520 ALBUQUERQUE, NM ALBUQUERQUE, NM 87113 Business: (505) 267-7686
---	---	---

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning MX-L - Mixed-Use - Low Intensity, MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots2
Number of Proposed Lots 4	Total Area of Site in Acres 12.1364	Site Address/Street Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Site Location Located Between Streets South East Corner of Paseo and Kimmick	Case History POSSE Project Number: PR-2019-002663 POSSE Case Number: RZ-2019-00043 Legacy Project Number: 1009082 POSSE Project Number: PR-2019-002663 POSSE Case Number: VA-2019-00384 Legacy Project Number: 1009082	Number of Intersections 3
Do you request an interpreter for the hearing? No	Lot and/or Tract Number 1A1	Block Number 3
Subdivision Name and/or Unit Number VOLCANO CLIFFS UNIT 26	Legal Description LT 4A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OFKIMMICK DRIVE NW & CALLE NORTENA NW VOLCANO CLIFFS, L1 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OFKIMMICK DR NV & CALLE NORTENA NW	VOLCANO CLIFFS SUBD

PLAN SNAPSHOT REPORT (MAJOR_PLT-2025-00016)

Existing Zone District	MX-M	Zone Atlas Page(s)	C-11	Acreage	5.2248, 7.2901
Calculated Acreage	5.21911946, 7.29007291	Council District	5	Community Planning Area(s)	Northwest Mesa
Character Protection Overlay	Volcano Mesa – CPO-13	View Protection Overlay	Northwest Mesa Escarpment – VPO-2 / Height Restrictions Sub-area, Northwest Mesa Escarpment – VPO-2	Development Area(s)	Change
Current Land Use(s)	15 Vacant	IDO Use Development Standards Name	Volcano Mesa – CPO-13	IDO Use Development Standards Subsection	Off-premises Signs (Prohibitions) (5-12)
IDO Administration & Enforcement Name	Northwest Mesa Escarpment – VPO-2	IDO Administration & Enforcement Subsection	Variance – EPC (6-6)	Pre-IDO Zoning District	SU-2
Pre-IDO Zoning Description	VCMX	Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage	0	Total Gross Square Footage3	0
Total Gross Square Footage4	0	Total Gross Square Footage2	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_REGINA_OKOYE_11/7/2025.pg	11/07/2025 10:38	OKOYE, REGINA		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	11/10/2025 10:14
2. Submittal has been reviewed, we are waiting for signature from ABCWUA on the plat . It is ready to be processed.	Renee Zamora	11/18/2025 10:51

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00060742	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Intersection Fee	\$285.00	\$0.00
	Technology Fee	\$91.35	\$0.00
	Major Preliminary Plat Fee	\$815.00	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Proposed Lot Fee	\$80.00	\$0.00
	Total for Invoice INV-00060742	\$1,396.35	\$0.00
	Grand Total for Plan	\$1,396.35	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	Major Preliminary Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/18/2025 10:53	11/18/2025 13:40
Associate Project Number v.1	Generic Action		11/18/2025 10:54
Screen for Completeness v.1	Generic Action		11/18/2025 10:54
Verify Payment v.1	Generic Action		11/18/2025 13:39
Sign Posting v.1	Generic Action		11/18/2025 13:39
Application Review v.1		11/18/2025 13:40	
Create and Email Advertisement v.1	Generic Action		11/18/2025 13:40
DHO Hearing v.1	Hold Hearing	11/18/2025 13:40	11/18/2025 13:41
Major Preliminary Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		

PLAN SNAPSHOT REPORT (MAJOR_PLT-2025-00016)

Confirm AGIS Approval and Upload v.1	Generic Action
Conditions of Approval v.1	
Add in Conditions of Approval v.1	Generic Action
Signature v.1	
Confirm Latest PLAT Uploaded v.1	Generic Action
Confirm Latest Infrastructure List Uploaded v.1	Generic Action
Confirm Conditions Satisfied v.1	Generic Action
Confirm Recorded IIA Uploaded v.1	Generic Action
Signature Review for Plats v.1	Receive Submittal
Confirm Recorded Plat is Uploaded v.1	Generic Action
Linked Applications v.1	
Linked Major Final Plat v.1	Create Plan Case

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 18, 2025

Luis Noriega
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Paseo and Kimmick East
99999 Valiente Rd NW
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 08/26/2025
Hydrology File: C11D010
Case # HYDR-2025-00311**

Dear Mr. Noriega:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 08/27/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) / Development Hearing Officer (DHO) on Site Plan for Building Permit and platting action.

PRIOR TO BUILDING PERMIT:

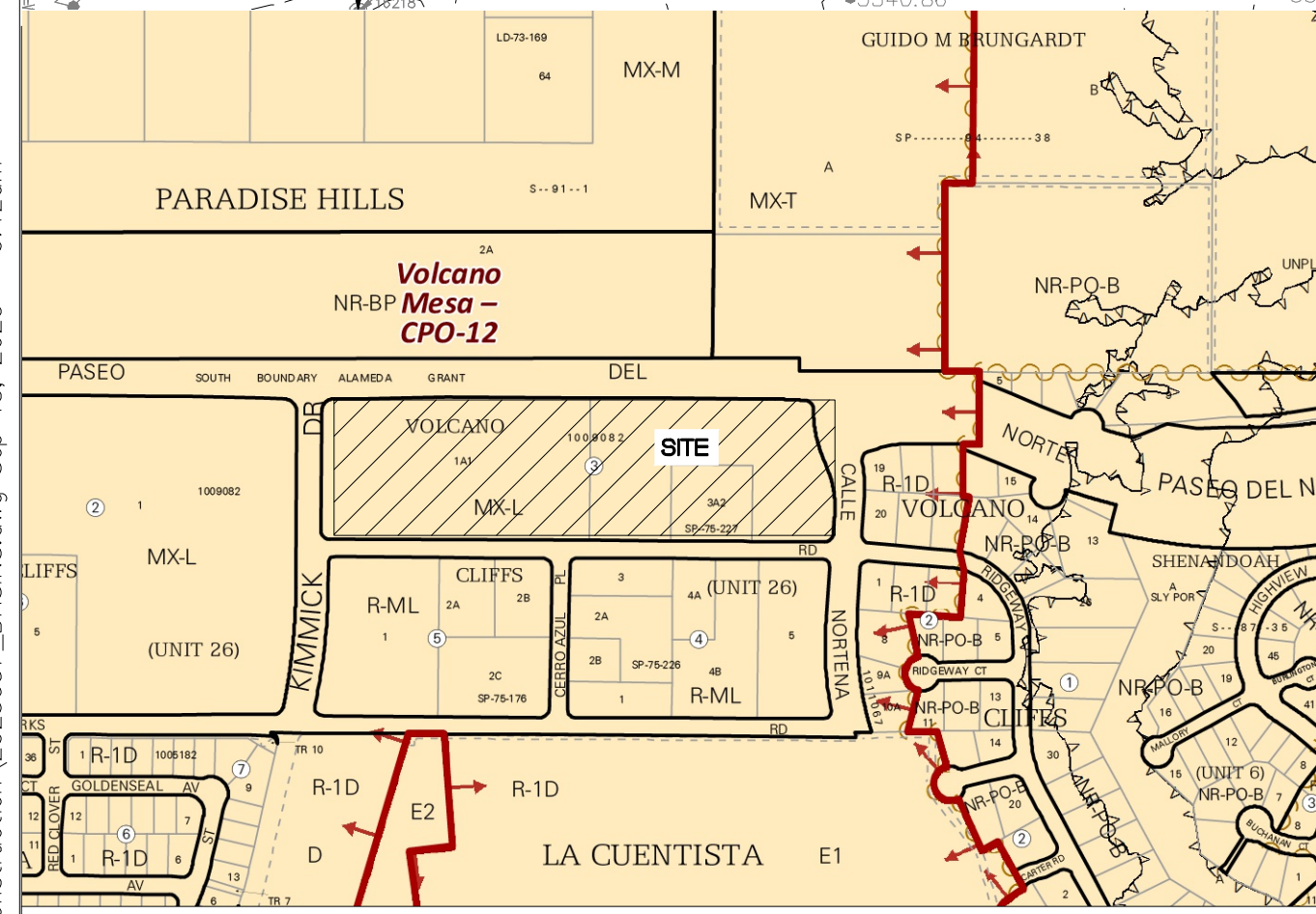
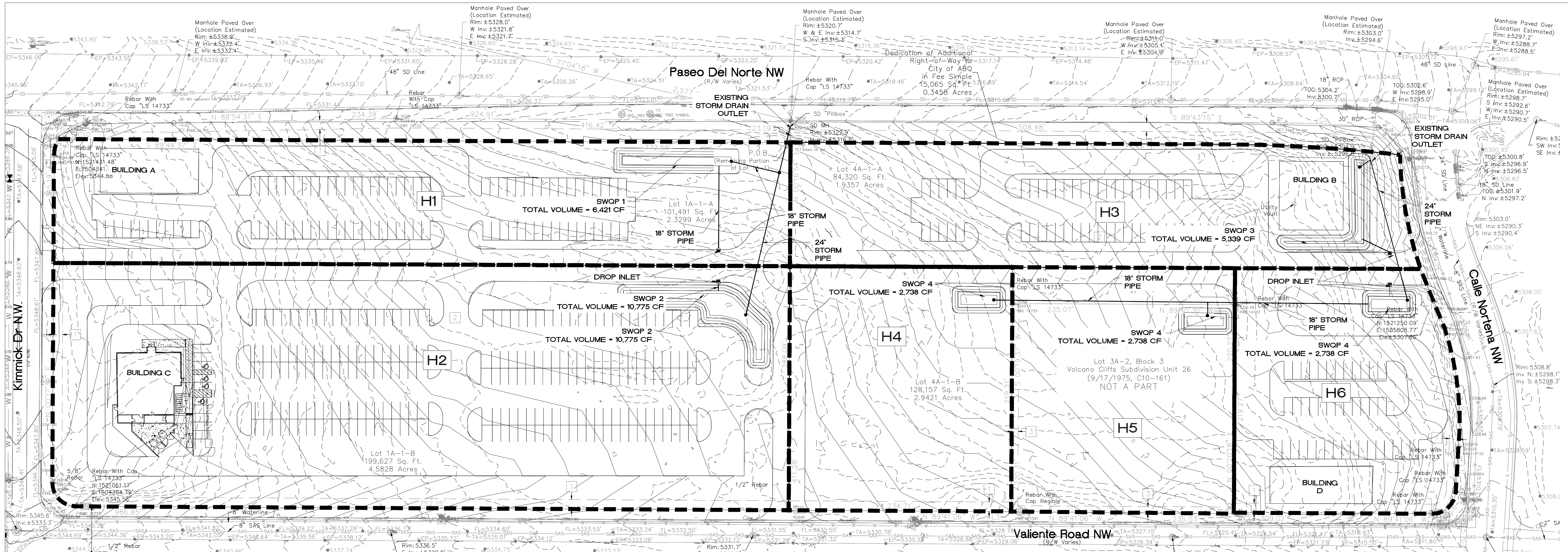
1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Design Review Services



DPM CH 6 Weighted E Method

Precipitation Zone 1
PASEO AND KIMMICK EAST SIDE LOTS
PASEO AND KIMMICK EAST SIDE
 TWLLC Date 8/26/2025

Equations:
 Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad
 Volume = Weighted E * Total Area
 Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

6 Hr Excess Precipitation, E (in.)

Zone 1	100-Year	10-Year
Ea	0.55	0.08
Eb	0.73	0.22
Ec	0.95	0.44
Ed	2.24	1.24

Peak Discharge (cfs/acre)

Zone 1	100-Year	10-Year
Qa	1.54	0.3
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

Existing Conditions

Basin ID	Tract	Basin Descriptions			100-Year, 6-Hr									
		Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow (cfs)	Flow (CF)		
H1		101,495	2.33	0.00364	100%	2.330	0%	0.000	0%	0.000	0.000	0.550	0.107	3.59
H2		199,634	4.58	0.00716	100%	4.583	0%	0.000	0%	0.000	0.000	0.550	0.210	7.06
H3		84,319	1.94	0.00302	100%	1.936	0%	0.000	0%	0.000	0.000	0.550	0.089	2.98
H4		60,476	1.39	0.00217	100%	1.388	0%	0.000	0%	0.000	0.000	0.550	0.064	2.14
H5		60,672	1.39	0.00218	100%	1.393	0%	0.000	0%	0.000	0.000	0.550	0.064	2.14
H6		58,664	1.35	0.00210	100%	1.347	0%	0.000	0%	0.000	0.000	0.550	0.062	2.07
Total		565,260	12.98	0.02028		12.977	0.000	0.000	0.000	0.000	0.000	0.595	19.98	

Proposed Conditions

Basin ID	Tract	Basin Descriptions			100-Year, 6-Hr											
		Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow (cfs)	Flow (CF)				
D1		101,495	2.33	0.00364	0%	0.000	5%	0.117	15%	0.350	80%	1.864	1.971	0.383	8.93	2841.860
D2		199,634	4.58	0.00716	0%	0.000	5%	0.229	15%	0.687	80%	3.666	1.971	0.753	17.57	5589.752
D3		84,319	1.94	0.00302	0%	0.000	5%	0.097	15%	0.290	80%	1.549	1.971	0.318	7.42	2360.932
D4		60,476	1.39	0.00217	0%	0.000	5%	0.069	15%	0.208	80%	1.111	1.971	0.228	5.32	1693.328
D5		60,672	1.39	0.00218	0%	0.000	5%	0.070	15%	0.209	80%	1.114	1.971	0.229	5.34	1698.816
D6		58,664	1.35	0.00210	0%	0.000	5%	0.067	15%	0.202	80%	1.077	1.971	0.221	5.16	1642.592
Total		565,260	12.98	0.02028		0.000	0.649	1.946	10.381	10.381	2.131	49.759	1582.280			

EXISTING CONDITIONS

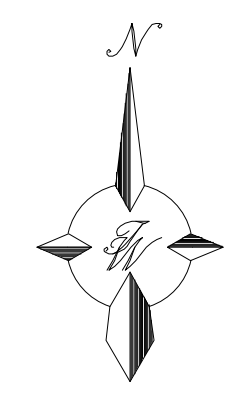
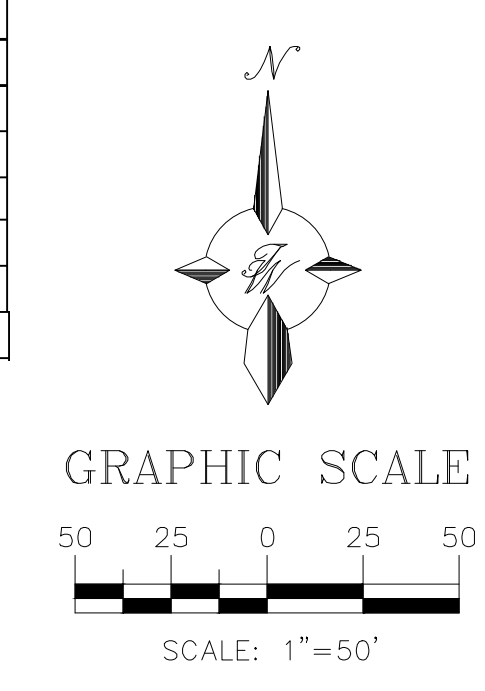
THE SUBJECT SITE IS CURRENTLY VACANT WITH GROWING VEGETATION. BASED ON THE TOPOGRAPHY, RUNOFF SURFACE FLOWS SOUTH TO NORTH, WHILE A PORTION FLOWS TOWARDS THE NORTHEAST (CENTER) AND THE OTHER THE NORTHWEST (END) AND THERE ARE TWO EXISTING STORM DRAIN INLETS. PER THE VOLCANO HEIGHTS CONCEPTUAL DRAINAGE COMPILATION PLAN (HYDRONUM:090000) THE SUBJECT SITE IS ALLOWED TO FREE FLOW TOWARDS THE EXISTING STORM DRAIN ALONG PASEO DEL NORTE.

PROPOSED CONDITIONS

FUTURE DEVELOPMENTS SHALL MANAGE THE FIRST FLUSH VOLUME AS REQUIRED BY CURRENT CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS. THERE ARE TWO EXISTING STORM DRAIN INLETS THAT MAY BE UTILIZED TO MANAGE DEVELOPED FLOWS VIA SURFACE FLOW OR A DEDICATED STORM DRAIN SYSTEM AS SHOWN ON THE CONCEPTUAL GRADING AND DRAINAGE PLAN.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CONCRETE SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- BASIN BOUNDARY



ENGINEER'S SEAL
RONALD R. BOHANNAN
 NEW MEXICO
 7868
 PROFESSIONAL ENGINEER
 08/26/2025
 RONALD R. BOHANNAN
 P.E. #7868

PASEO AND KIMMICK EAST
ALBUQUERQUE, NM
CONCEPTUAL GRADING
AND DRAINAGE PLAN

DRAWN BY LN
 DATE 08/26/2025
 2025057_BASINS
 SHEET # **GR-0**
 JOB # 2025057

TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierwestllc.com



Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102
November 5, 2025

RE: PROJECT – PRELIMINARY PLAT - PR-2025-020092, VOLCANO CLIFFS UNIT 26

To whom it may concern,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents U26 VC, LLC & VOLCANO CLIFFS INC hereafter referred to as “Property Owners”. We, “Agent” are requesting review of a Preliminary Plat review.

The subject site comprises approximately 12.1364 acres and is located within Block 3 of the Volcano Cliffs Subdivision, Unit 26, in the City of Albuquerque, Bernalillo County, New Mexico. The site is bound by Paseo del Norte NW, Kimmick Dr NW, and Valente Road NW. This request is dealing with Lot 4A1 and 1A1.

The purpose of this platting action is to:

1. Subdivide the subject property into 4 legal tracts—identified as Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, —based on development and ownership considerations.
2. Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown.
3. Identify existing easements.
4. Eliminate existing lot lines and reconfigure the site to support future development.

This platting action ensures appropriate lot configuration and provides necessary easements to facilitate coordinated site development within the Volcano Mesa sector.

Please find below the verbatim review comments received as part of the Sketch Plat process for the above-referenced project. Each comment is grouped by reviewing department and is followed by a placeholder for the applicant's response. The Sketch Plat meeting was held on 8-6-25.

Compiled Sketch Plat Review Comments with Applicant Responses

Hydrology Department

- Comment: Hydrology needs to approve the Conceptual Grading & Drainage Plan prior to approval of the sketch plat.

Applicant Response: Attached to this application is the approved G&D plan.

- Comment: Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Applicant Response: Noted.

Code Enforcement

- Comment: Code Enforcement has no comments and no objections.

Applicant Response: Noted.

Utility Development

- Comment: Please place a Request for Availability online at <https://www.abcwua.org/info-for-builders-availability-statements/>

Applicant Response: The request has been submitted and the Water Availability Statement will be obtained within the next few days.

- Comment: Infrastructure improvements may be required and will need to be constructed or include an infrastructure list and financial guarantee prior to final sign off.

Applicant Response: An IL has been included in this application.

- Comment: Please provide some fire protection requirements (estimated by a professional or provided by the Fire Marshall's Office).

Applicant Response: An approved Fire 1 Plan has been included in this application.

- Comment: As proposed, Lots 4A1A and 1A1A do not have all frontages with access to both water and sanitary sewer infrastructure.

Applicant Response: 4A-1-A will access water and sewer from Calle Norte road. 1A-1-A will access sewer from the new proposed 20' private sewer easement (Easement 4 on the plat). Water will be accessed off of Kimmick Road. Please see conceptual Utility plan for reference.

- Comment: Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure:

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Applicant Response:

- Comment: Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing easements are sufficient. If the easement(s) does not exist, a new easement shall be granted.

Applicant Response: All easements have been included and verified.

- Comment: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement.

Applicant Response: A new proposed 20' private sewer easement (Easement 4 on the plat) will be granted with this plat.

- Comment: Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract owned and maintained by the HOA shall be created.

Applicant Response: Noted.

- Comment: If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

Applicant Response: Noted.

- Comment: The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed.

Applicant Response: Completed and a new proposed 20' private sewer easement (Easement 4 on the plat) is being proposed on this plat.

- Comment: Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access.

Applicant Response: 4A-1-A will access water and sewer from Calle Norte road. 1A-1-A will access sewer from the new proposed 20' private sewer easement (Easement 4 on the plat). Water will be accessed off of Kimmick Road. Please see conceptual Utility plan for reference.

Transportation Department

- Comment: Paseo Del Norte is a Principal arterial requires 6 ft sidewalk, and 5-6 ft Landscape buffer. Kimmick is a proposed minor collector requires 6 ft sidewalk, and 5-6 ft Landscape buffer. Valiente, is a local street requires 5 ft sidewalk, and 4-6 ft Landscape buffer. Calle Nortena is a proposed major collector and requires 6 ft sidewalk and 5-6 ft Landscape buffer.

Applicant Response: An IL has been included in this application that includes the required sidewalks. We applicant has not proposed a sidewalk along Paseo as it has been included in an existing City Work order project.

Parks and Recreation Department

- Comment: The LRBS (Long Range Bikeway System Map) shows planned multi-use paved trail along Paseo del Norte, Kimmick, and Calle Nortena.

The prior infrastructure list includes paved trail along Paseo del Norte and Calle Nortena, please include trail along the east side of Kimmick as well. This will provide access to MPOS to the south of the site and north to the Paseo del Norte trail which is a major E/W connection.

Applicant Response: A 10' paved trail has been added to the IL.

Planning Department

- Comment: Demonstrate compliance with Section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.

Paseo del Norte is classified as a Principal Arterial Street and a requires a 6-foot sidewalk width and a 5–6-foot landscape buffer. Valiente Rd. is a local street requires a 5ft sidewalk width and a 4-6 landscape buffer.

Applicant Response: An IL has been included in this application that includes the required sidewalks. We applicant has not proposed a sidewalk along Paseo as it has been included in an existing City Work order project.

- Comment: Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is located within this area, therefore a Pre-Submittal Tribal Meeting request will be required for a future platting application on the subject property. Tribal Meeting Request Portal Tribal meeting Liaison: Office of Native American Affairs. Terry Sloan at terrysloan@cabq.gov to obtain an updated NM Tribes & Leaders List.

Applicant Response: A meeting was offered but there was no request for a meeting.



City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: October 28, 2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2025-020092, AC-2025-00022
Agent: Modulus Architects & Land Use Planning, Inc.
Applicant: U26 VC, LLC & VOLCANO CLIFFS INC
Legal Description: LT 1A-1 & 4A-1
Zoning: MX-L and MX-M
Acreage: 12.1364 acres
Zone Atlas Page(s): C-11-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, ARMS/NMCRIS records

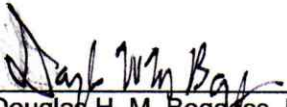
SITE VISIT: N/A

RECOMMENDATIONS:

The area was surveyed under NMCRIS 121039 in 2011 with no significant finds reported. LA 69411 has been partially plotted within the property but this site appears to have been smaller and further south. The property was mostly bladed clear by 2015. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:


Douglas H. M. Boggess, MA, RPA 10-28-2025
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

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

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

Date of Request*: 10/3/25

This request for a Tribal Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(B\)](#)¹ to Tribal Representatives on the attached list* from the City's tribal liaison Office of Native American Affairs.² The proposed project is within 660 feet of Major Public Open Space or tribal land.

The application is not yet submitted. If you would like to have a Tribal Meeting about this proposed project, please respond to this request **within 15 days**.³

Email address to respond yes or no: Yes

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

Meeting Date / Time / Location:

All NM Tribes have 15 calendar days from the date of this offer letter (10.3.25) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Project Information Association accepts the meeting request, unless an earlier date is agreed upon.

1. Subject Property Address* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Location Description South East Corner of Paseo and Kimmick
2. Property Owner* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
3. Agent/Applicant* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Archaeological Certificate
- Master Development Plan
- Subdivision of Land
 - Bulk Land
 - Minor
 - Major
- Zoning Map Amendment – EPC
- Zoning Map Amendment – Council

¹ See [IDO Table 6-1-1](#) for notice requirements.

² Pursuant to [IDO §14-16-6-4\(B\)\(2\)](#), email is sufficient if on file with the Office of Native American Affairs. If no email address is on file for a particular tribal representative, notice must be provided via certified mail to the mailing address on file for that representative.

³ If no request is received within this timeframe, the application may be submitted to the City.

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

Summary of project/request^{4*}:

DHO Major Subdivision Action to Subdivide the subject property into 4 legal tract

Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown and grant easements. We will be also seeking an Archaeological Certificate.

5. This type of application will be decided by^{*}: City Staff

OR at a public hearing by:

Development Hearing Officer (DHO)

Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found^{5*}:

Preferred project contact name: Regina Okoye, Vice President

Email: rokoye@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1003)

Online website or project page: _____

Attachments: _____

Additional Project Information:

1. Zone Atlas Page(s)^{6*} C-11-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project^{*}:

Deviation(s)

Variance(s)

Waiver(s)

Explanation:

N/A

Additional Information from IDO Zoning Map⁷:

1. Area of Property [typically in acres] +/- 12 acres

2. IDO Zone District MX-L
and MX-M

⁴ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁵ Address (mailing or email), phone number, or website to be provided by the applicant.

⁶ Available online here: <https://www.cabq.gov/planning/aqis-maps/maps-for-the-public>

⁷ Available here: <https://tinyurl.com/idozoningmap>

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

- CPO-13 and
3. Overlay Zone(s) [if applicable] VPO-2
 4. Center or Corridor Area [if applicable] Premium Transit and Commuter Corridor/ Not within a Center
 5. Current Land Use(s) [vacant, if none] Vacant

Useful Links:

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Contacts:

[Planning Department Webpage](#)

Email: devhelp@cabq.gov

Phone: 505-924-3860

[Office of Native American Affairs](#)

Brandi Ahmie, Tribal Liaison

Email: bahmie@cabq.gov Phone:

505-768-4547

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Subdivision of Land Major
Decision-making Body: Development Hearing Officer (DHO)
Pre-Application meeting required: Yes No
Neighborhood meeting required: Yes No
Mailed Notice required: Yes No
Electronic Mail required: Yes No
Is this a Site Plan Application: Yes No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: Unassigned Addresses - 99999 VALIENTE NW (x2 tracts)
Name of property owner: VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
Name of applicant: Modulus Architects & Land Use Planning, Inc. (agent)
Date, time, and place of public meeting or hearing, if applicable: TBD
Address, phone number, or website for additional information: Regina Okoye with Modulus Architects and Land Use Planning, rokoye@modulusarchitects.com, 505.338.1499
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[checked] Zone Atlas page indicating subject property.
[checked] Drawings, elevations, or other illustrations of this request. Plat
[] Summary of pre-submittal neighborhood meeting, if applicable.
[checked] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

Regina Okoye (Applicant signature) 10/3/25 (Date)

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



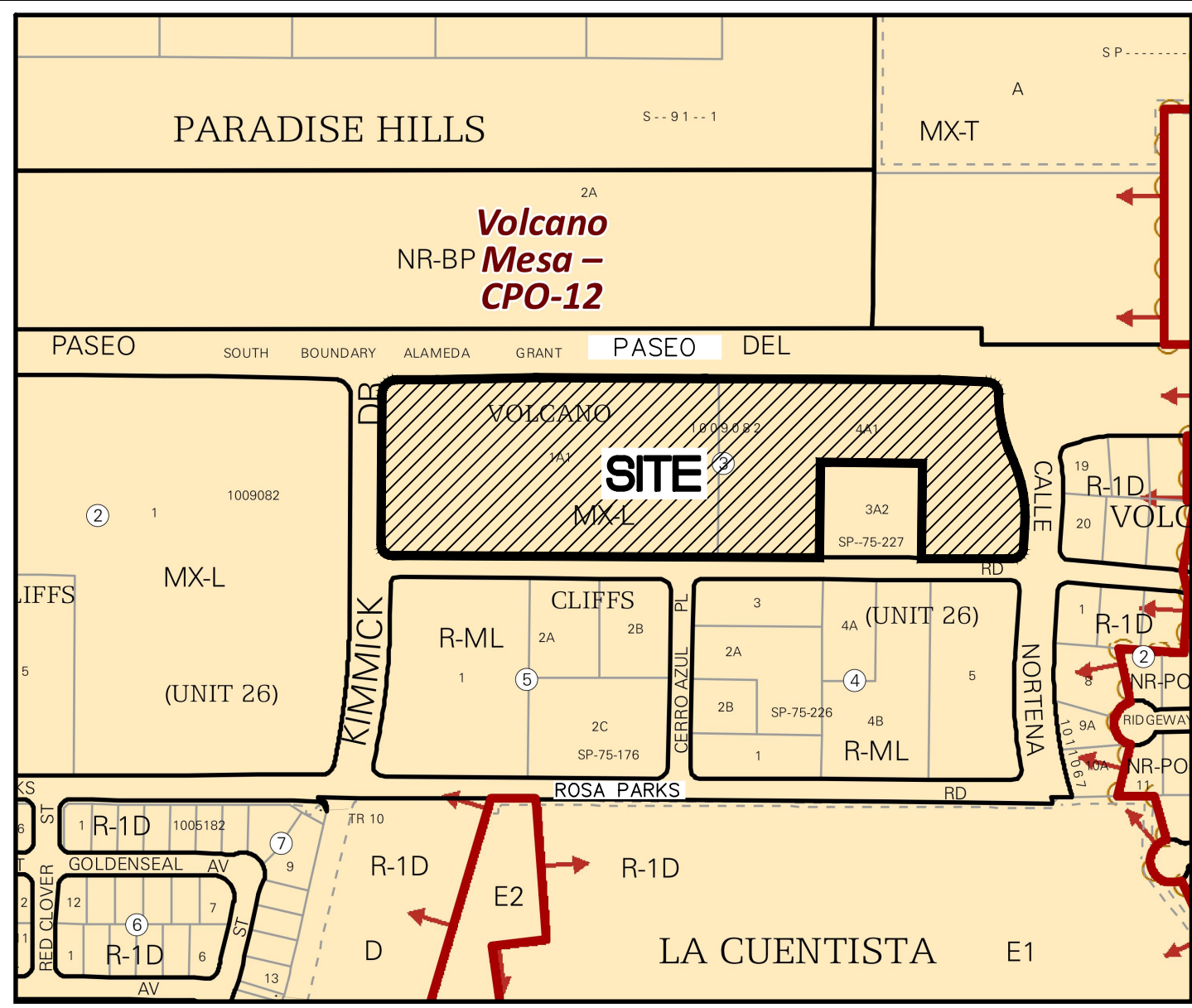
OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

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

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



Vicinity Map - Zone Atlas C-11-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Volcano Cliffs Subdivision
 Owner: Volcano Cliffs Inc. (Lot 1A-1)
 Group 1 U26 VC LLC (Lot 4A-1)
 UPC #: 101106413017030501 (Lot 1A-1)
 101106417517930502 (Lot 4A-1)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 12.1364 ACRES
 ZONE ATLAS PAGE NO..... C-11-Z
 NUMBER OF EXISTING LOTS..... 2
 NUMBER OF LOTS CREATED..... 4
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.3458 ACRES
 DATE OF SURVEY..... JULY 2025

Legal Description

LOTS NUMBERED FOUR A-ONE (4A-1) AND ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R.2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1A-1, MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY, N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, S 89°43'15" E, A DISTANCE OF 508.48 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 111.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1422.00 FEET, A DELTA OF 4°30'11", AND A CHORD BEARING S 87°28'09" E, A DISTANCE OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 37.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 84°48'28", AND A CHORD BEARING S 42°48'50" E, A DISTANCE OF 33.72 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF CALLE NORTENA N.W., 163.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A DELTA OF 24°18'18", AND A CHORD BEARING S 12°33'45" E, A DISTANCE OF 162.52 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 29.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 456.46 FEET, A DELTA OF 3°43'21", AND A CHORD BEARING S 22°22'06" E, A DISTANCE OF 29.65 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 14733";

DESCRIPTION CONTINUED ON SHEET 2...

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. 35001C0112G, DATED SEPTEMBER 26, 2008.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # _____ 101106413017030501 _____
 _____ 101106417517930502 _____

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Project Number: _____ PR-2025-020092

Application Number: _____

Plat Approvals:

- PNM Electric Services
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company
- Comcast
- Ezee Fiber

City Approvals:

- City Surveyor
- Traffic Engineering, Transportation Division
- ABCWUA
- Parks and Recreation Department
- 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 _____ 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



Legal Description (Continued from Sheet 1)

THENCE, 127.72 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.30 FEET, A DELTA OF 23°39'30", AND A CHORD BEARING S 06°49'03" E, A DISTANCE OF 126.81 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 03°29'11" W, A DISTANCE OF 47.52 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 37.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°49'43", AND A CHORD BEARING S 46°54'03" W, A DISTANCE OF 34.36 FEET TO A POINT OF TANGENCY;

THENCE, N 89°41'06" W, A DISTANCE OF 209.02 FEET TO AN ANGLE POINT, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, N 00°20'18" E, A DISTANCE OF 219.27 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 3A-2, BLOCK 3, VOLCANO CLIFFS SUBDIVISION UNIT 26, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, N 89°41'06" W, A DISTANCE OF 235.07 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHWEST CORNER OF SAID LOT 3A-2, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 00°19'37" W, A DISTANCE OF 219.31 FEET TO AN ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF VALIENTE ROAD N.W., MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 986.85 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERLY RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET

THENCE, N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING, CONTAINING 12.1364 ACRES (528,660 SQ. FT.), MORE OR LESS.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

STEVEN METRO, MANAGING PARTNER DATE
GROUP I U26 VC, LLC

STATE OF NEW MEXICO }
COUNTY OF }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
STEVEN METRO, MANAGING PARTNER, GROUP I U26 VC, LLC

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

STEVEN METRO, MANAGING PARTNER DATE
VOLCANO CLIFFS INC.

STATE OF NEW MEXICO }
COUNTY OF }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
STEVEN METRO, MANAGING PARTNER, GROUP I U26 VC, LLC

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. 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.
- 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 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.

CSI-CARTESIAN SURVEYS INC.

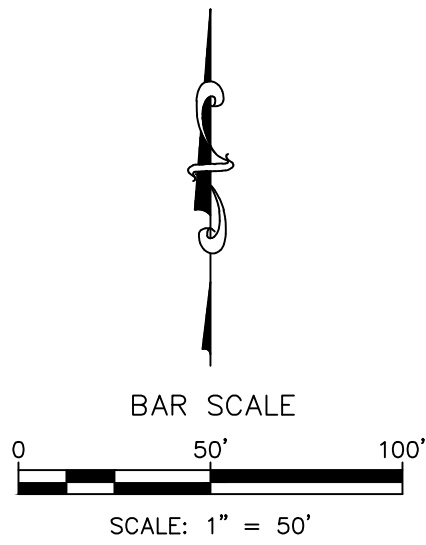
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

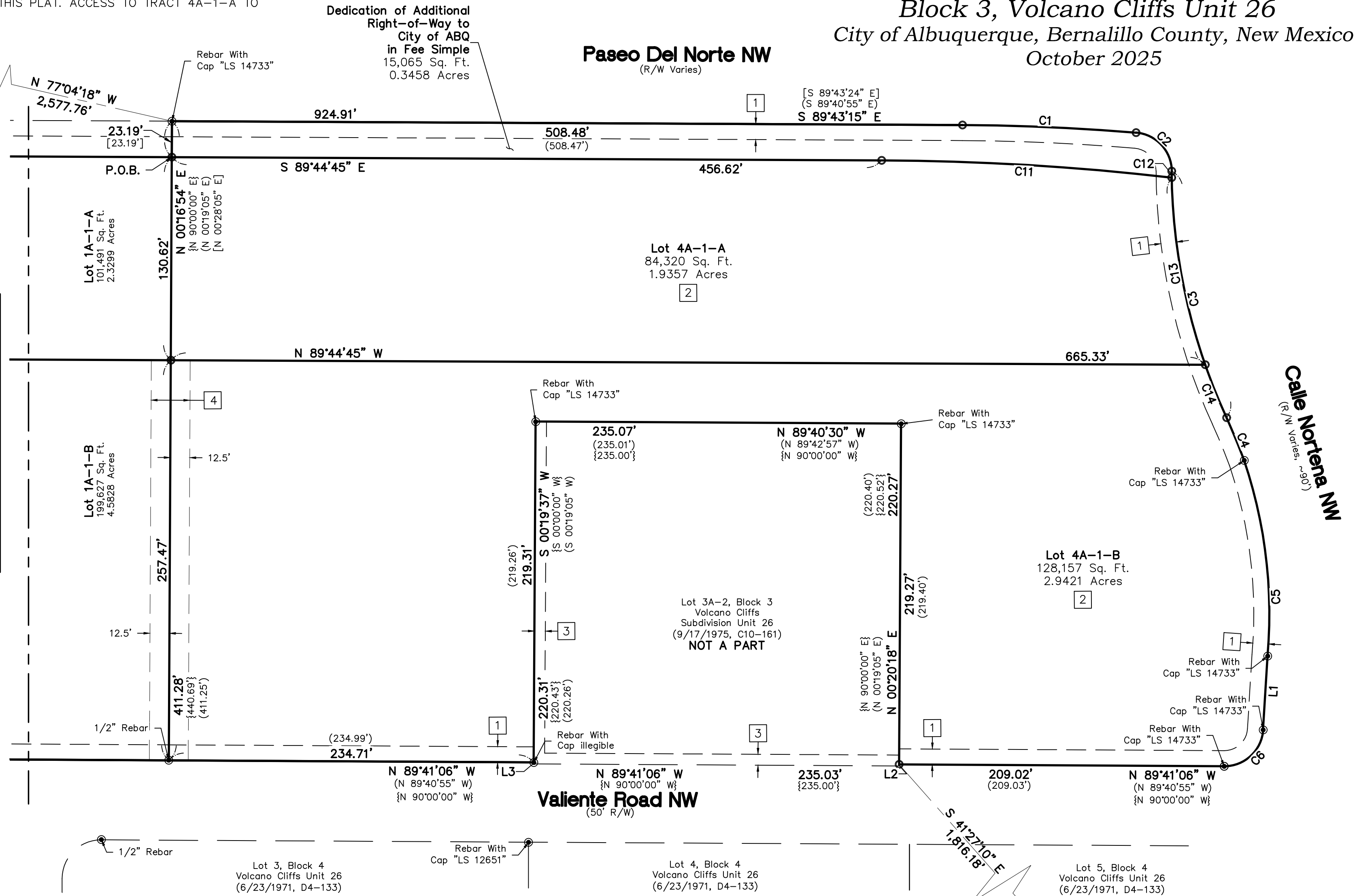
ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Match Line - See Sheet 4

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "1_C11"
NAD 1983 CENTRAL ZONE
X=1506287.794*
Y=1519187.728 *
Z=5275.136 * (NAVD 1988)
G-G=0.999672216
Mapping Angle=-0°15'30.84"
*U.S. SURVEY FEET

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
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- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
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Being Comprised of
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October 2025**

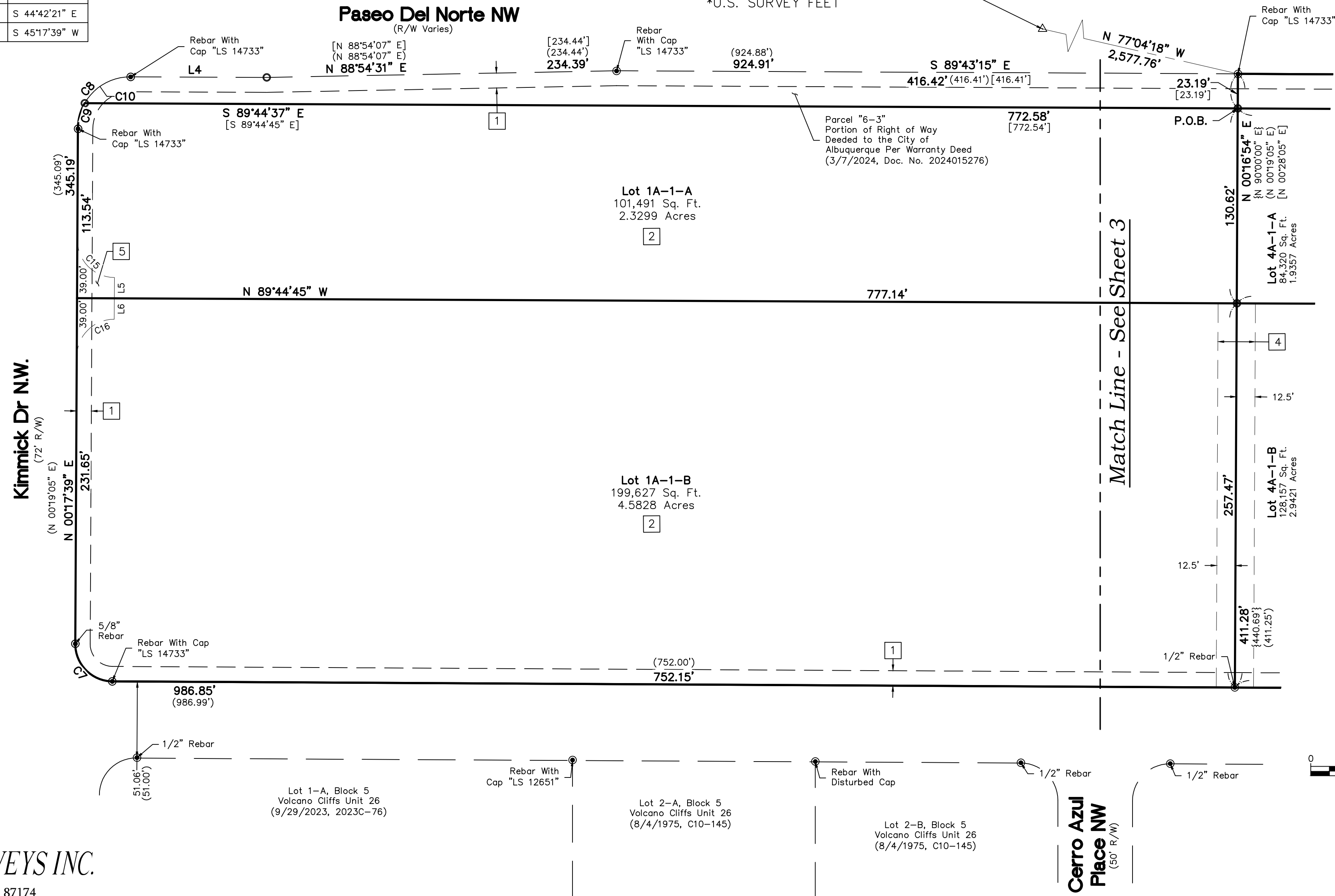
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

For C1 thru C14 see Sheet 2

ACS Monument " 8_C10 "
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936 * (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET

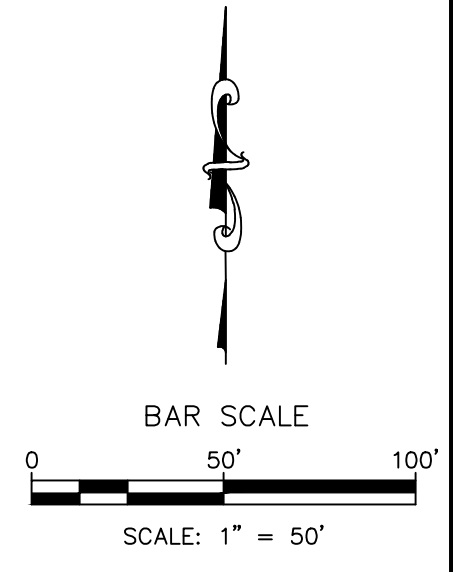
Tract 1-A-5, Block 2
Volcano Unit 26
(5/9/2025, 2025C-21)

Tract 1-A-6, Block 2
Volcano Unit 26
(5/9/2025, 2025C-21)

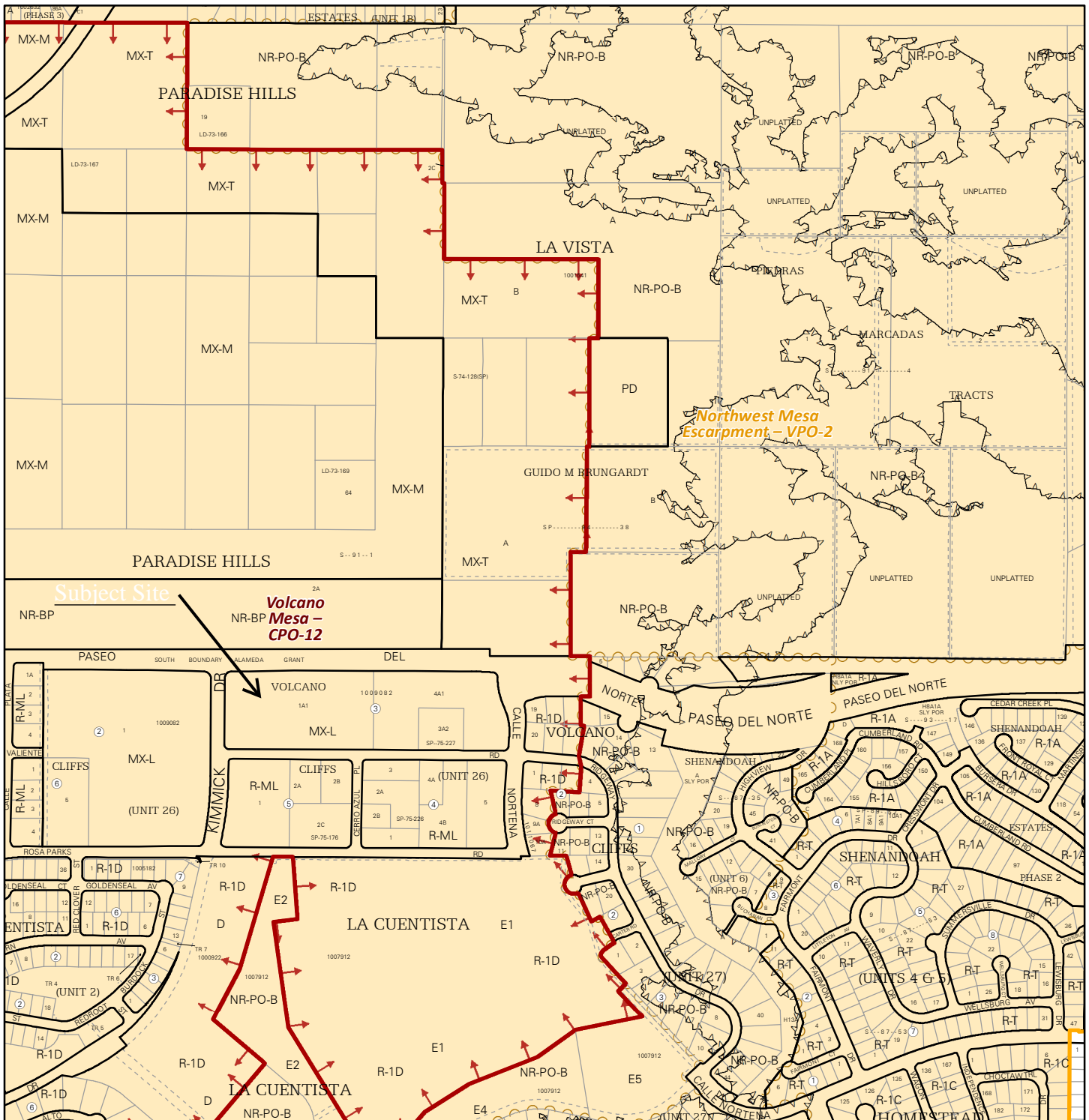


Line Table		
Line #	Direction	Length (ft)
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

For L1 thru L4 see Sheet 2



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



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

Albuquerque Geographic Information System

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:
C-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

Feet
0 250 500 1,000

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

New Mexico Tribes & Leaders List 2025

There are twenty-three Tribes in the State of New Mexico, including Pueblo Ysleta Del Sur in El Paso, Texas, an APCG member. U.S. Department of Interior Tribal Entities as recognized directory: [Tribal Leaders Directory | Indian Affairs \(bia.gov\)](#)

NM Pueblos directory: [New Mexico Pueblos | NM Indian Affairs Department \(state.nm.us\)](#)

NAVAJO NATION

Navajo Nation

President Buu Nygren
P.O. Box 7440
Window Rock, AZ 86515
Email: presidentnygren@navajo-nsn.gov
President.BuuNygren@navajo-nsn.gov
Direct: **(928) 871-7915**
Phone: **(928) 871-7000**
Fax: (928) 871-4025
Vice President Richelle Montoya
President's Executive Assistant, Gary Lewis
Email: Gary.Lewis@navajo-nsn.gov

Navajo Nation Council

Crystalyne Curley, Office of the Speaker
P.O. Box 3390
Window Rock, AZ 86515
Phone: **(928) 871-7160**
Fax: (928) 871-7255

To'Hajiilee' Navajo Chapter

President, Ronnie Hurley
P.O. Box 3398
To'Hajiilee, NM 87026
Physical address: 117 Tribal Rd N7071
Email: Primary - tohajiilee@navajochapters.org
Phone: **(505) 908-2732** or **(505) 908-2730**
Vice President, Nora J. Morris
Email: nmorris@naataanii.org
Secretary/Treasurer, Jordan Etcitty

New Mexico Tribes & Leaders List 2025

PUEBLOS

Pueblo of Acoma

Governor Charles Riley
P.O. Box 309
Acoma, NM 87034
Email: Governor@poamail.org
Phone: [\(505\) 552-6604](tel:(505)552-6604)
Fax: (505) 552-7204
1st Lt. Gov. Loren Aragon
2nd Lt. Gov. Ted Ortiz
Tribal Secretary, Ardell Concho
Executive Assistant Alishia Lorenzo
Email: Alorenzo@poamail.org
Executive Assistant Tony Chino
Email: TBChino@poamail.org

Pueblo of Cochiti

Governor Joseph B. Herrera
P.O. Box 70
Cochiti Pueblo, NM 87072
Email: Governor@cochiti.org
Phone: [\(505\) 629-4284](tel:(505)629-4284)
Fax: (505) 465-1135
Lt. Gov. Jeff Suina
Executive Secretary Karen Herrera-Ward
Email: Tribal_Secretary@cochiti.org

Pueblo of Isleta

Governor Eugene Jiron
P.O. Box 1270
Isleta Pueblo, NM 87022
Phone: [\(505\) 869-3111](tel:(505)869-3111)
Fax: (505) 869-7596
Email: Eugene.Jiron@Isletapueblo.com
1st Lt. Gov. Charles Jojola
Email: Charles.Jojola@isletapueblo.com
2nd Lt. Gov. M. Rodney Jones
Email: Rodney.Jones@Isletapueblo.com
Executive Secretary Elaine Montoya
Email: elaine.montoya@isletapueblo.com

New Mexico Tribes & Leaders List 2025

Pueblo of Jemez

Governor George Shendo, Jr.
P.O. Box 100
Jemez Pueblo, NM 87024
Email: George.Shendo@jemezpueblo.org
Executive Assistant Lynn Toledo
Email: Ltoledo@jemezpueblo.org
Vincent Toya, Tribal Administrator
Vince.A.Toya@jemezpueblo.org
Executive Assistant, Jaime Loretto
Email: Jaime.Loretto@jemezpueblo.org
Phone: **(575) 834-7359**
Fax: (575) 834-7331
1st Lt. Gov. Carnell Chosa
Email: Carnell.Chosa@jemezpueblo.org
2nd Lt. Gov. Mathew Gachupin, Jr.
Email: Matthew.Gachupin@jemezpueblo.org

Pueblo of Laguna

Governor Harry Antonio, Jr.
P.O. Box 194
Laguna Pueblo, NM 87026
Email: Governor@pol-nsn.gov
Phone: **(505) 552-6654**
Executive Assistant Antonette Silva-Jose
Phone: (505) 552-5760
Email: asilva-jose@pol-nsn.gov
Fax: (505) 552-6941
1st Lt. Gov. Ronald Sarracino, Sr.
Email: rsarracino@pol-nsn.gov
2nd Lt. Gov. Wilfred Herrera, Jr.
Email: wherrerajr@pol-nsn.gov
Government Affairs Office
GAO Email: gao@pol-nsn.gov
Tribal Historic Preservation Office, Director Rick Smith
Email: rsmith@pol-nsn.gov

Pueblo of Nambe

Governor Nathaniel Porter
15A NP102 West
Santa Fe, NM 87506
Email: Governor@Nambepueblo.org
Governor's Office: **(505) 455-4410**
Phone: **(505) 455-2036**
Executive Assistant, Anni Martinez

New Mexico Tribes & Leaders List 2025

Email: Dmartinez@Nambepueblo.org
Fax: (505) 455-2038
Lt. Gov. Natividad "Nat" Herrera

Ohkay Owingeh

Governor Benny J. Lujan.
P.O. Box 1099
San Juan Pueblo, NM 87566
Email: governor@ohkay.org
Executive Assistant Lisa Lopez
Email: executiveassistant@ohkay.org
Phone: **(505) 852-4400**
Fax: (505) 852-4820
1st Lt. Gov. Mathew Martinez
2nd Lt. Gov. Frank Aguino

Pueblo of Picuris

Governor Wayne Yazza
P.O. Box 127
Penasco, NM 87553
Email: governor@picurispueblo.org
Tribal Secretary Ashley Pyne
Email: tribalsecretary@picurispueblo.org
Phone: **(575) 587-2519**
Fax: (575) 587-1071
Lt. Gov. Craig Quanchello

Pueblo of Pojoaque

Governor Jenelle Roybal
Pueblo of Pojoaque
78 Cities of Gold Road
Santa Fe, NM 87506
Email: JCroybal@pojoaque.org
Executive Assistant Lois Edwards
Email: Ledwards@pojoaque.org
Governor's Office: **(505) 455-5052**
Phone: **(505) 455-4500**
Fax: (505) 455-0174
Lt. Gov. Jamie Viarrial
Email: javiarrial@pojoaque.org
Tribal Secretary, Annette Hooper
Email: ahooper@pojoaque.org

New Mexico Tribes & Leaders List 2025

Pueblo of San Felipe

Governor Anthony Ortiz
P.O. Box 4339
San Felipe Pueblo, NM 87001
Email: Gov.AOrtiz@sfpueblo.com
Executive Assistant Janine Drywater
Email: jdrywater@sfpueblo.com
Phone: [\(505\) 867-3381](tel:(505)867-3381)
Fax: (505) 867-3383
Lt. Gov. James Tenorio
Tribal Historic Preservation Officer, Rick Ortiz
Email: ROrtiz@sfpueblo.com
Pinu'u Stout
Email: pstout@sfpueblo.com

Pueblo of San Ildefonso

Governor Christopher Moquino
02 Tunyo Po
Santa Fe, NM 87506
Email: Governor@Sanlpueblo.org
Executive Assistant, Kitty Montoya
Phone: [\(505\) 455-4101](tel:(505)455-4101)
Email: governorsassistant@Sanlpueblo.org
Tribal Phone: [\(505\) 455-2273](tel:(505)455-2273)
Fax: (505) 455-7351
Lt. Gov. Raymond Martinez

Pueblo of Sandia

Governor Felix Chaves
481 Sandia Loop
Bernalillo, NM 87004
Tribal Administration Manager, Shannon Montoya
Email: snmontoya@sandiapueblo.nsn.us
Phone: [\(505\) 867-3317](tel:(505)867-3317)
Fax: (505) 867-9235
Lt. Gov. Tristan Paisano

Pueblo of Santa Ana

Governor Myron Armijo
Yearly Election
2 Dove Road
Santa Ana Pueblo, NM 87004
Email: Governor@Santaana-nsn.gov
Phone: [\(505\) 771-6700](tel:(505)771-6700)
Executive Assistant Joe Pena

New Mexico Tribes & Leaders List 2025

Fax: (505) 771-6783
Lt. Gov. Kevin Montoya
Email: Ltgov@Santaana-nsn.gov

Pueblo of Santa Clara

Governor James Naranjo
P.O. Box 580
Española, NM 87532
Email: Governor@Santaclarapueblo.org
Executive Secretary Jessica Naranjo
Email: Govsecretary@Santaclarapueblo.org
Phone: **(505) 753-7330**
Fax: (505) 753-8988
Lt. Gov. Charles Suazo

Pueblo of Santo Domingo

Governor Thomas Moquino, Jr.
P.O. Box 99
Santo Domingo Pueblo, NM 87052
Email: Governor@Kewa-nsn.us
Executive Assistant, Beverly Garcia
Email: beverly.garcia@kewa-nsn.us
Phone: **(505) 465-2214 / 2215**
Fax: (505) 465-2688
Lt. Gov. Orlando Crespín
Email: Lt.governor@kewa-nsn.us

Pueblo of Taos

Governor Edwin Concha
P.O. Box 1846
Taos, NM 87571
Email: Governor@taospueblo.com
Executive Secretary, Tina Romero
Email: Tromero@taospueblo.com
Phone: **(575) 758-9593**
Fax: (575) 758-4604
Lt. Gov. Robert Espinosa
Tribal Secretary, Jeremy S. Lujan

Pueblo of Tesuque

Governor Earl Samuel
20 TP828
Santa Fe, NM 87506
Email: governor@pueblooftesuque.org
Executive Secretary, Audra Platero

New Mexico Tribes & Leaders List 2025

Email: audrap@pueblooftesuque.org
Phone: [\(505\) 983-2667](tel:(505)983-2667)
Fax: (505) 820-7783
Lt. Gov. Daniel Hena

Pueblo of Zia

Governor Lambert Pino
135 Capitol Square Dr.
Zia Pueblo, NM 87053
Email: Governor@Ziapueblo.org
Executive Secretary, Ursula Toribio
Email: Ursula.Toribio@Ziapueblo.org
Phone: [\(505\) 867-3304](tel:(505)867-3304)
Fax: (505) 867-3308
Lt. Gov. Byron Shije
Email: Ltgovernor@Ziapueblo.org

Pueblo of Zuni

Governor Arden Kucate
P.O. Box 339
Zuni, NM 87327
Email: Arden.Kucate@ashiwi.org
Executive Secretary Vanessa Ukestine
Email: Vanessa.Ukestine@ashiwi.org
Phone: [\(505\) 782-7000](tel:(505)782-7000)
Fax: (505) 782-7202
Lt. Gov. Cordelia Hooee

Ysleta Del Sur (APCG Member)

Governor E. Michael Silvas
117 S. Old Pueblo Road, P.O. Box 17579
El Paso, TX 79907
Email: Michael.Silvas@ydsp-nsn.gov
Lt. Gov. Adam Torres
Email: atorres@ydsp-nsn.gov
Executive Assistant Lory Granillo
Email: Lgranillo@ydsp-nsn.gov
Phone: [\(915\) 859-8053](tel:(915)859-8053)
Fax: (915) 859-4252

New Mexico Tribes & Leaders List 2025

PUEBLO ORGANIZATIONS

All Pueblo Council of Governors

Chairman, James Mountain
Vice-Chairman, Dominic Gachupin
Secretary, Arden Kucate
2401 12th Street, NW
Albuquerque, NM 87104
Email: James.Mountain@exec.nm.gov
Executive Director, Jordyn Atencio
Email: jatencio@indianpueblo.org
Phone: **(505) 212-7041**
Fax: (505) 883-7682

19 Pueblos District

District Manager, Alicia Montoya
2401 12th Street NW, Suite 201 B
Albuquerque, NM 87104
Email if needed: districtmgr@19pueblosdistrict.org
Email: Administration@19PueblosDistrict.org
Office: **(505) 724-3558**
Phone if needed: Alicia Montoya: (505) 212-7028
Executive Assistant, Kyle Chicharello

APACHE TRIBES

Jicarilla Apache Nation

President Adrian Notsinneh
P.O. Box 507
Dulce, NM 87528
Email: Adrian.notsinneh@janadmin.com
Phone: **(575) 759-3242**
Fax: (575) 759-3005
Vice President Jimmy Garcia
Email: jimmy.garcia@jan-nsn.gov
Executive Assistant Ouida Notsinneh
Email: onotsinneh@janadmin.com

Mescalero Apache Tribe

President Thora Welsh Padilla
P.O. Box 227
Mescalero, NM 88340
Email: Tpadilla@mescaleroapachetribe.com

New Mexico Tribes & Leaders List 2025

Phone: [\(575\) 464-4494](tel:(575)464-4494)

Fax: (575) 464-9191

Vice President Duane Duffy

Executive Assistant Tazalynn Cochise

Email: Tcochise@mescaleroapachetribe.com

Fort Sill Apache Tribe

Chairwoman Jennifer M. Heminokeky

Rt. 2, Box 121

Apache, OK 73006

Tribe Email: fsat@fortsillapache-nsn.gov

Phone: [\(580\) 588-2298](tel:(580)588-2298)

Fax: (580) 588-3133

Vice-Chairman Zane Regan

Regina Okoye

From: Regina Okoye
Sent: Friday, October 3, 2025 10:29 AM
To: 'presidentnygren@navajo-nsn.gov'; 'President.BuuNygren@navajo-nsn.gov'; 'Gary.Lewis@navajo-nsn.gov'; 'tohajiilee@navajochapters.org'; 'nmorris@naataanii.org'; 'Governor@poamail.org'; 'Alorenzo@poamail.org'; 'TBChino@poamail.org'; 'Governor@cochiti.org'; 'tribal_Secretary@cochiti.org'; 'Eugene.Jiron@Isletapueblo.com'; 'Charles.Jojola@isletapueblo.com'; 'Rodney.Jones@Isletapueblo.com'; 'elaine.montoya@isletapueblo.com'; 'George.Shendo@jemezpueblo.org'; 'Ltoledo@jemezpueblo.org'; 'Vince.A.Toya@jemezpueblo.org'; 'Jaime.Loretto@jemezpueblo.org'; 'Carnell.Chosa@jemezpueblo.org'; 'Matthew.Gachupin@jemezpueblo.org'; 'Governor@pol-nsn.gov'; 'asilva-jose@pol-nsn.gov'; 'rsarracino@pol-nsn.gov'; 'wherrerajr@pol-nsn.gov'; 'gao@pol-nsn.gov'; 'rsmith@pol-nsn.gov'; 'Governor@Nambepueblo.org'; 'Dmartinez@Nambepueblo.org'; 'governor@ohkay.org'; 'executiveassistant@ohkay.org'; 'governor@picurispueblo.org'; 'tribalsecretary@picurispueblo.org'; 'JCroybal@pojoaque.org'; 'Ledwards@pojoaque.org'; 'javiarrial@pojoaque.org'; 'javiarrial@pojoaque.org'; 'ahoop@pojoaque.org'; 'Gov.AOrtiz@sfpueblo.com'; 'jdrywater@sfpueblo.com'; 'ROrtiz@sfpueblo.com'; 'pstout@sfpueblo.com'; 'Governor@Sanlpueblo.org'; 'governorsassistant@Sanlpueblo.org'; 'snmontoya@sandiapueblo.nsn.us'; 'Governor@Santaana-nsn.gov'; 'Ltgov@Santaana-nsn.gov'; 'Governor@Santaclarapueblo.org'; 'Govsecretary@Santaclarapueblo.org'; 'Governor@Kewa-nsn.us'; 'beverly.garcia@kewa-nsn.us'; 'Lt.governor@kewa-nsn.us'; 'Governor@taospueblo.com'; 'Tromero@taospueblo.com'; 'governor@pueblooftesuque.org'; 'audrap@pueblooftesuque.org'; 'Governor@Ziapueblo.org'; 'Ursula.Toribio@Ziapueblo.org'; 'Ltgovernor@Ziapueblo.org'; 'Arden.Kucate@ashiwi.org'; 'Vanessa.Ukestine@ashiwi.org'; 'Michael.Silvas@ydsp-nsn.gov'; 'atorres@ydsp-nsn.gov'; 'Lgranillo@ydsp-nsn.gov'; 'James.Mountain@exec.nm.gov'; 'jatencio@indianpueblo.org'; 'districtmgr@19pueblosdistrict.org'; 'Administration@19PueblosDistrict.org'; 'Adrian.notsinneh@janadmin.com'; 'jimmy.garcia@jan-nsn.gov'; 'onotsinneh@janadmin.com'; 'Tpadilla@mescaleroapachetribe.com'; 'Tcochise@mescaleroapachetribe.com'; 'fsat@fortsillapache-nsn.gov'
Cc: Angela Williamson (awilliamson@modulusarchitects.com)
Subject: Tribal Meeting Request for a Proposed Project in the City of Albuquerque - 99999 VALIENTE NW (x2 lots)
Attachments: CABQ_Public_Notice_Checklist.pdf; TribalMeetingRequest-Print&Fill.pdf; NM Tribes & Leaders List 2025 - IDO- updated Sep 2025.pdf; 251082_Plat_REV.PDF; Zone Atlas.pdf

Tracking:

Recipient

Delivery

'presidentnygren@navajo-nsn.gov'
'President.BuuNygren@navajo-nsn.gov'
'Gary.Lewis@navajo-nsn.gov'
'tohajiilee@navajochapters.org'
'nmorris@naataanii.org'
'Governor@poamail.org'
'Alorenzo@poamail.org'
'TBChino@poamail.org'
'Governor@cochiti.org'
'tribal_Secretary@cochiti.org'
'Eugene.Jiron@Isletapueblo.com'
'Charles.Jojola@isletapueblo.com'
'Rodney.Jones@Isletapueblo.com'
'elaine.montoya@isletapueblo.com'
'George.Shendo@jemezpueblo.org'
'Ltoledo@jemezpueblo.org'
'Vince.A.Toya@jemezpueblo.org'
'Jaime.Loretto@jemezpueblo.org'
'Carnell.Chosa@jemezpueblo.org'
'Matthew.Gachupin@jemezpueblo.org'
'Governor@pol-nsn.gov'
'asilva-jose@pol-nsn.gov'
'rsarracino@pol-nsn.gov'
'wherrerajr@pol-nsn.gov'
'gao@pol-nsn.gov'

Recipient

'rsmith@pol-nsn.gov'
'Governor@Nambepueblo.org'
'Dmartinez@Nambepueblo.org'
'governor@ohkay.org'
'executiveassistant@ohkay.org'
'governor@picurispueblo.org'
'tribalsecretary@picurispueblo.org'
'JCroybal@pojoaque.org'
'Ledwards@pojoaque.org'
'javiarrial@pojoaque.org'
'javiarrial@pojoaque.org'
'ahoopper@pojoaque.org'
'Gov.AOrtiz@sfpueblo.com'
'jdrywater@sfpueblo.com'
'ROrtiz@sfpueblo.com'
'pstout@sfpueblo.com'
'Governor@Sanlpueblo.org'
'governorsassistant@Sanlpueblo.org'
'snmontoya@sandiapueblo.nsn.us'
'Governor@Santaana-nsn.gov'
'Ltgov@Santaana-nsn.gov'
'Governor@Santacrapueblo.org'
'Govsecretary@Santacrapueblo.org'
'Governor@Kewa-nsn.us'
'beverly.garcia@kewa-nsn.us'
'Lt.governor@kewa-nsn.us'
'Governor@taospueblo.com'
'Tromero@taospueblo.com'
'governor@puebloftesuque.org'
'audrap@puebloftesuque.org'
'Governor@Ziapueblo.org'
'Ursula.Toribio@Ziapueblo.org'
'Ltgovernor@Ziapueblo.org'
'Arden.Kucate@ashiwi.org'
'Vanessa.Ukestine@ashiwi.org'
'Michael.Silvas@ydsp-nsn.gov'
'atorres@ydsp-nsn.gov'
'Lgranillo@ydsp-nsn.gov'
'James.Mountain@exec.nm.gov'
'jatencio@indianpueblo.org'

Delivery

Recipient

'districtmgr@19pueblosdistrict.org'
'Administration@19PueblosDistrict.org'
'Adrian.notsinne@janadmin.com'
'jimmy.garcia@jan-nsn.gov'
'onotsinne@janadmin.com'
'Tpadilla@mescaleroapachetribe.com'
'Tcochise@mescaleroapachetribe.com'
'fsat@fortsillapache-nsn.gov'
Angela Williamson (awilliamson@modulusarchitects.com)

Delivery

Delivered: 10/3/2025 10:30 AM

**Tribal Meeting Request
for a Proposed Project in the City of Albuquerque**

Date of Request*: 10/3/25

This request for a Tribal Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(B\)](#)¹ to Tribal Representatives on the attached list* from the City's tribal liaison Office of Native American Affairs.² The proposed project is within 660 feet of Major Public Open Space or tribal land.

The application is not yet submitted. If you would like to have a Tribal Meeting about this proposed project, please respond to this request within 15 days.³

Email address to respond yes or no: Yes

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

All NM Tribes have 15 calendar days from the date of this offer letter (10.3.25) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

- 1. Subject Property Address* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Location Description South East Corner of Paseo and Kimmick
- 2. Property Owner* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
- 3. Agent/Applicant* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
- 4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Archaeological Certificate
- Master Development Plan
- Subdivision of Land
 - Bulk Land
 - Minor
 - Major
- Zoning Map Amendment – EPC
- Zoning Map Amendment – Council

Summary of project/request**:

DHO Major Subdivision Action to Subdivide the subject property into 4 legal tra

Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown and grant easements. We will are also seeking an Archaeological Certificate.

5. This type of application will be decided by*: City Staff

OR at a public hearing by:

Development Hearing Officer (DHO) Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found*5:

Preferred project contact name: Regina Okoye, Vice President

Email: rokoye@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1003)

Online website or project page:

Attachments:

Additional Project Information:

1. Zone Atlas Page(s)*6 C-11-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation:

N/A

Additional Information from IDO Zoning Map*7:

1. Area of Property [typically in acres] +/- 12 acres

2. IDO Zone District MX-L
and MX-M

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

3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
5. Current Land Use(s) [vacant, if none]

Useful Links:

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Contacts:

[Planning Department Webpage](#)

Email: devhelp@cabq.gov

Phone: 505-924-3860

[Office of Native American Affairs](#)

Brandi Ahmie, Tribal Liaison

Email: bahmie@cabq.gov Phone:

505-768-4547

Regina Okoye, Vice President

Modulus Architects & Land Use Planning, Inc.

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Direct: 505.808.3868

Email: rokoye@modulusarchitects.com

Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Join us on Instagram: [Modulus Architects on Instagram](#)

New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois



Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



Navajo Nation Council
Crystalynne Curley, Office of the Speaker
P.O. Box 3390
Window Rock, AZ 86515



PLAN SNAPSHOT REPORT MAJOR_PLT-2025-00016 FOR CITY OF ALBUQUERQUE

Plan Type: Preliminary Plat Applications	Project: PR-2025-020092 (PR-2025-020092)	App Date: 11/07/2025
Work Class: Major Preliminary Plat	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Major Preliminary Plat Application

Parcel: 101106417517930502	Address: 99999 Valiente Nw Albuquerque, NM 87120	Zone:
101106413017030501 Main	99999 Valiente Rd Nw Main Albuquerque, NM 87120	

Owner Steve Metro Mobile: (505) 348-4157	Owner Steve Metro Mobile: (505) 348-4157	Applicant REGINA OKOYE 8220 SAN PEDRO DR. NE, SUITE 520 ALBUQUERQUE, NM ALBUQUERQUE, NM 87113 Business: (505) 267-7686
---	---	---

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning MX-L - Mixed-Use - Low Intensity, MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots2
Number of Proposed Lots 4	Total Area of Site in Acres 12.1364	Site Address/Street Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Site Location Located Between Streets South East Corner of Paseo and Kimmick	Case History POSSE Project Number: PR-2019-002663 POSSE Case Number: RZ-2019-00043 Legacy Project Number: 1009082 POSSE Project Number: PR-2019-002663 POSSE Case Number: VA-2019-00384 Legacy Project Number: 1009082	Number of Intersections 3
Do you request an interpreter for the hearing? No	Lot and/or Tract Number 1A1	Block Number 3
Subdivision Name and/or Unit Number VOLCANO CLIFFS UNIT 26	Legal Description LT 4A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OFKIMMICK DRIVE NW & CALLE NORTENA NW VOLCANO CLIFFS, L1 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OFKIMMICK DR NV & CALLE NORTENA NW	VOLCANO CLIFFS SUBD

PLAN SNAPSHOT REPORT (MAJOR_PLT-2025-00016)

Existing Zone District	MX-M	Zone Atlas Page(s)	C-11	Acreage	5.2248, 7.2901
Calculated Acreage	5.21911946, 7.29007291	Council District	5	Community Planning Area(s)	Northwest Mesa
Character Protection Overlay	Volcano Mesa – CPO-13	View Protection Overlay	Northwest Mesa Escarpment – VPO-2 / Height Restrictions Sub-area, Northwest Mesa Escarpment – VPO-2	Development Area(s)	Change
Current Land Use(s)	15 Vacant	IDO Use Development Standards Name	Volcano Mesa – CPO-13	IDO Use Development Standards Subsection	Off-premises Signs (Prohibitions) (5-12)
IDO Administration & Enforcement Name	Northwest Mesa Escarpment – VPO-2	IDO Administration & Enforcement Subsection	Variance – EPC (6-6)	Pre-IDO Zoning District	SU-2
Pre-IDO Zoning Description	VCMX	Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage	0	Total Gross Square Footage3	0
Total Gross Square Footage4	0	Total Gross Square Footage2	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_REGINA_OKOYE_11/7/2025.pg	11/07/2025 10:38	OKOYE, REGINA		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	11/10/2025 10:14
2. Submittal has been reviewed, we are waiting for signature from ABCWUA on the plat . It is ready to be processed.	Renee Zamora	11/18/2025 10:51

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00060742	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Intersection Fee	\$285.00	\$0.00
	Technology Fee	\$91.35	\$0.00
	Major Preliminary Plat Fee	\$815.00	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Proposed Lot Fee	\$80.00	\$0.00
	Total for Invoice INV-00060742	\$1,396.35	\$0.00
	Grand Total for Plan	\$1,396.35	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	Major Preliminary Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/18/2025 10:53	11/18/2025 13:40
Associate Project Number v.1	Generic Action		11/18/2025 10:54
Screen for Completeness v.1	Generic Action		11/18/2025 10:54
Verify Payment v.1	Generic Action		11/18/2025 13:39
Sign Posting v.1	Generic Action		11/18/2025 13:39
Application Review v.1		11/18/2025 13:40	
Create and Email Advertisement v.1	Generic Action		11/18/2025 13:40
DHO Hearing v.1	Hold Hearing	11/18/2025 13:40	11/18/2025 13:41
Major Preliminary Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		

PLAN SNAPSHOT REPORT (MAJOR_PLT-2025-00016)

Confirm AGIS Approval and Upload v.1	Generic Action
Conditions of Approval v.1	
Add in Conditions of Approval v.1	Generic Action
Signature v.1	
Confirm Latest PLAT Uploaded v.1	Generic Action
Confirm Latest Infrastructure List Uploaded v.1	Generic Action
Confirm Conditions Satisfied v.1	Generic Action
Confirm Recorded IIA Uploaded v.1	Generic Action
Signature Review for Plats v.1	Receive Submittal
Confirm Recorded Plat is Uploaded v.1	Generic Action
Linked Applications v.1	
Linked Major Final Plat v.1	Create Plan Case

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 18, 2025

Luis Noriega
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Paseo and Kimmick East
99999 Valiente Rd NW
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 08/26/2025
Hydrology File: C11D010
Case # HYDR-2025-00311**

Dear Mr. Noriega:

PO Box 1293

Based upon the information provided in your submittal received 08/27/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) / Development Hearing Officer (DHO) on Site Plan for Building Permit and platting action.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

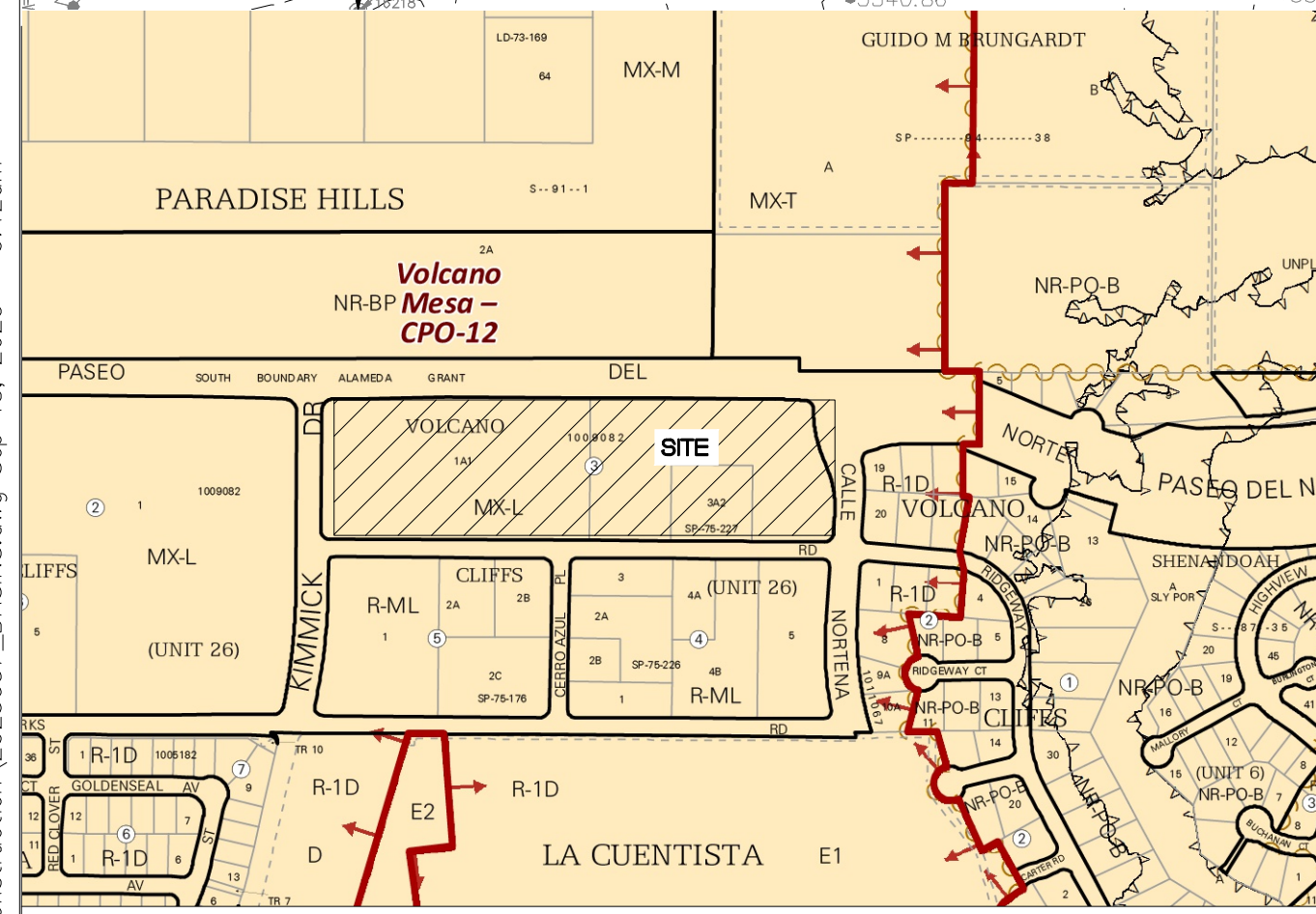
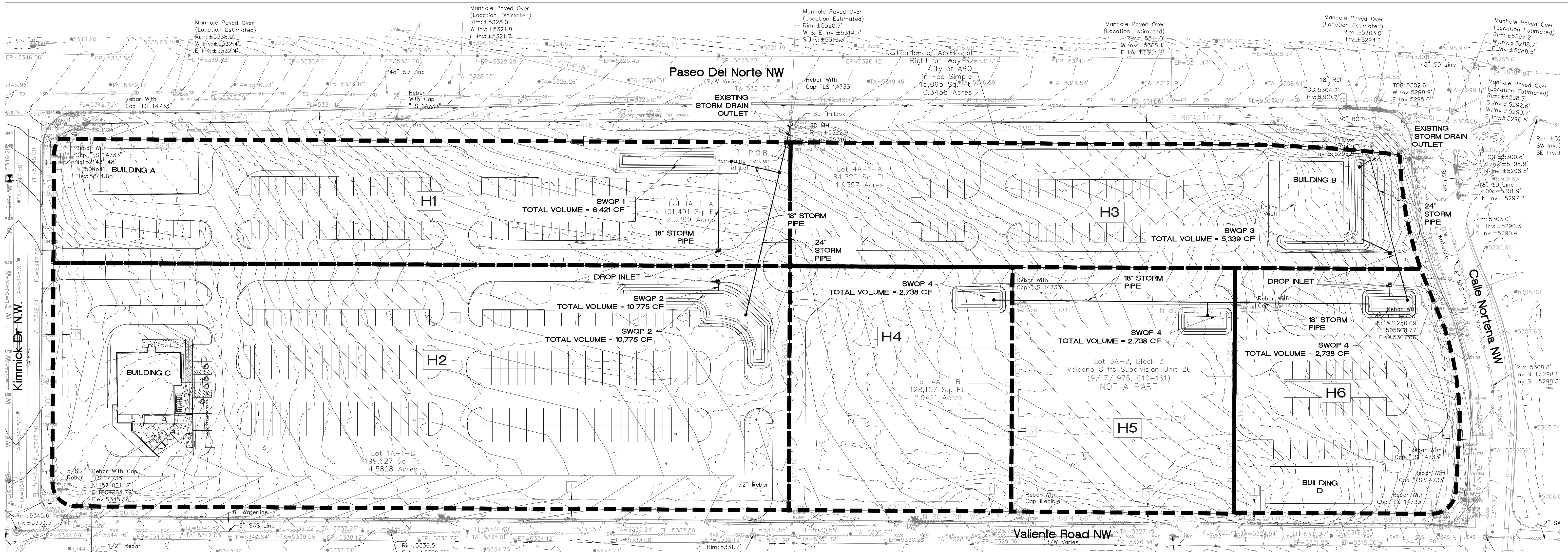
www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Design Review Services



DPM CH 6 Weighted E Method

Precipitation Zone 1
PASEO AND KIMMICK EAST SIDE LOTS
PASEO AND KIMMICK EAST SIDE
 TWLLC Date 8/26/2025

Equations:
 Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad
 Volume = Weighted E * Total Area
 Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

6 Hr Excess Precipitation, E (in.)

Zone 1	100-Year	10-Year
Ea	0.55	0.08
Eb	0.73	0.22
Ec	0.95	0.44
Ed	2.24	1.24

Peak Discharge (cfs/acre)

Zone 1	100-Year	10-Year
Qa	1.54	0.3
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

Existing Conditions

Basin ID	Tract	Basin Descriptions			100-Year, 6-Hr									
		Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow (cfs)	SWQV (CF)		
H1		101,495	2.33	0.00364	100%	2.330	0%	0.000	0%	0.000	0.000	0.550	0.107	3.59
H2		199,634	4.58	0.00716	100%	4.583	0%	0.000	0%	0.000	0.000	0.550	0.210	7.06
H3		84,319	1.94	0.00302	100%	1.936	0%	0.000	0%	0.000	0.000	0.550	0.089	2.98
H4		60,476	1.39	0.00217	100%	1.388	0%	0.000	0%	0.000	0.000	0.550	0.064	2.14
H5		60,672	1.39	0.00218	100%	1.393	0%	0.000	0%	0.000	0.000	0.550	0.064	2.14
H6		58,664	1.35	0.00210	100%	1.347	0%	0.000	0%	0.000	0.000	0.550	0.062	2.07
Total		565,260	12.98	0.02028		12.977	0.000	0.000	0.000	0.000	0.000	0.595	19.98	

Proposed Conditions

Basin ID	Tract	Basin Descriptions			100-Year, 6-Hr											
		Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow (cfs)	SWQV (CF)				
D1		101,495	2.33	0.00364	0%	0.000	5%	0.117	15%	0.350	80%	1.864	1.971	0.383	8.93	2841.860
D2		199,634	4.58	0.00716	0%	0.000	5%	0.229	15%	0.687	80%	3.666	1.971	0.753	17.57	5589.752
D3		84,319	1.94	0.00302	0%	0.000	5%	0.097	15%	0.290	80%	1.549	1.971	0.318	7.42	2360.932
D4		60,476	1.39	0.00217	0%	0.000	5%	0.069	15%	0.208	80%	1.111	1.971	0.228	5.32	1693.328
D5		60,672	1.39	0.00218	0%	0.000	5%	0.070	15%	0.209	80%	1.114	1.971	0.229	5.34	1698.816
D6		58,664	1.35	0.00210	0%	0.000	5%	0.067	15%	0.202	80%	1.077	1.971	0.221	5.16	1642.592
Total		565,260	12.98	0.02028		0.000	0.649	1.946	10.381	10.381	2.131	49.759	1582.280			

EXISTING CONDITIONS

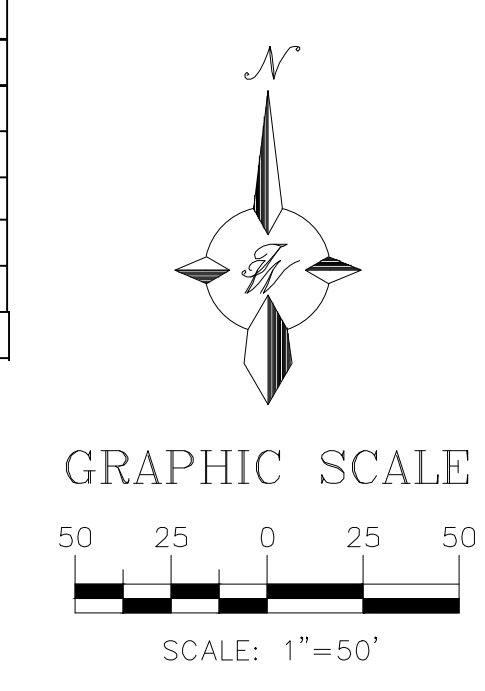
THE SUBJECT SITE IS CURRENTLY VACANT WITH GROWING VEGETATION. BASED ON THE TOPOGRAPHY, RUNOFF SURFACE FLOWS SOUTH TO NORTH, WHILE A PORTION FLOWS TOWARDS THE NORTHEAST (CENTER) AND THE OTHER THE NORTHWEST (END) AND THERE ARE TWO EXISTING STORM DRAIN INLETS. PER THE VOLCANO HEIGHTS CONCEPTUAL DRAINAGE COMPILATION PLAN (HYDRONUM:090000) THE SUBJECT SITE IS ALLOWED TO FREE FLOW TOWARDS THE EXISTING STORM DRAIN ALONG PASEO DEL NORTE.

PROPOSED CONDITIONS

FUTURE DEVELOPMENTS SHALL MANAGE THE FIRST FLUSH VOLUME AS REQUIRED BY CURRENT CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS. THERE ARE TWO EXISTING STORM DRAIN INLETS THAT MAY BE UTILIZED TO MANAGE DEVELOPED FLOWS VIA SURFACE FLOW OR A DEDICATED STORM DRAIN SYSTEM AS SHOWN ON THE CONCEPTUAL GRADING AND DRAINAGE PLAN.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CONCRETE SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- BASIN BOUNDARY



ENGINEER'S SEAL
 RONALD R. BOHANNAN
 NEW MEXICO
 7868
 PROFESSIONAL ENGINEER
 08/26/2025
 RONALD R. BOHANNAN
 P.E. #7868

PASEO AND KIMMICK EAST ALBUQUERQUE, NM
CONCEPTUAL GRADING AND DRAINAGE PLAN

TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierwestllc.com

DRAWN BY LN
 DATE 08/26/2025
 2025057_BASINS
 SHEET # **GR-0**
 JOB # 2025057

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

Legal/Request Descriptions & Location: LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD) & LT 4A-1 BLK 3 (EXCL N'LY PORT OUT TO R/W) PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DRIVE NW & CALLE NORTENA

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

Ernest Armijo

Transportation Department _____
Date 10/16/2025

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

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

Legal/Request Descriptions & Location: LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD) & LT 4A-1 BLK 3 (EXCL N'LY PORT OUT TO R/W) PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DRIVE NW & CALLE NORTENA

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

10/28/2025

 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: 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

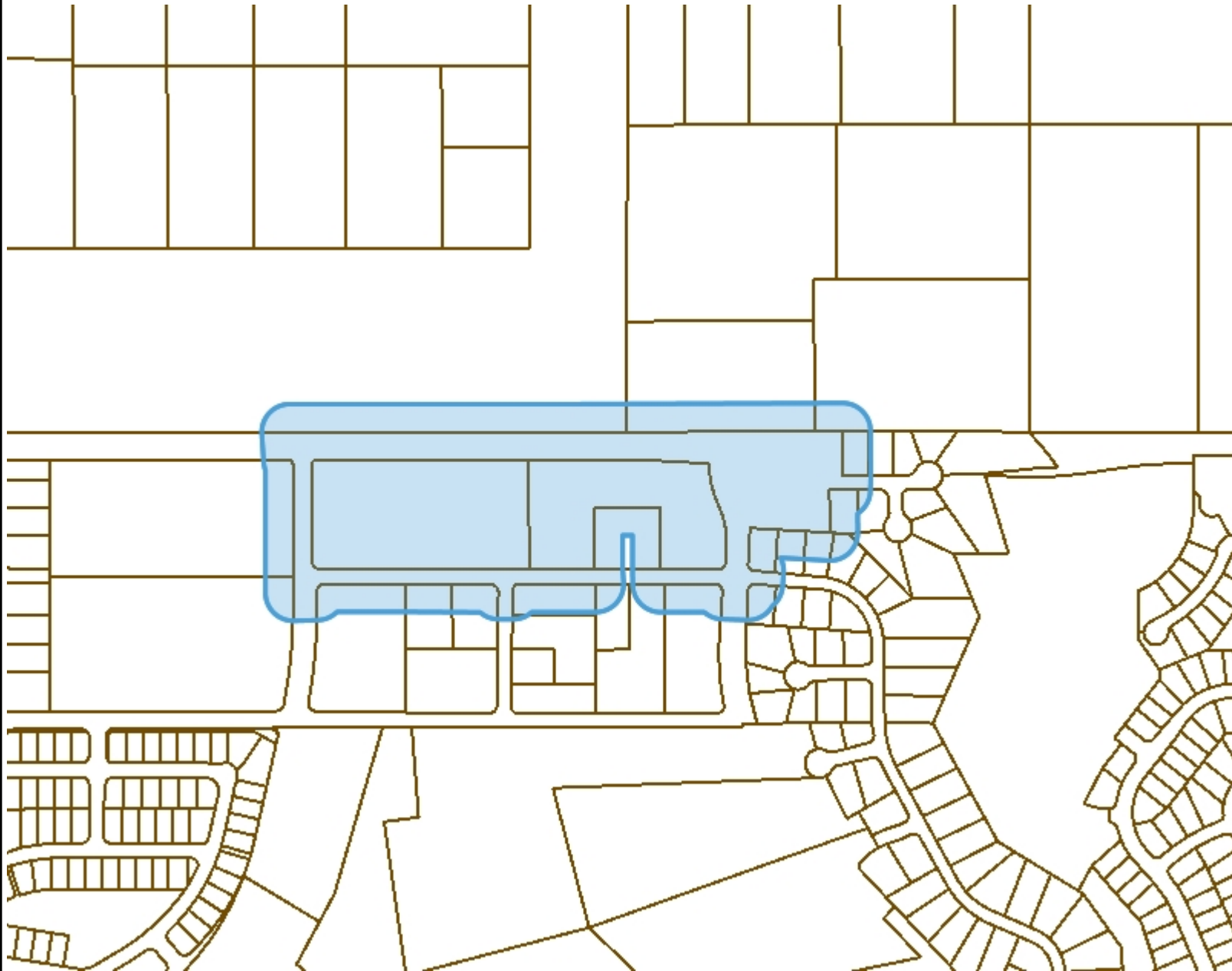


99999 Valiente Rd NW



Legend

□ Bernalillo County Parcels



Notes

Buffer: 100 Feet
Right-of-Way: Calle Nortena NW;
Kimmick Rd NW; Paseo del Norte NW;
Valiente Rd NW

1,054 0 527 1,054 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
11/6/2025 © City of Albuquerque

1: 6,325

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

BEDROCK PARTNERSHIP & N M GEN
PARTNERSHIP C/O GERALD GOLD
PO BOX 26506
ALBUQUERQUE NM 87125-6506

BETA INVESTMENTS LLC
PO BOX 65808
ALBUQUERQUE NM 87193-5808

BRADY RONALD L
6801 E 10TH AVE
DENVER CO 80220-4805

CARLTON JESSE CLAY & SYLVIA MARIE
3407 32ND CIR SE
RIO RANCHO NM 87124-1907

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

GONZALES CLARISSA J & GONZALES
FRANK J
9051 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4218

GROUP I U26 VC LLC RM 115
2400 LOUISIANA BLVD NE BLDG 3
ALBUQUERQUE NM 87110-4303

HEYMAN MAX R & EVERARDA
10423 CANTACIELO DR NW
ALBUQUERQUE NM 87114-1461

JACOB BARBARA A TRUSTEE JACOB
TRUST
3910 MESA VERDE AVE NE
ALBUQUERQUE NM 87110-7728

JUBILEE DEVELOPMENTS LLC
9700 SAND VERBENA TRL NE
ALBUQUERQUE NM 87122-3667

LEDERER A C JR
12600 EXCHANGE DR SUITE 214
STAFFORD TX 77477-3609

MARTINEZ MARLEEN & RIVERA GABE
8204 WOLVERINE DR NW
ALBUQUERQUE NM 87120-5268

MILLER CALVIN BENJAMIN &
SHAWNEQUE NICOLE CO-TRUSTEES
MILLER FAMILY TRUST
5504 VALIENTE RD NW
ALBUQUERQUE NM 87120-7150

MILLER MICHAEL & MOLLY
8416 CHILTE PINE RD NW
ALBUQUERQUE NM 87120-4256

POLYGON REALTY LLC
PO BOX 65962
ALBUQUERQUE NM 87193-5962

SANCHEZ GABRIEL & DIANA
8005 CAMINO ALTO CT NW
ALBUQUERQUE NM 87120-7063

TAYLOR GREGORY L & DEBRA C A CO-
TRUSTEES TAYLOR LVT
5508 VALIENTE RD NW
ALBUQUERQUE NM 87120-7150

VOLCANO CLIFFS INC
4112 BLUE RIDGE PL NE
ALBUQUERQUE NM 87111-4167

Paradise Hills Civic Association
Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque NM 87114

Paradise Hills Civic Association
Kym Fleck
10216 La Paz Dr NW
Albuquerque NM 87114

Westside Coalition of Neighborhood
Associations
Jane Baechle
7021 Lamar Avenue NW
Albuquerque NM 87120

Westside Coalition of Neighborhood
Associations
Rene Horvath
5515 Palomino Drive NW
Albuquerque NM 87120

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/7/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Location Description South East Corner of Paseo and Kimmick
2. Property Owner* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
3. Agent/Applicant* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
4. Application Type(s)²* per IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision Major (Minor or Major or Bulk Land)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: _____

Summary of project/request³*:

DHO Major Subdivision Action to Subdivide the subject property into 4 legal tracts.

Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown and grant easements.

5. This application will be decided at a public meeting or hearing by*:

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: December 3, 2025, @9:00am

Location*4: VIA ZOOM

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Angela M. Piarowski, CEO/Principal

Email: angela@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1000)

- Attachments:
 - Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
 - Others: _____

Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*5 C-11-Z

2. Project Illustrations, as relevant*6

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal Tribal Meeting was offered but one was not requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum: N/A

- 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.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] +/- 12 acres
- 2. IDO Zone District MX-L and MX-M
- 3. Overlay Zone(s) [if applicable] VPO-2 and CPO-13
- 4. Center or Corridor Area [if applicable] Premium Transit and Commuter Corridor/ Not within a Center
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Subdivision of Land - Major Preliminary Plat
Decision-making Body: Development Hearing Officer (DHO)
Pre-Application meeting required: Yes No
Neighborhood meeting required: Yes No
Mailed Notice required: Yes No
Electronic Mail required: Yes No
Is this a Site Plan Application: Yes No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: Unassigned Addresses - 99999 VALIENTE NW (x2 tracts)
Name of property owner: VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
Name of applicant: Modulus Architects & Land Use Planning, Inc. (agent)
Date, time, and place of public meeting or hearing, if applicable:
December 3, 2025 @9am VIA ZOOM
Address, phone number, or website for additional information:
Angela M. Piarowski CEO/Principal with Modulus Architects and Land Use Planning, angela@modulusarchitects.com, 505.338.1499
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request. Plat
[] Summary of pre-submittal neighborhood meeting, if applicable.
[X] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

Regina Okoye (Applicant signature) 11/7/25 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

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

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, November 6, 2025 3:17 PM
To: Regina Okoye
Subject: 99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW _Public Notice Inquiry Sheet Submission
Attachments: 02 - IDOZoneAtlasPage_C-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	Address Line 1	City	State	Zip	Mobile Phone	Phone
Paradise Hills Civic Association	phcassoc@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Paradise Hills Civic Association	phcassoc@gmail.com	Kym	Fleck	kym.fleck@gmail.com	10216 La Paz Dr NW	Albuquerque	NM	87114		5052708886
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflares@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Thursday, November 6, 2025 10:57 AM

To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>

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

Subject: Public Notice Inquiry Sheet Submission

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:

Applicant Information

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects

Company Address

8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

UPC: 101106413017030501 Owner: VOLCANO CLIFFS INC Owner Address: 4112 BLUE RIDGE PL NE ALBUQUERQUE NM 87111-4167 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120 UPC: 101106417517930502 Owner: GROUP I U26 VC LLC RM 115 Owner Address: 2400 LOUISIANA BLVD NE BLDG 3 ALBUQUERQUE NM 87110-4303 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87114 UPC: 101106417715630503 Owner: BRADY RONALD L Owner Address: 6801 E 10TH AVE DENVER CO 80220-4805 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120

Physical address of subject site:

99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW (3 abutting parcels no assigned address at this time)

Subject site cross streets:

PASEO DEL NORTE NW and Kimmick Dr NW

Other subject site identifiers:

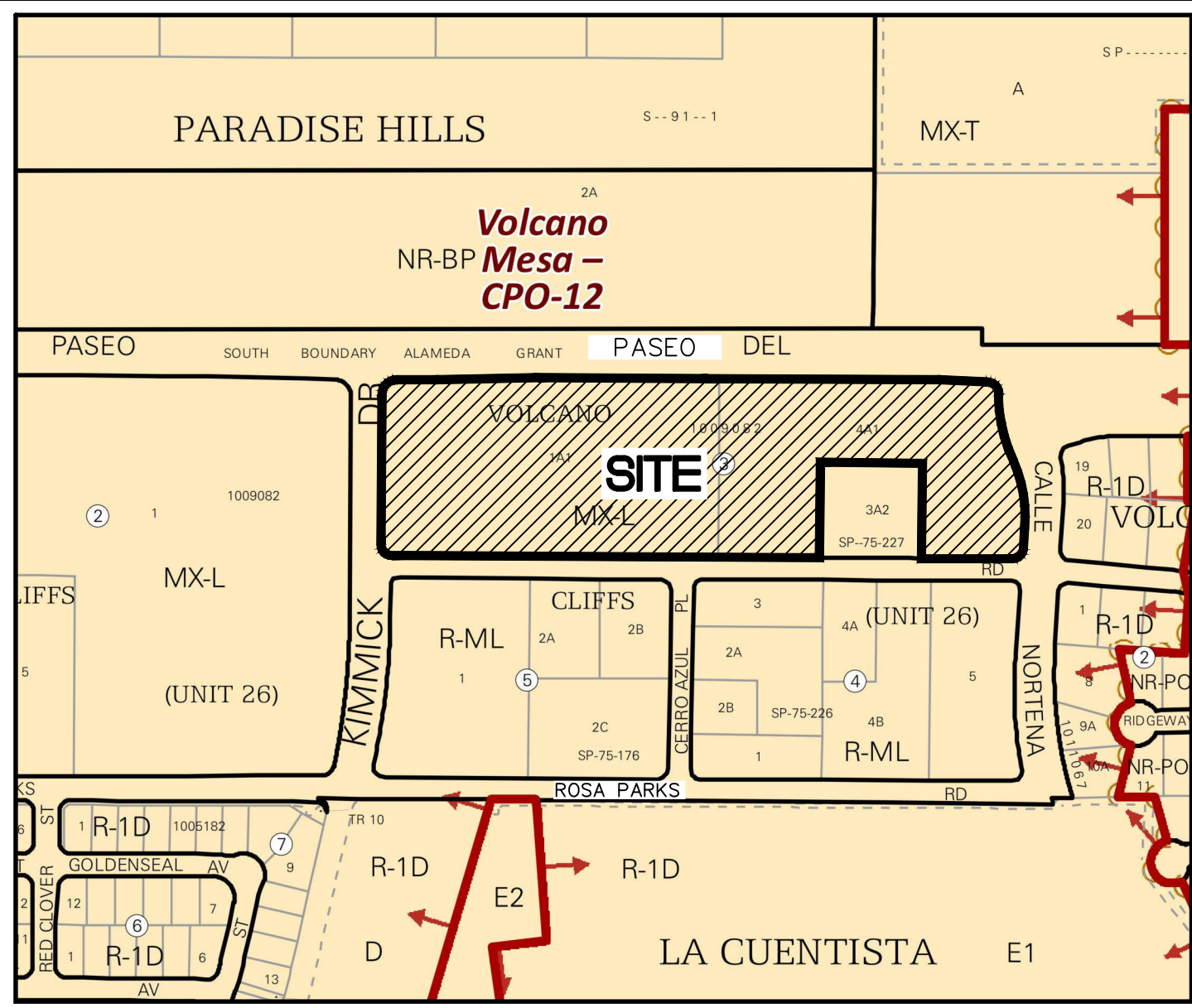
Southeast corner of Paseo del Norte & Kimmick

This site is located on the following zone atlas page:

C-11-Z

Link for map

Captcha



Vicinity Map - Zone Atlas C-11-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Volcano Cliffs Subdivision
 Owner: Volcano Cliffs Inc. (Lot 1A-1)
 Group 1 U26 VC LLC (Lot 4A-1)
 UPC #: 101106413017030501 (Lot 1A-1)
 101106417517930502 (Lot 4A-1)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 12.1364 ACRES
 ZONE ATLAS PAGE NO. C-11-Z
 NUMBER OF EXISTING LOTS, 2
 NUMBER OF LOTS CREATED, 4
 MILES OF FULL-WIDTH STREETS, 0.0000 MILES
 MILES OF HALF-WIDTH STREETS, 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.3458 ACRES
 DATE OF SURVEY, JULY 2025

Legal Description

LOTS NUMBERED FOUR A-ONE (4A-1) AND ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R. 2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1A-1, MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY, N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, S 89°43'15" E, A DISTANCE OF 508.48 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 111.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1422.00 FEET, A DELTA OF 4°30'11", AND A CHORD BEARING S 87°28'09" E, A DISTANCE OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 37.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 84°48'28", AND A CHORD BEARING S 42°48'50" E, A DISTANCE OF 33.72 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF CALLE NORTENA N.W., 163.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A DELTA OF 24°18'18", AND A CHORD BEARING S 12°33'45" E, A DISTANCE OF 162.52 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 29.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 456.46 FEET, A DELTA OF 3°43'21", AND A CHORD BEARING S 22°22'06" E, A DISTANCE OF 29.65 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 14733";

DESCRIPTION CONTINUED ON SHEET 2...

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # _____ 101106413017030501 _____
 _____ 101106417517930502 _____

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Project Number: _____ PR-2025-020092

Application Number: _____

Plat Approvals:

<u>Daniel Aragon</u> <small>Daniel Aragon (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
PNM Electric Services	
<u>David Hall</u> <small>David Hall (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estvanko</u> <small>Jeff Estvanko (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
New Mexico Gas Company	
<u>Todd Schnall</u> <small>Todd Schnall (Oct 20, 2025 10:20 AM MDT)</small>	10/20/2025
Comcast	
<u>John E. Muldrow</u> <small>John E. Muldrow (Oct 16, 2025 11:42:06 AM MDT)</small>	10/16/2025
Ezee Fiber	

City Approvals:

D. B. P.S. for Loren Risenhoover 10/16/2025
 City Surveyor

- Traffic Engineering, Transportation Division
- ABCWUA
- Parks and Recreation Department
- Kana Radeau 10/16/2025
- 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 10/24/25
 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

Legal Description (Continued from Sheet 1)

THENCE, 127.72 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.30 FEET, A DELTA OF 23°39'30", AND A CHORD BEARING S 06°49'03" E, A DISTANCE OF 126.81 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 03°29'11" W, A DISTANCE OF 47.52 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 37.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°49'43", AND A CHORD BEARING S 46°54'03" W, A DISTANCE OF 34.36 FEET TO A POINT OF TANGENCY;

THENCE, N 89°41'06" W, A DISTANCE OF 209.02 FEET TO AN ANGLE POINT, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, N 00°20'18" E, A DISTANCE OF 219.27 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 3A-2, BLOCK 3, VOLCANO CLIFFS SUBDIVISION UNIT 26, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, N 89°41'06" W, A DISTANCE OF 235.07 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHWEST CORNER OF SAID LOT 3A-2, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 00°19'37" W, A DISTANCE OF 219.31 FEET TO AN ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF VALIENTE ROAD N.W., MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 986.85 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERLY RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET

THENCE, N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING, CONTAINING 12.1364 ACRES (528,660 SQ. FT.), MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

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. 35001C0112G, DATED SEPTEMBER 26, 2008.

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. 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.
- 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 front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

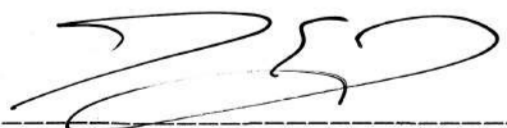
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other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

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

Free Consent and Dedication



THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
GROUP I U26 VC, LLC
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

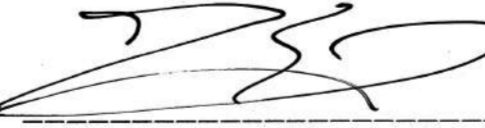
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT, 2025
STEVEN METRO, MANAGING MEMBER, GROUP I U26 VC, LLC

BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Free Consent and Dedication


THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
VOLCANO CLIFFS INC.
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT, 2025
STEVEN METRO, MANAGING MEMBER, VOLCANO CLIFFS INC.

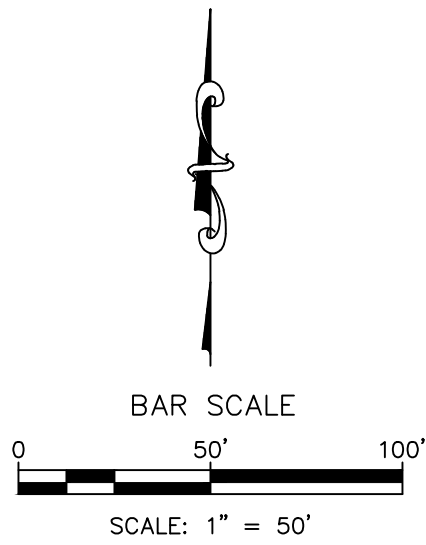
BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

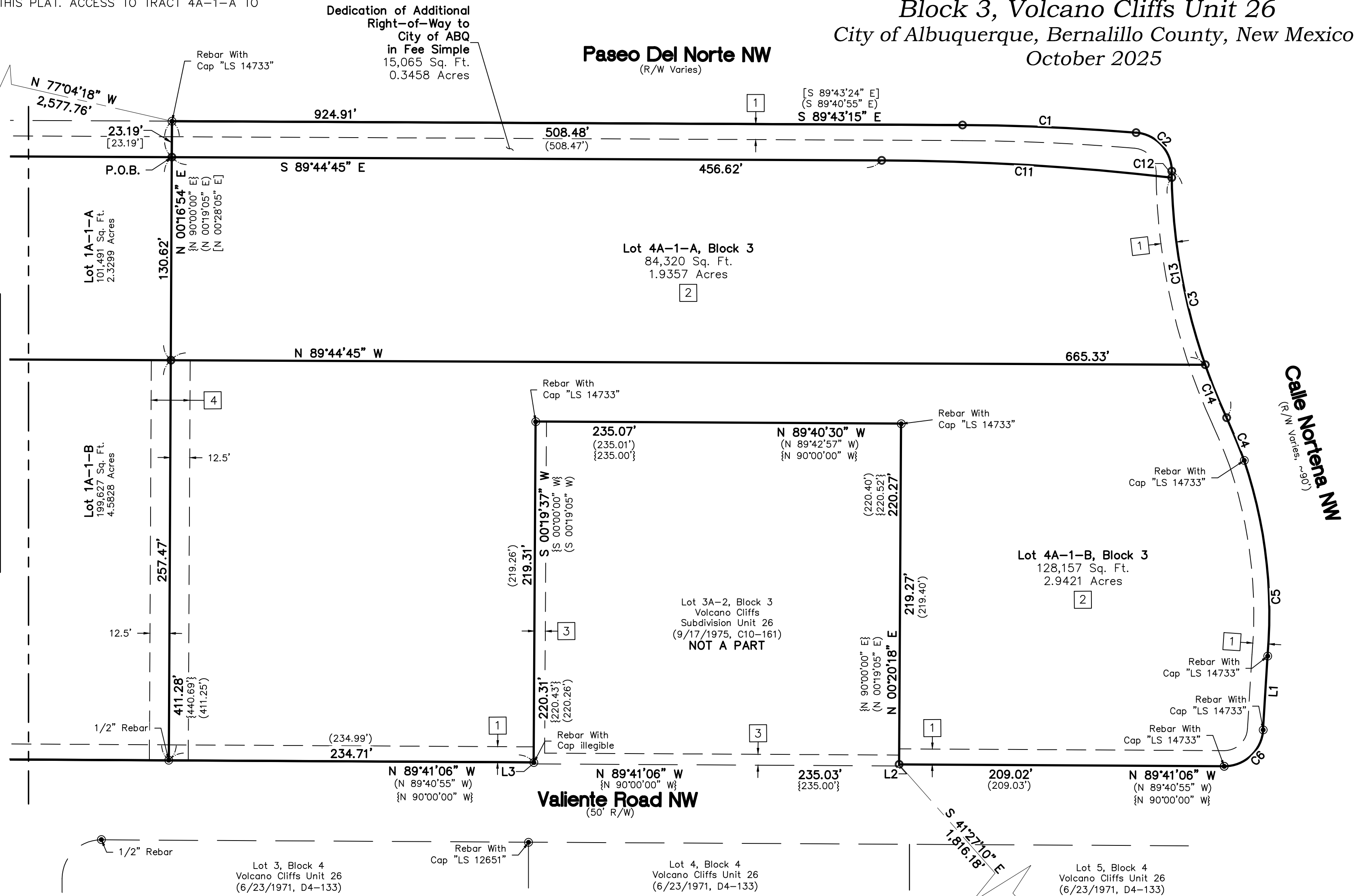
ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Match Line - See Sheet 4

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "1_C11"
NAD 1983 CENTRAL ZONE
X=1506287.794*
Y=1519187.728 *
Z=5275.136 * (NAVD 1988)
G-G=0.999672216
Mapping Angle=-0°15'30.84"
*U.S. SURVEY FEET

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

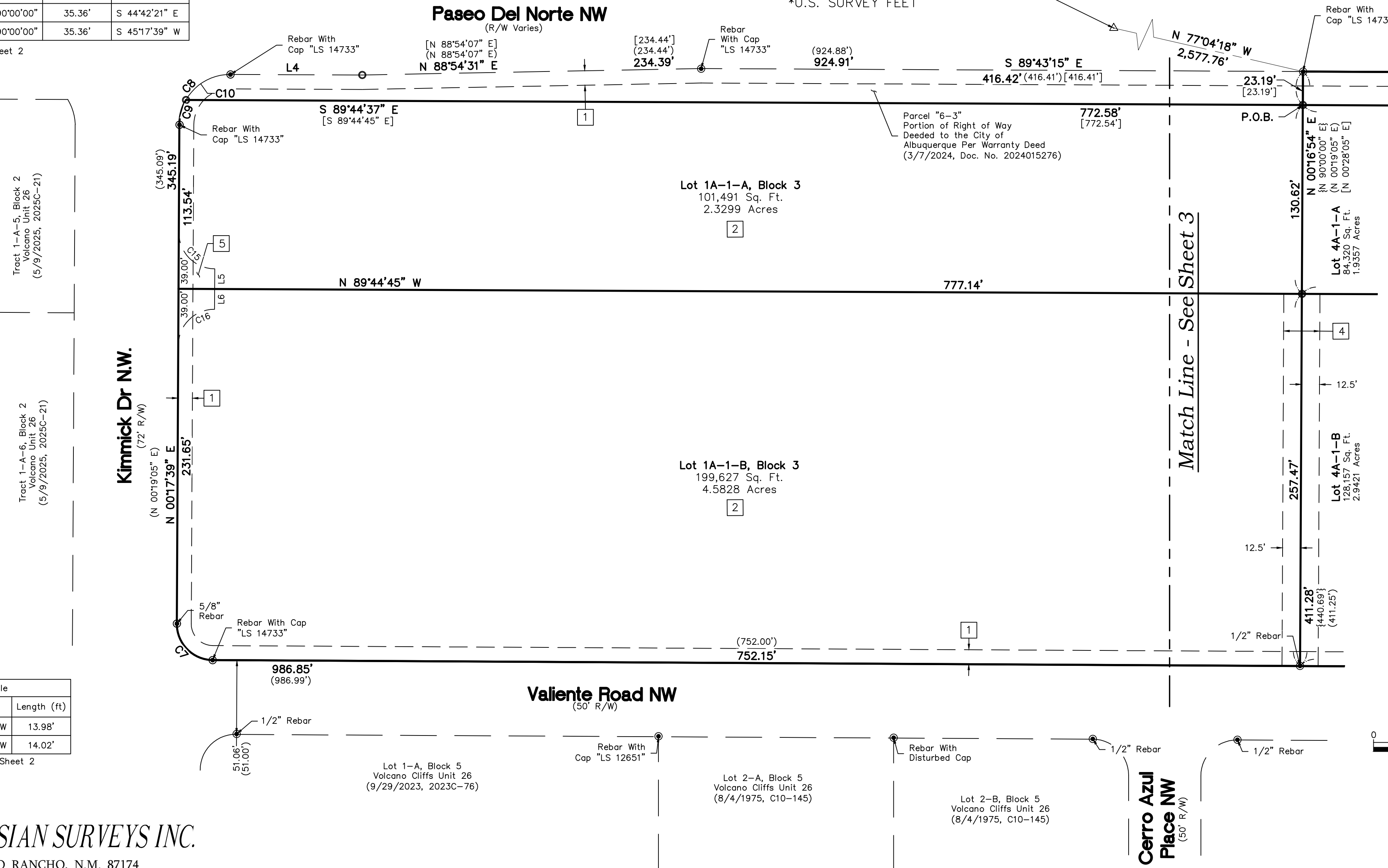
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
 Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
 City of Albuquerque, Bernalillo County, New Mexico
 October 2025

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

For C1 thru C14 see Sheet 2

ACS Monument " 8_C10 "
 NAD 1983 CENTRAL ZONE
 X=1502106.697*
 Y=1521538.71 *
 Z=5392.936 * (NAVD 1988)
 G-G=0.999667901
 Mapping Angle=-0°16'00.09"
 *U.S. SURVEY FEET



Tract 1-A-5, Block 2
 Volcano Unit 26
 (5/9/2025, 2025C-21)

Tract 1-A-6, Block 2
 Volcano Unit 26
 (5/9/2025, 2025C-21)

Lot 1-A, Block 5
 Volcano Cliffs Unit 26
 (9/29/2023, 2023C-76)

Lot 2-A, Block 5
 Volcano Cliffs Unit 26
 (8/4/1975, C10-145)

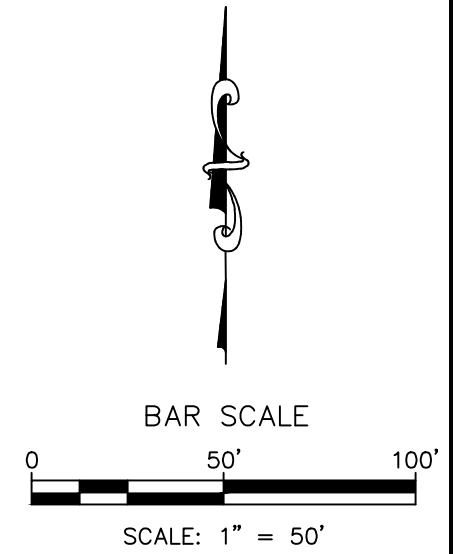
Lot 2-B, Block 5
 Volcano Cliffs Unit 26
 (8/4/1975, C10-145)

Lot 4A-1-A
 84,320 Sq. Ft.
 1.9357 Acres

Lot 4A-1-B
 128,157 Sq. Ft.
 2.9421 Acres

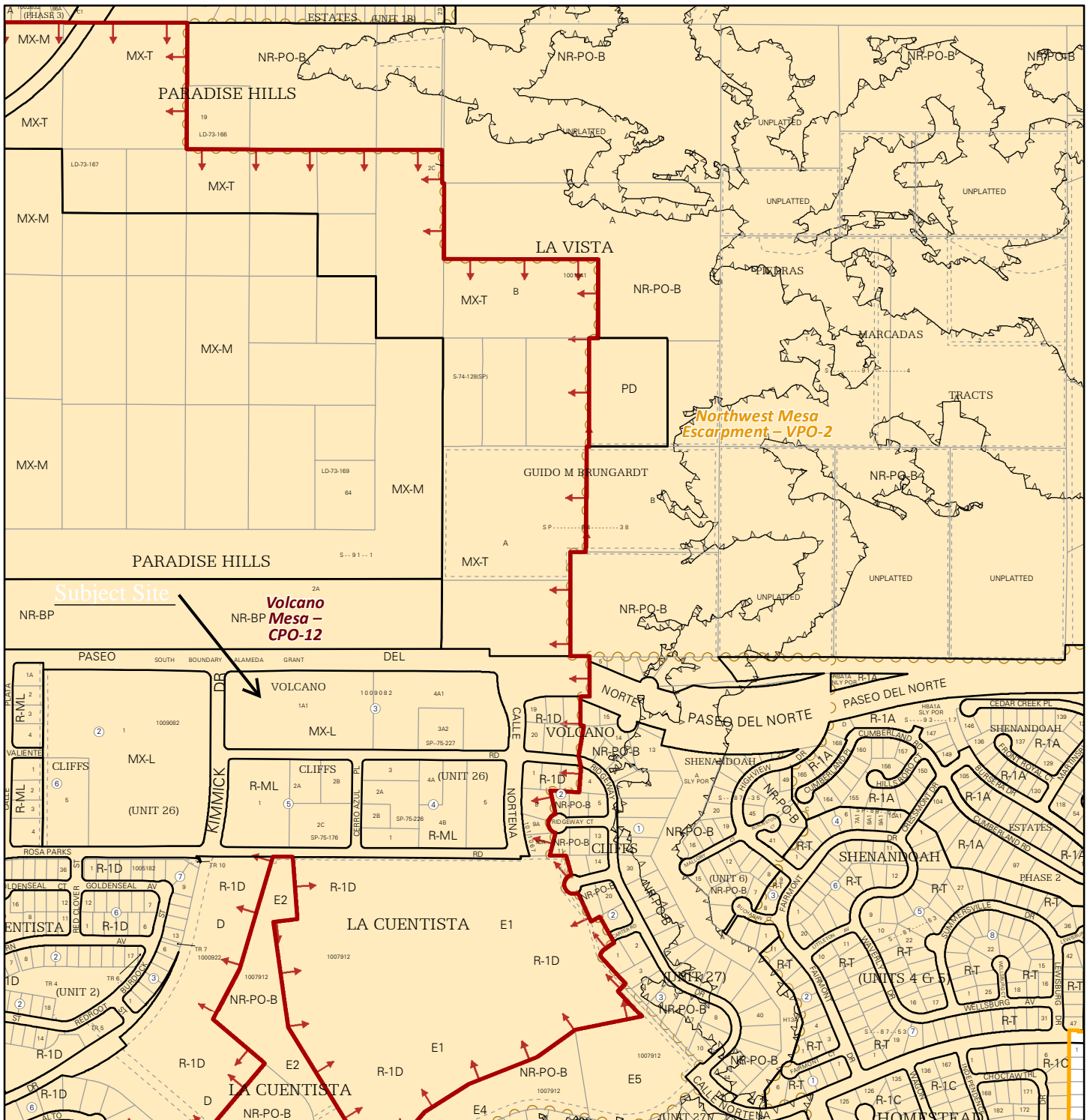
Line #	Direction	Length (ft)
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

For L1 thru L4 see Sheet 2



CSI-CARTESIAN SURVEYS INC.

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

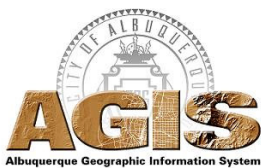


Northwest Mesa Escarpment - VPO-2

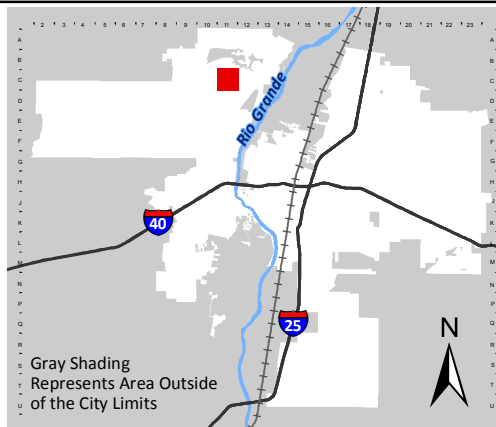
Subject Site
 NR-BP
 Volcano Mesa - CPO-12

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

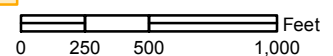


IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones
 are established by the
 Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-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



MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



BEDROCK PARTNERSHIP & N M GEN
PARTNERSHIP C/O GERALD GOLD
PO BOX 26506
ALBUQUERQUE NM 87125-6506

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



CARLTON JESSE CLAY & SYLVIA MARIE
3407 32ND CIR SE
RIO RANCHO NM 87124-1907

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



GROUP I U26 VC LLC RM 115
2400 LOUISIANA BLVD NE BLDG 3
ALBUQUERQUE NM 87110-4303

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



JUBILEE DEVELOPMENTS LLC
9700 SAND VERBENA TRL NE
ALBUQUERQUE NM 87122-3667

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



MILLER CALVIN BENJAMIN &
SHAWNEQUE NICOLE CO-TRUSTEES
MILLER FAMILY TRUST
5504 VALIENTE RD NW
ALBUQUERQUE NM 87120-7150

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



SANCHEZ GABRIEL & DIANA
8005 CAMINO ALTO CT NW
ALBUQUERQUE NM 87120-7063

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



BETA INVESTMENTS LLC
PO BOX 65808
ALBUQUERQUE NM 87193-5808

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



HEYMAN MAX R & EVERARDA
10423 CANTACIELO DR NW
ALBUQUERQUE NM 87114-1461

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ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



BRADY RONALD L
6801 E 10TH AVE
DENVER CO 80220-4805

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



GONZALES CLARISSA J & GONZALES
FRANK J
9051 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4218

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ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



LEDERER A C JR
12600 EXCHANGE DR SUITE 214
STAFFORD TX 77477-3609

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



TAYLOR GREGORY L & DEBRA C A CO-
TRUSTEES TAYLOR LVT
5508 VALIENTE RD NW
ALBUQUERQUE NM 87120-7150

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



MILLER MICHAEL & MOLLY
8416 CHILTE PINE RD NW
ALBUQUERQUE NM 87120-4256

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



JACOB BARBARA A TRUSTEE JACOB
TRUST
3910 MESA VERDE AVE NE
ALBUQUERQUE NM 87110-7728

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



MARTINEZ MARLEEN & RIVERA GABE
8204 WOLVERINE DR NW
ALBUQUERQUE NM 87120-5268

MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



VOLCANO CLIFFS INC
4112 BLUE RIDGE PL NE
ALBUQUERQUE NM 87111-4167

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



Paradise Hills Civic Association
Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque NM 87114

MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



Paradise Hills Civic Association
Kym Fleck
10216 La Paz Dr NW
Albuquerque NM 87114

MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



POLYGON REALTY LLC
PO BOX 65962
ALBUQUERQUE NM 87193-5962

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



Westside Coalition of Neighborhood
Associations
Rene Horvath
5515 Palomino Drive NW
Albuquerque NM 87120

MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



Westside Coalition of Neighborhood
Associations
Jane Baechle
7021 Lamar Avenue NW
Albuquerque NM 87120

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, November 6, 2025 3:17 PM
To: Regina Okoye
Subject: 99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW _Public Notice Inquiry Sheet Submission
Attachments: 02 - IDOZoneAtlasPage_C-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	Address Line 1	City	State	Zip	Mobile Phone	Phone
Paradise Hills Civic Association	phcassoc@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Paradise Hills Civic Association	phcassoc@gmail.com	Kym	Fleck	kym.fleck@gmail.com	10216 La Paz Dr NW	Albuquerque	NM	87114		5052708886
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Thursday, November 6, 2025 10:57 AM

To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>

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

Subject: Public Notice Inquiry Sheet Submission

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:

Applicant Information

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects

Company Address

8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

UPC: 101106413017030501 Owner: VOLCANO CLIFFS INC Owner Address: 4112 BLUE RIDGE PL NE ALBUQUERQUE NM 87111-4167 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120 UPC: 101106417517930502 Owner: GROUP I U26 VC LLC RM 115 Owner Address: 2400 LOUISIANA BLVD NE BLDG 3 ALBUQUERQUE NM 87110-4303 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87114 UPC: 101106417715630503 Owner: BRADY RONALD L Owner Address: 6801 E 10TH AVE DENVER CO 80220-4805 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120

Physical address of subject site:

99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW (3 abutting parcels no assigned address at this time)

Subject site cross streets:

PASEO DEL NORTE NW and Kimmick Dr NW

Other subject site identifiers:

Southeast corner of Paseo del Norte & Kimmick

This site is located on the following zone atlas page:

C-11-Z

Link for map

Captcha

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/7/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Location Description South East Corner of Paseo and Kimmick
2. Property Owner* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
3. Agent/Applicant* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
4. Application Type(s)²* per IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision Major (Minor or Major or Bulk Land)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: _____

Summary of project/request³*:

DHO Major Subdivision Action to Subdivide the subject property into 4 legal tracts.

Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown and grant easements.

5. This application will be decided at a public meeting or hearing by*:

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: December 3, 2025, @9:00am

Location*⁴: VIA ZOOM

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Angela M. Piarowski, CEO/Principal

Email: angela@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1000)

- Attachments:
 - Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
 - Others: _____

Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ C-11-Z

2. Project Illustrations, as relevant*⁶

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal Tribal Meeting was offered but one was not requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum: N/A

- 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.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] +/- 12 acres
- 2. IDO Zone District MX-L and MX-M
- 3. Overlay Zone(s) [if applicable] VPO-2 and CPO-13
- 4. Center or Corridor Area [if applicable] Premium Transit and Commuter Corridor/ Not within a Center
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Subdivision of Land - Major Preliminary Plat
Decision-making Body: Development Hearing Officer (DHO)
Pre-Application meeting required: Yes No
Neighborhood meeting required: Yes No
Mailed Notice required: Yes No
Electronic Mail required: Yes No
Is this a Site Plan Application: Yes No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: Unassigned Addresses - 99999 VALIENTE NW (x2 tracts)
Name of property owner: VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
Name of applicant: Modulus Architects & Land Use Planning, Inc. (agent)
Date, time, and place of public meeting or hearing, if applicable:
December 3, 2025 @9am VIA ZOOM
Address, phone number, or website for additional information:
Angela M. Piarowski CEO/Principal with Modulus Architects and Land Use Planning, angela@modulusarchitects.com, 505.338.1499
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[checked] Zone Atlas page indicating subject property.
[checked] Drawings, elevations, or other illustrations of this request. Plat
[] Summary of pre-submittal neighborhood meeting, if applicable.
[checked] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

Regina Okoye (Applicant signature) 11/7/25 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

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

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, November 6, 2025 3:17 PM
To: Regina Okoye
Subject: 99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW _Public Notice Inquiry Sheet Submission
Attachments: 02 - IDOZoneAtlasPage_C-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	Address Line 1	City	State	Zip	Mobile Phone	Phone
Paradise Hills Civic Association	phcassoc@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Paradise Hills Civic Association	phcassoc@gmail.com	Kym	Fleck	kym.fleck@gmail.com	10216 La Paz Dr NW	Albuquerque	NM	87114		5052708886
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Thursday, November 6, 2025 10:57 AM

To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>

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

Subject: Public Notice Inquiry Sheet Submission

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:

Applicant Information

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects

Company Address

8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

UPC: 101106413017030501 Owner: VOLCANO CLIFFS INC Owner Address: 4112 BLUE RIDGE PL NE ALBUQUERQUE NM 87111-4167 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120 UPC: 101106417517930502 Owner: GROUP I U26 VC LLC RM 115 Owner Address: 2400 LOUISIANA BLVD NE BLDG 3 ALBUQUERQUE NM 87110-4303 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87114 UPC: 101106417715630503 Owner: BRADY RONALD L Owner Address: 6801 E 10TH AVE DENVER CO 80220-4805 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120

Physical address of subject site:

99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW (3 abutting parcels no assigned address at this time)

Subject site cross streets:

PASEO DEL NORTE NW and Kimmick Dr NW

Other subject site identifiers:

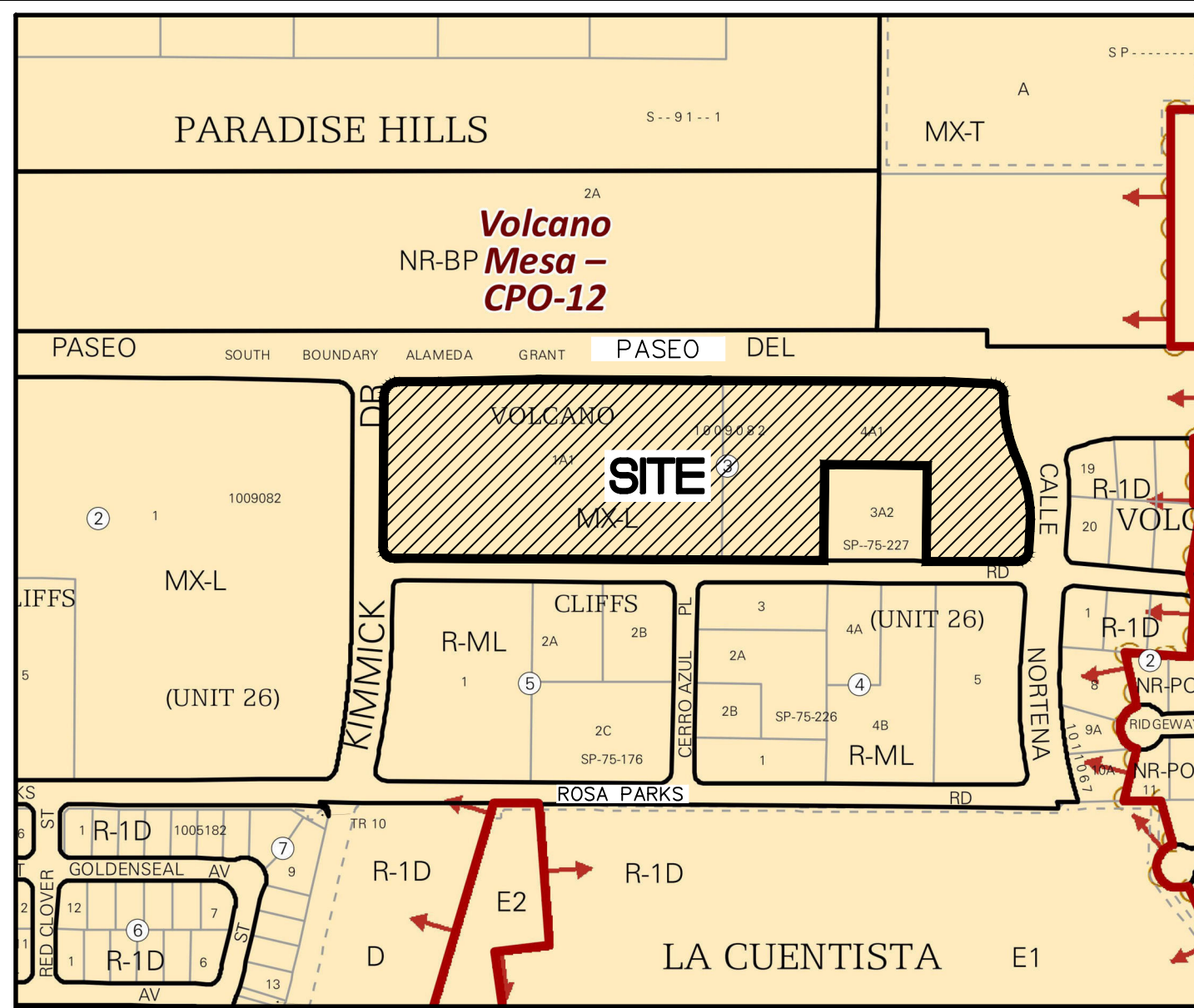
Southeast corner of Paseo del Norte & Kimmick

This site is located on the following zone atlas page:

C-11-Z

Link for map

Captcha



Vicinity Map - Zone Atlas C-11-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Volcano Cliffs Subdivision
 Owner: Volcano Cliffs Inc. (Lot 1A-1)
 Group 1 U26 VC LLC (Lot 4A-1)
 UPC #: 101106413017030501 (Lot 1A-1)
 101106417517930502 (Lot 4A-1)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 12.1364 ACRES
 ZONE ATLAS PAGE NO. C-11-Z
 NUMBER OF EXISTING LOTS, 2
 NUMBER OF LOTS CREATED, 4
 MILES OF FULL-WIDTH STREETS, 0.0000 MILES
 MILES OF HALF-WIDTH STREETS, 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.3458 ACRES
 DATE OF SURVEY, JULY 2025

Legal Description

LOTS NUMBERED FOUR A-ONE (4A-1) AND ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R. 2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1A-1, MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY, N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, S 89°43'15" E, A DISTANCE OF 508.48 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 111.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1422.00 FEET, A DELTA OF 4°30'11", AND A CHORD BEARING S 87°28'09" E, A DISTANCE OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 37.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 84°48'28", AND A CHORD BEARING S 42°48'50" E, A DISTANCE OF 33.72 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF CALLE NORTENA N.W., 163.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A DELTA OF 24°18'18", AND A CHORD BEARING S 12°33'45" E, A DISTANCE OF 162.52 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 29.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 456.46 FEET, A DELTA OF 3°43'21", AND A CHORD BEARING S 22°22'06" E, A DISTANCE OF 29.65 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 14733";

DESCRIPTION CONTINUED ON SHEET 2...

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # _____ 101106413017030501 _____
 _____ 101106417517930502 _____

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Project Number: _____ PR-2025-020092

Application Number: _____

Plat Approvals:

<u>Daniel Aragon</u> <small>Daniel Aragon (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
PNM Electric Services	
<u>David Hall</u> <small>David Hall (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estvanko</u> <small>Jeff Estvanko (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
New Mexico Gas Company	
<u>Todd Schnall</u> <small>Todd Schnall (Oct 20, 2025 10:20 AM MDT)</small>	10/20/2025
Comcast	
<u>John E. Muldrow</u> <small>John E. Muldrow (Oct 16, 2025 11:42:06 AM MDT)</small>	10/16/2025
Ezee Fiber	

City Approvals:

D. B. P.S. for Loren Risenhoover 10/16/2025
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department
Kana Radeau 10/16/2025

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 10/24/25
 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

Legal Description (Continued from Sheet 1)

THENCE, 127.72 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.30 FEET, A DELTA OF 23°39'30", AND A CHORD BEARING S 06°49'03" E, A DISTANCE OF 126.81 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 03°29'11" W, A DISTANCE OF 47.52 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 37.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°49'43", AND A CHORD BEARING S 46°54'03" W, A DISTANCE OF 34.36 FEET TO A POINT OF TANGENCY;

THENCE, N 89°41'06" W, A DISTANCE OF 209.02 FEET TO AN ANGLE POINT, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, N 00°20'18" E, A DISTANCE OF 219.27 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 3A-2, BLOCK 3, VOLCANO CLIFFS SUBDIVISION UNIT 26, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, N 89°41'06" W, A DISTANCE OF 235.07 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHWEST CORNER OF SAID LOT 3A-2, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 00°19'37" W, A DISTANCE OF 219.31 FEET TO AN ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF VALIENTE ROAD N.W., MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 986.85 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERLY RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET

THENCE, N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING, CONTAINING 12.1364 ACRES (528,660 SQ. FT.), MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

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. 35001C0112G, DATED SEPTEMBER 26, 2008.

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. 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.
- 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 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.

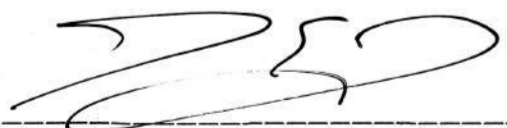
CSI-CARTESIAN SURVEYS INC.

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

Free Consent and Dedication



THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
GROUP I U26 VC, LLC
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

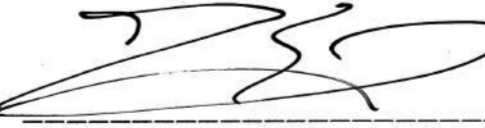
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT 2025
STEVEN METRO, MANAGING MEMBER, GROUP I U26 VC, LLC

BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
VOLCANO CLIFFS INC.
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT 2025
STEVEN METRO, MANAGING MEMBER, VOLCANO CLIFFS INC.

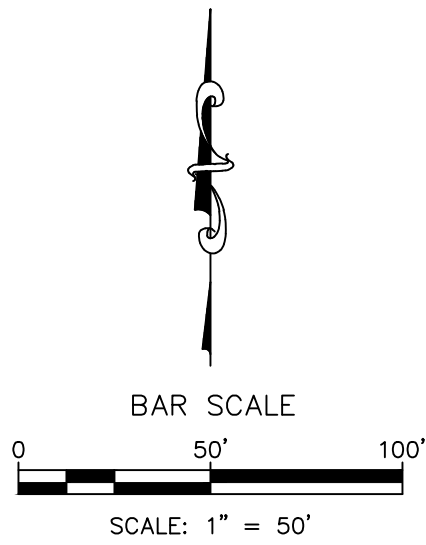
BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1-B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

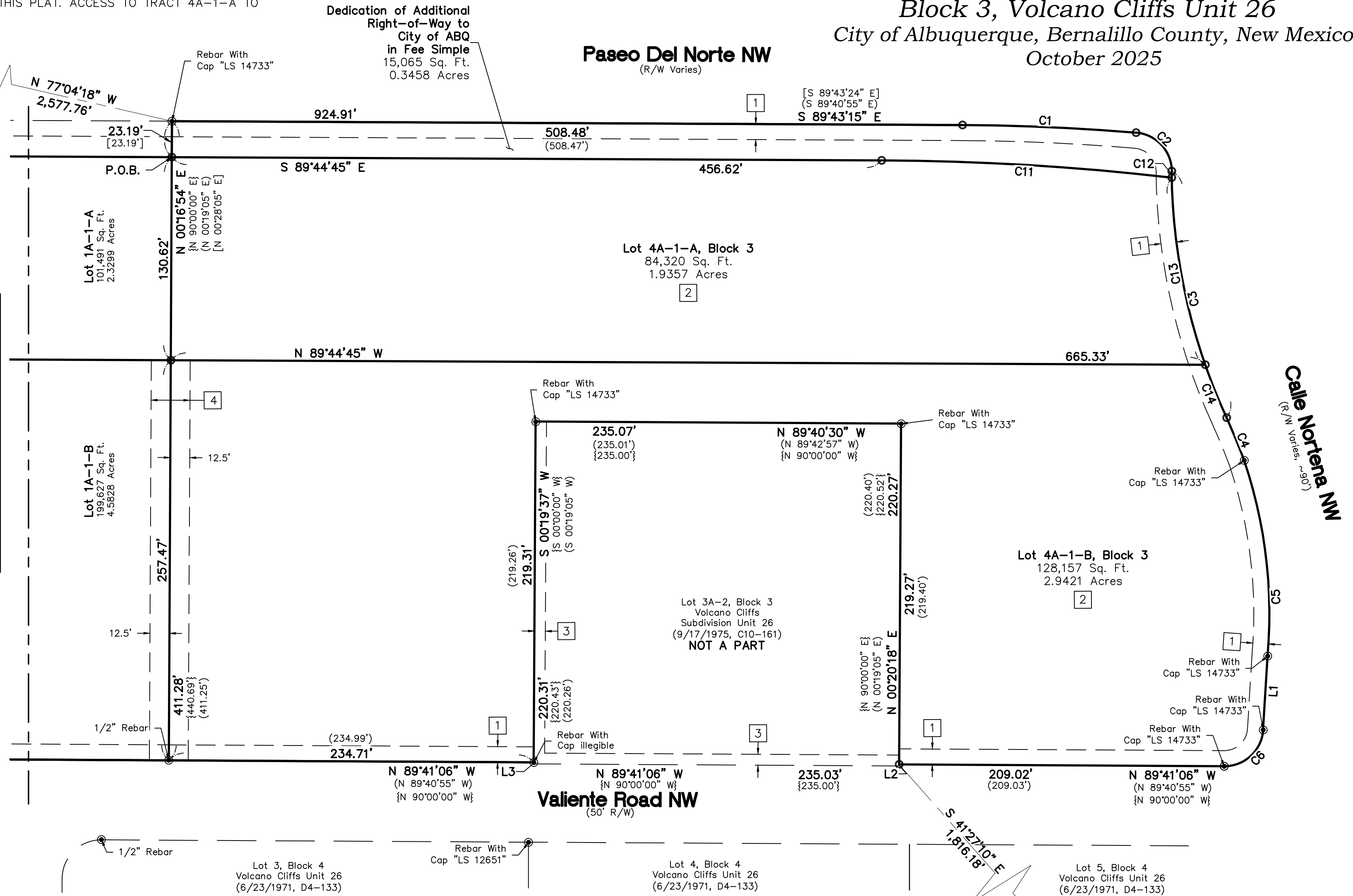
ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Match Line - See Sheet 4

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "1_C11"
NAD 1983 CENTRAL ZONE
X=1506287.794*
Y=1519187.728 *
Z=5275.136 * (NAVD 1988)
G-G=0.999672216
Mapping Angle=-0°15'30.84"
*U.S. SURVEY FEET

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

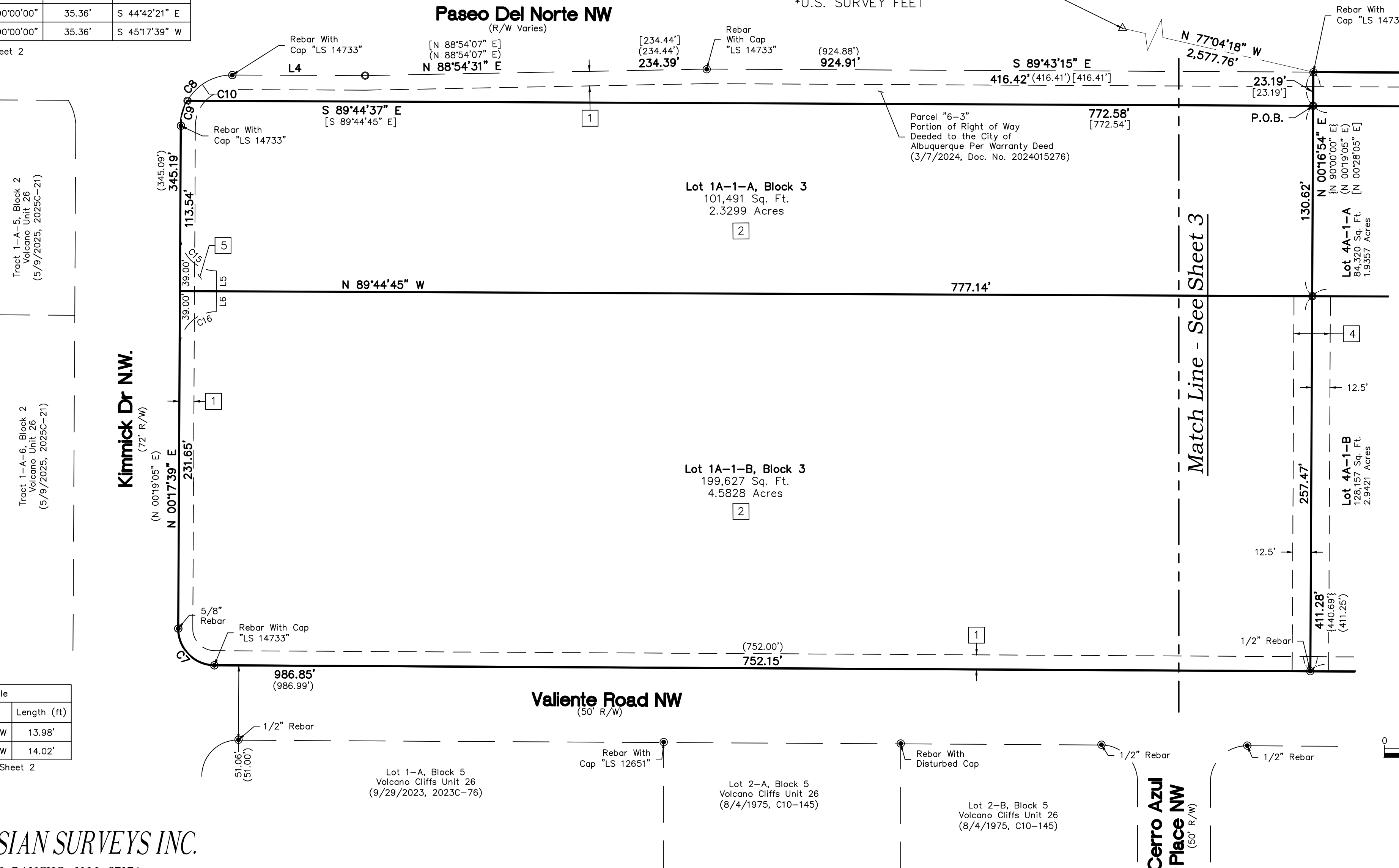
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
 Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
 City of Albuquerque, Bernalillo County, New Mexico
 October 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

For C1 thru C14 see Sheet 2

ACS Monument " 8_C10 "
 NAD 1983 CENTRAL ZONE
 X=1502106.697*
 Y=1521538.71 *
 Z=5392.936 * (NAVD 1988)
 G-G=0.999667901
 Mapping Angle=-0°16'00.09"
 *U.S. SURVEY FEET



Tract 1-A-5, Block 2
 Volcano Unit 26
 (5/9/2025, 2025C-21)

Tract 1-A-6, Block 2
 Volcano Unit 26
 (5/9/2025, 2025C-21)

Lot 1-A, Block 5
 Volcano Cliffs Unit 26
 (9/29/2023, 2023C-76)

Lot 2-A, Block 5
 Volcano Cliffs Unit 26
 (8/4/1975, C10-145)

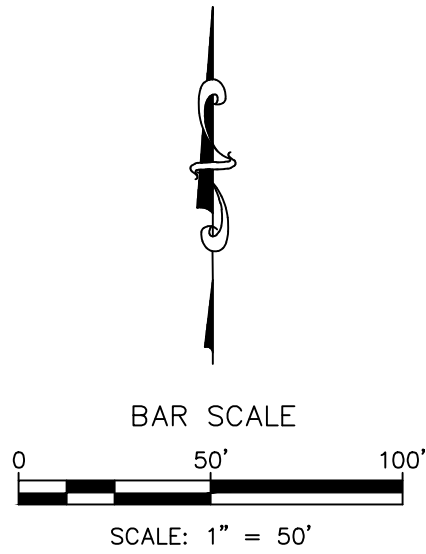
Lot 2-B, Block 5
 Volcano Cliffs Unit 26
 (8/4/1975, C10-145)

Lot 4A-1-A
 84,320 Sq. Ft.
 1.9357 Acres

Lot 4A-1-B
 128,157 Sq. Ft.
 2.9421 Acres

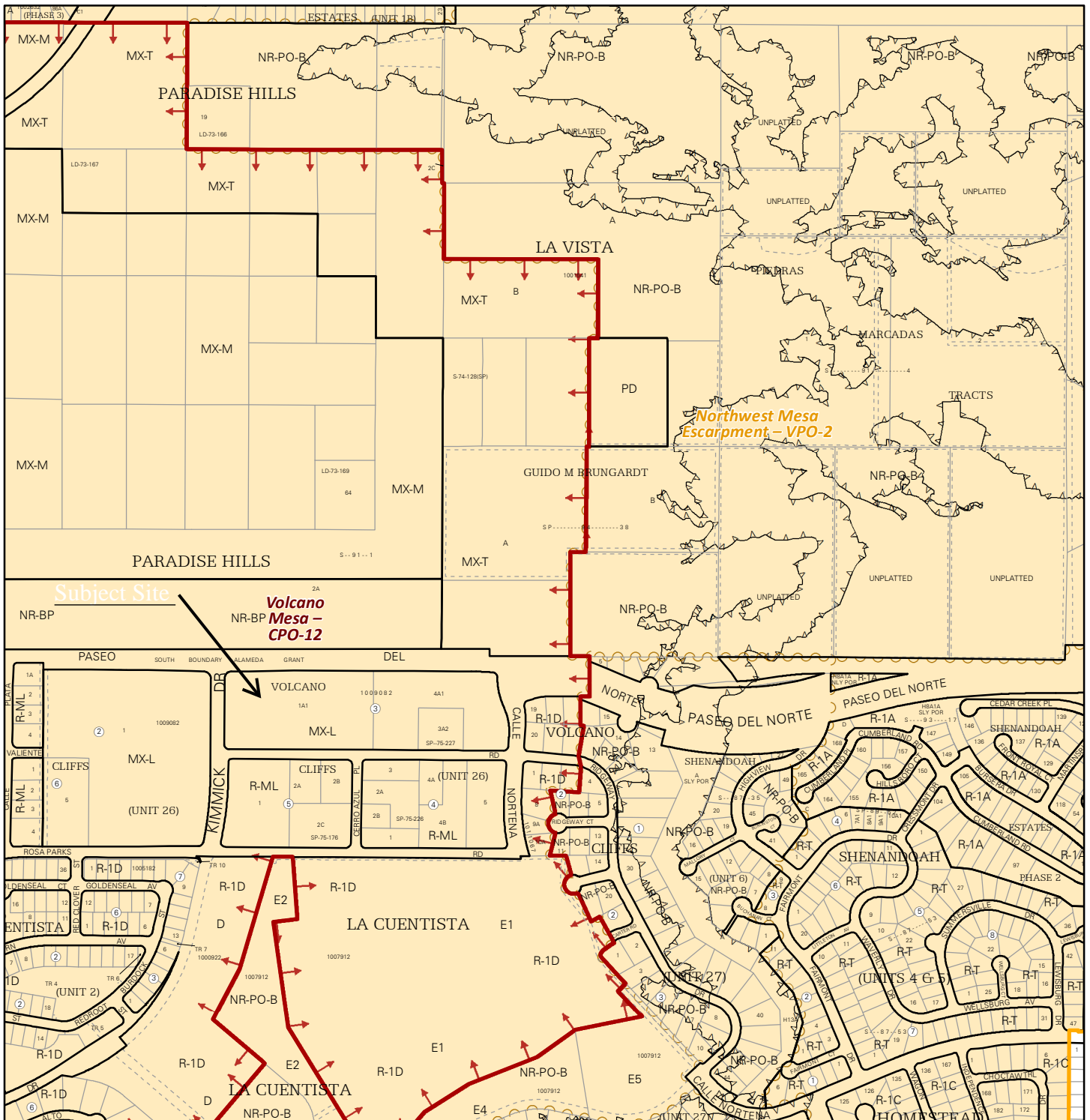
Line Table		
Line #	Direction	Length (ft)
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

For L1 thru L4 see Sheet 2



CSI-CARTESIAN SURVEYS INC.

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

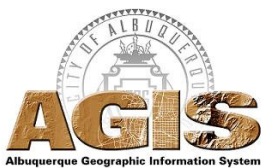


Northwest Mesa Escarpment - VPO-2

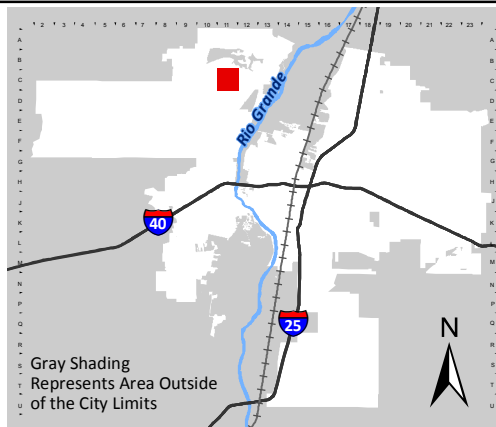
Subject Site
 NR-BP
 Volcano Mesa - CPO-12

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

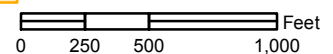


IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones
 are established by the
 Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-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



Regina Okoye

From: Regina Okoye
Sent: Friday, November 7, 2025 9:36 AM
To: 'phcassoc@gmail.com'; 'wescona0@gmail.com'; 'Jane Baechle'; 'aboard111@gmail.com'; 'kym.fleck@gmail.com'; 'elizabethkayhaley@gmail.com'
Cc: Angela Williamson (awilliamson@modulusarchitects.com); Brydie Clark
Subject: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing (South East Corner of Paseo and Kimmick - Unassigned Addresses - 99999 VALIENTE NW (x2 lots))
Attachments: Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf; CABQ_Public_Notice_Checklist new.pdf; IDOZoneAtlasPage_C-11-Z.PDF; ONC Response.pdf; Prelim Plat.pdf

Tracking:	Recipient	Delivery
	'phcassoc@gmail.com'	
	'wescona0@gmail.com'	
	'Jane Baechle'	
	'aboard111@gmail.com'	
	'kym.fleck@gmail.com'	
	'elizabethkayhaley@gmail.com'	
	Angela Williamson (awilliamson@modulusarchitects.com)	Delivered: 11/7/2025 9:36 AM
	Brydie Clark	Delivered: 11/7/2025 9:36 AM

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Hearing**

Date of Notice*: 11/7/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Location Description South East Corner of Paseo and Kimmick
2. Property Owner* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
3. Agent/Applicant* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
4. Application Type(s)* per IDO [Table 6-1-1](#)
 - Site Plan – EPC
 - Subdivision Major (Minor or Major or Bulk Land)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance – EPC _____

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

Hearing Date/Time*: December 3, 2025, @9:00am

Location*⁴: VIA ZOOM

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Angela M. Piarowski, CEO/Principal

Email: angela@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1000)

- Attachments:
- Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
 - Others: _____

Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵: C-11-Z

2. Project Illustrations, as relevant*⁶

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:
N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal Tribal Meeting was offered but one was not requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. For Site Plan Applications only*, attach site plan showing, at a minimum: N/A

- 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.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] +/- 12 acres
 - 2. IDO Zone District MX-L and MX-M
 - 3. Overlay Zone(s) [if applicable] VPO-2 and CPO-13
 - 4. Center or Corridor Area [if applicable] Premium Transit and Commuter Corridor/ Not within a Center
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Modulus Architects & Land Use Planning, Inc.

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Direct: 505.808.3868

Email: rokoye@modulusarchitects.com

Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Join us on Instagram: [Modulus Architects on Instagram](#)

New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois



Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DFT Project No.: _____
DFT Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
			10' Wide asphalt trail with 5' wide landscape buffer	Kimmick Dr East side	Valiente Rd	Paseo Del Norte	/	/	/
			5' Wide sidewalk with 5' wide landscape buffer	Valiente Rd North side	Kimmick Dr	Calle Nortena Rd	/	/	/
			6' Wide sidewalk with 5' wide landscape buffer	Calle Nortena West side	Valiente Rd	Paseo Del Norte	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
							Approval of Creditable Items:	Approval of Creditable Items:		
							Impact Fee Administrator Signature Date	City User Dept. Signature Date		

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 lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
---------------	---	--

NAME (print)

FIRM

SIGNATURE - date

PLANNING - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Date: September 17, 2025

To:
City of Albuquerque
Development Hearing Officer
600 2nd Street NW
Albuquerque, NM 87102

Subject: Agent Authorization Notice

Project Location: NEC Corner of Paseo del Norte NW and Kimmick Dr NW

To Whom It May Concern,

GROUP I U26 VC LLC RM 115 hereby authorizes Modulus Architects & Land Use Planning, Inc. to act as our Agent of Record with the City of Albuquerque. This authorization pertains to all matters related to the project located at the Northeast Corner of Paseo del Norte NW and Kimmick Dr NW, legally described as follows:

LT 4A-1 BLK 3 (EXCL N'LY PORT OUT TO R/W) PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DRIVE NW & CALLE NORTENA

This authorization shall remain in effect until written notice of termination is provided by either VOLCANO CLIFFS INC. or Modulus Architects & Land Use Planning, Inc.

Please direct all correspondence and communication regarding this matter to our authorized agent, Modulus Architects & Land Use Planning, Inc., for the purposes of coordination with the Development Hearing Officer.

Sincerely,

A handwritten signature in blue ink, appearing to be "J. S. [unclear]", is written over a faint, illegible stamp.

GROUP I U26 VC LLC RM 115
2400 LOUISIANA BLVD NE BLDG 3
ALBUQUERQUE NM 87110-4303



Date: September 17, 2025

To:
City of Albuquerque
Development Hearing Officer
600 2nd Street NW
Albuquerque, NM 87102

Subject: Agent Authorization Notice

Project Location: NEC Corner of Paseo del Norte NW and Kimmick Dr NW

To Whom It May Concern,

VOLCANO CLIFFS INC. hereby authorizes Modulus Architects & Land Use Planning, Inc. to act as our Agent of Record with the City of Albuquerque. This authorization pertains to all matters related to the project located at the Northeast Corner of Paseo del Norte NW and Kimmick Dr NW, legally described as follows:

LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD)

This authorization shall remain in effect until written notice of termination is provided by either VOLCANO CLIFFS INC. or Modulus Architects & Land Use Planning, Inc.

Please direct all correspondence and communication regarding this matter to our authorized agent, Modulus Architects & Land Use Planning, Inc., for the purposes of coordination with the Development Hearing Officer.

Sincerely,

A handwritten signature in blue ink, appearing to be "R. B. ...", is written over a horizontal line.

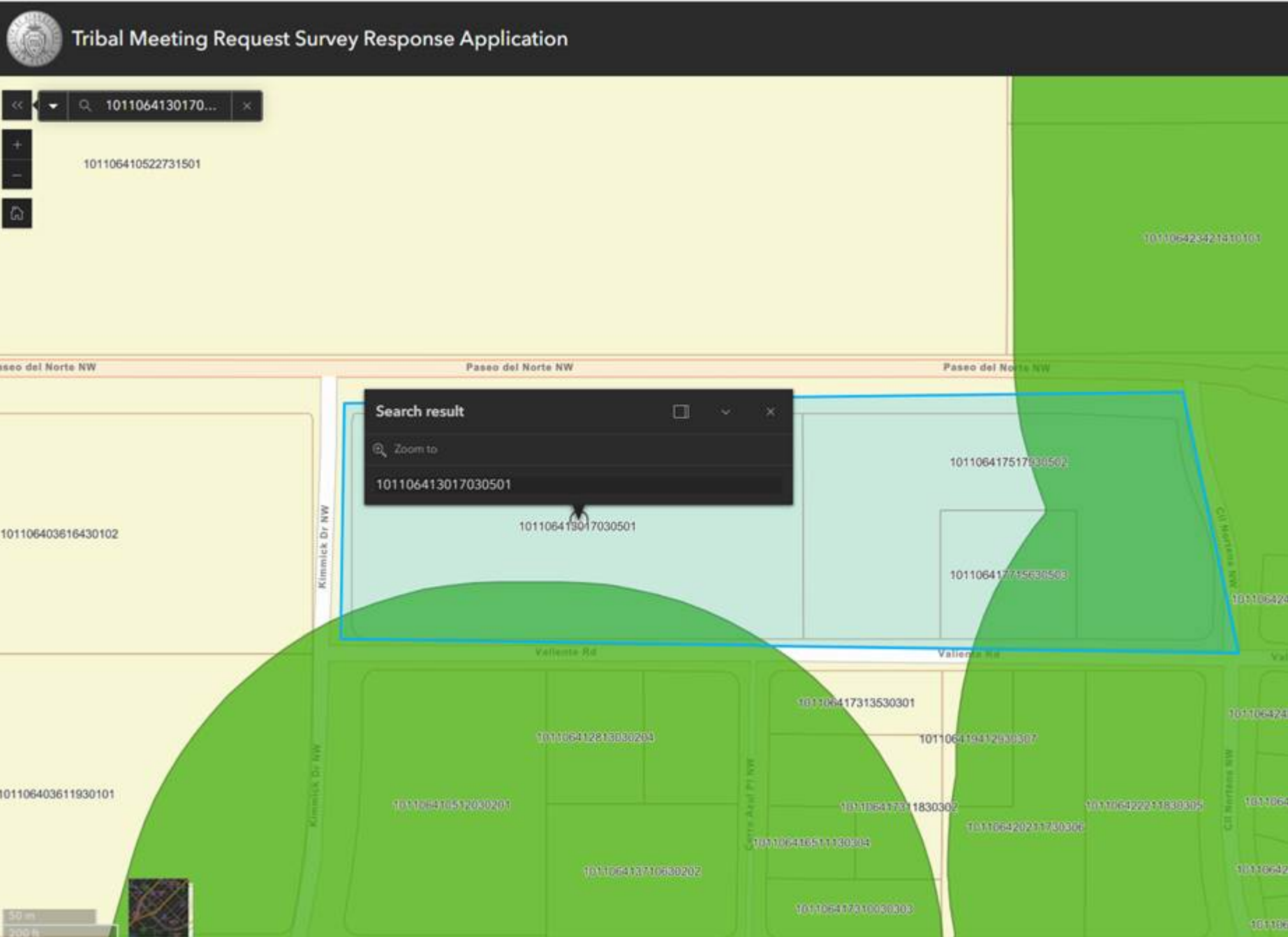
VOLCANO CLIFFS INC
4112 Blue Ridge Pl NE
Albuquerque, NM 87111-4167

Regina Okoye

From: Ortiz, Annette <annetteortiz@cabq.gov>
Sent: Wednesday, September 24, 2025 10:32 AM
To: Regina Okoye
Cc: Rodenbeck, Jay B.; Webb, Robert L.; Zamora, Renee C.; Sloan, Terry
Subject: RE: 9640 Eagle Ranch Rd NW, 87114 (Tribal Meeting email)
Attachments: NM Tribes & Leaders List 2025 - IDO- updated Sep 2025.pdf

Good morning Regina,

We can confirm that the site in question at (SE side of Paseo Del Norte & Kimmick (UPC#'s 101106413017030501 & 101106417517930502)) will require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, **as it is located within 660' feet** of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below). **You will need to notify the tribes, pueblos, and nations, and offer them a pre-submittal tribal meeting. Attached is the latest contact list who needs to be notified by email, and by mail if no email is available:**



Please include a copy of this email with your submittal for this site. Upload as pdf and additional notification documents to attachments in ABQ-PLAN.

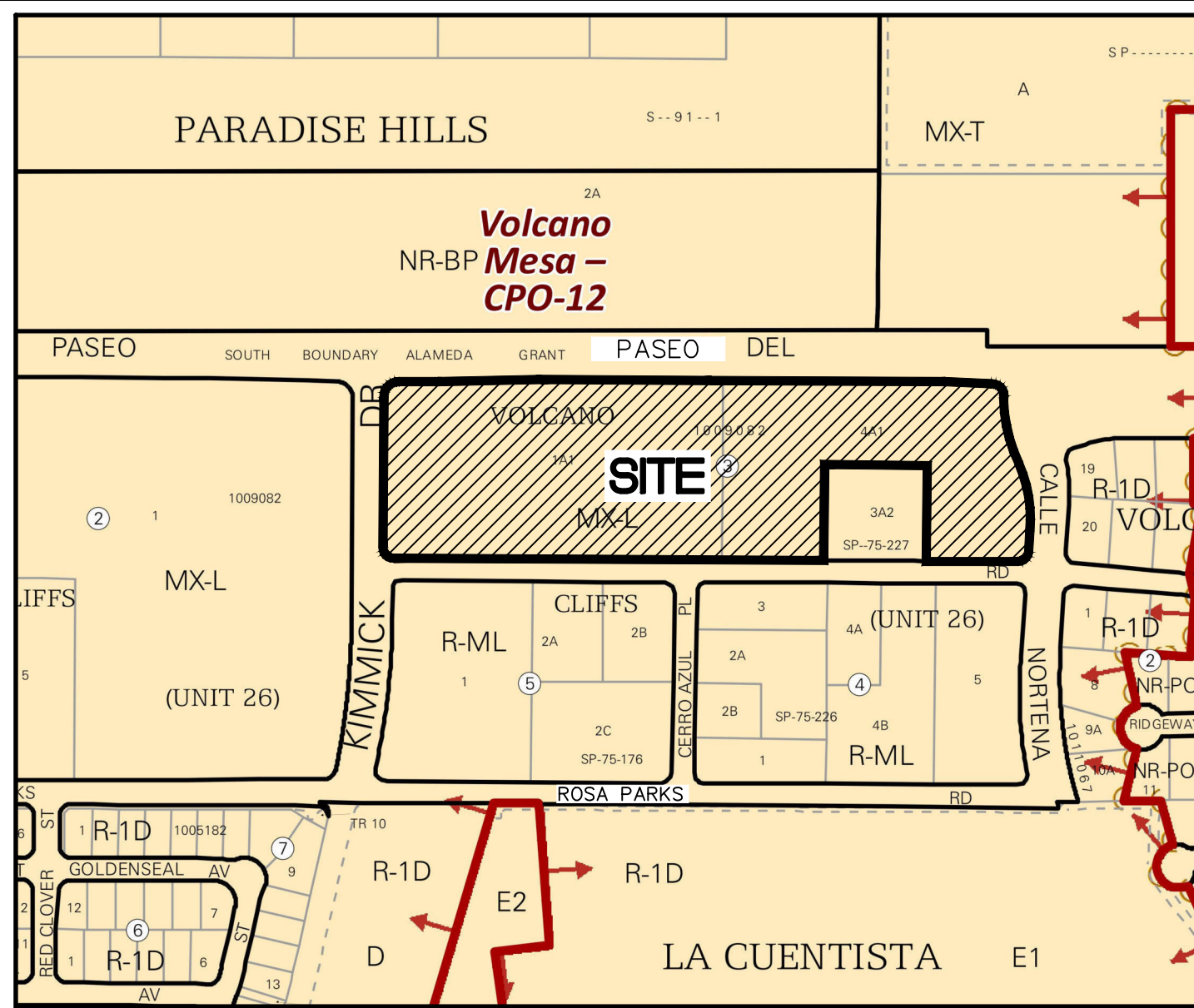
Thank you,



ANNETTE V. ORTIZ
senior admin/navigator
o 505-924-3623

e annetteortiz@cabq.gov
cabq.gov/planning

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan



Vicinity Map - Zone Atlas C-11-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Volcano Cliffs Subdivision
 Owner: Volcano Cliffs Inc. (Lot 1A-1)
 Group 1 U26 VC LLC (Lot 4A-1)
 UPC #: 101106413017030501 (Lot 1A-1)
 101106417517930502 (Lot 4A-1)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 12.1364 ACRES
 ZONE ATLAS PAGE NO. C-11-Z
 NUMBER OF EXISTING LOTS, 2
 NUMBER OF LOTS CREATED, 4
 MILES OF FULL-WIDTH STREETS, 0.0000 MILES
 MILES OF HALF-WIDTH STREETS, 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.3458 ACRES
 DATE OF SURVEY, JULY 2025

Legal Description

LOTS NUMBERED FOUR A-ONE (4A-1) AND ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R. 2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1A-1, MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY, N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, S 89°43'15" E, A DISTANCE OF 508.48 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 111.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1422.00 FEET, A DELTA OF 4°30'11", AND A CHORD BEARING S 87°28'09" E, A DISTANCE OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 37.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 84°48'28", AND A CHORD BEARING S 42°48'50" E, A DISTANCE OF 33.72 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF CALLE NORTENA N.W., 163.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A DELTA OF 24°18'18", AND A CHORD BEARING S 12°33'45" E, A DISTANCE OF 162.52 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 29.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 456.46 FEET, A DELTA OF 3°43'21", AND A CHORD BEARING S 22°22'06" E, A DISTANCE OF 29.65 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 14733";

DESCRIPTION CONTINUED ON SHEET 2...

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101106413017030501
101106417517930502

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Project Number: PR-2025-020092

Application Number: _____

Plat Approvals:

<u>Daniel Aragon</u> <small>Daniel Aragon (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
PNM Electric Services	
<u>David Hall</u> <small>David Hall (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estvanko</u> <small>Jeff Estvanko (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
New Mexico Gas Company	
<u>Todd Schnall</u> <small>Todd Schnall (Oct 20, 2025 10:20 AM MDT)</small>	10/20/2025
Comcast	
<u>John E. Muldrow</u> <small>John E. Muldrow (Oct 16, 2025 11:42:06 AM MDT)</small>	10/16/2025
Ezee Fiber	

City Approvals:

D. B. P.S. for Loren Risenhoover 10/16/2025
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

Kana Radeau 10/16/2025

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 10/24/25
 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

Legal Description (Continued from Sheet 1)

THENCE, 127.72 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.30 FEET, A DELTA OF 23°39'30", AND A CHORD BEARING S 06°49'03" E, A DISTANCE OF 126.81 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 03°29'11" W, A DISTANCE OF 47.52 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 37.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°49'43", AND A CHORD BEARING S 46°54'03" W, A DISTANCE OF 34.36 FEET TO A POINT OF TANGENCY;

THENCE, N 89°41'06" W, A DISTANCE OF 209.02 FEET TO AN ANGLE POINT, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, N 00°20'18" E, A DISTANCE OF 219.27 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 3A-2, BLOCK 3, VOLCANO CLIFFS SUBDIVISION UNIT 26, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, N 89°41'06" W, A DISTANCE OF 235.07 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHWEST CORNER OF SAID LOT 3A-2, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 00°19'37" W, A DISTANCE OF 219.31 FEET TO AN ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF VALIENTE ROAD N.W., MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 986.85 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERLY RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET

THENCE, N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING, CONTAINING 12.1364 ACRES (528,660 SQ. FT.), MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

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. 35001C0112G, DATED SEPTEMBER 26, 2008.

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. 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.
- 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 front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

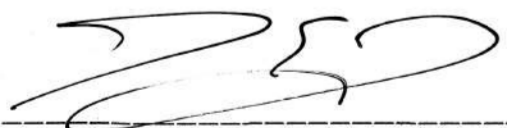
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other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

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

Free Consent and Dedication



THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
GROUP I U26 VC, LLC
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

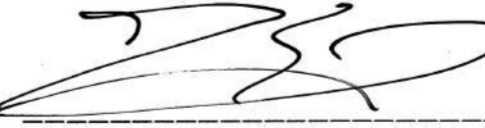
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT 2025
STEVEN METRO, MANAGING MEMBER, GROUP I U26 VC, LLC

BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

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KYLE FALLS, MANAGING MEMBER
VOLCANO CLIFFS INC.
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT 2025
STEVEN METRO, MANAGING MEMBER, VOLCANO CLIFFS INC.

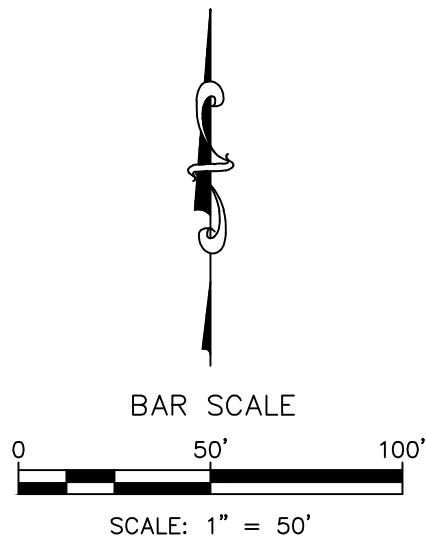
BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

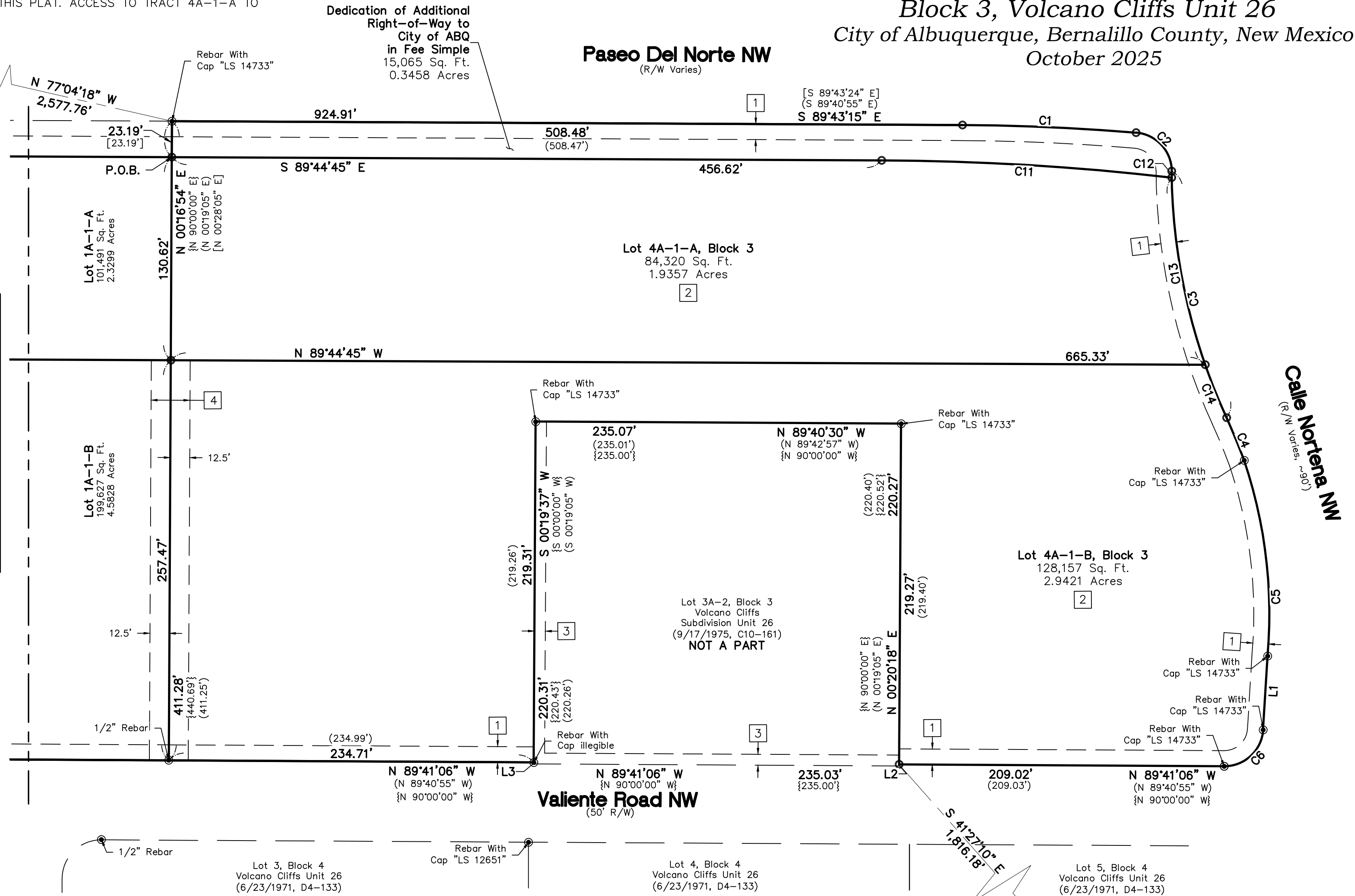
ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936 * (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Match Line - See Sheet 4

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "1_C11"
NAD 1983 CENTRAL ZONE
X=1506287.794*
Y=1519187.728 *
Z=5275.136 * (NAVD 1988)
G-G=0.999672216
Mapping Angle=-0°15'30.84"
*U.S. SURVEY FEET

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Legend

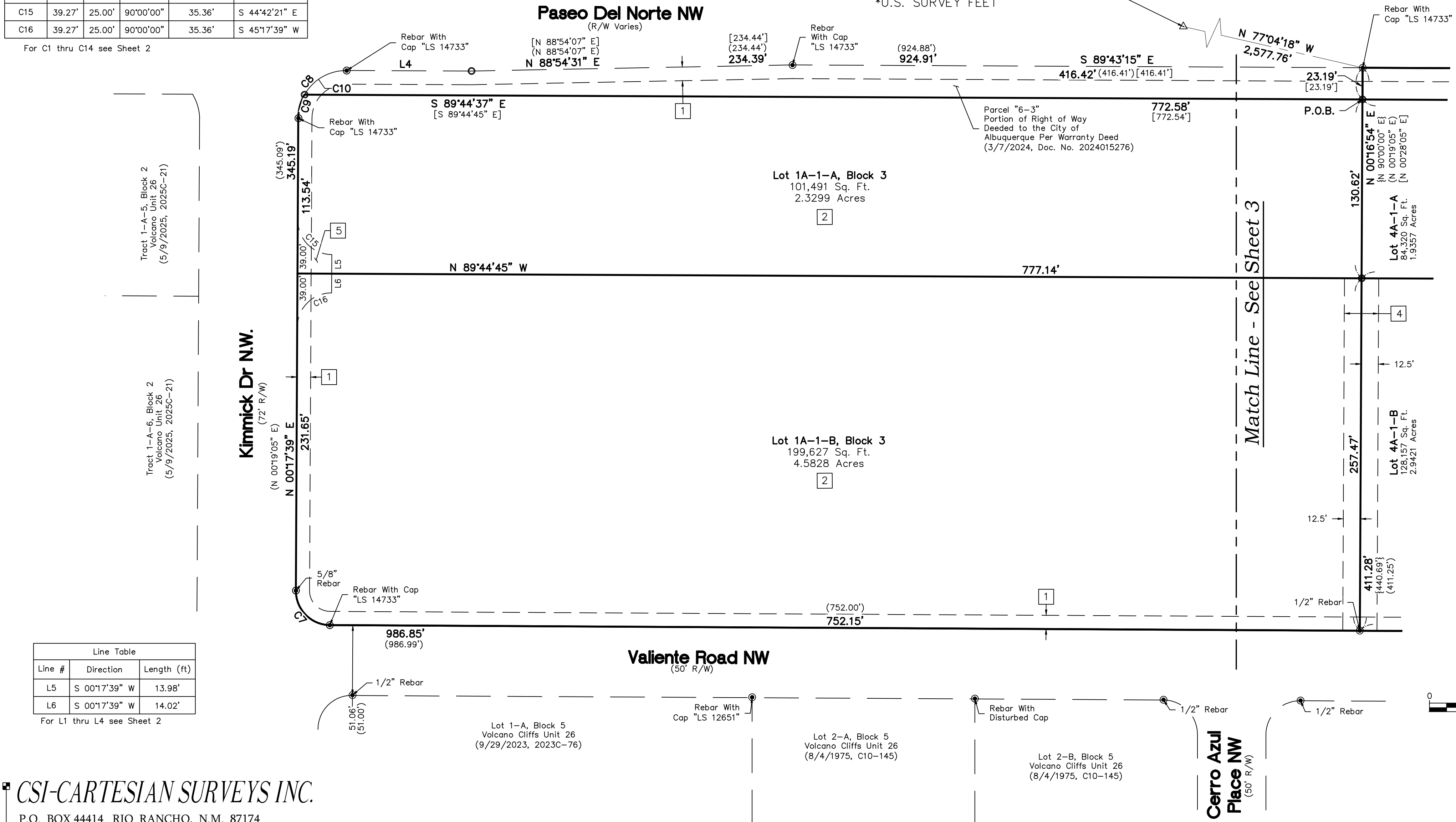
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Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
 Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
 City of Albuquerque, Bernalillo County, New Mexico
 October 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

For C1 thru C14 see Sheet 2

ACS Monument " 8_C10 "
 NAD 1983 CENTRAL ZONE
 X=1502106.697*
 Y=1521538.71 *
 Z=5392.936 * (NAVD 1988)
 G-G=0.999667901
 Mapping Angle=-0°16'00.09"
 *U.S. SURVEY FEET



Tract 1-A-5, Block 2
 Volcano Unit 26
 (5/9/2025, 2025C-21)

Tract 1-A-6, Block 2
 Volcano Unit 26
 (5/9/2025, 2025C-21)

Lot 1-A, Block 5
 Volcano Cliffs Unit 26
 (9/29/2023, 2023C-76)

Lot 2-A, Block 5
 Volcano Cliffs Unit 26
 (8/4/1975, C10-145)

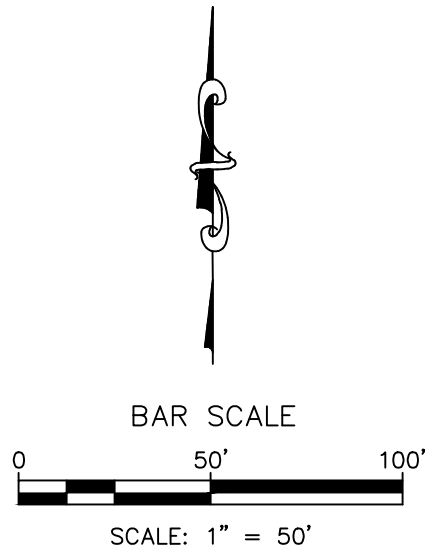
Lot 2-B, Block 5
 Volcano Cliffs Unit 26
 (8/4/1975, C10-145)

Cerro Azul
 Place NW
 (50' R/W)

Match Line - See Sheet 3

Line Table		
Line #	Direction	Length (ft)
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

For L1 thru L4 see Sheet 2



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

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2025-020092 Hearing Date: 8-6-2025
4A1, VOLCANO CLIFFS UNIT 26
located on VALIENTE between
Project: PASEO DEL NORTE NW and
KIMMICK Agenda Item No: 5

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
---	---

ENGINEERING COMMENTS:

- Hydrology needs to approve the Conceptual Grading & Drainage Plan prior to approval of the sketch plat.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATIVE TEAM (DFT)

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
ippalmer@caba.aov

DATE: 08/06/2025

AGENDA ITEM NO: 5

PROJECT NUMBER:

PR-2025-020092

PA-2025-00225 – SKETCH

ADDRESS/LOCATION: All or a portion of: 4A1, VOLCANO CLIFFS UNIT 26 zoned MX-L, located on VALIENTE between PASEO DEL NORTE NW and KIMMICK containing approximately 13.0 acre(s). (C-11)

REQUEST:

1. Subdivide the subject property into 4 legal tracts—identified as Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B—based on development and ownership considerations.
2. Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown.
3. Identify existing easements.
4. Eliminate existing lot lines and reconfigure the site to support future development

IDO – 2025

COMMENTS:

1. Code Enforcement has no comments and no objections.



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2025-020092 Date: 8/6/2025 Agenda Item: #5 Zone Atlas Page: C-11

Legal Description: Lot 4A1, Block 2, Volcano Cliffs Unit 26

Request:

- 1. Subdivide the subject property into 4 legal tracts—identified as Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, based on development and ownership considerations.**
- 2. Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown.**
- 3. Identify existing easements.**
- 4. Eliminate existing lot lines and reconfigure the site to support future development.**

Location: VALIENTE between PASEO DEL NORTE NW and KIMMICK DR NW

Approved No Conditions **Approved W/Conditions** **Not Approved**

Application For: PA-2025-00225 - SKETCH

1. Please place a Request for Availability online at <https://www.abcwua.org/info-for-builders-availability-statements/>
 - a. Infrastructure improvements may be required and will need to be constructed or include an infrastructure list and financial guarantee prior to final sign off.
 - b. Please provide some fire protection requirements (estimated by a professional or provided by the Fire Marshall’s Office).
2. As proposed, Lots 4A1A and 1A1A do not have all frontages with access to both water and sanitary sewer infrastructure.
3. For information:
 - a. Easements:
 - i. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.
ABCWUA Public Water & Sanitary Sewer Easements
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
 - ii. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property’s boundaries. Surveyor shall field verify the location

of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.

- iii. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- iv. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.
- v. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
- vi. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
- vii. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

Project Number: 2025-020092
Valiente B/W PDN-Kimmick

AGENDA ITEM NO: 5

SUBJECT: SKETCH

ENGINEERING COMMENTS:

1. Paseo Del Norte is a Principal arterial requires 6 ft sidewalk, and 5-6 ft Landscape buffer. Kimmick is a proposed minor collector requires 6 ft sidewalk, and 5-6 ft Landscape buffer. Valiente, is a local street requires 5 ft sidewalk, and 4-6 ft Landscape buffer. Calle Nortena is a proposed major collector and requires 6 ft sidewalk and 5-6 ft Landscape buffer.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Sertil Kanbar, P.E.
Transportation Development
505-924-3909 or skanbar@cabq.gov

DATE: August 6,2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON

Easement Notes

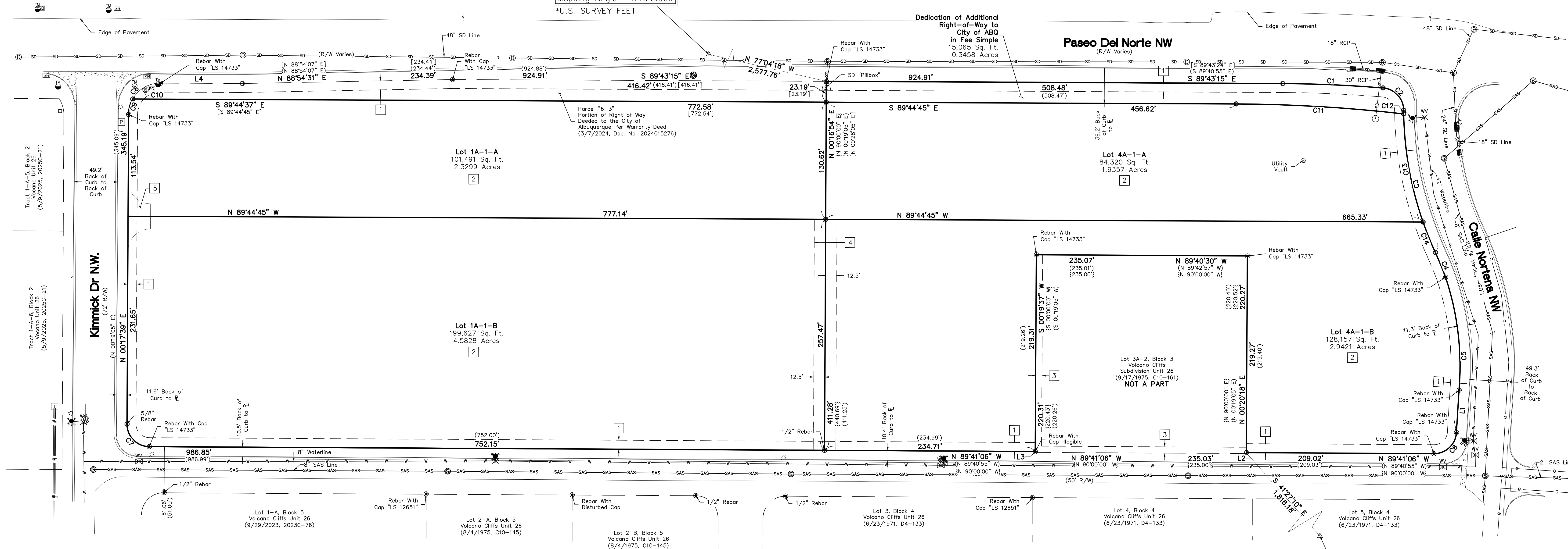
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- EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
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- PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1-B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	⊙	SANITARY SEWER MANHOLE	—W—	UNDERGROUND WATER UTILITY LINE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)	⊕	STORM DRAIN MANHOLE	—SAS—	UNDERGROUND SANITARY SEWER LINE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (09/17/1975, C10-161)	⊞	STORM DRAIN INLET	—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)	⊟	PULL BOX	—G—	UNDERGROUND GAS UTILITY LINE
○	FOUND MONUMENT AS INDICATED	⊠	LIGHT POLE	—E—	UNDERGROUND ELECTRIC UTILITY LINE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	⊡	ELECTRIC METER		
○	WATER VALVE	⊢	TRANSFORMER		
⊠	FIRE HYDRANT	⊣	ELECTRIC CABINET		
		⊤	SIGNAL BOX		
		⊥	TRAFFIC MAST		

Site Sketch
 Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, Block 3, Volcano Cliffs Subdivision, Unit 26
 Being Comprised of
 Lot 4A-1 and Portion of Lot 1A-1,
 Block 3, Volcano Cliffs Unit 26
 City of Albuquerque, Bernalillo County, New Mexico
 October 2025

ACS Monument "B_C10"
 NAD 1983 CENTRAL ZONE
 X=1502106.697 *
 Y=1521538.71 *
 Z=5392.936 * (NAVD 1988)
 G-G=0.999667901
 Mapping Angle=-0°16'00.09"
 *U.S. SURVEY FEET



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E

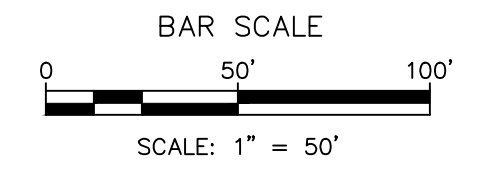
Line Table

Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']

ACS Monument "I_C11"
 NAD 1983 CENTRAL ZONE
 X=1506287.794 *
 Y=1519187.728 *
 Z=5275.136 * (NAVD 1988)
 G-G=0.999672216
 Mapping Angle=-0°15'30.84"
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 cartesianbrian@gmail.com

October 15, 2025

Development Hearing Officer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

SENSITIVE LANDS ANALYSIS

IDO Section 14-16-5-2

Preliminary Plat – Paseo del Norte and Kimmick Drive NW

This memorandum responds to the **Sensitive Lands** criteria in IDO Section 14-16-5-2. The project site has been evaluated for the presence of **sensitive lands** and any associated **development constraints**. Based on the findings outlined below, **none of the features identified as sensitive lands by the IDO are present on the subject property for the proposed Preliminary Plat at Paseo del Norte and Kimmick Drive NW.**

1. Arroyos:

Based on the **AMAFCA Interactive Facilities Map**, the nearest arroyo/floodplain feature is the **North Branch Piedras Marcadas Channel**. The **North Fork of the Boca Negra Arroyo** lies farther south of the site. **No identified arroyo or floodplain feature is located within the subject property boundaries.**

Figure 1: AMAFCA Facilities Map of Site and Vicinity.



Figure 1: AMAFCA Facilities Map of Site and Vicinity.

2. Floodplains and Special Flood Hazard Areas: According to the FEMA Floodplain layer on AGIS, the subject property is in an area with a FEMA Flood Zone Designation X, which is an area of minimal flood hazard. The nearest floodplain is associated with the Piedras Marcadas Canyon to the south. There are no special flood hazard areas on the subject property.
3. Irrigation Facilities (Acequias): The subject property is not located in the Valley and is not near or have any irrigation facilities.

4. Large Stands of Mature Trees: There are no trees on the subject property.
5. Rock Outcroppings: These outcroppings are defined in the IDO as being at least 6 feet high and over 500 square feet in size. Using the 2-foot contours available in the Advanced Map Viewer, it is apparent there are no rock outcroppings of this size on the subject property.
6. Significant Archaeological Sites: An archeological certificate has been requested and is pending at this time but it is not anticipated to provide any findings of significance.
7. Steep Slopes and Escarpments: A review of the **ALTA/Topographic Survey (dated July 23, 2025)** indicates that while **minor grade variations** are present across the site, **no slopes exceed 10%** as defined in **IDO Section 14-16-5-2(E)**. The existing topography reflects gentle transitions typical of previously graded land, with no areas meeting the threshold for "steep slopes." Therefore, the **steep slope and escarpment protection provisions** of the IDO do **not apply** to this property.
8. Wetlands: Utilizing the U.S. Fish & Wildlife Service Wetlands Mapper, it was determined that no wetlands exist on this property. The mapper identifies the two arroyos previously discussed as riverine wetlands systems, but no other wetlands exist in the vicinity of the subject site or on the property.

Sincerely,

Angela M. Piarowski

Angela M. Piarowski, CEO/Partner
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 999.8016
Email: angela@modulusarchitects.com
New Mexico | Texas | Arizona | Colorado | Oklahoma | Utah | Illinois



Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON

Easement Notes

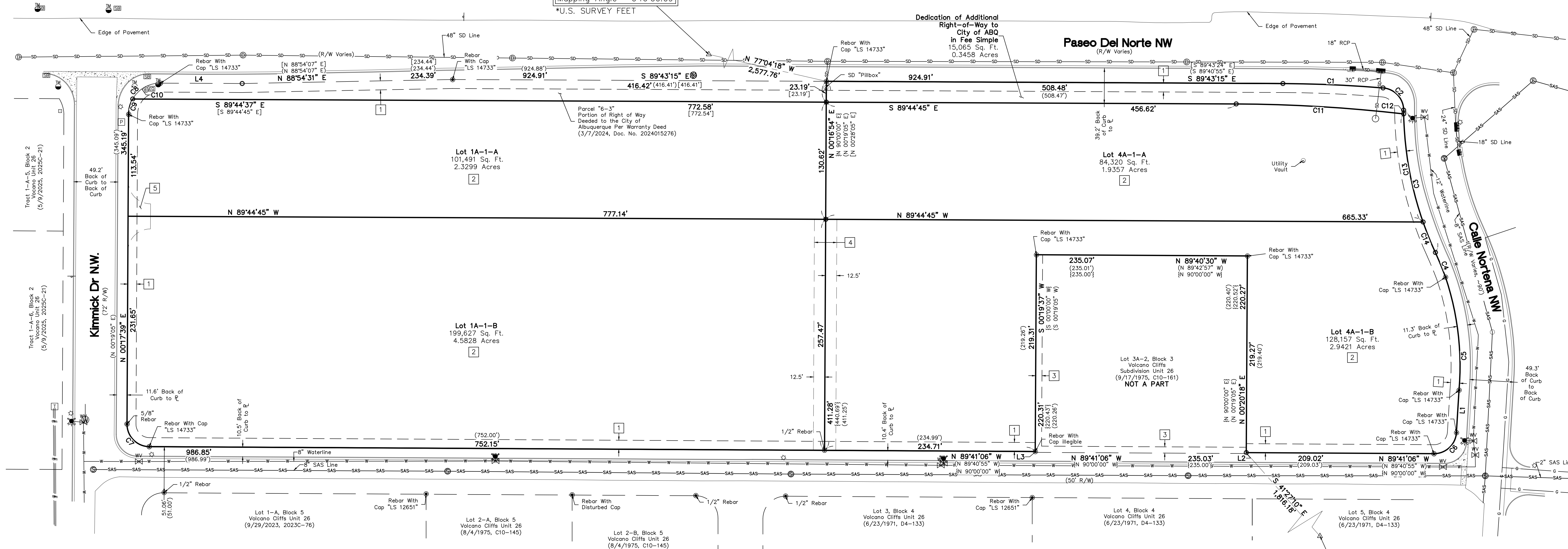
- EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- EXISTING 7' P.U.E. (09/17/1975, C10-161) AND SHOWN ON PLAT (8/12/2013, 2013C-94)
- 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1-B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	⊙	SANITARY SEWER MANHOLE	—W—	UNDERGROUND WATER UTILITY LINE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)	⊕	STORM DRAIN MANHOLE	—SAS—	UNDERGROUND SANITARY SEWER LINE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (09/17/1975, C10-161)	⊞	STORM DRAIN INLET	—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)	⊟	PULL BOX	—G—	UNDERGROUND GAS UTILITY LINE
○	FOUND MONUMENT AS INDICATED	⊠	LIGHT POLE	—E—	UNDERGROUND ELECTRIC UTILITY LINE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	⊡	ELECTRIC METER		
○	WATER VALVE	⊢	TRANSFORMER		
⊠	FIRE HYDRANT	⊣	ELECTRIC CABINET		
		⊤	SIGNAL BOX		
		⊥	TRAFFIC MAST		

Site Sketch
 Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, Block 3, Volcano Cliffs Subdivision, Unit 26
 Being Comprised of
 Lot 4A-1 and Portion of Lot 1A-1,
 Block 3, Volcano Cliffs Unit 26
 City of Albuquerque, Bernalillo County, New Mexico
 October 2025

ACS Monument "B_C10"
 NAD 1983 CENTRAL ZONE
 X=1502106.697 *
 Y=1521538.71 *
 Z=5392.936 * (NAVD 1988)
 G-G=0.999667901
 Mapping Angle=-0°16'00.09"
 *U.S. SURVEY FEET



ACS Monument "I_C11"
 NAD 1983 CENTRAL ZONE
 X=1506287.794 *
 Y=1519187.728 *
 Z=5275.136 * (NAVD 1988)
 G-G=0.999672216
 Mapping Angle=-0°15'30.84"
 *U.S. SURVEY FEET

Curve Table

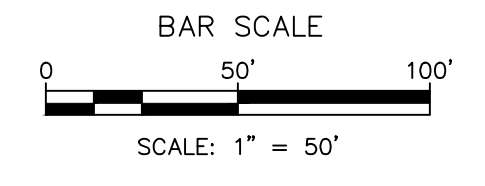
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E

Line Table

Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']

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. 35001C0112G, DATED SEPTEMBER 26, 2008.



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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

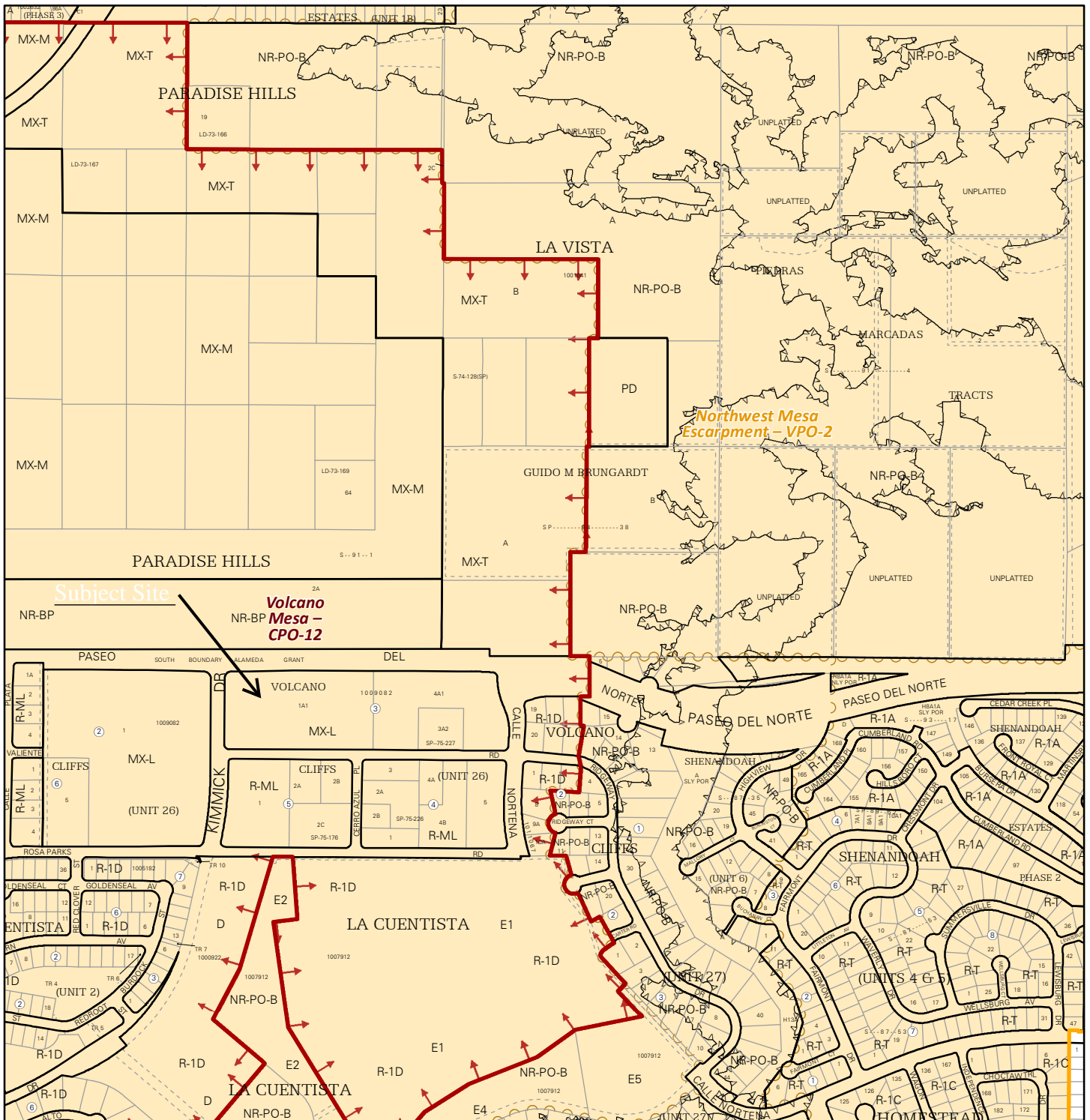
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Regina Okoye
(Applicant or Agent)

11/7/2025
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

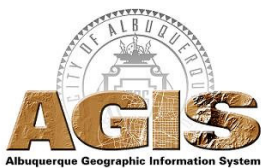


Northwest Mesa Escarpment - VPO-2

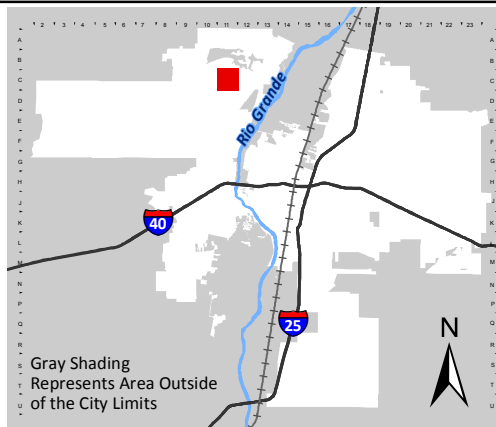
Subject Site
Volcano Mesa - CPO-12

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

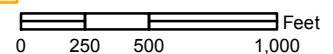


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-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



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

Legal/Request Descriptions & Location: LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD) & LT 4A-1 BLK 3 (EXCL N'LY PORT OUT TO R/W) PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DRIVE NW & CALLE NORTENA

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

Ernest Armijo _____
Transportation Department 10/16/2025 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

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

Legal/Request Descriptions & Location: LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD) & LT 4A-1 BLK 3 (EXCL N'LY PORT OUT TO R/W) PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DRIVE NW & CALLE NORTENA

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

10/28/2025

 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: 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

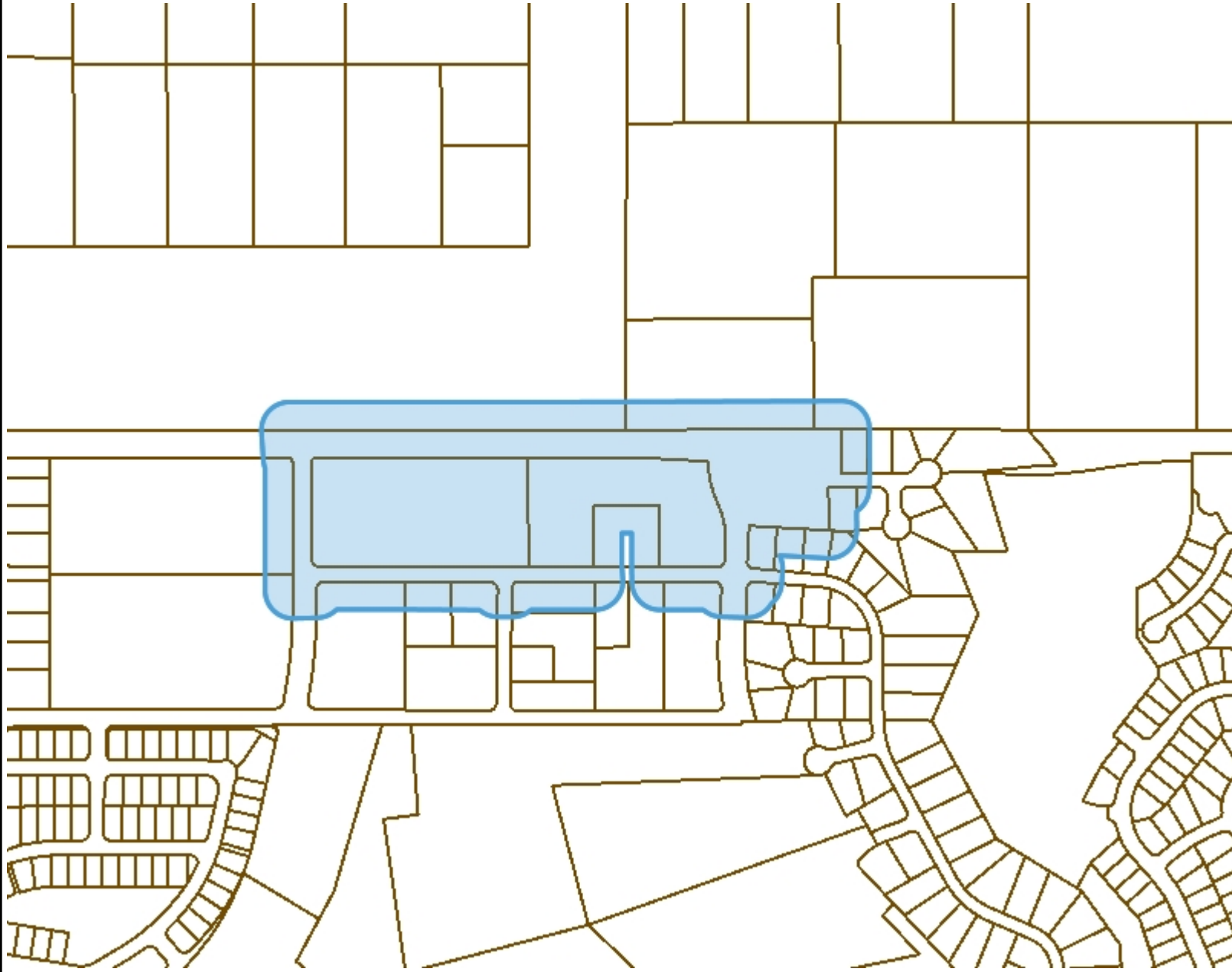
* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** 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



99999 Valiente Rd NW

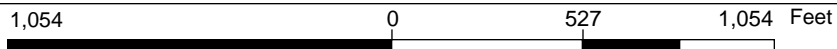


Legend

□ Bernalillo County Parcels

Notes

Buffer: 100 Feet
Right-of-Way: Calle Nortena NW;
Kimmick Rd NW; Paseo del Norte NW;
Valiente Rd NW



WGS_1984_Web_Mercator_Auxiliary_Sphere
11/6/2025 © City of Albuquerque

1: 6,325

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

BEDROCK PARTNERSHIP & N M GEN
PARTNERSHIP C/O GERALD GOLD
PO BOX 26506
ALBUQUERQUE NM 87125-6506

BETA INVESTMENTS LLC
PO BOX 65808
ALBUQUERQUE NM 87193-5808

BRADY RONALD L
6801 E 10TH AVE
DENVER CO 80220-4805

CARLTON JESSE CLAY & SYLVIA MARIE
3407 32ND CIR SE
RIO RANCHO NM 87124-1907

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

GONZALES CLARISSA J & GONZALES
FRANK J
9051 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4218

GROUP I U26 VC LLC RM 115
2400 LOUISIANA BLVD NE BLDG 3
ALBUQUERQUE NM 87110-4303

HEYMAN MAX R & EVERARDA
10423 CANTACIELO DR NW
ALBUQUERQUE NM 87114-1461

JACOB BARBARA A TRUSTEE JACOB
TRUST
3910 MESA VERDE AVE NE
ALBUQUERQUE NM 87110-7728

JUBILEE DEVELOPMENTS LLC
9700 SAND VERBENA TRL NE
ALBUQUERQUE NM 87122-3667

LEDERER A C JR
12600 EXCHANGE DR SUITE 214
STAFFORD TX 77477-3609

MARTINEZ MARLEEN & RIVERA GABE
8204 WOLVERINE DR NW
ALBUQUERQUE NM 87120-5268

MILLER CALVIN BENJAMIN &
SHAWNEQUE NICOLE CO-TRUSTEES
MILLER FAMILY TRUST
5504 VALIENTE RD NW
ALBUQUERQUE NM 87120-7150

MILLER MICHAEL & MOLLY
8416 CHILTE PINE RD NW
ALBUQUERQUE NM 87120-4256

POLYGON REALTY LLC
PO BOX 65962
ALBUQUERQUE NM 87193-5962

SANCHEZ GABRIEL & DIANA
8005 CAMINO ALTO CT NW
ALBUQUERQUE NM 87120-7063

TAYLOR GREGORY L & DEBRA C A CO-
TRUSTEES TAYLOR LVT
5508 VALIENTE RD NW
ALBUQUERQUE NM 87120-7150

VOLCANO CLIFFS INC
4112 BLUE RIDGE PL NE
ALBUQUERQUE NM 87111-4167

Paradise Hills Civic Association
Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque NM 87114

Paradise Hills Civic Association
Kym Fleck
10216 La Paz Dr NW
Albuquerque NM 87114

Westside Coalition of Neighborhood
Associations
Jane Baechle
7021 Lamar Avenue NW
Albuquerque NM 87120

Westside Coalition of Neighborhood
Associations
Rene Horvath
5515 Palomino Drive NW
Albuquerque NM 87120

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/7/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Location Description South East Corner of Paseo and Kimmick
2. Property Owner* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
3. Agent/Applicant* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
4. Application Type(s)²* per IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision Major (Minor or Major or Bulk Land)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: _____

Summary of project/request³*:

DHO Major Subdivision Action to Subdivide the subject property into 4 legal tracts.

Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown and grant easements.

5. This application will be decided at a public meeting or hearing by*:

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: December 3, 2025, @9:00am

Location*⁴: VIA ZOOM

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Angela M. Piarowski, CEO/Principal

Email: angela@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1000)

- Attachments:
 - Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
 - Others: _____

Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ C-11-Z

2. Project Illustrations, as relevant*⁶

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal Tribal Meeting was offered but one was not requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum: N/A

- 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.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] +/- 12 acres
- 2. IDO Zone District MX-L and MX-M
- 3. Overlay Zone(s) [if applicable] VPO-2 and CPO-13
- 4. Center or Corridor Area [if applicable] Premium Transit and Commuter Corridor/ Not within a Center
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Subdivision of Land - Major Preliminary Plat
Decision-making Body: Development Hearing Officer (DHO)
Pre-Application meeting required: Yes No
Neighborhood meeting required: Yes No
Mailed Notice required: Yes No
Electronic Mail required: Yes No
Is this a Site Plan Application: Yes No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: Unassigned Addresses - 99999 VALIENTE NW (x2 tracts)
Name of property owner: VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
Name of applicant: Modulus Architects & Land Use Planning, Inc. (agent)
Date, time, and place of public meeting or hearing, if applicable:
December 3, 2025 @9am VIA ZOOM
Address, phone number, or website for additional information:
Angela M. Piarowski CEO/Principal with Modulus Architects and Land Use Planning, angela@modulusarchitects.com, 505.338.1499
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[checked] Zone Atlas page indicating subject property.
[checked] Drawings, elevations, or other illustrations of this request. Plat
[] Summary of pre-submittal neighborhood meeting, if applicable.
[checked] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

Regina Okoye (Applicant signature) 11/7/25 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

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

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, November 6, 2025 3:17 PM
To: Regina Okoye
Subject: 99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW _Public Notice Inquiry Sheet Submission
Attachments: 02 - IDOZoneAtlasPage_C-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	Address Line 1	City	State	Zip	Mobile Phone	Phone
Paradise Hills Civic Association	phcassoc@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Paradise Hills Civic Association	phcassoc@gmail.com	Kym	Fleck	kym.fleck@gmail.com	10216 La Paz Dr NW	Albuquerque	NM	87114		5052708886
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Thursday, November 6, 2025 10:57 AM

To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>

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

Subject: Public Notice Inquiry Sheet Submission

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:

Applicant Information

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects

Company Address

8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

UPC: 101106413017030501 Owner: VOLCANO CLIFFS INC Owner Address: 4112 BLUE RIDGE PL NE ALBUQUERQUE NM 87111-4167 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120 UPC: 101106417517930502 Owner: GROUP I U26 VC LLC RM 115 Owner Address: 2400 LOUISIANA BLVD NE BLDG 3 ALBUQUERQUE NM 87110-4303 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87114 UPC: 101106417715630503 Owner: BRADY RONALD L Owner Address: 6801 E 10TH AVE DENVER CO 80220-4805 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120

Physical address of subject site:

99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW (3 abutting parcels no assigned address at this time)

Subject site cross streets:

PASEO DEL NORTE NW and Kimmick Dr NW

Other subject site identifiers:

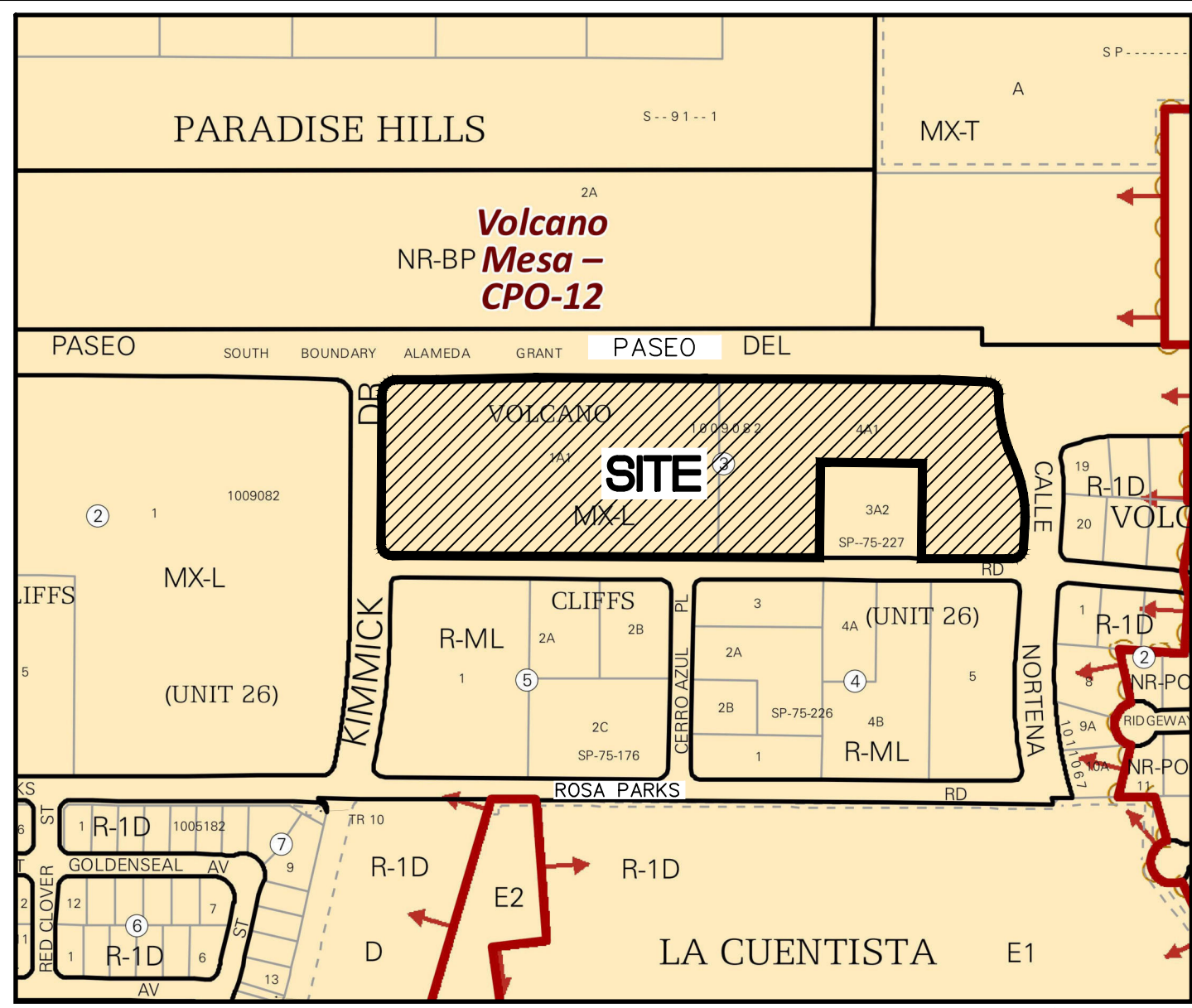
Southeast corner of Paseo del Norte & Kimmick

This site is located on the following zone atlas page:

C-11-Z

Link for map

Captcha



Vicinity Map - Zone Atlas C-11-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Volcano Cliffs Subdivision
 Owner: Volcano Cliffs Inc. (Lot 1A-1)
 Group 1 U26 VC LLC (Lot 4A-1)
 UPC #: 101106413017030501 (Lot 1A-1)
 101106417517930502 (Lot 4A-1)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 12.1364 ACRES
 ZONE ATLAS PAGE NO. C-11-Z
 NUMBER OF EXISTING LOTS, 2
 NUMBER OF LOTS CREATED, 4
 MILES OF FULL-WIDTH STREETS, 0.0000 MILES
 MILES OF HALF-WIDTH STREETS, 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.3458 ACRES
 DATE OF SURVEY, JULY 2025

Legal Description

LOTS NUMBERED FOUR A-ONE (4A-1) AND ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R. 2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1A-1, MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY, N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, S 89°43'15" E, A DISTANCE OF 508.48 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 111.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1422.00 FEET, A DELTA OF 4°30'11", AND A CHORD BEARING S 87°28'09" E, A DISTANCE OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 37.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 84°48'28", AND A CHORD BEARING S 42°48'50" E, A DISTANCE OF 33.72 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF CALLE NORTENA N.W., 163.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A DELTA OF 24°18'18", AND A CHORD BEARING S 12°33'45" E, A DISTANCE OF 162.52 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 29.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 456.46 FEET, A DELTA OF 3°43'21", AND A CHORD BEARING S 22°22'06" E, A DISTANCE OF 29.65 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 14733";

DESCRIPTION CONTINUED ON SHEET 2...

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # _____ 101106413017030501 _____
 _____ 101106417517930502 _____

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Project Number: _____ PR-2025-020092

Application Number: _____

Plat Approvals:

<u>Daniel Aragon</u> <small>Daniel Aragon (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
PNM Electric Services	
<u>David Hall</u> <small>David Hall (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estvanko</u> <small>Jeff Estvanko (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
New Mexico Gas Company	
<u>Todd Schnall</u> <small>Todd Schnall (Oct 20, 2025 10:20 AM MDT)</small>	10/20/2025
Comcast	
<u>John E. Muldrow</u> <small>John E. Muldrow (Oct 16, 2025 11:42:06 AM MDT)</small>	10/16/2025
Ezee Fiber	

City Approvals:

D. B. P.S. for Loren Risenhoover 10/16/2025
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department
Kana Radeau 10/16/2025
 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 10/24/25
 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

Legal Description (Continued from Sheet 1)

THENCE, 127.72 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.30 FEET, A DELTA OF 23°39'30", AND A CHORD BEARING S 06°49'03" E, A DISTANCE OF 126.81 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 03°29'11" W, A DISTANCE OF 47.52 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 37.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°49'43", AND A CHORD BEARING S 46°54'03" W, A DISTANCE OF 34.36 FEET TO A POINT OF TANGENCY;

THENCE, N 89°41'06" W, A DISTANCE OF 209.02 FEET TO AN ANGLE POINT, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, N 00°20'18" E, A DISTANCE OF 219.27 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 3A-2, BLOCK 3, VOLCANO CLIFFS SUBDIVISION UNIT 26, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, N 89°41'06" W, A DISTANCE OF 235.07 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHWEST CORNER OF SAID LOT 3A-2, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 00°19'37" W, A DISTANCE OF 219.31 FEET TO AN ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF VALIENTE ROAD N.W., MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 986.85 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERLY RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET

THENCE, N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING, CONTAINING 12.1364 ACRES (528,660 SQ. FT.), MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

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. 35001C0112G, DATED SEPTEMBER 26, 2008.

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. 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.
- 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 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.

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

Free Consent and Dedication



THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
GROUP I U26 VC, LLC
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

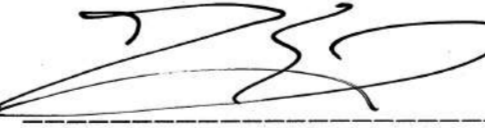
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT, 2025
STEVEN METRO, MANAGING MEMBER, GROUP I U26 VC, LLC

BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
VOLCANO CLIFFS INC.
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT, 2025
STEVEN METRO, MANAGING MEMBER, VOLCANO CLIFFS INC.

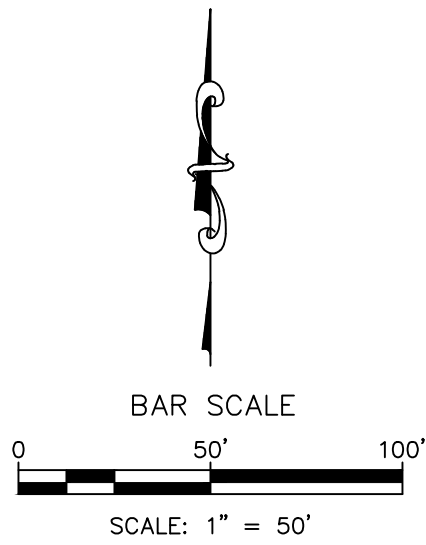
BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

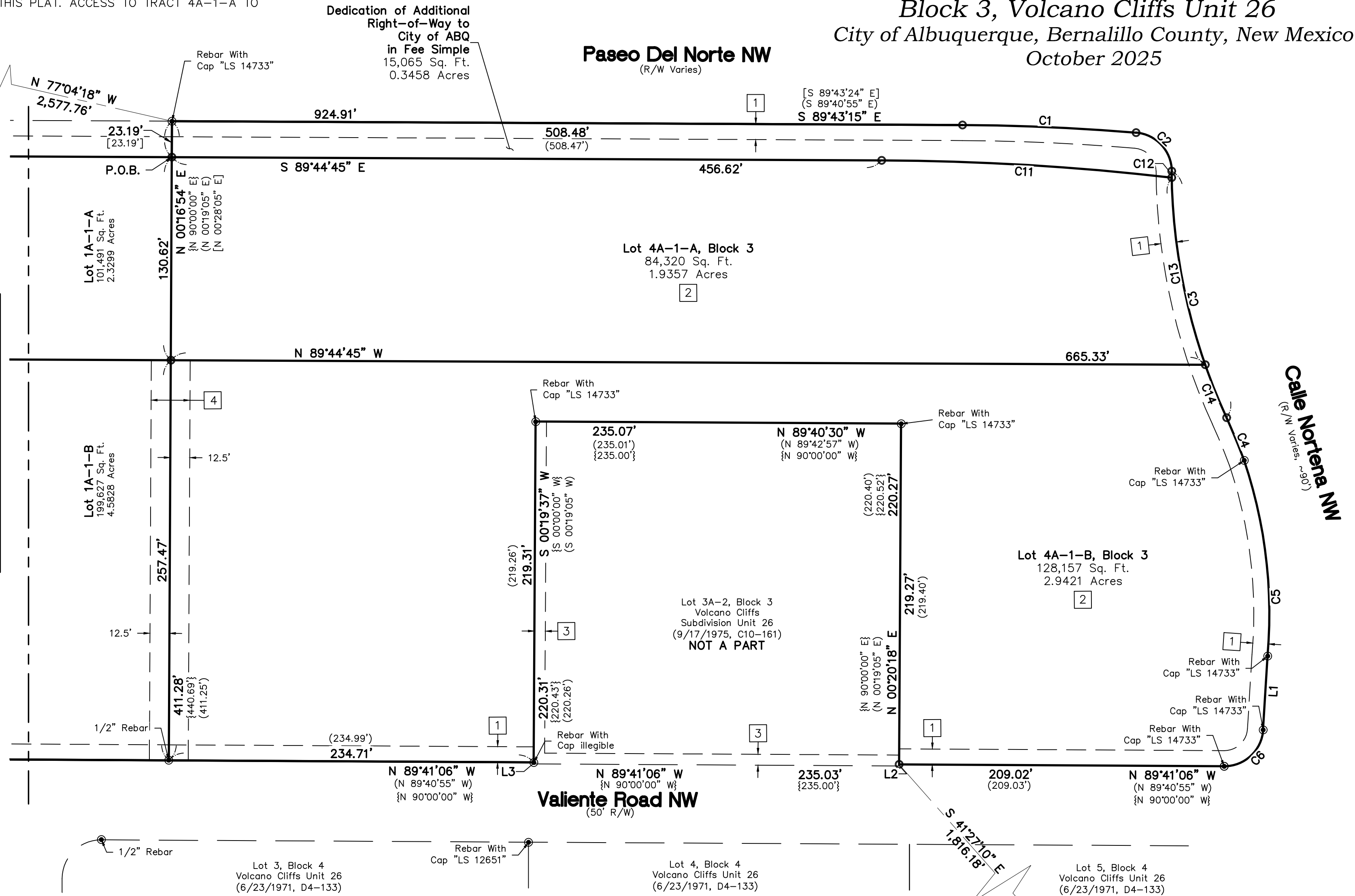
ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Match Line - See Sheet 4

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "1_C11"
NAD 1983 CENTRAL ZONE
X=1506287.794*
Y=1519187.728 *
Z=5275.136 * (NAVD 1988)
G-G=0.999672216
Mapping Angle=-0°15'30.84"
*U.S. SURVEY FEET

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

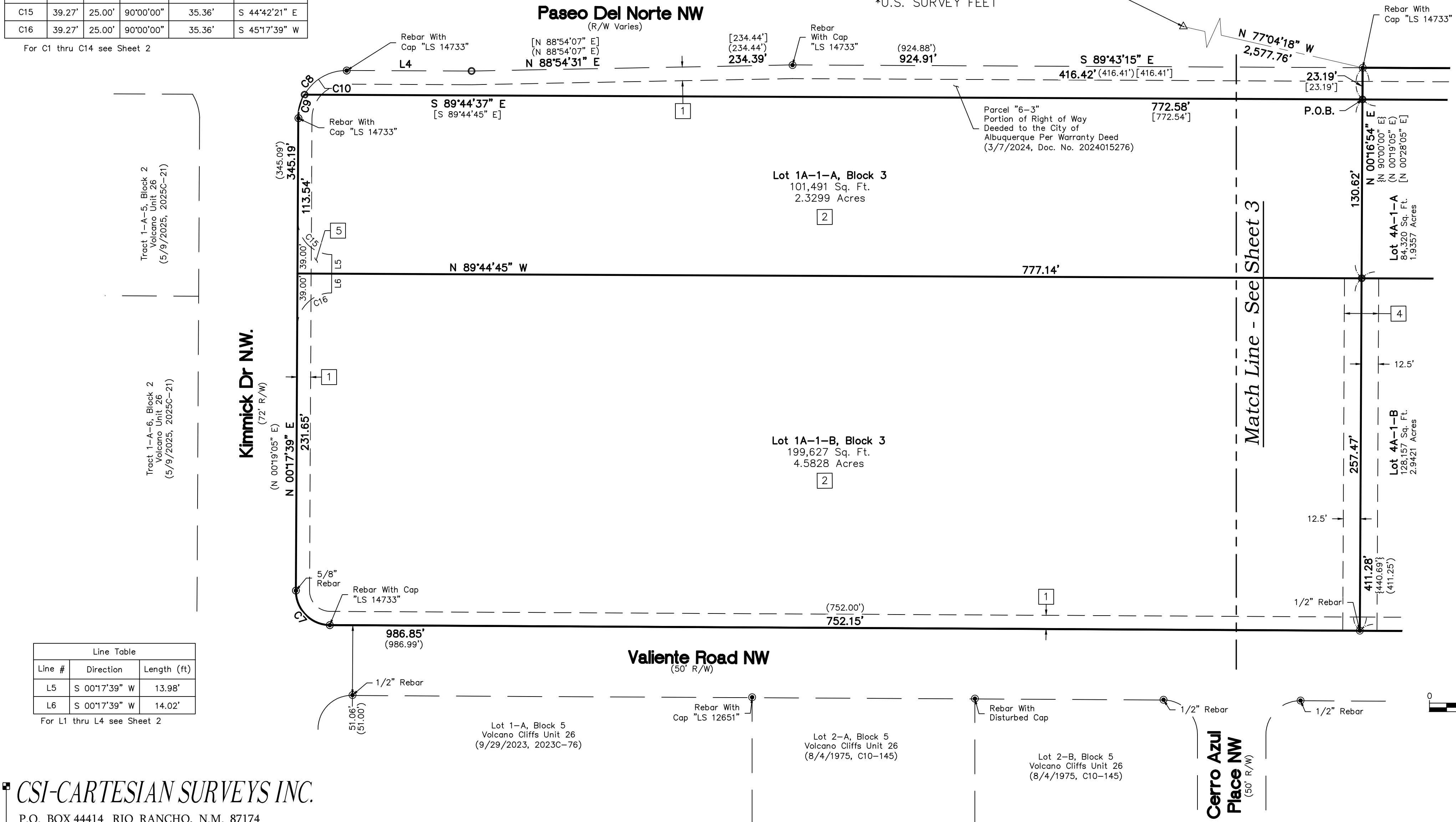
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
 Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
 City of Albuquerque, Bernalillo County, New Mexico
 October 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

For C1 thru C14 see Sheet 2

ACS Monument " 8_C10 "
 NAD 1983 CENTRAL ZONE
 X=1502106.697*
 Y=1521538.71 *
 Z=5392.936 * (NAVD 1988)
 G-G=0.999667901
 Mapping Angle=-0°16'00.09"
 *U.S. SURVEY FEET



Tract 1-A-5, Block 2
 Volcano Unit 26
 (5/9/2025, 2025C-21)

Tract 1-A-6, Block 2
 Volcano Unit 26
 (5/9/2025, 2025C-21)

Lot 1-A, Block 5
 Volcano Cliffs Unit 26
 (9/29/2023, 2023C-76)

Lot 2-A, Block 5
 Volcano Cliffs Unit 26
 (8/4/1975, C10-145)

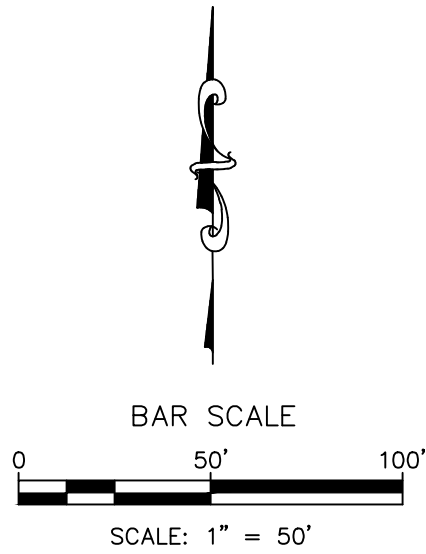
Lot 2-B, Block 5
 Volcano Cliffs Unit 26
 (8/4/1975, C10-145)

Cerro Azul
Place NW
 (50' R/W)

Match Line - See Sheet 3

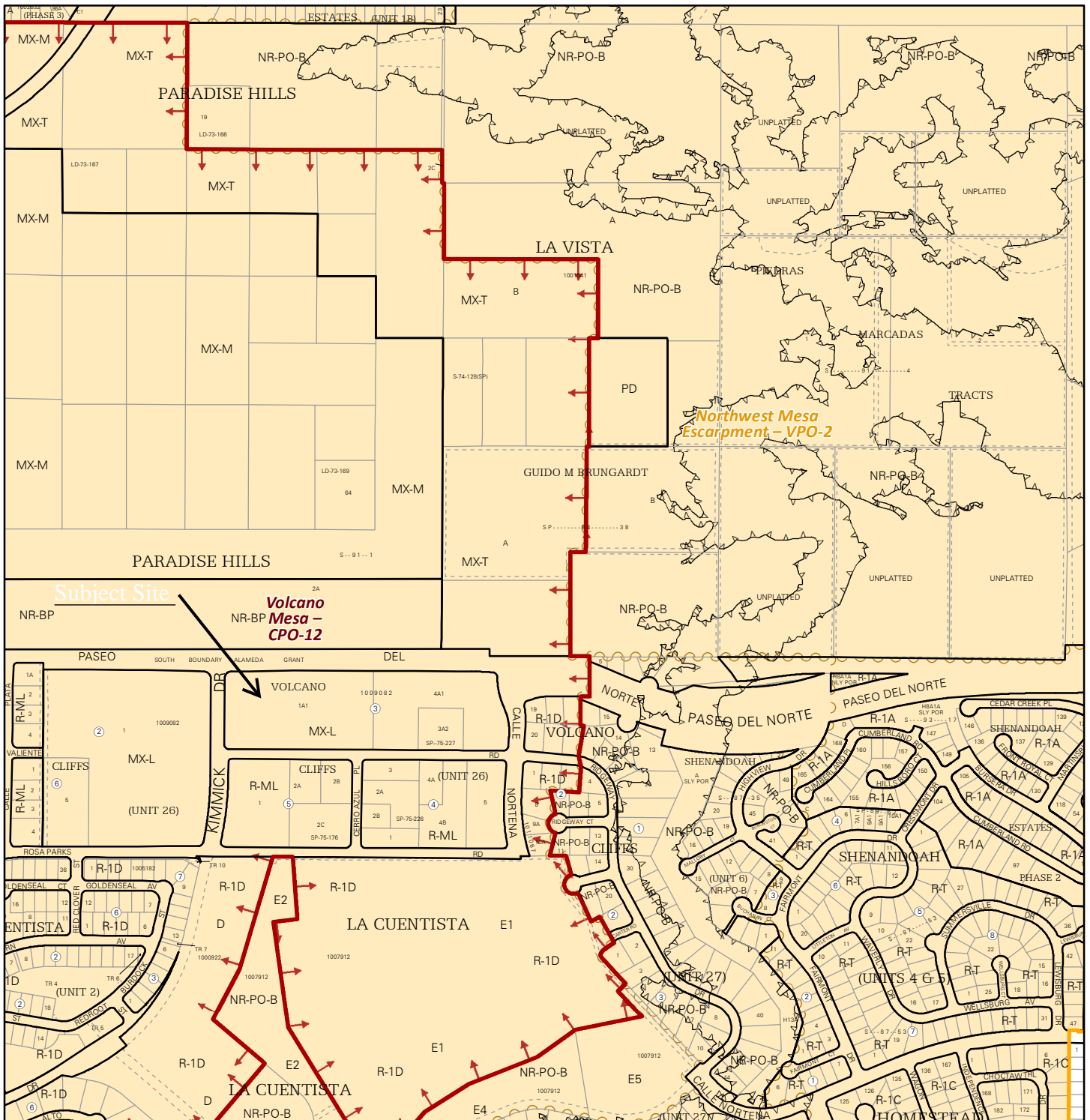
Line Table		
Line #	Direction	Length (ft)
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

For L1 thru L4 see Sheet 2



CSI-CARTESIAN SURVEYS INC.

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

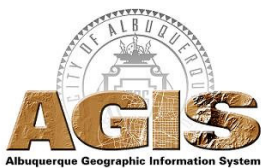


Northwest Mesa Escarpment - VPO-2

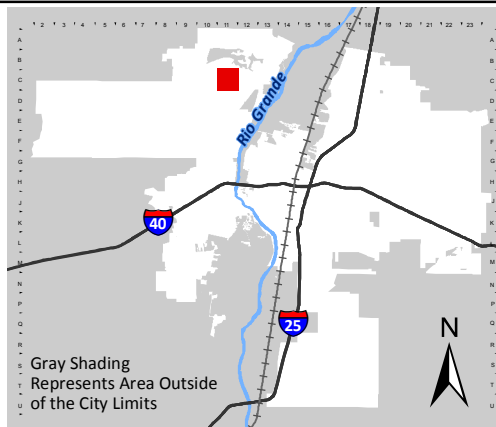
Subject Site
Volcano Mesa - CPO-12

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

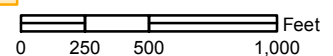


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-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



MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



BEDROCK PARTNERSHIP & N M GEN
PARTNERSHIP C/O GERALD GOLD
PO BOX 26506
ALBUQUERQUE NM 87125-6506

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



CARLTON JESSE CLAY & SYLVIA MARIE
3407 32ND CIR SE
RIO RANCHO NM 87124-1907

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



GROUP I U26 VC LLC RM 115
2400 LOUISIANA BLVD NE BLDG 3
ALBUQUERQUE NM 87110-4303

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



JUBILEE DEVELOPMENTS LLC
9700 SAND VERBENA TRL NE
ALBUQUERQUE NM 87122-3667

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



MILLER CALVIN BENJAMIN &
SHAWNEQUE NICOLE CO-TRUSTEES
MILLER FAMILY TRUST
5504 VALIENTE RD NW
ALBUQUERQUE NM 87120-7150

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



SANCHEZ GABRIEL & DIANA
8005 CAMINO ALTO CT NW
ALBUQUERQUE NM 87120-7063

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



BETA INVESTMENTS LLC
PO BOX 65808
ALBUQUERQUE NM 87193-5808

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



HEYMAN MAX R & EVERARDA
10423 CANTACIELO DR NW
ALBUQUERQUE NM 87114-1461

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



BRADY RONALD L
6801 E 10TH AVE
DENVER CO 80220-4805

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



GONZALES CLARISSA J & GONZALES
FRANK J
9051 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4218

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



LEDERER A C JR
12600 EXCHANGE DR SUITE 214
STAFFORD TX 77477-3609

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



TAYLOR GREGORY L & DEBRA C A CO-
TRUSTEES TAYLOR LVT
5508 VALIENTE RD NW
ALBUQUERQUE NM 87120-7150

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



MILLER MICHAEL & MOLLY
8416 CHILTE PINE RD NW
ALBUQUERQUE NM 87120-4256

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



JACOB BARBARA A TRUSTEE JACOB
TRUST
3910 MESA VERDE AVE NE
ALBUQUERQUE NM 87110-7728

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



MARTINEZ MARLEEN & RIVERA GABE
8204 WOLVERINE DR NW
ALBUQUERQUE NM 87120-5268

MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



VOLCANO CLIFFS INC
4112 BLUE RIDGE PL NE
ALBUQUERQUE NM 87111-4167

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



Paradise Hills Civic Association
Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque NM 87114

MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



Paradise Hills Civic Association
Kym Fleck
10216 La Paz Dr NW
Albuquerque NM 87114

MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



POLYGON REALTY LLC
PO BOX 65962
ALBUQUERQUE NM 87193-5962

Modulus Architects, Inc.
8220 San Pedro Dr. NE,
Suite 520
Albuquerque, NM 87113



Westside Coalition of Neighborhood
Associations
Rene Horvath
5515 Palomino Drive NW
Albuquerque NM 87120

MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



Westside Coalition of Neighborhood
Associations
Jane Baechle
7021 Lamar Avenue NW
Albuquerque NM 87120

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, November 6, 2025 3:17 PM
To: Regina Okoye
Subject: 99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW _Public Notice Inquiry Sheet Submission
Attachments: 02 - IDOZoneAtlasPage_C-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	Address Line 1	City	State	Zip	Mobile Phone	Phone
Paradise Hills Civic Association	phcassoc@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Paradise Hills Civic Association	phcassoc@gmail.com	Kym	Fleck	kym.fleck@gmail.com	10216 La Paz Dr NW	Albuquerque	NM	87114		5052708886
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Thursday, November 6, 2025 10:57 AM

To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>

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

Subject: Public Notice Inquiry Sheet Submission

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:

Applicant Information

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects

Company Address

8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

UPC: 101106413017030501 Owner: VOLCANO CLIFFS INC Owner Address: 4112 BLUE RIDGE PL NE ALBUQUERQUE NM 87111-4167 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120 UPC: 101106417517930502 Owner: GROUP I U26 VC LLC RM 115 Owner Address: 2400 LOUISIANA BLVD NE BLDG 3 ALBUQUERQUE NM 87110-4303 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87114 UPC: 101106417715630503 Owner: BRADY RONALD L Owner Address: 6801 E 10TH AVE DENVER CO 80220-4805 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120

Physical address of subject site:

99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW (3 abutting parcels no assigned address at this time)

Subject site cross streets:

PASEO DEL NORTE NW and Kimmick Dr NW

Other subject site identifiers:

Southeast corner of Paseo del Norte & Kimmick

This site is located on the following zone atlas page:

C-11-Z

Link for map

Captcha

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/7/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Location Description South East Corner of Paseo and Kimmick
2. Property Owner* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
3. Agent/Applicant* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
4. Application Type(s)²* per IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision Major (Minor or Major or Bulk Land)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: _____

Summary of project/request³*:

DHO Major Subdivision Action to Subdivide the subject property into 4 legal tracts.

Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown and grant easements.

5. This application will be decided at a public meeting or hearing by*:

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: December 3, 2025, @9:00am

Location*⁴: VIA ZOOM

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Angela M. Piarowski, CEO/Principal

Email: angela@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1000)

- Attachments:
 - Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
 - Others: _____

Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ C-11-Z

2. Project Illustrations, as relevant*⁶

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal Tribal Meeting was offered but one was not requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum: N/A

- 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.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] +/- 12 acres
- 2. IDO Zone District MX-L and MX-M
- 3. Overlay Zone(s) [if applicable] VPO-2 and CPO-13
- 4. Center or Corridor Area [if applicable] Premium Transit and Commuter Corridor/ Not within a Center
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Subdivision of Land - Major Preliminary Plat
Decision-making Body: Development Hearing Officer (DHO)
Pre-Application meeting required: Yes No
Neighborhood meeting required: Yes No
Mailed Notice required: Yes No
Electronic Mail required: Yes No
Is this a Site Plan Application: Yes No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: Unassigned Addresses - 99999 VALIENTE NW (x2 tracts)
Name of property owner: VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
Name of applicant: Modulus Architects & Land Use Planning, Inc. (agent)
Date, time, and place of public meeting or hearing, if applicable:
December 3, 2025 @9am VIA ZOOM
Address, phone number, or website for additional information:
Angela M. Piarowski CEO/Principal with Modulus Architects and Land Use Planning, angela@modulusarchitects.com, 505.338.1499
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[checked] Zone Atlas page indicating subject property.
[checked] Drawings, elevations, or other illustrations of this request. Plat
[] Summary of pre-submittal neighborhood meeting, if applicable.
[checked] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

Regina Okoye (Applicant signature) 11/7/25 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

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

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, November 6, 2025 3:17 PM
To: Regina Okoye
Subject: 99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW _Public Notice Inquiry Sheet Submission
Attachments: 02 - IDOZoneAtlasPage_C-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	Address Line 1	City	State	Zip	Mobile Phone	Phone
Paradise Hills Civic Association	phcassoc@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Paradise Hills Civic Association	phcassoc@gmail.com	Kym	Fleck	kym.fleck@gmail.com	10216 La Paz Dr NW	Albuquerque	NM	87114		5052708886
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Thursday, November 6, 2025 10:57 AM

To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>

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

Subject: Public Notice Inquiry Sheet Submission

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:

Applicant Information

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects

Company Address

8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

UPC: 101106413017030501 Owner: VOLCANO CLIFFS INC Owner Address: 4112 BLUE RIDGE PL NE ALBUQUERQUE NM 87111-4167 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120 UPC: 101106417517930502 Owner: GROUP I U26 VC LLC RM 115 Owner Address: 2400 LOUISIANA BLVD NE BLDG 3 ALBUQUERQUE NM 87110-4303 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87114 UPC: 101106417715630503 Owner: BRADY RONALD L Owner Address: 6801 E 10TH AVE DENVER CO 80220-4805 Situs Address: VALIENTE RD NW ALBUQUERQUE NM 87120

Physical address of subject site:

99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW (3 abutting parcels no assigned address at this time)

Subject site cross streets:

PASEO DEL NORTE NW and Kimmick Dr NW

Other subject site identifiers:

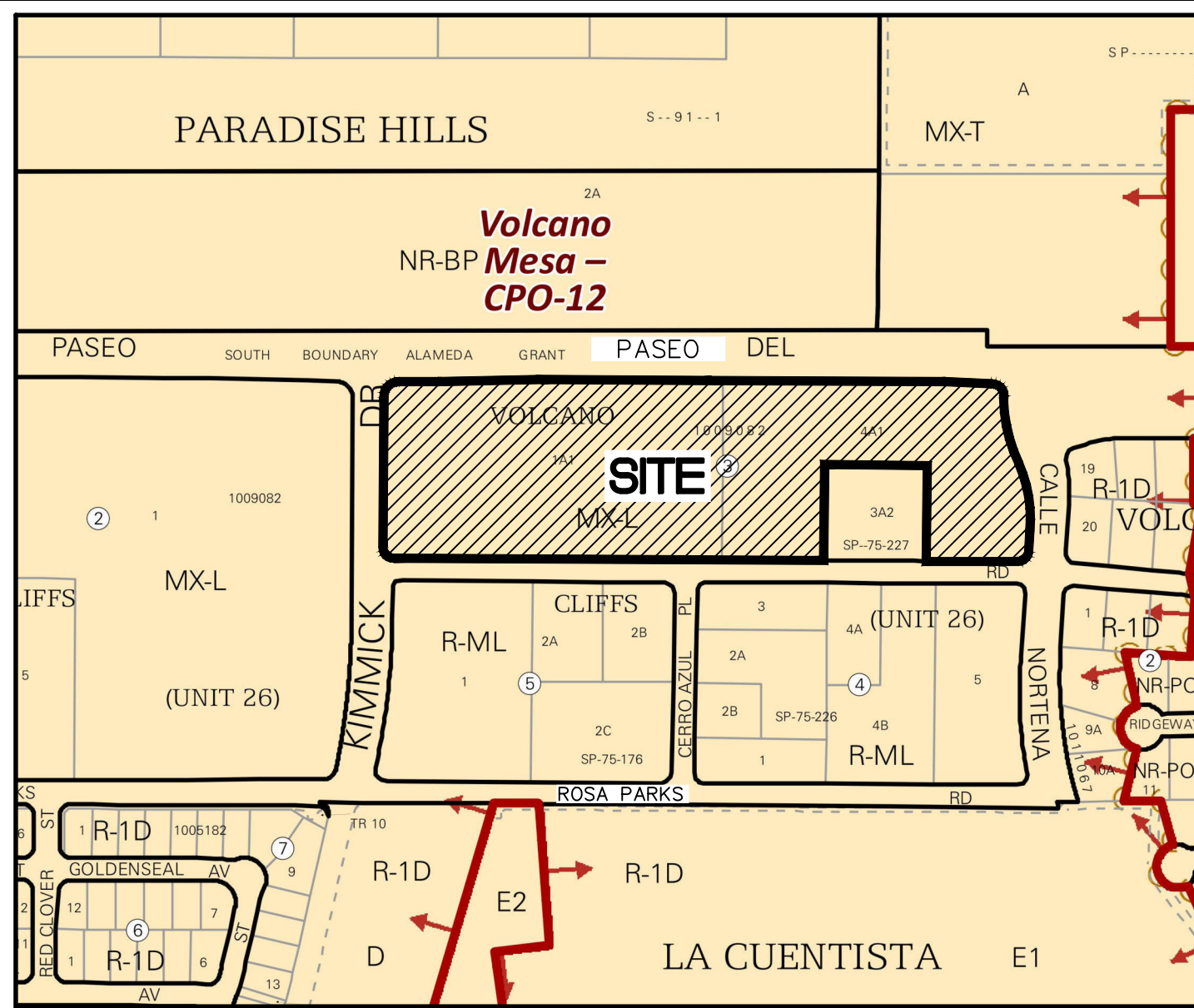
Southeast corner of Paseo del Norte & Kimmick

This site is located on the following zone atlas page:

C-11-Z

Link for map

Captcha



Vicinity Map - Zone Atlas C-11-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Volcano Cliffs Subdivision
 Owner: Volcano Cliffs Inc. (Lot 1A-1)
 Group 1 U26 VC LLC (Lot 4A-1)
 UPC #: 101106413017030501 (Lot 1A-1)
 101106417517930502 (Lot 4A-1)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 12.1364 ACRES
 ZONE ATLAS PAGE NO. C-11-Z
 NUMBER OF EXISTING LOTS, 2
 NUMBER OF LOTS CREATED, 4
 MILES OF FULL-WIDTH STREETS, 0.0000 MILES
 MILES OF HALF-WIDTH STREETS, 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.3458 ACRES
 DATE OF SURVEY, JULY 2025

Legal Description

LOTS NUMBERED FOUR A-ONE (4A-1) AND ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R. 2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1A-1, MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY, N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, S 89°43'15" E, A DISTANCE OF 508.48 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 111.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1422.00 FEET, A DELTA OF 4°30'11", AND A CHORD BEARING S 87°28'09" E, A DISTANCE OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 37.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 84°48'28", AND A CHORD BEARING S 42°48'50" E, A DISTANCE OF 33.72 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF CALLE NORTENA N.W., 163.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A DELTA OF 24°18'18", AND A CHORD BEARING S 12°33'45" E, A DISTANCE OF 162.52 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 29.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 456.46 FEET, A DELTA OF 3°43'21", AND A CHORD BEARING S 22°22'06" E, A DISTANCE OF 29.65 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 14733";

DESCRIPTION CONTINUED ON SHEET 2...

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # _____ 101106413017030501 _____
 _____ 101106417517930502 _____

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Project Number: _____ PR-2025-020092

Application Number: _____

Plat Approvals:

<u>Daniel Aragon</u> <small>Daniel Aragon (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
PNM Electric Services	
<u>David Hall</u> <small>David Hall (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estvanko</u> <small>Jeff Estvanko (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
New Mexico Gas Company	
<u>Todd Schnall</u> <small>Todd Schnall (Oct 20, 2025 10:20 AM MDT)</small>	10/20/2025
Comcast	
<u>John E. Muldrow</u> <small>John E. Muldrow (Oct 16, 2025 11:42:06 AM MDT)</small>	10/16/2025
Ezee Fiber	

City Approvals:

D. B. P.S. for Loren Risenhoover 10/16/2025
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

Kana Radeau 10/16/2025

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 10/24/25
 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

Legal Description (Continued from Sheet 1)

THENCE, 127.72 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.30 FEET, A DELTA OF 23°39'30", AND A CHORD BEARING S 06°49'03" E, A DISTANCE OF 126.81 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 03°29'11" W, A DISTANCE OF 47.52 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 37.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°49'43", AND A CHORD BEARING S 46°54'03" W, A DISTANCE OF 34.36 FEET TO A POINT OF TANGENCY;

THENCE, N 89°41'06" W, A DISTANCE OF 209.02 FEET TO AN ANGLE POINT, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, N 00°20'18" E, A DISTANCE OF 219.27 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 3A-2, BLOCK 3, VOLCANO CLIFFS SUBDIVISION UNIT 26, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, N 89°41'06" W, A DISTANCE OF 235.07 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHWEST CORNER OF SAID LOT 3A-2, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 00°19'37" W, A DISTANCE OF 219.31 FEET TO AN ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF VALIENTE ROAD N.W., MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 986.85 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERLY RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET

THENCE, N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING, CONTAINING 12.1364 ACRES (528,660 SQ. FT.), MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

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. 35001C0112G, DATED SEPTEMBER 26, 2008.

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. 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.
- 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 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.

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

Free Consent and Dedication



THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
GROUP I U26 VC, LLC
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

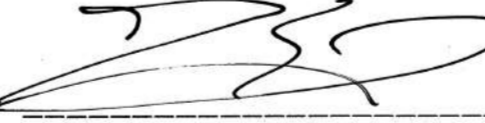
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT, 2025
STEVEN METRO, MANAGING MEMBER, GROUP I U26 VC, LLC

BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
VOLCANO CLIFFS INC.
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT, 2025
STEVEN METRO, MANAGING MEMBER, VOLCANO CLIFFS INC.

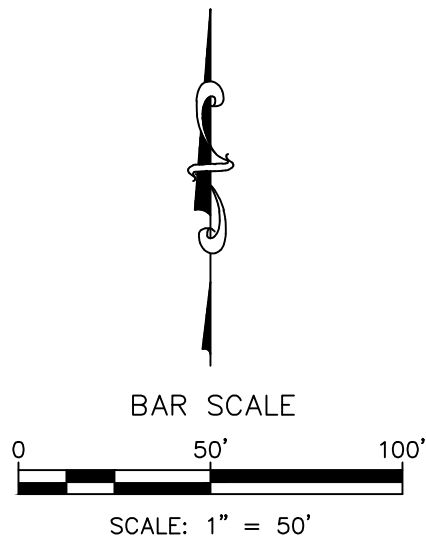
BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

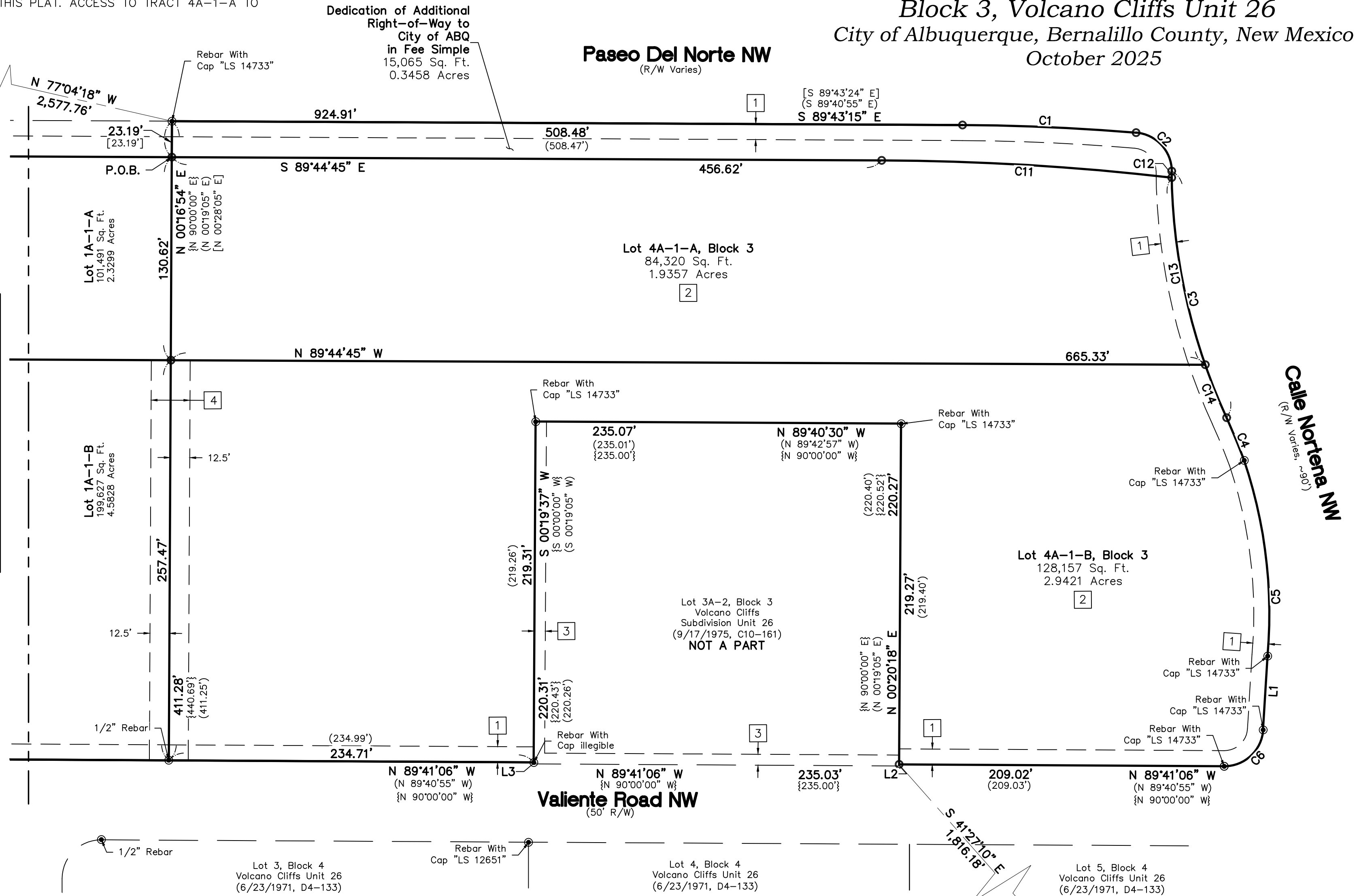
ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936 * (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Match Line - See Sheet 4

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "1_C11"
NAD 1983 CENTRAL ZONE
X=1506287.794*
Y=1519187.728 *
Z=5275.136 * (NAVD 1988)
G-G=0.999672216
Mapping Angle=-0°15'30.84"
*U.S. SURVEY FEET

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

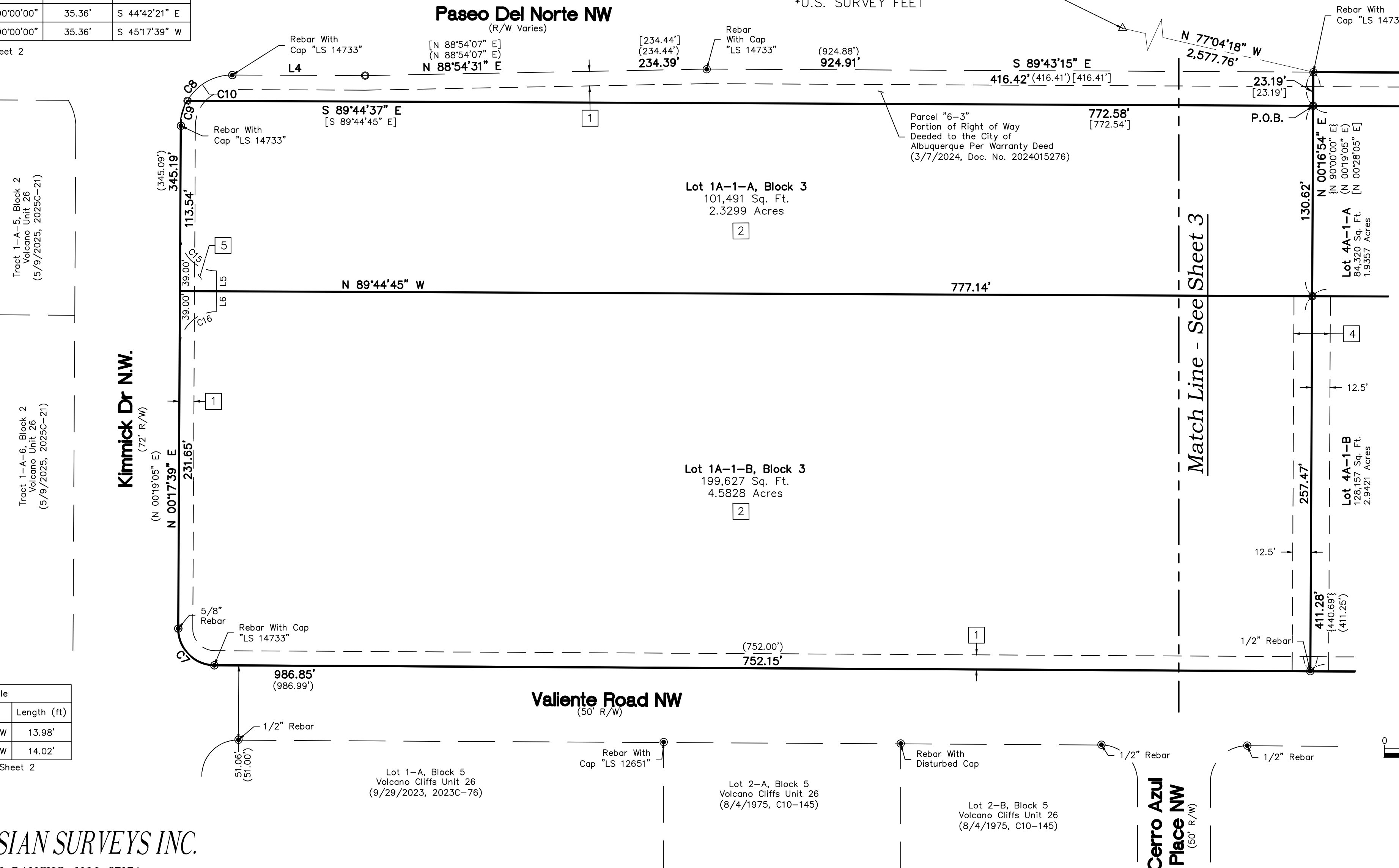
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
 City of Albuquerque, Bernalillo County, New Mexico
 October 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

For C1 thru C14 see Sheet 2

ACS Monument " 8_C10 "
 NAD 1983 CENTRAL ZONE
 X=1502106.697*
 Y=1521538.71 *
 Z=5392.936 * (NAVD 1988)
 G-G=0.999667901
 Mapping Angle=-0°16'00.09"
 *U.S. SURVEY FEET



Tract 1-A-5, Block 2
 Volcano Unit 26
 (5/9/2025, 2025C-21)

Tract 1-A-6, Block 2
 Volcano Unit 26
 (5/9/2025, 2025C-21)

Lot 1-A, Block 5
 Volcano Cliffs Unit 26
 (9/29/2023, 2023C-76)

Lot 2-A, Block 5
 Volcano Cliffs Unit 26
 (8/4/1975, C10-145)

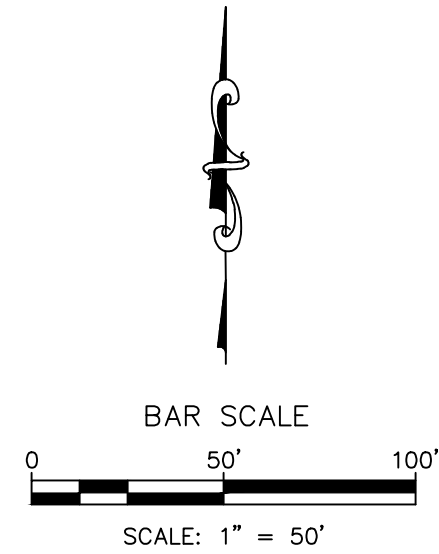
Lot 2-B, Block 5
 Volcano Cliffs Unit 26
 (8/4/1975, C10-145)

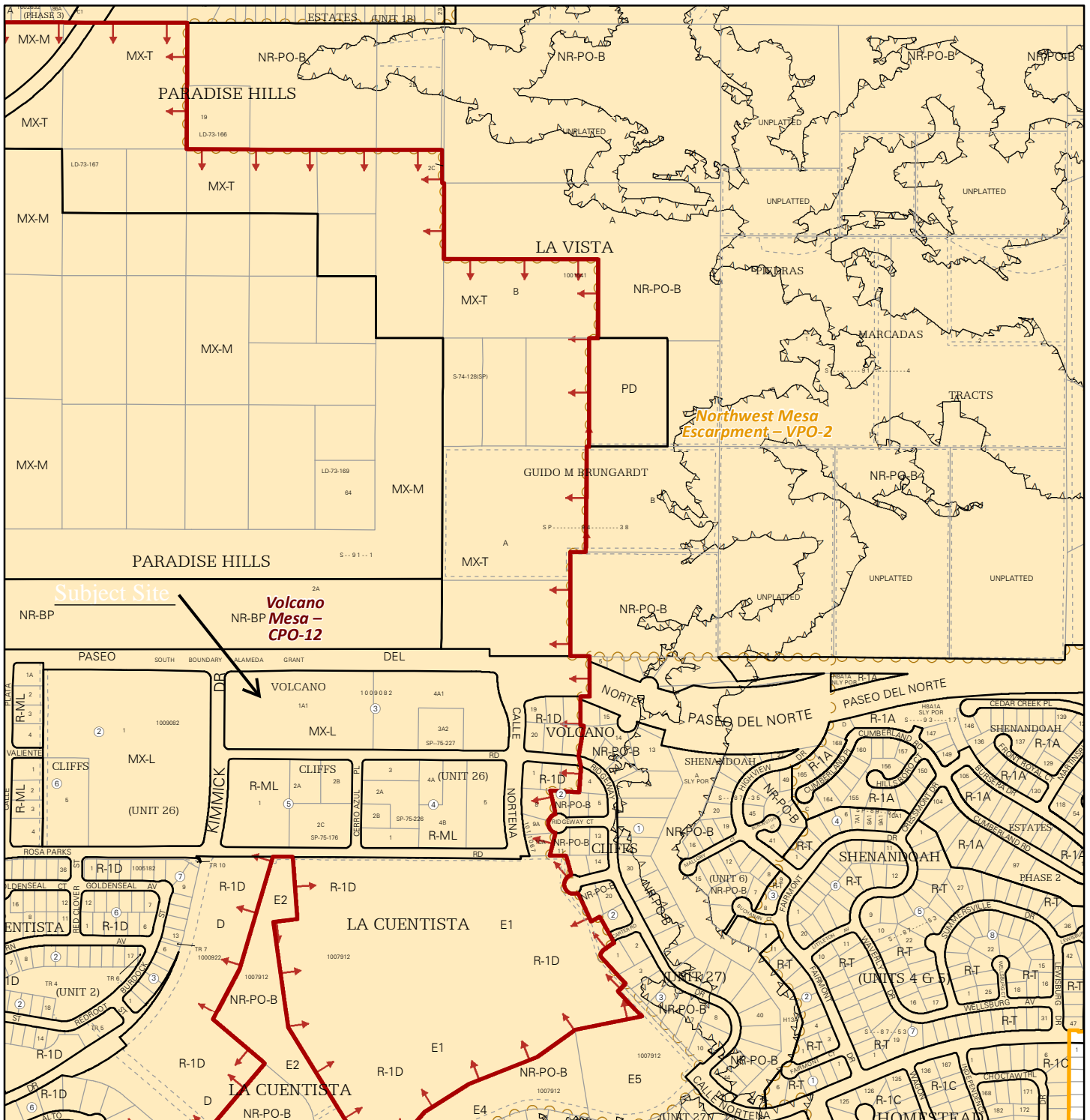
Lot 4A-1-A
 84,320 Sq. Ft.
 1.9357 Acres

Lot 4A-1-B
 128,157 Sq. Ft.
 2.9421 Acres

Line Table		
Line #	Direction	Length (ft)
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

For L1 thru L4 see Sheet 2



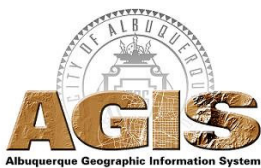


Northwest Mesa Escarpment - VPO-2

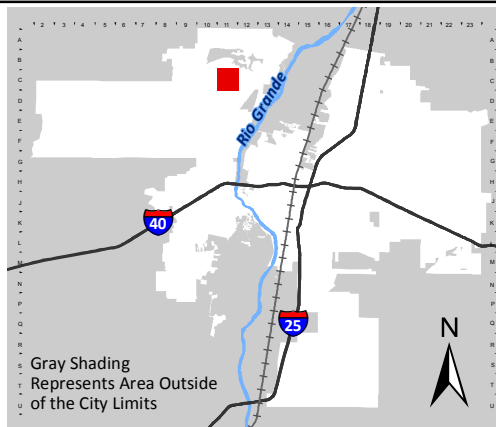
Subject Site
 NR-BP
 Volcano Mesa - CPO-12

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

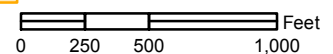


IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones
 are established by the
 Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-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



Regina Okoye

From: Regina Okoye
Sent: Friday, November 7, 2025 9:36 AM
To: 'phcassoc@gmail.com'; 'wescona0@gmail.com'; 'Jane Baechle'; 'aboard111@gmail.com'; 'kym.fleck@gmail.com'; 'elizabethkayhaley@gmail.com'
Cc: Angela Williamson (awilliamson@modulusarchitects.com); Brydie Clark
Subject: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing (South East Corner of Paseo and Kimmick - Unassigned Addresses - 99999 VALIENTE NW (x2 lots))
Attachments: Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf; CABQ_Public_Notice_Checklist new.pdf; IDOZoneAtlasPage_C-11-Z.PDF; ONC Response.pdf; Prelim Plat.pdf

Tracking:	Recipient	Delivery
	'phcassoc@gmail.com'	
	'wescona0@gmail.com'	
	'Jane Baechle'	
	'aboard111@gmail.com'	
	'kym.fleck@gmail.com'	
	'elizabethkayhaley@gmail.com'	
	Angela Williamson (awilliamson@modulusarchitects.com)	Delivered: 11/7/2025 9:36 AM
	Brydie Clark	Delivered: 11/7/2025 9:36 AM

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Hearing**

Date of Notice*: 11/7/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)
Location Description South East Corner of Paseo and Kimmick
2. Property Owner* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
3. Agent/Applicant* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
4. Application Type(s)* per IDO [Table 6-1-1](#)
 - Site Plan – EPC
 - Subdivision Major (Minor or Major or Bulk Land)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance – EPC _____

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

Hearing Date/Time*: December 3, 2025, @9:00am

Location*⁴: VIA ZOOM

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Angela M. Piarowski, CEO/Principal

Email: angela@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1000)

- Attachments:
- Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
 - Others: _____

Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵: C-11-Z

2. Project Illustrations, as relevant*⁶

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:
N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal Tribal Meeting was offered but one was not requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. For Site Plan Applications only*, attach site plan showing, at a minimum: N/A

- 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.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] +/- 12 acres
 - 2. IDO Zone District MX-L and MX-M
 - 3. Overlay Zone(s) [if applicable] VPO-2 and CPO-13
 - 4. Center or Corridor Area [if applicable] Premium Transit and Commuter Corridor/ Not within a Center
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Modulus Architects & Land Use Planning, Inc.

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Direct: 505.808.3868

Email: rokoye@modulusarchitects.com

Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Join us on Instagram: [Modulus Architects on Instagram](#)

New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois



Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DFT Project No.: _____
DFT Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
			10' Wide asphalt trail with 5' wide landscape buffer	Kimmick Dr East side	Valiente Rd	Paseo Del Norte	/	/	/
			5' Wide sidewalk with 5' wide landscape buffer	Valiente Rd North side	Kimmick Dr	Calle Nortena Rd	/	/	/
			6' Wide sidewalk with 5' wide landscape buffer	Calle Nortena West side	Valiente Rd	Paseo Del Norte	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
							Approval of Creditable Items:	Approval of Creditable Items:		
							Impact Fee Administrator Signature Date	City User Dept. Signature Date		

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 lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
---------------	---	--

NAME (print)

FIRM

SIGNATURE - date

PLANNING - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Date: September 17, 2025

To:
City of Albuquerque
Development Hearing Officer
600 2nd Street NW
Albuquerque, NM 87102

Subject: Agent Authorization Notice

Project Location: NEC Corner of Paseo del Norte NW and Kimmick Dr NW

To Whom It May Concern,

GROUP I U26 VC LLC RM 115 hereby authorizes Modulus Architects & Land Use Planning, Inc. to act as our Agent of Record with the City of Albuquerque. This authorization pertains to all matters related to the project located at the Northeast Corner of Paseo del Norte NW and Kimmick Dr NW, legally described as follows:

LT 4A-1 BLK 3 (EXCL N'LY PORT OUT TO R/W) PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DRIVE NW & CALLE NORTENA

This authorization shall remain in effect until written notice of termination is provided by either VOLCANO CLIFFS INC. or Modulus Architects & Land Use Planning, Inc.

Please direct all correspondence and communication regarding this matter to our authorized agent, Modulus Architects & Land Use Planning, Inc., for the purposes of coordination with the Development Hearing Officer.

Sincerely,

A handwritten signature in blue ink, appearing to be "Z. S.", is written over a faint, illegible stamp or watermark.

GROUP I U26 VC LLC RM 115
2400 LOUISIANA BLVD NE BLDG 3
ALBUQUERQUE NM 87110-4303



Date: September 17, 2025

To:
City of Albuquerque
Development Hearing Officer
600 2nd Street NW
Albuquerque, NM 87102

Subject: Agent Authorization Notice

Project Location: NEC Corner of Paseo del Norte NW and Kimmick Dr NW

To Whom It May Concern,

VOLCANO CLIFFS INC. hereby authorizes Modulus Architects & Land Use Planning, Inc. to act as our Agent of Record with the City of Albuquerque. This authorization pertains to all matters related to the project located at the Northeast Corner of Paseo del Norte NW and Kimmick Dr NW, legally described as follows:

LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD)

This authorization shall remain in effect until written notice of termination is provided by either VOLCANO CLIFFS INC. or Modulus Architects & Land Use Planning, Inc.

Please direct all correspondence and communication regarding this matter to our authorized agent, Modulus Architects & Land Use Planning, Inc., for the purposes of coordination with the Development Hearing Officer.

Sincerely,

A handwritten signature in blue ink, appearing to be "R. B. ...", is written over a horizontal line.

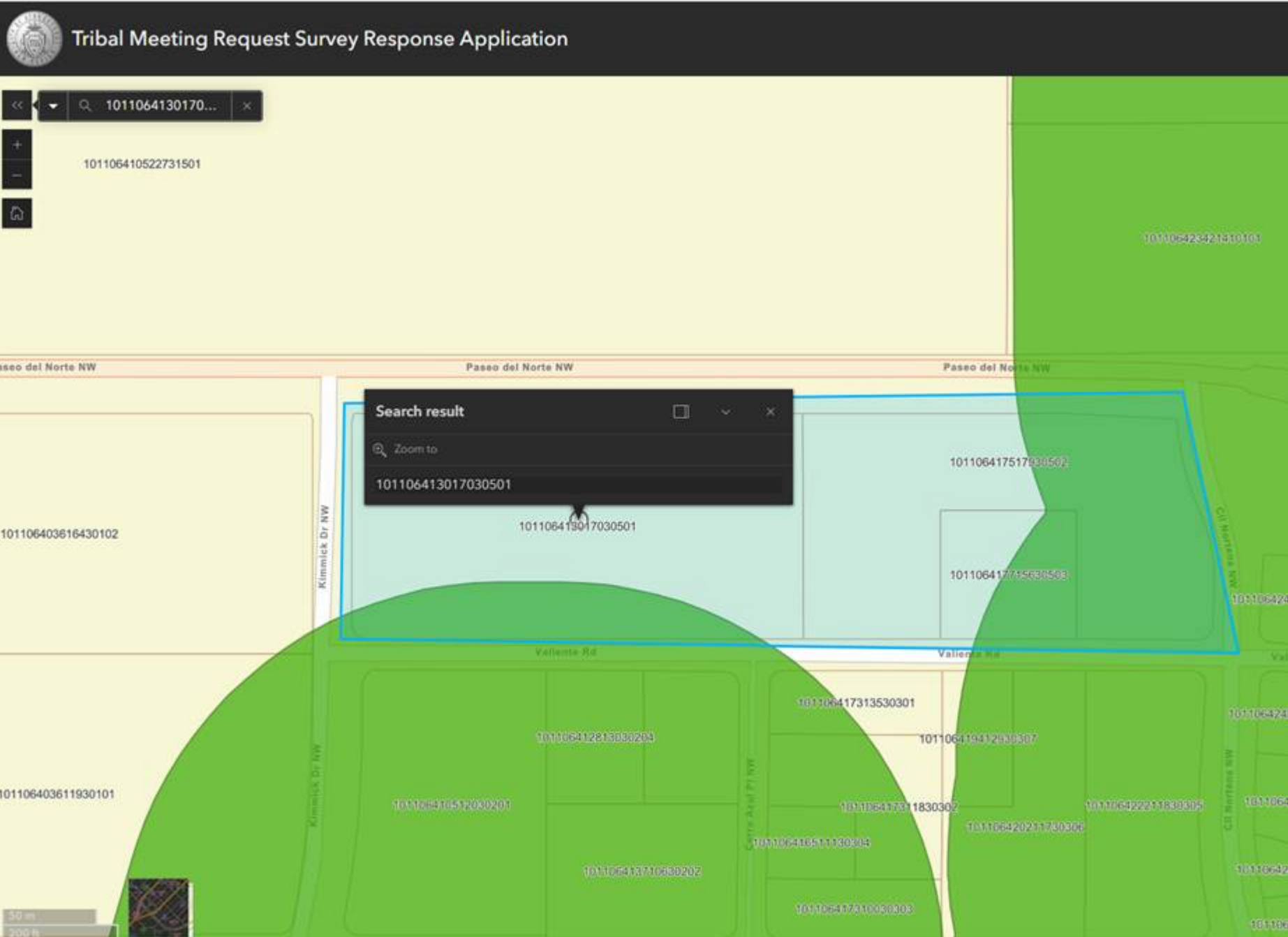
VOLCANO CLIFFS INC
4112 Blue Ridge Pl NE
Albuquerque, NM 87111-4167

Regina Okoye

From: Ortiz, Annette <annetteortiz@cabq.gov>
Sent: Wednesday, September 24, 2025 10:32 AM
To: Regina Okoye
Cc: Rodenbeck, Jay B.; Webb, Robert L.; Zamora, Renee C.; Sloan, Terry
Subject: RE: 9640 Eagle Ranch Rd NW, 87114 (Tribal Meeting email)
Attachments: NM Tribes & Leaders List 2025 - IDO- updated Sep 2025.pdf

Good morning Regina,

We can confirm that the site in question at (SE side of Paseo Del Norte & Kimmick (UPC#'s 101106413017030501 & 101106417517930502)) will require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, **as it is located within 660' feet** of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below). **You will need to notify the tribes, pueblos, and nations, and offer them a pre-submittal tribal meeting. Attached is the latest contact list who needs to be notified by email, and by mail if no email is available:**



Please include a copy of this email with your submittal for this site. Upload as pdf and additional notification documents to attachments in ABQ-PLAN.

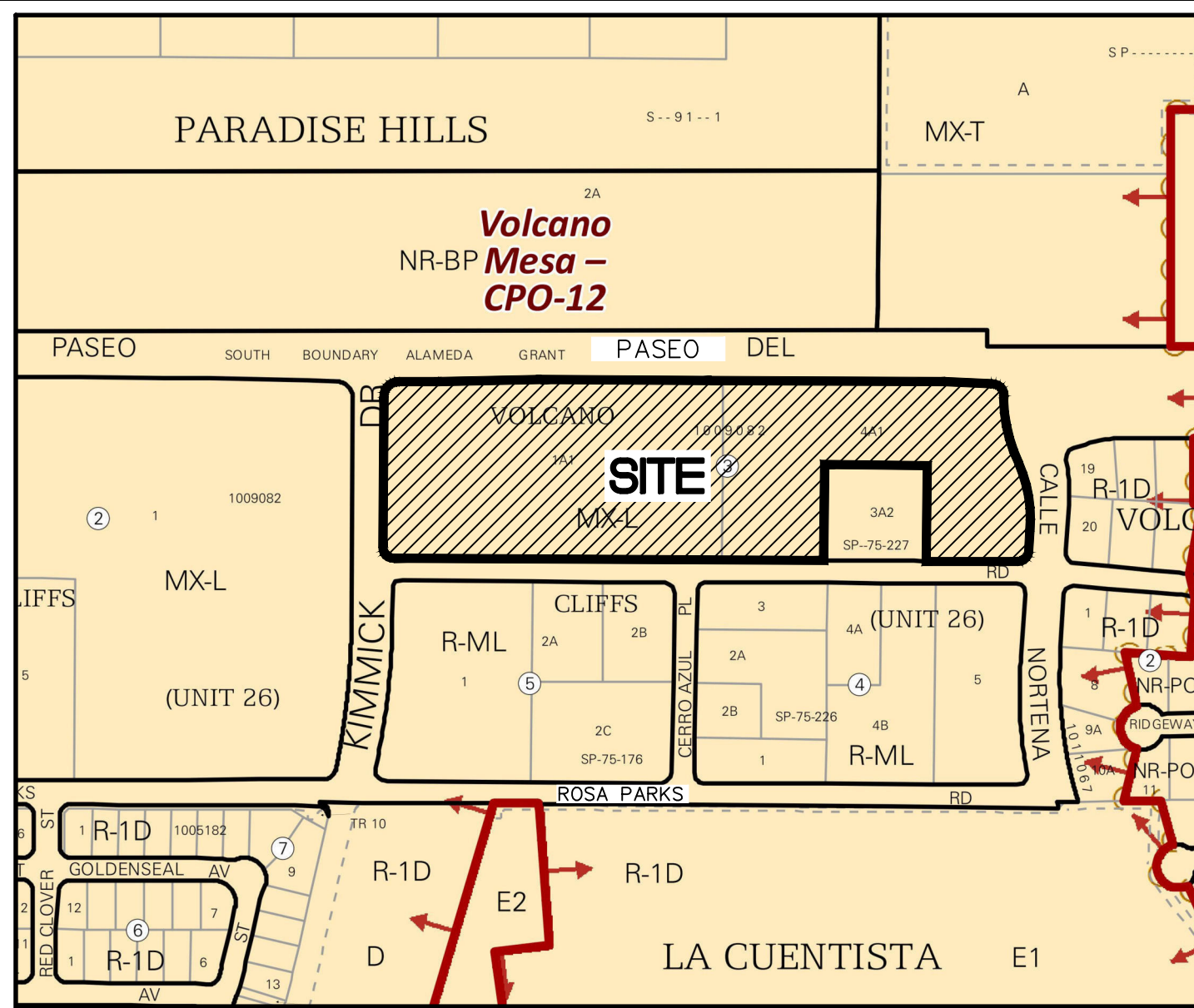
Thank you,



ANNETTE V. ORTIZ
senior admin/navigator
o 505-924-3623

e annetteortiz@cabq.gov
cabq.gov/planning

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan



Vicinity Map - Zone Atlas C-11-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Volcano Cliffs Subdivision
 Owner: Volcano Cliffs Inc. (Lot 1A-1)
 Group 1 U26 VC LLC (Lot 4A-1)
 UPC #: 101106413017030501 (Lot 1A-1)
 101106417517930502 (Lot 4A-1)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 12.1364 ACRES
 ZONE ATLAS PAGE NO. C-11-Z
 NUMBER OF EXISTING LOTS, 2
 NUMBER OF LOTS CREATED, 4
 MILES OF FULL-WIDTH STREETS, 0.0000 MILES
 MILES OF HALF-WIDTH STREETS, 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.3458 ACRES
 DATE OF SURVEY, JULY 2025

Legal Description

LOTS NUMBERED FOUR A-ONE (4A-1) AND ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R. 2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1A-1, MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY, N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, S 89°43'15" E, A DISTANCE OF 508.48 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 111.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1422.00 FEET, A DELTA OF 4°30'11", AND A CHORD BEARING S 87°28'09" E, A DISTANCE OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 37.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 84°48'28", AND A CHORD BEARING S 42°48'50" E, A DISTANCE OF 33.72 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF CALLE NORTENA N.W., 163.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A DELTA OF 24°18'18", AND A CHORD BEARING S 12°33'45" E, A DISTANCE OF 162.52 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 29.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 456.46 FEET, A DELTA OF 3°43'21", AND A CHORD BEARING S 22°22'06" E, A DISTANCE OF 29.65 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 14733";

DESCRIPTION CONTINUED ON SHEET 2...

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # _____ 101106413017030501 _____
 _____ 101106417517930502 _____

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Project Number: _____ PR-2025-020092

Application Number: _____

Plat Approvals:

<u>Daniel Aragon</u> <small>Daniel Aragon (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
PNM Electric Services	
<u>David Hall</u> <small>David Hall (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estvanko</u> <small>Jeff Estvanko (Oct 16, 2025 10:16 AM MDT)</small>	10/16/2025
New Mexico Gas Company	
<u>Todd Schnall</u> <small>Todd Schnall (Oct 20, 2025 10:20 AM MDT)</small>	10/20/2025
Comcast	
<u>John E. Muldrow</u> <small>John E. Muldrow (Oct 16, 2025 11:42:06 AM MDT)</small>	10/16/2025
Ezee Fiber	

City Approvals:

D. B. P.S. for Loren Risenhoover 10/16/2025
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department
Kana Radeau 10/16/2025

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 10/24/25
 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

Legal Description (Continued from Sheet 1)

THENCE, 127.72 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.30 FEET, A DELTA OF 23°39'30", AND A CHORD BEARING S 06°49'03" E, A DISTANCE OF 126.81 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 03°29'11" W, A DISTANCE OF 47.52 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 37.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°49'43", AND A CHORD BEARING S 46°54'03" W, A DISTANCE OF 34.36 FEET TO A POINT OF TANGENCY;

THENCE, N 89°41'06" W, A DISTANCE OF 209.02 FEET TO AN ANGLE POINT, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, N 00°20'18" E, A DISTANCE OF 219.27 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 3A-2, BLOCK 3, VOLCANO CLIFFS SUBDIVISION UNIT 26, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, N 89°41'06" W, A DISTANCE OF 235.07 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHWEST CORNER OF SAID LOT 3A-2, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 00°19'37" W, A DISTANCE OF 219.31 FEET TO AN ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF VALIENTE ROAD N.W., MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 986.85 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERLY RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET

THENCE, N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING, CONTAINING 12.1364 ACRES (528,660 SQ. FT.), MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

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. 35001C0112G, DATED SEPTEMBER 26, 2008.

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. 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.
- 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 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.

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

Free Consent and Dedication



THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
GROUP I U26 VC, LLC
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

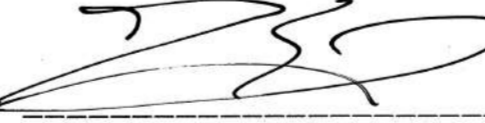
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT, 2025
STEVEN METRO, MANAGING MEMBER, GROUP I U26 VC, LLC

BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.


KYLE FALLS, MANAGING MEMBER
VOLCANO CLIFFS INC.
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT, 2025
STEVEN METRO, MANAGING MEMBER, VOLCANO CLIFFS INC.

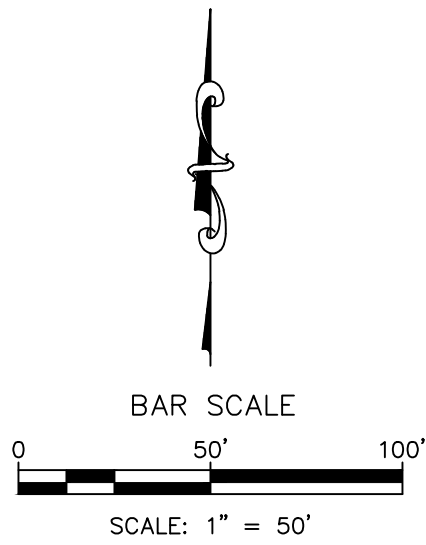
BY: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
 STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1-B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

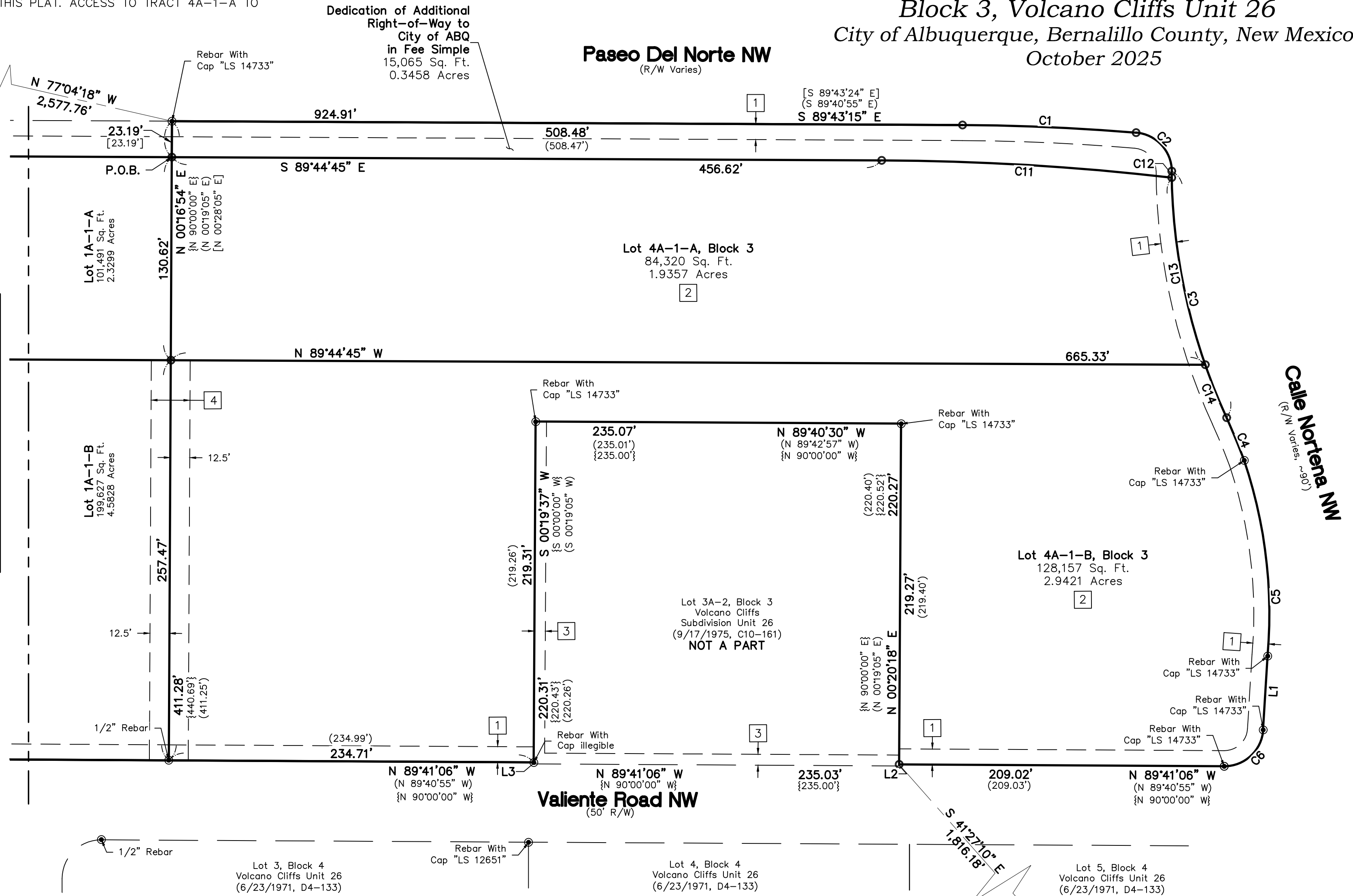
ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Match Line - See Sheet 4

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "1_C11"
NAD 1983 CENTRAL ZONE
X=1506287.794*
Y=1519187.728 *
Z=5275.136 * (NAVD 1988)
G-G=0.999672216
Mapping Angle=-0°15'30.84"
*U.S. SURVEY FEET

Easement Notes

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
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- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

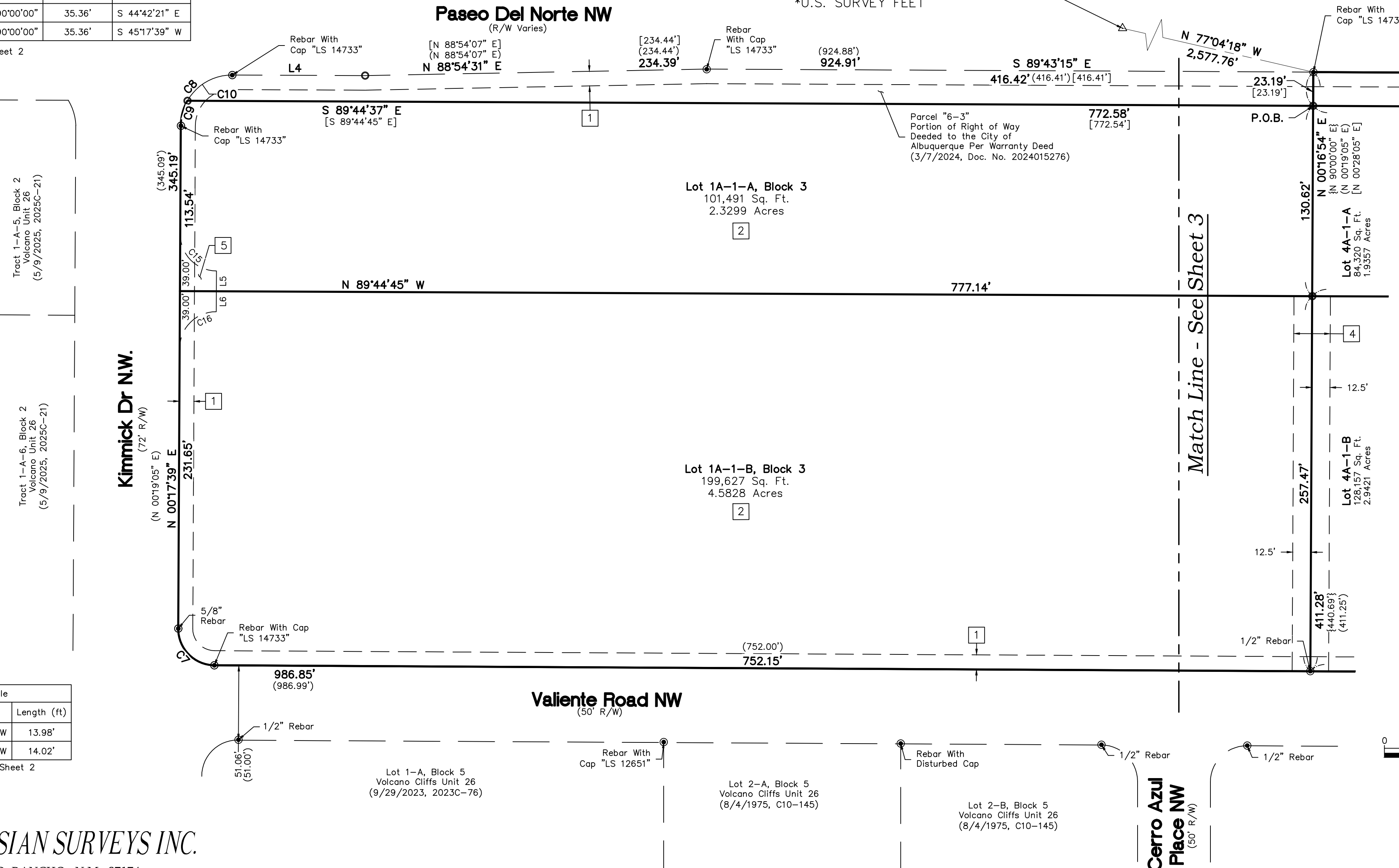
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

For C1 thru C14 see Sheet 2

ACS Monument " 8_C10 "
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936 * (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Tract 1-A-5, Block 2
Volcano Unit 26
(5/9/2025, 2025C-21)

Tract 1-A-6, Block 2
Volcano Unit 26
(5/9/2025, 2025C-21)

Lot 1-A, Block 5
Volcano Cliffs Unit 26
(9/29/2023, 2023C-76)

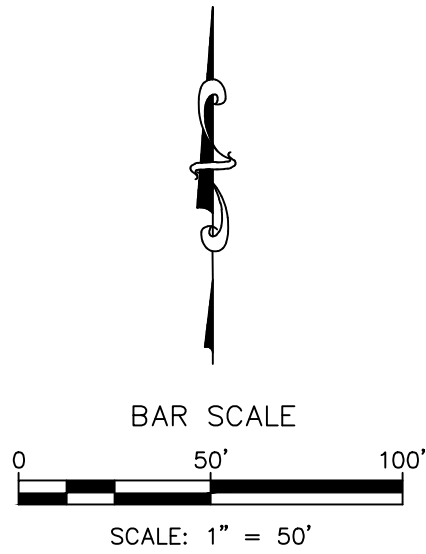
Lot 2-A, Block 5
Volcano Cliffs Unit 26
(8/4/1975, C10-145)

Lot 2-B, Block 5
Volcano Cliffs Unit 26
(8/4/1975, C10-145)

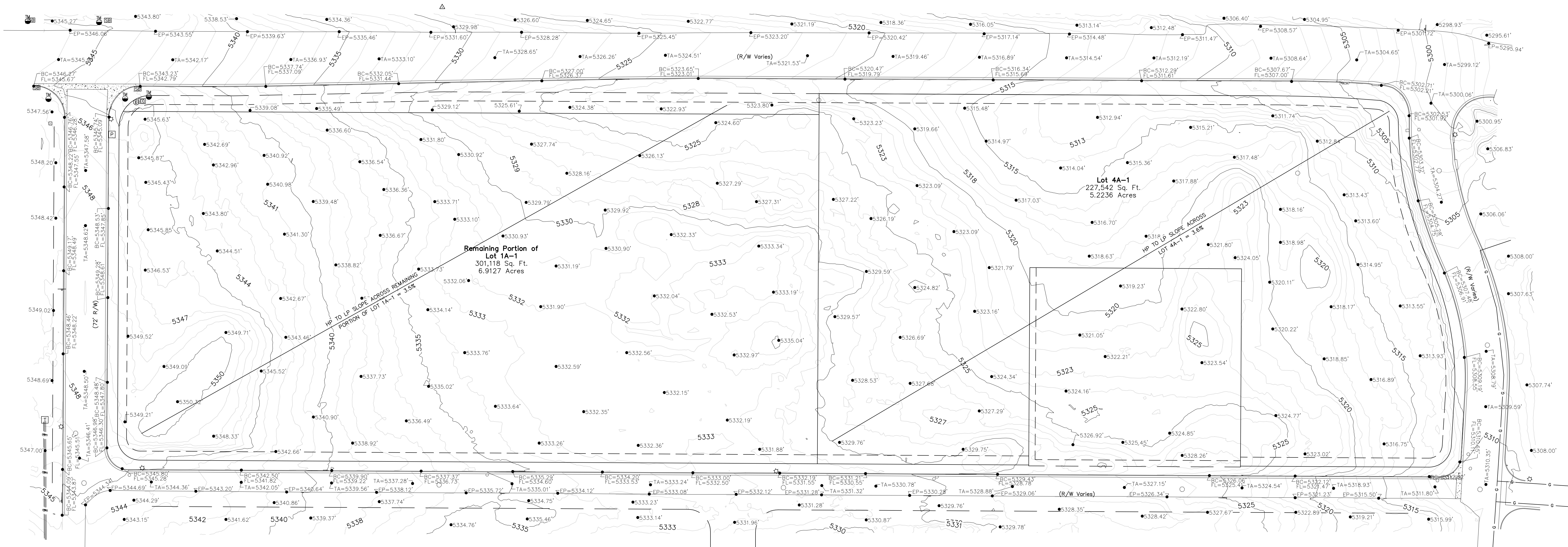
Cerro Azul
Place NW
(50' R/W)

Line Table		
Line #	Direction	Length (ft)
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

For L1 thru L4 see Sheet 2

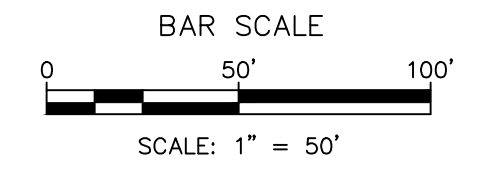


Boundary Survey,
 ALTA/NSPS Land Title Survey
 and
 Slopes Analysis
 for
 Portion of Lot 1A-1 and all
 of Lot 4A-1, Block 3
 Volcano Cliffs Unit 26
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2025



Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W	47.52'
L2	N 00°18'54" E	1.00'
L3	N 00°18'54" E	1.00'
L4	S 89°44'04" E	91.31'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76'	1422.00'	4°30'11"	111.73'	S 87°28'09" E
C2	37.00'	25.00'	84°48'28"	33.72'	S 42°48'50" E
C3	163.74'	386.00'	24°18'18"	162.52'	S 12°33'45" E
C4	29.66'	456.46'	3°43'21"	29.65'	S 22°22'06" E
C5	127.72'	309.30'	23°39'30"	126.81'	S 06°49'03" E
C6	37.89'	25.00'	86°49'43"	34.36'	S 46°54'03" W
C7	39.26'	25.00'	89°58'44"	35.35'	N 44°41'44" W
C8	54.96'	35.00'	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00'	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00'	60°42'45"	35.38'	S 59°54'34" W



DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2025-020092 Hearing Date: 8-6-2025
4A1, VOLCANO CLIFFS UNIT 26
located on VALIENTE between
Project: PASEO DEL NORTE NW and
KIMMICK Agenda Item No: 5

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
---	---

ENGINEERING COMMENTS:

- Hydrology needs to approve the Conceptual Grading & Drainage Plan prior to approval of the sketch plat.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATIVE TEAM (DFT)

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@caba.aov

DATE: 08/06/2025

AGENDA ITEM NO: 5

PROJECT NUMBER:

PR-2025-020092

PA-2025-00225 – SKETCH

ADDRESS/LOCATION: All or a portion of: 4A1, VOLCANO CLIFFS UNIT 26 zoned MX-L, located on VALIENTE between PASEO DEL NORTE NW and KIMMICK containing approximately 13.0 acre(s). (C-11)

REQUEST:

1. Subdivide the subject property into 4 legal tracts—identified as Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B —based on development and ownership considerations.
2. Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown.
3. Identify existing easements.
4. Eliminate existing lot lines and reconfigure the site to support future development

IDO – 2025

COMMENTS:

1. Code Enforcement has no comments and no objections.



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2025-020092 Date: 8/6/2025 Agenda Item: #5 Zone Atlas Page: C-11

Legal Description: Lot 4A1, Block 2, Volcano Cliffs Unit 26

Request:

- 1. Subdivide the subject property into 4 legal tracts—identified as Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, based on development and ownership considerations.**
- 2. Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown.**
- 3. Identify existing easements.**
- 4. Eliminate existing lot lines and reconfigure the site to support future development.**

Location: VALIENTE between PASEO DEL NORTE NW and KIMMICK DR NW

Approved No Conditions **Approved W/Conditions** **Not Approved**

Application For: PA-2025-00225 - SKETCH

1. Please place a Request for Availability online at <https://www.abcwua.org/info-for-builders-availability-statements/>
 - a. Infrastructure improvements may be required and will need to be constructed or include an infrastructure list and financial guarantee prior to final sign off.
 - b. Please provide some fire protection requirements (estimated by a professional or provided by the Fire Marshall’s Office).
2. As proposed, Lots 4A1A and 1A1A do not have all frontages with access to both water and sanitary sewer infrastructure.
3. For information:
 - a. Easements:
 - i. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.
ABCWUA Public Water & Sanitary Sewer Easements
 Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
 - ii. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property’s boundaries. Surveyor shall field verify the location

of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.

- iii. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- iv. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.
- v. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
- vi. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
- vii. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

Project Number: 2025-020092
Valiente B/W PDN-Kimmick

AGENDA ITEM NO: 5

SUBJECT: SKETCH

ENGINEERING COMMENTS:

1. Paseo Del Norte is a Principal arterial requires 6 ft sidewalk, and 5-6 ft Landscape buffer. Kimmick is a proposed minor collector requires 6 ft sidewalk, and 5-6 ft Landscape buffer. Valiente, is a local street requires 5 ft sidewalk, and 4-6 ft Landscape buffer. Calle Nortena is a proposed major collector and requires 6 ft sidewalk and 5-6 ft Landscape buffer.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

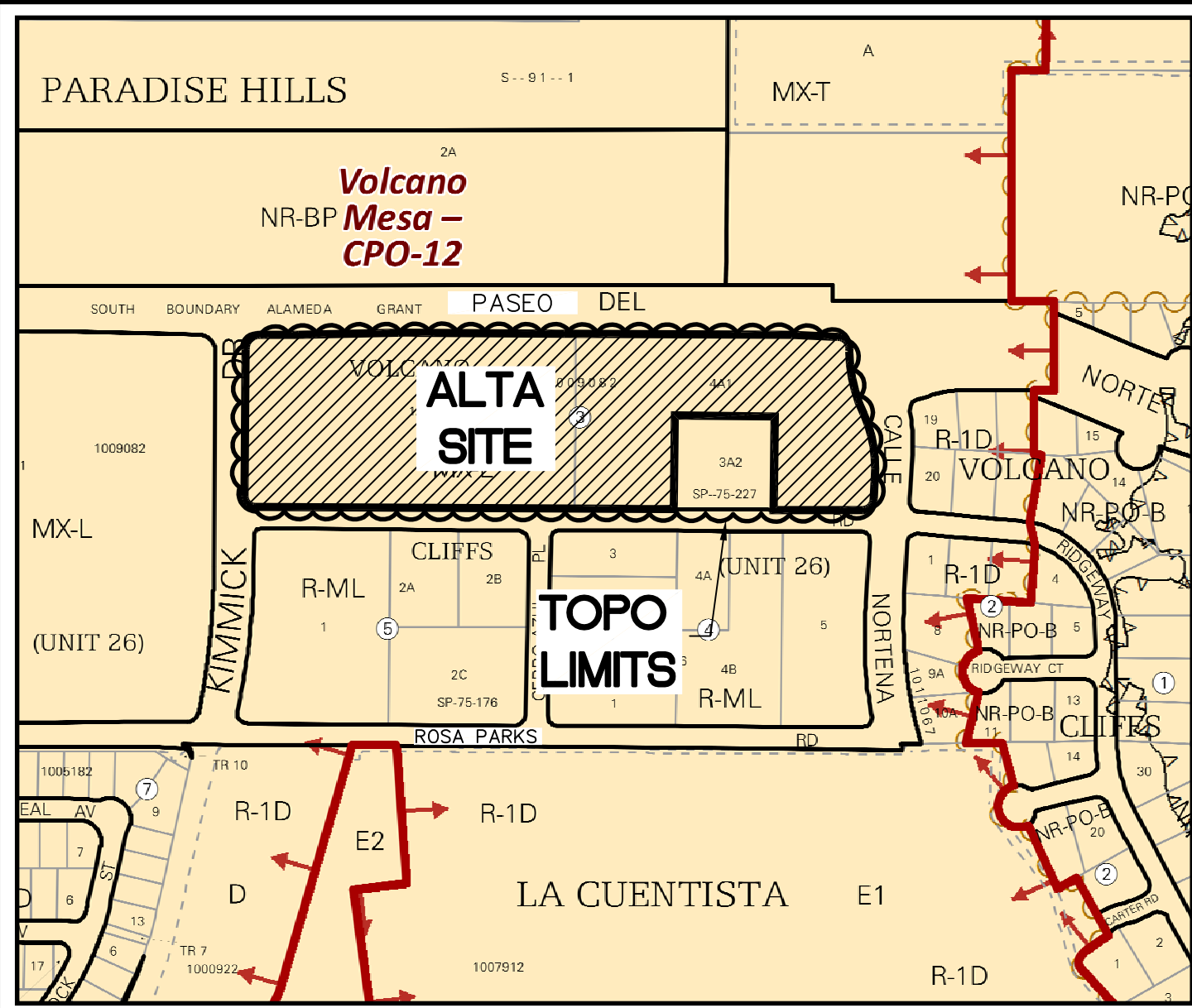
FROM: Sertil Kanbar, P.E.
Transportation Development
505-924-3909 or skanbar@cabq.gov

DATE: August 6,2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



Vicinity Map - Zone Atlas C-11-Z

Exceptions 9-13 (Lot 4A-1)

- 9 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN BOOK 599, PAGE 143, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY—BLANKET IN NATURE**
- 10 RESTRICTIVE COVENANTS RECORDED IN BOOK MISC. 218, PAGE 411 AND IN BOOK MISC. 219, PAGE 61, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOTE: THIS EXCEPTION OMTS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. **AFFECTS SUBJECT PROPERTY—BLANKET IN NATURE**
- 11 EASEMENTS AND NOTES AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. **AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS 1, 2 AND 3**
- 12 RESERVATION OF ALL OIL, GAS, COAL, AND MINERALS BY SANTA FE PACIFIC RAILROAD COMPANY IN WARRANTY DEED FILED JANUARY 19, 1941, RECORDED IN BOOK 187, PAGE 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SAID OIL, GAS, COAL, AND MINERALS CONVEYED TO CERRILLOS LAND COMPANY, A DELAWARE CORPORATION, IN SPECIAL WARRANTY DEED FILED SEPTEMBER 27, 1983, RECORDED IN BOOK D195A, PAGE 15, AS DOCUMENT NO. 1983065855, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. OIL AND GAS LEASE TO SANTA FE ENERGY COMPANY, A TEXAS CORPORATION, AS EVIDENCED BY MEMORANDUM OF OIL AND GAS LEASE FILED JULY 10, 1990, RECORDED IN BOOK 90-11, PAGE 5833, AS DOCUMENT NO. 199053083, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. OIL AND GAS LEASE TO SANTA FE ENERGY COMPANY, A TEXAS CORPORATION, AS EVIDENCED BY MEMORANDUM OF OIL AND GAS LEASE OPTION AGREEMENT FILED JULY 10, 1990, RECORDED IN BOOK 90-11, PAGE 5839, AS DOCUMENT NO. 199053086, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. PARTIAL RELEASE OF LEASE OPTION FILED OCTOBER 27, 1992, RECORDED IN BOOK 92-25, PAGE 3011, AS DOCUMENT NO. 1992107491, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **DOES NOT AFFECT SUBJECT PROPERTY**
- 13 ANY POSSIBLE ASSESSMENTS FOR PAVING, SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN LAW, BUT HAVE NOT YET BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO. **NOT SURVEY RELATED**

Benchmark -NAVD 88

ACS MONUMENT "8-C10" HAVING AN ELEVATION OF 5392.936 FEET.

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. 35001C0112G, DATED SEPTEMBER 26, 2008.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Volcano Cliffs Subdivision
 Owner: Volcano Cliffs Inc. (Lot 1A-1)
 Group I U26 VC LLC (Lot 4A-1)
 UPC #: 101106413017030501 (Lot 1A-1)
 101106417517930502 (Lot 4A-1)

Notes

1. FIELD SURVEY PERFORMED IN JULY 2025.
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. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
5. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS.
6. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999667901, WITH AN ORIGIN OF (0,0).

Exceptions 9-13 (Lot 1A-1)

- 9 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN BOOK 599, PAGE 143, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY—BLANKET IN NATURE**
- 10 RESTRICTIVE COVENANTS RECORDED IN BOOK MISC. 218, PAGE 411 AND IN BOOK MISC. 219, PAGE 61, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOTE: THIS EXCEPTION OMTS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. **AFFECTS SUBJECT PROPERTY—BLANKET IN NATURE**
- 11 EASEMENTS AND NOTES AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. **AFFECTS SUBJECT PROPERTY—SHOWN HEREON AS 1, 2 AND 3**
- 12 RESERVATION OF ALL OIL, GAS, COAL, AND MINERALS BY SANTA FE PACIFIC RAILROAD COMPANY IN WARRANTY DEED FILED JANUARY 19, 1941, RECORDED IN BOOK 187, PAGE 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SAID OIL, GAS, COAL, AND MINERALS CONVEYED TO CERRILLOS LAND COMPANY, A DELAWARE CORPORATION, IN SPECIAL WARRANTY DEED FILED SEPTEMBER 27, 1983, RECORDED IN BOOK D195A, PAGE 15, AS DOCUMENT NO. 1983065855, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. OIL AND GAS LEASE TO SANTA FE ENERGY COMPANY, A TEXAS CORPORATION, AS EVIDENCED BY MEMORANDUM OF OIL AND GAS LEASE FILED JULY 10, 1990, RECORDED IN BOOK 90-11, PAGE 5833, AS DOCUMENT NO. 199053083, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. OIL AND GAS LEASE TO SANTA FE ENERGY COMPANY, A TEXAS CORPORATION, AS EVIDENCED BY MEMORANDUM OF OIL AND GAS LEASE OPTION AGREEMENT FILED JULY 10, 1990, RECORDED IN BOOK 90-11, PAGE 5839, AS DOCUMENT NO. 199053086, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. PARTIAL RELEASE OF LEASE OPTION FILED OCTOBER 27, 1992, RECORDED IN BOOK 92-25, PAGE 3011, AS DOCUMENT NO. 1992107491, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **DOES NOT AFFECT SUBJECT PROPERTY**
- 13 ANY POSSIBLE ASSESSMENTS FOR PAVING, SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN LAW, BUT HAVE NOT YET BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO. **NOT SURVEY RELATED**

Documents

1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

Record and Measured Legal Description (Lot 4A-1)

LOT NUMBERED FOUR A-ONE (4A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R.2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

Record Legal Description (Lot 1A-1)

LOT NUMBERED ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R.2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

Measured Legal Description

(Remaining Portion of Lot 1A-1)

LOT NUMBERED ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R.2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A REBAR WITH CAP "LS 18374", WHENCE A TIE TO ACS MONUMENT "8-C10", BEARS THE FOLLOWING TWO COURSES:

N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE NORTHWEST CORNER OF LOT 4A-1, BLOCK 3, OF VOLCANO CLIFFS SUBDIVISION, AS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94, SAID POINT MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY;

N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 00°16'54" E, A DISTANCE OF 388.09 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE NORTHERLY RIGHT OF WAY OF VALIENTE ROAD NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID NORTHERLY VALIENTE ROAD NW RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 752.15 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERLY RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET TO THE POINT OF BEGINNING, CONTAINING 6.9127 ACRES (301,118 SQ. FT.), MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.

**Boundary Survey,
 ALTA/NSPS Land Title Survey
 and
 Topographic Map
 for
 Portion of Lot 1A-1 and all
 of Lot 4A-1, Block 3
 Volcano Cliffs Unit 26
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2025**

**Surveyor's Certificate for ALTA Survey
 (Lot 1A-1)**

To: Isiah 61:3 Properties, LLC, a New Mexico limited liability company, Volcano Cliffs Inc., a New Mexico corporation, Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on July 14, 2025.

Brian J. Martinez Date
 N.M.R.P.S. No. 18374

Revisions: 07/23/2025 - Original



**Surveyor's Certificate for ALTA Survey
 (Lot 4A-1)**

To: Isiah 61:3 Properties, LLC, a New Mexico limited liability company, Group I U26 VC LLC, a New Mexico limited liability company, Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on July 14, 2025.

Brian J. Martinez Date
 N.M.R.P.S. No. 18374

Revisions: 07/23/2025 - Original



Surveyor's Certificate for Boundary Survey

I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Brian J. Martinez Date
 N.M.R.P.S. No. 18374



Surveyor's Certificate for Topographic Map

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez Date
 N.M.R.P.S. No. 18374



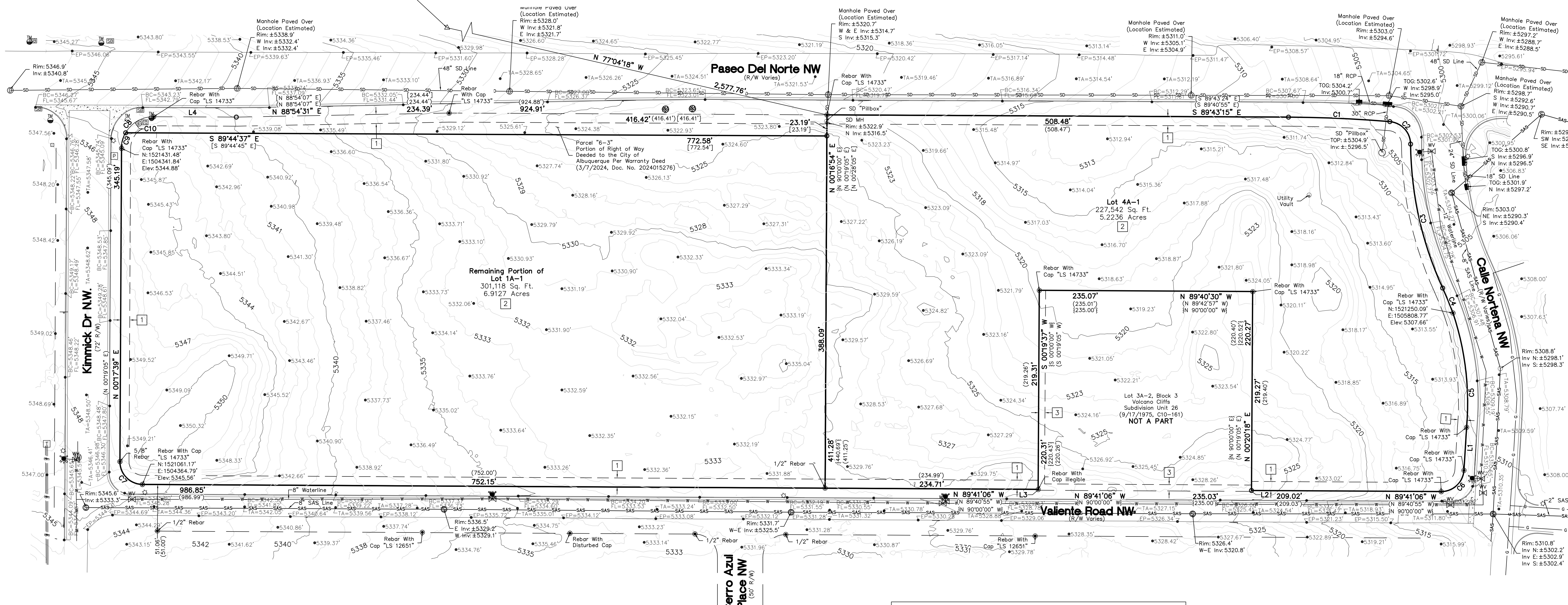
CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 cartesianbrian@gmail.com

Boundary Survey,
 ALTA/NSPS Land Title Survey
 and
 Topographic Map
 for
 Portion of Lot 1A-1 and all
 of Lot 4A-1, Block 3
 Volcano Cliffs Unit 26
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	⊙	SANITARY SEWER MANHOLE	—W—	UNDERGROUND WATER UTILITY LINE
{ N 90°00'00" E }	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)	⊕	STORM DRAIN MANHOLE	—SAS—	UNDERGROUND SANITARY SEWER LINE
{ N 90°00'00" E }	RECORD BEARINGS AND DISTANCES PER DEED (09/17/1975, C10-161)	⊖	STORM DRAIN INLET	—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
{ N 90°00'00" E }	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)	⊗	PULL BOX	—G—	UNDERGROUND GAS UTILITY LINE
○	FOUND MONUMENT AS INDICATED	⊛	LIGHT POLE	—E—	UNDERGROUND ELECTRIC UTILITY LINE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	⊙	ELECTRIC METER	5075.50	SPOT ELEVATION
⊗	WATER VALVE	⊕	TRANSFORMER	BC 5075.50	BACK OF CURB ELEVATION
⊗	FIRE HYDRANT	⊖	ELECTRIC CABINET	FL 5075.50	FLOW LINE ELEVATION
		⊗	SIGNAL BOX	EP 5075.50	EDGE OF PAVEMENT ELEVATION
		⊗	TRAFFIC MAST	TA 5075.50	TOP OF ASPHALT ELEVATION

ACS Monument " 8_C10 "
 NAD 1983 CENTRAL ZONE
 X=1502106.697*
 Y=1521538.71 *
 Z=5392.936* (NAVD 1988)
 G=0.999667901
 Mapping Angle=-0°16'00.09"
 *U.S. SURVEY FEET



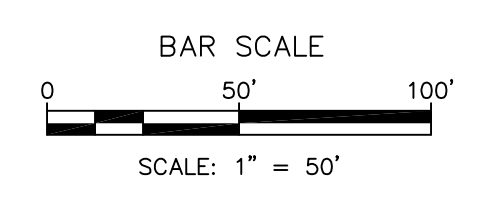
- Easement Notes**
- ① EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
 - ② EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
 - ③ EXISTING 7' P.U.E. (09/17/1975, C10-161) AND SHOWN ON PLAT (8/12/2013, 2013C-94)

Line Table

Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W



Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON

Easement Notes

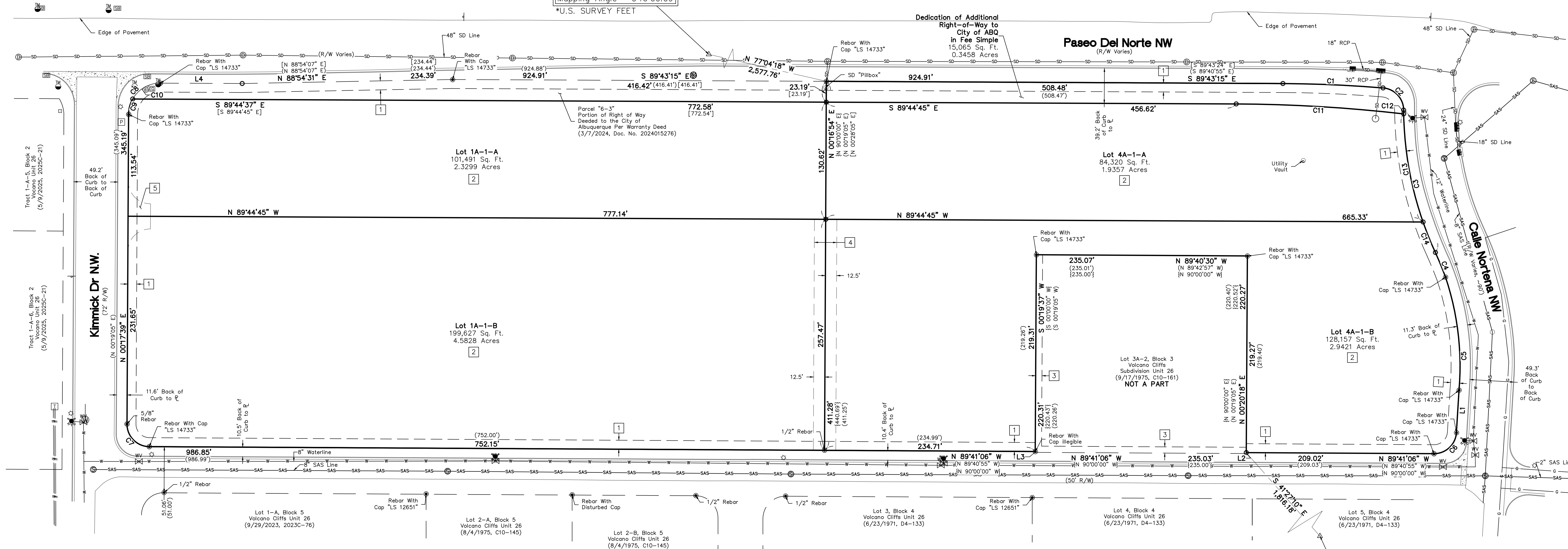
- EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- EXISTING 7' P.U.E. (09/17/1975, C10-161) AND SHOWN ON PLAT (8/12/2013, 2013C-94)
- 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1-B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	⊙	SANITARY SEWER MANHOLE	—W—	UNDERGROUND WATER UTILITY LINE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)	⊕	STORM DRAIN MANHOLE	—SAS—	UNDERGROUND SANITARY SEWER LINE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (09/17/1975, C10-161)	⊞	STORM DRAIN INLET	—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)	⊟	PULL BOX	—G—	UNDERGROUND GAS UTILITY LINE
○	FOUND MONUMENT AS INDICATED	⊠	LIGHT POLE	—E—	UNDERGROUND ELECTRIC UTILITY LINE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	⊡	ELECTRIC METER		
⊗	WATER VALVE	⊢	TRANSFORMER		
⊛	FIRE HYDRANT	⊣	ELECTRIC CABINET		
		⊤	SIGNAL BOX		
		⊥	TRAFFIC MAST		

Site Sketch
Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, Block 3, Volcano Cliffs Subdivision, Unit 26
 Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26
 City of Albuquerque, Bernalillo County, New Mexico
 October 2025

ACS Monument "B_C10"
 NAD 1983 CENTRAL ZONE
 X=1502106.697 *
 Y=1521538.71 *
 Z=5392.936 * (NAVD 1988)
 G-G=0.999667901
 Mapping Angle=-0°16'00.09"
 *U.S. SURVEY FEET



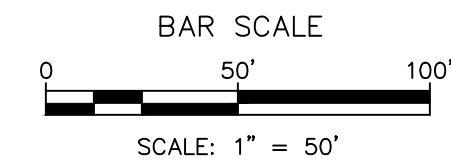
ACS Monument "I_C11"
 NAD 1983 CENTRAL ZONE
 X=1506287.794 *
 Y=1519187.728 *
 Z=5275.136 * (NAVD 1988)
 G-G=0.999672216
 Mapping Angle=-0°15'30.84"
 *U.S. SURVEY FEET

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
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C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E

Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']

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. 35001C0112G, DATED SEPTEMBER 26, 2008.



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

October 15, 2025

Development Hearing Officer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

SENSITIVE LANDS ANALYSIS

IDO Section 14-16-5-2

Preliminary Plat – Paseo del Norte and Kimmick Drive NW

This memorandum responds to the **Sensitive Lands** criteria in IDO Section 14-16-5-2. The project site has been evaluated for the presence of **sensitive lands** and any associated **development constraints**. Based on the findings outlined below, **none of the features identified as sensitive lands by the IDO are present on the subject property for the proposed Preliminary Plat at Paseo del Norte and Kimmick Drive NW.**

1. Arroyos:

Based on the **AMAFCA Interactive Facilities Map**, the nearest arroyo/floodplain feature is the **North Branch Piedras Marcadas Channel**. The **North Fork of the Boca Negra Arroyo** lies farther south of the site. **No identified arroyo or floodplain feature is located within the subject property boundaries.**

Figure 1: AMAFCA Facilities Map of Site and Vicinity.



Figure 1: AMAFCA Facilities Map of Site and Vicinity.

2. Floodplains and Special Flood Hazard Areas: According to the FEMA Floodplain layer on AGIS, the subject property is in an area with a FEMA Flood Zone Designation X, which is an area of minimal flood hazard. The nearest floodplain is associated with the Piedras Marcadas Canyon to the south. There are no special flood hazard areas on the subject property.
3. Irrigation Facilities (Acequias): The subject property is not located in the Valley and is not near or have any irrigation facilities.

4. Large Stands of Mature Trees: There are no trees on the subject property.
5. Rock Outcroppings: These outcroppings are defined in the IDO as being at least 6 feet high and over 500 square feet in size. Using the 2-foot contours available in the Advanced Map Viewer, it is apparent there are no rock outcroppings of this size on the subject property.
6. Significant Archaeological Sites: An archeological certificate has been requested and is pending at this time but it is not anticipated to provide any findings of significance.
7. Steep Slopes and Escarpments: A review of the **ALTA/Topographic Survey (dated July 23, 2025)** indicates that while **minor grade variations** are present across the site, **no slopes exceed 10%** as defined in **IDO Section 14-16-5-2(E)**. The existing topography reflects gentle transitions typical of previously graded land, with no areas meeting the threshold for "steep slopes." Therefore, the **steep slope and escarpment protection provisions** of the IDO do **not apply** to this property.
8. Wetlands: Utilizing the U.S. Fish & Wildlife Service Wetlands Mapper, it was determined that no wetlands exist on this property. The mapper identifies the two arroyos previously discussed as riverine wetlands systems, but no other wetlands exist in the vicinity of the subject site or on the property.

Sincerely,

Angela M. Piarowski

Angela M. Piarowski, CEO/Partner
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 999.8016
Email: angela@modulusarchitects.com
New Mexico | Texas | Arizona | Colorado | Oklahoma | Utah | Illinois



Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON

Easement Notes

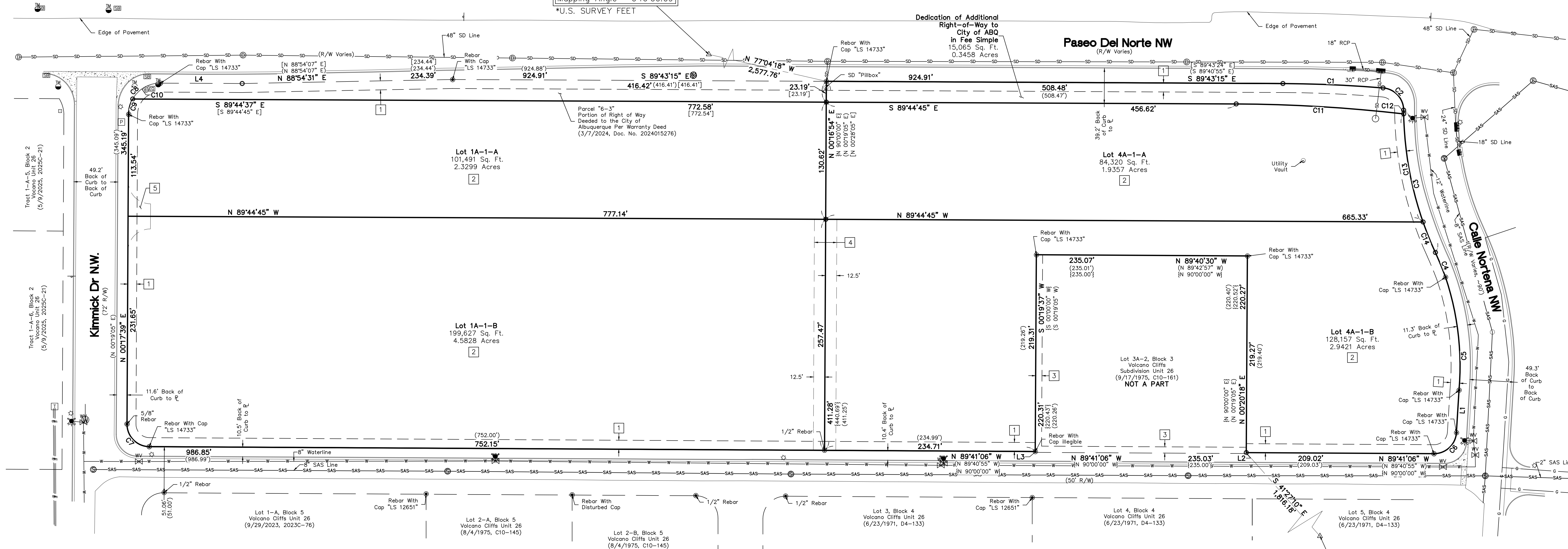
- EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- EXISTING 7' P.U.E. (09/17/1975, C10-161) AND SHOWN ON PLAT (8/12/2013, 2013C-94)
- 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1-B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	⊙	SANITARY SEWER MANHOLE	—W—	UNDERGROUND WATER UTILITY LINE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)	⊕	STORM DRAIN MANHOLE	—SAS—	UNDERGROUND SANITARY SEWER LINE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (09/17/1975, C10-161)	⊞	STORM DRAIN INLET	—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)	⊟	PULL BOX	—G—	UNDERGROUND GAS UTILITY LINE
○	FOUND MONUMENT AS INDICATED	⊠	LIGHT POLE	—E—	UNDERGROUND ELECTRIC UTILITY LINE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	⊡	ELECTRIC METER		
⊗	WATER VALVE	⊢	TRANSFORMER		
⊛	FIRE HYDRANT	⊣	ELECTRIC CABINET		
		⊤	SIGNAL BOX		
		⊥	TRAFFIC MAST		

Site Sketch
Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, Block 3, Volcano Cliffs Subdivision, Unit 26
 Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26
 City of Albuquerque, Bernalillo County, New Mexico
 October 2025

ACS Monument "B_C10"
 NAD 1983 CENTRAL ZONE
 X=1502106.697 *
 Y=1521538.71 *
 Z=5392.936 * (NAVD 1988)
 G-G=0.999667901
 Mapping Angle=-0°16'00.09"
 *U.S. SURVEY FEET



ACS Monument "I_C11"
 NAD 1983 CENTRAL ZONE
 X=1506287.794 *
 Y=1519187.728 *
 Z=5275.136 * (NAVD 1988)
 G-G=0.999672216
 Mapping Angle=-0°15'30.84"
 *U.S. SURVEY FEET

Curve Table

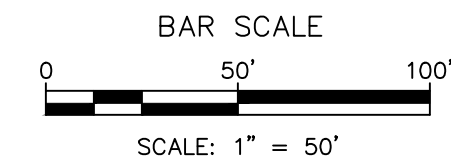
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E

Line Table

Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']

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. 35001C0112G, DATED SEPTEMBER 26, 2008.



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

Received: By Brydie Clark
8:00 am, December 02, 2025



Received: By Brydie Clark
8:00 am, December 02, 2025

REQUEST

APPROVAL FOR DHO Major Subdivision Action to subdivide the subject site into 4 legal tracts
Dedicate additional Right of Way to the COA along the project frontage and grant easements. (x2)
Property Owner / Applicant: Volcano Cliffs Inc & Group 11126 Ye LLC Rm 115 Address: 99999 Valiant NW 10th

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~~ 600, 2nd St. NW and remotely VIA ZOOM on December 17, 2025 @ 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 December 2, 2025 to January 5, 2026
By (applicant/agent) Volcano Cliffs Inc & Group 11126 Ye LLC Rm 115 / modulos architects & Land Use Planning Phone 505-338-1499
REFER TO FILE # Major PLT-2025-00016 / PR-2025-020092

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994
Revision December 2022

Received: By Brydie Clark
8:00 am, December 02, 2025



Received: By Brydie Clark
8:00 am, December 02, 2025

REQUEST

APPROVAL FOR DHO Major Subdivision Action to subdivide the subject site into 4 legal tracts.
Describe additional right-of-way to the COA along the project frontage and grant easements.

Property Owner/Applicant: *Volcano Cliffs Tract Group LLC RM 115 Address Unassigned Addresses 99999 Valiente NW (2 lots)*

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~~ *600, 2nd St. NW* and remotely VIA ZOOM on *December 17, 2025* @ 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:

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By (applicant/agent) *Volcano Cliffs Tract Group LLC RM 115 / Modulus Architects & Land Use Planning* Phone *505-338-1499*
REFER TO FILE # *Major-PLT-2025-00016* / *PR-2025-020092*

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Property owner/Applicant: Volonochffs Inc. 4 Group 11126 Vol LLC PM 115 Address: 99999 Voliente Nio (XZ lots)

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Required to be posted from December 2, 2025 to January 5, 2026

By (applicant/agent) Volonochffs Inc. 4 Group 11126 Vol LLC PM 115 / modulus architects Land use Planning Phone 505-338-1499

REFER TO FILE # Major PLT-2025-00016 / PR-2025-020092

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

Revision December 2022

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Regina Okoye
(Applicant or Agent)

11/7/2025
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

Updated: December 15, 2025

Development Hearing Officer
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

**RE: Updated Applicant Narrative – Major Preliminary Plat – Paseo del Norte & Kimmick Drive |
Application No.: MAJOR_PLT-2025-00016 | PR-2025-020092**

Dear Development Hearing Officer:

Purpose of This Update

This updated narrative is submitted to address concerns raised during review and in correspondence received by the City, and to clearly and directly respond to the **approval criteria applicable to a Major Preliminary Plat** under the Integrated Development Ordinance (IDO) pursuant to **IDO §14-16-6-6(L)**.

Scope of Application – Preliminary Plat Only

This application is **exclusively** a request for approval of a **Major Preliminary Plat**. It is **not** a development proposal.

Specifically, this application **does not**:

- Propose or approve any buildings or structures;
- Propose or approve land uses;
- Propose or approve density or intensity;
- Propose or approve grading beyond conceptual infrastructure planning; or

The only actions requested are to:

- Establish **legal lot lines** for future, separate development;
- Align **access and internal circulation** consistent with existing and approved access points;
- Identify and dedicate **right-of-way and easements**; and
- Initiate **infrastructure planning** that will be constructed only after future approvals.

No development approval is requested or granted with this action. Any future development will be subject to **separate Site Plan review** pursuant to **IDO §14-16-6-6** or other applicable provisions.

Applicable Approval Criteria – Major Preliminary Plat

Under **IDO §14-16-6-6(L)(3)**, a Major Preliminary Plat **shall be approved** if it meets the applicable criteria. The DHO’s review is limited to the following determinations, each of which is addressed below:

6-6(L)(3) Review and Decision Criteria:

“An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.” IDO_2025_Update_Effective

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.” IDO_2025_Update_Effective

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.”

Sensitive Lands – IDO §14-16-5-2

A. Site Analysis Requirement – §14-16-5-2(C)(1)

A Sensitive Lands Analysis has been submitted and updated in compliance with **§14-16-5-2(C)(1)**. The analysis evaluates all sensitive land categories identified in the IDO, including arroyos, floodplains, wetlands, rock outcroppings, archaeological resources, and steep slopes.

B. Steep Slopes – §14-16-5-2(C)(2)(h)

The IDO defines *Steep Slope* as “**land with 9 percent slope or more, where development is discouraged.**”

Findings:

- The subject property is approximately **12 acres**.
- The **overwhelming majority of the site** exhibits slopes **below 9 percent**.
- A small area in the southwest corner reflects a slope slightly exceeding 9 percent.
- This area comprises A VERY SMALL AREA of the total site area and does not constitute a continuous escarpment or hillside.

Accordingly, the site **does not, as a whole, meet the definition of steep slope land.**

C. EPC Trigger – §14-16-5-2(C)(4)

Section **14-16-5-2(C)(4)** requires processing as a **Site Plan – EPC** only **if development cannot avoid sensitive lands.**

This provision is **not applicable** for two independent reasons:

1. **No development is proposed or approved** with this Preliminary Plat; and
2. Even if steep slope land were present, the limited and isolated nature of the identified area on a multi-acre site means that **avoidance is presumptively achievable.**

Because the prerequisite finding—that *development cannot avoid sensitive lands*—cannot be made, the EPC trigger does not apply.

4. Proximity to Petroglyph National Monument and VPO-2

The site is within the **VPO-2 Overlay Zone**. This plat:

- Does not approve any building or structure; and
- Does not authorize any development

Assertions regarding hypothetical future buildings, heights, or viewshed impacts are **outside the scope of a preliminary plat** and are not a basis for denial under **§14-16-6-6(L)**.

5. Tribal Notice – §14-16-6-4

Notice requirements under **IDO §14-16-6-4(B)** were satisfied. A pre-submittal tribal meeting was offered in accordance with the IDO. No meeting was requested prior to submittal. Additionally, once we did receive correspondence which was well after the October 3, 2025 notification date, we immediately emailed the parties that we were more than willing to meet but to date, have received no response to our offer of a meeting.

A pre-submittal tribal meeting is **not a condition precedent** to approval of a Major Preliminary Plat. The applicant remains willing to meet as a courtesy, but the absence of such a meeting does not invalidate or delay plat approval under the IDO.

Major Public Open Space (MPOS) – Applicability Determination Based on CABQ GIS

Per the **City of Albuquerque GIS (CABQ GIS / IDO Interactive Map)**, the subject property is **not adjacent to, abutting, nor kitty-corner to any designated Major Public Open Space (MPOS).**

As shown on the City’s official GIS mapping, the nearest MPOS areas (including lands designated NR-PO-B associated with Petroglyph National Monument and La Cuentista Open Space) are **separated from the subject site by intervening rights-of-way and intervening zoned parcels.** There is **no shared property line**, no point of contact, and no direct corner adjacency between the subject site and MPOS.

Accordingly, the site does **not meet the IDO threshold for adjacency to Major Public Open Space**, and the MPOS-specific standards and proximity-based requirements applicable to *adjacent* properties do **not apply** to this site., the City’s own GIS mapping confirms that MPOS adjacency criteria are **not triggered** for this application. As such, MPOS proximity does not expand the scope of review, does not impose additional procedural requirements, and does not affect the Development Hearing Officer’s authority to approve this **Major Preliminary Plat** under **IDO §14-16-6-6(L)**.



6. Required Conclusion Under the IDO

The IDO establishes **approval** of a Major Preliminary Plat that meets the criteria of **§14-16-6-6(L)(3)**. The record demonstrates that:

- The plat complies with all applicable IDO provisions;
- Sensitive lands have been properly analyzed and do not preclude approval;
- No development is proposed or approved;
- EPC jurisdiction is not triggered; and
- All procedural requirements have been satisfied.

Accordingly, the Major Preliminary Plat should be approved and I respectfully request that approval with this submittal.

Sincerely,

Angela M. Piarowski

Angela Piarowski (Agent)
 Modulus Architects & Land Use Planning
 8220 San Pedro Drive NE, Suite 520
 Office: 505-338-1499
 Email: angela@modulusarchitects.com

MODULUS
 ARCHITECTS & LAND USE PLANNING

MODULUS

ARCHITECTS & LAND USE PLANNING

Updated: December 15, 2025
(Update to address Mr. Vorhees Letter)

Development Hearing Officer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

SENSITIVE LANDS ANALYSIS

IDO Section 14-16-5-2

Preliminary Plat – Paseo del Norte and Kimmick Drive NW

This memorandum responds to the Sensitive Lands criteria in IDO Section 14-16-5-2. The project site has been evaluated for the presence of **sensitive lands** and any associated **development constraints**. Based on the findings outlined below, **none of the features identified as sensitive lands by the IDO are present** on the subject property for the proposed Preliminary Plat at Paseo del Norte and Kimmick Drive NW.

1. Arroyos:

Based on the **AMAFCA Interactive Facilities Map**, the nearest arroyo/floodplain feature is the **North Branch Piedras Marcadas Channel**. The **North Fork of the Boca Negra Arroyo** lies farther south of the site. **No identified arroyo or floodplain feature is located within the subject property boundaries.**

Figure 1: Aerial of Site and Vicinity.



2. Floodplains and Special Flood Hazard Areas: According to the FEMA Floodplain layer on AGIS, the subject property is in an area with a FEMA Flood Zone Designation X, which is an area of minimal flood hazard. The nearest floodplain is associated with the Piedras Marcadas Canyon to the south. There are no special flood hazard areas on the subject property.
3. Irrigation Facilities (Acequias): The subject property is not located in the Valley and is not near or have any irrigation facilities.
4. Large Stands of Mature Trees: There are no trees on the subject property.
5. Rock Outcroppings: These outcroppings are defined in the IDO as being at least 6 feet high and over 500 square feet in size. Using the 2-foot contours available in the Advanced Map Viewer, it is apparent there are no rock outcroppings of this size on the subject property.
6. Significant Archaeological Sites: An archeological certificate has been requested and is pending at this time but it is not anticipated to provide any findings of significance.
7. Steep Slopes and Escarpments:
Applicant Response: *The Integrated Development Ordinance (IDO) includes site design standards intended to ensure that **development avoids sensitive lands where practicable**, and provides that **projects which cannot avoid sensitive lands may be required to be processed as a Site Plan – EPC**. This provision is applicable only where a development proposal is before the City and where it can be demonstrated that such development **cannot avoid** sensitive land areas.*

*The IDO defines **Steep Slope** as “land with 9 percent slope or more, where development is discouraged.” This definition applies to **specific areas of land** that meet the slope threshold, not to an entire site or parcel based on isolated or point-specific conditions.*

*Based on the submitted topographic analysis from our licensed surveyor and civil engineer, the subject property—approximately **12 acres in size overall—does not, constitute steep slope land**. The vast majority of the site exhibits slopes below the 9 percent threshold. A very small, isolated area reflects a slope slightly exceeding 9 percent. This limited area does not represent a continuous landform, escarpment, or hillside and does not materially constrain site design or future development potential.*

*Importantly, the current application is a **Preliminary Plat only**. This action:*

- *Does **not** propose or approve any development,*
- *Does **not** approve grading or site disturbance,*
- *Does **not** establish building locations, building envelopes, or development intensity, and*
- *Is limited to the creation of **legal lot lines, access alignment, and utility configuration**.*
-

*As such, there is **no “development” proposed** with this application to which the sensitive lands avoidance criterion can be applied. The determination of whether development can or cannot avoid sensitive lands is, by its nature, a **site design and grading question** that is evaluated at the **site plan stage**, not at the preliminary plat stage.*

*Even if the limited slope area identified were considered sensitive land—which the Applicant does not concede—the size, location, and isolated nature of that area on a multi-acre site means that **avoidance is presumptively achievable** through future site planning and design. Therefore, the prerequisite finding that development cannot avoid sensitive lands cannot be made.*

Accordingly:

- *The site design criterion related to avoidance of sensitive lands is satisfied,*
- *The steep slope definition does not apply to the site as a whole,*
- *There is no basis to conclude that development cannot avoid sensitive lands, and*
- *The **Site Plan – EPC trigger is not applicable** to this Preliminary Plat.*

Images of the Site:

Image (1) NWC Looking SE



Image (2) West looking East



Image (3) South Looking North



Image (4) Southeast Corner Looking North



Image (5) East Looking West



Image (6) North Looking South





MODULUS

ARCHITECTS & LAND USE PLANNING

SHAHAB BIAZAR, P.E.

city engineer

o 505.924.3999

e sbiazar@cabq.gov

cabq.gov/planning

Engineering Director

City of Albuquerque, Municipal Development

Albuquerque, New Mexico

PROJECT: PASEO EAST SIDE LOTS / VOLCANO CLIFFS UNIT 26 (T/MPOS)

LOCATION: VALIENTE NW AT THE SOUTHEAST CORNER OF PASEO DEL NORTE AND KIMMICK NW

LEGAL: LOT/TRACT 1A1, VOLCANO CLIFFS UNIT 26

ZONING: MX-L, MX-M

ACREAGE: APPROXIMATELY 12.1364 ACRES

APPLICANT/AGENT: ANGELA PIAROWSKI, MODULUS ARCHITECTS & LAND USE PLANNING

RE: PR-2025-020092 | MAJOR_PLT-2025-00016 – MAJOR PRELIMINARY PLAT | SENSITIVE LANDS ANALYSIS SUPPLEMENTAL

Dear Mr. Biazar,

The IDO's Sensitive Lands framework is an **avoidance standard** intended to protect **cultural and natural resources**. For the subject property, the record establishes that the site is **neither**. First, it is **not cultural sensitive land**, as confirmed by the City's archaeological review. Importantly—and central to the “natural sensitive lands / steep slope” narrative being raised by the Neighborhood Association—the City's own **Senior Principal Investigator and Acting City Archaeologist** has documented prior disturbance on this site. Specifically, the City conducted its own survey under **NMCRIS No. 121039** and subsequently noted that the site had been **bladed, graded, and cleared by 2015**, expressly stating that the property has been **disturbed through previous land use**. This City-authored finding is critical: it substantiates that the grading and resulting slope conditions being discussed are **not naturally occurring landforms**, but rather conditions shaped by prior disturbance. **This conclusion is consistent with our independent analysis and the attached exhibits documenting the same disturbance history over time. In particular, the timing and pattern of grading visible in the historic imagery appears to coincide with construction activity associated with the Paseo del Norte extension and adjacent residential street improvements, as evidenced by both the City's lead investigator findings and the historic aerial record submitted here as Exhibits A-H.**

The IDO's Sensitive Lands framework is an **avoidance standard** intended to protect **cultural and natural resources**. For the subject property, the record establishes that the site is **neither**. First, it is **not cultural sensitive land**, as confirmed by the City's archaeological review. Importantly—and central to the “natural sensitive lands / steep slope” narrative being raised by the Neighborhood Association—the City's own **Senior Principal Investigator and Acting City Archaeologist** has documented prior disturbance on this site. Specifically, the City conducted its own survey under **NMCRIS No. 121039 (2011)** and subsequently noted that the site had been **bladed, graded, and cleared by 2015**, expressly stating that the property has been **disturbed through previous land use**. This City-authored finding is critical: it substantiates that the grading and resulting slope conditions being discussed are **not naturally occurring landforms**, but rather conditions shaped by prior disturbance.

Consistent with that record, Modulus Architects and Land Use Planning, as agent, submits this letter and exhibits as the applicant's Sensitive Lands analysis for **PR-2025-020092 / MAJOR_PLT-2025-00016**, and respectfully requests that staff accept this analysis into the case record and continue moving the Major Preliminary Plat forward consistent with the **IDO 2025**.

1) Purpose of this submittal

City staff is not asserting steep slopes as sensitive lands. Rather, the **Neighborhood Association has raised steep slope concerns**, and staff has requested that the applicant provide its analysis for the record. This letter and the attached exhibits constitute that analysis.

2) Cultural sensitive lands are not present

The project has satisfied the City's cultural resource process. The City's archaeological review resulted in a **Certificate of No Effect**, and the City's own documentation (NMCRIS No. 121039) further describes the site as previously disturbed. Accordingly, there is no basis to characterize the site as cultural sensitive lands for purposes of this platting action.

3) Natural “sensitive lands / steep slope” assertions are not supported as an intact natural landform: historic imagery documents repeated disturbance

Attached are historic aerial/photographic exhibits (Google Earth imagery) organized from oldest to newest. This is objective documentation of the site’s disturbance history and further confirms the City’s archaeological findings that the property has been repeatedly altered. To the extent localized slope conditions exist today, the record indicates those conditions are associated with prior disturbance and grading activity rather than a naturally occurring, intact sensitive landform.

Historic imagery exhibits (oldest to newest):

- **Exhibit A – 2006:** Site largely undisturbed / baseline condition.
- **Exhibit B – 2008:** Paseo extension timeframe; disturbance visible, including impacts in the northeast portion and adjoining corridor areas.
- **Exhibit C – 2012–2014:** Substantial grading activity along perimeter street corridors.
- **Exhibit D – 2014–2016:** Broad grubbing/vegetation removal across the site; clear evidence of disturbance and clearing.
- **Exhibit E – 2016–2018:** Continued grading activity, including visible earthwork patterns in the northeast and southeast portions.
- **Exhibit F – 2018–2020:** Period of limited disturbance; vegetation re-establishes across portions of the site.
- **Exhibit G – 2021–2023:** Renewed grading/grubbing activity.

Conclusion from record evidence: The subject property is a previously altered landscape—not an undisturbed natural resource area. The City’s archaeological documentation (NMCRI No. 121039) and the historic imagery both confirm extensive prior disturbance. This is the core basis for our conclusion that the grading and slope conditions being discussed are not naturally occurring “sensitive lands” landforms.

4) Engineering clarification: slope is evaluated by localized, area-specific conditions (not parcel-wide)

For completeness—and to ensure the record reflects the City’s stated methodology—during and after the hearing you clarified how the City determines “slope” for purposes of IDO application:

- **Slope is evaluated on an area-specific basis**, not site-wide.
- The presence of a small, isolated area exceeding 9% slope does **not** define the entire parcel as steep slope land; only the area exceeding 9% would constitute “steep slope.”
- **Slope is determined by localized conditions**, not average site conditions.

This clarification provides the proper framework for evaluating neighborhood assertions and confirms that any slope issue—if present—cannot be applied across the property as a whole.

5) Exhibit H – Certificate of No Affect Documenting Current Grades are NOT natural.

6) Avoidance is not a platting-stage determination (included for clarity)

While the IDO uses “avoidance” terminology, true avoidance determinations are inherently tied to **future site design and development placement** (i.e., where buildings, grading, utilities, and improvements are ultimately proposed). A **Major Preliminary Plat** does not approve building layout, grading plans, or construction disturbance limits. Accordingly, the City can appropriately accept this Sensitive Lands analysis into the plat record while recognizing that any future “avoidance” decisions—if applicable—are evaluated at the stage when a development proposal is actually placing improvements.

7) Request

Based on (1) the City’s archaeological findings documenting prior disturbance (NMCRI No. 121039, 2011; bladed/graded/cleared by 2015), (2) the Certificate of No Effect, (3) the attached historic imagery documenting long-standing disturbance, and (4) Engineering’s stated methodology (localized, area-specific slope evaluation), we respectfully request that the City:

1. **Accept this letter and Exhibits A–H as the applicant’s Sensitive Lands / slope analysis** for the record for **PR-2025-020092 / MAJOR_PLT-2025-00016**; and
2. **Proceed with scheduling and processing** of the Major Preliminary Plat consistent with the IDO 2025.

Attachments / Exhibits:

- Exhibit A (2006)
- Exhibit B (2008)
- Exhibit C (2012–2014)
- Exhibit D (2014–2016)
- Exhibit E (2016–2018)
- Exhibit F (2018–2020)
- Exhibit G (2021–2023)

Exhibit H - Certificate of No Effect (City Archaeologist)

Thank you for your consideration.

Sincerely,

Angela M. Piarowski

Angela M. Piarowski, CEO/Managing Partner

Modulus Architects & Land Use Planning

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.801

Exhibit A- 2006 – Site Undisturbed / Baseline Condition



Exhibit B- 2006-2008 –: Saw Disturbance in the Corners of the Site



Exhibit C - Exhibit C – 2012–2014: Substantial grading activity along perimeter street corridors.



Exhibit D – 2014–2016: Broad grubbing/vegetation removal across the site; clear evidence of disturbance.



Exhibit E – 2016–2018: Continued grading activity, including visible earthwork patterns in the northeast and southeast portions

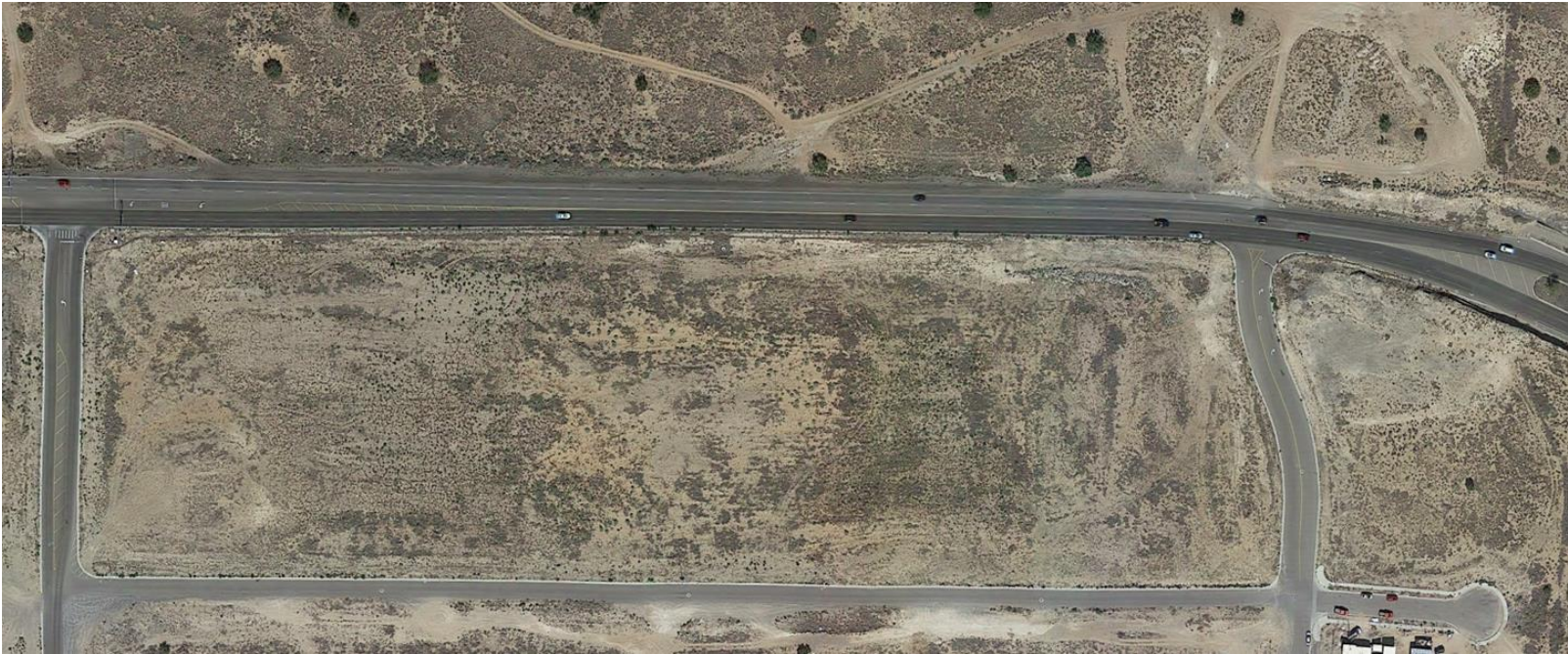


Exhibit F – 2018–2020: Period of limited disturbance; vegetation re-establishes across portions of the site.



Exhibit G – 2021–2023: Renewed grading/grubbing activity.





EXHIBIT H

City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: October 28, 2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2025-020092, AC-2025-00022
Agent: Modulus Architects & Land Use Planning, Inc.
Applicant: U26 VC, LLC & VOLCANO CLIFFS INC
Legal Description: LT 1A-1 & 4A-1
Zoning: MX-L and MX-M
Acreage: 12.1364 acres
Zone Atlas Page(s): C-11-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, ARMS/NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

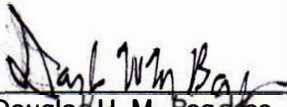
The area was surveyed under NMCRIS 121039 in 2011 with no significant finds reported. LA 69411 has been partially plotted within the property but this site appears to have been smaller and further south. The property was mostly bladed clear by 2015. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services



Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.



MODULUS

ARCHITECTS & LAND USE PLANNING

SHAHAB BIAZAR, P.E.

city engineer

o 505.924.3999

e sbiazar@cabq.gov

cabq.gov/planning

Engineering Director

City of Albuquerque, Municipal Development

Albuquerque, New Mexico

PROJECT: PASEO EAST SIDE LOTS / VOLCANO CLIFFS UNIT 26 (T/MPOS)

LOCATION: VALIENTE NW AT THE SOUTHEAST CORNER OF PASEO DEL NORTE AND KIMMICK NW

LEGAL: LOT/TRACT 1A1, VOLCANO CLIFFS UNIT 26

ZONING: MX-L, MX-M

ACREAGE: APPROXIMATELY 12.1364 ACRES

APPLICANT/AGENT: ANGELA PIAROWSKI, MODULUS ARCHITECTS & LAND USE PLANNING

RE: PR-2025-020092 | MAJOR_PLT-2025-00016 – MAJOR PRELIMINARY PLAT | SENSITIVE LANDS ANALYSIS SUPPLEMENTAL

Dear Mr. Biazar,

The IDO's Sensitive Lands framework is an **avoidance standard** intended to protect **cultural and natural resources**. For the subject property, the record establishes that the site is **neither**. First, it is **not cultural sensitive land**, as confirmed by the City's archaeological review. Importantly—and central to the “natural sensitive lands / steep slope” narrative being raised by the Neighborhood Association—the City's own **Senior Principal Investigator and Acting City Archaeologist** has documented prior disturbance on this site. Specifically, the City conducted its own survey under **NMCRIS No. 121039** and subsequently noted that the site had been **bladed, graded, and cleared by 2015**, expressly stating that the property has been **disturbed through previous land use**. This City-authored finding is critical: it substantiates that the grading and resulting slope conditions being discussed are **not naturally occurring landforms**, but rather conditions shaped by prior disturbance. **This conclusion is consistent with our independent analysis and the attached exhibits documenting the same disturbance history over time. In particular, the timing and pattern of grading visible in the historic imagery appears to coincide with construction activity associated with the Paseo del Norte extension and adjacent residential street improvements, as evidenced by both the City's lead investigator findings and the historic aerial record submitted here as Exhibits A-H.**

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Consistent with that record, Modulus Architects and Land Use Planning, as agent for **Steve Metro**, submits this letter and exhibits as the applicant's Sensitive Lands analysis for **PR-2025-020092 / MAJOR_PLT-2025-00016**, and respectfully requests that staff accept this analysis into the case record and continue moving the Major Preliminary Plat forward consistent with the **IDO 2025**.

1) Purpose of this submittal

City staff is not asserting steep slopes as sensitive lands. Rather, the **Neighborhood Association has raised steep slope concerns**, and staff has requested that the applicant provide its analysis for the record. This letter and the attached exhibits constitute that analysis.

2) Cultural sensitive lands are not present

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For completeness—and to ensure the record reflects the City’s stated methodology—during and after the hearing you clarified how the City determines “slope” for purposes of IDO application:

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- **Slope is determined by localized conditions**, not average site conditions.

This clarification provides the proper framework for evaluating neighborhood assertions and confirms that any slope issue—if present—cannot be applied across the property as a whole.

5) Exhibit H – reference mapping of localized steep slope areas

To directly respond to the neighborhood’s assertions, the applicant is also submitting **Exhibit H**, which depicts the areas being characterized as steep slope. Consistent with Engineering’s confirmed methodology, Exhibit H is provided to illustrate that any steep slope condition—if present—would necessarily be limited to **discrete portions** of the site and cannot be used to brand the entire parcel as steep slope sensitive lands.

6) Avoidance is not a platting-stage determination (included for clarity)

While the IDO uses “avoidance” terminology, true avoidance determinations are inherently tied to **future site design and development placement** (i.e., where buildings, grading, utilities, and improvements are ultimately proposed). A **Major Preliminary Plat** does not approve building layout, grading plans, or construction disturbance limits. Accordingly, the City can appropriately accept this Sensitive Lands analysis into the plat record while recognizing that any future “avoidance” decisions—if applicable—are evaluated at the stage when a development proposal is actually placing improvements.

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Attachments / Exhibits:

Exhibit A (2006)
Exhibit B (2008)
Exhibit C (2012–2014)
Exhibit D (2014–2016)
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Exhibit F (2018–2020)
Exhibit G (2021–2023)

Exhibit H - Certificate of No Effect (City Archaeologist)
Exhibit I - (Reference Mapping – Localized Steep Slope Areas)

Thank you for your consideration.

Sincerely,

Angela M. Piarowski, CEO/Managing Partner
Modulus Architects & Land Use Planning
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 999.801



City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: October 28, 2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2025-020092, AC-2025-00022
Agent: Modulus Architects & Land Use Planning, Inc.
Applicant: U26 VC, LLC & VOLCANO CLIFFS INC
Legal Description: LT 1A-1 & 4A-1
Zoning: MX-L and MX-M
Acreage: 12.1364 acres
Zone Atlas Page(s): C-11-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, ARMS/NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

The area was surveyed under NMCRIS 121039 in 2011 with no significant finds reported. LA 69411 has been partially plotted within the property but this site appears to have been smaller and further south. The property was mostly bladed clear by 2015. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

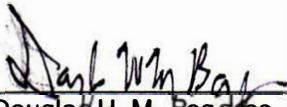

10-28-2025
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

Exhibit A- 2006 – Site Undisturbed / Baseline Condition



Exhibit B- 2006-2008 –: Saw Disturbance in the Corners of the Site



Exhibit C - Exhibit C – 2012–2014: Substantial grading activity along perimeter street corridors.



Exhibit D – 2014–2016: Broad grubbing/vegetation removal across the site; clear evidence of disturbance.



Exhibit E – 2016–2018: Continued grading activity, including visible earthwork patterns in the northeast and southeast portions

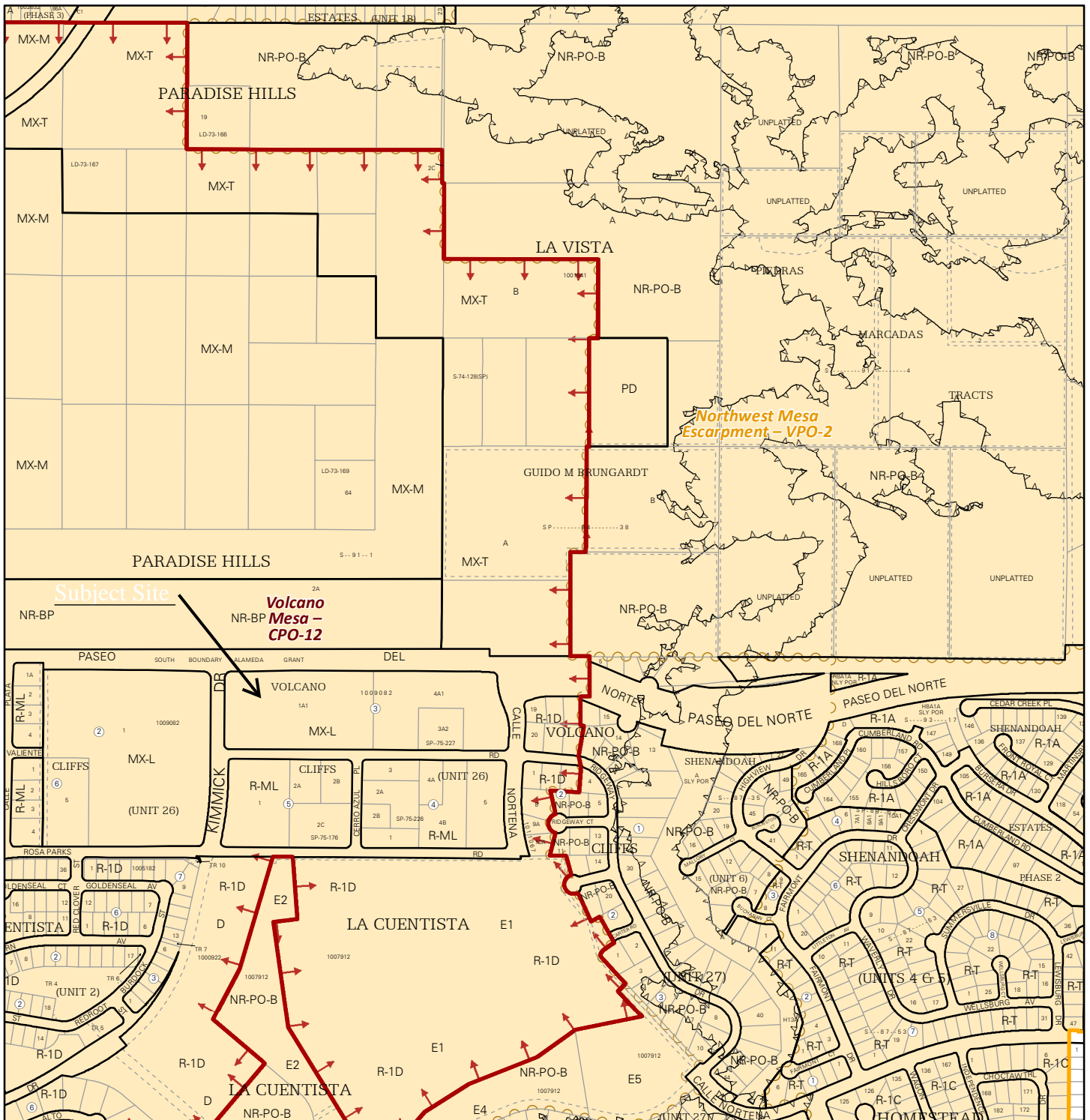


Exhibit F – 2018–2020: Period of limited disturbance; vegetation re-establishes across portions of the site.



Exhibit G – 2021–2023: Renewed grading/grubbing activity.



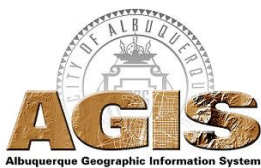


Northwest Mesa Escarpment - VPO-2

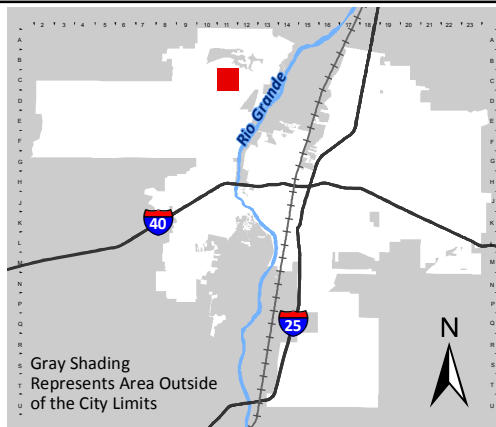
Subject Site
 NR-BP
 Volcano Mesa - CPO-12

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:
C-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

