

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'inaasdzil 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 nihihigii 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

☒ 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

Digitally signed by Regina Okoye
DN: cn=Modulus Architects & Land Use Planning, Inc., cn=Regina Okoye, e=rokoye@modulusarchitects.com
Reason: I am the author of this document
Location:
Date: 2024.09.11 13:15:28-06'00'
Foxit PDF Reader Version: 2023.3.0

11/7/25

(Applicant signature)

(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

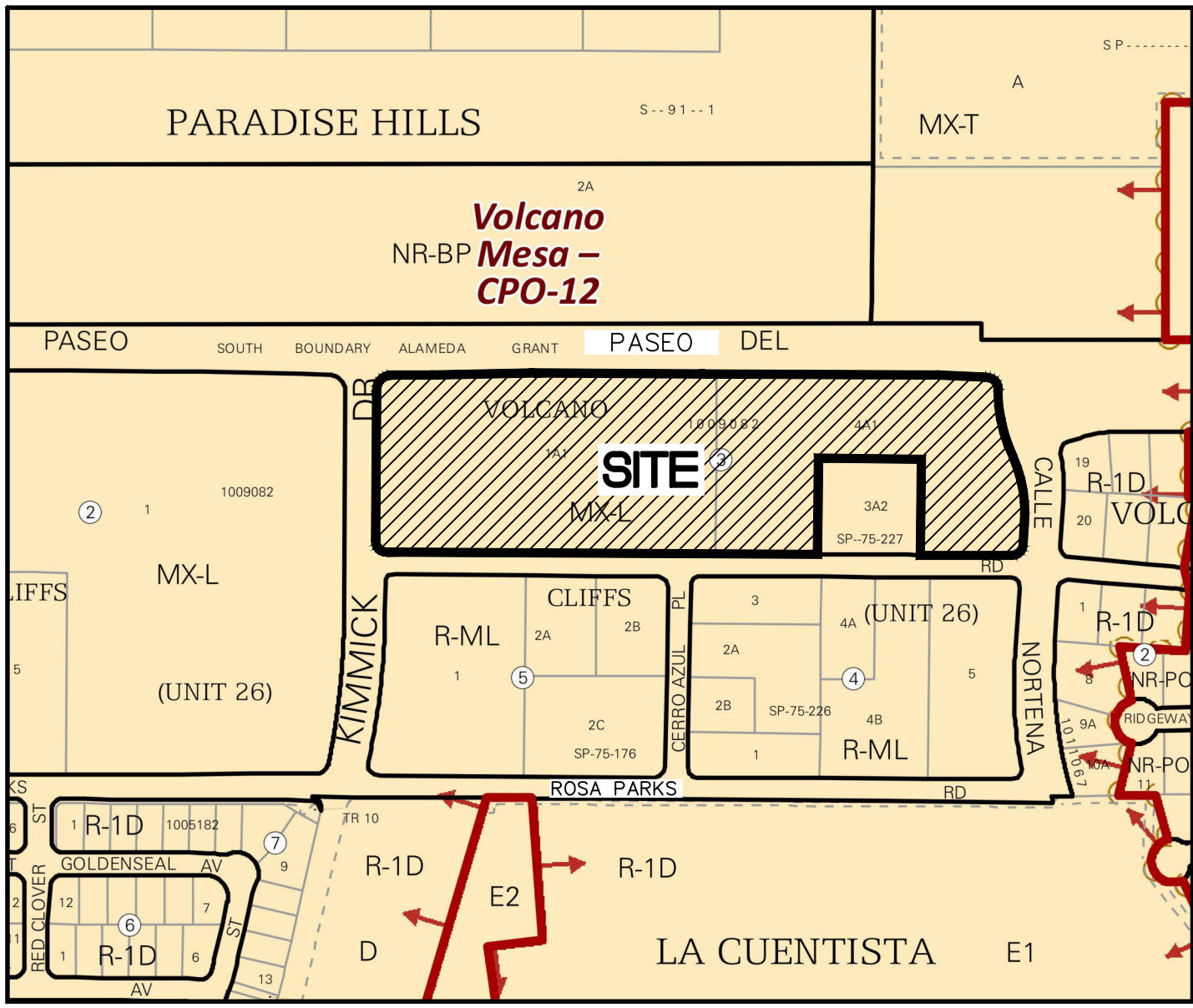
Physical address of subject site:
99999 VALIENTE RD NW & 99999 VALIENTE NW & 99999 VALIENTE RD NW (3 abutting parcels no assigned address at this time)

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 I 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 12:31:42 MDT)</small>	10/16/2025
PNM Electric Services	
<u>David Hall</u> <small>David Hall (Oct 16, 2025 10:45:53 MDT)</small>	10/16/2025
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estvanko</u> <small>Jeff Estvanko (Oct 16, 2025 09:28:54 MDT)</small>	10/16/2025
New Mexico Gas Company	
<u>Todd Schnaalla</u> <small>Todd Schnaalla (Oct 20, 2025 14:24:51 MDT)</small>	10/20/2025
Comcast	
<u>John E. Muldrow</u> <small>John E Muldrow (Oct 16, 2025 11:41:26 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 Radtke 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.

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

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.

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

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.

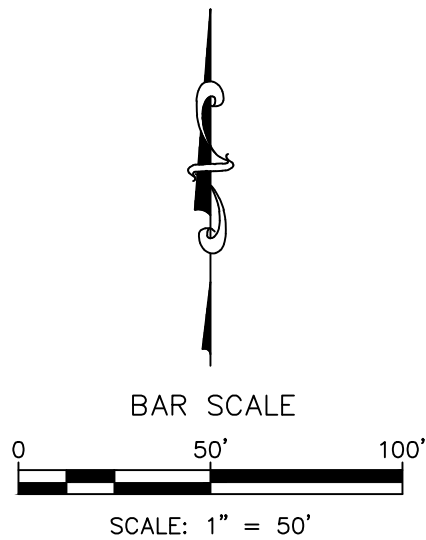
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com
Sheet 2 of 4
251082

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

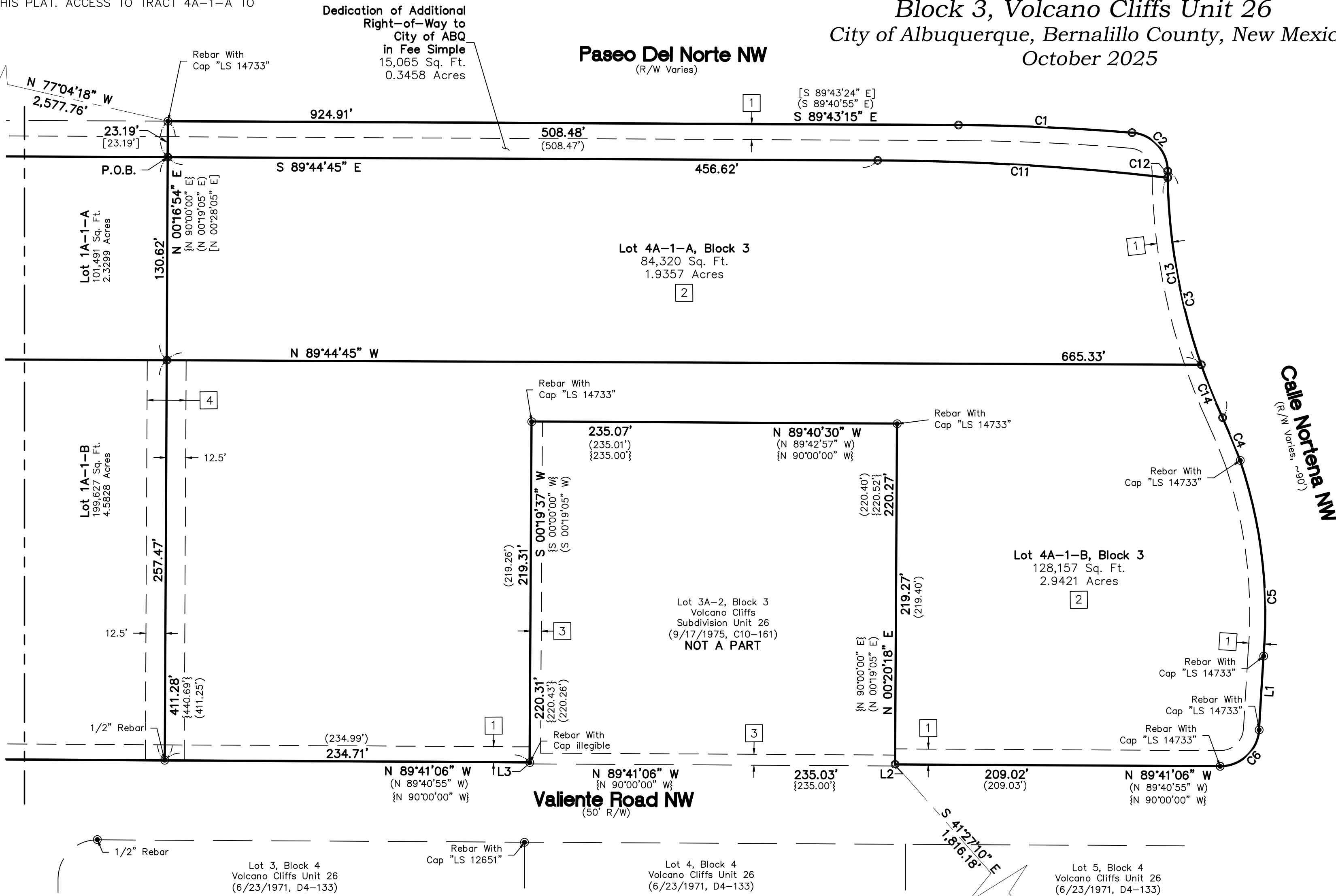
ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71*
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



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

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)

Kimnick Dr N.W.

(N 00°19'05" E)
(72' R/W)

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

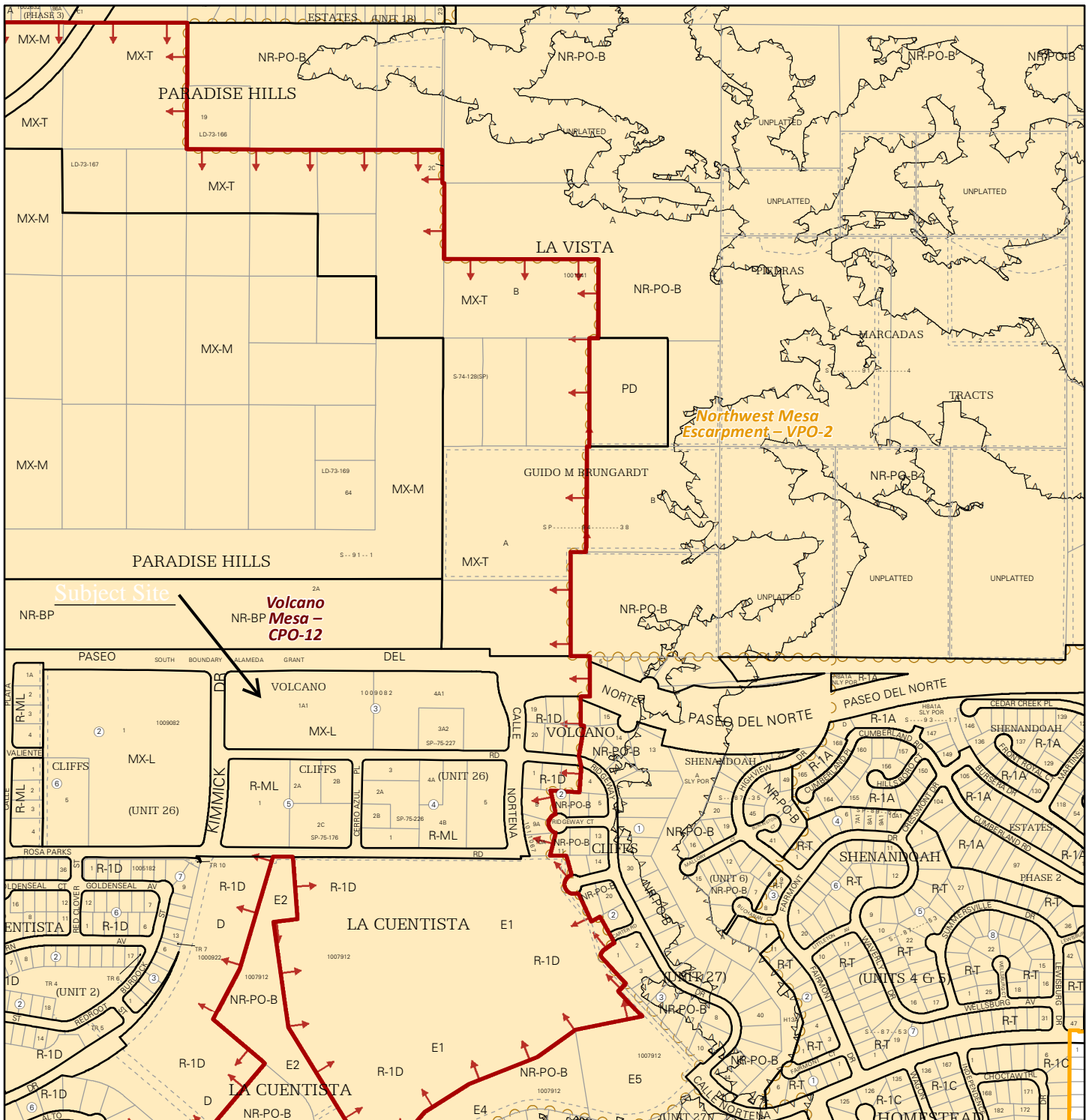
For L1 thru L4 see Sheet 2

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)

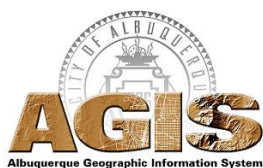
Lot 2-B, Block 5
Volcano Cliffs Unit 26
(8/4/1975, C10-145)

Cerro Azul
Place NW
(50' R/W)

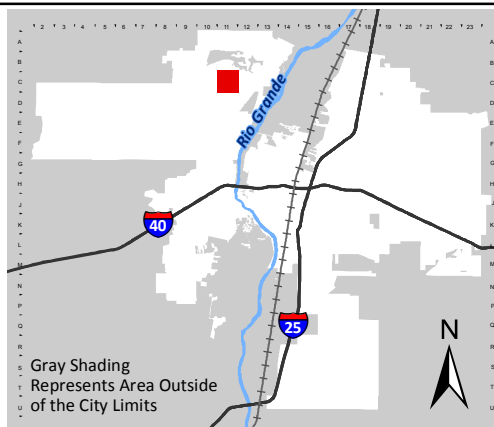


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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
 - 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
 - Escarpment
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

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*: 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)*: 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

