

(b) After approval of preliminary plans, two complete sets of the final plans and specifications for said work.

No structure or improvement of any kind shall be erected, altered, placed or maintained upon any lot unless and until the final plans, elevations and specifications therefor have received such written approval as herein provided. Such plans shall include plot plans showing the location on the lot of any structures proposed to be constructed, placed, altered, or maintained, and elevation of same, together with the proposed color scheme for roofs and exteriors thereof, indicating materials for same.

7. Any visible heating or air conditioning equipment shall be thoroughly screened. No unscreened roof-mounted heating and air conditioning equipment will be approved. Solar heating equipment will be considered for approval based on the merit of its design and the manner in which it is constructed so as not to detract from other homes in the subdivision. Roof-mounted equipment will be difficult to conceal; however, if the color and structure is done in good taste, this type of installation can be considered for approval.

8. The Architectural Control Committee WILL NOT APPROVE the following:

- (a) WHITE ROOFING MATERIAL.
- (b) TRANSLUCENT OR TRANSPARENT GARAGE DOORS.
- (c) CHOICE OF EXTERIOR COLORS WHICH TO DO NOT BLEND INTO THE NATURAL TERRAIN.
- (d) OUTSIDE CLOTHESLINES WHICH ARE VISIBLE FROM ANY DIRECTION.
- (e) BUTANE OR PROPANE TANKS.
- (f) BRICK OR BRICK VENEER EXTERIOR.

9. The Architectural Control Committee is authorized to charge not more than \$250 for review plans for structures and alternations. At the time of submission of the plans and specifications as set forth herein, the owner shall pay said fee in advance to the Grantor. The Committee shall approve or disapprove said plans and specifications within thirty (30) days from the receipt thereof. One set of said plans and specifications with the Committee's approval or disapproval endorsed thereon shall be returned to the owner and the other copy thereof shall be retained by the Grantor.

The Committee shall have the right to disapprove any plans, specifications or details submitted to it as aforesaid, in the event such plans and specifications are not in accord with all the provisions of this Declaration, or if a design or color scheme in the proposed structure is not in harmony with the general surroundings of such lot or the adjacent structure, or if the structure shall unduly interfere with the view from nearby residences, or if the Committee deems said plans and specifications to be contrary to the interest and the welfare and rights of all or any part of Cedar Canyon Subdivision, Tracts B1 and B2, Sandia Heights South, Unit 7. The decision of the Committee in any of these matters shall be final, and no building or improvement of any kind shall be constructed or placed upon any lot in Cedar Canyon Subdivision, Tracts B1 and B2, Sandia Heights South, Unit 7, without the prior consent of the Committee.

Neither the Committee, its members, nor the Grantor shall be responsible in any manner whatsoever for any defect in any plans or specifications submitted nor as revised by said Committee or the Grantor, or for any work done pursuant to the requested changes of said plans and specifications.

10. No trade or offensive activity of any kind shall be carried on upon any lot, nor shall anything be done on any lot which shall constitute an annoyance or nuisance to the neighborhood.

11. No trash or garbage shall be burned on the premises. Garbage shall be placed in covered containers, said containers to be concealed from public view by an attractive enclosure.

12. No trailer, tent, shack, garage or other outbuilding shall be used as a residence, temporarily or permanently.

13. No commercial type vehicles, trucks, campers, boats, house trailers, mobile homes, recreational vehicles, or camper trailers shall be visibly parked or stored on any residential lot except in enclosed garages, or parked on any residential street or alley except while engaged in transport to and from a residence. For the purpose of

this covenant, a 3/4-ton or smaller vehicle, commonly known as a pickup truck, shall not be deemed a commercial vehicle or truck. Such vehicle shall be deemed a commercial vehicle or truck when equipped with a camper and shall not be exempt from the restrictions heretofore mentioned in this section.

No unused automobiles or vehicles of any kind except hereinabove provided shall be stored or parked on any lot except in a closed garage. An "unused vehicle" shall be defined as any vehicle which has not been driven under its own power for a period of 30 consecutive days or longer. In the event any unused vehicle remains parked on any tract or lot within the property boundaries, the Grantor shall have the right to remove the same after 48 hours notice to the owner thereof, the expenses to be charged against the owner thereof, and such charges shall become a lien upon the recording of a notice of lien and shall be enforceable.

There shall be no overhauling or rebuilding of any vehicle or machine in any driveway or street, or in front of any property.

14. The exterior of all buildings on all lots shall be finished according to plans approved by the Architectural Control Committee within twelve (12) months of start of construction.

15. Each residence shall be provided with a method of sewage disposal meeting the recommended standards of the Environmental Impact Division of the State of New Mexico and approved by the Architectural Control Committee. Garbage and waste shall be kept in covered metal containers.

16. Landscaping: No Chinese elms, Poplar, cotton-bearing Cottonwood trees or Bermuda grass shall be maintained on any lot. Lawns shall be in an enclosed area in the rear of the lot. Natural vegetation is to be restored to its original state whenever and where ever possible within 180 days of the completion of construction of the house located on any lot. All front yards, side yards facing the street on corner lots and rear yards facing an internal subdivision street must be landscaped with natural plants and/or southwestern type landscape within six (6) months of completion and/or occupancy of the unit. All dead vegetation, including trees, shall be removed within thirty (30) days. Plantings to be trimmed and cut as necessary at regular intervals to maintain them in a neat and attractive manner.

17. Without specific approval of the Architectural Control Committee, no grouping of trees shall be planted to constitute a screen. Each dwelling shall be developed in such a manner as to comply with the standards of the Albuquerque Metropolitan Arroyo Flood Control Authority or its successor then in force. Public agencies and Grantor or its designee shall have the right to enter upon all drainage easements for construction and maintenance of drainage facilities.

18. Access roads and utility easements are dedicated and reserved as shown on the Plat of the subdivision. All rights to minerals, water, oil and natural gas underlying the property are reserved to the Grantor.

19. No animals shall be kept on any lot except domestic cats and dogs. Keeping of these animals will be in accordance with County ordinances.

20. No wire fences shall be maintained in the residential area of the subdivision, except by Grantor, on subdivision boundaries. Fences, walls and patios must adhere to approval by the Architectural Control Committee. No signs of more than five (5) square feet shall be maintained within the subdivision after completion of the original development and sale of the dwelling units unless specifically approved by the Architectural Control Committee. All signs, other than a typical "for sale" or "for rent" sign, must be approved by the Architectural Control Committee.

21. No lot may be further subdivided, nor may a portion of any residential lot be sold except to adjacent property holders for the purpose of increasing the size of an adjacent lot. No room or rooms in any residence may be rented or leased to any person, providing, however, that nothing contained herein shall be construed as preventing the renting or leasing of an entire lot together with its improvements as a single unit to a single family.

22. It shall be the responsibility of owners of lots, vacant or otherwise, to keep said lots, and all easement areas encompassed within the exterior boundaries of said lot, clear of trash, rubbish or noxious materials.

23. Antenna receiver discs, basketball backboards, equipment, garbage cans, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighborhood residential units and streets. No

clotheslines shall be erected on any lot. Radio/TV antennas and satellite discs must have specific approval by the Architectural Control Committee prior to installation.

24. No unshaded flood lights shall be maintained which cause light to shine directly into the home of any other resident in the subdivision.

25. In the event that any structure is destroyed, wholly or partially, by fire or any casualty, such structure shall be promptly rebuilt or repaired to conform to this Declaration or shall be removed from the lot.

26. In the event any owner fails to remove debris or unsightly material, the Grantor may remove said debris or unsightly material and charge to cost of removal, including reasonable overhead charge, against the owner together with interest. If such charge is not paid to the Grantor within thirty (30) days after written notice to the owner demanding payment, the assessment shall bear interest from the date of said notice at the rate of fifteen percent (15%) per annum and the Grantor may bring an action at law against the owner obligated to pay the same. Such charges shall become a lien against the lot or tract concerned upon recording of a notice of lien and said lien may be foreclosed by the Grantor against the property, the same as any mechanic's lien, and interest costs and reasonable attorney fees of any such action shall be added to the amount of such lien. Said notice of lien shall state the amount which has become due, a description of the property and the name of the owner or reputed owner of such property. Such notice shall be executed by the Grantor, or its agent, and acknowledged. Upon the satisfaction of said lien, the Grantor or its agent shall issue a further notice similarly signed and acknowledged, stating that said lien has been satisfied and releasing the same. Each owner of any lot or tract by his acceptance of a conveyance of said lot or tract hereby vests in the Grantor, its agents or assigns, the right and power to bring all actions against such owner personally for collection of all charges provided for in this Declaration of Restrictions, and to enforce any such lien by all means available for the enforcement of such liens, including foreclosure in like manner as a mechanic's lien, a mortgage or deed of trust lien on said property. The Grantor, its agents or assigns, shall have the power to bid in any interest foreclosed at the foreclosure sale. Said lien shall be subordinate to the lien or charge of any prior mortgage or deed of trust for value on said property.

27. Any and all of the right, title, interest and estate given to or reserved by the Grantor herein or on the plat may be transferred or assigned to any person, firm or corporation by appropriate instrument in writing duly executed by the Grantor and recorded in the office of the Clerk and Recorder of Bernalillo County, New Mexico, and whatever the Grantor is hereby referred to, such reference shall be deemed to include its successors and assigns.

28. Garage Doors: Garage doors shall be kept closed at all times except when in immediate use.

29. Roads and Utilities. Access roads and utility easements are dedicated and reserved as shown on the recorded plat of the property. No additional access roads or driveways, either public or private, shall be constructed directly from any lot or tract to Tramway Boulevard or Tennyson Road, other than those as shown on the plat of the property. No utilities on lots or tracts within the property shall be installed or maintained above ground, except during construction.

30. Special Easement for Construction and Maintenance. Certain residential structures in CEDAR CANYON SUBDIVISION, TRACTS B1 AND B2, SANDIA HEIGHTS SOUTH, UNIT 7, are constructed close to the next lot line. There is hereby established an easement approximately five feet (5') in width running parallel to each such wall located close to or adjacent to the lot line, upon each adjacent lot, for the purpose of construction and maintenance of walls and buildings so located. The owner of the residence containing such a wall shall have the right at all reasonable times to enter such portion of the adjacent lot as is reasonably necessary for the purpose of repairing, maintaining or restoring the exterior walls; provided, however, that such access shall be permitted only at reasonable times during daylight hours, and with the prior knowledge of the owner of the adjacent lot.

The owner of such adjacent lot shall avoid any action which shall in any way damage the wall located close to or adjacent to his lot line and shall refrain from attaching any objects to such walls such as wires, trellises and plantings, defacing the wall in any manner, placing graphics or other design work, whether painted or otherwise, on such wall, or using the wall as a playing surface for sport.

The owner of the residence containing such wall shall similarly be prohibited from attaching anything to such wall or from altering it in any way other than painting the wall in such manner as shall be approved by the Architectural Control Committee and,

in addition, shall take no other action except as specifically contemplated herein in connection with such wall which shall interfere with the owner of the adjacent lot.

31. If and when the property of CEDAR CANYON SUBDIVISION, TRACTS B1 AND B2, SANDIA HEIGHTS SOUTH, UNIT 7, meets the statutory annexation requirements enabling annexation of the property to the City of Albuquerque, such property shall, at the option of the city, be so annexed and become a part of the City. At such time of annexation, if ever, all property owners may be required to pay their proportionate share of bringing the water and sewer systems servicing the property into compliance with all applicable standards imposed by the appropriate governmental authorities.

No delay or omission on the part of the undersigned, its successors or assigns, or of the owners of other lots in said subdivision having the right hereunder to exercise the same, in exercising any right, power or remedy herein provided for in the event of any breach of the restrictions, covenants or reservations herein contained, shall be construed as a waiver thereof or acquiescence therein; and no right of action shall accrue, nor shall any action be brought or maintained by anyone whatsoever against the undersigned, its successors or assigns, for or on account of failure or neglect to exercise any right, power or remedy herein provided for in the event of breach of said covenants, restrictions, or reservations.

WITNESS its hand and seal this _____ day of _____, 19 ____.

SANDIA PEAK TRAM COMPANY

By _____
President

ATTEST:

Secretary

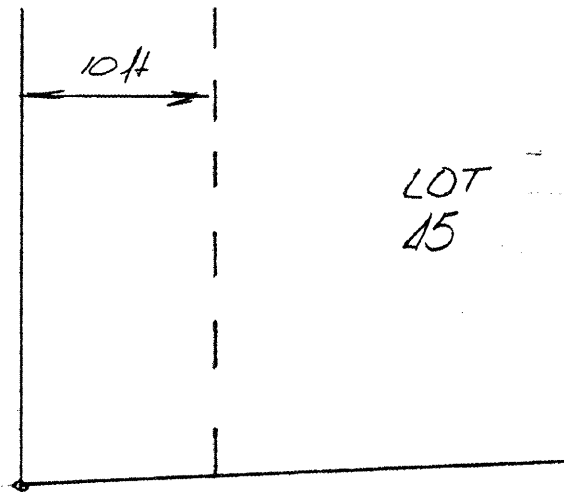
STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____, President of SANDIA PEAK TRAM COMPANY, a New Mexico corporation, on behalf of said corporation.

Notary Public

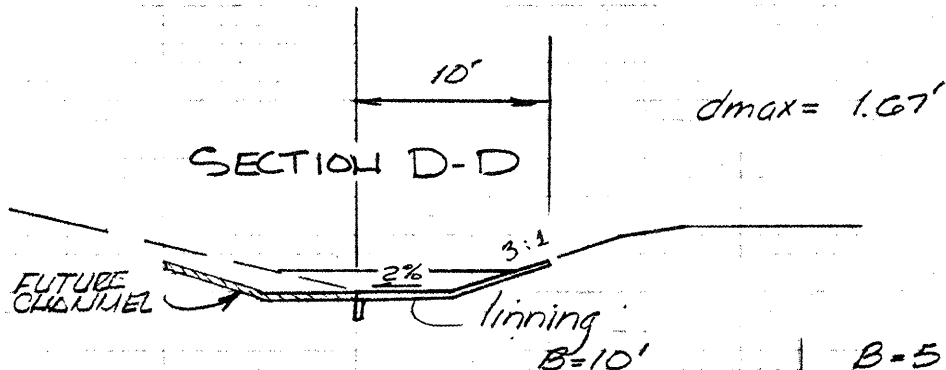
My commission
expires _____.

OUTFALL CHANNEL



$$Q \approx 70 \text{ cfs}$$

$$S \approx 30 \text{ to } 40 \%$$



	<u>n</u>	<u>S</u>	<u>d</u>	<u>V</u>	<u>B=5'</u> <u>d</u>	<u>V</u>
ASPHALT	.07	.04	0.56	11 fps		
		.03	0.61	8 fps		
→ RIP-RAP	.035	.04	0.84	7 fps	1.2	7.1
		.03	0.91	6 fps	1.3	6.4
EARTHLINED	.030	.04	0.77	7.4 fps		
		.03	0.81	6.7 fps		
		.02	0.94	5.8 fps		
		.01	1.14	4.6 fps		

$$\text{FREEBOARD} = 0.4' \quad Q_{\text{max}} = 134 \text{ cfs}$$

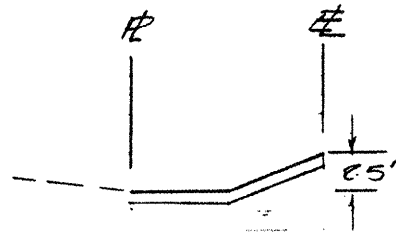
POSSIBLE OPTION = RET. WALL DROP STRUCTURES W/ UNLINED
@ 50 ft intervals each



BOHANNAN-HUSTON INC.

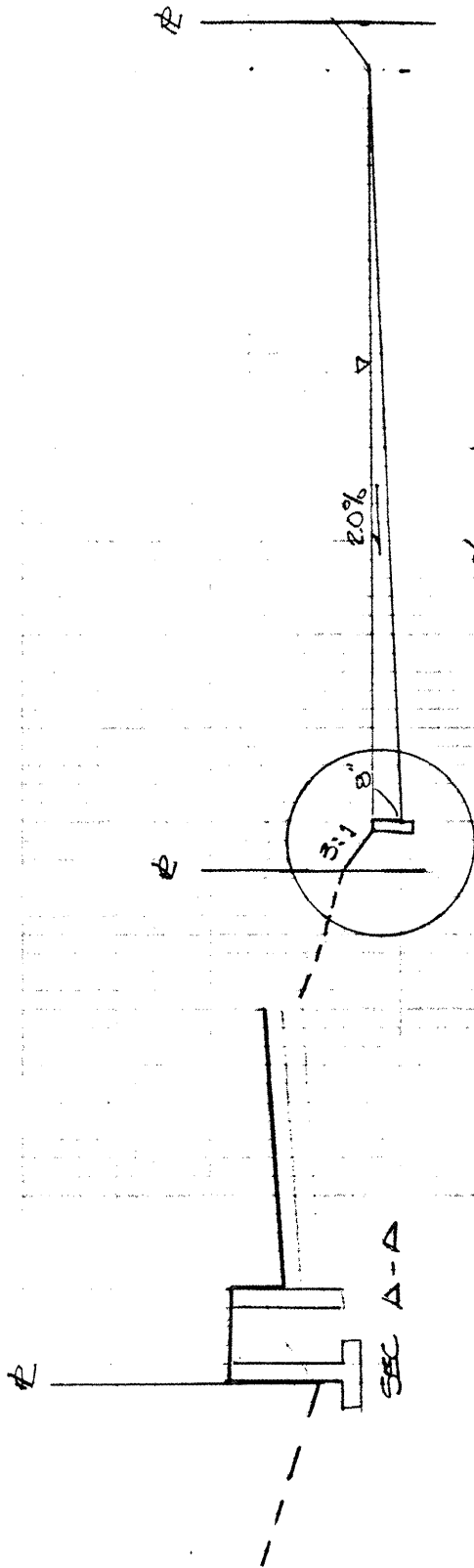
PROJECT NAME CEDEAR CANYON SHEET 7 OF
PROJECT NO. BY DATE
SUBJECT CH'D DATE

6 7 5 d V FB
 5 .035 3% 1.3 70 1.2'



BOHANNAN-HUSTON INC.

PROJECT NAME CELOS2 CANYON SHEET 8 OF _____
 PROJECT NO. _____ BY _____ DATE _____
 SUBJECT _____ CH'D _____ DATE _____

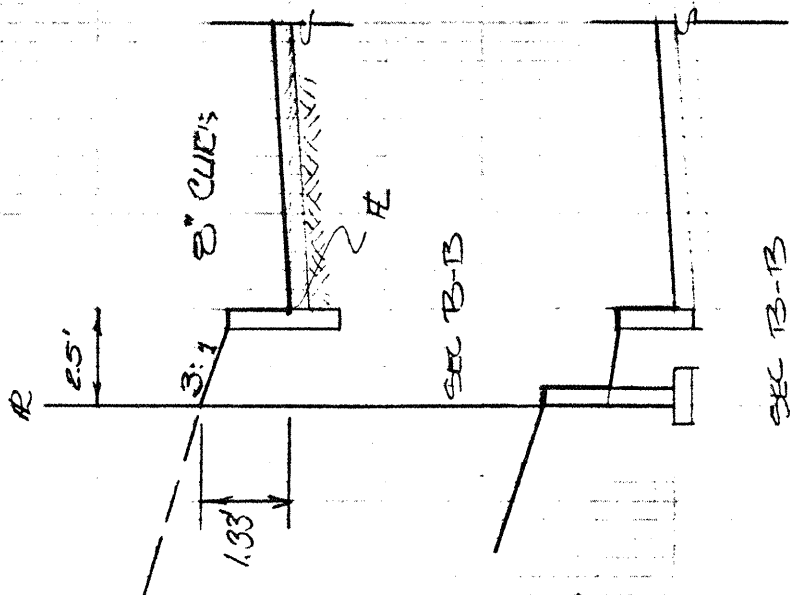


$S = .02\%$ $U = .017$
 $d = .67' (8")$ $Q = 67 cfs$
 $d = .8'$ $Q = 107 cfs$

$S = .04\%$ $N = .017$
 $d = .67'$ $Q = 94$
 $d = .8$ $Q = 152$

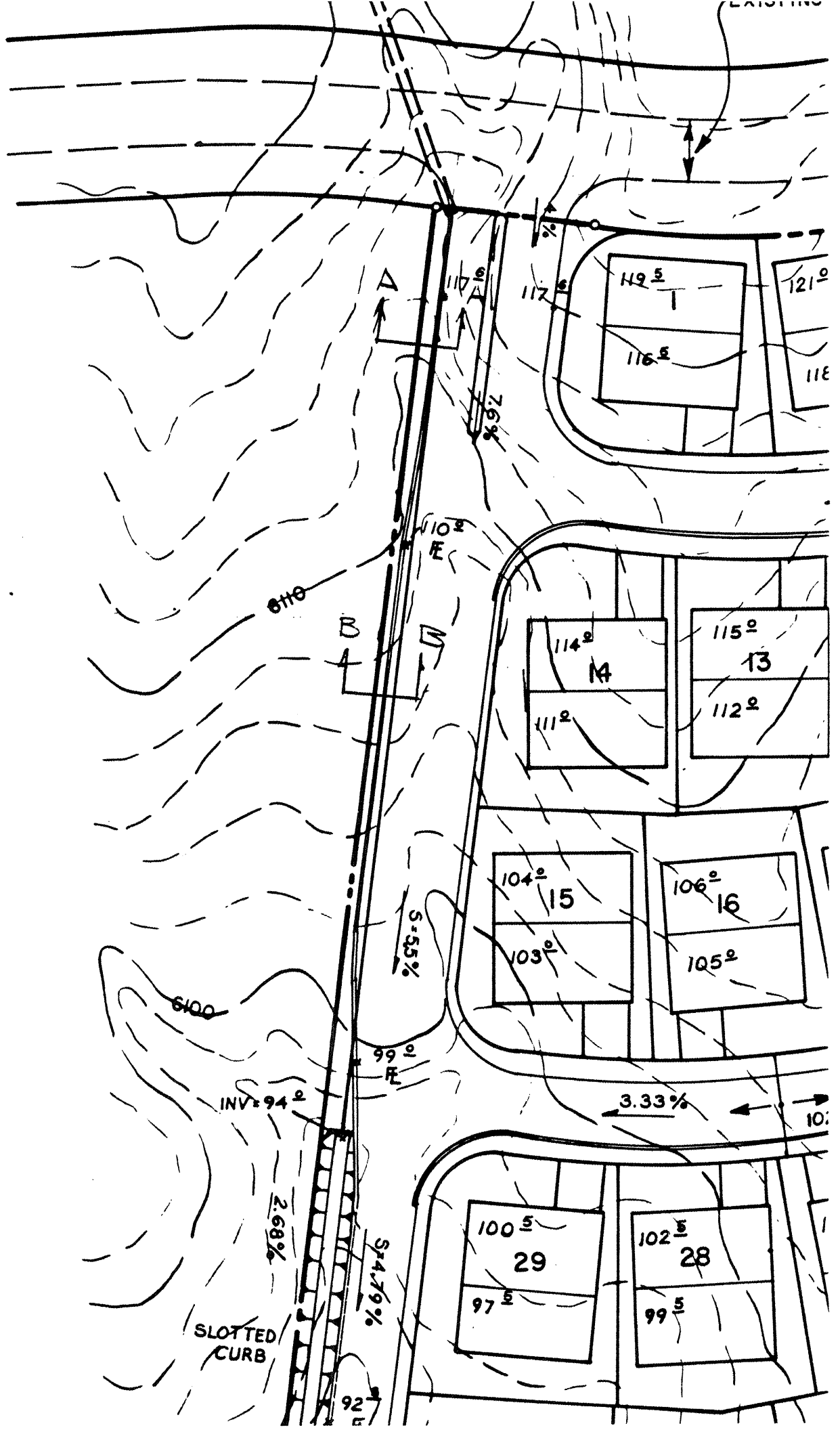
$S = .01\%$
 $d = .67'$ $Q = 43 cfs$
 $d = .8'$ $Q = 76 cfs$

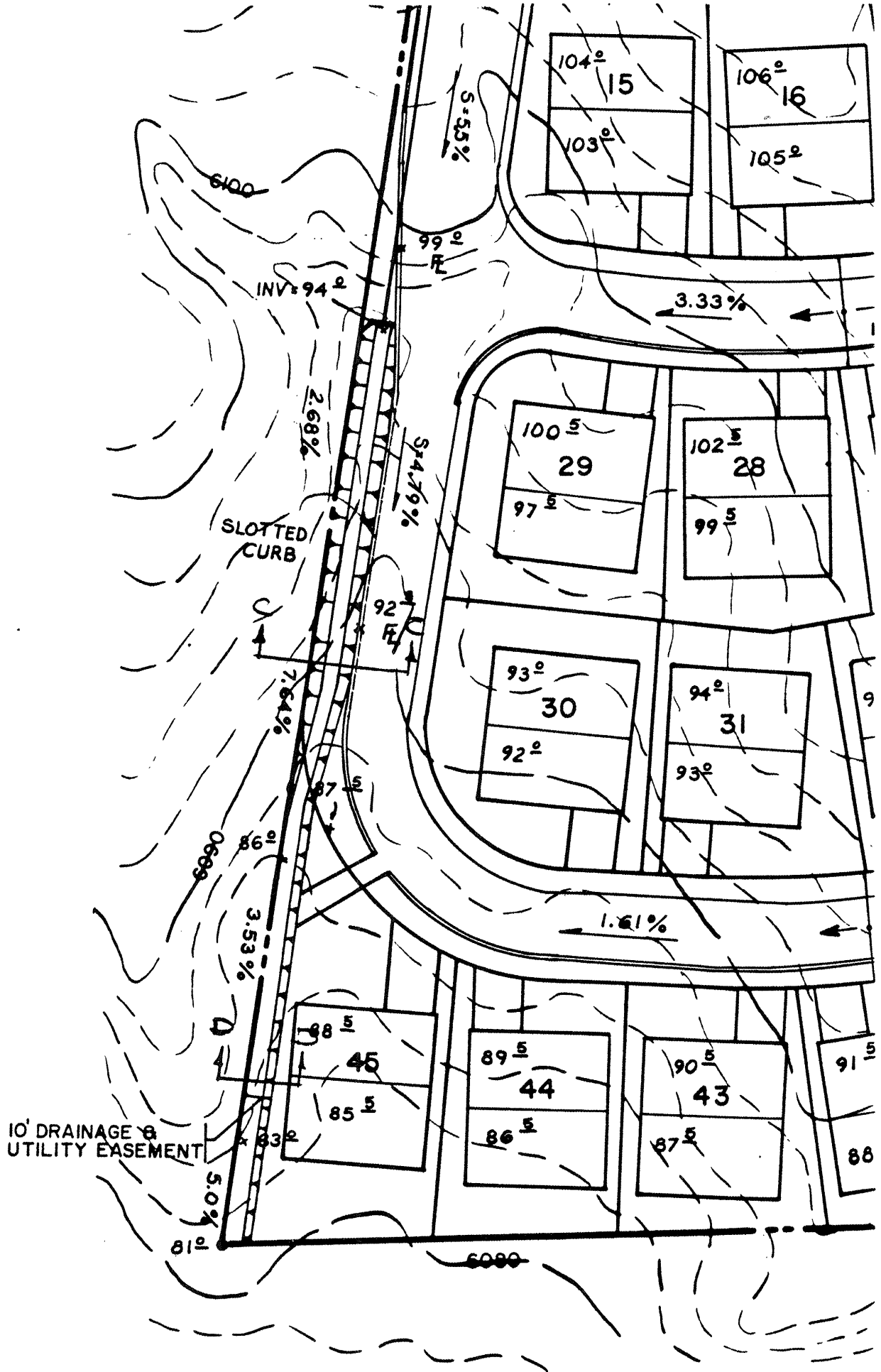
NOTE: 8" CURB REQUIRED

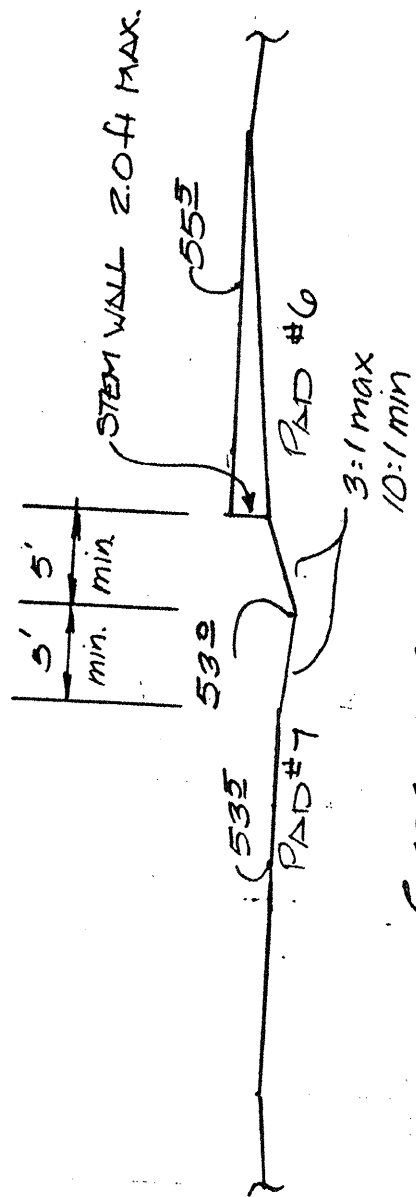


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 PROJECT NO. BY DATE
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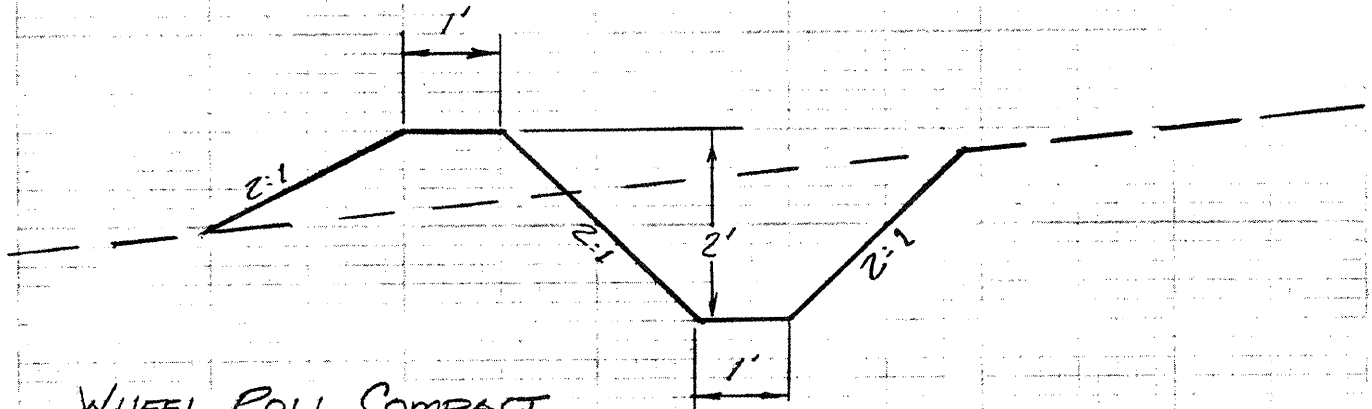


SECTION B-B
LTS

TYPICAL LOT GRADING

EROSION CONTROL PLAN

CONSTRUCT A BERM ALONG THE WEST BOUNDARY AS SHOWN. BERM SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE DRAINAGE SYSTEM IS FUNCTION.



WHEEL ROLL COMPACT
USING 14' LIFTS

NTS



BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____

PROJECT NO. _____ BY _____ DATE _____

SUBJECT _____ CH'D _____ DATE _____

PART III
DRAINAGE REPORT

DRAINAGE REPORT AND PRELIMINARY GRADING PLAN FOR CEDAR CANYON

Purpose and Scope

The purpose of this drainage report is to present the existing (undeveloped) and proposed (developed) drainage conditions of Unit 7 of Sandia Heights South. Drainage basins are defined and analyzed to determine the 100-year storm event runoff flow rates for the site before and after development.

Site Location and Description

The site is currently an undeveloped parcel located within Bernalillo County east of Tramway Boulevard and west of Tramway Lane. North of the site is an undeveloped tract of land and the southern portion is bound by the North Domingo Baca Arroyo. The site is 10.008 acres in size and is comprised of two tracts, B1 and B2, in Unit 7 of Sandia Heights South. Zoning is R-2 with a planned development, SU-permit. The proposed development will contain 45 single-family residences as indicated on the enclosed preliminary grading plan, with a density of 4.50 du/ac.

The site has moderate to steep slopes ranging from 2% - 5% and slopes from east to west away from the Sandia Mountains.

The site is bounded on both the north and south sides by arroyos. On the north side is a relatively small arroyo which approximately follows the property line. To the south is the North Domingo Baca Channel. Portions of the channel have been recently improved. The entire length of the channel is rip-rap lined.

Soils on the site are typical for this area and are comprised mostly of decomposed granite material with varying amounts of silt and silty clay. The soils are predominately of the Embudo classification and have an SCS hydrologic soil group relating to "B" (see Soils Map). On-site vegetation consists of native grasses and desert annuals.

The FEMA map, provided on the grading plan, shows portions of the floodplain outside the channel limits. A submittal for a letter of map revision will be necessary in order to revise the maps incorporating the recent channel improvements.

Method of Analysis

Peak runoff flowrates were computed by means of the SCS Formula in accordance with the guidelines established in Chapter 22 of the City of Albuquerque Development Process Manual (DPM).

Flow depths and velocities in swales were computed with the Manning Equation. Culverts were sized by use of the Manning and Orifice Equations.

All design calculations follow later in the text.

Existing Undeveloped Site Drainage

The site currently generates storm runoff of approximately 16 cfs to the north arroyo and 39 cfs to the south, for a total of 55 cfs.

Off-site flows enter the property at the northeast corner via an existing 24" RCP storm drain. The culvert has inadequate capacity for the flow generated. During higher magnitude storms, the arroyo overflows Tramway Lane.

Proposed Developed Site Drainage

The site will be graded so as to drain in the same manner as the existing condition. All runoff is conveyed from the site at the same outfall locations as the existing drainage locations. Runoff will be collected at the major cross streets and conveyed north or south to open channels. The streets will have a cross slope of 2% with curb on the downstream side only.

Off-site flows from the northeast corner will be carried by both open surface flow in the streets and in a 24" RCP storm drain. The existing 24" storm drain will be extended west approximately 360 feet to a channel. Flows from both the storm drain and the street discharge into the rip-rap lined channel, which in turn outfalls to an existing 8' x 4' concrete box culvert under Tramway Boulevard.

Currently the existing 24" storm drain is under capacity. The entrance into the subdivision is designed to contain and carry by surface flow, all the storm water overflow from the 24" RCP. In addition, Tramway Lane is being regraded to also facilitate the overflow by containing the flow in the street right-of-way and not allowing it onto other properties.

Off-site flows from the north are not admitted onto the property until 200 ft. west of Tramway Lane. At this point, off-site flow can discharge onto the street as surface flow.

The north channel is designed to carry all flow from off-site areas to the east, off-site areas to the north and contributing on-site areas. Channel limits are contained completely within the project boundaries.

Off-site flows from the southeast corner are contained in the North Arroyo de Domingo Baca Channel. A retaining wall is proposed to replace the existing earthen diversion protection berm at the northeast corner. A drainage swale along Tramway Lane is also proposed to carry runoff generated from areas on the right-of-way.

Portions of the North Domingo Baca Channel are not within the confines of the existing drainage easement. Additional easement is proposed to contain the entire channel. The easement can be found on the preliminary plat (sheet 2).

On-site drainage will enter the channel at several locations as opposed to the current condition at one location at Tramway Boulevard. This should help relieve drainage problems in this area especially when considering the future expansion of Tramway Boulevard. Catch basins at the end of each cul-de-sac collect runoff and discharge directly into the channel through 24" storm drain connector pipes.

Proposed improvements will increase runoff volumes and rates to downstream facilities. However, both of the outfall locations have been designed to receive developed flows from this tract of land. Increases in discharge are minimal due to certain basin characteristics of the site. Flows from the site will reach the outfall structures very rapidly, ahead of the peak flows generated by the upland basins. This lag in timing greatly reduces the effect on the peak flow. For these reasons, free discharge should be permitted at both outfall locations.

In summary, development of Tracts B1 and B2 will improve the site drainage by providing dedicated drainage facilities which control storm water runoff.

CALCULATIONS

SCS METHOD PER ALB. DPM method, Chapter 22
pg 20, PLATE 22.2 F-1

ANALYSIS BASED ON 100YR FREQUENCY and
6 hour duration.

CN IMPERVIOUS = 98 CN PREVIOUS = 68
"B" SOIL.

EXISTING DRAINAGE CONDITION

BASIN E1

A = 3.4848 ac
CN = 68

Q = 0.6 in

$$Q_{100} = 45.4 \times 3.4848 \times 0.6 / 10 = 9.5 \text{ cfs}$$

Basin E2

A = 6.5232 ac CN = 68

$$Q_{100} = 45.4 \times 6.5232 \times 0.6 / 10 = 17.8 \text{ cfs}$$



BOHANNAN-HUSTON INC.

PROJECT NAME CEDDER CANYON SHEET 1 OF

PROJECT NO. BY DATE

SUBJECT CH'D DATE

PROPOSED DRAINAGE CONDITION

Basin DI

$$\Delta_{REF} = 1.6794 \text{ ac}$$

$$T_C = T_D = 10 \text{ min}$$

$\%Imp = 50\%$

$$CN_{comp} = 98.0 \times .5 + 68 \times .5 = 83$$

$$\Delta = 1.2 \text{ in}$$

$$q_p = 45.4 (1.6794) / 10 = 7.62 \text{ cfs/in}$$

$$Q_{100} = 1.2 \times 7.62 = 9.14 \text{ cfs}$$

BASIM D2

$$\Delta_{RED} = 2.1739$$

CN = 83

$$Q_{100} = 45.4 (2.1739)^{1/10} \times 1.2 = 11.8 \text{ cfs}$$

Basin D3

$$\Delta V_{ED} = 2.2300 \text{ g/L}$$

$$Q_{100} = \frac{45.4 \times 1.2}{10} \times A = \underline{12.10 \text{ cfs}}$$

BASH D4

$$A_{ZLZ} = 0.0579 \text{ g/L}$$

$$Q_{100} = 3.6 \text{ cfs}$$

Basin D5

$$\Delta R_{ET} = 3.2670 \text{ } \Omega$$

$$Q_{100} = 17.8 \text{ cfs}$$

TOTAL = 54.5 cfs Onsite Developed



BOHANNAN-HUSTON INC.

PROJECT NAME CEDAR CANYON SHEET 2 OF

PROJECT NO. _____ BY _____ DATE _____

SUBJECT	CH'D	DATE
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OFFSITE DRAINAGE

DL

$$\Delta R_{L2} = 0.4287 \text{ ac}$$

$T_C = 10 \text{ min}$

Q.N = 63

$$Q = 0.6 \text{ in}$$

$$\begin{aligned} Q_{100} &= q_p \times A = 45.4 \times A / 10 \times 0.6 \text{ in.} \\ &= 2.7240 \times A \\ &= 1.17 \text{ cfs} \end{aligned}$$

02

$$\Delta BED = 1.1490 \text{ ac}$$

$$\phi_{100} = 3.1300 \text{ \AA}$$

03

$$\Delta \text{BED} = 0.2933 \text{ ac}$$

$$D_{100} = 0.8 \text{ cfs}$$

04

$$\Delta PLD = 21.77 \text{ acres}$$

$$TC = 0.12 \text{ hrs}$$

= 7.2 min (USE 10 min)

CU = C61 (per DESIGN REPORT FOR
TRAMWAY BLYD.)

$$Q = 0.4 \text{ in.}$$

$$Q_{100} = 45.4(21.77) 0.4 / 10$$

$$= 39.5 \text{ cfs}$$

TOTAL FLOW AT NORTHWEST OUTFALL
 $Q1 + Q2 + Q3 + Q4 + Q5 = 62.4 \text{ cfs}$



BOHANNAN-HUSTON INC.

PROJECT NAME CEDEAR CANYON SHEET 3 OF

PROJECT NO. _____ BY _____ DATE _____

SUBJECT	CH'D	DATE
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TOTAL FLOW AT NORTH ARROYO, EXISTING CONDITIONS

$$E1 + O1 + O2 + O3 + O4 = \text{cfs}$$

TOTAL FLOW AT NORTH ARROYO, DEVELOPED

$$D5 + O1 + O2 + O3 + O4 = 60.4 \text{ cfs}$$

$$\text{TOTAL INCREASE} = 6.3 \text{ cfs}$$

TOTAL FLOW AT NORTH DOMINGO BALCA

EXISTING CONDITIONS $E = 17.8 \text{ cfs}$

PROPOSED CONDITIONS

$$D1 + D2 + D3 + D4 = 36.7 \text{ cfs}$$

$$\text{TOTAL INCREASE} = 18.9 \text{ cfs}$$

TOTAL FROM NORTH DOMINGO BALCA

$$\text{CHANNEL} = 1180 \text{ cfs} + 36.7 \text{ cfs} = 1199 \text{ cfs}$$

$$\text{TOTAL INCREASE FOR SITE} = 27.2 \text{ cfs}$$



BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET 4 OF _____

PROJECT NO. _____ BY _____ DATE _____

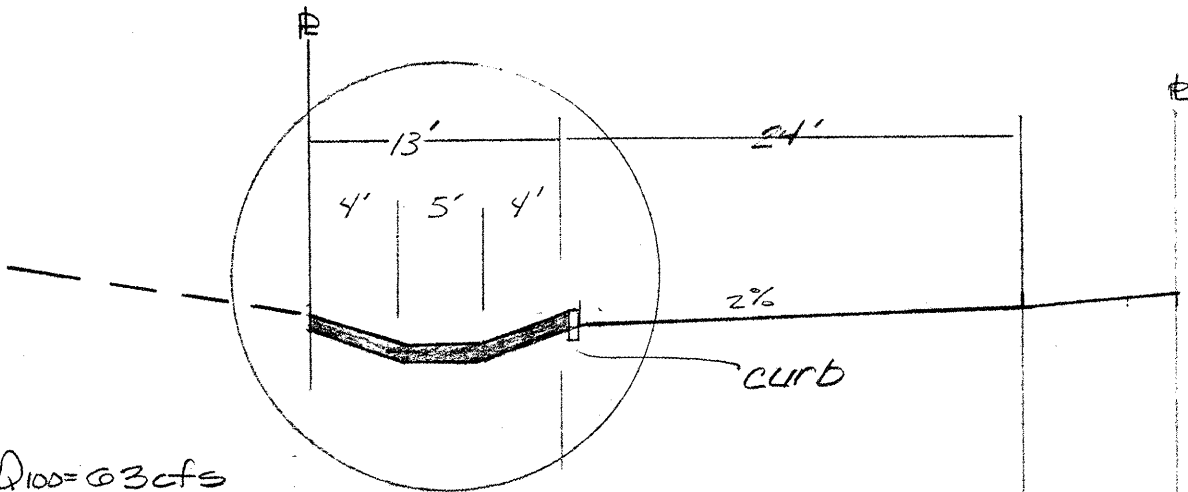
SUBJECT _____ CH'D _____ DATE _____



BASIN
04

OUTFALL CHANNEL

SECTION B



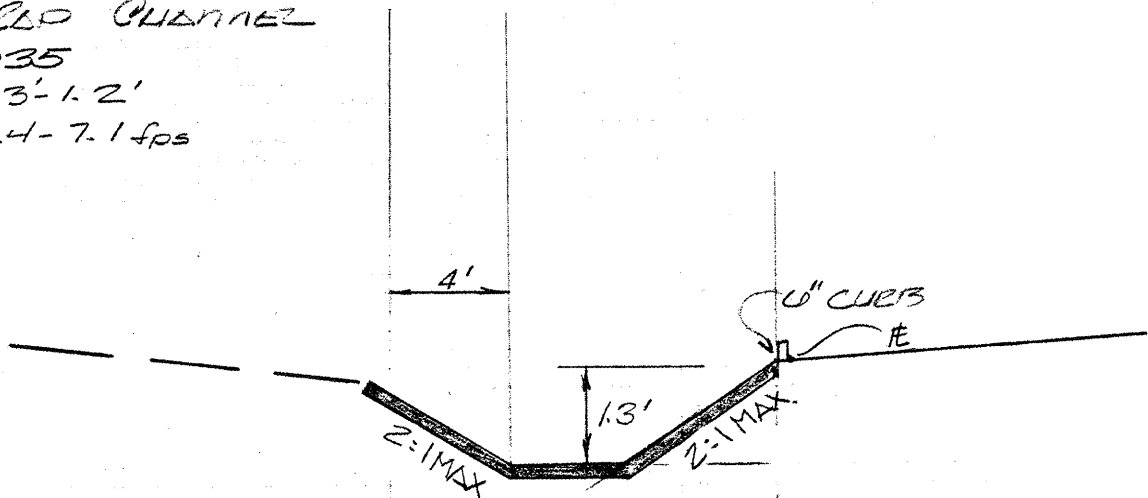
$Q_{100} = 63 \text{ cfs}$
 $S = 3 - 4\%$
 $B = 5'$
 $SS = 3:1$
 $d_{max} = 1.33 \text{ ft}$

RIP-CLD CHANNEL

$N = .035$

$d = 1.3' - 1.2'$

$V = 6.4 - 7.1 \text{ fps}$



SEC C-C

FREEBOARD = STREET SECTION, COMBINED CAPACITY > 150 CFS



BOHANNAN-HUSTON INC.

PROJECT NAME CEDEZ CANYON SHEET 6 OF
 PROJECT NO. BY DATE
 SUBJECT CH'D DATE

PART IV
WATER QUALITY AND SUPPLY STATEMENT

January 19, 1988

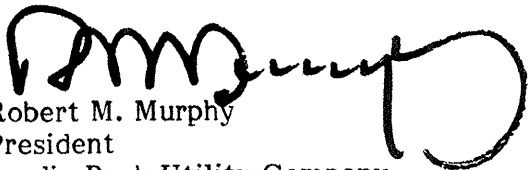
Mr. Rex King
Bernalillo County Planner
PO Box 1293
Albuquerque, NM 87103

Dear Mr. King:

This letter will confirm that Cedar Canyon Subdivision, Tracts B-1 and B-2, Sandia Heights South, Unit 7 is within the franchised area of Sandia Peak Utility Company. Further, the Sandia Peak Utility Company has adequate capacity to serve these lots to be developed and is ready, willing and able to provide water service to each of these potential customers.

If there are questions or further information necessary, please call.

Sincerely yours,



Robert M. Murphy
President
Sandia Peak Utility Company

RMM/lk

cc: Mike Emery, Bohannon-Huston, Inc.



Federal Emergency Management Agency

Region VI, Federal Center, 800 North Loop 288
Denton, Texas 76201-3698

NTH

February 2, 1990
IN REPLY REFER TO:
RVI-218-70-0

COPY

Mr. Jerold L. Freeman
656 Roadrunner Lane, NE
Albuquerque, New Mexico 87122

Re: Request for Letter of Map Amendment (LOMA)

Dear Mr. Freeman:

This is in response to your letter dated December 14, 1989, requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (one-percent annual chance) flood.

Property Description: Lot 656, Unit 6, Sandia Heights South as recorded in Plat Map Book Volume D5, Folio 81 of the records of Bernalillo County, New Mexico.

Street Address: 656 Roadrunner Lane

Community: Albuquerque

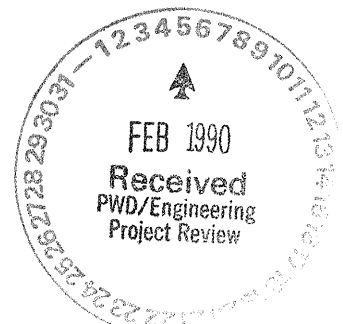
State: New Mexico

Community Number: 350002

Flooding Source: Queva Arroyo

On December 19, 1989, we received all information necessary to process your request. After comparing this information with the National Flood Insurance Program (NFIP) map for Albuquerque, New Mexico, we determined that although portions of the property would be inundated by a 100-year flood, the existing structures would not. These structures are correctly shown outside the SFHA on the current NFIP map. Because portions of the property are in the SFHA, any future construction or substantial improvement on this property remains subject to Federal, State, and local regulations for floodplain management.

Please note that this property could be inundated by a flood greater than a 100-year flood or by local flooding conditions not shown on the NFIP map. Flood insurance is available at reduced cost for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated that could supersede this determination.



If these structures are covered by a flood insurance policy, and if the mortgage company or lending institution agrees to waive the flood insurance requirement, then the NFIP will refund the premium paid for the current policy year, providing that no claim is pending or has been paid on the policy during the current policy year. To receive the refund, a written waiver or certificate must be obtained from the mortgage company or lending institution. This written waiver or certificate must then be sent to the insurance agent, who will process the premium refund.

This response to your request is based on minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the floodplain. If the State of New Mexico or the City of Albuquerque has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

If you have any questions or if we can be of further assistance, please call Ken Davis at (817) 898-9284.

Sincerely,

COPY

Alton S. Ray, Chief
Natural and Technological
Hazards Division

cc: Mr. Donald Lopez, New Mexico State Coordinator
Mr. Carlos Montoya, Albuquerque Floodplain Coordinator
Ms. Fay Davis, FEMA National Office

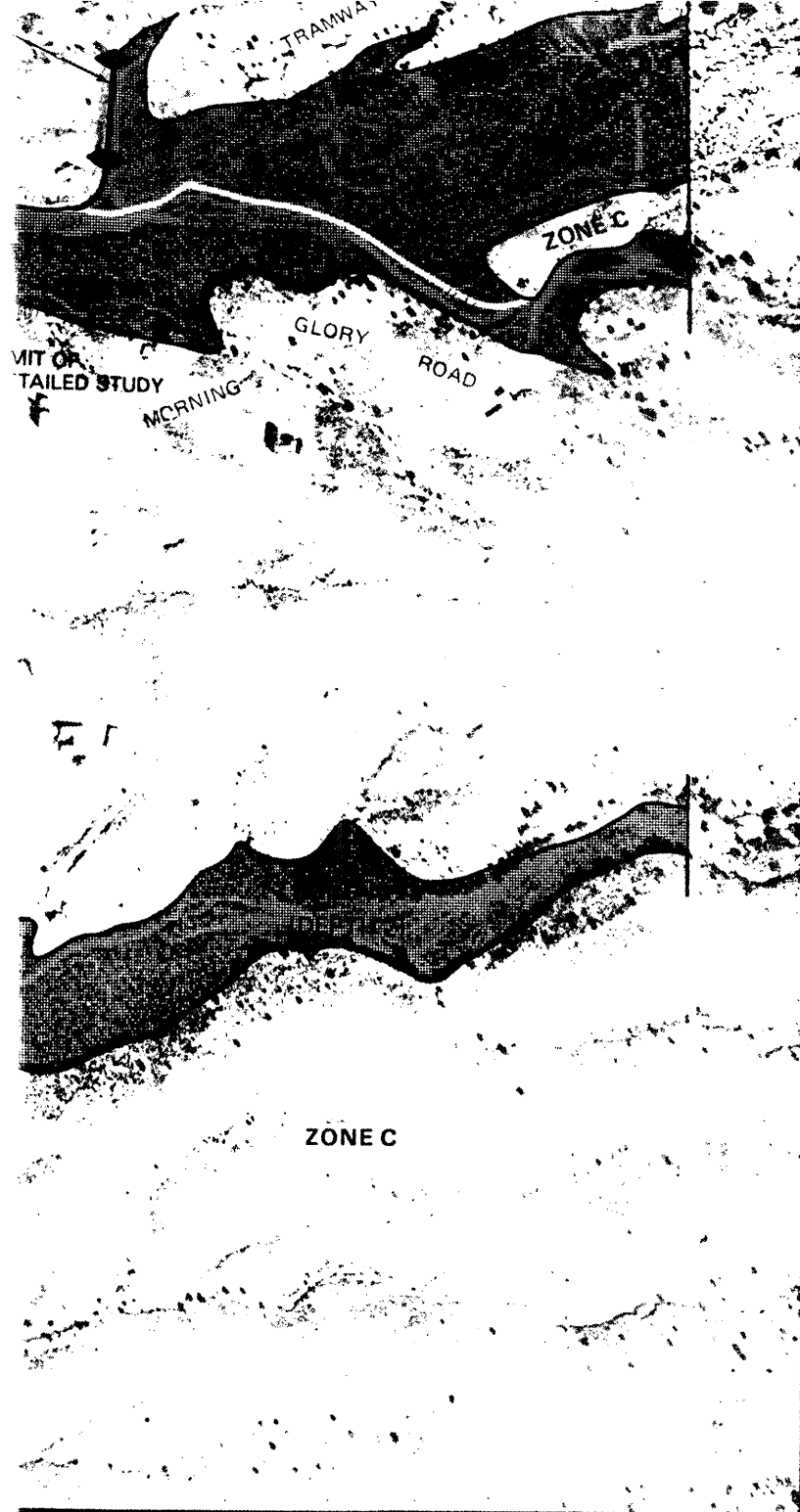
structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620.



SCALE: 1"=500'

500 0 500



ZONE C

DESCRIPTION OF LOCATION

City of Albuquerque (ACS) standard brass tablet, stamped "I-C22", set in top of concrete post projecting 0.5', located 15' north of Los Angeles Avenue and 20' east of Browning Street.

A 1" diameter iron pipe anchored in a mound of concrete, with no stampings, projecting about 0.2' located 105' east of the centerline of Tramway Boulevard, 800' south of Live Oak Road, and 1' west of a 7' tall sawed-off powerline pole.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF

**ALBUQUERQUE,
NEW MEXICO**

BERNALILLO COUNTY

PANEL 11 OF 50

COMMUNITY-PANEL NUMBER

350002 0011 C

EFFECTIVE DATE:

OCTOBER 14, 1983



Federal Emergency Management Agency

ZONE AO
(DEPTH 1)

TRAMWAY

COUGAR
LOOP

ZONE AO
(DEPTH 1)

STREET

BLVD.

1983 Map

TENNYSON

TRAMWAY

ROAD

CEDAR

HILL

CEDAR

HILL

LANE

ARROYO

ROAD

JUNIPER

BEAR

ROAD

ZONE AO
(DEPTH 1)

JUNIPER

ZONE
(D

NORTH
ARROYO

BEAR

TRAMWAY

LIVE

OAK

ROAD

ZONE AO
(DEPTH 1)

ZONE AO
(DEPTH 1)

LOOP

ZONE AO
(DEPTH 2)

RM 19

LIVE

LIVE OAK CT.

ZONE AO
(DEPTH 2)

CHANNEL

LIVE

OAK

DR

WHITE TAIL
DRIVE

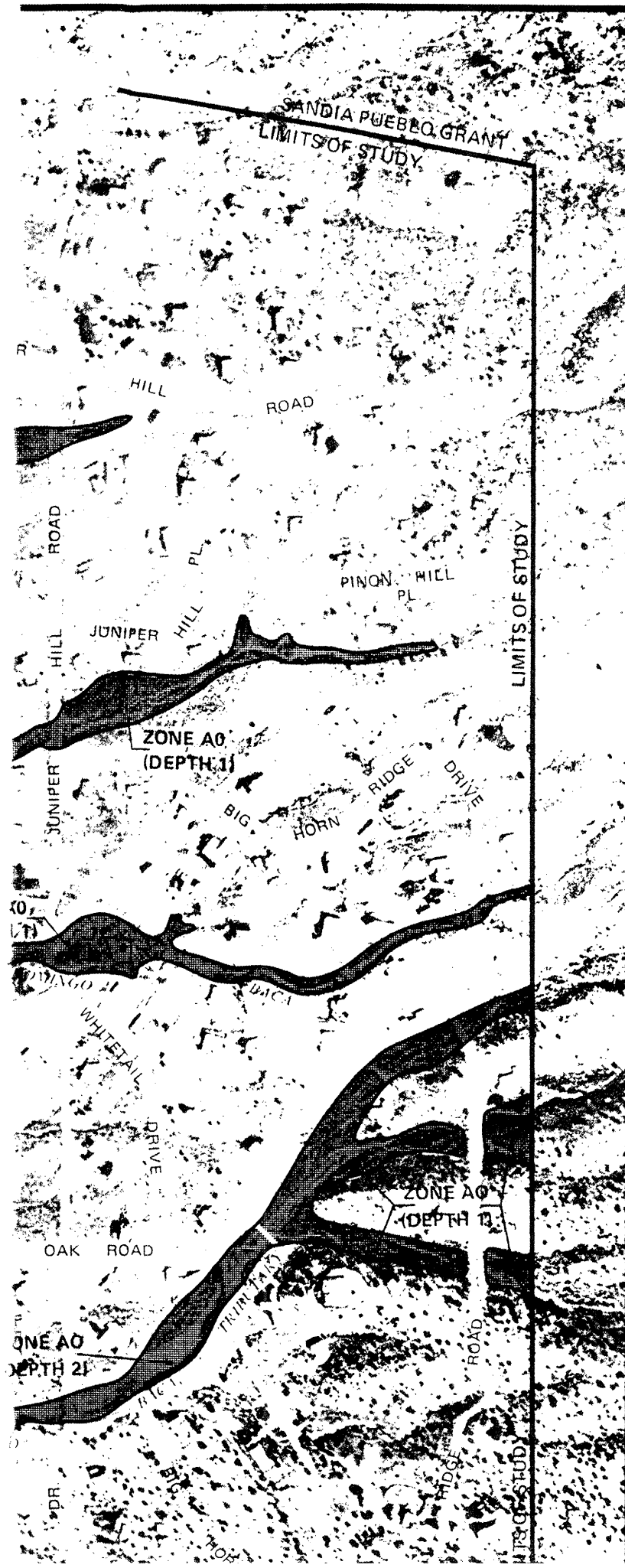
LIVE OAK ROAD

LIVE

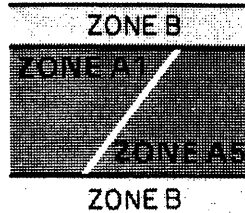
OAK

DR

1983



KEY TO MAP

- 500-Year Flood Boundary —————
- 100-Year Flood Boundary —————
- Zone Designations*

- 100-Year Flood Boundary —————
- 500-Year Flood Boundary —————
- Base Flood Elevation Line
With Elevation In Feet** ————— 513 —————
- Base Flood Elevation in Feet (EL 987)
- Elevation Reference Mark RM7 X
- River Mile • M1.5
- **Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

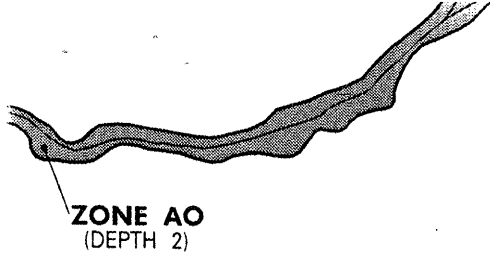
ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

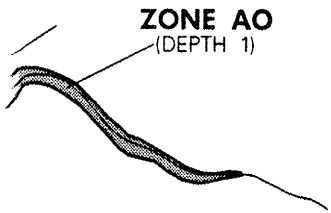
Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.



ZONE AO
(DEPTH 2)

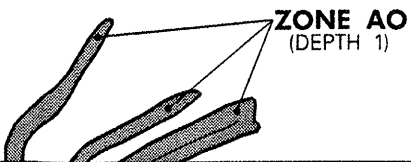


ZONE AO
(DEPTH 1)

ON THIS PANEL IS
SHIP 11 NORTH AND

ZONE X

CORPORATE LIMITS



ZONE AO
(DEPTH 1)

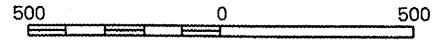
35°09'22"
106°28'07"

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE DATE shown on this map to determine when actual rates apply to structures in zones where elevations or depths have been established.

To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 161 OF 825

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

NUMBER PANEL SUFFIX

ALBUQUERQUE, CITY OF
BERNALILLO COUNTY,
UNINCORPORATED AREAS

350002

0161

D

350001

0161

D

MAP NUMBER
35001C0161 D

EFFECTIVE DATE:
SEPTEMBER 20, 1996

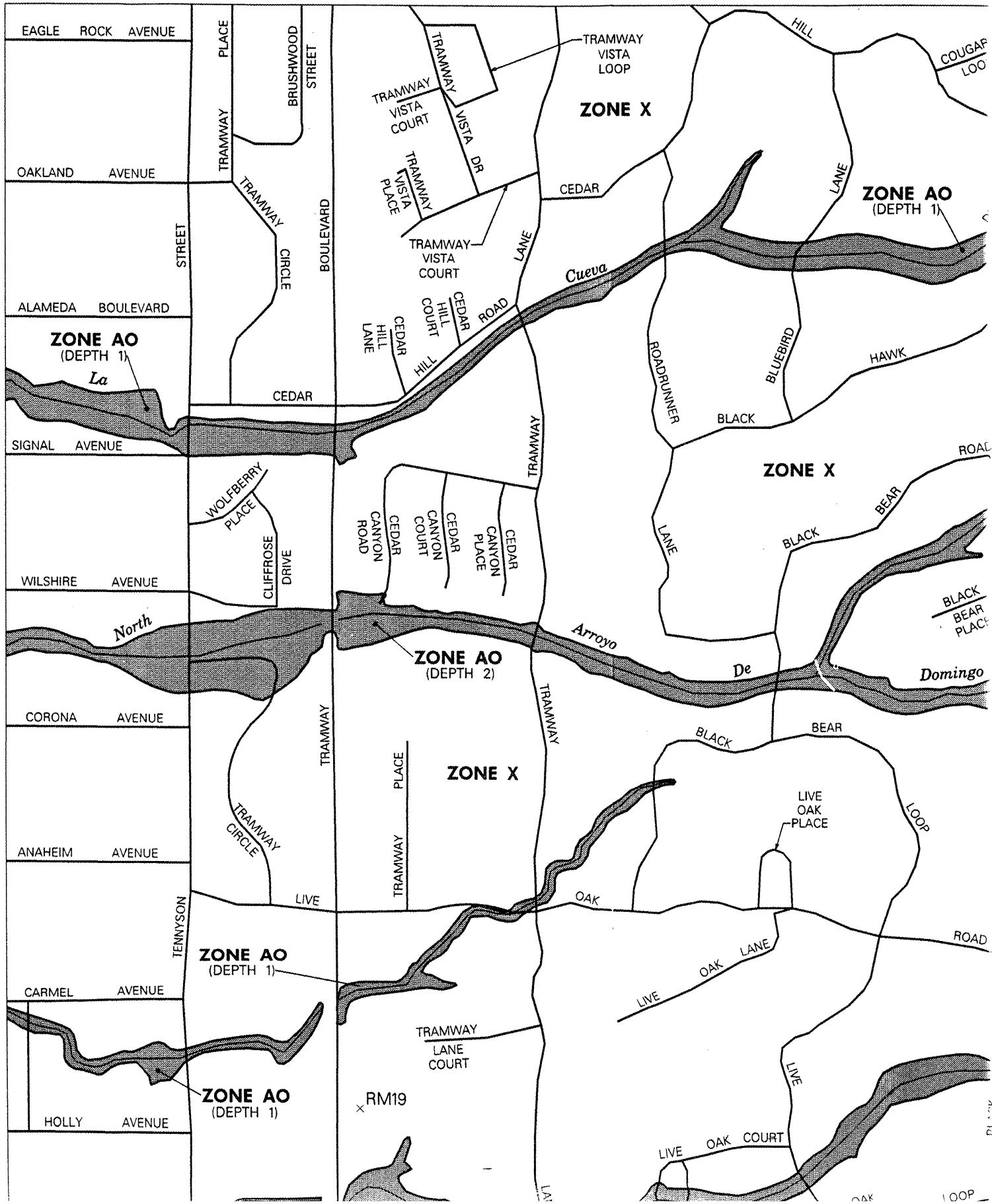


Federal Emergency Management Agency

1996 Map

106°30'00"

3011'15"



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**BERNALILLO COUNTY,
NEW MEXICO AND
INCORPORATED AREAS**

PANEL 161 OF 825

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

ALBUQUERQUE, CITY OF
BERNALILLO COUNTY,
UNINCORPORATED AREAS

NUMBER PANEL SUFFIX

350002	0161	E
350001	0161	E

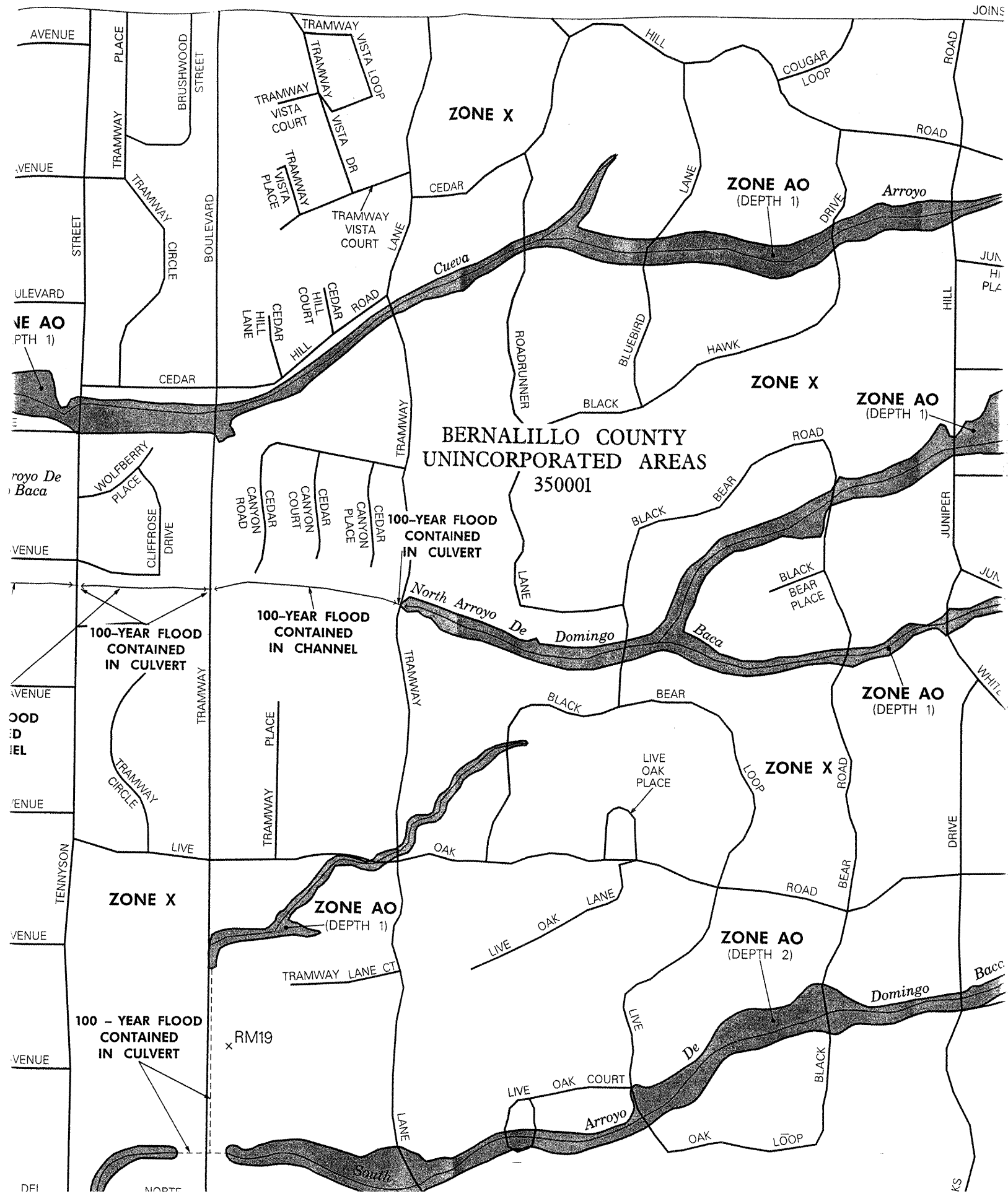
**MAP NUMBER
35001C0161 E**

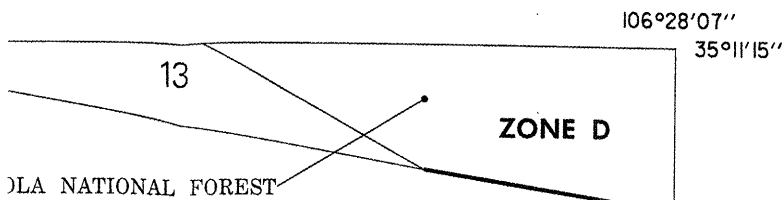
**MAP REVISED:
APRIL 2, 2002**



Federal Emergency Management Agency

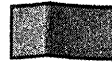
BERNALILLO COUNTY
UNINCORPORATED AREAS
/ 350001





ALILLO COUNTY
INCORPORATED AREAS
350001

LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

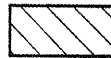
- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.



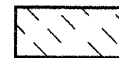
OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.

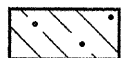
UNDEVELOPED COASTAL BARRIERS



Identified
1983

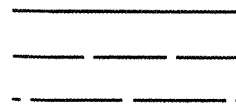


Identified
1990



Otherwise
Protected Areas

Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.



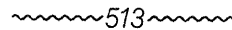
Floodplain Boundary

Floodway Boundary

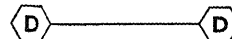
Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



Base Flood Elevation Line; Elevation in Feet. See Map Index for Elevation Datum.



Cross Section Line

(EL 987)

RM7 X

Base Flood Elevation in Feet Where Uniform Within Zone. See Map Index for Elevation Datum.

Elevation Reference Mark

• M2

River Mile

97°07'30", 32°22'30"

Horizontal Coordinates Based on North American Datum of 1927 (NAD 27) Projection.

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFE's, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V30.

**BERNALILLO COUNTY
SUBDIVISION APPROVAL
PACKAGE FOR
"CEDAR CANYON"
TRACTS B1 AND B2
SANDIA HEIGHTS SOUTH
UNIT 7**

PREPARED BY:

**BOHANNAN-HUSTON, INC.
7500 JEFFERSON, N.E.
COURTYARD I
ALBUQUERQUE, NM 87109**

**FEBUARY 1988
REVISED APRIL 1988**

JOB NO. 87104.01

BERNALILLO COUNTY SUBDIVISION APPROVAL PACKAGE
FOR "CEDAR CANYON", TRACTS B1 AND B2
SANDIA HEIGHTS SOUTH, UNIT 7

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Declaration of Restrictions

PART III

Drainage Report

PART IV

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REAR POCKETS

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2. Preliminary Plat
3. Utility Plan (Water and Sewer)
- 4A. Preliminary Grading and Drainage Plan - Undeveloped
- 4B. Preliminary Grading and Drainage Plan - Developed
5. Typical Floor Plan and Lot Landscape

PART I
DISCLOSURE STATEMENT

DISCLOSURE STATEMENT

**READ THIS DOCUMENT
BEFORE YOU
SIGN ANY DOCUMENT OR AGREE TO ANYTHING**

This Disclosure Statement is intended to provide you with enough information to permit you to make an informed decision on the purchase or lease of property described in this statement. You should read carefully all of the information contained in this statement before you decide to buy or lease the described property. You should be aware of the fact that various state agencies may have issued opinions on both the subdivision parcel and what is said in this Disclosure Statement about the proposal. These opinions, when required to be issued, whether favorable or unfavorable, are contained in this Disclosure Statement and should also be read carefully.

The Planning Commission and Board of County Commissioners have examined this Disclosure Statement to determine whether the subdivider can satisfy what he has said in this Disclosure Statement. However, the Planning Commission and the Board of County Commissioners will not vouch for the accuracy of what is said in this Disclosure Statement. Further, this Disclosure Statement is not a recommendation or endorsement of the subdivision by either the County or the State. It is informative only.

Finally, the Planning Commission and the Board of County Commissioners recommended that you see the property before buying or leasing it. However, if you do not see the property prior to purchasing it, you have six months from the time of purchase or lease to inspect the property. Upon inspecting the property, you have three days from the date of inspection to rescind the transaction and receive all of your money back from the subdivider. You must give the subdivider notice of your intent to rescind within three days of your inspection of the property.

1. NAME OF SUBDIVISION

Cedar Canyon, Tracts B1 and B2, Sandia Heights South, Unit 7

2. NAME AND ADDRESS OF SUBDIVIDER

Sandia Peak Tram Company
No. 10 Tramway Loop, N.E.
Albuquerque, NM 87122

3. NAME AND ADDRESS OF PERSON IN CHARGE OF SALES OR LEASING IN NEW MEXICO

Alvarado Realty Company
No. 10 Tramway Loop, N.E.
Albuquerque, NM 87122

4. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED

Present

Anticipated

Number of Parcels: 2 lots	45 lots
Number of Acres: 10.008 acres	10.008 acres

5. SIZE OF LARGEST PARCEL OFFERED FOR SALE OR LEASE WITHIN THE SUB-DIVISION

.41 acres (Lot 7737)

6. SIZE OF SMALLEST PARCEL OFFERED FOR SALE OR LEASE WITHIN THE SUB-DIVISION

.13 acres (Lots 7710, 7711, 7718, 7719, 7720)

7. PROPOSED RANGE OF SELLING OR LEASING PRICES

Amount

Size of Parcel

\$40,000 = Lowest Amount	Various Sizes
\$80,000 = Highest Amount	

8. FINANCING TERMS

Minimum down payment: 10%
Maximum term of loan: 10 years

9. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE

Sandia Peak Tram Company
No. 10 Tramway Loop, N.E.
Albuquerque, NM 87122

NAME AND ADDRESS OF OFFICERS - Sandia Peak Tram Company

Robert Murphy No. 10 Tramway Loop, N.E. Albuquerque, NM 87122	- President and Chairman of the Board
---	---------------------------------------

Louis Abruzzo No. 10 Tramway Loop, N.E. Albuquerque, NM 87122	- Vice President
---	------------------

Julius Rosenthal No. 10 Tramway Loop, N.E. Albuquerque, NM 87122	- Vice President & Treasurer
--	------------------------------

Jon H. Tuthill P.O. Box 27047 Albuquerque, NM 87125	- Assistant Secretary
---	-----------------------

10. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE

None

11. CONDITION OF TITLE

Fee Simple

12. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD SUBJECTING THE SUBDIVIDED LAND TO ANY UNUSUAL CONDITIONS AFFECTING ITS USE OR OCCUPANCY

There are no recorded restrictions or reservations of record at present. Attached are proposed restrictions or reservations with regard to subdivision.

13. ESCROW AGENT

Alvarado Realty
No. 10 Tramway Loop, N.E.
Albuquerque, NM 87122

14. UTILITIES

Cost to Purchaser

Telephone Service: Normal Service Charge
Mountain Bell

Electrical Service: Normal Service Charge
Public Service Co. of NM

Gas Service: Normal Service Charge
Gas Company of NM

Water Service: Normal Hook-Up Fees and
Sandia Peak Services Dept. Service Charges*

Liquid Waste Disposal: Discharge to Albuquerque City Sewer System
as per 1986 agreement with Sandia Peak Tram Company and the
City of Albuquerque with normal hook-up fees and service
charges.*

Solid Waste Disposal available Normal Service Charges*
from Sandia Peak Services Dept.

* Estimates of hook-up fees and service charges may be obtained from the Sandia Peak Utility Company, 296-9585.

15. INSTALLATION OF UTILITIES

Utility	Date Available
Telephone	Approximately September 1, 1988
Electricity	Approximately September 1, 1988
Gas	Approximately September 1, 1988
Water	Approximately September 1, 1988
Liquid Waste Disposal	Approximately September 1, 1988
Solid Waste Disposal	Approximately September 1, 1988

16. UTILITY LOCATION

- a. All utilities are to be provided to each parcel in subdivision.
- b. All utilities to be provided will be located underground.

17. WATER USE

There will be water for domestic use, without limitation, physical or legal. Sandia Peak Utility Company will furnish the water. See Water Quality and Supply Statement.

18. AMOUNT OF WATER

An average daily supply, at least 700 gallons/day/dwelling.

19. WATER DELIVERY

Water delivery to the subdivision will be by the underground extension of an existing State-approved private water system. Underground service lines will deliver water to each lot.

20. WATER SYSTEM EXTENSION

Prospective owners will not be able to receive water service prior to date scheduled by subdivider.

21. LIFE EXPECTANCY OF THE WATER SUPPLY:

Source	Life Expectancy
Love Well	Greater than 100 years

22. WELLS

N/A

23. SURFACE WATER

N/A

24. STATE ENGINEER'S OPINION ON WATER

Water Supply Plan submitted in May, 1976, soliciting State Engineer's opinion.

Cedar Canyon Subdivision, Tracts B1 and B2, Sandia Heights South, Unit 7 are within the permit area of Sandia Peak Utility Company. The Utility Company has adequate capacity to serve these lots to be developed and agrees to provide water service to each potential customer (see attached letter from utility company).

25. WATER QUALITY

Water will be provided by Sandia Peak Utility Company. Water complies with Safe Drinking Water Act and is suitable for domestic use.

26. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON WATER QUALITY

Water Quality Plan submitted in May, 1976, soliciting EIA's opinion.

27. LIQUID WASTE DISPOSAL

Liquid waste disposal to each lot is provided by underground sanitary sewer from the house to a gravity flow main which discharges waste flows to the point of connection to the City of Albuquerque system are owned by Sandia Peak Tram Company and maintained by Sandia Peak Services, Inc.

28. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON LIQUID WASTE DISPOSAL

Liquid Waste Management Plan submitted in April, 1976, soliciting EIA's opinion.

29. SOLID WASTE DISPOSAL

Garbage and trash collection service is available in the subdivision. It is provided by Sandia Peak Ski Company - Tram Operating Division, which offers garbage service to the residential area. Service is paid directly by a lot owner at such time as he requests service.

30. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON SOLID WASTE DISPOSAL

Solid Waste Management Plan submitted in April, 1976, soliciting EIA's opinion.

31. TERRAIN MANAGEMENT

Reference is made to the Terrain Management Plan for Sandia Heights submitted in April, 1976, the attached Drainage Report for Sandia Heights South, Tracts B1 and B2, Unit 7, and the

attached Declaration of Restrictions for Sandia Heights South, Tracts B1 and B2, Unit 7.

The soils consist primarily of sands with varying amounts of silt, silty clayey sand, scattered lenses of gravel, and controlled manmade fill. Site soils are suitable for community and residential development. The site slopes to the south and west at an approximate grade of 5-14%. The impact of storm drainage on the site is discussed in detail in the Drainage Report for Sandia Heights South, Tracts B1 and B2, Unit 7. Storm runoff will be carried in the streets in drainage easements and in underground drain pipes within the site.

32. NATURAL RESOURCES CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT

Terrain Management Plan was submitted in April, 1976, soliciting the District's opinion.

33. SUBDIVISION ACCESS

- a. Albuquerque, NM (nearest town to subdivision)
- b. Distance: 1.5 miles
- c. Name of highway or state road: Tramway Boulevard, N.E.
- d. Can be reached in all seasons and under all weather conditions.
- e. Width and type of surfacing: Tramway Boulevard is a 32-foot paved, two-lane County road within a 200-foot right-of-way. Also, serving the area is Tramway Road, a two-lane paved state road. State Road No. 556 is also 32-feet in width. Serving Sandia Heights South, Unit 7, are Tramway Lane with a 60-foot right-of-way, Cedar Hill Road with a 50-foot right-of-way, and Live Oak Road with a 60-foot right-of-way. Cedar Hill Road and Live Oak Road links Unit 7 with Tramway Boulevard. These roads or highways are maintained at no cost to a purchaser.

Access to individual lots will be provided by roads with 32 and 24 feet of pavement width in 40-55 foot rights-of-way (minimum standards). All access roads will be maintained by either the County or State Highway Department upon approval of the plat of the subdivision. All roads will be graded by July, 1988, and are estimated to be paved by September, 1988. See Typical Roadway section enclosed.

34. STATE HIGHWAY DEPARTMENT'S OPINION ON ACCESS

Submission was made to the State Highway Department in May, 1976, soliciting their opinion.

35. DEVELOPMENT

Improvement	Estimated Date of Completion
Sandia Heights 4-Seasons Club	Complete
Sandia Peak Stables	Complete
Sandia Peak Tram	Complete
Sandia Peak Ski Area	Complete

36. MAINTENANCE

The roads within the subdivision are dedicated to the County of Bernalillo when the plat is filed and the roads are accepted by the County for maintenance upon completion of construction of the roads to County standards. Developer constructs and maintains the roads within the subdivision prior to dedication to the County.

Construction of all proposed site infrastructure is scheduled to be completed by September, 1988.

37. ADVERSE CONDITIONS

None

38. RECREATIONAL FACILITIES

No recreational facilities are proposed within the boundaries of the proposed Cedar Canyon Subdivision. However, the Sandia Peak Tramway, the Tramway Riding Stables, the Outpost Ice Skating Arena, the Juan Tabo, La Cueva, Elena Gallegos picnic grounds, and the Cibola National Forest are all within 10 minutes of the subdivision.

39. FIRE PROTECTION

Distance from subdivision: 1.6 miles. (District 5, 11700 Paseo del Norte, N.E.); 0.7 miles (District 5 Substation at lower Tram terminal).

Route over which distance is computed: Tramway Lane to Live Oak Road to Tramway Boulevard to Paseo del Norte to the fire station.

Indicate whether the fire department is staffed by volunteers or a full-time staff: Volunteer firefighters with a full-time supervisor.

40. POLICE PROTECTION

Sheriff's Department: Bernalillo County Sheriff's Department.
State Police: New Mexico State Police Department

41. PUBLIC SCHOOLS

Name of nearest elementary school:

Existing: Hubert Humphrey Elementary School - 9801 Academy Hills Drive, N.E.

Proposed: new elementary school at Lowell Street and Eagle Rock

Distance to nearest elementary school and route over which distance is computed: 4.5 miles. Tramway Lane to Live Oak Road to Tramway Boulevard to Academy Boulevard to Concordia Road to Academy Hills Drive.

Name of nearest secondary school: Eisenhower Middle School, 11001 Camero Drive, N.E.

Distance of nearest secondary school and route over which distance is computed: 4.7 miles. Tramway Lane to Live Oak Road to Tramway Boulevard to Academy Boulevard, to Eubank Boulevard to Juan Tabo Boulevard to Camero Road.

42. HOSPITALS

Name of nearest hospital: Northside Presbyterian Hospital, 5901 Harper Drive, N.E.

Distance of nearest hospital and route over which distance is computed: 7.1 miles. Tramway Lane to Live Oak Road to Tramway Boulevard to Paseo del Norte to Interstate 25 to San Mateo to Harper Drive.

Number of beds in hospital: 120 beds.

43. SHOPPING FACILITIES

Distance of nearest shopping facilities and route over which distance is computed:

1. Circle K at Tramway Boulevard and Tramway Lane; 0.2 miles
2. Quail Run Shopping Center at Tramway Boulevard and San Raphael; 0.7 miles
3. Mountain Run Shopping Center at Eubank Boulevard and Juan Tabo Boulevard; 4.5 miles.

Number of stores in the nearest shopping facility:

1. (1)
2. (10)
- 3.

44. PUBLIC TRANSPORTATION

Sandia Heights is not currently served by public bus or plane service.

45. COMPLETION DATES

Proposed elementary school is anticipated to be completed by Fall, 1989.

PART II
DECLARATION OF RESTRICTIONS

PROPOSED

DECLARATION OF RESTRICTIONS

CEDAR CANYON SUBDIVISION

TRACTS B1 AND B2

SANDIA HEIGHTS SOUTH, UNIT 7

BERNALILLO COUNTY, NEW MEXICO

KNOW ALL MEN BY THESE PRESENTS:

That SANDIA PEAK TRAM COMPANY, a New Mexico corporation, hereinafter called Grantor, being the owner of the following described property situate in Bernalillo County, New Mexico, to-wit:

Lots numbered ___ through ___, inclusive, of CEDAR CANYON SUBDIVISION, TRACTS B1 AND B2, SANDIA HEIGHTS SOUTH, UNIT 7, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on the ___ day of _____ 1988;

hereby declares that it has established, and does hereby establish a general plan for the improvement, development and restriction of said property, subject to which all lots in said subdivision shall be sold or conveyed.

All the reservations and restrictions hereinafter set forth are made for the benefit of each and every subsequent owner of any portion of the land in said subdivision or any interest therein, and shall inure to and bind all subsequent owners thereof; said restrictions, reservations and covenants being as follows:

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until the year 2015 A.D., at which time said covenants shall be automatically extended for successive periods of ten (10) years. These covenants may be amended at any time by the affirmative vote of the then record owners of three-fourths (75%) of the residential lots in said Cedar Canyon Subdivision, Tracts B1 and B2, Sandia Heights South, Unit 7.

2. If the parties hereto, or any of them, or their grantees, successors-in-interest or assigns, shall violate or attempt to violate any of the covenants herein provided, Grantor or any person or persons owning any real property in said Cedar Canyon Subdivision, Tracts B1 and B2, Sandia Heights South, Unit 7, shall have the right to prosecute any action in the proper court to enjoin such party from violating such covenant, or to recover damages for such violation, or both.

3. Invalidity of any of these covenants shall in no way affect the validity of the other provisions, which will remain in full force and effect.

4. All lots in Cedar Canyon Subdivision, Tracts B1 and B2, Sandia Heights South, Unit 7, are hereby designated as residential lots. No structures shall be erected, altered, placed or permitted to remain on any lot other than one story, single-family dwellings and buildings related thereto, except that this provision shall not prevent the combination of adjoining lots for one such dwelling; however, in no event shall any lot be further subdivided. The Grantor may dedicate one or more lots, or any portion thereof, as a park. Cedar Canyon Subdivision, Tracts B1 and B2, Sandia Heights South, Unit 7 is zoned SU-Residential for one story, planned units development.

5. An Architectural Control Committee (hereinafter called the "Committee") is hereby established, consisting of Robert M. Murphy, Louis Abruzzo and Cleve Matthews as the appointees, to serve for a period of ten (10) years from the date hereof and until their successors shall be appointed and qualify. Vacancies occurring either before the end of or as a result of the expiration of such 10-year term shall be filled by appointment or a successor by the members of the Committee, provided that within thirty (30) days of any appointment, owners of a majority of the residential lots may select other appointees in their stead.

6. BEFORE ANYONE SHALL COMMENCE THE CONSTRUCTION, REMODELING, OR ALTERATION OF ANY BUILDING, SWIMMING POOL, WALL, FENCE, TANK, ANTENNA, OR OTHER STRUCTURE WHATSOEVER, ON ANY LOT, PLANS SHALL BE SUBMITTED TO THE GRANTOR FOR TRANSMITTAL TO THE ARCHITECTURAL CONTROL COMMITTEE:

(a) Preliminary floor plans, elevations and location of the structure on the lot; and

BASIN 04
Q100=30.5cfs

Q100=1180cfs

EXISTING 24" RCP SD
TIE TO EXISTING SD
BUILD 4" DIA. MH

EXISTING 24" PAVEMENT

LANE

BASIN 03
Q100=1cfs

RETAINING WALL
DIVERSION STRUCTURE

BASIN D1
Q100=9.1 cfs

CEEDAR CANYON PLACE

3.00%

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BASIN 02
Q100=3cfs

24" RCP SD

5' OFFSET

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BASIN 01
Q100=1.2cfs

24" RCP SD

5' OFFSET

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BASIN D5
Q100=17.8 cfs

CEEDAR CANYON ROAD

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BASIN D4
Q100=3.6cfs

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