



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 29, 2004

**12. Project # 1001764**

04DRB-01908 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for THE HOMESITE GROUP ONE LLC request(s) the above action(s) for all or a portion of **VISTA PACIFICA SUBDIVISION**, zoned R-LT, located on CORRIGEDOR DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130-1, DRB-95-82, 02DRB0310, 02DRB01851] (K-11)

At the December 29, 2004, Development Review Board meeting, a two-year extension to the original two-year agreement of the SIA for the deferral of sidewalks was approved as shown on Exhibit C in the Planning file.

Sheran Matson, AICP, DRB Chair

Cc:Tierra West LLC, 8509 Jefferson NE, 87113  
The Homesite Group One LLC, 8901 Adams NE, Suite A, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

*Scanned & saved 10/27/06*



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

December 29, 2004

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 12:35 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000676**  
04DRB-01822 Major-Vacation of Public Easements  
04DRB-01823 Minor-Sketch Plat or Plan  
  
JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FLYING STAR CORRALES, MARK & JEAN BERNSTEIN, request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1 IP, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04EPC01345, 043EPC01353] (A-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1001370**  
04DRB-01857 Major-Bulk Land Variance  
04DRB-01858 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) A, UNPLATTED LAND, FOUR HILLS VILLAGE, 20TH INSTALLMENT, (to be known as **JUAN TABO HILLS**, zoned R-D, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 328 acre(s). [REF: Z-80-30, Z-92-20, DRB-93-48, DRB-94-257, DRB-98-20] (M-21/22) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR AMAFCA'S SIGNATURE, THE GONZALES EASEMENT AND TO PLANNING FOR RESPONSE TO PUBLIC QUESTIONS AND THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002134**  
04DRB-01804 Major-Preliminary Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] [*Deferred from 12/29/04*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

04DRB-01967 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [*Elvira Lopez, EPC Case Planner*] [*Deferred from 12/29/04*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project # 1000602**  
01DRB-00160 Major-Vacation of Plat
- Westland Development Co., Inc., is requesting to Vacate plat of Lot 4A, **River Ranch Subdivision** (filed for record on 6-14-11 in Book 2000C at Page 156) and by implication is requesting to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Rd NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR FURTHER PROOF THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11) **WITHDRAWN AT THE AGENT'S REQUEST. THERE ARE FINDINGS FROM THE DEVELOPMENT REVIEW BOARD.**
12. **Project # -1001764**  
04DRB-01908 Minor-Ext of SIA for Temp Defer SDWK
- TIERRA WEST LLC agent(s) for THE HOMESITE GROUP ONE LLC request(s) the above action(s) for all or a portion of **VISTA PACIFICA SUBDIVISION**, zoned R-LT, located on CORRIGEDOR DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130-1, DRB-95-82, 02DRB0310, 02DRB01851] (K-11) **A TWO-YEAR EXTENSION TO THE ORIGINAL TWO-YEAR AGREEMENT OF THE SIA FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
13. **Project # 1003705**  
04DRB-01956 Minor-Prelim&Final Plat Approval
- FORSTBAUER SURVEYING INC agent(s) for DR. VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 4 THRU 9, Block(s) 22, **BROWNEWELL & LAJES HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: 04DRB01539, 04DRB01540] (K-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1001043**  
04DRB-01971 Minor-SiteDev Plan  
BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 and B-2, **STONEBRIDGE POINTE**, zoned SU-1 FOR R-2, located on MCMAHON NW, between BANDELIER NW and DOVER NW containing approximately 1 acre(s). [REF: 04EPC01209, 04EPC01210] **[Russell Brito for Debbie Stover, EPC Case Planner]** (A-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002378**  
04DRB-01972 Minor-SiteDev Plan  
BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 12/29/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**



#12

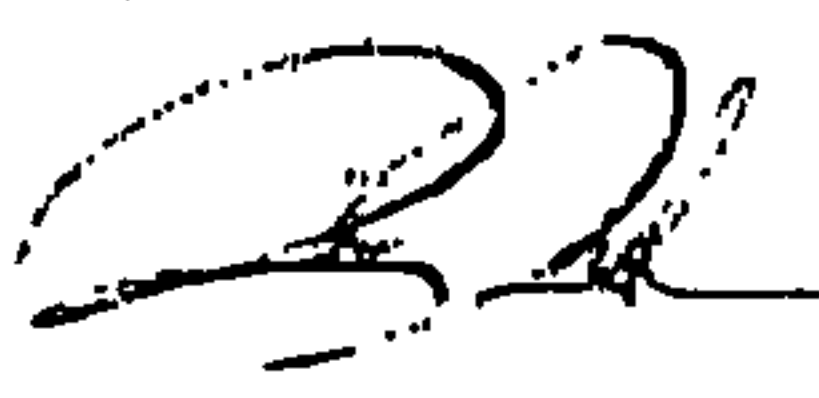
**Intera Incorporated**  
One Park Square  
6501 Americas Parkway NE  
Suite 820  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

**MEMORANDUM**

**DATE:** December 28, 2004

**TO:** Sheran Matson, Planning Department – Design Review Board

**COPY:** Marcia A. Pincus, Environmental Health Department  
Kevin Curran, Legal Department  
Ron Bohannon, Tierra West, LLC  
Claire Scnova, Planning Department - DRB

**FROM:** James Joseph, INTERA Inc. 

**SUBJECT:** **VISTA PACIFICA SUBDIVISION** zoned R-LT, located on Corregidor Drive SW between Gonzales Road SW and Sunset Gardens Road SW containing approximately 15 acres. *COA Project No. 1001764 – 04DRB-01908*

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There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Atrisco Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones (revised September 2004)". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: THE HOMESITE GROUP ONE LLC PHONE: 858.1800  
 ADDRESS: 8901 ADAMS NE STE A FAX:  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL:  
 Proprietary interest in site: OWNER/DEVELOPER List all owners: \_\_\_\_\_  
 AGENT (if any): TIERRA WEST LLC PHONE: 858.3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858.1118  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

### DESCRIPTION OF REQUEST: TWO YEAR SIA EXTENSION OF SIDEWALK DEFERRAL

Is the applicant seeking incentives pursuant to the Family Housing Development Program? \_\_\_ Yes. \_\_\_X\_ No.

### SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. VISTA PACIFICA SUBDIVISION

Current Zoning: \_\_\_\_\_ Proposed zoning: SAME  
 Zone Atlas page(s): K-11 No. of existing lots: 104 No. of proposed lots: 104  
 Total area of site (acres): 15.0 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits? X Yes. No \_\_\_\_\_, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ~~no~~ yes  
 UPC No. 101105744011540917 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: CORRIGEDOR DRIVE SW  
 Between: GONZALES ROAD SW and SUNSET GARDENS ROAD SW

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
Z-70-130-1/DRB95-82/02500-0310 ..... 02DRB-01851 -- PROJ# 1001764

Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE 12/14/04  
 (Print) RONALD R. BOHANNAN, P.E. \_\_\_\_\_ Applicant \_\_\_X\_ Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04 DRB 01908</u>	<u>E SIA</u>	<u>V</u>	\$ <u>50.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>12-29-04</u>	_____	_____	\$ <u>70.00</u>

\_\_\_\_\_  
 Planner signature / date

Project # **1001764**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE** (PUBLIC HEARING CASE)
    - \_\_\_ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
    - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC RIGHT-OF-WAY**
  - VACATION OF PUBLIC EASEMENT**
    - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
  - SIDEWALK DESIGN VARIANCE**
  - SIDEWALK WAIVER**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
    - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
    - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
    - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - ✓ Letter briefly describing, explaining, and justifying the deferral or extension
    - ✓ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT**
    - \_\_\_ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
    - \_\_\_ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - \_\_\_ Letter briefly describing, explaining, and justifying the vacation
    - \_\_\_ Letter of authorization from the grantors and the beneficiaries
    - \_\_\_ Fee (see schedule)
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

\_\_\_ RONALD R. BOHANNAN, P.E.  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date



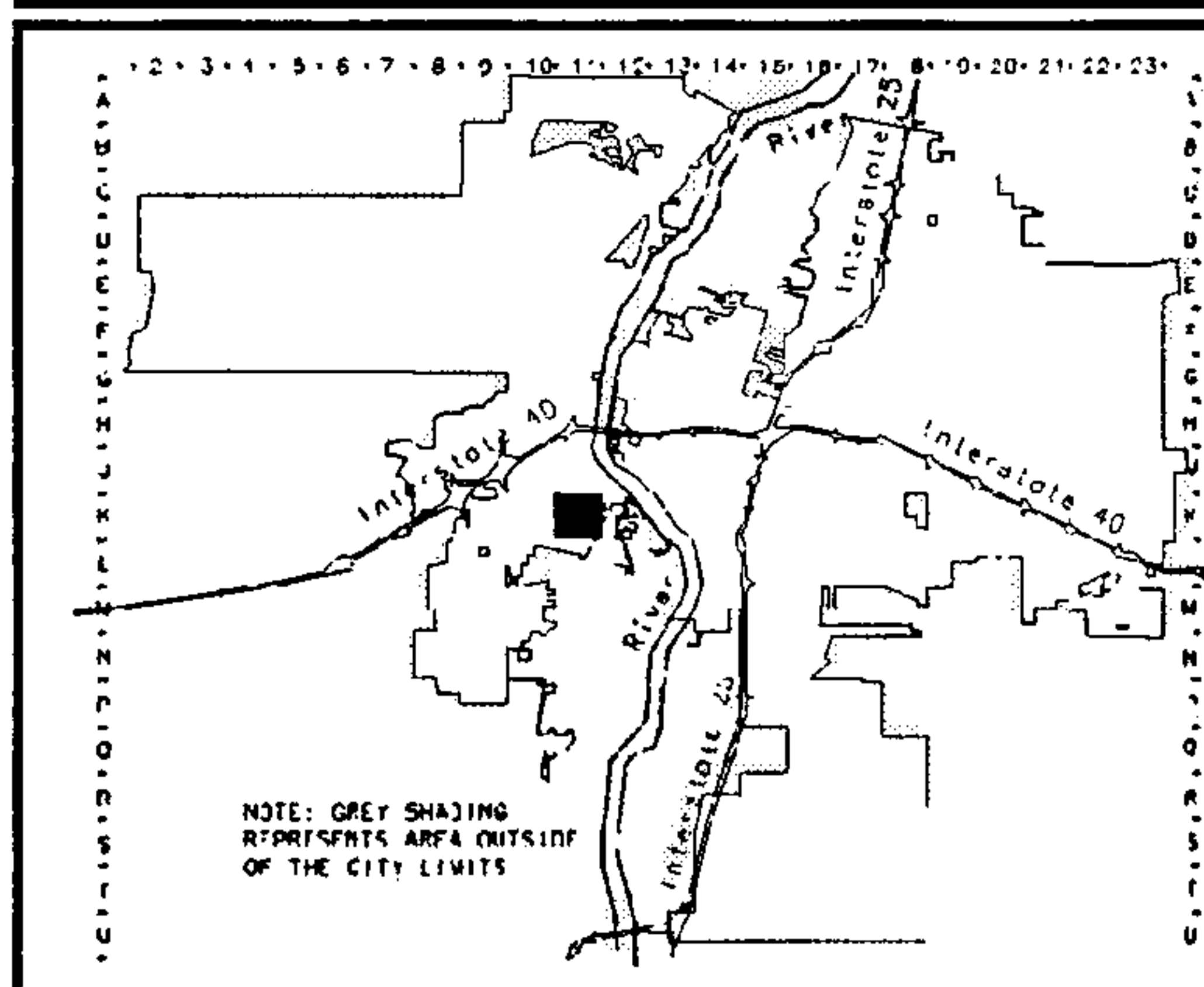
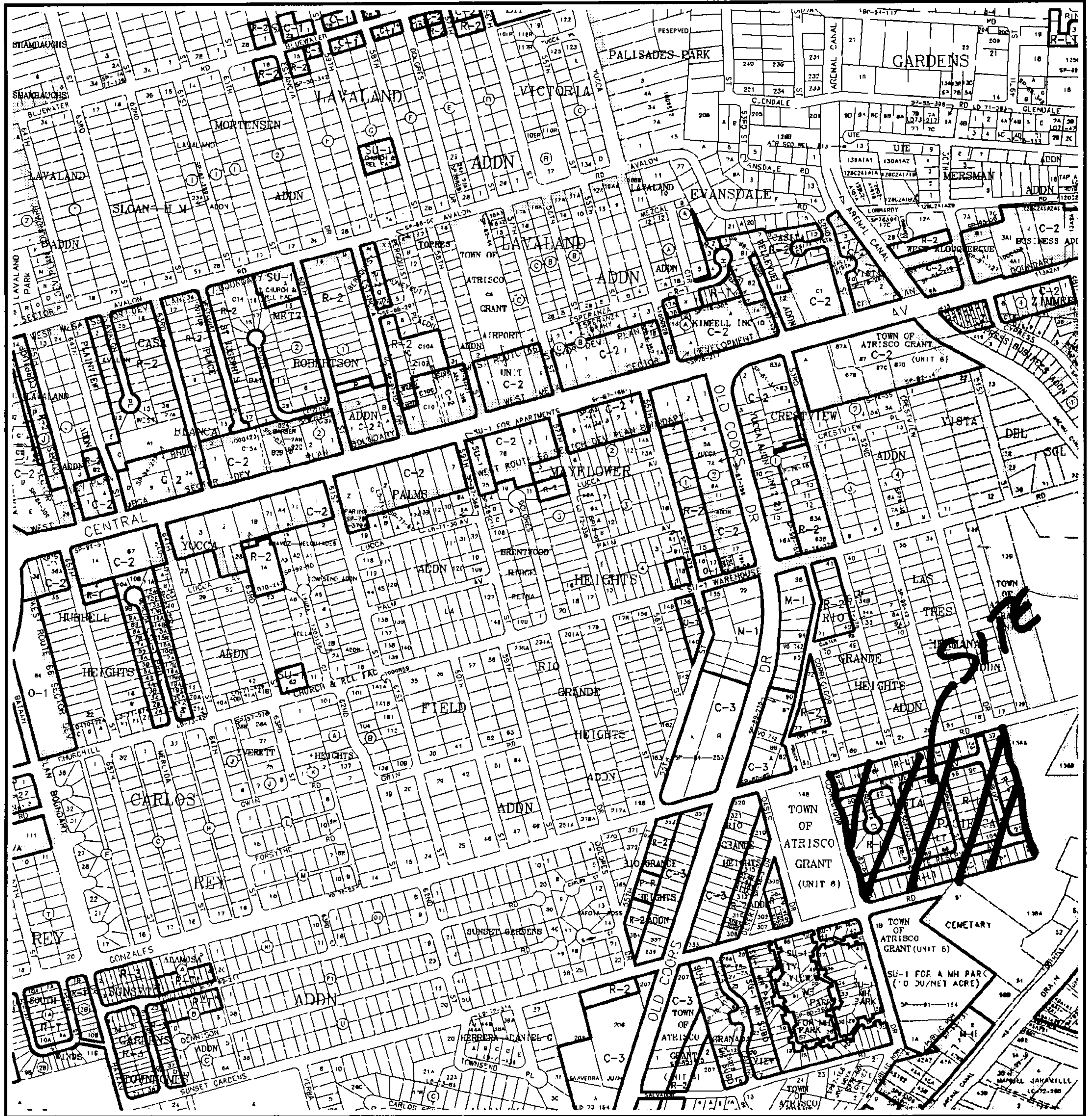
Form revised 4/03 and October 2003

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04 DRB      01908  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Planner signature / date  
**Project # 1001764**





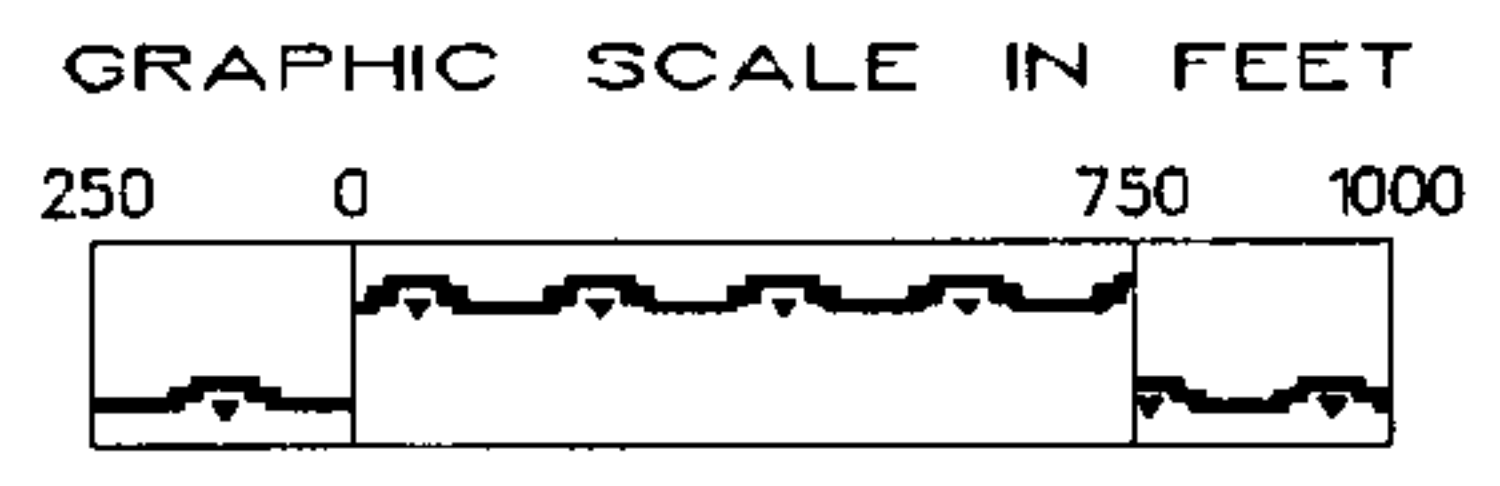
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



CITY OF Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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Zone Atlas Page

**K-11-Z**

Map Amended through August 01, 2003

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

December 14, 2004

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: Two Year Extension of the SIA for Temporary Deferral of Sidewalk Construction  
Vista Pacifica Subdivision, Zone Atlas Page K-11; DRB Project #1001764**

Dear Ms. Matson:

Tierra West LLC, on behalf of The Homesite Group One LLC, requests a two-year extension of the SIA for Temporary Deferral of Sidewalk Construction for Vista Pacifica Subdivision. The site is located west of Corregidor Drive SW between Gonzales Road SW and Sunset Gardens Road SW. Marilyn Maldonado, with the City is currently obtaining the amount of sidewalks to be reduced for the extension.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Scott Henry  
Jeff Jesionowski

JN: 21117.002  
RRB/kk

**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME the Homesite Group  
 AGENT Tierra West  
 ADDRESS 8509 Jefferson NE  
 PROJECT & APP # 1001764/04DRB01908  
 PROJECT NAME Vista Pacifica Subd.

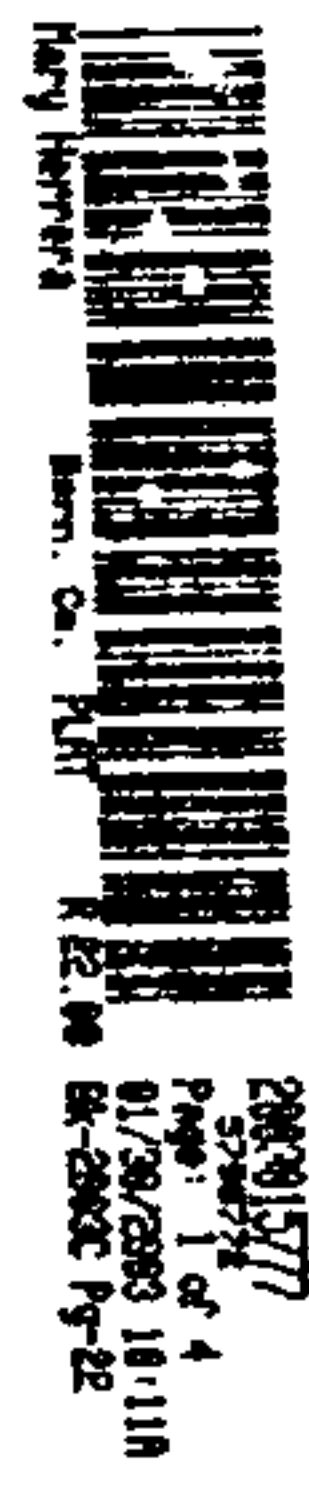
- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 50.00 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ \_\_\_\_\_ 441018/4971000 Public Notification
- \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision     Site Development Plan     Bldg Permit  
 Letter of Map Revision     Conditional Letter of Map Revision  
 Traffic Impact Study
- \$ 70.00 TOTAL AMOUNT DUE

**\*\*\*NOTE:** If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

12/14/04  
 X  
 RECEIPT  
 Account  
 Activity  
 Trans A  
 J24 M  
 CK  
 CHANGE

<p><b>TIERRA WEST LLC</b>          8509 JEFFERSON NE          ALBUQUERQUE, NM 87113          (505) 858-3100</p>	<p>1855 95-677/1070</p>	<p>DATE <u>12/13/04</u>          City of Albuquerque          Treasury Division</p>
<p>PAY TO THE ORDER OF <u>City of Albuquerque</u></p>		<p>\$ <u>70.00</u></p>
<p><u>Seventy</u> and <u>no/100</u> 12/14/2004 10:34AM</p>		<p>LOC: ANN DOLLARS</p>
<p>HIGH DESERT STATE BANK          Member FDIC          8110 Ventura NE          Albuquerque, NM 87122</p>		<p>RECEIPT# 00035978 WSH 007 TRANS# 0006          Account 441032 Fund 0110          Activity 3424000 TRSLJS          Trans A \$70.00          J24 \$20.00</p>
<p>FOR <u>21117.02 SIA Ent-DRB</u></p>		<p>201813 Thank You</p>

CHARLAND STYLE XCO



PLAT OF  
**VISTA PACIFICA SUBDIVISION**  
 (BEING A REPLAT OF TRACTS 169 AND 171, TOWN OF ATRISCO GRANT, UNIT 6  
 LOTS 1 AND 2, TOWN OF ATRISCO GRANT, UNIT 6  
 AND A VACATED PORTION OF CORREGIDOR DRIVE S.W.)  
 WITHIN THE TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 23 AND 24, T10N, R2E, NMPM  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2002



**GENERAL NOTES**

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and related to the Albuquerque Survey Control Monument "NM-43-44".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record plat bearings and distances where they differ from those measured by field survey are shown in parentheses ( ).
5. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated herein.
6. Albuquerque City Zone Atlas page K-11-2.
7. All street centerline monumentation shall be installed at all centerline P.C.'s, P.T.'s, angle points and street intersections and shown true @. All centerline monumentation will be set using the standard four (4) aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
8. Monuments will be offset at all points of curvature, points of tangency, street intersections, and at other angle points to allow use of centerline monumentation.
9. Total number of lots created: 104
10. Total mileage of full width streets created: 0.58 mile.
11. Gross Subdivision acreage: 15.0866 acres.
12. U.C.L.S. Log Number 2002351572.
13. Vertical Datum is based upon the Albuquerque Control Survey Monument "NM-43-44", having an elevation of 5002.95 (NAVD 29).
14. Field surveys were performed during the month of March 2002.
15. Documents used in the preparation of this survey are as follows:
  - A. Plat entitled "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT IN SCHOOL DISTRICT 28, BERNALILLO COUNTY, NEW MEXICO," filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118.
  - B. Plat entitled "SUBDIVISION PLAT OF TRACT 170, UNIT 8, ALLOTTED FROM THE TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on January 30, 1987, in Volume C32, Folio 168.

**DISCLAIMER STATEMENT**

The Purpose of this report is to: Eliminate the existing interior boundary lines and create the 104 residential lots as shown hereon. Decide the street right of ways as shown to the City of Albuquerque in the simple warranty covenants to show that portion of Corregidor Drive S.W. vacated by OADR 01106 (VAC) and grant the public utility easements as shown hereon.

2512. DWG

THIS IS TO CERTIFY THAT I HAVE REVIEWED AND  
 BY THE SIGNING OF THIS PLAT I HAVE  
 HEREBY OWNED OF RECORD:  
 Albert M. Hugg  
 BERNALILLO COUNTY ENGINEER'S OFFICE  
 Drury, August 30, 2002

**APPROVALS**

PNM Gas Services 9-13-02  
 Date: 9-13-02  
 Signature: James B. Wicks

PNM Electric Services 9-16-02  
 Date: 9-16-02  
 Signature: James B. Wicks

Qwest Corporation 9-13-02  
 Date: 9-13-02  
 Signature: Rita Eichen

Comcast Cable 9-13-02  
 Date: 9-13-02

**PUBLIC UTILITY EASEMENTS**

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
  - B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
  - C. Qwest Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and olefours.
  - D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purpose described above, together with free access to, from, and over said easements, 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 purpose set forth herein. No building, sign, pool (aboveground or subterranean), hot tub, concrete or wood pool deck, or other structure shall be erected or constructed on said easement, 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 transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DISCLAIMER**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the property shown hereon. Consequently, PNM does not make nor release any easement or easement rights to which it may be entitled.

**APPROVALS**

Richard D. Dunk 12-10-02  
 Traffic Engineer, City of Albuquerque  
 Public Works Department  
 Date: 12-10-02

Roger A. Shuman 12-12-02  
 City Surveyor, City of Albuquerque  
 Public Works Department  
 Date: 12-12-02

12-10-02  
 Utility Development Division, City of Albuquerque  
 Public Works Department  
 Date: 12-10-02

12-10-02  
 Albuquerque Metropolitan Arroyo Flood Control Authority  
 Date: 12-10-02

12-8-03  
 City Engineer, City of Albuquerque  
 Public Works Department  
 Date: 12-8-03

12-10-02  
 Property Management, City of Albuquerque  
 Date: 12-10-02

12-10-02  
 Parks and Recreation, City of Albuquerque  
 Date: 12-10-02

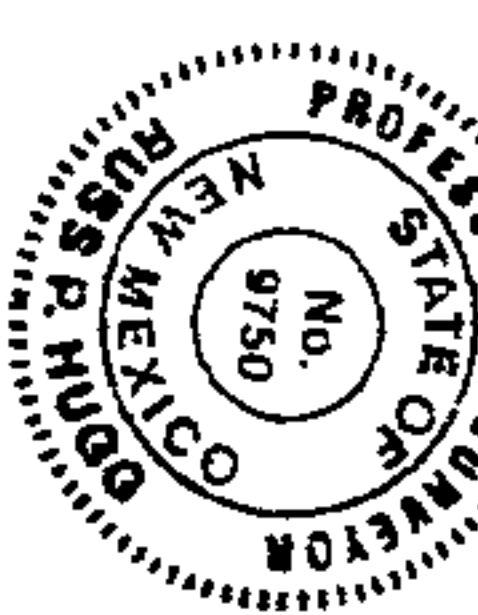
APPROVAL as specified by the Albuquerque Subdivision Ordinance.  
 Christine Stendered 12/10/02  
 City of Albuquerque Development Review Board  
 Planning  
 Date: 12/10/02

Project No. DRB 1001784  
 Application No. 02DRB 001105 (PP)  
 02DRB 001106 (VAC)  
 02DRB 1107 (TDSW)

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Survey in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo County and City of Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
 NMS No. 9750  
 August 20, 2002



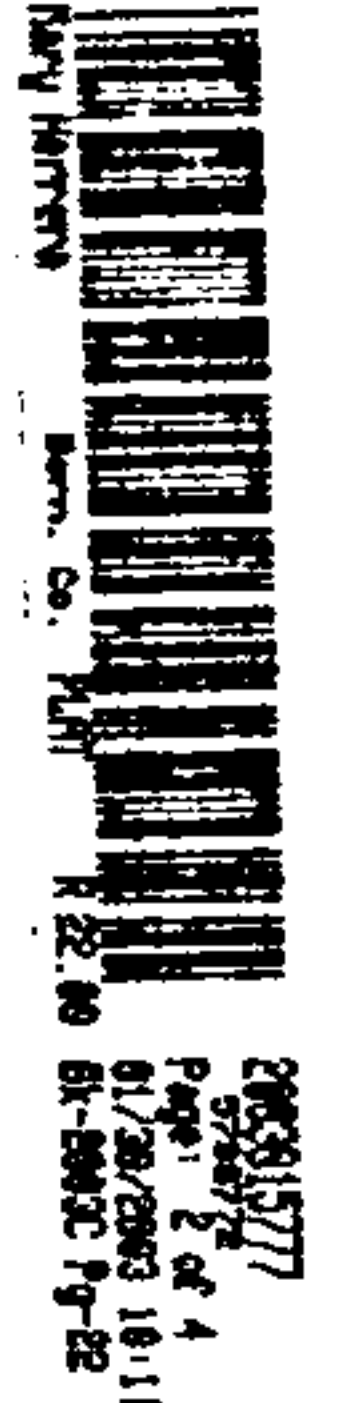
SHEET 1 OF 4

**SURVOTEK, INC.**  
 Consulting Surveyors  
 6040 Paradise Blvd. N.E. Albuquerque, New Mexico 87114  
 Phone: 505-887-3086 Fax: 505-887-8877

That certain parcel of land situate within the Town of Atrisco Grant in Projected Sections 23 and 24, Township 10 North, Range 2 East, New Mexico Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising: All of Tracts 169 and 171, Unit No. 6, Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico, on the same are shown TRACTS 169 AND 171, UNIT NO. 6, TOWN OF ATRISCO GRANT, NEW MEXICO, DECEMBER, 1988, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on January 30, 1987, in Volume 632, Folio 189 and that certain Eastern portion of vacated Corregidor Drive S.W. vacated by OSBORN 01106 (VAC), New Mexico Professional Survey Number 8700 (using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

- N 14° 57' 44" W 171.65 feet along said Eastern right of way line of Corregidor Drive S.W. to a point of that vacated portion of Corregidor Drive S.W. vacated by OSBORN 01106 (VAC), Thence Southwesterly along said vacated portion of Corregidor Drive S.W. for the following three (3) courses:
  - 5.00 feet to a point; Thence,
  - 543.59 feet to a point; Thence,
  - 5.00 feet to the Northwest corner of said Tract 169 (a 5/8" rebar and cap stamped "L.S. 8750" found in place); Thence,
- N 74° 58' 11" E 304.85 feet to the Northwest corner of said Lot 1, Town of Atrisco Grant Unit 6 (a 5/8" rebar and cap stamped "L.S. 8750" found in place); Thence,
- N 73° 04' 23" E 149.86 feet to the Northeast corner of said Lot 1, Town of Atrisco Grant Unit 6 (a 5/8" rebar found in place); Thence,
- N 73° 04' 23" E 155.23 feet to the Northeast corner of said Lot 2, Town of Atrisco Grant Unit 6 (a 5/8" rebar and cap stamped "L.S. 10204" found in place); Thence,
- 171 (a 1/2" rebar found in place) and the Northeast corner of the parcel herein described; Thence,
- 713.84 feet to the Southwest corner of said Tract 171 (a 1/2" rebar found in place) and the Southeast corner of the parcel herein described; Thence,
- 308.20 feet to the Southwest corner of said Tract 171 (a 1" iron pipe found in place); Thence,
- 120.82 feet to a point on the Northeastly line of Tract 51, M.R.G.C.D. Map Number 39(a 5/8" rebar and cap stamped "L.S. 1987" found in place) said point also being a point on the Southeastly line of said Lot 2, Town of Atrisco Grant Unit 6; Thence along a line common to said Lot 2 and said Tract 51 for the following two (2) courses:
  - 5.87 feet to the Northeast corner of said Tract 51; Thence,
  - 9.13 feet to a point on the Northernly line of said Tract 51 (a 5/8" rebar and cap stamped "L.S. 1987" found in place) said point being a point on right of way line of Sunset Gardens Road S.W.; Thence Southwesterly along said Northernly right of way line of Sunset Gardens Road S.W. for the following two (2) courses:
    - 172.05 feet to the Southeast corner of said Tract 169 (a 1" iron pipe found in place); Thence,
    - 308.00 feet to the Southwest corner and point of beginning of the parcel herein described.

Said Parcel contains 15,0666 acres, more or less.



**FREE CONSENT AND DEDICATION**

SUBDIVIDED and REPLATED and new comprising "PLAT OF VISTA PACIFICA SUBDIVISION (BEING A REPLAT OF TRACTS 169 AND 171, TOWN OF ATRISCO GRANT, UNIT 6; LOTS 1 AND 2, TOWN OF ATRISCO GRANT, UNIT 6 AND A VACATED PORTION OF CORREGIDOR DRIVE S.W.) WITHIN THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, said owner(s) and proprietor(s) do hereby dedicate the street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

Owner  
HOKESITE GROUP ONE, L.L.C.,  
a New Mexico limited liability company

By *Scott Henry*  
Scott Henry, Managing Member

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

I, the undersigned, 2002, by Scott Henry of *Scott Henry* My Commission expires \_\_\_\_\_

*Margo Madeline Dedrich*  
MARGO MADELINE DEDRICH  
Notary Public  
New Mexico

**LANDFILL DISCLOSURE STATEMENT**

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS (NMAC 20.1.2.1)) shall be completed prior to development of the site.

*Scott Henry*  
Scott Henry, Managing Member  
Date \_\_\_\_\_

**PLAT OF  
VISTA PACIFICA SUBDIVISION**  
LOTS 1 AND 2, TOWN OF ATRISCO GRANT, UNIT 6  
AND A VACATED PORTION OF CORREGIDOR DRIVE S.W.)  
WITHIN THE TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 23 AND 24, T 10 N, R 2 E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2002

**LINE TABLE**

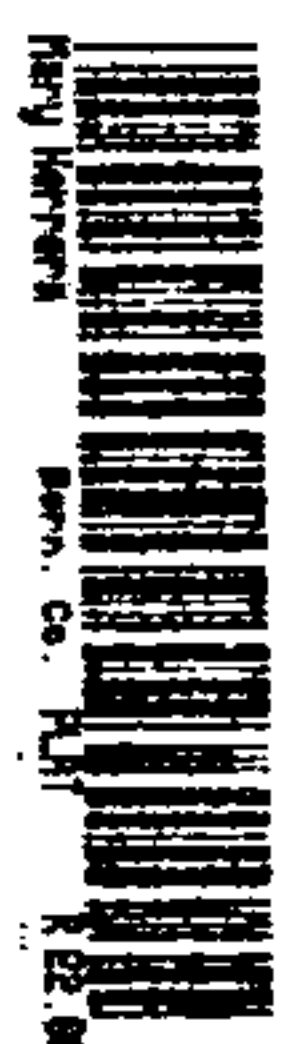
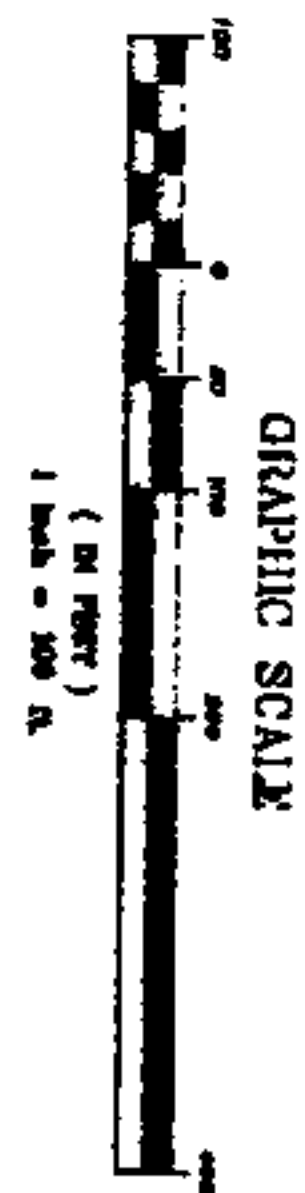
LINE	LENGTH	BEARING
L1	10.00	N14°57'44"W
L2	24.00	N73°04'23"E
L3	24.00	N73°04'23"E
L4	5.00	S23°02'18"W
L5	24.01	N73°00'29"E
L6	24.01	S14°02'44"E
L7	24.00	S14°57'44"E
L8	5.00	N73°02'18"E
L9	16.88	N74°58'11"E
L10	8.87	N57°07'48"W
L11	9.13	S41°01'48"W
L12	5.00	S23°02'18"W
L13	5.00	N73°02'18"E
L14	0.54	N14°57'44"W

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	24.00	38.26	24.00	35.34	S89°38'39"E	89°37'31"
C2	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C3	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C4	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C5	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C6	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C7	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C8	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C9	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C10	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C11	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C12	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C13	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C14	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C15	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C16	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C17	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C18	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C19	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C20	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C21	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C22	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C23	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C24	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C25	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C26	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C27	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C28	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C29	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C30	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C31	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C32	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C33	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"
C34	24.00	38.26	24.00	35.37	S89°38'39"E	89°37'31"



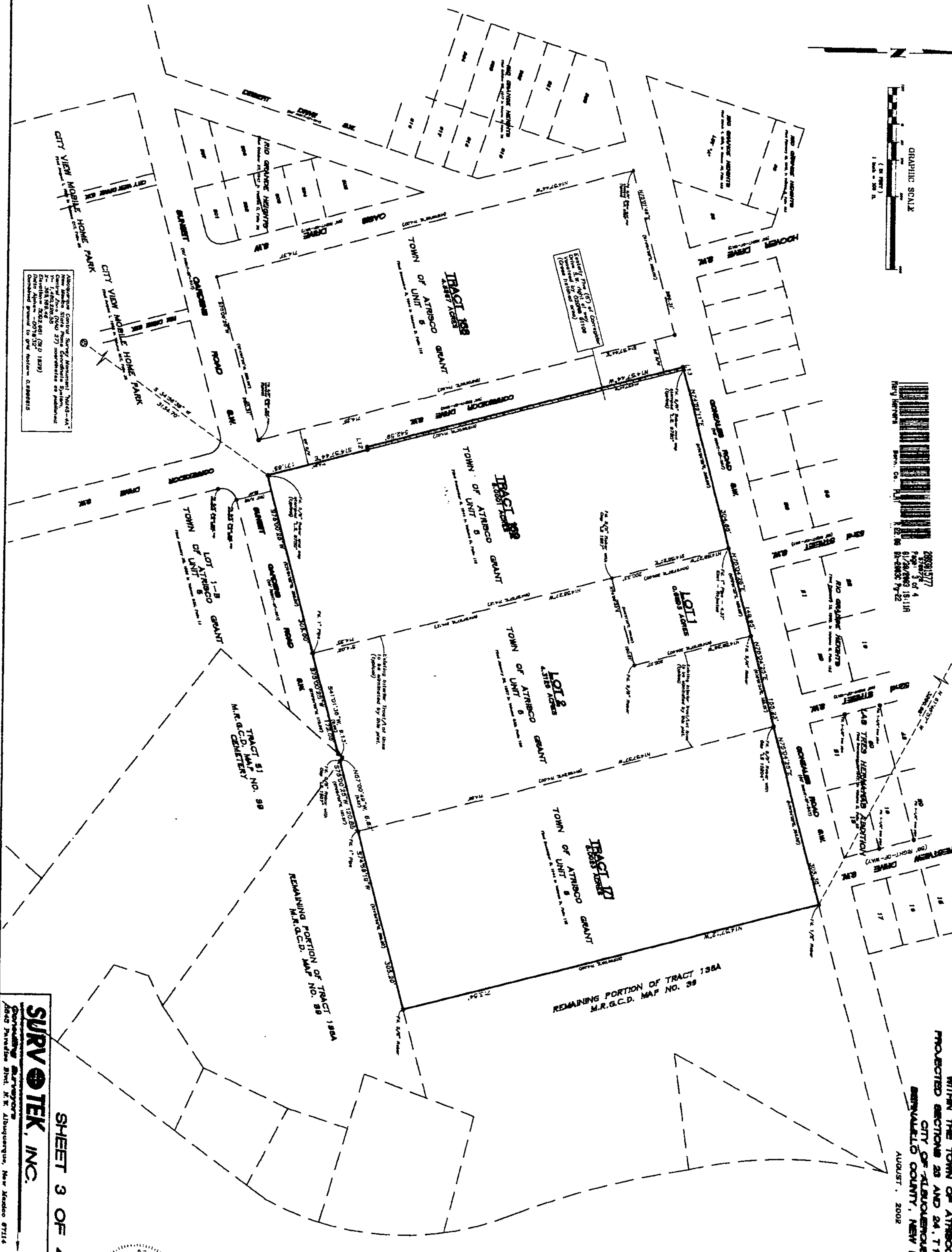
# PLAT BOUNDARY



289915777  
Page 3 of 4  
8/28/02 18:11R  
B-5855-752

New Mexico State Plane Coordinate System,  
Central Zone (NAD 83) coordinates are provided.  
No. 148374.17  
Elevation 5074.028 (SD 1988)  
Datum Azimuth -0075.028  
Combined Grant to grid (radius: 0.00007831)

PLAT OF  
**VISTA PACIFICA SUBDIVISION**  
(BEING A REPLAT OF TRACTS 189 AND 171, TOWN OF ATRISCO GRANT; UNIT 6  
LOTS 1 AND 2, TOWN OF ATRISCO GRANT; UNIT 6  
AND A VACATED PORTION OF CORREGIDOR DRIVE S.W.)  
WITHIN THE TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 23 AND 24, T10N, R2E, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2002



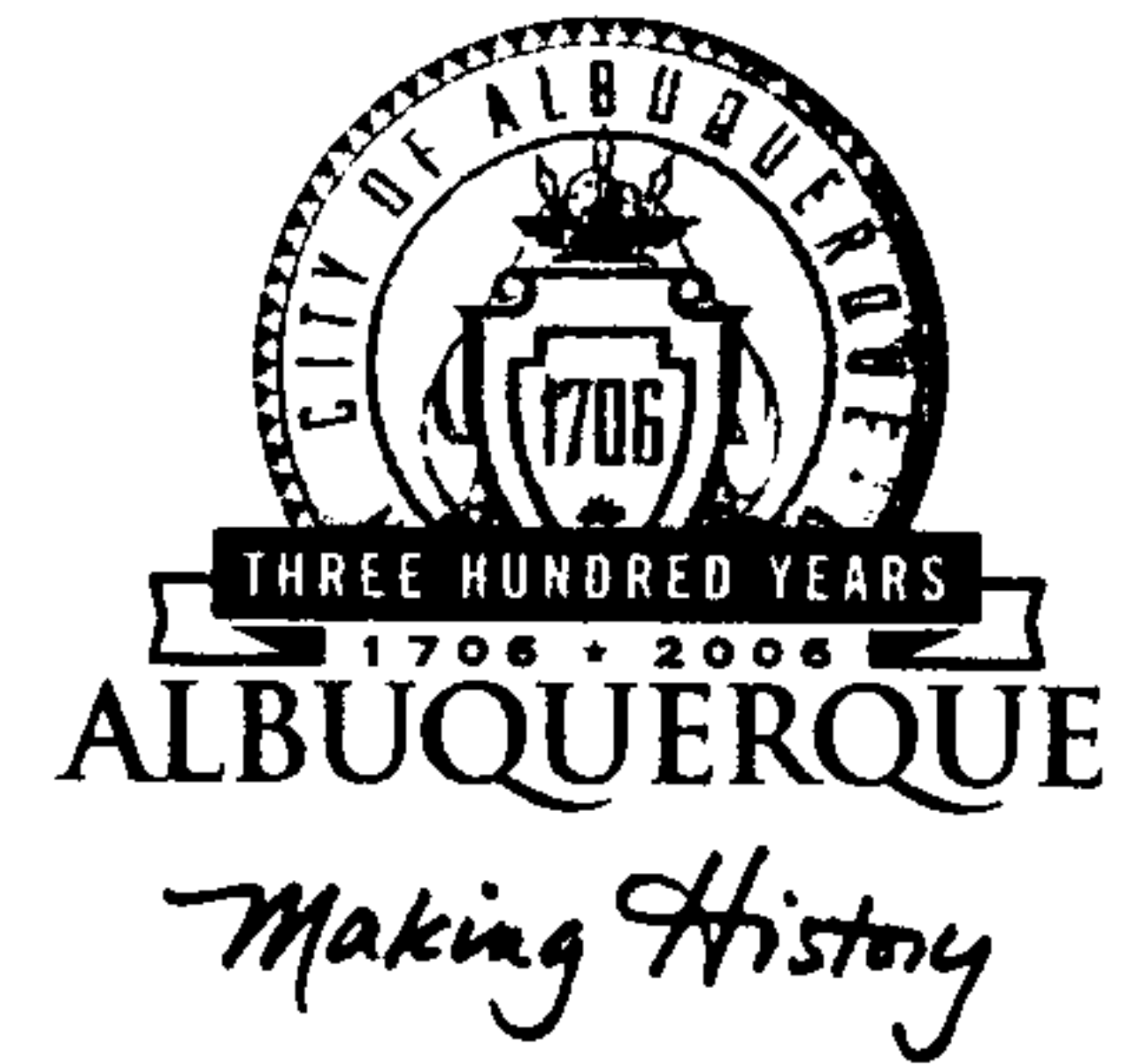
Albuquerque Central Survey Monument, Notes-44,  
New Mexico State Plane Coordinate System,  
No. 148374.17  
Elevation 5074.028 (SD 1988)  
Datum Azimuth -0075.028  
Combined Grant to grid (radius: 0.00007831)



**SURV-TEK, INC.**  
SHEET 3 OF 4  
Consulting Surveyors  
8840 Panhandle Blvd. N.E. Albuquerque, New Mexico 87114  
Phone: 505-897-5599  
Fax: 505-897-5577



# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001764**

**AGENDA ITEM NO: 12**

**SUBJECT:**

- |                         |                          |                           |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan      |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan         |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension        |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the extension request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** December 29, 2004



**ION CONTROL NOTES:**

TRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PRIOR TO BEGINNING WORK.

TRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING UCTION.

TRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS OSTING RIGHT-OF-WAY.

AIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT JATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE BILITY OF THE CONTRACTOR.

EXPOSED EARTH SURFACES MUST BE PROTECTED FROM BRND AND EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

Site	Stratum	Bur1	Bur2	Adjusted Cut yards	Fts yards	Net yards	Method
CR2	gr2surf	mgnd	CR2SURF	22781	12475	10305 (C)	Gr4

Z:\Zon

**EXHIBIT C**  
Date 8/14/02

