OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

2. Project # 1003280
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)

At the August 24, 2005, Development Review Board meeting, a six-month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 8, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Sheran Matson, AICP, DRB Chair

Cc: Clearbrook Investments Inc., 8901 Adams NE, Suite A, 87113
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003280 AGENDA#: 2 DATE: 8/24/05

1. Name: Jon Peterman Address: Sierra Vista Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003280 **AGENDA ITEM NO: 2**

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:
No objection to SIA Extension request.

P.O. Box 1293

RESOLUTION:

APPROVED X 6 mo.; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

Albuquerque

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

New Mexico 87103 DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 24, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

Project # 1003280
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Crestview Bluff NA (R).
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the extension request.
Transportation Development	No objection to the request.

Parks & Recreation	No objection.
Utilities Development	No objection to Extension request.
Planning Department	No objection to the requested 6 month extension.
Impact Fee Administrator	No comment on proposed extension of SIA.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Clearbrook Investments Inc., 8901 Adams NE, Suite #A, 87113
Tierra West LLC, 8509 Jefferson St NE, 87113

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 24, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000400
05DRB-01233 Major-Two Year SIA

LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8,** zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11)

Project # 1003280
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)

Project # 1001770
05DRB-01231 Major-Vacation of Public Easements
05DRB-01232 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)

Project # 1004075
05DRB-01227 Major-Bulk Land Variance
05DRB-01228 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

SEE PAGE 2 . . .

Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

Project # 1004355
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 8, 2005.

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE

Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 10, 2005

TO: Dolores Griego and Rick Jenkins, Crestview Bluff Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately five (5) acre(s): Major Six (6) Month Subdivision Improvements Agreement for Vista Pacifica Unit 2.**

Proposed by: **Tierra West, LLC at 858-3100**
Agent for: **Clearbrook Investments, Inc.**

For property located: **On or near Gonzales Road SW between Oasis Drive SW and Corregidor Drive SW.**

P.O. Box 1293

The case number(s) assigned is: **05DRB- 01230, Project # 1003280.**

City Planning accepted application for this request on **July 29, 2005**.

Albuquerque

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, August 24, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 24, 2005
Zone Atlas Page: K-11-Z
Notification Radius: 100 Ft.

Project# 1003280
App# 05DRB-01230

Cross Reference and Location:

Applicant: CLEARBROOK INVESTMENTS INC
Address: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM 87113

Agent: TIERRA WEST, LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

Special Instructions:

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: AUGUST 5, 2005

Signature: KYLE TSETHLIKAI

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101105740714241305   LEGAL: LTS  78 T HRU 81 OF RIO GRANDE HEIGHTS ADDN CONT 0.6  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE NM       87103

101105739005141702   LEGAL: 082  RIO  GRANDE HTS ADD                              LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                       SW ALBUQUERQUE NM       87105

101105737813241701   LEGAL: A SU MMAR Y PLAT OF TRACT A FORMERLY LTS 83 84 & 85   LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                       SW ALBUQUERQUE NM       87105

101105745515042703   LEGAL: LT 4 7 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                        NE ALBUQUERQUE NM       87113

101105745014842702   LEGAL: LT 4 8 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: STILLBROOKE HOMES INC
                        OWNER ADDR: 08901   ADAMS                        NE ALBUQUERQUE NM       87113

101105744614742701   LEGAL: LT 4 9 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: STILLBROOKE HOMES INC
                        OWNER ADDR: 08901   ADAMS                        NE ALBUQUERQUE NM       87113

101105740714440806   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105740314340805   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105739914240804   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105739514140803   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105739114040802   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105738713940801   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105737312940714   LEGAL: 320  RIO  GRANDE HTS ADD                              LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                       SW ALBUQUERQUE NM       87105

101105745213742407   LEGAL: LT 5 0 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                        NE ALBUQUERQUE NM       87113

101105745413242408   LEGAL: LT 5 1 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                        NE ALBUQUERQUE NM       87113
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101105741213042907   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105740713042908   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105738011840713   LEGAL: 319  RIO  GRANDE HTS ADD EXC S25 FT                  LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                       SW ALBUQUERQUE NM       87105

101105740312842909   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105739912742910   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105737012340715   LEGAL: 321  RIO  GRANDE HTS ADD                              LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                       SW ALBUQUERQUE NM       87105

101105739512642911   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105745512842409   LEGAL: LT 5 2 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                        NE ALBUQUERQUE NM       87113

101105739112542912   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105736911740716   LEGAL: 322  RIO  GRANDE HTS ADD                              LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                       SW ALBUQUERQUE NM       87105

101105741412142906   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105745512342410   LEGAL: LT 5 3 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                        NE ALBUQUERQUE NM       87113

101105741012042905   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105740611942904   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105740211842903   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105736711340717   LEGAL: 323  RIO  GRANDE HTS ADD                              LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                       SW ALBUQUERQUE NM       87105

101105739811742902   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105745611742411   LEGAL: LT 5 4 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                        NE ALBUQUERQUE NM       87113
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101105739411642901   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105746011342412   LEGAL: LT 5 5 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM      87113

101105746711442413   LEGAL: LT 5 6 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM      87113

101105737911040712   LEGAL: 318  RIO  GRANDE HTS ADD & S25 FT L319              LAND USE:
                     PROPERTY ADDR: 00000   DESERT
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                 AV SW ALBUQUERQUE NM      87105

101105737710440711   LEGAL: 317  RIO  GRANDE HTS ADD                           LAND USE:
                     PROPERTY ADDR: 00000   DESERT
                        OWNER NAME: GRIEGO JAMES JR & MAXINE H
                        OWNER ADDR: 00605   DESERT                 DR SW ALBUQUERQUE NM      87105

101105741810643007   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105741410543008   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105741010443009   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105746710442403   LEGAL: LT 6 5 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM      87113

101105740610343010   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105746310342402   LEGAL: LT 6 4 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM      87113

101105737609940710   LEGAL: 316  RIO  GRANDE HTS ADD                           LAND USE:
                     PROPERTY ADDR: 00000   DESERT
                        OWNER NAME: BACA SANCHEZ LINDA LEE
                        OWNER ADDR: 00609   DESERT                 DR SW ALBUQUERQUE NM      87105

101105740210243011   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105745810242401   LEGAL: LT 6 3 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM      87113

101105739810143012   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105738708940406   LEGAL: 305  RIO  GRANDE HTS ADD                           LAND USE:
                     PROPERTY ADDR: 00000   OASIS
                        OWNER NAME: MARTINEZ HENRY M & MARIE L
                        OWNER ADDR: 00809   CITY VIEW                 SW ALBUQUERQUE NM      87105
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101105737409440709   LEGAL: 315  RIO  GRANDE HTS ADD                           LAND USE:
                     PROPERTY ADDR: 00000   DESERT
                        OWNER NAME: MAURICIO SATURNINO & HERNANDEZ
                        OWNER ADDR: 00613   DESERT                 DR SW ALBUQUERQUE NM      87105

101105742009543006   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105741709443005   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105741309343004   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105740909243003   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105740509143002   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105740109043001   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105747209042803   LEGAL: LT 3  P-1  PLAT OF VISTA PACIFICA SUBDIVISION BEING   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM      87113

101105746708942802   LEGAL: LT 2  P-1  PLAT OF VISTA PACIFICA SUBDIVISION BEING   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM      87113

101105746308842801   LEGAL: LT 1  P-1  PLAT OF VISTA PACIFICA SUBDIVISION BEING   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM      87113

101105738708240405   LEGAL: 304  RIO  GRANDE HTS ADD                           LAND USE:
                     PROPERTY ADDR: 00000   OASIS
                        OWNER NAME: MARTINEZ HENRY M & MARIE L
                        OWNER ADDR: 00809   CITY VIEW                 SW ALBUQUERQUE NM      87105

101105742408443106   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105738406940401   LEGAL: LT 3 06 R IO GRANDE HEIGHTS ADDITION CONT .2653 AC    LAND USE:
                     PROPERTY ADDR: 00000   DESERT
                        OWNER NAME: PEREZ FRANK P & MARY HELEN
                        OWNER ADDR: 05126   LOMAS DE ATRISCO           NW ALBUQUERQUE NM      87105

101105742008343105   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105741608243104   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105741208143103   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105746802640925   LEGAL: LT 1 -B ( REPLAT OF LT 1) NOW LTS 1A AND 1B OF TOWN   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: HUSSAIN TAFAZZUL & YASMEEN & G
                        OWNER ADDR: 07004   AVENIDA LA COSTA           NE ALBUQUERQUE NM      87109
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101105739305840408 LEGAL: 303- A-1 REPL OF LTS 302-B & 303-A OF RIO GRANDE HE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: JUAREZ ISRAEL & DEBORA SPONSEL
OWNER ADDR: 03204 CORONA NW ALBUQUERQUE NM 87120

101105740808043102 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105740407943101 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105739005440403 LEGAL: 302A OF REPLAT OF LOTS 301, 302 & 303 OF RIO GRAND LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: SANCHEZ MARY MELISSA
OWNER ADDR: 01247 MONTE VERDE RD NE ALBUQUERQUE NM 87112

101105738705440402 LEGAL: 301A REP LAT OF LOTS 301,302 & 303 OF RIO GRANDE HI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WHORTON TOM C & KATARI
OWNER ADDR: 05509 SUNSET GARDEN RD SW ALBUQUERQUE NM 87105

101105742804640268 LEGAL: 42 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ALCANTOR JOSE & MARCELLA O &
OWNER ADDR: 05401 RIM CT SW ALBUQUERQUE NM 87105

101105738406640404 LEGAL: LT 3 07 R IO GRANDE HEIGHTS ADDITION CONT .1382 AC LAND USE:
PROPERTY ADDR: 00000 DESERT
OWNER NAME: PEREZ FRANK P & MARY HELEN
OWNER ADDR: 05126 LOMAS DE ATRISCO NW ALBUQUERQUE NM 87105

101105742104540269 LEGAL: 43 C ITY VIEW MOBILE HOME PARK REOL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ALCANTAR JOSE & MARCELLA &
OWNER ADDR: 05407 RIM CT SW ALBUQUERQUE NM 87105

101105741504440270 LEGAL: 44 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: JOLLEY LESLIE JAY & DEBORA
OWNER ADDR: 00700 RIM DR SW ALBUQUERQUE NM 87105

101105741202040247 LEGAL: PRIV ATE STREETS WITHIN CITY VIEW MOBILE HOME PARKL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY VIEW LAND OWNERS ASSOC
OWNER ADDR: 00000 ALBUQUERQUE NM 87195

101105740004240241 LEGAL: 45 C ILTY VIEW MOBILE HOME PARK REPL OF LOTS 209 & LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: RUBIO OSCAR & OLGA
OWNER ADDR: 00701 RIM SW ALBUQUERQUE NM 87105

101105739203740240 LEGAL: 66 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 CITY VIEW
OWNER NAME: ARCHULETA ARTHUR C & PRISCILLA
OWNER ADDR: 00924 SUNRIDGE AV SW ALBUQUERQUE NM 87121

101105740103840242 LEGAL: 46 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ARMIJO RAYMOND D
OWNER ADDR: 00703 RIM DR SW ALBUQUERQUE NM 87105

101105742303240265 LEGAL: 39 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ROY MAURICE J & DOLORES M
OWNER ADDR: 05408 RIM CT SW ALBUQUERQUE NM 87105

101105740203440243 LEGAL: 47 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: RAEL ISAAC E & LEONELA E
OWNER ADDR: 00705 RIM DR SW ALBUQUERQUE NM 87105

101105741803140264 LEGAL: 38 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: SANCHEZ LUCY ETAL
OWNER ADDR: 00317 47TH ST NW ALBUQUERQUE NM 87105

101105741303040263 LEGAL: 37 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: GARCIA GLORIA JEAN &
OWNER ADDR: 05416 RIM CT SW ALBUQUERQUE NM 87105

101105740714440806 LEGAL: LOT 6 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5401 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105740314340805 LEGAL: LOT 5 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5405 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105739914240804 LEGAL: LOT 4 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5409 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105739514140803 LEGAL: LOT 3 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5415 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105739114040802 LEGAL: LOT 2 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5419 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105738713940801 LEGAL: LOT 1 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5423 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105741213042907 LEGAL: LOT 12 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5400 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105740713042908 LEGAL: LOT 11 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5404 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105740312842809 LEGAL: LOT 10 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5408 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105739912742910 LEGAL: LOT 9 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5412 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105739512642911 LEGAL: LOT 8 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5416 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105739112542912 LEGAL: LOT 7 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 542000 RED MESA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM

101105741412142906 LEGAL: LOT 18 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5401 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105741012042905 LEGAL: LOT 17 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5405 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105740611942904 LEGAL: LOT 16 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5409 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105740211842903 LEGAL: LOT 15 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5415 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105739811742902 LEGAL: LOT 14 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5419 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105739411642901 LEGAL: LOT 13 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5423 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105741810643007 LEGAL: LOT 24 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5400 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105741410543008 LEGAL: LOT 23 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5404 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105741010443009 LEGAL: LOT 22 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5408 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105740610343010 LEGAL: LOT 21 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5412 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105740210243011 LEGAL: LOT 20 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5416 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105739810143012 LEGAL: LOT 19 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5420 VIERRA AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105742009543006 LEGAL: LOT 30 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5401 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105741709443005 LEGAL: LOT 29 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5405 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105741309343004 LEGAL: LOT 28 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5409 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105740909243003 LEGAL: LOT 27 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5415 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105740509143002 LEGAL: LOT 26 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5419 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105740109043001 LEGAL: LOT 25 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5423 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105742408443106 LEGAL: LOT 36 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5400 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105742008343105 LEGAL: LOT 35 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5404 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105741608243104 LEGAL: LOT 34 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5408 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105741208143103 LEGAL: LOT 33 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5401 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105740808043102 LEGAL: LOT 32 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6
PROPERTY ADDR: 5416 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

101105740407943101

LEGAL: LOT 31 PLAT OF VISTA PACIFICA UNIT 2 BEING A REPLAT OF TRACT 168 UNIT 6

PROPERTY ADDR: 5420 WHITE RESERVE AVE SW

OWNERS NAME: CLEARBROOK INVESTMENTS INC

OWNERS ADDR: 8901 ADAMS ST NE, STE# A
ALBUQUERQUE NM

"Attachment A"

July 28, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Zone Map: K-11

CRESTVIEW BLUFF N.A. (CVB) "R"
***Dolores Griego** *e-mail:* DoloresGriego@aol.com
540 53rd St. SW/87105 831-3702 (h) 867-7546 (w)
Rick Jenkins *e-mail:* rickjenkins@att.net
P.O. Box 7335/87194 831-1112 (h) 280-0904 (w)

Council District: 3
County District: 2
Police Beat: 147/WS/Z-B
Zone Map #: K-11-12, L-11

PLEASE NOTE:

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

7003 3110 0000 1599 9804

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 JUL 20 2005 Postmark Here

Sent To: Dolores Griego
Street, Apt. No.; or PO Box No.: 540 53rd St SW
City, State, ZIP+4: ABQ NM 87105

PS Form 3800, June 2002 — See Reverse for Instructions

7003 3110 0000 1599 9811

U.S. Postal Service™
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(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

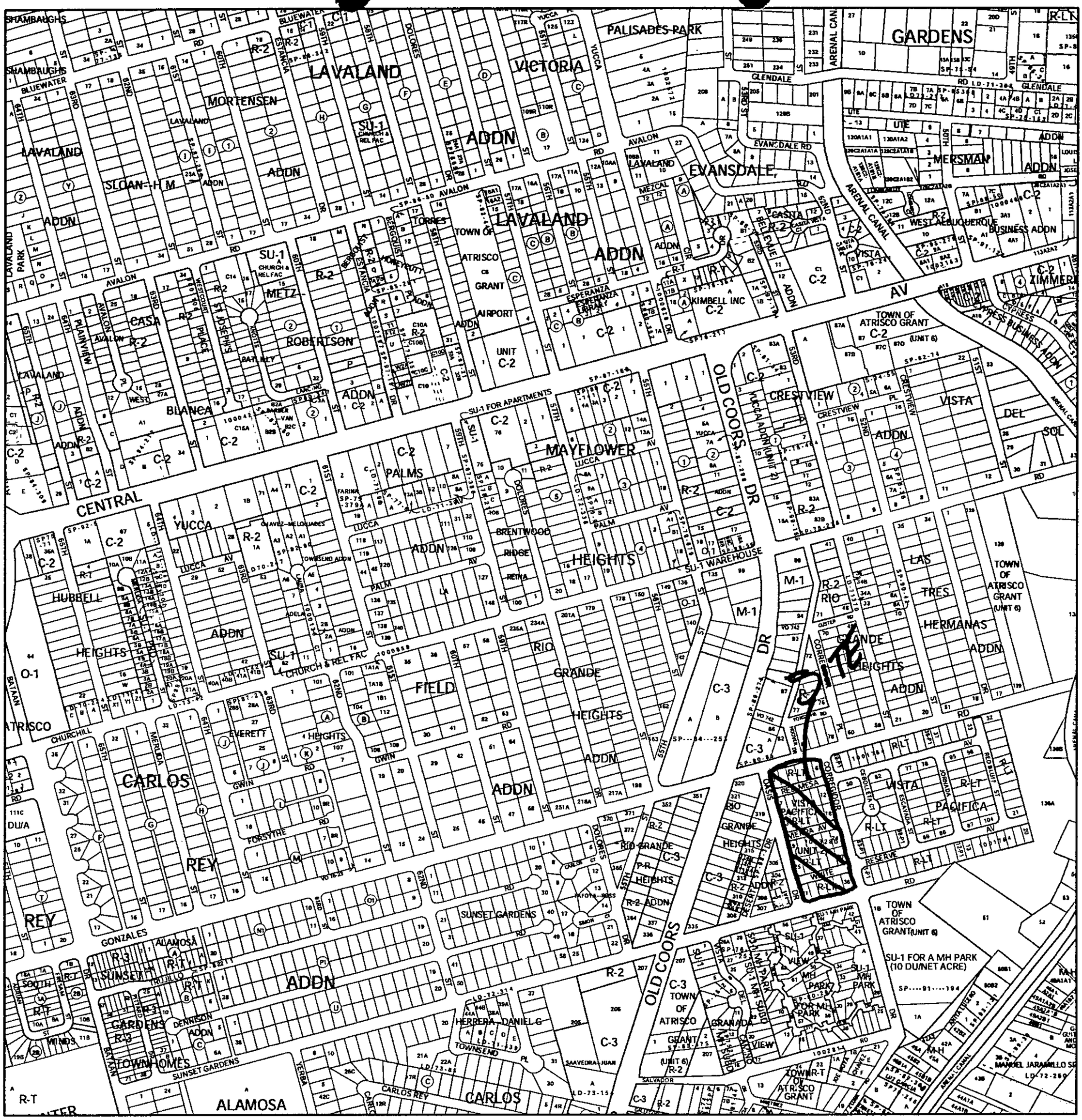
OFFICIAL USE

Postage	$ .60
Certified Fee	2.35
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 JUL 20 2005 Postmark Here

Sent To: Rick Jenkins
Street, Apt. No.; or PO Box No.: PO Box 7335
City, State, ZIP+4: ABQ NM 87194

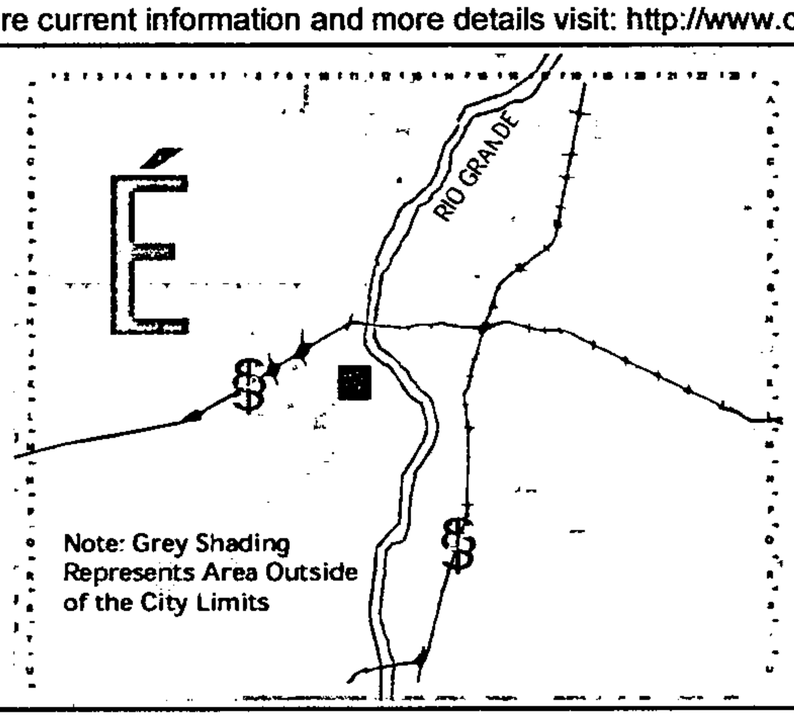
PS Form 3800, June 2002 — See Reverse for Instructions



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

K-11-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

July 28, 2005

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

RE: Subdivision Improvement Agreement Extension for Vista Pacifica Unit 2
Project #1003280, Zone Atlas Page K-11

Dear Ms. Matson:

Tierra West LLC, on behalf of Clearbrook Investments Inc., requests approval of a Subdivision Improvement Agreement Extension for Vista Pacifica Unit 2. The site is located on Gonzales Road SW between Oasis Drive SW and Corregidor Drive SW. We request this approval in order to complete the final inspections and to allow for the processing of the close out package through the City.

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

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Scott Henry
Dolores Griego, Crestview Bluff N.A.
Rick Jenkins, Crestview Bluff N.A.

JN: 24025
RRB/kk

2004:24025SIA Extension72805.doc

15

completed 9/3/04
BA

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **04DRB-01309 (FP)** Project # **1003280**

Project Name: **VISTA PACIFICA UNIT 2**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 9-1-04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☒ PARKS / CIP: CIL OK CS
- ☐ PLANNING (Last to sign):
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003280

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003280
Application Number: 04DRB-01309

DRB Date: 9/1/04
Item Number: 15

Subdivision: Vista Pacifica, Unit 2
Town of Atrisco Grant, Unit 6

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: R-1

Zone Page: K-11

New Lots (or units) : 36

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 36 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

15

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **04DRB-01309 (FP)** Project # **1003280**

Project Name: **VISTA PACIFICA UNIT 2**

Agent: Tierra West LLC Phone No.: 858-3100

Project Number 1003280

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 9-1-04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☒ PARKS / CIP: CIL
- ☐ PLANNING (Last to sign):
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

3280

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003280

Subdivision Name Vista Pacifica Unit 2

Surveyor Russ P Hugg

Company/Agent SurvTek

Contact Person _____ Phone # 897-3366 email _____

✓ DXF Received Date: 8/24/04

✓ Hard-Copy Date: 8/24/04

___Coordinate system: ☐ NMSP Grid (NAD 83) ☐ NMSP Grid (NAD 27) ☒ Ground rotated to NMSP Grid ☐ Other

Colleen E. Gneven

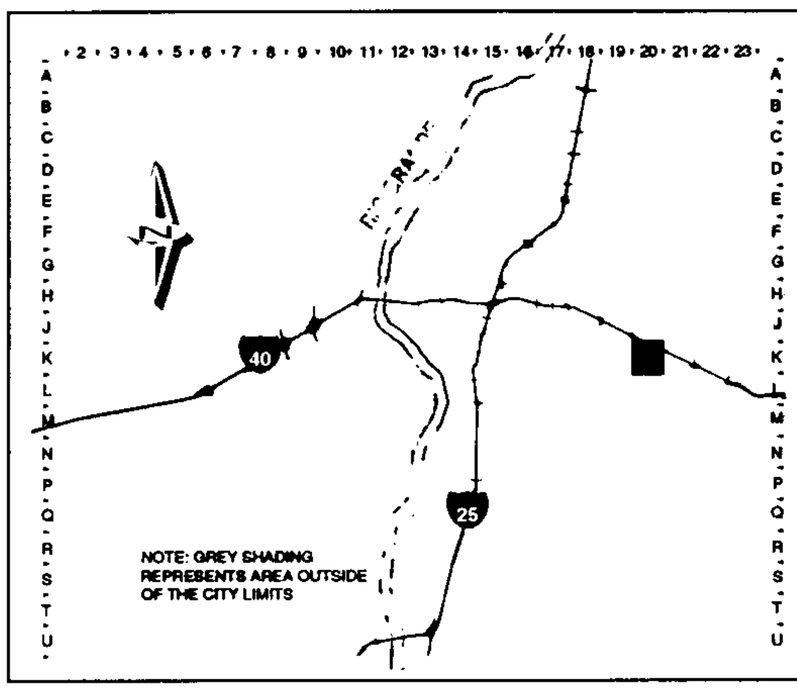
Approved

8/24/04

Date

*The dxf file cannot be accepted at this time for the following reason(s):

AGIS Use Only		
Copied cov 3280 to agiscov.	Date: 8/24/04	Contact person Notified on: 8/24/04 in person



Address Map Page:

K-20

Symbol Legend

- Unincorporated Areas
- Parcel Boundaries
- Easement Lines
- Freeway Lanes

0 750 1,500 Feet

These addresses are for information purposes only and are not intended for address verification.

CITY OF ALBUQUERQUE 1706
THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Haciendo Historia
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Map amended through: July, 2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 1, 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

****

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: 11:30 A..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 # 1003471**
04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/1/04 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 5/22/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: LANGUAGE SHALL BE ADDED THAT STATES MINIMUM LOT WIDTH SHALL BE 50 FEET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1000464**
04DRB-01226 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW ADDITION,** zoned SU-1, IP Uses with exceptions, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17] (C-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003238**
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: PRIOR TO FINAL PLAT APPROVAL, EITHER THE EASEMENTS BE RETAINED OR EXISTING LINES RELOCATED.**

4. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]]* (K-10) [NO NEW SUBMITTAL] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/1/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5.	**Project # 1003637** 04DRB-01302 Minor-SiteDev Plan BldPermit	OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2,** zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] *[Deferred from 9/1/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**
6.	**Project # 1003421** 04DRB-01266 Minor-SiteDev Plan BldPermit/EPC	CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER,** zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 8/25/04]* (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
	04DRB-01306 Minor-Prelim&Final Plat Approval	PRECISION SURVEYS INC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, NM request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **RENAISSANCE CENTER,** zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION RD NE containing approximately 13 acre(s). [REF: 04EPC00684, 04EPC00685, O4DRB01266, 04DRB00207, 04DRB00997. O4DRB00998, 03DRB00590,02DRB01532, 02AA00814, 1000419] (F-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITION OF AN EXISTING SANITARY SEWER EASEMENT ON THE PLAT OR RELEASE OF THAT EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1000560**
04DRB-01273 Minor-Amnd SiteDev Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] *[Deferred from 8/25/04]* (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1003548**
04DRB-01090 Minor-SiteDev Plan BldPermit

JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE,** zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

9. **Project # 1001562**
04DRB-01301 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 36, (TRACT A, BLOCK 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT, to be known as **RESERVE @ FOUR HILLS SUBDIVISION**) zoned R-1 residential zone, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 04DRB-01103, 04DRB-01105, 01DRB-01531, 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263, 02DRB-01660] (M-22) **THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK AS SHOWN ON EXHIBIT C WAS DENIED FOR SAFETY REASONS.**

10. **Project # 1003634**
04DRB-01297 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04]* (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

11. **Project # 1003635**
04DRB-01298 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for EASTRIDGE PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, 2B & 3A, **EASTRIDGE PLAZA,** zoned C-2 community commercial zone, located on INDIAN SCHOOL RD NE, between MURIEL ST NE and JUAN TABO BLVD NE containing approximately 3 acre(s). [REF: SP-76-471, SP-78-346] (J-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL OF FIRE PROTECTION FOR THE STORAGE UNITS AND COMMERCIAL BUILDING AND TO PROVIDE FIRE FLOW CALCULATION SHEETS FOR BOTH LOTS.**

12. **Project # 1003636**
04DRB-01300 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for LOWELL SHARP request(s) the above action(s) for all or a portion of Lot(s) 46 & 47, Block(s) 4, **MESA VERDE ADDITION,** zoned C-2, located on UTAH ST NE, between CENTRAL AVE NE and CHICO RD NE containing approximately 1 acre(s). [REF: ZA-78-267] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002022**
04DRB-01307 Minor-Extension of Preliminary Plat
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04]* (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

14. **Project # 1002364**
04DRB-01303 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS, INC agent(s) for SAMUEL & MICHELLE DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4-A & 4-B, **RAY PENA SUBDIVISION,** zoned R-D, located on WESTWARD LN NW, between NORTHERN TRAIL NW and LEGENDS AVE NW containing approximately 1 acre(s). [REF: 02DRB-01793] (F-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003280**
04DRB-01309 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 168, TOWN OF ATRISCO GRANT, UNIT 6, (to be known as **VISTA PACIFICA, UNIT 2,** zoned R-1, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568,04DRB00870, O4DRB00835] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

16. **Project # 1003543**
04DRB-01275 Minor-Prelim&Final Plat Approval

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS and** the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] *[Deferred from 9/1/04]* (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

17. **Project # 1003640**
04DRB-01310 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for ANGELINA CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **HAYES ADDITION,** zoned C-1 neighborhood commercial zone, located on CARLISLE BLVD NE, between CANDELARIA BLVD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). (H-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

18. **Project # 1003291**
04DRB-00528 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04] (Indefinitely deferred on 4-21-04)* (Final Plat was deferred from 5-26-04) (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

19. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04]* (F-11/F-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

20. **Project # 1003638**
04DRB-01304 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between IRVING BLVD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 1002778, 04DRB-00128] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for August 18, 2004. **THE DRB MINUTES FOR AUGUST 18, 2004 WERE APPROVED.**

ADJOURNED: 11:30 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 1, 2004
DRB Comments

ITEM # 15

PROJECT # 1003280 APPLICATION # 04-01309

RE: Vista Pacifica, Unit 2/final plat

The perimeter wall design was approved previously..

AGIS dxf is approved.

Planning must file this plat.

Are there any changes between the preliminary plat and the final plat?

The one condition of final plat was Marcia Pincus' signature. This conditon is satisfied.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003280 **AGENDA ITEM NO: 15**

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:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

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: September 1, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD June 23, 2004

3. Project # 1003280
04DRB-00835 Major-Preliminary Plat Approval
04DRB-00870 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11)

At the June 23, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/23/04 and approval of the grading plan engineer stamp dated 5/28/04 the preliminary plat was approved with the following condition of final plat:

Environmental Health's signature is required on the plat.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by July 8, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

cc: Stillbrooke Homes Inc., 8901 Adams NE, Suite A, 87113
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003280 AGENDA#: 3 DATE: 6/23/04

1. Name: Jeff Jessen Address: Come Der Zip: _____
2. Name: John Address: Sierra West Zip: _____
3. Name: John Address: Sierra West Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003280 **AGENDA ITEM NO: 3**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 5-28-04 is on file for Preliminary Plat approval.
Comments on infrastructure list.

RESOLUTION: signed I.L.

APPROVED X; 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: June 23, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

4/19/04

MS MATSON.

PLEASE BE ADVISED THAT THE FOLLOWING MEMO IS ON FILE AT THE PLANNING DEPARTMENT. THIS PROJECT IS ON THE DRB AGENDA FOR APRIL 21, 2004. [04DRB-00568] (#21)

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

MEMORANDUM

DATE: March 29, 2004

TO: Elvira Lopez, Planning Department

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Charles Kolberg, Legal Department
Tom Burlison, Planning Department

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Town of Atrisco Grant, EPC Project No. 1003280 – Request for Zone Map Amendment

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There is the potential for above named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill. The developers of this site are required to follow the most current version of the "Interim Guidelines for Development Within One Thousand Feet of a Landfill." A review 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
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

Project # 1003280
04DRB-00835 Major-Preliminary Plat Approval

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11)

AMAFCA — No comment.

COG — No adverse comments.

Transit — No objections.

Zoning Enforcement — No comments received.

Neighborhood Coordination

Letter sent to Crestview Bluff (R) Neighborhood Association.

APS — No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Burglaries, maintenance of landscaping.

Fire Department — Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas — PNM requires that a 5' PUE be added to the Final Plat along Corregidor Dr. and along Oasis Dr. on each side of the Site. This will make the necessary access for gas and electric to be fed into the site from external points of existing utilities.

Comcast No comments received

QWEST No comments received

Environmental Health Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer An approved drainage report is required for Preliminary Plat.

Transportation Development

What is width of Oasis with dedication? Is Corregidor 55' or 60' R/W? Where are improvements to Gonzales (Bike route) and Sunset Gardens? Oasis and Corregidor should be listed for 20' face to edge for permanent improvements. (DRC may allow 16' if the other 24' was built permanent) Concerns with offset of Vierra Avenue and existing Desert Drive. Provide exhibit for sidewalk deferral.

Parks & Recreation

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 36 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Utilities Development

Availability is pending. This must be issued prior to Preliminary Plat approval.

Planning Department

Once the perimeter wall submittal is revised to meet the submittal requirements and the zone code amendments, Planning can approve the preliminary plat provided the landfill requirements are met. The wall submittal has these problems: (1) The Zone Atlas page & nearest intersection are needed on each submittal.

(2) The Zone Code amendments recently passed require that the smooth block constitute no more than 50% of the material used. The correct wording appears but the elevation shows the opposite (says "smooth" shows split face).

(3) The pilaster feature needs a note stating the pilasters will project a minimum of 2" from the wall on the public side. (4) The wall cap should also have a note that is will project at least 2" on the public side.

Even though a sidewalk deferral was written on the application form, no documentation was provided for that application. Applicant will need to request the deferral through a separate application.

This plat lies within 1000' of a landfill. Specific language is required on the infrastructure list. Contact Planning for this information.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Stillbrooke Homes Inc., 8901 Adams NE, Ste #A, 87113
Tierra West LLC, 8509 Jefferson St NE, 87113

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 23, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002247 04DRB-00830 Major-Vacation of Public Easements 04DRB-00831 Major-Vacation of Public Easements 04DRB-00832 Major-Vacation of Public Easements	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISON,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19)
Project # 1003280 04DRB-00835 Major-Preliminary Plat Approval	TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11)
Project # 1003471 04DRB-00826 Major-Preliminary Plat Approval 04DRB-00827 Minor-Temp Defer SDWK	SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, June 7, 2004.

282

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JUNE 23, 2004
Zone Atlas Page: K-11-Z
Notification Radius: 100 Ft.

Project# 1003280
App# 04DRB-00835

Cross Reference and Location:

Applicant: STILLBROOK HOMES, INC
Address: 8901 ADAMS NE, STE# A
ALBUQUERQUE NM 87113

Agent: TIERRA WEST, LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

Special Instructions:

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: JUNE 4, 2004

Signature: KYLE TSETHLIKAI

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101105740714241305   LEGAL: LTS  78 T HRU 81 OF RIO GRANDE HEIGHTS ADDN CONT 0.6  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE NM       87103

101105739005141702   LEGAL: 082  RIO  GRANDE HTS ADD                          LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                     SW ALBUQUERQUE NM       87105

101105737813241701   LEGAL: A SU MMAR Y PLAT OF TRACT A FORMERLY LTS 83 84 & 85   LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                     SW ALBUQUERQUE NM       87105

101105745515042703   LEGAL: LT 4 7 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113

101105745014842702   LEGAL: LT 4 8 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: STILLBROOKE HOMES INC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113

101105744614742701   LEGAL: LT 4 9 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: STILLBROOKE HOMES INC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113

101105740710740802   LEGAL: ATRI SCO  GRANT TR168 UNIT#6                        LAND USE:
                     PROPERTY ADDR: 00000   GONZALES
                        OWNER NAME: SANCHEZ MANUEL T & MARTINEZ CL
                        OWNER ADDR: 00601   EDITH                   BL NE ALBUQUERQUE NM       87102

101105737312940714   LEGAL: 320  RIO  GRANDE HTS ADD                           LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                     SW ALBUQUERQUE NM       87105

101105745213742407   LEGAL: LT 5 0 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113

101105745413242408   LEGAL: LT 5 1 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113

101105738011840713   LEGAL: 319  RIO  GRANDE HTS ADD EXC S25 FT                 LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                     SW ALBUQUERQUE NM       87105
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101105737012340715   LEGAL: 321  RIO  GRANDE HTS ADD                           LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                     SW ALBUQUERQUE NM       87105

101105745512842409   LEGAL: LT 5 2 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113

101105736911740716   LEGAL: 322  RIO  GRANDE HTS ADD                           LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                     SW ALBUQUERQUE NM       87105

101105745512342410   LEGAL: LT 5 3 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113

101105736711340717   LEGAL: 323  RIO  GRANDE HTS ADD                           LAND USE:
                     PROPERTY ADDR: 00000   OLD COORS
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                     SW ALBUQUERQUE NM       87105

101105745611742411   LEGAL: LT 5 4 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113

101105746011342412   LEGAL: LT 5 5 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113

101105746711442413   LEGAL: LT 5 6 PL AT OF VISTA PACIFICA SUBDIVISION BEING A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113

101105737911040712   LEGAL: 318  RIO  GRANDE HTS ADD & S25 FT L319               LAND USE:
                     PROPERTY ADDR: 00000   DESERT
                        OWNER NAME: TRUJILLO LOUIS T ETUX
                        OWNER ADDR: 03115   HUGHES                  AV SW ALBUQUERQUE NM       87105

101105737710440711   LEGAL: 317  RIO  GRANDE HTS ADD                           LAND USE:
                     PROPERTY ADDR: 00000   DESERT
                        OWNER NAME: GRIEGO JAMES JR & MAXINE H
                        OWNER ADDR: 00605   DESERT                  DR SW ALBUQUERQUE NM       87105

101105746710442403   LEGAL: LT 6 5 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HOMESITE GROUP ONE LLC
                        OWNER ADDR: 08901   ADAMS                      NE ALBUQUERQUE NM       87113
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101105746310342402 LEGAL: LT 6 4 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105737609940710 LEGAL: 316 RIO GRANDE HTS ADD LAND USE:
PROPERTY ADDR: 00000 DESERT
OWNER NAME: BACA SANCHEZ LINDA LEE
OWNER ADDR: 00609 DESERT DR SW ALBUQUERQUE NM 87105

101105745810242401 LEGAL: LT 6 3 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105738708940406 LEGAL: 305 RIO GRANDE HTS ADD LAND USE:
PROPERTY ADDR: 00000 OASIS
OWNER NAME: MARTINEZ HENRY M & MARIE L
OWNER ADDR: 00809 CITY VIEW SW ALBUQUERQUE NM 87105

101105737409440709 LEGAL: 315 RIO GRANDE HTS ADD LAND USE:
PROPERTY ADDR: 00000 DESERT
OWNER NAME: MAURICIO SATURNINO & HERNANDEZ
OWNER ADDR: 00613 DESERT DR SW ALBUQUERQUE NM 87105

101105747209042803 LEGAL: LT 3 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105746708942802 LEGAL: LT 2 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105746308842801 LEGAL: LT 1 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105738708240405 LEGAL: 304 RIO GRANDE HTS ADD LAND USE:
PROPERTY ADDR: 00000 OASIS
OWNER NAME: MARTINEZ HENRY M & MARIE L
OWNER ADDR: 00809 CITY VIEW SW ALBUQUERQUE NM 87105

101105738406940401 LEGAL: LT 3 06 R IO GRANDE HEIGHTS ADDITION CONT .2653 AC LAND USE:
PROPERTY ADDR: 00000 DESERT
OWNER NAME: PEREZ FRANK P & MARY HELEN
OWNER ADDR: 05126 LOMAS DE ATRISCO NW ALBUQUERQUE NM 87105

101105746802640925 LEGAL: LT 1 -B (REPLAT OF LT 1) NOW LTS 1A AND 1B OF TOWN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HUSSAIN TAFAZZUL & YASMEEN & G
OWNER ADDR: 07004 AVENIDA LA COSTA NE ALBUQUERQUE NM 87109

101105739305840408 LEGAL: 303- A-1 REPL OF LTS 302-B & 303-A OF RIO GRANDE HE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: JUAREZ ISRAEL & DEBORA SPONSEL
OWNER ADDR: 03204 CORONA NW ALBUQUERQUE NM 87120

101105739005440403 LEGAL: 302A OF REPLAT OF LOTS 301, 302 & 303 OF RIO GRAND LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: SANCHEZ MARY MELISSA
OWNER ADDR: 01247 MONTE VERDE RD NE ALBUQUERQUE NM 87112

101105738705440402 LEGAL: 301A REP LAT OF LOTS 301,302 & 303 OF RIO GRANDE HI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WHORTON TOM C & KATARI
OWNER ADDR: 05509 SUNSET GARDEN RD SW ALBUQUERQUE NM 87105

101105742804640268 LEGAL: 42 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ALCANTOR JOSE & MARCELLA O &
OWNER ADDR: 05401 RIM CT SW ALBUQUERQUE NM 87105

101105738406640404 LEGAL: LT 3 07 R IO GRANDE HEIGHTS ADDITION CONT .1382 AC LAND USE:
PROPERTY ADDR: 00000 DESERT
OWNER NAME: PEREZ FRANK P & MARY HELEN
OWNER ADDR: 05126 LOMAS DE ATRISCO NW ALBUQUERQUE NM 87105

101105742104540269 LEGAL: 43 C ITY VIEW MOBILE HOME PARK REOL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ALCANTAR JOSE & MARCELLA &
OWNER ADDR: 05407 RIM CT SW ALBUQUERQUE NM 87105

101105741504440270 LEGAL: 44 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: JOLLEY LESLIE JAY & DEBORA
OWNER ADDR: 00700 RIM DR SW ALBUQUERQUE NM 87105

101105741202040247 LEGAL: PRIV ATE STREETS WITHIN CITY VIEW MOBILE HOME PARKL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY VIEW LAND OWNERS ASSOC
OWNER ADDR: 00000 ALBUQUERQUE NM 87195

101105740004240241 LEGAL: 45 C ILTY VIEW MOBILE HOME PARK REPL OF LOTS 209 & LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: RUBIO OSCAR & OLGA
OWNER ADDR: 00701 RIM SW ALBUQUERQUE NM 87105

101105739203740240 LEGAL: 66 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 CITY VIEW
OWNER NAME: ARCHULETA ARTHUR C & PRISCILLA
OWNER ADDR: 00924 SUNRIDGE AV SW ALBUQUERQUE NM 87121

101105740103840242 LEGAL: 46 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ARMIJO RAYMOND D
OWNER ADDR: 00703 RIM DR SW ALBUQUERQUE NM 87105

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101105742303240265   LEGAL: 39 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   RIM
                        OWNER NAME: ROY MAURICE J & DOLORES M
                        OWNER ADDR: 05408   RIM                    CT SW ALBUQUERQUE NM      87105

101105740203440243   LEGAL: 47 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   RIM
                        OWNER NAME: RAEL ISAAC E & LEONELA E
                        OWNER ADDR: 00705   RIM                    DR SW ALBUQUERQUE NM      87105

101105742903140266   LEGAL: 40 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   KIM
                        OWNER NAME: MARTINEZ JIMMY & LOLA
                        OWNER ADDR: 05404   RIM                    CT SW ALBUQUERQUE NM      87105

101105741803140264   LEGAL: 38 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   RIM
                        OWNER NAME: SANCHEZ LUCY ETAL
                        OWNER ADDR: 00317   47TH                   ST NW ALBUQUERQUE NM      87105

101105741303040263   LEGAL: 37 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   RIM
                        OWNER NAME: GARCIA GLORIA JEAN &
                        OWNER ADDR: 05416   RIM                    CT SW ALBUQUERQUE NM      87105

101105740102840244   LEGAL: 48 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   RIM
                        OWNER NAME: MORENO SAMUEL & MARISELA &
                        OWNER ADDR: 00707   RIM                    DR SW ALBUQUERQUE NM      87105
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"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: K-11

CRESTVIEW BLUFF N.A. (R)
***Dolores Griego**
540 53rd St. SW/87105 831-3702 (h) 681-6147 (cell)
Rick Jenkins
208 Crestview Dr. SW/87105 280-0904 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

May 28, 2004

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **May 29, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **VISTA PACIFICA UNIT LOCATED ALONG DESERT DRIVE, OASIS DRIVE, CORREGIDOR DRIVE, GONZALES ROAD AND SUNSET GARDENS ROAD SW, TRACT 168, TOWN OF ATRISCO GRANT, UNIT 6,** zone map **K-11.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

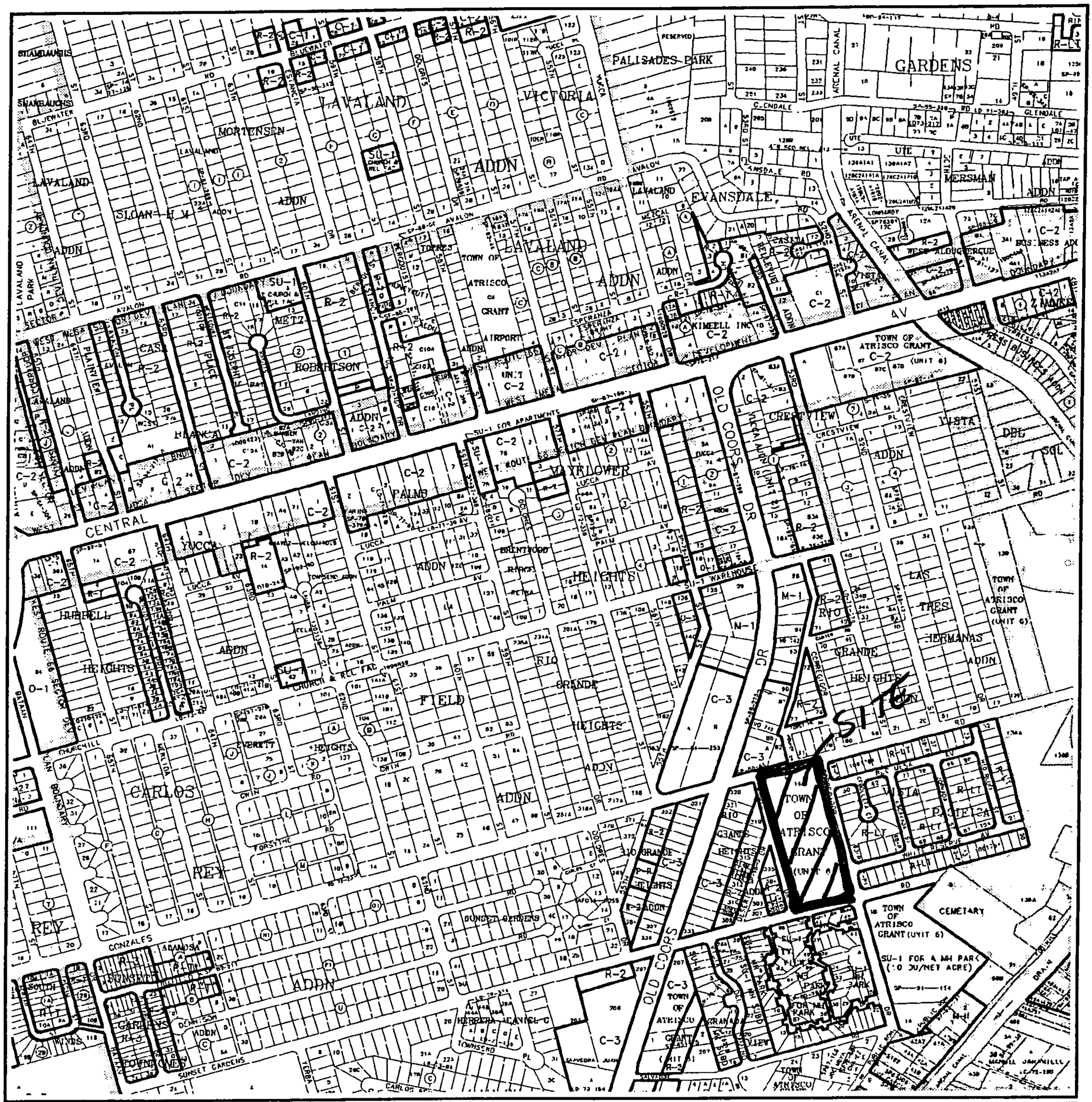
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

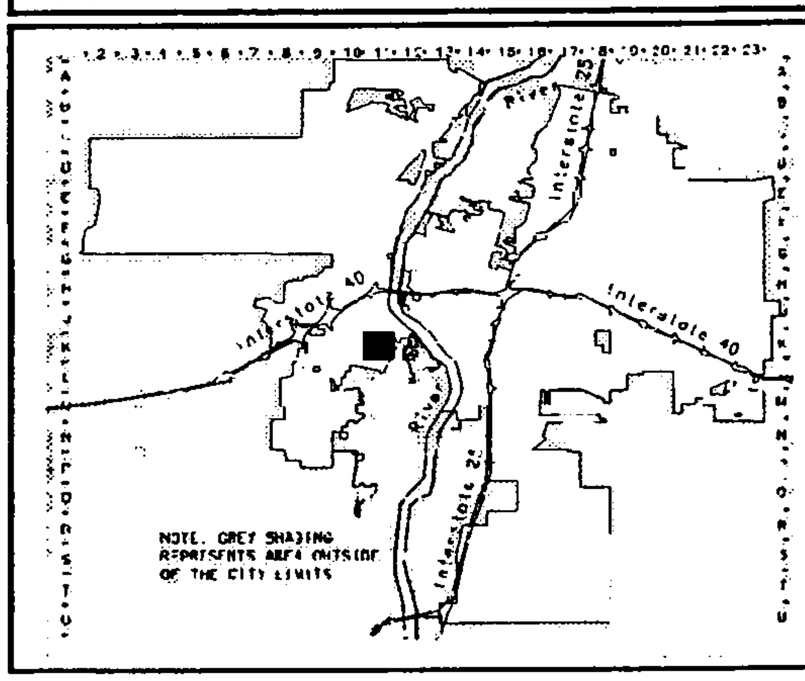
Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)





CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

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

May 28, 2004

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

RE: Preliminary Plat Approval and Sidewalk Deferral for Vista Pacifica Unit 2
Tract 168, Town of Atrisco Grant Unit 6
Zone Atlas Page K-11

Dear Mrs. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes Inc., requests the approval of the Preliminary Plat and Sidewalk Deferral for Vista Pacifica Unit 2. The site is zoned R-1 and is located on Gonzales Road SW between Oasis Drive SW and Corregidor Drive SW. The property is zoned for single-family residential and the developer wishes to build 36 homes on the property. The site is under the traffic threshold requirements of the TIS.

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

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Scott Henry
Jeff Jesionowski
Dolores Griego, Crestview Bluff N.A.
Rick Jenkins, Crestview Bluff N.A.

JN: 240025
RRB/kk

2004:240025:2425Prelim Plat52804.doc

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- _X_ 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

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...
- ____ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: __CLEARBROOK INVESTMENTS INC._____ PHONE: __505.858.1800_____

ADDRESS:__8901 ADAMS NE STE. A_____ FAX: __505.858.1811_____

CITY:___ABQ_____ STATE _NM__ ZIP__87113_____ E-MAIL:_____

Proprietary interest in site: __OWNER/DEVELOPER_____ **List all owners**: _CLEARBROOK INVESTMENTS INC._____

AGENT (if any): __TIERRA WEST LLC_____ PHONE: __505.858.3100_____

ADDRESS:__8509 JEFFERSON NE_____ FAX: ___505.858.1118_____

CITY:___ABQ_____ STATE _NM__ ZIP_87113_____ E-MAIL:_twllc@tierrawestllc.com_____

DESCRIPTION OF REQUEST: __SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION FOR SIX MONTHS_____

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 UNIT 2_____

Current Zoning:__R-1_____ Proposed zoning: ____SAME_____

Zone Atlas page(s): _-K11_____ No. of **existing** lots: ___36____ No. of **proposed** lots: ____36____

Total area of site (acres): _5.0_____ 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_____

UPC No.__101105738713940801_____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: _____GONZALES ROAD SW_____

Between:_____OASIS DR SW_____ and _____CORREGIDOR DRIVE 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.): _PROJ# 1003280___

_____04DRB-00568 .... 04DRB-01309_____

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

SIGNATURE _____ DATE 7/28/05

(Print) __RONALD R. BOHANNAN, P.E._____ ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- N ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- N ☑ Site is within 1000ft of a landfill
- N ☑ F.H.D.P. density bonus
- N ☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB-____-01230	51A	5(2)	$ 50.00
____-____-____	ADV		$ 75.00
____-____-____	CME		$ 20.00
____-____-____			$
____-____-____			$
			Total $ 145.00

Hearing date 08/24/05

Sandy Handley 07/29/05

Project # 1003280

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Proposed Infrastructure List
__ Design elevations & cross sections of perimeter walls **3 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
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ 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
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☒ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)
✓ **1** copy of each of the following items
✓ 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
✓ Plat or plan reduced to 8.5" x 11"
✓ Official D.R.B. Notice of the original approval
✓ Approved Infrastructure List. If not applicable, please initial. _____
✓ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Any original and/or related file numbers are listed on the cover application
✓ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the 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)

7/28/05
Applicant signature / date

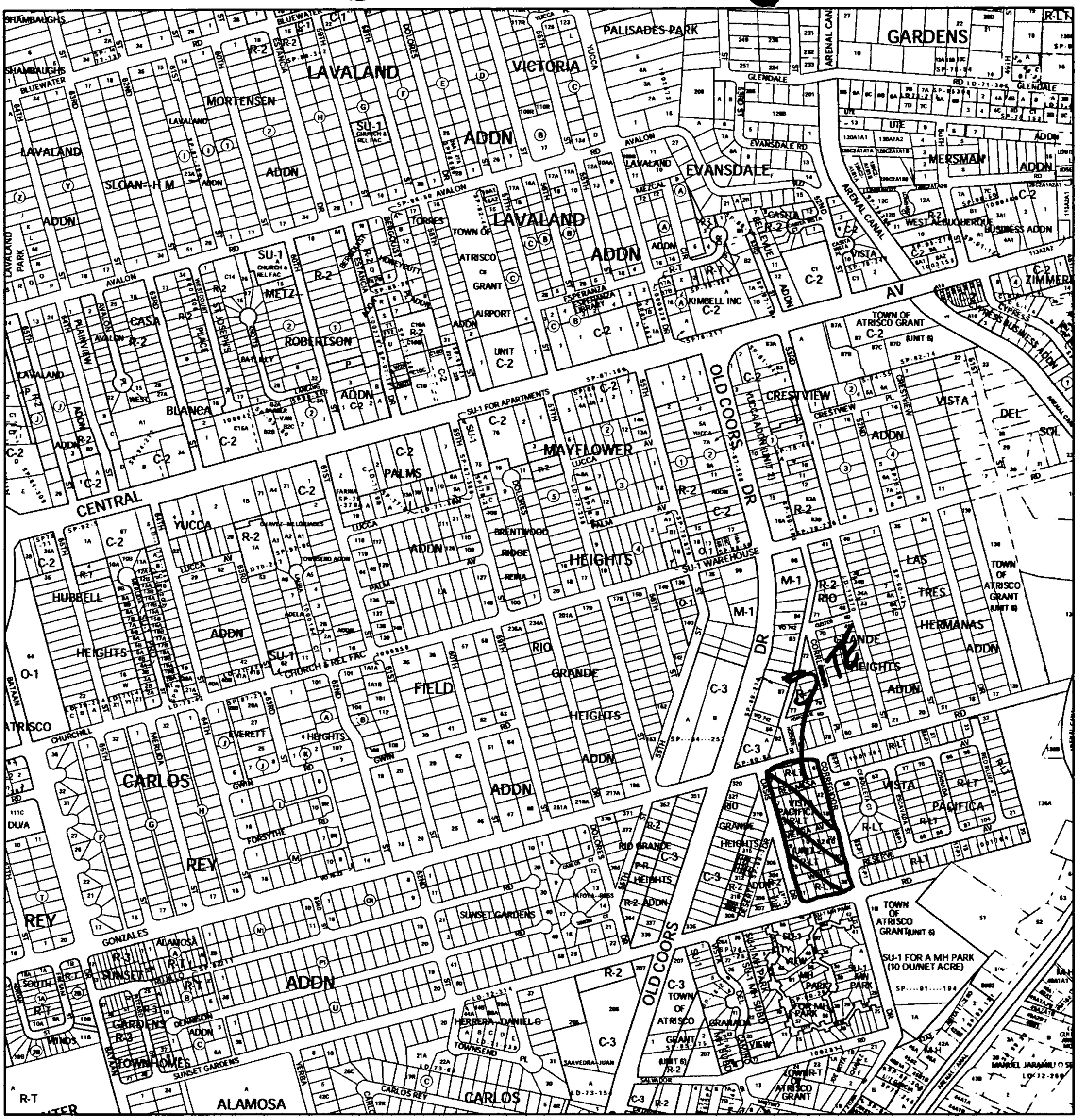
Form revised **11/04**

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

Application case numbers
05DRB - _____ - 01230
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 07/29/05
Planner signature / date

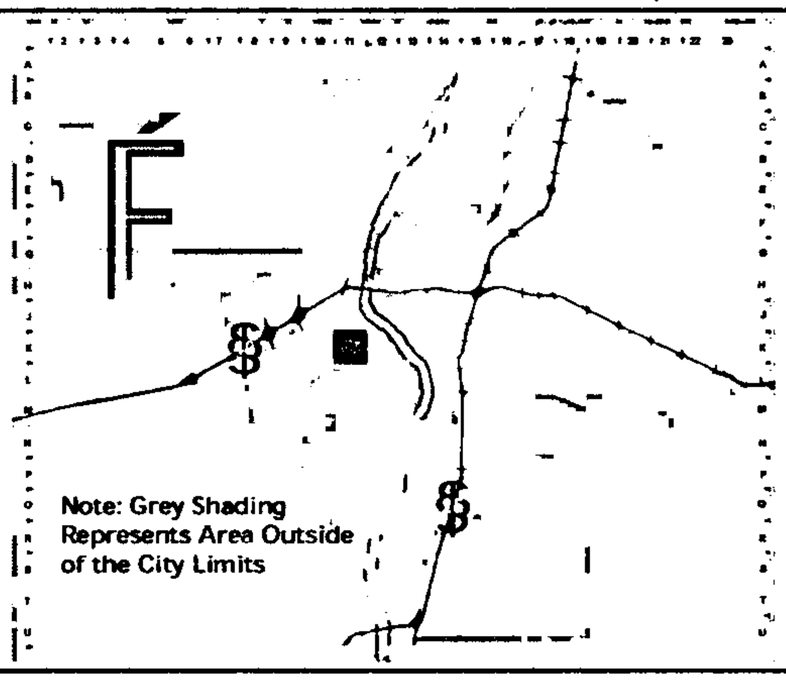
Project # 1003280



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

K-11-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

July 28, 2005

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

RE: Subdivision Improvement Agreement Extension for Vista Pacifica Unit 2
Project #1003280, Zone Atlas Page K-11

Dear Ms. Matson:

Tierra West LLC, on behalf of Clearbrook Investments Inc., requests approval of a Subdivision Improvement Agreement Extension for Vista Pacifica Unit 2. The site is located on Gonzales Road SW between Oasis Drive SW and Corregidor Drive SW. We request this approval in order to complete the final inspections and to allow for the processing of the close out package through the City.

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

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Scott Henry
Dolores Griego, Crestview Bluff N.A.
Rick Jenkins, Crestview Bluff N.A.

JN: 24025
RRB/kk

2004:24025SIA Extension72805.doc

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

July 28, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118

Dear Karen:

Thank you for your inquiry of **July 28, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **VISTA PACIFICA UNIT 2 LOCATED ON GONZALES ROAD SW BETWEEN OASIS DRIVE SW AND CORREGIDOR DRIVE SW** zone map **K-11.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina L. Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(12/29/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* * * \

"Attachment A"

July 28, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Zone Map: K-11

CRESTVIEW BLUFF N.A. (CVB) "R"
***Dolores Griego** *e-mail:* DoloresGriego@aol.com
540 53rd St. SW/87105 831-3702 (h) 867-7546 (w)
Rick Jenkins *e-mail:* rickjenkins@att.net
P.O. Box 7335/87194 831-1112 (h) 280-0904 (w)

Council District: 3
County District: 2
Police Beat: 147/WS/Z-B
Zone Map #: K-11-12, L-11

PLEASE NOTE:

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

7003 3110 0000 1599 9804

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 JUL 20 2005 Postmark Here

Sent To: Dolores Griego
Street, Apt. No.; or PO Box No.: 540 53rd St SW
City, State, ZIP+4: ABQ NM 87105

PS Form 3800, June 2002 — See Reverse for Instructions

7003 3110 0000 1599 9811

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .60
Certified Fee	2.35
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 JUL 20 2005 Postmark Here

Sent To: Rick Jenkins
Street, Apt. No.; or PO Box No.: PO Box 7335
City, State, ZIP+4: ABQ NM 87194

PS Form 3800, June 2002 — See Reverse for Instructions

CITY OF ALBUQUERQUE

July 23, 2005

Left msg for Karen 7-27-05 Y

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Scott W. Henry, President
CLEARBROOK INVESTMENTS, INC.
8901 Adams NE, Suite A
Albuquerque, NM 87113

RE: NOTICE OF FAILURE TO COMPLETE IMPROVEMENTS, DEFAULT AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY - **SUBDIVISION IMPROVEMENTS AGREEMENT**

PROJECT: **VISTA PACIFICA PHASE 2** PROJECT NO: **695082**

Dear Mr. Henry:

I have been informed that **CLEARBROOK INVESTMENTS, INC.** (the "Subdivider") has failed to meet the **July 23, 2005**, "Construction Deadline", as required by the Subdivision Ordinance and the Subdivider's agreement with the City, and that the Subdivider failed to obtain a timely extension of the Construction Deadline. The Construction Deadline has passed and the requirements were not met.

THIS LETTER PROVIDES THE REQUIRED NOTICE TO THE SUBDIVIDER AND THE SURETY NAMED BELOW THAT THE SUBDIVIDER'S AGREEMENT WITH THE CITY IS IN DEFAULT, AND THE CITY HOLDS THE SUBDIVIDER AND THE SURETY JOINTLY AND SEVERALLY LIABLE. THIRTY DAYS AFTER MAILING THIS LETTER THE CITY WILL BE CALLING ON THE FINANCIAL GUARANTY PROVIDED BY THE SURETY, AND THE CITY WILL DEMAND THAT THE SURETY PAY THE CITY 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.

If you have any questions regarding this matter, please contact the Project Administrator, Marilyn Maldonado, at (505) 924-3997, Project Review Section, Design/Construction Division, Engineering Group.

Very truly yours,

Kevin J. Curran
Assistant City Attorney

cc: Compass Bank, PO Box 26144, Albuquerque, NM 87125

THIS LETTER IS SENT TO CONFORM TO THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

KJC/pcl #2

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Vista Pacifica 2
Incoming
DRB
cc: Jeff
IN 240025

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

3. Project # 1003280
04DRB-00835 Major-Preliminary Plat Approval
04DRB-00870 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11)

At the June 23, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/23/04 and approval of the grading plan engineer stamp dated 5/28/04 the preliminary plat was approved with the following condition of final plat:

Environmental Health's signature is required on the plat.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by July 8, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

OFFICIAL NOTICE OF DECISION

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

cc: Stillbrooke Homes Inc., 8901 Adams NE, Suite A, 87113
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

Current DRC
Project Number:_____

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

Date Submitted: 6/23/04
Date Site Plan Approved:
Date Preliminary Plat Approved: 6/23/04
Date Preliminary Plat Expires: 6/23/05
DRB Project No.: 1003290
DRB Application No.: 04-00835

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VISTA PACIFICA UNIT 2
PROPOSED NAME OF PLAT AND/OR ~~SITE DEVELOPMENT PLAN~~

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		16' F-E	Residential Paving Curb an Gutter 4' Sidewalk (West Side Only)	Corregidor	Sunset Gardens Rd.	Gonzales Rd.	/	/	/
		24' F-E	Residential Paving Curb an Gutter 4' Sidewalk (East Side Only)	Oasis Drive	Sunset Gardens Rd.	Gonzales Rd.	/	/	/
			Curb an Gutter 4' Sidewalk (North Side Only)	Sunset Gardens Rd.	Oasis Dr.	Corregidor Dr.	/	/	/
		4'	Sidewalk (South Side Only)	Gonzales Rd.	Oasis Dr.	Corregidor Dr.	/	/	/
		26' F-F	Residential Paving Curb an Gutter 4' Sidewalk (Both Sides)*	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/
		26' F-F	Residential Paving Curb an Gutter 4' Sidewalk (Both Sides)*	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		26' F-F	Residential Paving Curb an Gutter 4' Sidewalk (Both Sides)*	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/

Mary Herrera
Bern. Co.
AGRE
R 29.00
2004117440
6139935
Page: 8 of 11
08/19/2004 12:55P
Bk-A82 Pg-7128

Mary Herrera
Bern. Co. AGRE
R 29.00
20041117440
Page: 9 of 11
08/19/2004 12:55P
Bk-A82 Pg-7128

Sequence #	CDA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SAS Gravity Line	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	Corregidor Drive	Vierra Avenue	Red Mesa Avenue	/	/	/
		6"	Water PVC Line	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/
		6"	Water PVC Line	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		6"	Water PVC Line	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		6"	Water PVC Line	Oasis Drive	White Reserve Avenue	Sunset Gardens Rd.	/	/	/
		6"	Water PVC Line	Oasis Drive	Vierra Avenue	Desert Drive	/	/	/
							/	/	/
							/	/	/
							/	/	/

1 *All internal sidewalks deferred.

NOTES

2 Engineer Certification of grading to drain plan req'd for release of SIA and financial guarentee.

3 Street lights will be provided per DPM

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

FIRM

3/28/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

6-23-04
TRANSPORTATION DEVELOPMENT - date

6/23/2004
UTILITY DEVELOPMENT - date

6/23/04
CITY ENGINEER - date

6/23/04
PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Mary Herrera Bern. Co. AGRE R 29.00 2004117440 6130935 Page: 10 of 11 08/19/2004 12:55P Bk-A82 Pg-7128

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid th the Albuquerque Survey Control Monument "NM45-4A".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. U.C.L.S. Log Number 2004273796.
8. City of Albuquerque Zone Atlas Page: K-11-Z
9. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus ◎. 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.
10. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
11. Current zoning: R-LT

SUBDIVISION DATA

Total Plat Area	4.5967 Ac.
Number of existing Tracts	1
Number of Lots Created	36
Total New Road Area (Dedicated)	2.26 Ac.
Total New Road Miles	0.39 Miles

DISCLOSURE STATEMENT

The Purpose of this replat is to:

a. Create the 36 residential lots as shown hereon.
b. Dedicate the additional new public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants
c. Grant the new public utility easements as shown hereon.

040234P

TREASURERS CERTIFICATION

2004125472
Mary Herrera Bern. Co. PLAT R 27.00
Page: 1 of 5
09/02/2004 02:49P
Bk-2004C Pg-276

This is to certify that taxes are current and paid on the following:

[illegible]

Bernalillo County Treasurer — Date

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 Corporation 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 closures.

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, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes 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 purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, 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 properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SHEET INDEX

SHEET 1 OF 5 –	Approvals, General Notes, Etc...
SHEET 2 OF 5 –	Legal Description, Free consent and dedication Curve Table
SHEET 3 OF 5 –	Overall Bulk Plat Boundary
SHEET 4 OF 5 –	North 1/2 of Subdivision Plat
SHEET 5 OF 5 –	South 1/2 of Subdivision Plat

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 Surveys 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 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.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

Russ P. Hugg
NMPS No. 9750
July 2, 2004

PLAT OF VISTA PACIFICA UNIT 2

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
THE TOWN OF ATRISCO GRANT
IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2004

PROJECT NUMBER: 1003280
Application Number: 04-01809

PLAT APPROVAL

UTILITY APPROVALS:

PNM Electric Services	Date 8-16-04
PNM Gas Services	Date 8-16-04
QWest Corporation	Date 8-16-04
Comcast	Date 8-16-04

CITY APPROVALS:

City Surveyor	Date 7-12-04
Real Property Division N/A	Date
Environmental Health Department	Date Aug. 10, 2004
Traffic Engineering, Transportation Division	Date 9-1-04
Utilities Development	Date 9-1-04
Parks and Recreation Department	Date 9/2/04
AMAFCA	Date 9/1/04
City Engineer	Date 9/1/04
DRB Chairperson, Planning Department	Date 9/1/04

SURVTEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
VISTA PACIFICA
UNIT 2

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
THE TOWN OF ATRISCO GRANT
IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2004

Mary Herrera Bern. Co PLAT R 27.00
2004125472
6136867
Page: 2 of 5
09/02/2004 02:49P
Bk-2004C Pg-278

LEGAL DESCRIPTION

All of Tract 168 Unit No. 6, Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat entitled "PLAT SHOWING A PORTION OF TRACTS ALOTTED 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.

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 most current version of the INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS) shall be consulted prior to development of the site.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, VISTA PACIFICA, UNIT TWO (BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., 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 new public street right of ways as shown hereon to the 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. Said owner warrants that she holds complete and indefeasible title in fee simple to the land subdivided.

OWNER OF Tract 168
Clearbrook Investments, Inc.

By Scott Henry, President

LINE TABLE

LINE	LENGTH	BEARING
L1	25.00'	N75°01'46"E
L2	25.00'	S14°57'44"E
L3	24.99'	S14°57'44"E
L4	24.99'	S75°00'25"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.35'	S30°02'01"W	89°59'30"
C2	39.27'	25.00'	25.00'	35.36'	N59°57'59"W	90°00'30"
C3	39.27'	25.00'	25.00'	35.35'	N30°02'01"E	89°59'30"
C4	39.27'	25.00'	25.00'	35.36'	S59°57'59"E	90°00'30"
C5	39.27'	25.00'	25.00'	35.35'	S30°02'01"W	89°59'30"
C6	39.27'	25.00'	25.00'	35.36'	N59°57'59"W	90°00'30"
C7	39.27'	25.00'	25.00'	35.35'	N30°02'01"E	89°59'30"
C8	39.27'	25.00'	25.00'	35.36'	S59°57'59"E	90°00'31"
C9	39.27'	25.00'	25.00'	35.35'	S30°02'02"W	89°58'31"
C10	39.27'	25.00'	25.00'	35.36'	N59°57'59"W	90°00'30"
C11	39.27'	25.00'	25.00'	35.35'	N30°02'01"E	89°59'30"
C12	39.27'	25.00'	25.00'	35.36'	S59°57'59"E	90°00'30"
C13	39.27'	25.00'	25.00'	35.35'	S30°02'01"W	89°59'30"
C14	39.27'	25.00'	25.00'	35.36'	N59°57'59"W	90°00'30"
C15	39.26'	25.00'	24.99'	35.35'	N30°01'21"E	89°58'09"
C16	39.28'	25.00'	25.01'	35.36'	S59°58'39"E	90°01'51"

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9th day of July, 2004, by Scott Henry.

Angela L. Montoya My commission expires 10/2/07

Notary

OFFICIAL SEAL
ANGELA L. MONTOYA
Notary Public
State of New Mexico
My Commission Expires 10/2/07

PROFESSIONAL SURVEYOR
STATE OF
No. 9750
NEW MEXICO
RUSS P. HUGG

040234P

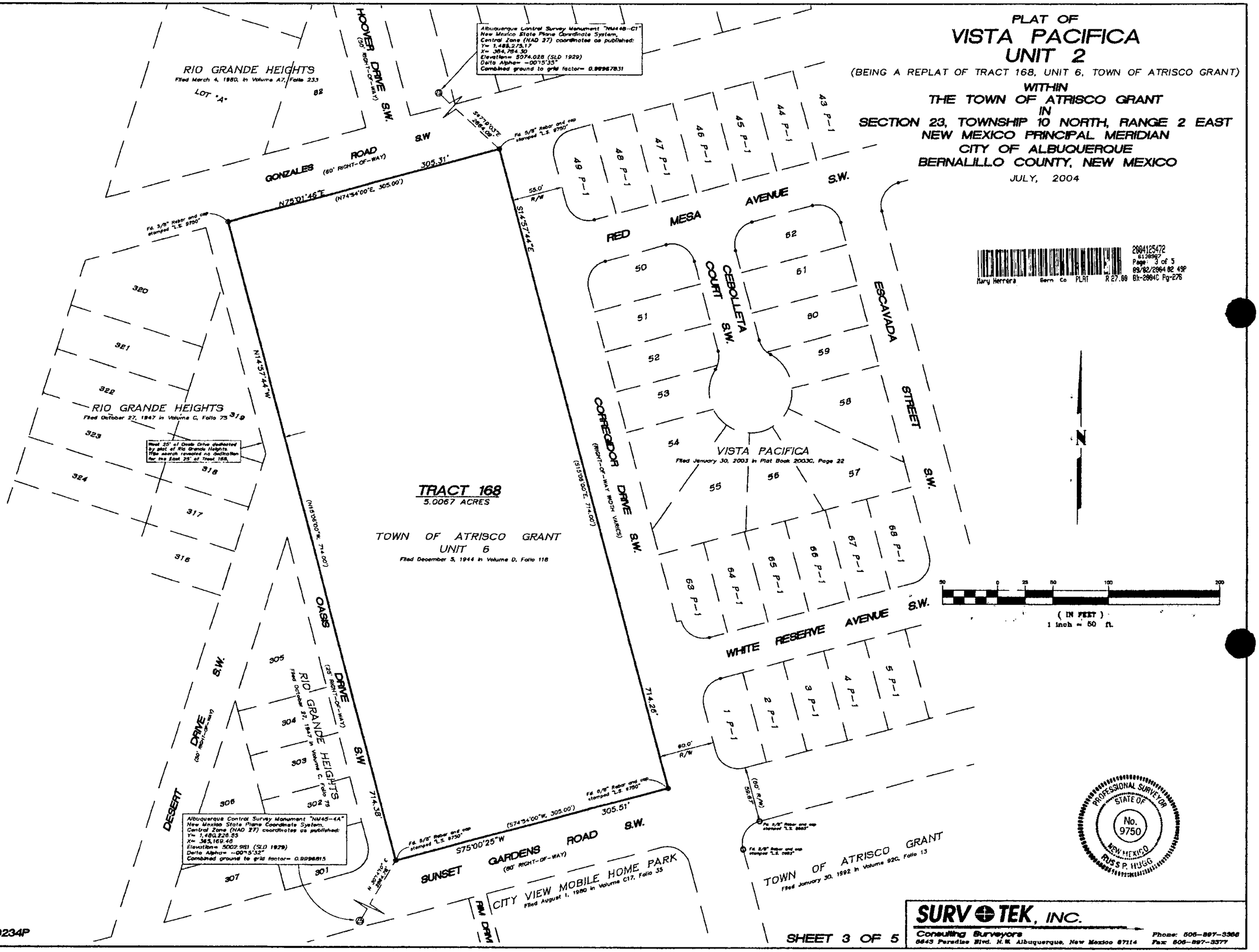
SURVTEK, INC.
Consulting Surveyors
5843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-5656
Fax: 505-897-3377

PLAT OF
VISTA PACIFICA
UNIT 2

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
THE TOWN OF ATRISCO GRANT
IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2004



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Page: 3 of 5
09/02/2004 02 49P
Bk-2004C Pg-276
Mary Herrera Bern Co PLAT R 27.00

040234P

SHEET 3 OF 5

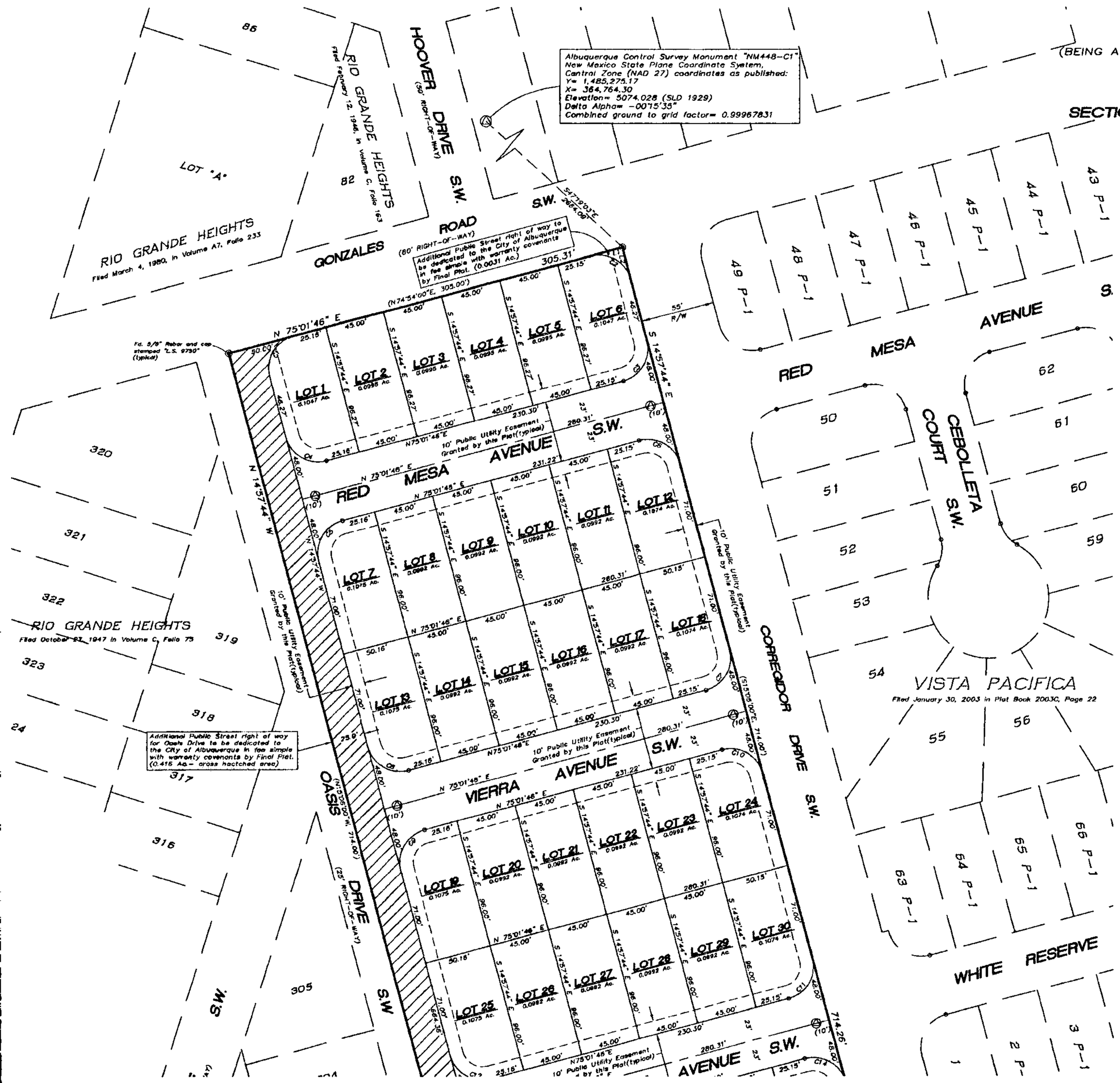
SURVTEK, INC.
Consulting Surveyors
5645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
VISTA PACIFICA
UNIT 2

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
THE TOWN OF ATRISCO GRANT
IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2004



040234P

SHEET 4 OF 5

SURVTEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF

VISTA PACIFICA UNIT 2

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
THE TOWN OF ATRISCO GRANT
IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2004

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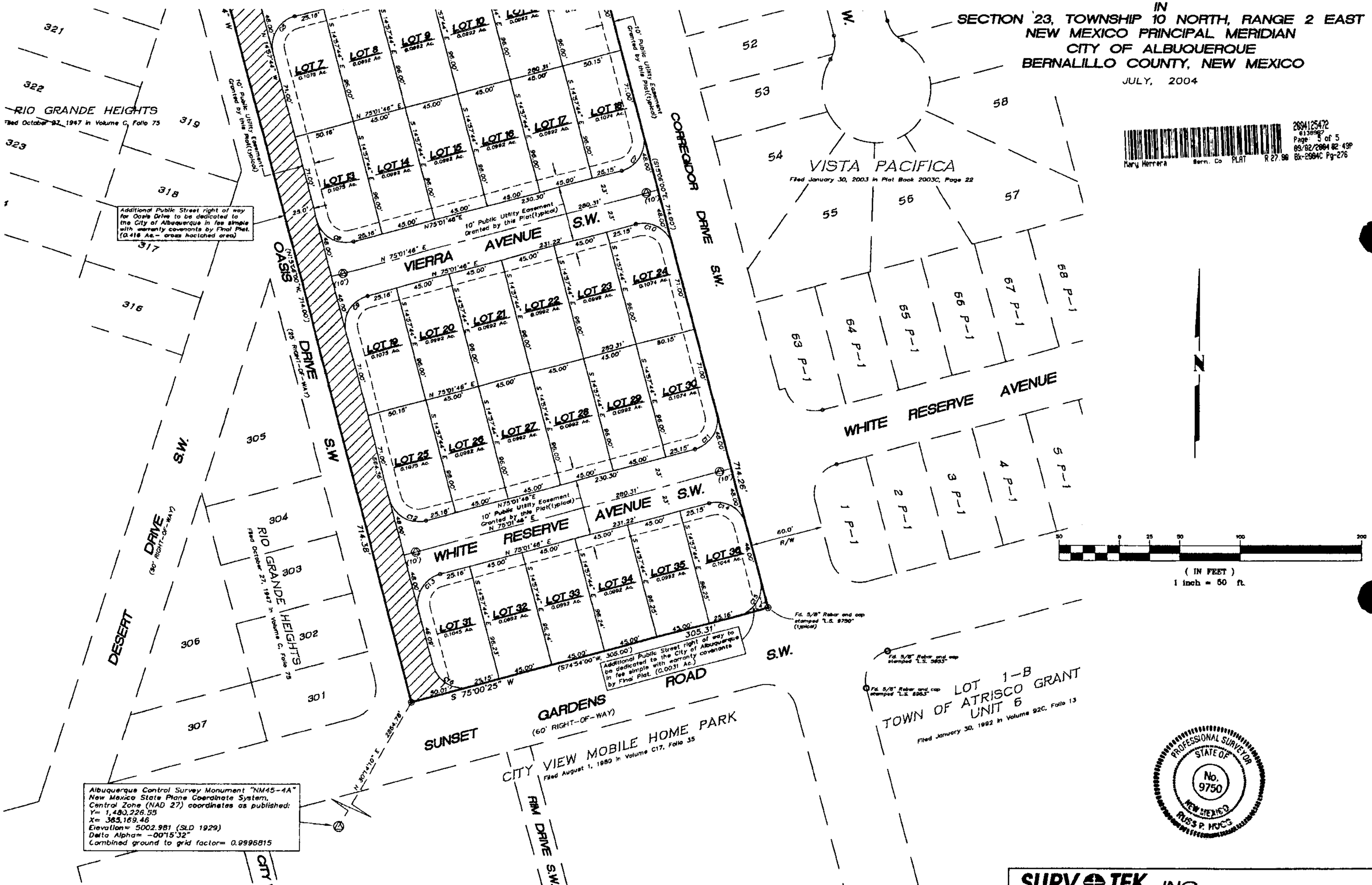
Mary Herrera Bern. Co PLAT R 27.00



040234P

SHEET 5 OF 5

SURV TEK, INC.
Consulting Surveyors
8843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

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

PAID RECEIPT

APPLICANT NAME CLEARBROOK INVESTMENT INC

AGENT TIERRA WEST LLC

ADDRESS 8509 JEFFERSON NE

PROJECT & APP # 1003280/05DRB01230

PROJECT NAME VISTA PACIFICA UNIT # 2

$ 20.00 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 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

$ 145.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division
7/29/2005 10:55AM LOC: ANNX
RECEIPT# 00044643 WS# 006 TRANS# 0008
Account 441018 Fund 0110
Activity 4971000 TRSASR
Trans Amt $145.00
J24 Misc $75.00 $145.00
CK $0.00
CHANGE

City Of Albuquerque
Treasury Division
7/29/2005 10:54AM LOC: ANNX
RECEIPT# 00044641 WS# 006 TRANS# 0008
Account 441032 Fund 0110
Activity 3424000 TRSASR
Trans Amt $145.00
J24 Misc $20.00
Thank You

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

2116

95-677/1070

DATE 7/29/05

PAY TO THE ORDER OF City of Albuquerque $ 145.00

One Hundred & Forty Five 00 DOLLARS

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 24025 - DRB - SIA Extension

Donna J. Bohannan

⑈002116⑈ ⑆107006677⑆ 20 18 13 MP

DHPrint 47X1
REVISION 4.09 MK 173A
INT9A PORT - 7K RAM BUFFER
USA CHARACTER SET
8 BIT - PARALLEL INTERFACE
PIN 13 = SELECT
AUTO LF WITH CR = OFF
CHARACTERS / LINE = 40
JOURNAL LPI=6 / VALIDATE LPI=6
DEFAULT CLAMP = CLOSED
RIGHT MARGIN CLOCKS = 0206
DIPSWITCH"A" SETTING = CCCOCCCO
DIPSWITCH"B" SETTING = OCOOOOOO

1 2 3 4 5 6 7 8 9

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
   B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

   Signs must be posted from **8.9.05** To **8.24.05**.

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Karen Kline, 7.30.05
(Applicant or Agent) (Date)

I issued 4 signs for this application, 07/29/05, Sandy Handley
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1003280

File

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

MEMORANDUM

DATE: August 27, 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

FROM: Joseph J. Tracy, INTERA Inc. JJT

SUBJECT: Tract 168, Town of Atrisco Grant Unit 6 (to be known as **VISTA PACIFICA, UNIT 2)** zoned R-1, located on Gonzales Road SW, between Oasis Drive SW and Corregidor Drive SW containing approximately 5 acres. DRB Project No. 1003280 – 04DRB-00835

There is the potential for 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 "Interim Guidelines for Development Within One Thousand Feet of a Landfill." 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

	Supplemental form
SUBDIVISION	**S**
X Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	**V**
____ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
____ 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)	
APPEAL / PROTEST of...	**A**
____ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: STILLBROOKE HOMES INC. PHONE: 505.858.1800

ADDRESS: 8901 ADAMS NE STE A FAX: 505.858.1811

CITY: ABQ STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: DEVELOPER – OWNER **List all owners:** MAUNEL T SANCHEZ & CLARA C MARTINEZ

AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118

CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: **FINAL PLAT APPROVAL**

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. TRACT 168 Block: _____ Unit: _____

Subdiv. / Addn. TOWN OF ATRISCO GRANT UNIT 6 TBK Vista Pacifica Unit 2

Current Zoning: R-1 Proposed zoning: SAME

Zone Atlas page(s): K11 No. of **existing** lots: 1 No. of **proposed** lots: 36

Total area of site (acres): 5.0 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? YES

UPC No. 101105740710740802 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: GONZALES ROAD SW

Between: OASIS DR SW and CORREGIDOR DRIVE 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.): 04DRB-00568 / 04DRB-00870 / 04DRB-00835 -- 1003280

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

SIGNATURE Karen Kline for Ronald R. Bohannan DATE 8.24.04

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **INTERNAL ROUTING**
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☑ Site is within 1000ft of a landfill
- ☑ F.H.D.P. density bonus
- ☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
04DRB - ____ - 01309	FP	SC3)	$ 0
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total
Hearing date 9-1-04			$ 20.00

8-24-04
Planner signature / date

Project # 1003280

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) FOR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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 request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ 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
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Design elevations & cross sections of perimeter walls
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ SIA financial guaranty verification
✓ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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 request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ 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
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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)

Karen Kline for Ronald R. Bohannan 8/24
Applicant signature / date

Form revised 3/03, 8/03 and **11/03**

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

Application case numbers
04DRB-_____-01309
_____-_____-_____
_____-_____-_____

8-24-04
Planner signature / date

Project # 1003280

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

August 24, 2004

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

RE: Final Plat Approval of Vista Pacifica Unit 2
DRB #1003280
Zone Atlas K-11

Dear Ms. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes Inc., requests approval of the Final Plat for Vista Pacifica Unit 2. The site is zoned R-1 and is located on Gonzales Road SW between Oasis Drive SW and Corregidor Drive SW. The property is zoned for single-family residential and the developer wishes to build 36 single-family homes on the property. The site is under the traffic threshold requirements of the TIS.

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

Sincerely,

Donna J Bohannan

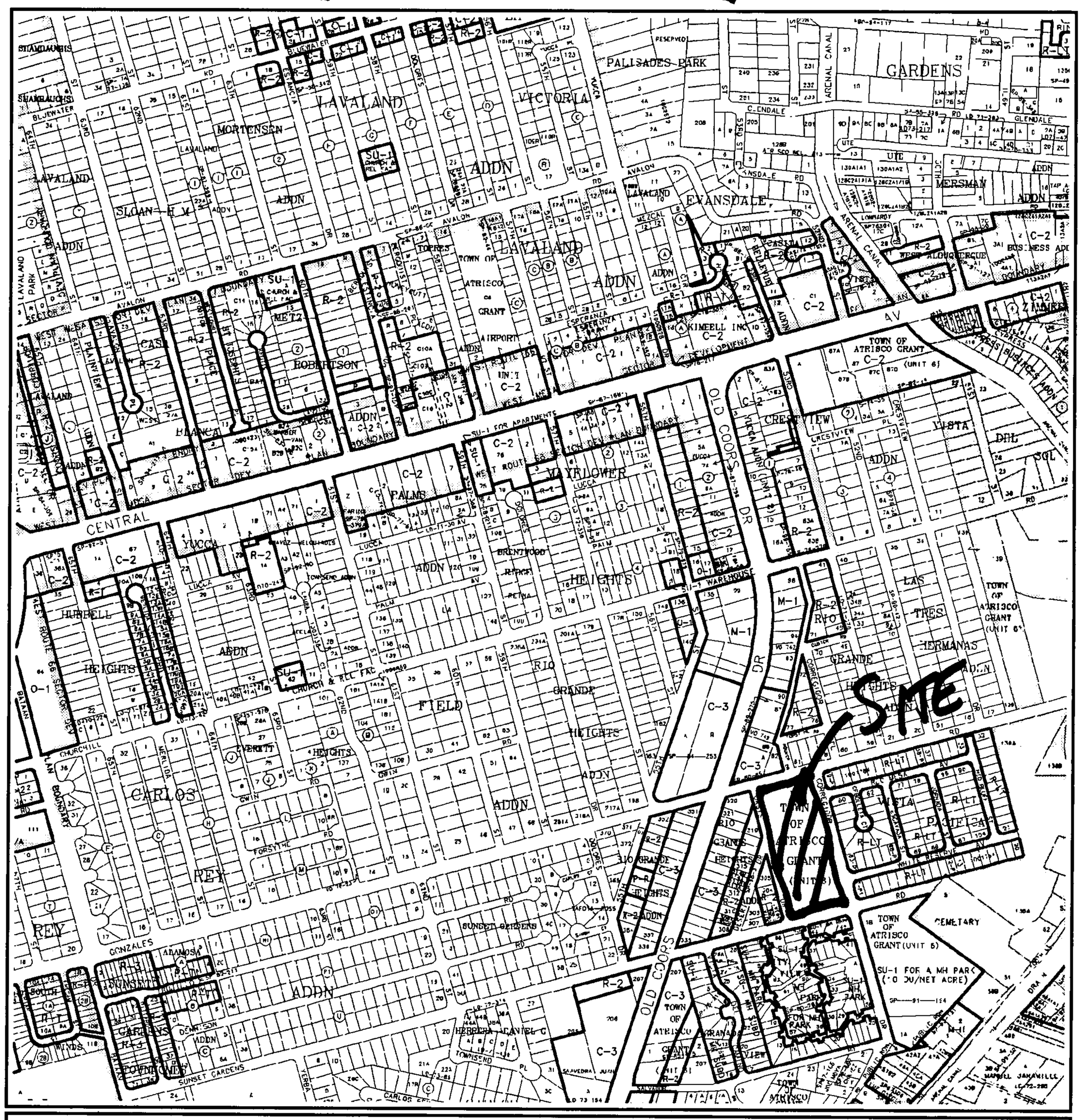
for Ronald R. Bohannan, PE

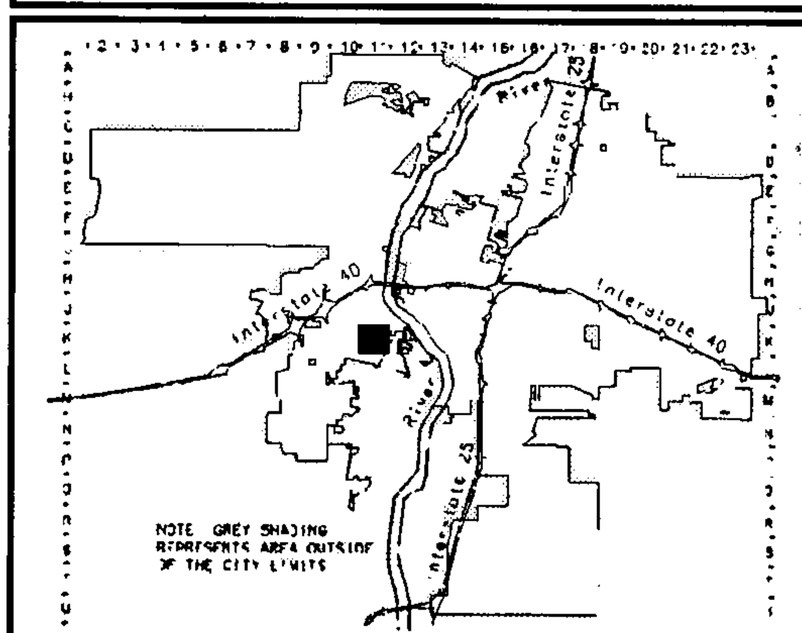
Enclosure/s

cc: Scott Henry
Jeff Jesionowski

JN: 24025
RRB/kk

2004:24025Final Plat82404.doc





CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-11-Z

Map Amended through August 01, 2003

2900

NATURE SAVER™ FAX MEMO 01616	Date 8/23/04	# of pages ▶ 1
To Karen K.	From Kathy	
Co./Dept.	Co. COA	
Phone #	Phone #	
Fax #	Fax #	

No. Of Lots 36
learest Major Streets Old Coors/Gonzales NW

RE 12
MPROVEMENTS
IC AND/OR PRIVATE
dure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 18th day of ~~July~~ August, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **CLEARBROOK INVESTMENTS, INC.** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A NEW MEXICO CORPORATION**, whose address is **8901 ADAMS NE, ALBUQUERQUE NM 87113** and whose telephone number is **(505) 858-1800**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] **TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT**, recorded on **DECEMBER 5, 1944** in the records of the Bernalillo County Clerk at Book **V**, Folio **188** (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **CLEARBROOK INVESTMENTS, INC.** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **VISTA PACIFICA PHASE 2** describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **23RD** day of July, 20**05** ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. **695082**.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for

2004117440
6130935
Page: 1 of 11
08/19/2004 12:55P
Bk-A82 Pg-7128
Mary Herrera Bern. Co. AGRE R 29.00

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

PAID RECEIPT

APPLICANT NAME St. Ilbrooke Homes

AGENT Tierra West

ADDRESS 8509 Jefferson NE

PROJECT & APP # 1003280/04DRB01309

PROJECT NAME Town of Atrisco/ Vista Pacifica #2

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 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

$ 20.00 TOTAL AMOUNT DUE

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

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

1736

95-677/1070

DATE 8/24/04

PAY TO THE ORDER OF City of ABQ $ 20.00

Twenty and ****DOLLARS

City Of Albuquerque
Treasury Division

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

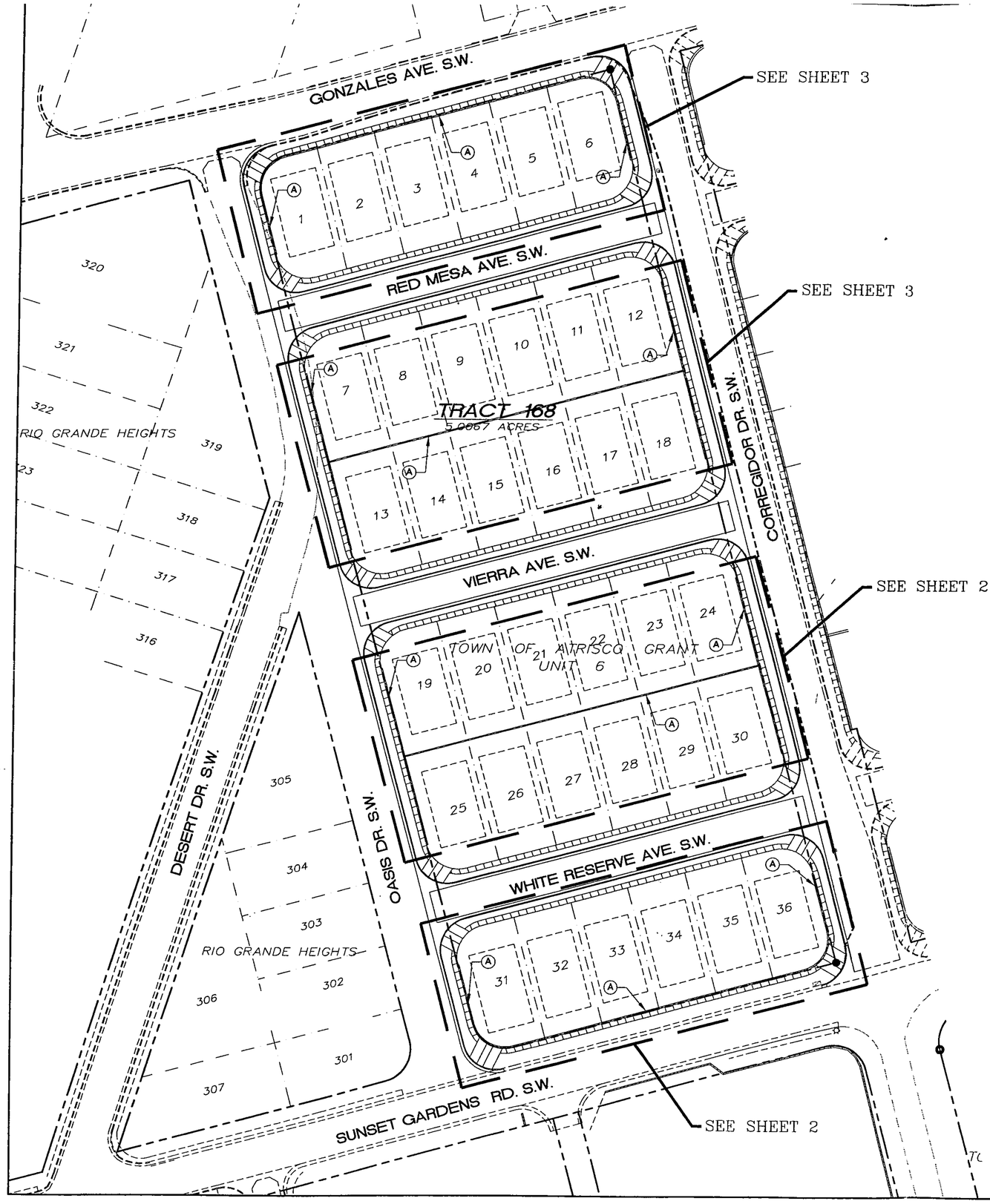
FOR DRB Final Plat Submittal

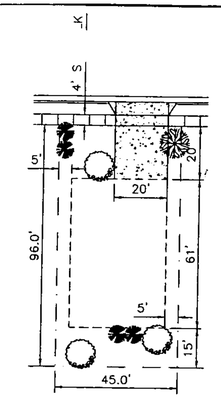
⑈001736⑈ ⑆107006677⑆

8/24/2004 11:40AM LOC: ANNX
RECEIPT# 00027890 WS# 008 TRANS# 0024
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $20.00
CK $20.00
$20.00
CHANGE $0.00

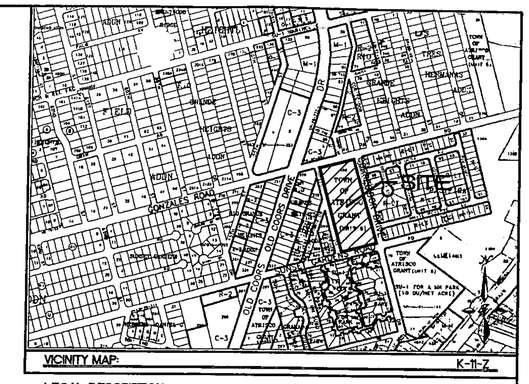
Thank You

©HARLAND STYLE XKJ





TYPICAL LOT LAYOUT
NTS



LEGAL DESCRIPTION:
TRACT 168, TOWN OF ATRISCO GRANT, UNIT 6

INTERSECTION LOCATION:
LOCATED AT GONZALES AVE. S.W. & CORREGIDOR DR. S.W.

LEGEND	DESCRIPTION
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINES
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	SETBACK LINE
	PROPOSED RETAINING WALL

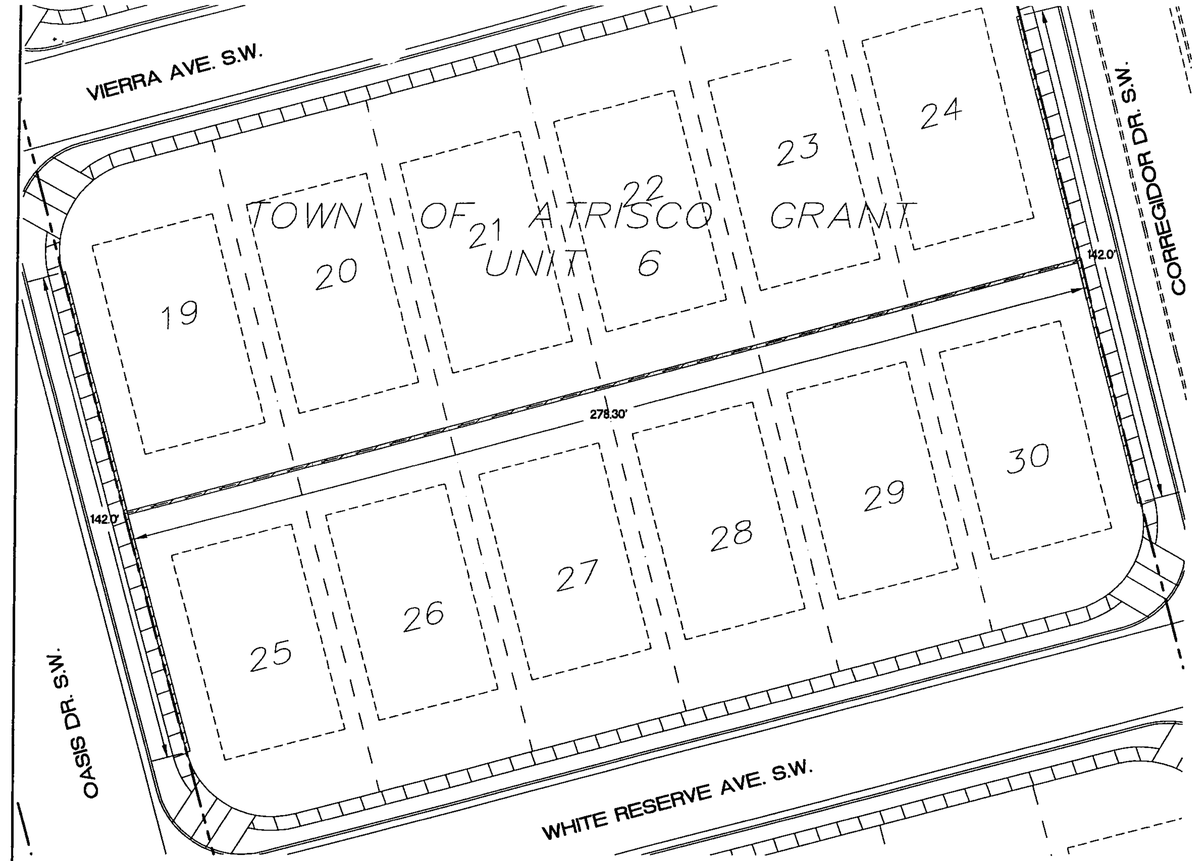
KEYED NOTES:
(A) 6' SCREEN WALL

Perimeter Wall Approved
DRB Chair
6/23/04
Date

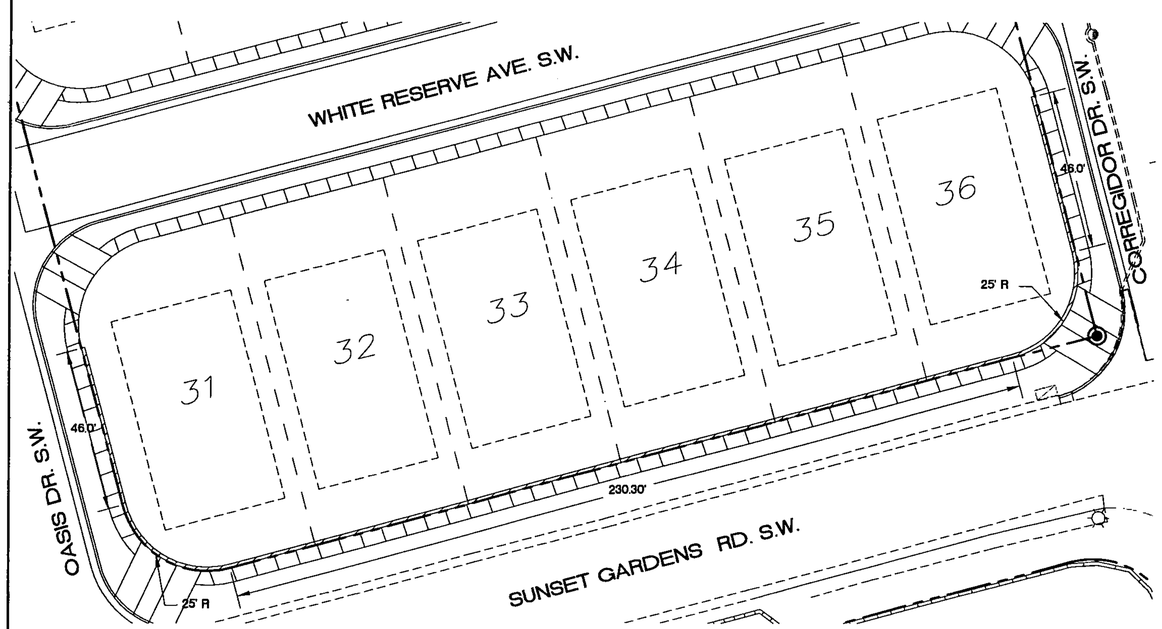
N

GRAPHIC SCALE
40 20 0 20 40

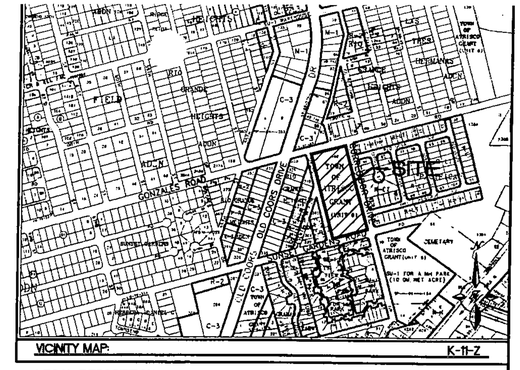
ENGINEER'S SEAL	VISTA PACIFICA PHASE II	DRAWN BY MB
	SCREEN WALL KEY MAP	DATE 05-28-04
		2425WALL-01
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1 OF 3
RONALD R. BOHANNAN P.E. #7868		DRB PROJ # 1003280



6' SCREEN WALL- PLAN



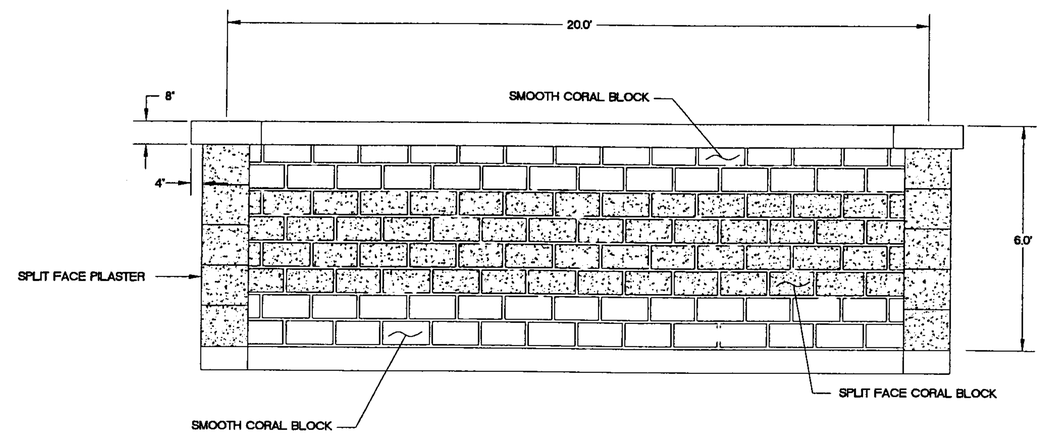
6' SCREEN WALL- PLAN



VICINITY MAP: K-11-Z

LEGAL DESCRIPTION:
TRACT 168, TOWN OF ATRISCO GRANT, UNIT 6

INTERSECTION LOCATION:
LOCATED AT GONZALES AVE. S.W. & CORREGIDOR DR. S.W.



NOTE: PILASTER AND WALL CAP MUST PROJECT A MINIMUM OF 2" OUT FROM THE WALL ON THE PUBLIC SIDE OF THE WALL.

6' SCREEN WALL- ELEVATION

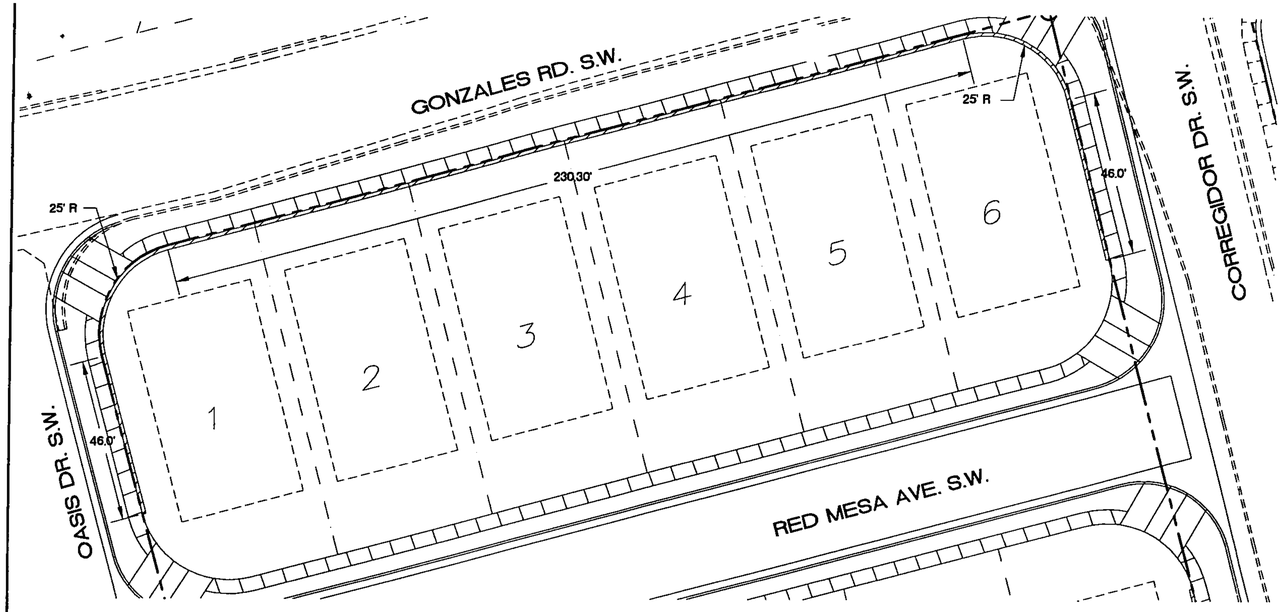
LEGEND	DESCRIPTION
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINES
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	SETBACK LINE
	PROPOSED RETAINING WALL

N

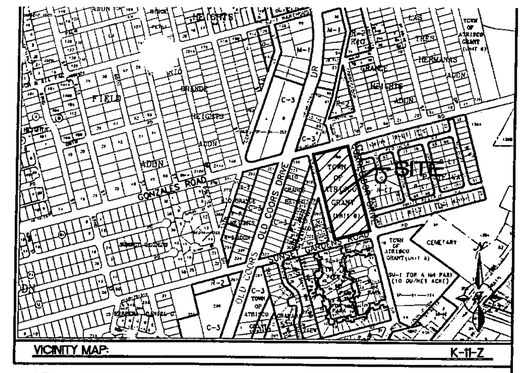
GRAPHIC SCALE

20 10 0 20 10

ENGINEER'S SEAL	VISTA PACIFICA PHASE II	DRAWN BY MB
		DATE 05-28-04
	SCREEN WALL DETAILS	2425WALL-02
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2 OF 3
RONALD R. BOHANNAN P.E. #7868		DRB PROJ # 1003280

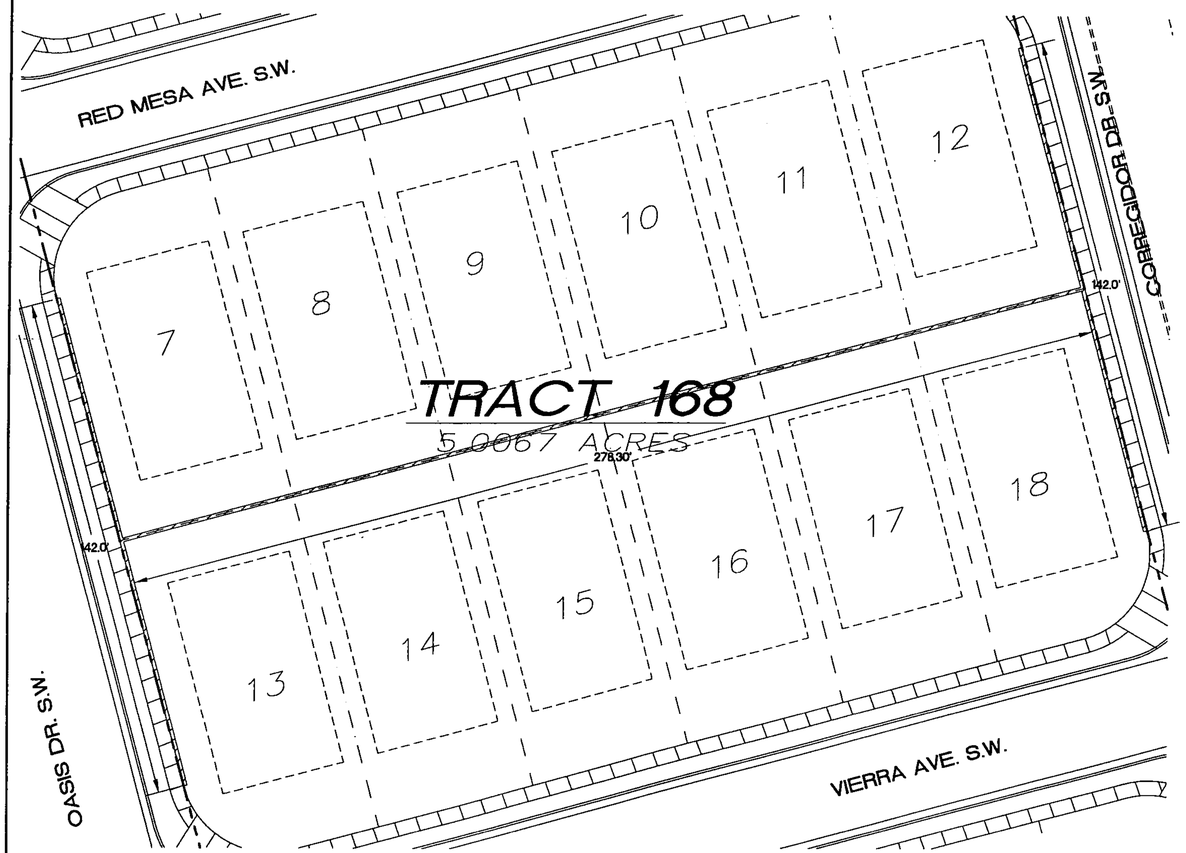


6' SCREEN WALL- PLAN

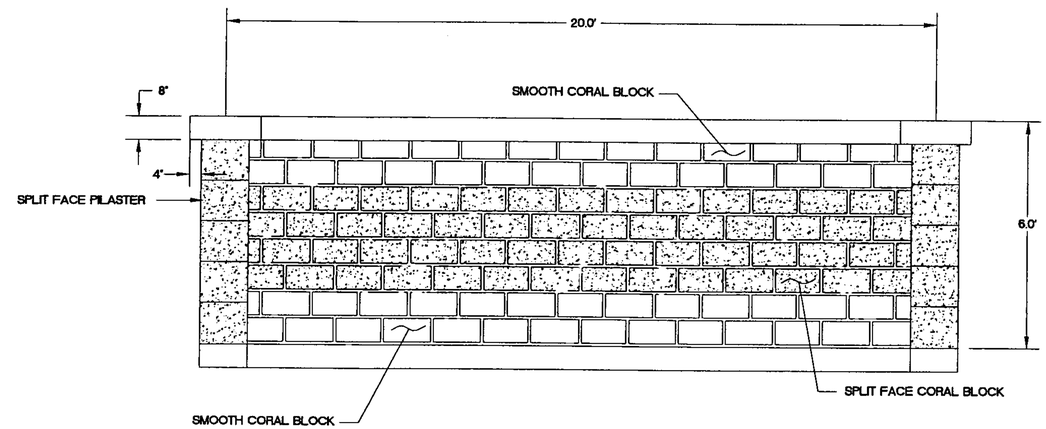


LEGAL DESCRIPTION:
TRACT 168, TOWN OF ATRISCO GRANT, UNIT 6

INTERSECTION LOCATION:
LOCATED AT GONZALES AVE. S.W. & CORREGIDOR DR. S.W.



6' SCREEN WALL- PLAN



NOTE: PILASTER AND WALL CAP MUST PROJECT A MINIMUM OF 2" OUT FROM THE WALL ON THE PUBLIC SIDE OF THE WALL.

6' SCREEN WALL- ELEVATION

LEGEND	DESCRIPTION
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINES
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	SETBACK LINE
	PROPOSED RETAINING WALL

N

GRAPHIC SCALE

20 10 0 20 10

ENGINEER'S SEAL	VISTA PACIFICA PHASE II	DRAWN BY MB
		DATE 05-28-04
	SCREEN WALL DETAILS	2425WALL-03
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3 OF 3
RONALD R. BOHANNAN P.E. #7868		DRB PROJ # 1003280

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

MEMORANDUM

DATE: June 21, 2004

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Tierra West

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Tract 168, Town of Atrisco Grant Unit 6, Project No. 1003280 – 04DRB-00835

There is the potential for 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 "Interim Guidelines for Development Within One Thousand Feet of a Landfill." 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.

Current DRC
Project Number:_____

#3 ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 6/23/04
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 6/23/04
Date Preliminary Plat Expires: 6/23/05
DRB Project No.: 1003280
DRB Application No.: 04-00835

PROPOSED NAME OF PLAT AND/OR ~~SITE DEVELOPMENT PLAN~~

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		16' F-E	Residential Paving Curb an Gutter 4' Sidewalk (West Side Only)	Corregidor	Sunset Gardens Rd.	Gonzales Rd.	/	/	/
		24' F-E	Residential Paving Curb an Gutter 4' Sidewalk (East Side Only)	Oasis Drive	Sunset Gardens Rd.	Gonzales Rd.	/	/	/
			Curb an Gutter 4' Sidewalk (North Side Only)	Sunset Gardens Rd.	Oasis Dr.	Corregidor Dr.	/	/	/
		4'	Sidewalk (South Side Only)	Gonzales Rd.	Oasis Dr.	Corregidor Dr.	/	/	/
		28' F-F	Residential Paving Curb an Gutter 4' Sidewalk (Both Sides)*	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/
		28' F-F	Residential Paving Curb an Gutter 4' Sidewalk (Both Sides)*	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		28' F-F	Residential Paving Curb an Gutter 4' Sidewalk (Both Sides)*	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SAS Gravity Line	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	Corregidor Drive	Vierra Avenue	Red Mesa Avenue	/	/	/
		6"	Water PVC Line	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/
		6"	Water PVC Line	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		6"	Water PVC Line	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		6"	Water PVC Line	Oasis Drive	White Reserve Avenue	Sunset Gardens Rd.	/	/	/
		6"	Water PVC Line	Oasis Drive	Vierra Avenue	Desert Drive	/	/	/
							/	/	/
							/	/	/

NOTES

1 *All internal sidewalks deferred.

2 Engineer Certification of grading to drain plan req'd for release of SIA and financial guarentee.

3 Street lights will be provided per DPM

ORIGINAL

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

FIRM

5/28/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

6/23/04
DRB CHAIR - date

Christina Sandoval 6/23/04
PARKS & GENERAL SERVICES - date

6-23-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

6/23/2004
UTILITY DEVELOPMENT - date

_____ - date

Brad L. Bohn 6/23/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

✓ 6-15-04 LCS

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

____ Major Subdivision action
____ Minor Subdivision action
____ Vacation V
_X_ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

____ 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)

APPEAL / PROTEST of... A

____ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: STILLBROOKE HOMES INC PHONE: 505.858.1800
ADDRESS: 8901 ADAMS NE STE A FAX: 505.858.1811
CITY: ABQ STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: DEVELOPER -OWNER **List all owners:** MANUEL T SANCHEZ & CLARA C MARTINEZ
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: 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. TRACT 168 Block: ____ Unit: ____
Subdiv. / Addn. TOWN OF ATRISCO GRANT UNIT 6
Current Zoning: R-1 Proposed zoning: SAME
Zone Atlas page(s): K11 No. of **existing** lots: 1 No. of **proposed** lots: 36
Total area of site (acres): 5.00 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
UPC No. 101105740710740802 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: GONZALES ROAD SW
Between: OASIS DRIVE SW and CORREGIDOR DRIVE 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.): 04DRB-00568
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE ____ DATE 5/28/04
(Print) RONALD R. BOHANNAN, P.E. ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **INTERNAL ROUTING**
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
04DRB - ____ - 00870	TRS	✓	$ 0
____ - ____ - ____	Comple Mgmt. Fee		$ 20
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
			Total $ 20.00

Hearing date JUNE 23rd '04

Bolbert 6/04/04
Planner signature / date

Project # 1003280

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ 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. Bohannon, P.E.
Applicant name (print)

5/28/04
Applicant signature / date

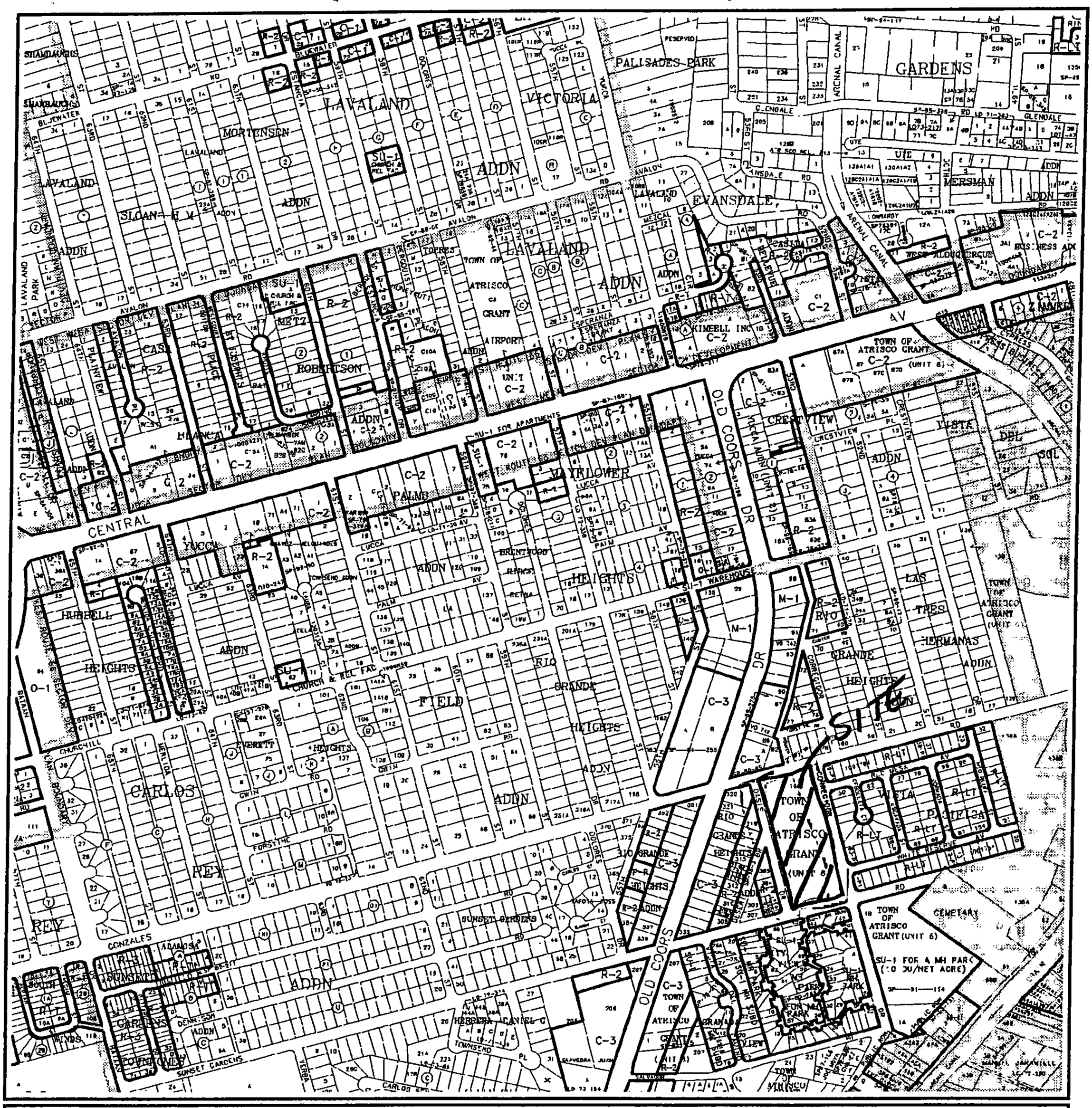
Form revised April 2003

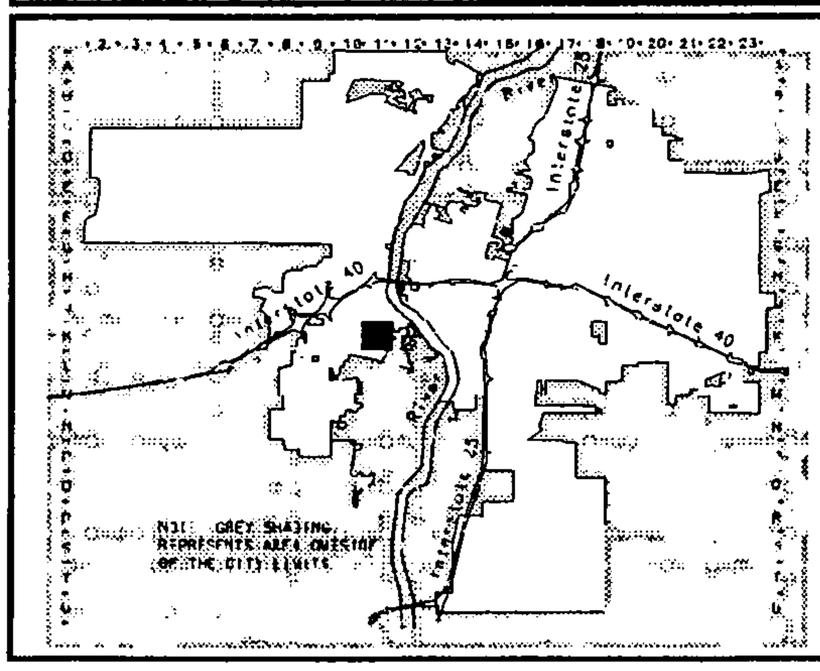
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB - _____ - 00870
_____ - _____ - _____
_____ - _____ - _____

5/28/04
Planner signature / date

Project # 1003280





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

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

May 28, 2004

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

RE: Preliminary Plat Approval and Sidewalk Deferral for Vista Pacifica Unit 2
Tract 168, Town of Atrisco Grant Unit 6
Zone Atlas Page K-11

Dear Mrs. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes Inc., requests the approval of the Preliminary Plat and Sidewalk Deferral for Vista Pacifica Unit 2. The site is zoned R-1 and is located on Gonzales Road SW between Oasis Drive SW and Corregidor Drive SW. The property is zoned for single-family residential and the developer wishes to build 36 homes on the property. The site is under the traffic threshold requirements of the TIS.

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

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Scott Henry
Jeff Jesionowski
Dolores Griego, Crestview Bluff N.A.
Rick Jenkins, Crestview Bluff N.A.
JN: 240025
RRB/kk

2004:240025:2425Prelim Plat52804.doc

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

PAID RECEIPT

APPLICANT NAME STILLBROOKE HOMES INC

AGENT TIERRA WEST LLC

ADDRESS 8509 JEFFERSON ST. NE 87113

PROJECT & APP # 1003280 - 04DRB-00870

PROJECT NAME VISTA PACIFICA, UNIT 2 (PW Deferral)

$ 20 **469099/4916000 Conflict Management Fee**

$ _____ **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

$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 12/29/03

DUPLICATE
City Of Albuquerque
Treasury Division

06/04/2004 10:04AM LOC: ANX
X
RECEIPT# 00024373 WS# 008 TRANS# 0011
Account 469099 Fund 0110
Activity 4916000 TRSIMM
Trans Amt -$20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00

GONZALES AVE. S.W.

305.31'

N75°01'46"E

S14°57'44"E

RED MESA AVE. S.W.

TRACT 168
5.0067 ACRES

CORREGIDOR DR. S.W.

VIERRA AVE. S.W.

TOWN OF ATRISCO GRANT
UNIT 6

WHITE RESERVE AVE. S.W.

714.28

305.31'

S75°00'25"W

SUNSET GARDENS RD. S.W.

DESERT DR. S.W.

OASIS DR. S.W.

N14°57'44"W

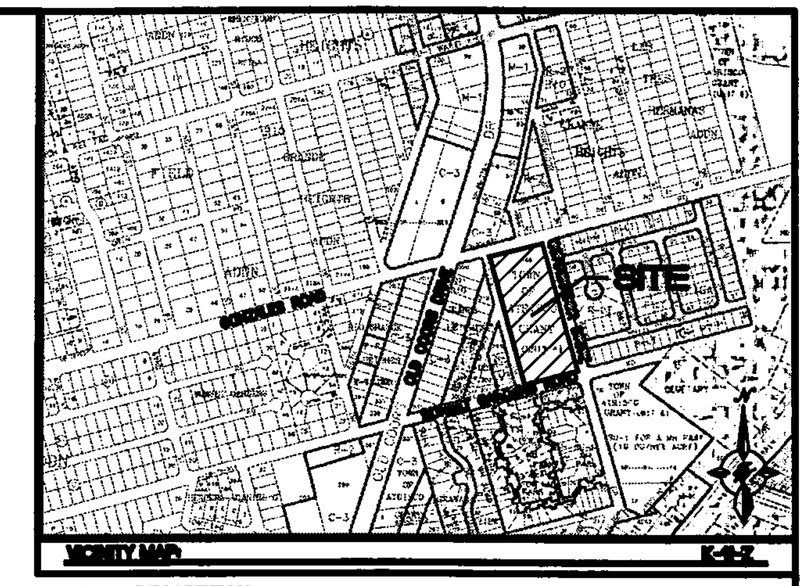
714.38

RIO GRANDE HEIGHTS

RIO GRANDE HEIGHTS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

301 302 303 304 305 306 307 316 317 318 319 320 321 322 323



LEGAL DESCRIPTION
TRACT 168, TOWN OF ATRISCO GRANT, UNIT 6

LEGEND	DESCRIPTION
==========	EXISTING CURB & GUTTER
==========	PROPOSED CURB & GUTTER
—— — ——	BOUNDARY LINE
—— — ——	EXISTING BOUNDARY LINE
————	RIGHT-OF-WAY
—·—·—	LOT LINES
▯▯▯▯▯▯▯▯	PROPOSED SIDEWALK
▯▯▯▯▯▯▯▯	EXISTING SIDEWALK

KEYED NOTES
Ⓐ -INTERNAL SIDEWALKS TO BE DEFERRED.

EXHIBIT
Date

EXHIBIT
Date

EXHIBIT C
Date 6/23/04

GRAPHIC SCALE
40 20 0 20 40

ENGINEER'S SEAL	VISTA PACIFICA PHASE II	DRAWN BY MB
		DATE 05-28-04
	SIDEWALK DEFERRAL PLAN	2425WALL-01
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1 OF 1
RONALD R. BOHANNAN		DRB PROJ #

Vinyard & Associates, Inc.

8916-A Adams Street, NE
Albuquerque, New Mexico 87113
(505) 797-9743 • Fax: (505) 797-9749

Geotechnical Engineering • Materials Testing • Environmental Engineering

LIMITED SOIL GAS SURVEY
VARIOUS TRACTS NEAR
SUNSET GARDENS IN ALBUQUERQUE
NEW MEXICO

Prepared for:

AMC Development Services
400 Gold Avenue SW
Simms Tower, Suite 750
Albuquerque, NM 87102

Prepared by:

Vinyard & Associates, Inc.
8916-A Adams Street, NE
Albuquerque, New Mexico 87113

Project No.: 02-1-018

Date:

March 13, 2002

1.0 INTRODUCTION AND BACKGROUND

Vinyard & Associates was retained by Mr. Jeffrey Jesionowski at AMC Development Services to perform a limited landfill gas survey at the subject site. The site consists of approximately 27 acres of land located near the intersection of Gonzales Road and Crestview Drive in the City of Albuquerque, New Mexico (Figure 1). The subject site is located northeast of the closed Atrisco Landfill.

Vinyard & Associates previously performed a Phase I Environmental Site Assessment (ESA) of the subject site (V&A Project No. 02-1-018, report date February 13, 2002), which included reviewing the Atrisco Landfill information on file at the Albuquerque Environmental Health Department (AEHD). The City of Albuquerque operated the landfill from 1968 through 1978 and it received residential trash and construction debris. The landfill is approximately 7.5 acres in size and trash was deposited to approximately 8 feet below grade. The AEHD has performed a landfill gas investigation at the landfill. Methane was not detected; however, a chlorinated solvent (1,2,4-trimethylbenzene) and Freon 12 (dichlorodifluoromethane) were reported. The lateral extent of contamination was not determined; and, based on the information reviewed it was possible that landfill gases had migrated into the vicinity of the subject site. Subsequently, Vinyard & Associates performed a limited landfill gas survey as an additional task to the Phase I ESA.

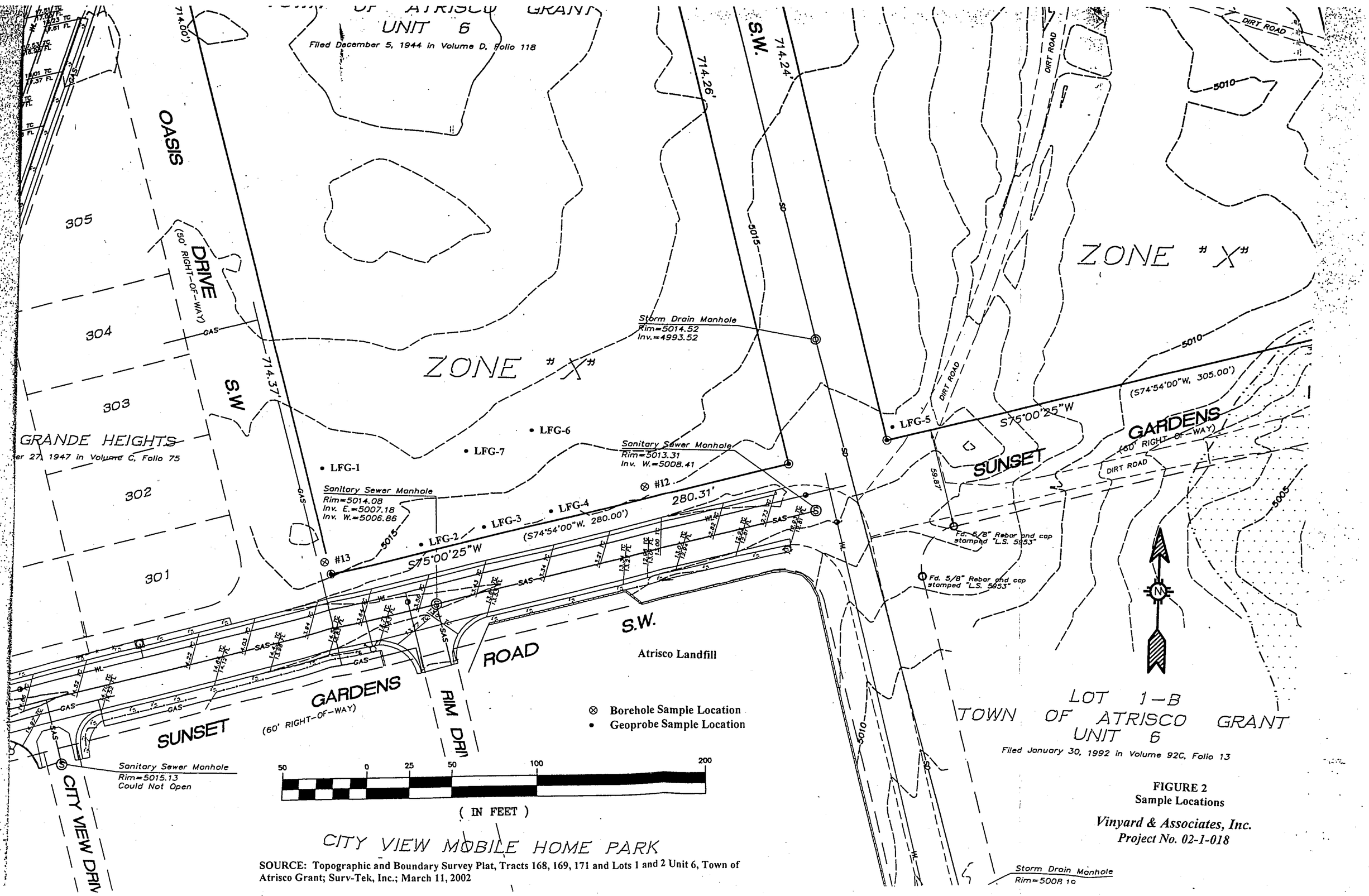
Define limits

The previous limited landfill gas investigation consisted of drilling two boreholes (#12 and #13) in the southwest corner of the site and adjacent to the landfill. The boreholes were drilled on February 1, 2002, in conjunction with a simultaneous geotechnical investigation (V&A Project No. 02-1-027). Odors were noted during the drilling task; however, field screening and laboratory analyses did not indicate the presence of landfill gases at the subject property in concentrations that would indicate an environmental concern. Results from the previous investigation are incorporated into this report. Based on discussions with the AEHD, it was recommended that additional sampling should be performed.

Add Quantitation Station as Landfill Engineer

Subsequently, seven additional sample points were selected to provide additional data. Seven sample points were screened in the field and five soil gas samples were collected for laboratory analysis.

A site-specific Health and Safety Plan (HASP) for the collection of landfill gas samples is provided in Appendix A.



SOURCE: Topographic and Boundary Survey Plat, Tracts 168, 169, 171 and Lots 1 and 2 Unit 6, Town of Atrisco Grant; Surv-Tek, Inc.; March 11, 2002

FIGURE 2
Sample Locations

Vinyard & Associates, Inc.
Project No. 02-1-018

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

_____
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

_____
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		16' F-E	Residential Paving Curb an Gutter 4' Sidewalk (West Side Only)	Corregidor	Sunset Gardens Rd.	Gonzales Rd.	/	/	/
		24' F-E	Residential Paving Curb an Gutter 4' Sidewalk (East Side Only)	Oasis Drive	Sunset Gardens Rd.	Gonzales Rd.	/	/	/
			Curb an Gutter 4' Sidewalk (North Side Only)	Sunset Gardens Rd.	Oasis Dr.	Corregidor Dr.	/	/	/
		4'	Sidewalk (South Side Only)	Gonzales Rd.	Oasis Dr.	Corregidor Dr.	/	/	/
		28' F-F	Residential Paving Curb an Gutter 4' Sidewalk (Both Sides)*	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/
		28' F-F	Residential Paving Curb an Gutter 4' Sidewalk (Both Sides)*	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		28' F-F	Residential Paving Curb an Gutter 4' Sidewalk (Both Sides)*	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SAS Gravity Line	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	Corregidor Drive	Vierra Avenue	Red Mesa Avenue	/	/	/
		6"	Water PVC Line	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/
		6"	Water PVC Line	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		6"	Water PVC Line	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		6"	Water PVC Line	Oasis Drive	White Reserve Avenue	Sunset Gardens Rd.	/	/	/
		6"	Water PVC Line	Oasis Drive	Vierra Avenue	Desert Drive	/	/	/
							/	/	/
							/	/	/

NOTES

1 *All internal sidewalks deferred.

2

3

AGENT / OWNER

Ronald R. Bohannan

NAME (print)

FIRM

5/28/04

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

"James P. Joseph"
<jjoseph@intera.com>
06/21/04 11:26 AM

To: <SMatson@cabq.gov>
cc: "Stacy A. Sabol" <ssabol@intera.com>, <MPincus@cabq.gov>
Subject: FW: DRB Agena 6/23/04

Ms. Matson,

The following project on the DRB agenda for 6/23/04 is within the LF buffer zone of Atrisco Landfill:

Project # 1003280

04DRB-00835
Major-Preliminary(K-11)
Plat Approval

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568]

04DRB-00870
Minor-Temp
Defer SDWK

INTERA will forward to you a memo for your files that indicates that the project must be completed in compliance with the Interim Guidelines.

Jim Joseph

INTERA Inc.

One Park Square

6501 Americas Parkway NE

Suite 820

Albuquerque, NM 87110

505.246.1600 x209

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

MEMORANDUM

DATE: June 21, 2004

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Tierra West

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Tract 168, Town of Atrisco Grant Unit 6, Project No. 1003280 – 04DRB-00835

There is the potential for 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 "Interim Guidelines for Development Within One Thousand Feet of a Landfill." 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.

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1003280
DRB Application No.:_____

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Vista Pacifica Subdivision Phase 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 168, Town of Atrisco Grant Unit 6
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		16' F-E	Residential Paving Curb and Gutter 4' Sidewalk (West Side Only)	Corregidor Drive	Sunset Gardens Rd.	Gonzales Rd.	/	/	/
		16' F-E	Residential Paving Curb and Gutter 4' Sidewalk (East Side Only)	Oasis Drive	Sunset GardensRd.	Gonzales Rd.	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	SAS Gravity Line	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	Water PVC Line	Red Mesa Avenue	Corregidor Drive	Oasis Drive	/	/	/

revised 07/01/01

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Water PVC Line	Vierra Avenue	Corregidor Drive	Oasis Drive	/	/	/
		8"	Water PVC Line	White Reserve Avenue	Corregidor Drive	Oasis Drive	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN__Vista Pacifica Unit 2_____

NOTES

1 *All internal sidewalk deferred.

2

3

revised 07/01/01

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Ronald R. Bohannan NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
3/28/04 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

____ Major Subdivision action
_X_ Minor Subdivision action
____ Vacation **V**
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

____ 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)

APPEAL / PROTEST of... **A**

____ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: STILLBROOKE HOMES INC PHONE: 505.858.1800
ADDRESS: 8901 ADAMS NE STE A FAX: 505.858.1811
CITY: ABQ STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: DEVELOPER -OWNER **List all owners:** MANUEL T SANCHEZ & CLARA C MARTINEZ
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: PRELIMINARY PLAT APPROVAL ~~& SIDEWALK DEFERRAL~~ No Exhibits Sam
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. TRACT 168 Block: ____ Unit: ____
Subdiv. / Addn. TOWN OF ATRISCO GRANT UNIT 6
Current Zoning: R-1 Proposed zoning: SAME
Zone Atlas page(s): K11 No. of **existing** lots: 1 No. of **proposed** lots: 36
Total area of site (acres): 5.00 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. 101105740710740802 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: GONZALES ROAD SW
Between: OASIS DRIVE SW and CORREGIDOR DRIVE 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.): 04DRB-00568
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE ____ DATE 5/28/04
(Print) RONALD R. BOHANNAN, P.E. ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

~~INTERNAL ROUTING~~
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
~~☑ Case history #s are listed~~
YES ☑ Site is within 1000ft of a landfill
☐ ~~F.H.D.P.~~ density bonus
☐ ~~F.H.D.P.~~ fee rebate

Application case numbers	Action	S.F.	Fees
04DRB - ____ - 00835	PP	S(2)	$ 1675
____ - ____ - ____			$ 75
____ - ____ - ____			$ 20
____ - ____ - ____	~~FDSW~~	~~✓~~	~~$ Ø~~
____ - ____ - ____			$
			Total $ 1770.00

Hearing date JUNE 23rd 04

B Bohannan 5/28/04
Planner signature / date

Project # 1003280

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

45' lots ?!

- X Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- X Proposed Infrastructure List
- X Design elevations & cross sections of perimeter walls
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Property owner's and City Surveyor's signature on the proposed plat
- X FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule) $1675
- X Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- __ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- __ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- __ 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
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

- __ **1** copy of each of the following items
- __ 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
- __ Plat or plan reduced to 8.5" x 11"
- __ Official D.R.B. Notice of the original approval
- __ Approved Infrastructure List. If not applicable, please initial. _____
- __ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application
- __ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the 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)

5/28/04
Applicant signature / date

Form revised 10/03

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

Application case numbers
04DRB - ____ - 00835
____ - ____ - ____
____ - ____ - ____

5/28/04
Planner signature / date

Project # 1003280

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

May 28, 2004

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

RE: Preliminary Plat Approval and Sidewalk Deferral for Vista Pacifica Unit 2
Tract 168, Town of Atrisco Grant Unit 6
Zone Atlas Page K-11

Dear Mrs. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes Inc., requests the approval of the Preliminary Plat and Sidewalk Deferral for Vista Pacifica Unit 2. The site is zoned R-1 and is located on Gonzales Road SW between Oasis Drive SW and Corregidor Drive SW. The property is zoned for single-family residential and the developer wishes to build 36 homes on the property. The site is under the traffic threshold requirements of the TIS.

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

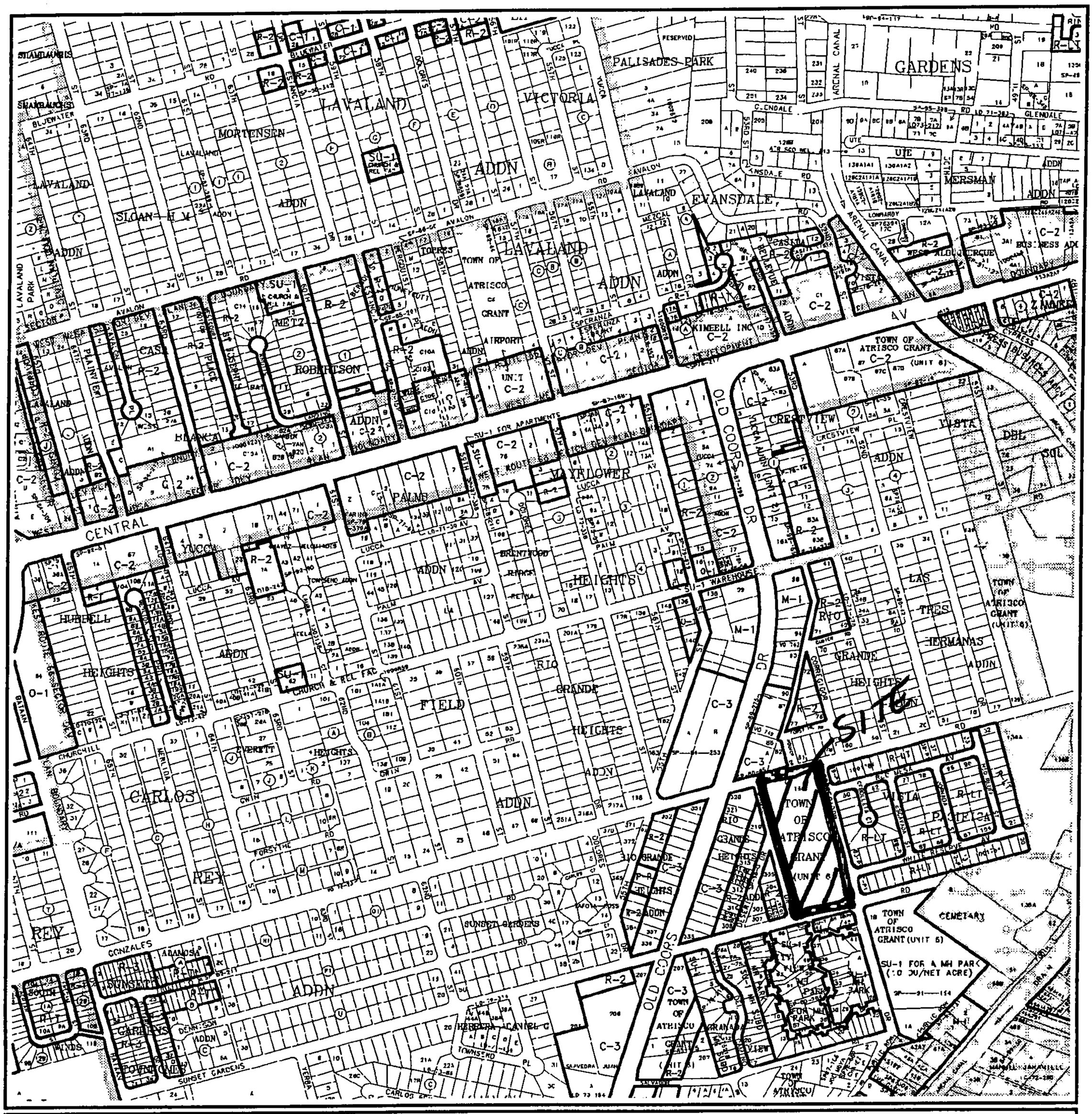
Sincerely,

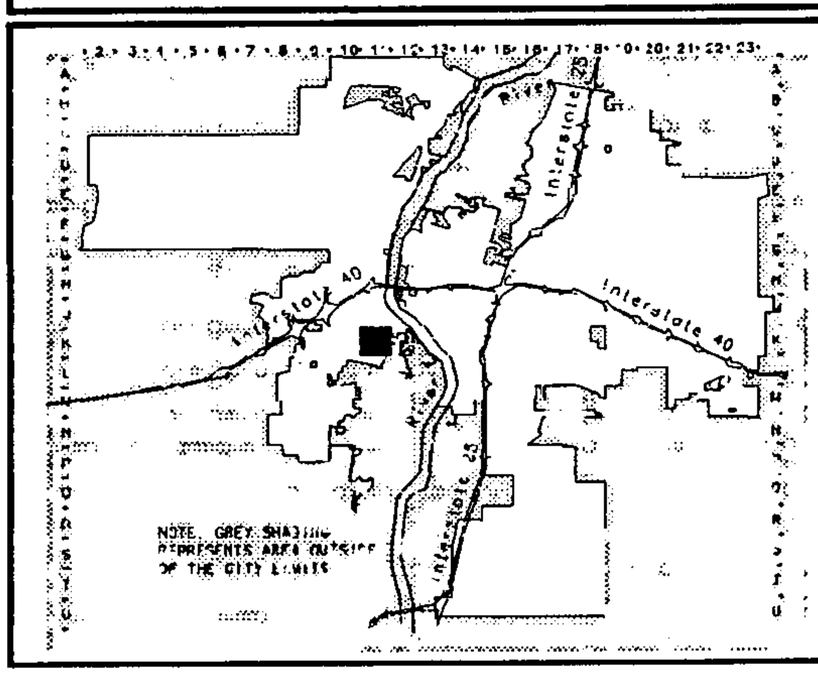
Ronald R. Bohannan, P.E.

Enclosure/s

cc: Scott Henry
Jeff Jesionowski
Dolores Griego, Crestview Bluff N.A.
Rick Jenkins, Crestview Bluff N.A.
JN: 240025
RRB/kk

2004:240025:2425Prelim Plat52804.doc





CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

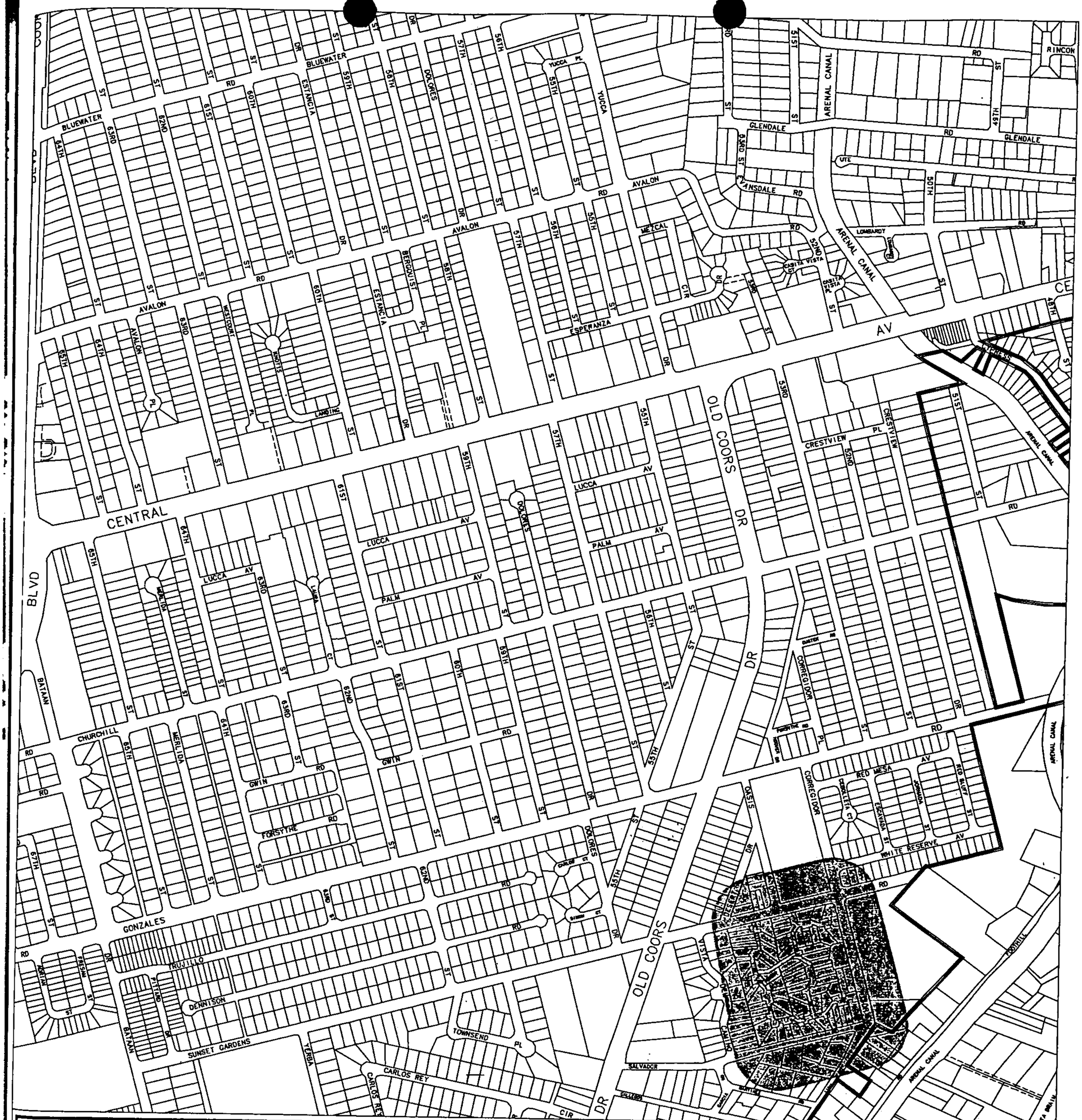
GRAPHIC SCALE IN FEET

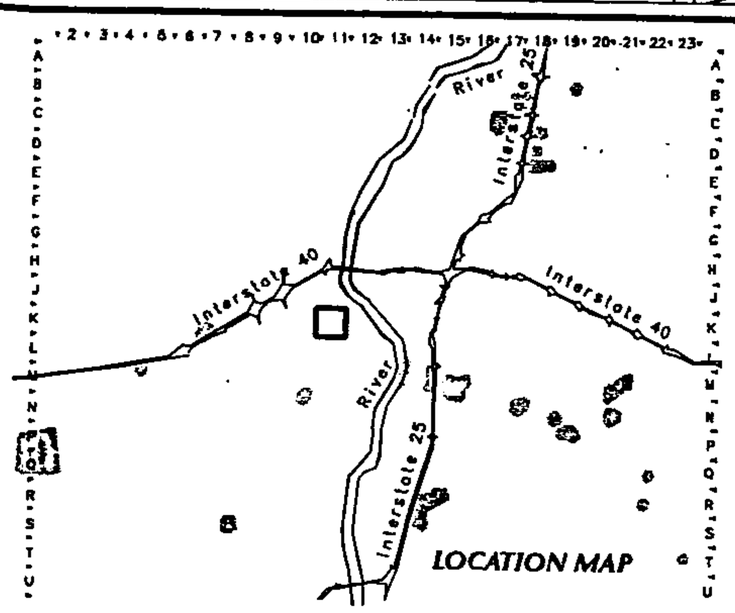
250 0 750 1000

Zone Atlas Page

K-11-Z

Map Amended through August 01, 2003





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Scale is Approximately 1" = 750'

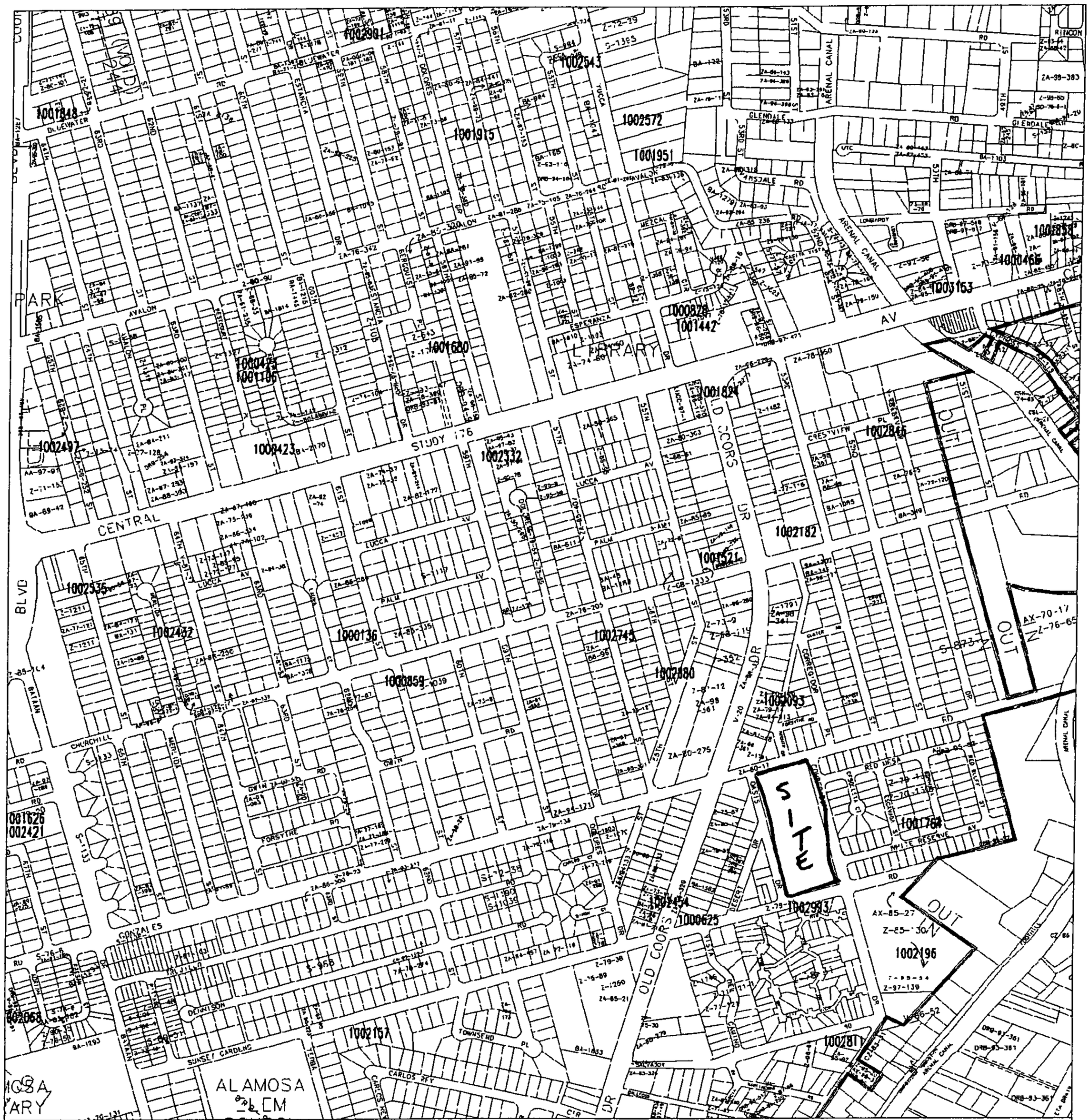
Source of data: City of Albuquerque Environmental Health Dept

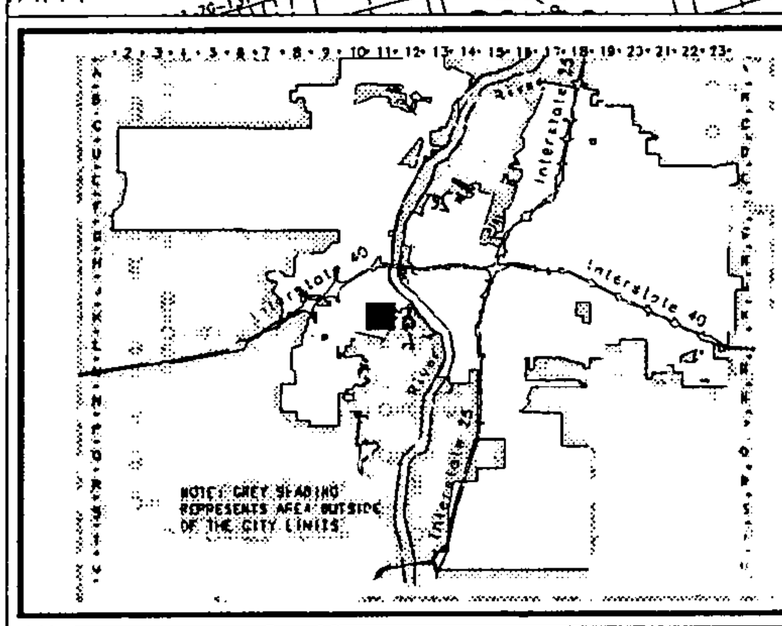
Municipal Limits

Special LANDFILL Map

K-11

August 22, 2003





Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Scale is Approximately 1" = 750'

History Map

K-11

January 13, 2004

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

May 28, 2004

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **May 29, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **VISTA PACIFICA UNIT LOCATED ALONG DESERT DRIVE, OASIS DRIVE, CORREGIDOR DRIVE, GONZALES ROAD AND SUNSET GARDENS ROAD SW, TRACT 168, TOWN OF ATRISCO GRANT, UNIT 6,** zone map **K-11.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: K-11

CRESTVIEW BLUFF N.A. (R)
***Dolores Griego**
540 53rd St. SW/87105 831-3702 (h) 681-6147 (cell)
Rick Jenkins
208 Crestview Dr. SW/87105 280-0904 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

7002 0860 0002 3202 1669

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

ALBUQUERQUE NM 87101 MAY 28 2004 USPS Postmark Here

Sent To: RICK JENKINS
Street, Apt. No.; or PO Box No.: 208 CRESTVIEW DR SW
City, State, ZIP+4: ABQ 87105

PS Form 3800, April 2002 — See Reverse for Instructions

7002 0860 0002 3202 1652

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

ALBUQUERQUE NM 87101 MAY 28 2004 USPS Postmark Here

Sent To: Dolores Gallegos
Street, Apt. No.; or PO Box No.: 5403 3rd ST SW
City, State, ZIP+4: ABQ NM 87105

PS Form 3800, April 2002 — See Reverse for Instructions

FORM DRWS: DRAINAGE REPORT/WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: **VISTA PACIFICA UNIT 2**
AGIS MAP #: **K-11**
LEGAL DESCRIPTION: **TRACT 168, TOWN OF ATRISCO GRANT UNIT 6**

X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza de Sol) on **MAY 28, 2004** (Date).

Applicant/Agent — Date: 5/28/04

Hydrology Division Representative — Date: 5/28/04

X WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza de Sol) on **MAY 5, 2004** (Date).

Applicant/Agent — Date: 5/28/04

Utilities Division Representative — Date: 5/28/04

DID NOT receive 8 of fax 5/28/04

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: TIERRA WEST LLC **DATE OF REQUEST:** 5/28/04 **ZONE ATLAS PAGE(S):** K-11

CURRENT:
ZONING R-1

PARCEL SIZE (AC/SQ. FT.) 5.00 ± AC

REQUESTED CITY ACTION(S):
ANNEXATION [ ] SECTOR PLAN [ ]
COMP. PLAN [ ] ZONE CHANGE [ ]
AMENDMENT [ ] CONDITIONAL USE [ ]

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT [ ]

LEGAL DESCRIPTION:
LOT OR TRACT # TRACT 168
BLOCK #
SUBDIVISION NAME TOWN OF ATRISCO GRANT UNIT 6

SITE DEVELOPMENT PLAN:
A) SUBDIVISION [ ] BUILDING PERMIT [X]
B) BUILD'G PURPOSES [X] ACCESS PERMIT [ ]
C) AMENDMENT [ ] OTHER [ ]

GENERAL DESCRIPTION OF ACTION:[1]
OF UNITS: 36
BUILDING SIZE: MAX. 2500 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE _____ DATE 5/28/04
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL—2ND FLR 924-3994

THRESHOLDS MET? YES [✓] NO [ ]
MITIGATING REASONS FOR NOT REQUIRING **TIS:** PREVIOUSLY STUDIED: [ ]
NOTES: Under threshold (36 lots) 5 AC

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. ***ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.***

TRAFFIC ENGINEER DATE 5/28/04

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted – regardless of the project size, location or traffic generated."

REQUIRED **TIS** **MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC.** ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL IF A VARIANCE TO THIS PROCEDURE IS REQUESTED AND NOTED ON THIS FORM, OTHERWISE THE APPLICATION MAY NOT BE ACCEPTED OR DEFERRED IF THE ARRANGEMENTS ARE NOT COMPLIED WITH.

TIS **-SUBMITTED** ___/___/___ _____ _____
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
   B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

   Signs must be posted from June 8TH '04 To JUNE 23 '04.

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Karen Kline, 5/28/04
(Applicant or Agent) (Date)

I issued 4 signs for this application, 5/28/04, [illegible]
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1003280

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

PAID RECEIPT

APPLICANT NAME: STILLBROOKE HMS, INC

AGENT: TIERRA WEST LLC

ADDRESS: 8569 JEFFERSON ST. NE

PROJECT & APP #: 1003280 / 04DRB-00835

PROJECT NAME:

$ 20 469099/4916000 Conflict Management Fee

$ 1675.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75 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

$ 1770.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division
05/28/2004 1:02PM LOC: ANNX
RECEIPT# 00026758 WS# 007 TRANS# 0045
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $1,770.00
J24 Misc $75.00
CK $1,770.00
CHANGE $0.00

Clearbrook Investments, Inc.
8901 Adams NE
Suite A
Albuquerque, NM 87113

BANK OF ALBUQUERQUE, NA
ALBUQUERQUE, NM 87105
95-660/1070

1012

5/28/2004

PAY TO THE ORDER OF City of Albuquerque $ 1,770.00

One Thousand Seven Hundred Seventy and 00/100**********

DOLLARS
Security features included. Details on back.

DUPLICATE
City Of Albuquerque
Treasury Division
05/28/2004 1:02PM LOC: ANNX
RECEIPT# 00026757 WS# 007 TRANS# 0045
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $1,770.00
J24 Misc $1,675.00

Thank You

City of Albuquerque

05/28/2004 1:01PM LOC: ANNX
RECEIPT# 00026756 WS# 007 TRANS# 0045
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt $1,770.00
J24 Misc $20.00

Cynthia A King

Thank You

MEMO VP II plat submittal Tierra West

⑈001012⑈ ⑆107006606⑆ 7827208678⑈

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/21/04	#1003280 Vista Pacifica, Unit 2	Sketch	Sketch Comments

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
April 221, 2004
Comments

ITEM # 21

PROJECT # 1003280 **APPLICATION # 04-00568**

RE: Vista Pacifica, Unit 2/sketch

Zone change: now RT

Minimum lot size for R-1 is 5,000 square feet and minimum lot width is 50 feet. Setbacks required for R-1 must be followed.

A perimeter wall design submittal is required at preliminary plat. Be sure to follow the submittal requirements.

Sheran Matson, AICP DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1003280 Item No. 21 Zone Atlas K-11

DATE ON AGENDA 4-21-04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Standard DPM infrastructure required.
2)	Gonzales Road is a Bike Route (wider lane req'd)
3)	Need improvements to Corregidor Drive.
4)	Provide sketch of street x-sections for review of infrastructure list.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003280
Application Number: 04DRB-00568

DRB Date: 4/21/04
Item Number: 21

Subdivision: Vista Pacifica, Unit 2
Tract 168, Town of Atrisco Grant, Unit 6

Request for:
- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: R-1

Zone Page: K-11

New Lots (or units) : 40

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 40 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Parks is interested in having a park in this neighborhood, would like to discuss opportunities for dedication/purchase.

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003280 **AGENDA ITEM NO: 21**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

discussed

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED X; 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: April 21, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

_____ Major Subdivision action
_____ Minor Subdivision action
_____ Vacation **V**
_____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

_____ ...for Subdivision Purposes
__X__ ...for Building Permit
_____ IP Master Development Plan
_____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

_____ 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)

APPEAL / PROTEST of... **A**

_____ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: STILLBROOKE HOMES INC PHONE: 505.858.1800
ADDRESS: 8901 ADAMS NE STE A FAX: 505.858.1811
CITY: ABQ STATE NM ZIP 87113 E-MAIL: _____
Proprietary interest in site: DEVELOPER -OWNER **List all owners:** MANUEL T SANCHEZ & CLARA C MARTINEZ
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: SKETCH PLAT APPROVAL
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. TRACT 168 Block: _____ Unit: _____
Subdiv. / Addn. TOWN OF ATRISCO GRANT UNIT 6
Current Zoning: R-1 Proposed zoning: ~~SAME~~ RLT
Zone Atlas page(s): K11 No. of **existing** lots: 1 No. of **proposed** lots: 40
Total area of site (acres): 5± 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
UPC No. 101105740710740802 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: GONZALES ROAD SW
Between: OASIS DRIVE SW and CORREGIDOR DRIVE 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.):_____
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE _____ DATE 4/12/04
(Print) RONALD R. BOHANNAN, P.E. ___ Applicant __X__ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ NA **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
☑ Site is within 1000ft of a landfill
☑ F.H.D.P. density bonus
☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
04DRB - - 00568	SK		$ 0
- -			$
- -			$
- -			$
- -			$
			Total $ 0

Hearing date April 21, 2004

Les Duranceaux
Planner signature / date

Project # 1003280

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAN REVIEW AND COMMENT**

- ☒ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
- ☒ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- ☐ Scaled site plan and related drawings (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 request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Copy of the document delegating approval authority to the DRB
- ☐ Infrastructure List, if relevant to the site plan
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- ☐ Solid Waste Management Department signature on Site Plan
- ☐ 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
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Copy of the document delegating approval authority to the DRB
- ☐ Infrastructure List, if relevant to the site plan
- ☐ Completed Site Plan for Building Permit Checklist
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- ☐ 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
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Infrastructure List, if relevant to the site plan
- ☐ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- ☐ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- ☐ Infrastructure List, if relevant to the site plan
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

Applicant name (print)

4/12/04

Applicant signature / date

Form revised September 2001

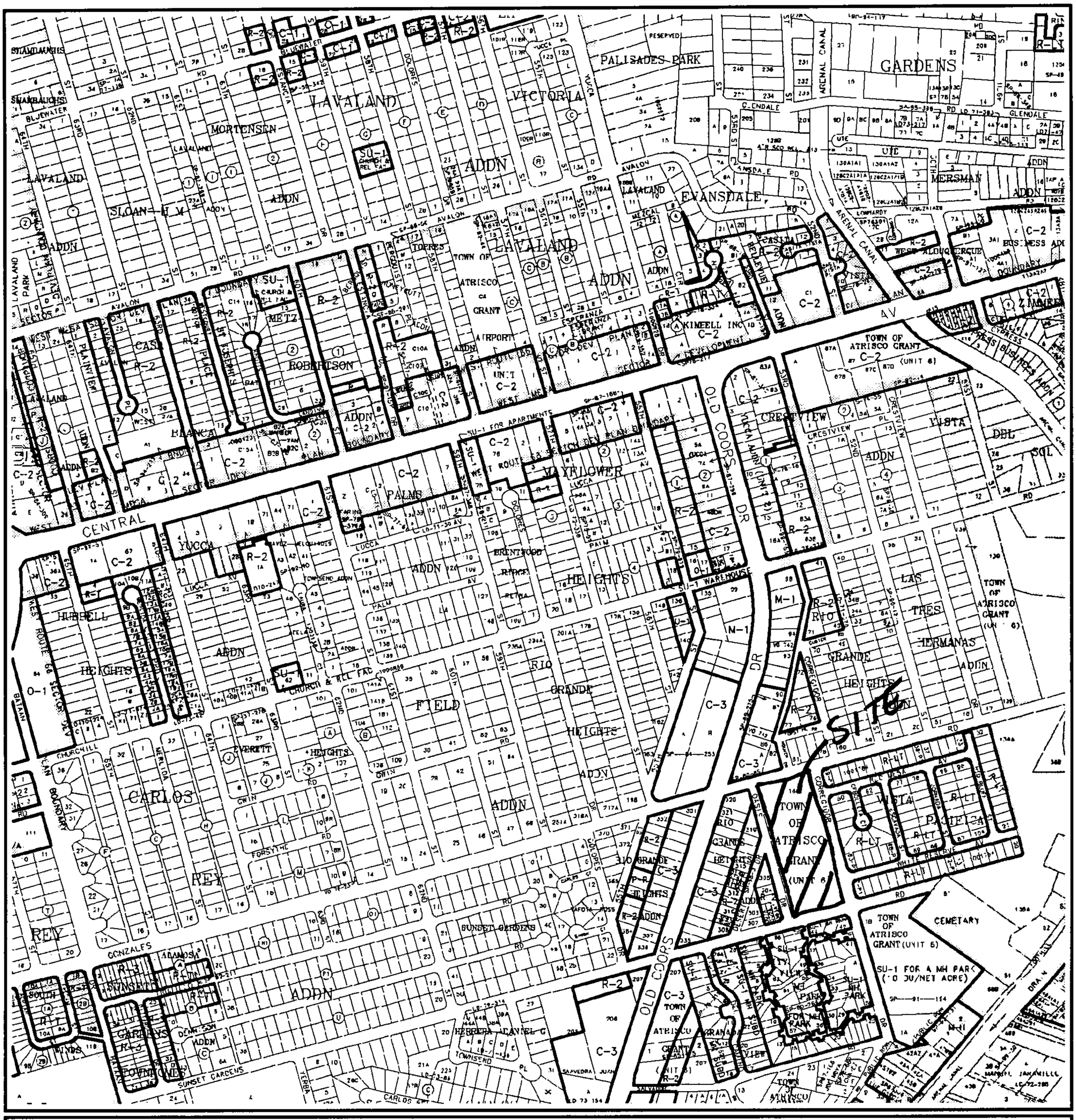
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

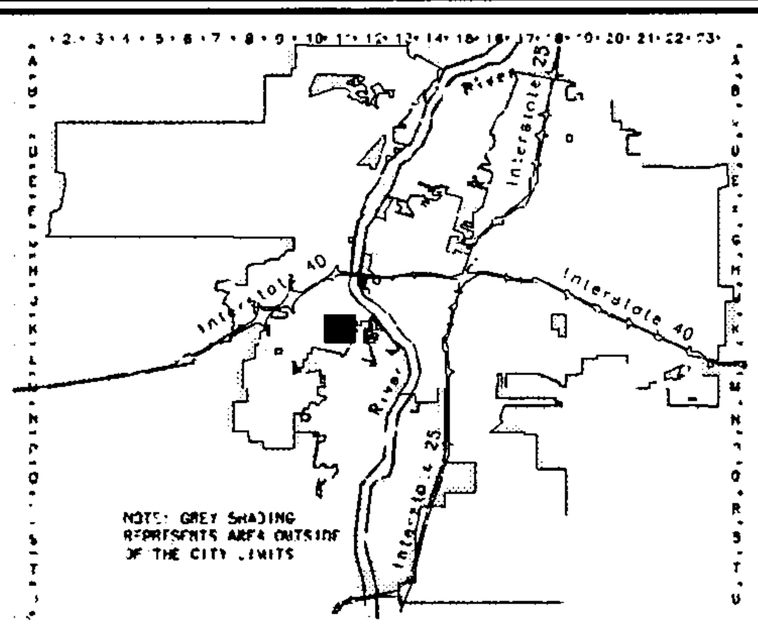
Application case numbers
04DRB - _____ - 00568
_____ - _____ - _____
_____ - _____ - _____

Les Durancaux 4-13-04

Planner signature / date

Project # 1003280





CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

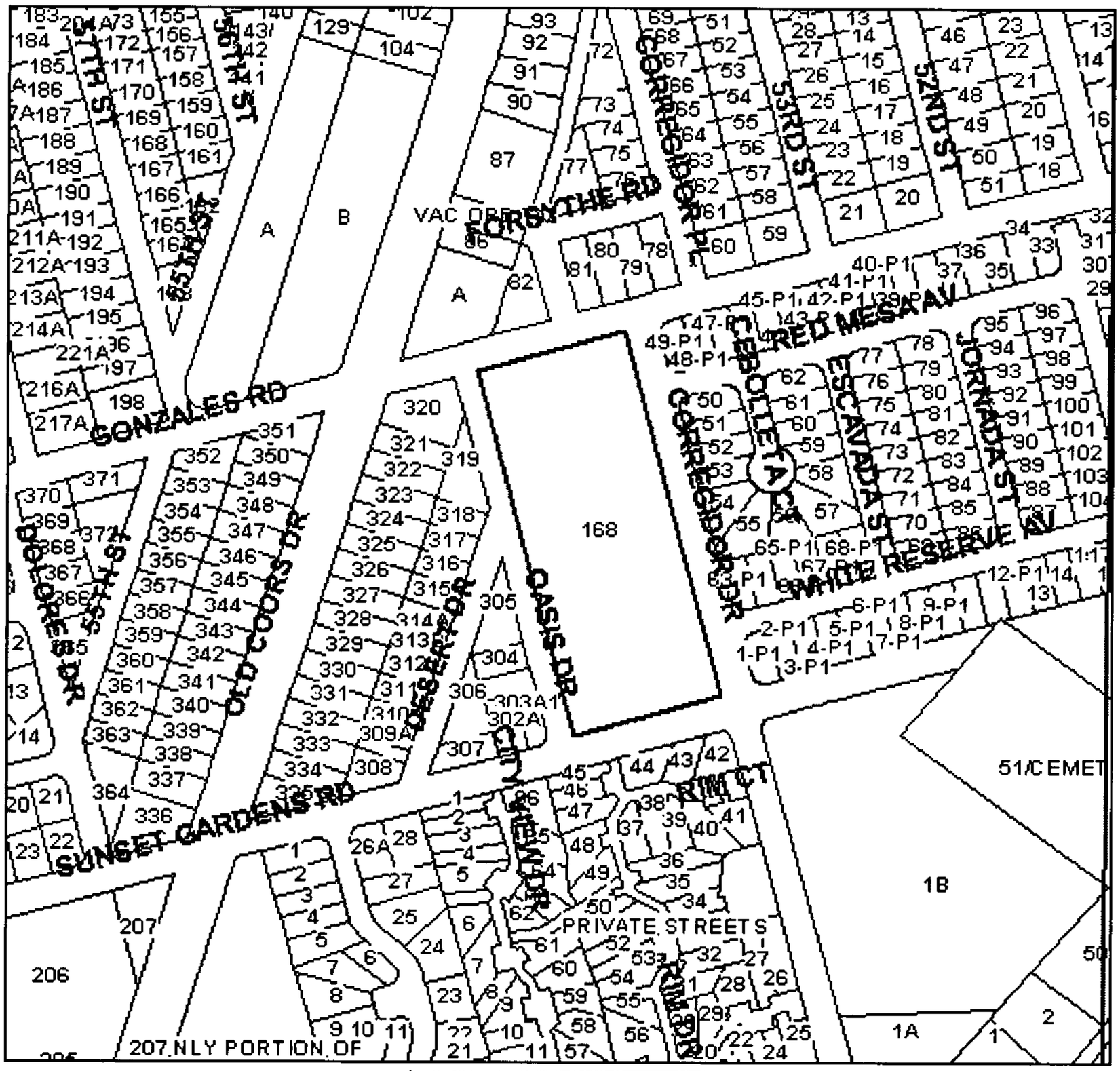
Zone Atlas Page

K-11-Z

Map Amended through August 01, 2003

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

○ Zoom In ◉ Id Address ○ Id ZM ○ Pan ○ Zoom Out



ReDraw Screen

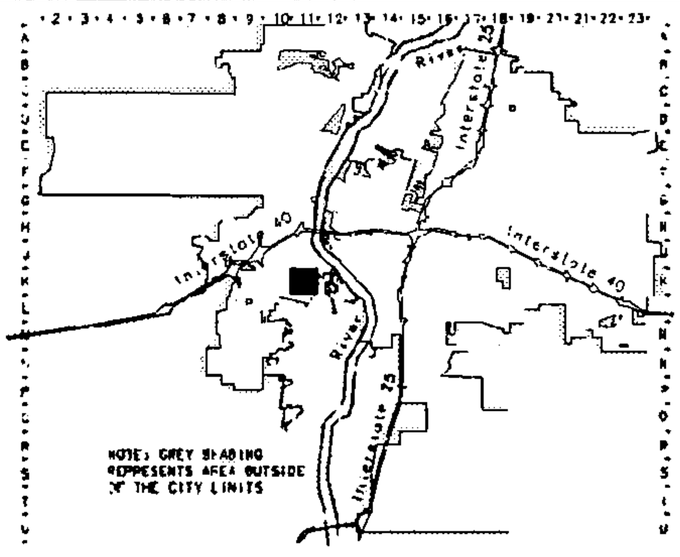
LAYER LEGEND

- ☑ STREET NAMES
- ☐ PARKS
- ☐ CITY LIMITS
- ☑ ZONE MAP GRID
- ☐ NBR BOUNDARY
- ☐ COMMUNITY PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

SHOW LOCATION

SHOW 1999 AERI

Selected Address: 99999 GONZALES RD SW
Zoning: R-1 **Lot/Block/Subd: 168 , 0000 , TOWN OF ATRISCO GRANT UNIT 6**
Council District/Name: THREE , GRIEGO **County Commission: 2** **Rep District/Sen District: 14 ,** 26
Nbr Assoc: CRESTVIEW BLUFF R Comp. Plan: Established Urban
Voter Pct: 48
High Sch District: WEST MESA **Mid Sch District: TRUMAN** **Elem Sch District: ALAMOSA**
ZoneMap Page: K11 **Jurisdiction: CITY**
Police Beat: 147/WESTSIDE
Flood Zone: ZONE X
Comm Plan Area: **SOUTH VALLEY**
UPC #: 101105740710740802
Owner Name: SANCHEZ MANUEL T & MARTINEZ CLARA C
Owner Street Adress: 601 EDITH BLV
Owner City/State/Zip: ALBUQUERQUE / NM / 87102 2513 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.



Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Scale is Approximately 1" = 750'

History Map

K-11

January 13, 2004

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

April 13, 2004

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

RE: Sketch Plat Approval for Vista Pacifica Unit 2
Tract 168, Town of Atrisco Grant Unit 6
Zone Atlas Page K-11

Dear Mrs. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes Inc. requests the review and comments of the DRB members and approval of the Sketch Plat for Vista Pacifica Unit 2. The site is zoned R-1. The site is located on Gonzales Road SW between Oasis Drive SW and Corregidor Drive SW. The property is zoned for single-family residential and the developer wishes to build 40 homes on the property.

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

Sincerely,

Karen Kline for
Ronald R. Bohannan, P.E.

Enclosure/s

cc: Scott Henry
Jeff Jesionowski

JN: 240025
RRB/kk

2004:240025:2425Sketch Plat40604.doc