



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P**  Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D**  Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): THE Group PHONE: 505-514-0995  
 ADDRESS: 300 Branding Iron Rd. SE FAX: \_\_\_\_\_  
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: ron@thegroup.cc

APPLICANT: Navish LLC PHONE: 505-315-6563  
 ADDRESS: 8504 Waterford Pl. N.E. FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Minor subdivision creation of three lots.

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

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

Lot or Tract No. 1 Block: 3 Unit: 3 Tract 2  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-19 UPC Code: 101906401040920332

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_,Z\_, V\_, S\_, etc.): \_\_\_\_\_  
13DRB-70578 Project #1009730

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 0.7302  
 LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave.  
 Between: Louisiana Blvd. and Quail Springs Place  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT) . Review Date: 6/19/2013

SIGNATURE \_\_\_\_\_ DATE 10/28/2013  
 (Print Name) Ron E. Hensley Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date \_\_\_\_\_

Project # \_\_\_\_\_



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Revised: 4/2012

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<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
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<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date \_\_\_\_\_

Project # \_\_\_\_\_

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

- 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**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers 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.

Ron E. Hensley - THE Group

Applicant name (print)

Applicant signature / date

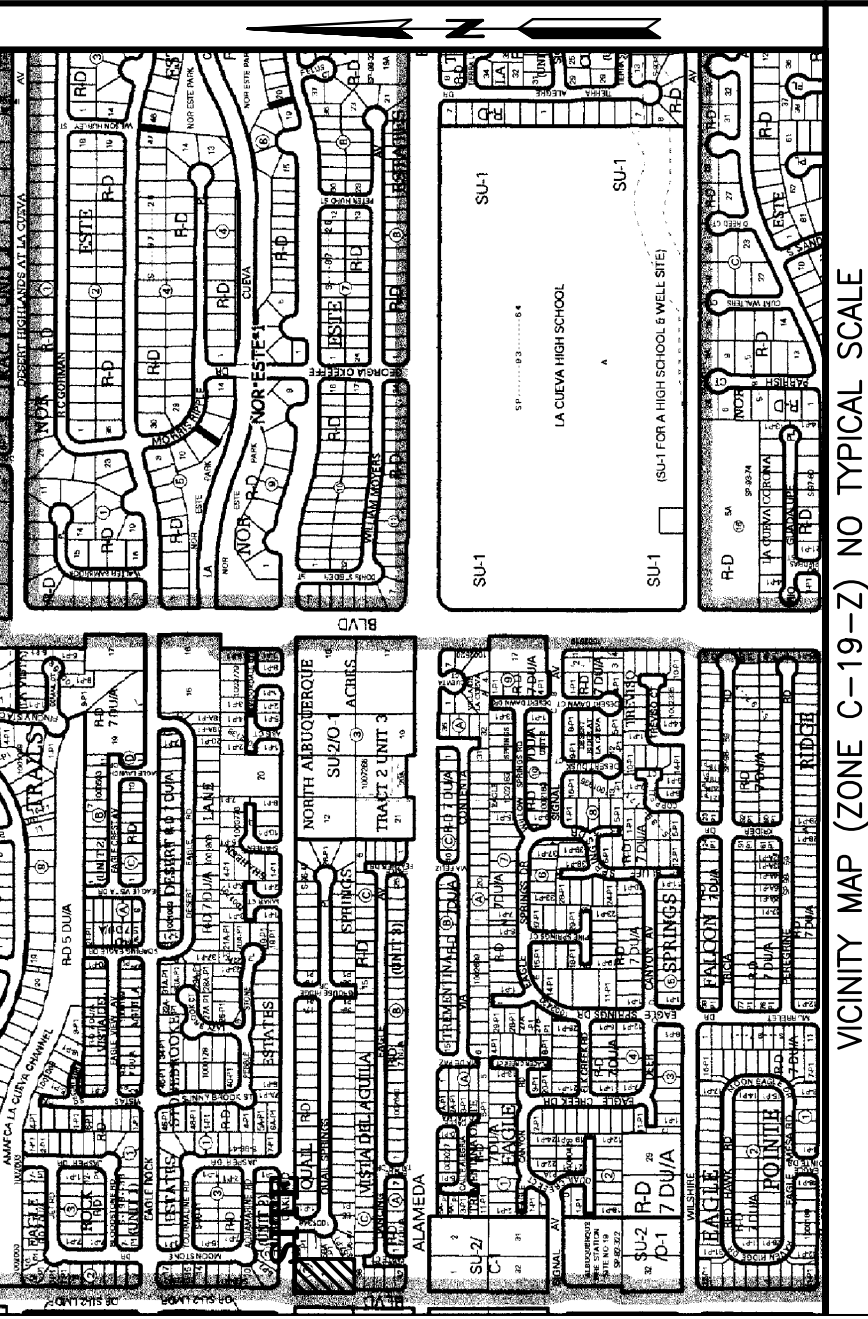


Form revised **October 2007**

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected      | _____ - _____ - _____    |
| <input type="checkbox"/> Case #s assigned    | _____ - _____ - _____    |
| <input type="checkbox"/> Related #s listed   | _____ - _____ - _____    |

Planner signature / date

Project # \_\_\_\_\_



VICINITY MAP (ZONE C-19-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO REPLAT THE REMAINING PORTION LOT 1 OF BLOCK 3, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2 INTO 3 RESIDENTIAL LOTS AND TO GRANT EASEMENTS AND DEDICATE RIGHTS OF WAY AS NECESSARY TO SERVE THE PARCELS CREATED.

**NOTES:**

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY A LETTER OF WATER AVAILABILITY; CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED R-D (CITY).
- 6) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
- 7) THE BENEFICIARIES OF THE PRIVATE ACCESS EASEMENT CREATED HEREON SHALL BEAR ALL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP THEREOF.
- 8) INCLUDED ONSITE OPEN SPACE PROVISIONS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(a)(3).
- 9) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS'S RECORDED 10-29-13, BERNALILLO COUNTY DOCUMENT #2013118662.

**CONSENT AND DEDICATION STATEMENT**  
 THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND THAT I AM GRANTING ALL EASEMENTS SHOWN HEREON, INCLUDING THE GRANTING OF THE PRIVATE STREET, VISTA OAKLAND COURT, N.E., AS A PERMANENT ACCESS EASEMENT AND THE DEDICATION OF THE SOUTH THIRTY FEET (30') OF OAKLAND AVENUE RIGHT OF WAY. IN WITNESS WHEREOF I HEREBY AFFIX MY HAND.

SHAKEEL RIZVI FOR NAZISH LLC

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, BY SHAKEEL RIZVI FOR NAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

MY COMMISSION EXPIRES \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ NOTARY PUBLIC

LINE	LENGTH	BEARING
L1	22.00'	S89°40'52"E
L2	8.13'	S89°39'14"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	47.15'	30.00'	90°02'36"	N45°20'18"E	42.44'
C2	25.73'	35.00'	42°07'38"	S40°48'14"E	25.16'
C3	59.68'	35.00'	97°41'59"	N69°16'57"E	52.71'
C4	31.40'	20.00'	89°57'32"	N44°39'38"W	28.27'
C5	25.13'	20.00'	71°59'44"	N36°19'00"E	23.51'
C6	56.23'	35.00'	92°03'18"	S26°17'13"W	50.38'

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE, ATLAS INDEX No. C-19.
- 3) GROSS SUBDIVISION AREA: 0.6173 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 3 LOTS
- 5) DRB PROJECT No. 1009730
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.02

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING THE REMAINDER PORTION OF LOT 1 OF BLOCK 3 OF TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN BOOK D AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT OF TANGENCY ON THE SOUTH RIGHT OF WAY OF OAKLAND AVENUE, NORTHEAST, WHENCE THE AGRS CONTROL STATION 10.C18 BEARS N68°40'14"W AND 2866.31 FEET DISTANT; THENCE S89°38'24"E ALONG THE SOUTH LINE SAID OAKLAND AVENUE, NORTHEAST A DISTANCE OF 84.74 FEET TO THE NORTHEAST CORNER; THENCE S00°19'08"W ALONG A DISTANCE OF 236.14 FEET TO THE SOUTHEAST CORNER; THENCE N89°39'22"W A DISTANCE OF 114.57 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD, NORTHEAST; THENCE N00°15'58"E ALONG SAID EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD, NORTHEAST A DISTANCE OF 206.15 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY A DISTANCE OF 47.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30 FEET, A CENTRAL ANGLE OF 90°02'36" AND A CHORD THAT BEARS N45°20'18"E A DISTANCE OF 42.44 FEET TO A POINT OF TANGENCY AND POINT OF BEGINNING, AND CONTAINING 26888 SQUARE FEET (0.6173 ACRES), MORE OR LESS.

**UTILITY NOTE:**

PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND VISTA OAKLAND COURT AND IS GRANTED FOR THE JOINT AND COMMON USE OF:  
 A) PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.  
 B) NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.  
 C) CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURRED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.  
 D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

AGRS CONTROL STATION "10.C18"  
 Y=1524123.885  
 X=1542565.263  
 MAPPING ANGLE = -0°11'19.43"  
 COMBINED FACTOR=0.99966504  
 (NEW MEXICO COORDINATE SYSTEM  
 CENTRAL ZONE--NAD83)  
 ORTHO HGT.: 5222.09 (NAMD 88)

TI: N68°40'14"W  
 2866.31'

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101906401040920332  
 PROPERTY OWNER OF RECORD NAZISH, LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE

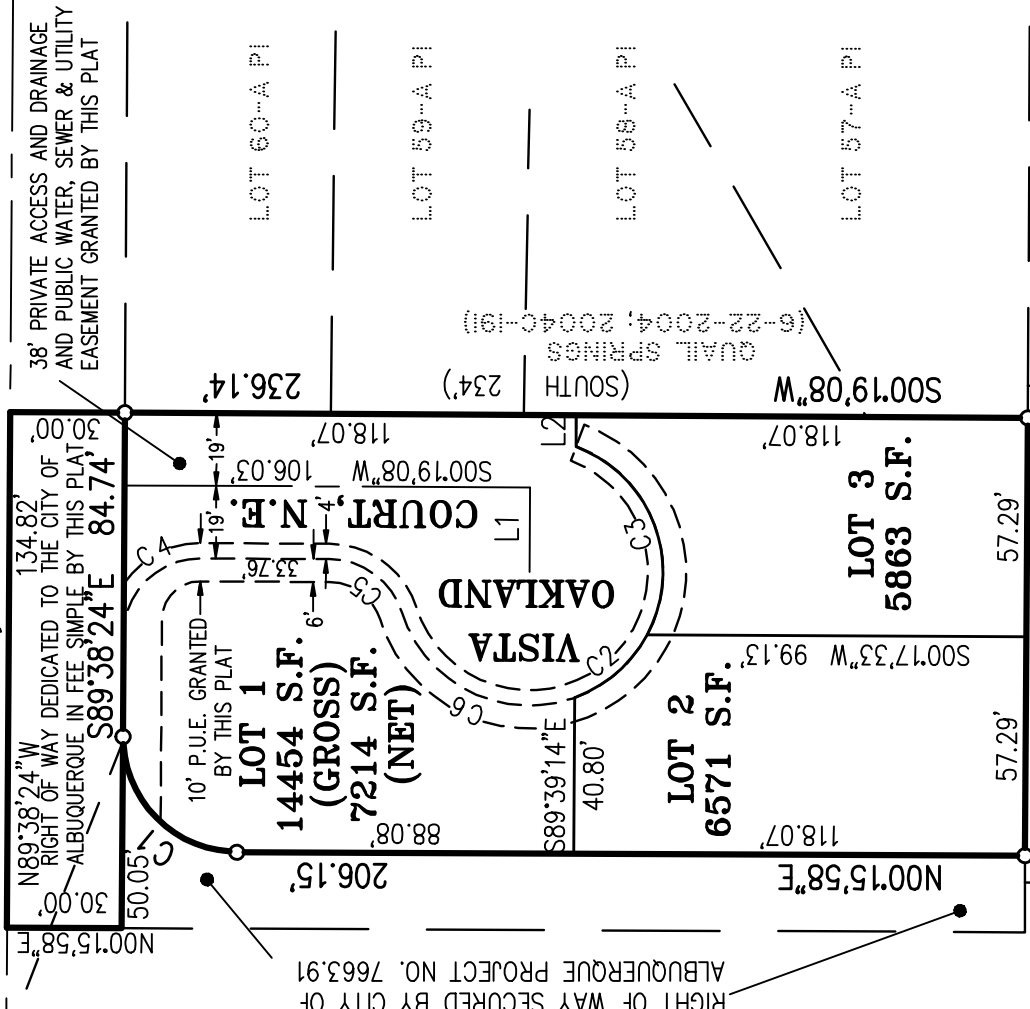


SCALE: 1" = 50'

**LEGEND**

- FOUND SURVEY MARKER AS DESCRIBED
- #5 REBAR WITH CAP "PWT 10204"
- △ CITY CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

**OAKLAND AVENUE, N.E. - 60' R.O.W.**



VISTA DEL AGUILA UNIT 3  
 (3-25-2004; 2004C-101)

**PLAT OF  
 VISTA OAKLAND  
 SITUATE WITHIN  
 PROJECTED SECTION 18  
 T.11N., R.4E., N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2013**

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. 1009730 APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CITY ENGINEER DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE DATE

PNM ELECTRIC SERVICES COMPANY DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION d/b/a CENTURYLINK QC DATE

COMCAST CABLE DATE

No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))

**SURVEYOR'S CERTIFICATION**

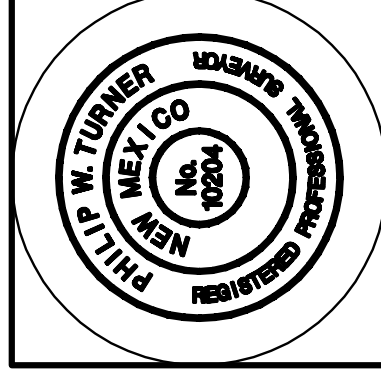
I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MARCH 29, 2013, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

PHILIP W. TURNER

N.M.P.S. 10204

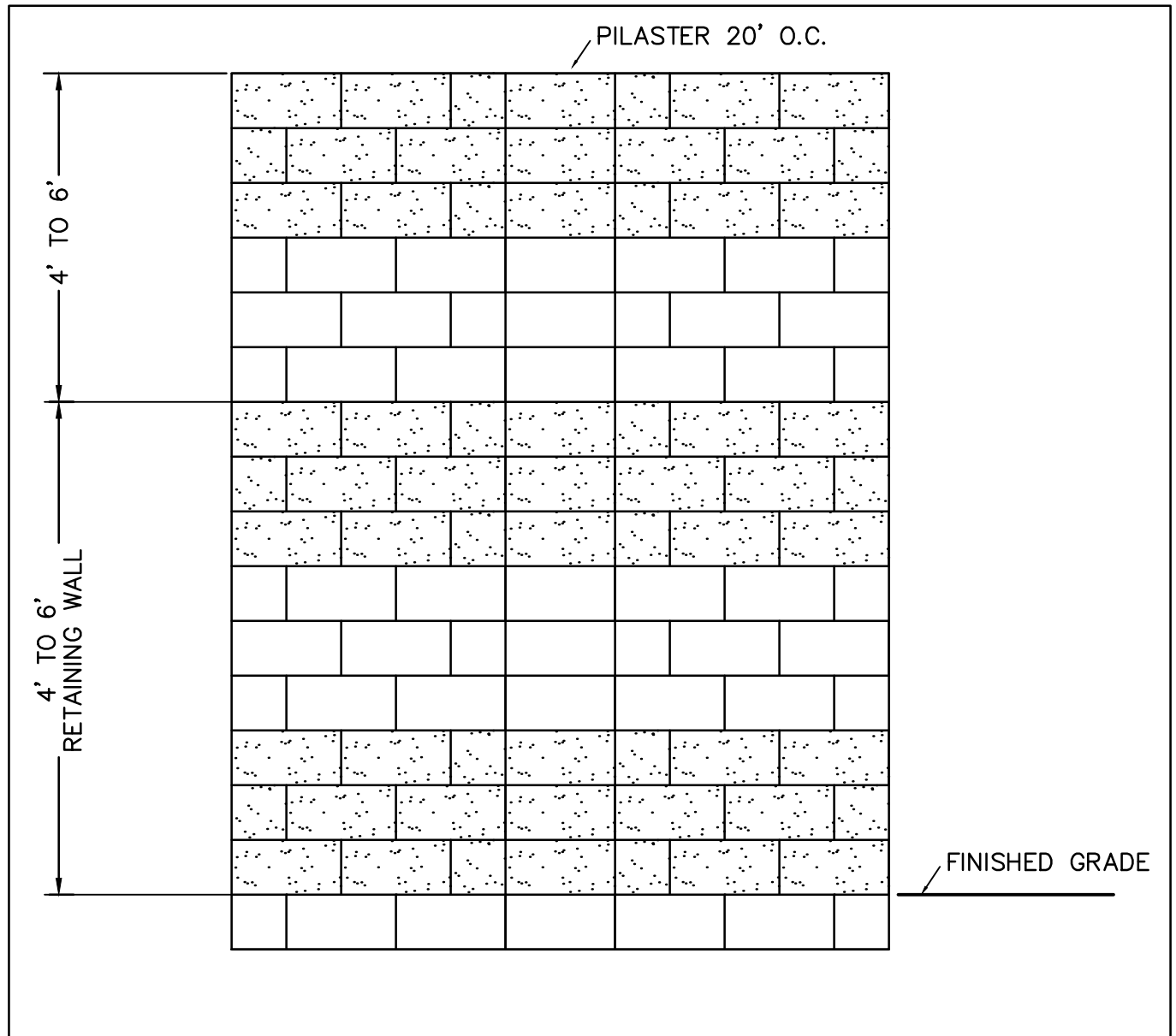
DATE

PLAT AND SURVEY BY:



**TERRAMETRICS NM**

4175 MONTGOMERY BLVD., NE  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: (505) 881-2903



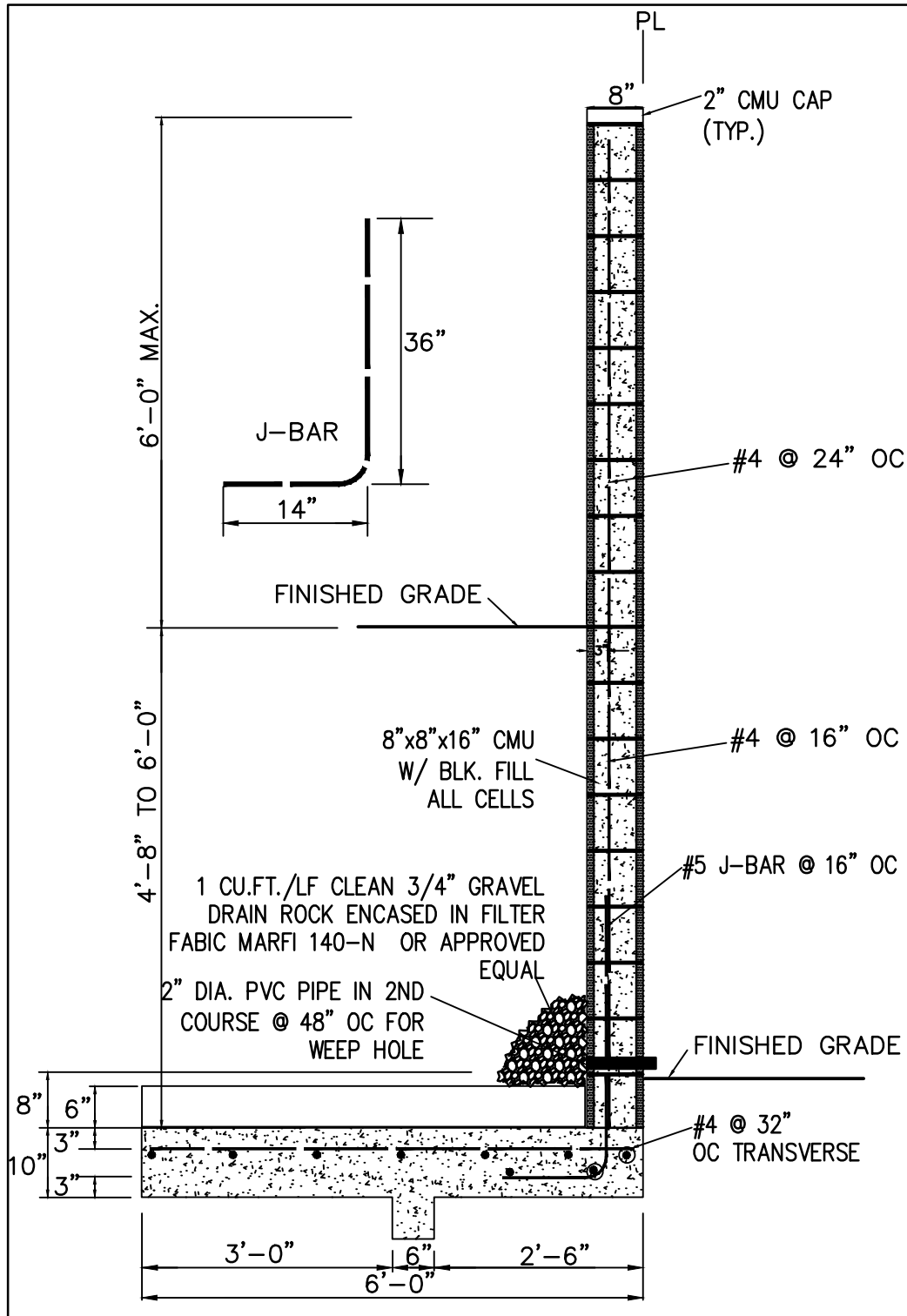
DARK BROWN STANDARD BLOCK



DARK BROWN SPLIT FACED BLOCK



300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone:(505)514-0995



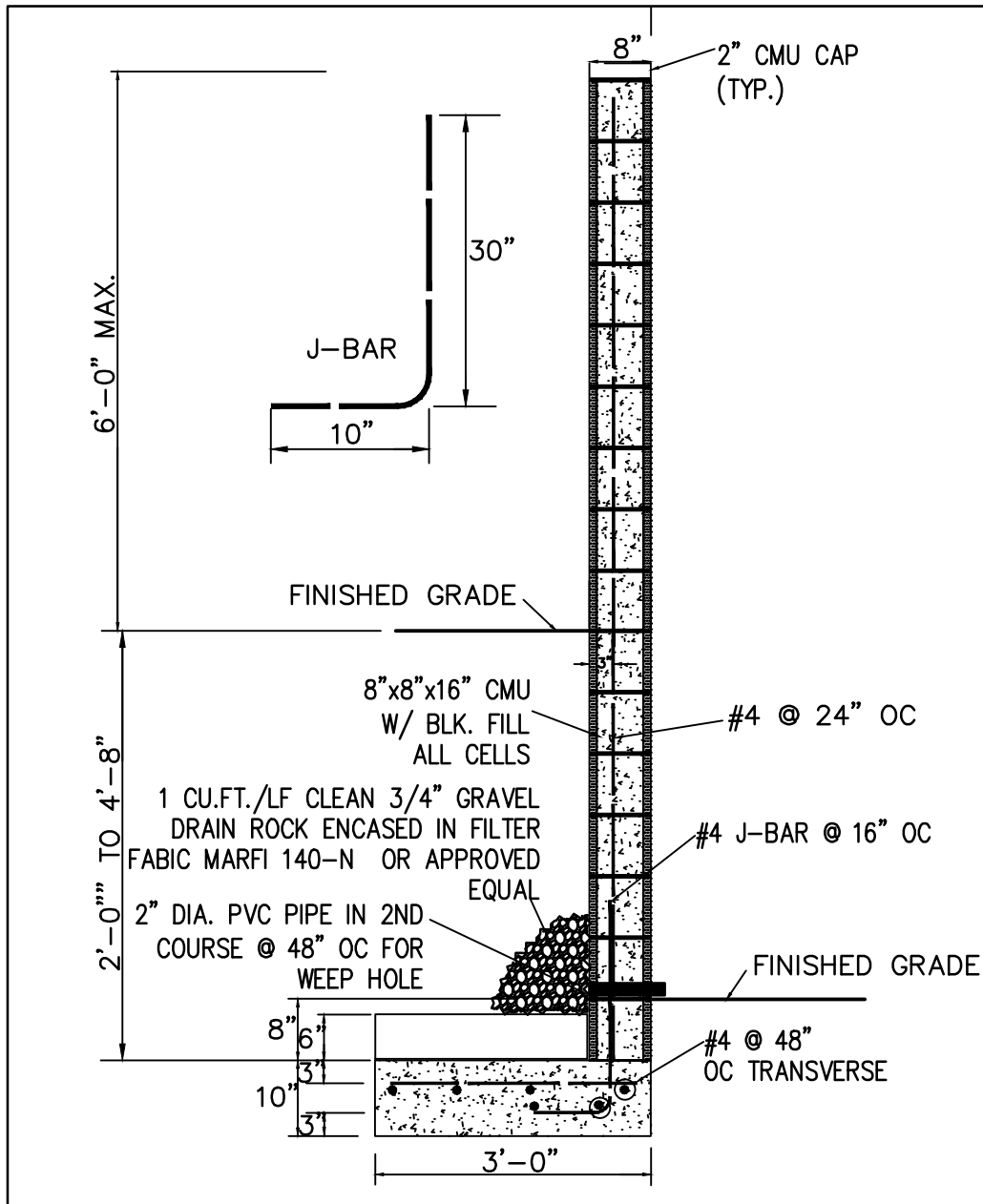
1

RETAINING WALL 4'-8" TO 6'-0"

NTS



300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone:(505)514-0995



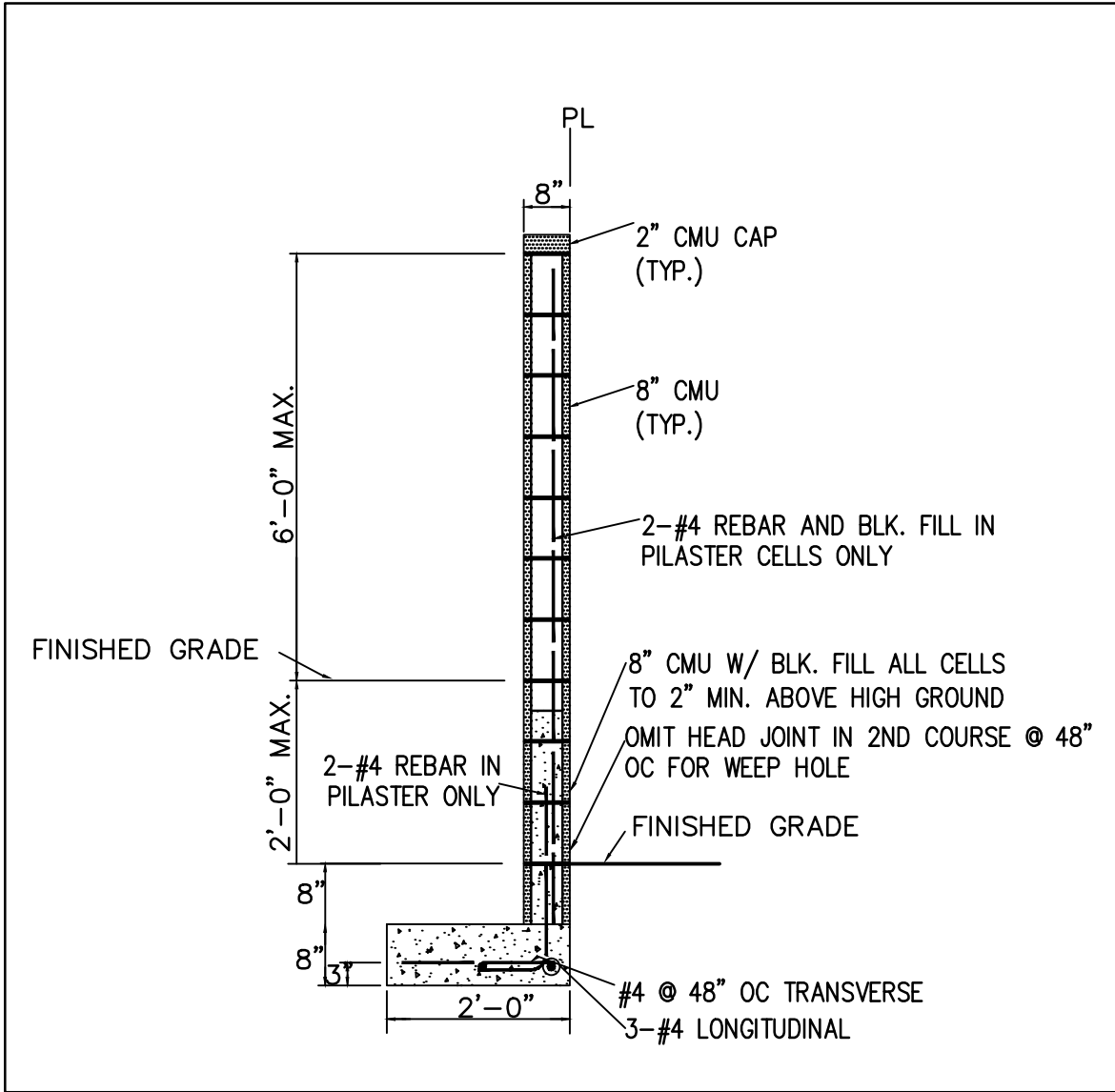
2

RETAINING WALL 2'-0" TO 4'-8"

NTS



300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone:(505)514-0995



3

RETAINING WALL < 2'-0"

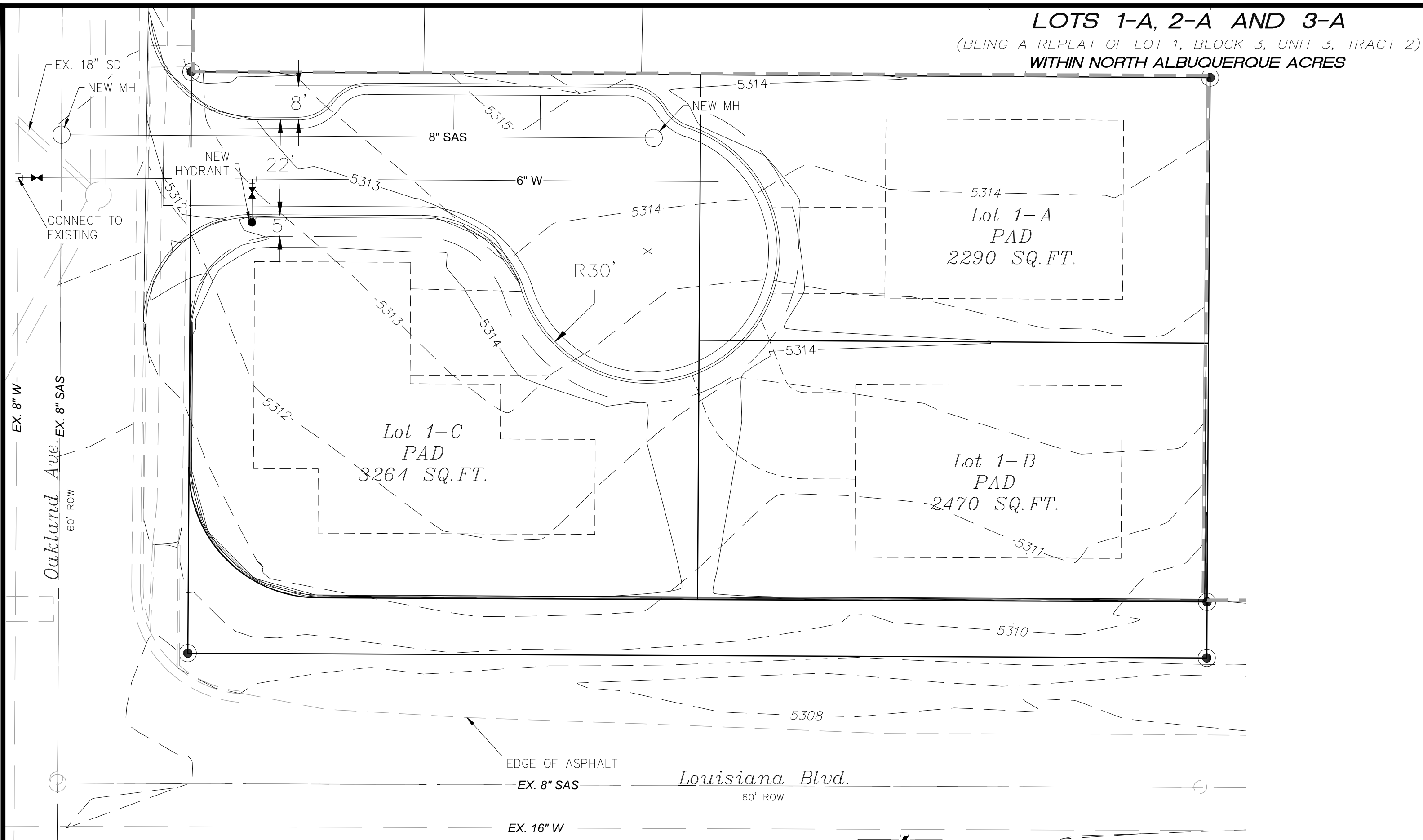
NTS

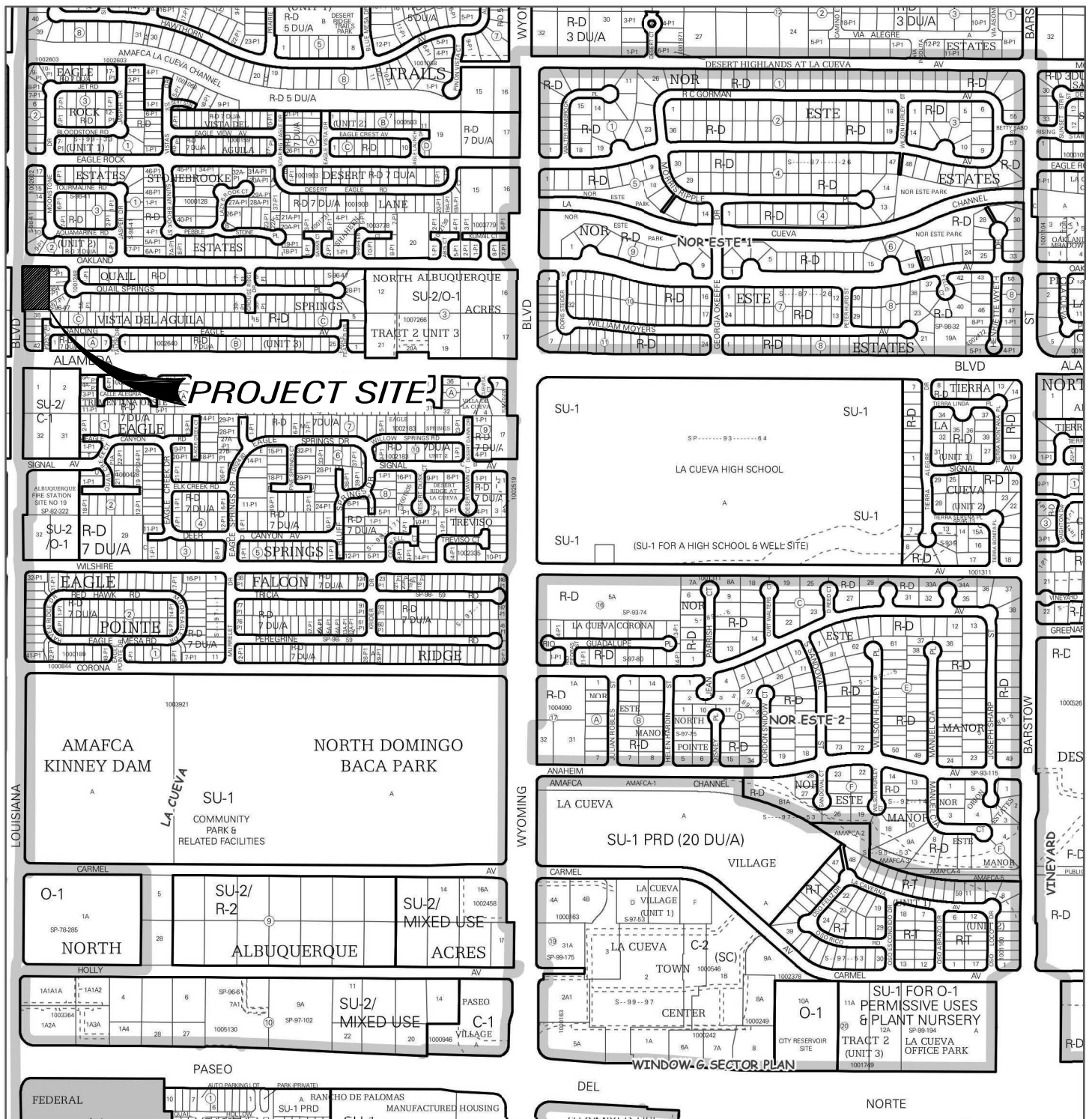


300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone:(505)514-0995



**LOTS 1-A, 2-A AND 3-A**  
 (BEING A REPLAT OF LOT 1, BLOCK 3, UNIT 3, TRACT 2)  
 WITHIN NORTH ALBUQUERQUE ACRES





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

Map amended through: 6/5/2009

Zone Atlas Page:  
**C-19-Z**

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

Feet  
0 750 1,500

Note: Grey Shading Represents Area Outside of the City Limits

Current DRC  
Project Number: **559083**

**FIGURE 12**

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: **1009730**  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev. 9-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Vista Oakland Subdivision**

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

**Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
		22' FF	Private Paving	Vista Oakland Ct.	Oakland Ave.	144' South	/	/
		18"	Storm Drain W/ Type C Inlet	Vista Oakland Ct.	Oakland Ave.	40' South	/	/
		6"	Public Water Water Line W/ Fire Hydrant and Appurtances	Oakland Ave.	Connection	Vista Oakland Ct.	/	/
		4"	Water Line W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South	/	/
		8"	Sanitary Sewer SAS W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South	/	/
		42' FF	Paving Art. Pvmnt. W/6' Sidewalk C & G, Median Curb	Louisiana Blvd.	Oakland Ave.	South PL	/	/
		40' FF	Res. Pvmnt. W/6' Sidewalk C & G	Oakland Ave.	Louisiana Blvd.	East PL	/	/

Items listed below are on the CCJP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this project. The items listed below are subject to the standard SIA requirements.					
Anteeced DRC #	Constructed Under DRC #	Type of Improvement	Location	From	To
				Inspector	City Crst Engineer
				/	/
				/	/

Approval of Creditable Items:  
 Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_  
 City User Dept. Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
 Street lights per City requirements.

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

**AGENT / OWNER** \_\_\_\_\_ **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

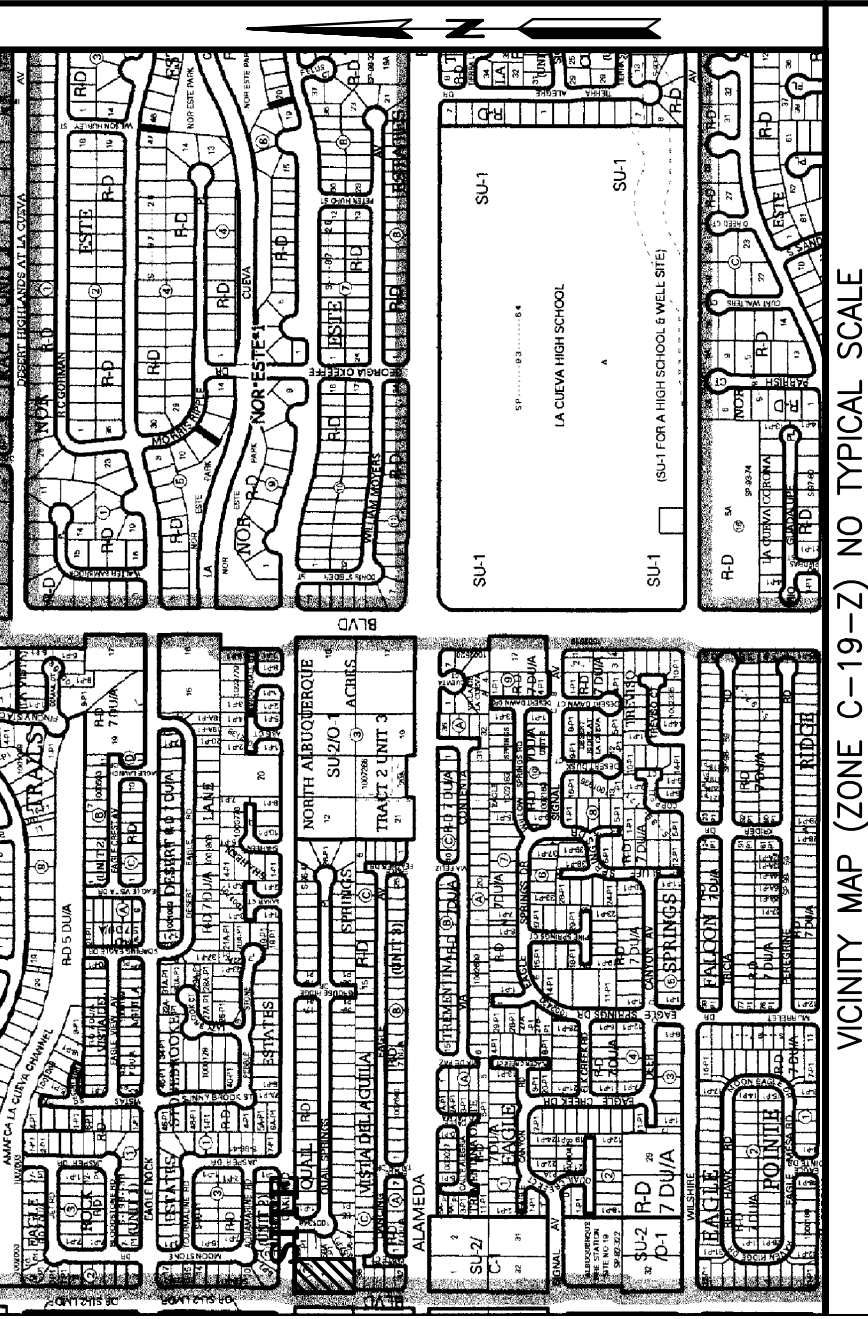
**Ron E. Hensley P.E.**  
 NAME (print) \_\_\_\_\_ **PARKS & GENERAL RECREATION - date**

**THE Group**  
 FIRM \_\_\_\_\_ **TRANSPORTATION DEVELOPMENT - date**  
 \_\_\_\_\_ **AMAFCA - date**

SIGNATURE - date \_\_\_\_\_ **UTILITY DEVELOPMENT - date**  
 \_\_\_\_\_ **CITY ENGINEER - date**  
 \_\_\_\_\_ **- date**

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



VICINITY MAP (ZONE C-19-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO REPEAT THE REMAINING PORTION LOT 1 OF BLOCK 3, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2 INTO 3 RESIDENTIAL LOTS AND TO GRANT EASEMENTS AND DEDICATE RIGHTS OF WAY AS NECESSARY TO SERVE THE PARCELS CREATED.

**NOTES:**

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83). GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY A LETTER OF WATER AVAILABILITY; CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED R-D (CITY).
- 6) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
- 7) THE BENEFICIARIES OF THE PRIVATE ACCESS EASEMENT CREATED HEREON SHALL BEAR ALL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP THEREOF.
- 8) INCLUDED ONSITE OPEN SPACE PROVISIONS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(a)(3).
- 9) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS'S RECORDED 10-29-13, BERNALILLO COUNTY DOCUMENT #2013118662.

**CONSENT AND DEDICATION STATEMENT**  
 THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND THAT I AM GRANTING ALL EASEMENTS SHOWN HEREON, INCLUDING THE GRANTING OF THE PRIVATE STREET, VISTA OAKLAND COURT, N.E., AS A PERMANENT ACCESS EASEMENT AND THE DEDICATION OF THE SOUTH THIRTY FEET (30') OF OAKLAND AVENUE RIGHT OF WAY. IN WITNESS WHEREOF I HEREBY AFFIX MY HAND.

SHAKEEL RIZVI FOR NAZISH LLC

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, BY SHAKEEL RIZVI FOR NAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

MY COMMISSION EXPIRES \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ NOTARY PUBLIC

LINE	LENGTH	BEARING
L1	22.00'	S89°40'52"E
L2	8.13'	S89°39'14"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	47.15'	30.00'	90°02'36"	N45°20'18"E	42.44'
C2	25.73'	35.00'	42°07'38"	S40°48'14"E	25.16'
C3	59.68'	35.00'	97°41'59"	N69°16'57"E	52.71'
C4	31.40'	20.00'	89°57'32"	N44°39'38"W	28.27'
C5	25.13'	20.00'	71°59'44"	N36°19'00"E	23.51'
C6	56.23'	35.00'	92°03'18"	S26°17'13"W	50.38'

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE, ATLAS INDEX No. C-19.
- 3) GROSS SUBDIVISION AREA: 0.6173 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 3 LOTS
- 5) DRB PROJECT No. 1009730
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.02

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING THE REMAINDER PORTION OF LOT 1 OF BLOCK 3 OF TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN BOOK D AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT OF TANGENCY ON THE SOUTH RIGHT OF WAY OF OAKLAND AVENUE, NORTHEAST, WHENCE THE AGRS CONTROL STATION 10.C18 BEARS N68°40'14"W AND 2866.31 FEET DISTANT; THENCE S89°38'24"E ALONG THE SOUTH LINE SAID OAKLAND AVENUE, NORTHEAST A DISTANCE OF 84.74 FEET TO THE NORTHEAST CORNER; THENCE S00°19'08"W ALONG A DISTANCE OF 236.14 FEET TO THE SOUTHEAST CORNER; THENCE N89°39'22"W A DISTANCE OF 114.57 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD, NORTHEAST; THENCE N00°15'58"E ALONG SAID EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD, NORTHEAST A DISTANCE OF 206.15 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY A DISTANCE OF 47.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30 FEET, A CENTRAL ANGLE OF 90°02'36" AND A CHORD THAT BEARS N45°20'18"E A DISTANCE OF 42.44 FEET TO A POINT OF TANGENCY AND POINT OF BEGINNING, AND CONTAINING 26888 SQUARE FEET (0.6173 ACRES), MORE OR LESS.

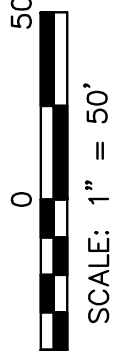
**UTILITY NOTE:**

PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND VISTA OAKLAND COURT AND IS GRANTED FOR THE JOINT AND COMMON USE OF:  
 A) PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.  
 B) NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.  
 C) CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURRED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.  
 D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

AGRS CONTROL STATION "10.C18"  
 Y=1524123.885  
 X=1542565.263  
 MAPPING ANGLE = -0°11'19.43"  
 COMBINED FACTOR=0.99966504  
 (NEW MEXICO COORDINATE SYSTEM  
 CENTRAL ZONE--NAD83)  
 ORTHO HGT.: 5222.09 (NAMD 88)

TI: N68°40'14"W  
 2866.31'

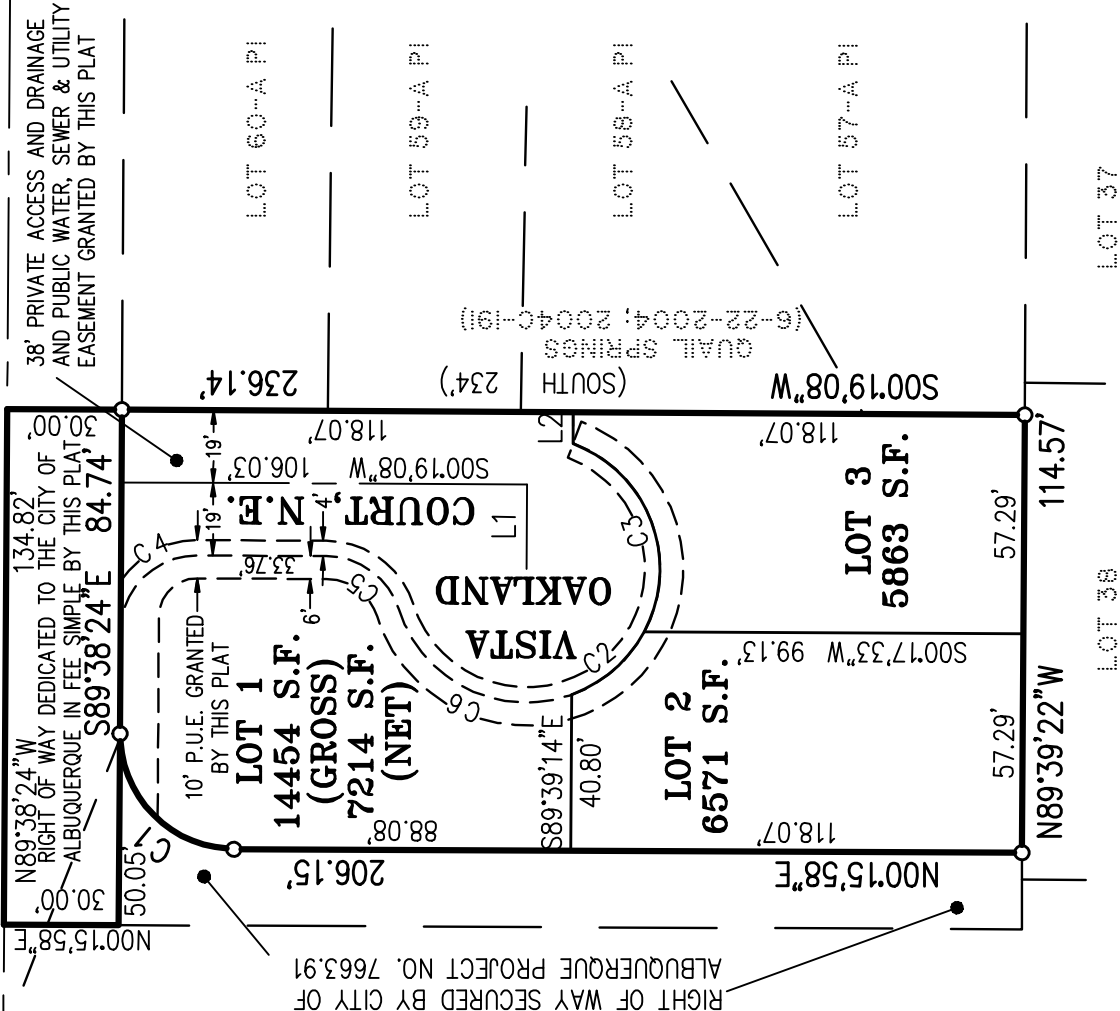
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101906401040920332  
 PROPERTY OWNER OF RECORD NAZISH, LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE



**LEGEND**

- FOUND SURVEY MARKER AS DESCRIBED
- #5 REBAR WITH CAP "PWT 10204"
- △ CITY CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

**OAKLAND AVENUE, N.E. - 60' R.O.W.**



**PLAT OF  
 VISTA OAKLAND  
 SITUATE WITHIN  
 PROJECTED SECTION 18  
 T.11N., R.4E., N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2013**

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. 1009730 APPLICATION NO. \_\_\_\_\_

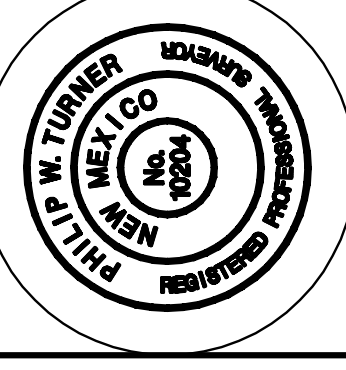
- DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_
- CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_
- UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_
- PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_
- A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_
- REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE \_\_\_\_\_ DATE \_\_\_\_\_
- CITY SURVEYOR, CITY OF ALBUQUERQUE \_\_\_\_\_ DATE \_\_\_\_\_
- PNM ELECTRIC SERVICES COMPANY \_\_\_\_\_ DATE \_\_\_\_\_
- NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_
- QWEST CORPORATION d/b/a CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_
- COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))

**SURVEYOR'S CERTIFICATION**

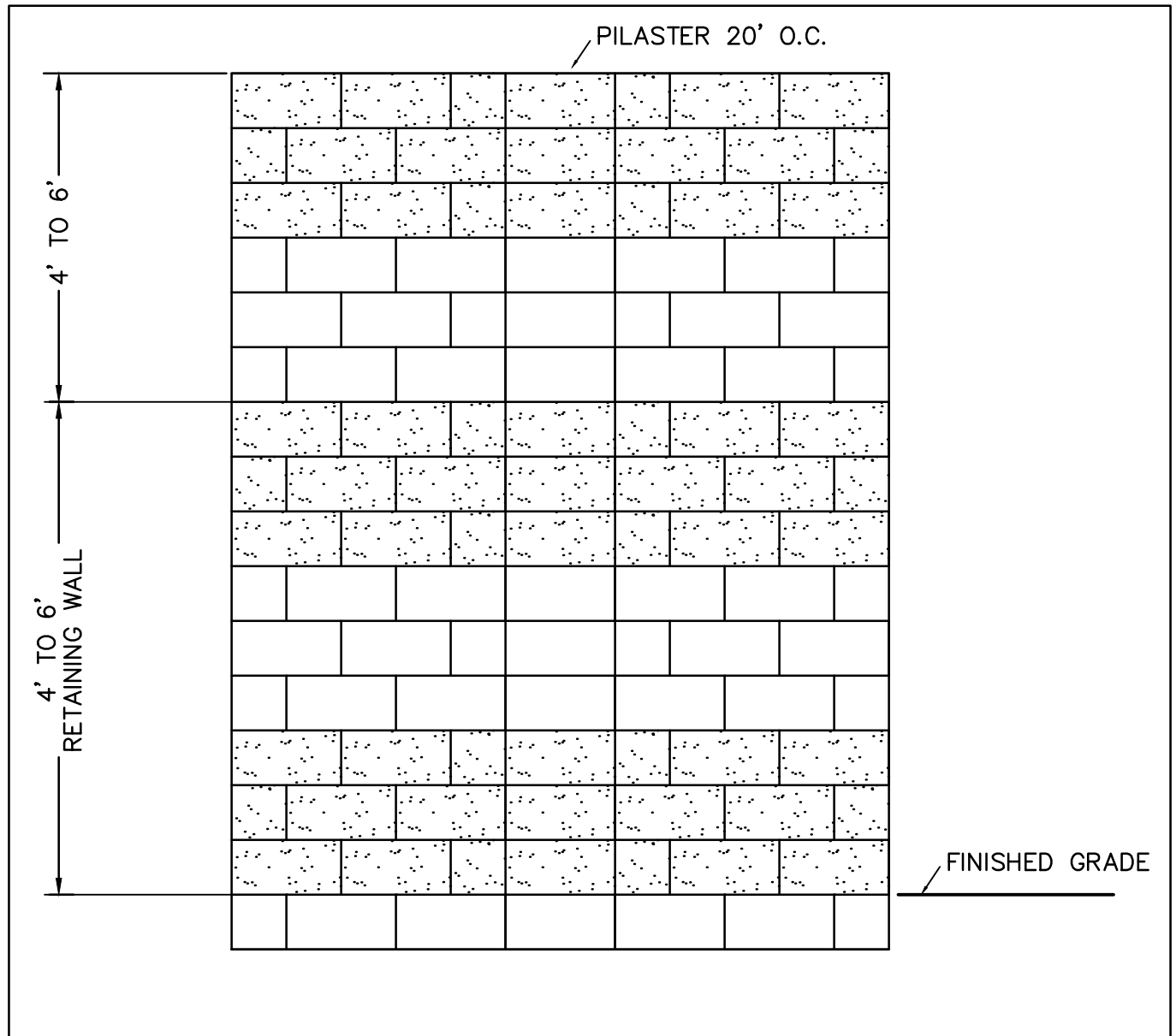
I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MARCH 29, 2013, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

PHILIP W. TURNER \_\_\_\_\_ DATE \_\_\_\_\_  
 N.M.P.S. 10204



PLAT AND SURVEY BY:

**TERRAMETRICS NM**  
 4175 MONTGOMERY BLVD., NE  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: (505) 881-2903



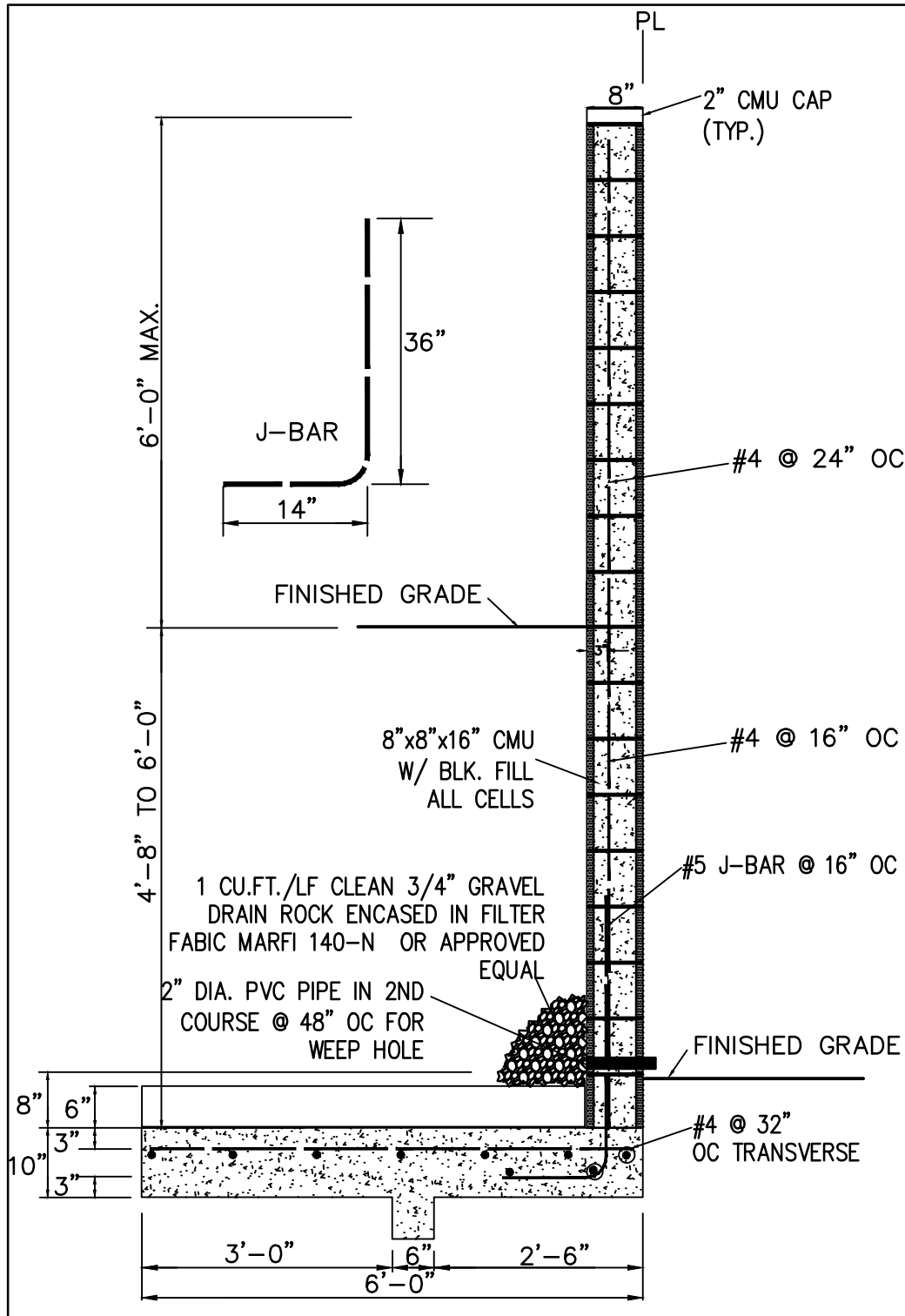
DARK BROWN STANDARD BLOCK



DARK BROWN SPLIT FACED BLOCK



300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone:(505)514-0995



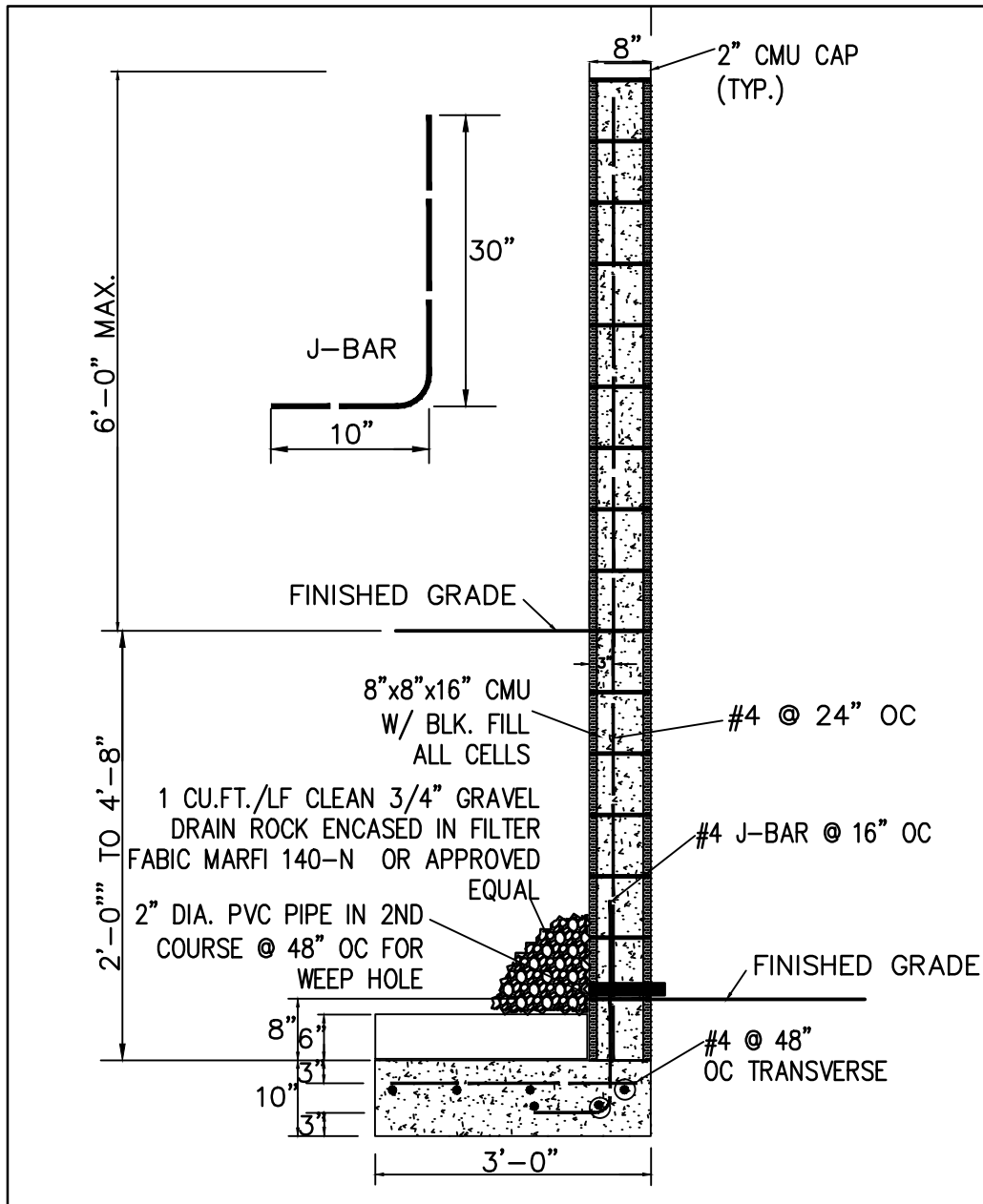
1

RETAINING WALL 4'-8" TO 6'-0"

NTS



300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone:(505)514-0995



2

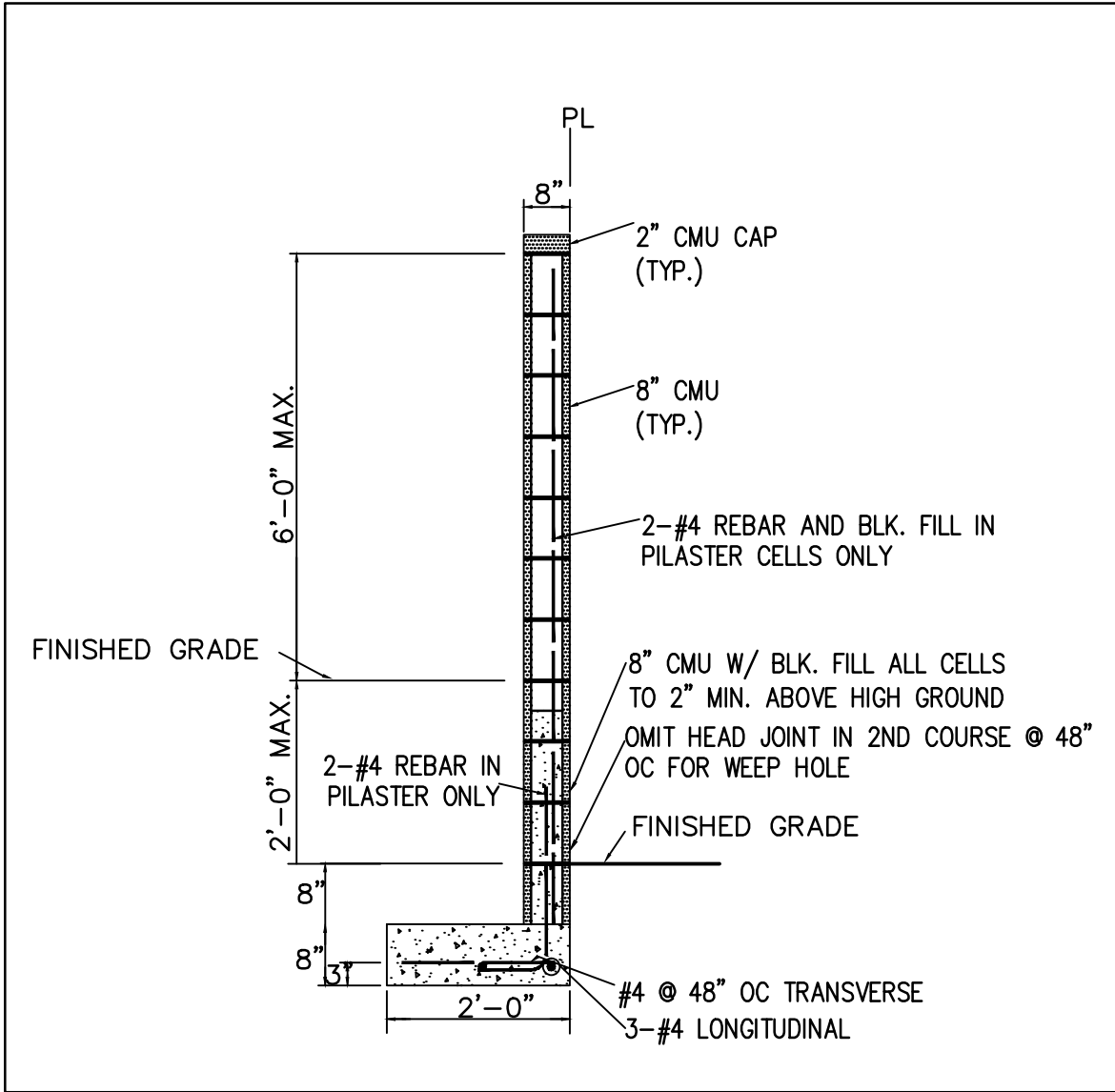
RETAINING WALL 2'-0" TO 4'-8"

NTS



300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone:(505)514-0995





3

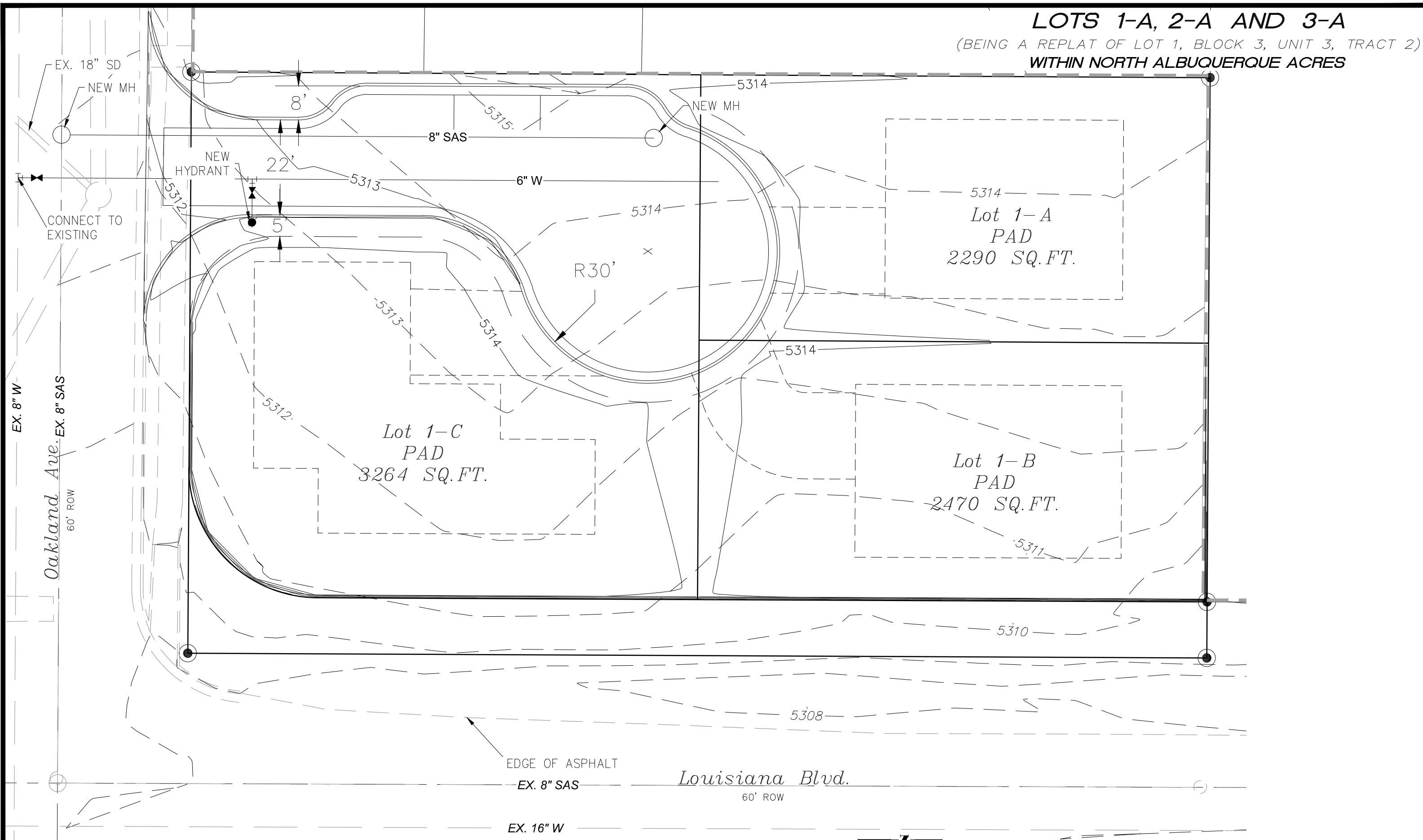
RETAINING WALL < 2'-0"

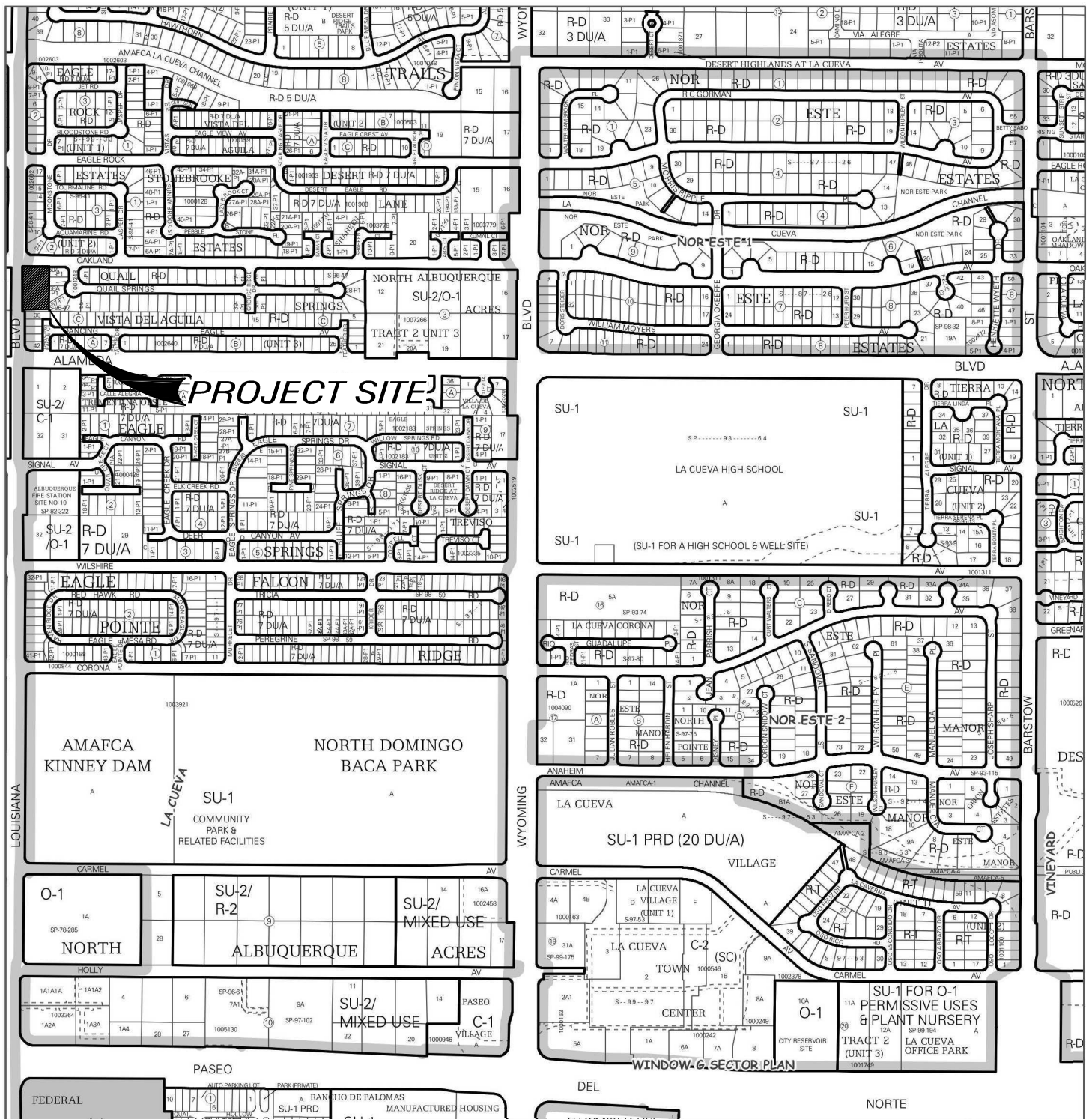
NTS



300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone:(505)514-0995

**LOTS 1-A, 2-A AND 3-A**  
 (BEING A REPLAT OF LOT 1, BLOCK 3, UNIT 3, TRACT 2)  
 WITHIN NORTH ALBUQUERQUE ACRES





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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-19-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

June 13, 2016

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Vista Oakland Preliminary Plat and Design Variance

Attached is a preliminary plat and design variance submittal for a subdivision located within zone atlas page C-19.

The subdivision is a replat of “Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres” and is located at the intersection of Louisiana Boulevard and Oakland Avenue. The plat would create three lots from the existing site with additional right of way dedication.

As agent for the owners, we are requesting a design variance for the east curb return radius of the private access, preliminary plat approval and final plat delegation of the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.  
[ron@thegroup.cc](mailto:ron@thegroup.cc)

Current DRC  
Project Number: **559083**

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: **1009730**  
DRB Application No.: \_\_\_\_\_

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

**Vista Oakland Subdivision**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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			C & G (Both Sides & Cul De Sac)						
		18"	Storm Drain W/ Type C Inlet	Vista Oakland Ct.	Oakland Ave.	40' South	/	/	/
		6"	Public Water Water Line W/ Fire Hydrant and Appurtances	Oakland Ave.	Connection	Vista Oakland Ct.	/	/	/
		4"	Water Line W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South	/	/	/
		8"	Sanitary Sewer SAS W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South	/	/	/
							/	/	/
							/	/	/
							/	/	/

Items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this. The items listed below are subject to the standard SIA requirements.

Daily Used #	Constructed Under DRC #	Type of Improvement	Location	From	To	Construction Certification		
						Inspector	Private P.E.	City Crst Engineer
						/	/	/
						/	/	/

Approval of Creditable Items:		Approval of Creditable Items:	
Impact Fee Administrator Signature	Date	City User Dept. Signature	Date

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**AGENT / OWNER** \_\_\_\_\_ **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**Ron E. Hensley P.E.**

NAME (print)

**THE Group**

FIRM

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

CITY ENGINEER - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER