



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input checked="" type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: Ceja Vista, LLC		Phone: 440-7262
Address: 6330 Riverside Plaza Lane NW, Suite 220		Email: ballen@westpac.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Mark Goodwin & Associates, PA		Phone: 828-2200
Address: PO BOX 90606		Email: diane@goodwinengineers.com
City: Albuquerque	State: NM	Zip: 87199
Proprietary Interest in Site: Owners	List all owners:	

**BRIEF DESCRIPTION OF REQUEST**

1 year Preliminary Plat Extension of Tract RR- 3-D, and RR -3-E

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: Tract RR-3-D and RR-3-E	Block:	Unit:
Subdivision/Addition: Ceja Vista	MRGCD Map No.:	UPC Code: 100905331531430148
Zone Atlas Page(s): P-9	Existing Zoning: R-1A	Proposed Zoning: R-1A
# of Existing Lots: 2 Tracts	# of Proposed Lots: 222 Lots/ 9 Tracts	Total Area of Site (acres): 59.9285

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Dennis Chavez Blvd.	Between: Mead Ave.	and: 98 <sup>th</sup> Street
--	--------------------	------------------------------

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

#1004428, RR-2018-001345, SD-2018-00043

Signature: <i>Diane Hoelzer</i>	Date: 4-4-19
Printed Name: <i>Diane Hoelzer</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

**FORM S1: SUBDIVISION OF LAND – MAJOR**

**Please refer to the DRB public hearing schedule for hearing dates and deadlines. Your attendance is required.**

**>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS**

- Interpreter Needed for Hearing? NO if yes, indicate language: NONE
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sign Posting Agreement

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

**MAJOR AMENDMENT TO PRELIMINARY PLAT**


- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- TIS Traffic Impact Study Form
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List

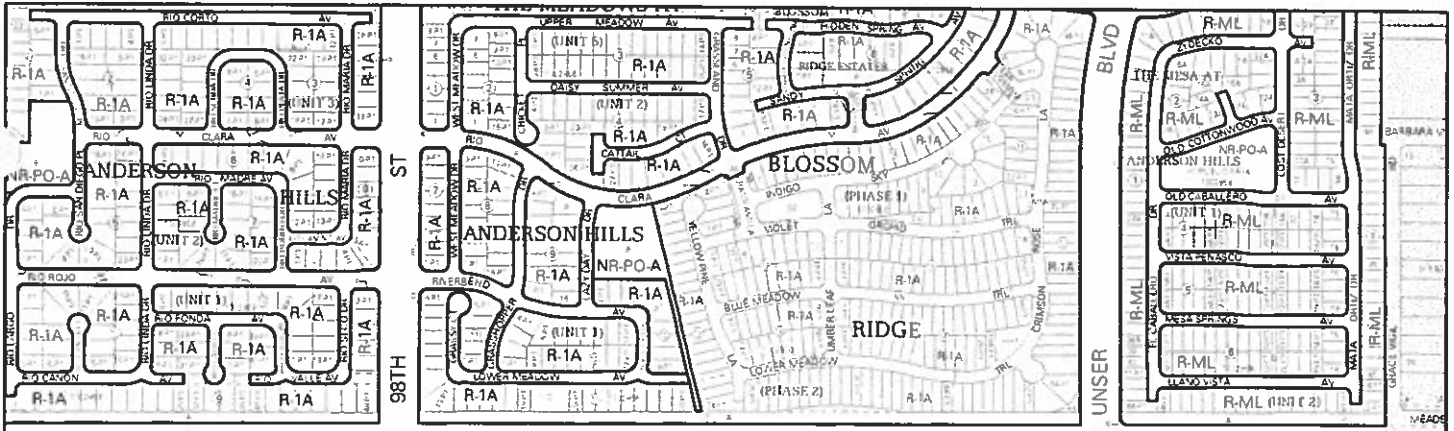
**EXTENSION OF PRELIMINARY PLAT**

**INFRASTRUCTURE LIST EXTENSION FOR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)**

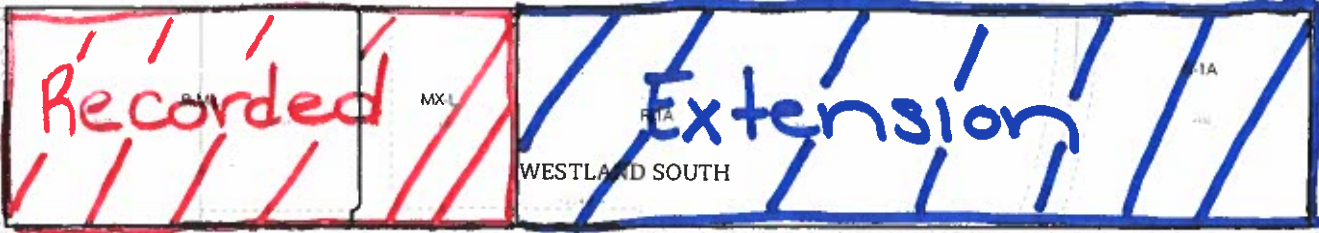
*For temporary sidewalk deferral extension, use Form V.*

- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of the Official DRB Notice of Decision for any prior approvals
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Copy of DRB approved infrastructure list

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Diane Hoelzer</u></p>	<p>Date:</p>
<p>Printed Name: <u>Diane Hoelzer</u></p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers:</p>	<p>Project Number:</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



DENNIS CHAVEZ BLVD



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

## IDO Zone Atlas

### May 2018

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**P-09-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

Feet  
0 250 500 1,000

**Ceja Vista, LLC  
6300 Riverside Lane  
Albuquerque, NM 87120**

June 4, 2018

Ms. Kym Dicome  
DRB Chair  
City of Albuquerque  
600 2<sup>nd</sup> Street  
Albuquerque, NM 87102

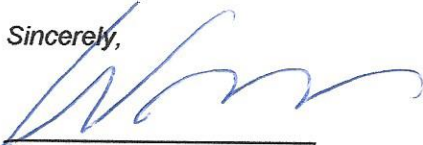
**Re: Ceja Vista Subdivision, DRB #1004428**

Dear Ms. Dicome

Please be advised that Mark Goodwin & Associates is hereby authorized to act on behalf of Ceja Vista, LLC, an AZ Limited Liability Company, for all applications made to DRB for the above referenced project.

Please contact our office if you have any questions.

Sincerely,



\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

MEMBER

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or 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 Development Services Front Counter.

#### 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be 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 a 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 \_\_\_\_\_ To \_\_\_\_\_

#### 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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Kay B...  
(Applicant or Agent)

4-3-19  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

PROJECT NUMBER: \_\_\_\_\_



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2017 ENR Landscape/Urban Development Award of Merit ~  
~ 2018 ENR Residential/Hospitality Award of Merit ~

April 5, 2019

Ms. Kym Dicome  
City of Albuquerque  
DRB Chair  
600 2<sup>nd</sup> Street SW  
Albuquerque, NM 87102

**Re: Ceja Vista Subdivision, Tracts RR-3-D and RR-3-E,  
DRB# PR-2018-001345 (#1004428)**

Dear Ms. Dicome,

On behalf of our client, Ceja Vista, LLC, we are submitting a request for a one-year extension of the Preliminary Plat for Tracts RR-3-D (Unit 2B) and RR-3-E (Unit 3) to the City of Albuquerque DRB. The Preliminary Plat was previously granted a 1-year approval on May 5, 2018, thus the reason for this extension request. Tracts RR-3-A, RR-3-B, and RR-3-C have been subdivided, approved and recorded at DRB Final Plat hearing previously.

The purpose of the request for preliminary plat extension remains unchanged: to subdivide the property into residential lots and tracts, dedicate right-of-way, and to grant new easements. The attached preliminary plat can be used as reference for further explanation.

Please feel free to contact me directly with any further questions.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE  
Senior Engineer

DLH/kb



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 1, 2017

**Project# 1004428**  
16DRB-70373 EXTENSION OF MAJOR PRELIMINARY PLAT/  
AMENDED INFRASTRUCTURE LIST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) RR-3-A RR-3-E, **WESTLAND SOUTH** zoned SU-1/C-1 R-LT, located on DENNIS CHAVEZ SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s). (P-9) [*Deferred from 1/25/17*]

At the February 1, 2017 Development Review Board meeting, a one-year extension of the preliminary plat was approved. The amended infrastructure list signed by the Board on 2/1/17 was approved.

The conditions of final plat still apply.

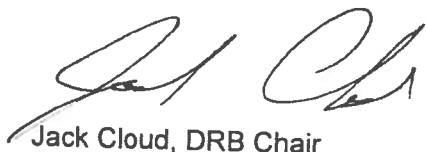
If you wish to appeal this decision, you must do so by February 16, 2017 in the manner described below.

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).



Jack Cloud, DRB Chair

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

September 12 , 2018

Ceja Vista LLC  
6330 Riverside Plaza Lane Suite 220  
ABQ, NM 87120

**Project# PR-2018-001345**  
Application#  
**SD-2018-00069** – Final Plat

### **LEGAL DESCRIPTION:**

All or a portion of Tracts RR-3-B and RR-3-C, Westland South, zoned R-ML/ MX-L, located on Ceja Vista between Dennis Chavez and Unincorporated Bernalillo County, containing approximately 24.1 acres, (P-9)

On September 12, 2018, the Development Review Board (DRB) voted to Approve PR-2018-0011345, a Final Plat based on the following Findings:

1. 6-6(J)(3)(b) the application for a Final Plat includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
2. The plat dedicates the required easements and rights of way.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 27, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal



Official Notice of Decision

Project # PR-2018-001345 SD-2018-0069

September 12, 2018

Page 2 of 2

period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kym Dicome', with a horizontal line extending to the right.

Kym Dicome  
DRB Chair

KD/mg

**Kay Brashear**

---

**From:** webmaster=cabq.gov@mailgun.org on behalf of webmaster@cabq.gov  
**Sent:** Tuesday, April 2, 2019 9:26 AM  
**To:** Kay Brashear  
**Cc:** ONC@cabq.gov  
**Subject:** Public Notice Inquiry Sheet Submission  
**Attachments:** DOC928.pdf

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Kay Brashear

Telephone Number

8282200

Email Address

kay@goodwinengineers.com

Company Name

Mark Goodwin & Associates, PA

Company Address

PO BOX 90606

City

Albuquerque

State

NM

ZIP

87199

Legal description of the subject site for this project:

Tract RR-3D, Westland South

Physical address of subject site:

Dennis Chavez Blvd.

Subject site cross streets:

98th Street

Other subject site identifiers:

This site is located on the following zone atlas page:

N-9

**Kay Brashear**

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Tuesday, April 2, 2019 11:11 AM  
**To:** Kay Brashear  
**Subject:** Public Notice Inquiry\_Dennis Chavez and 98th St\_DRB  
**Attachments:** DOC928.pdf; Public Notice Inquiry\_Dennis Chavez and 98th St\_DRB.xlsx

Kay,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	
Anderson Hills HOA	Larry	LaPitz	lapitzlj@hotmail.com	3120 Ri
Anderson Hills HOA	Giezell	Edison	gedison@hoamco.com	8700A NW
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 C
South West Alliance of Neighborhoods (SWAN Coalition)	Cherise	Quezada	cherquezada@yahoo.com	10304 I
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 I
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 P
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 V
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	2233 D
Anderson Hills NA	Jan	LaPitz	jlapitz@hotmail.com	3120 Ri
Anderson Hills NA	Kristi	McNair	321kris@gmail.com	3127 Ri
Anderson Heights Master Association Incorporated	Giezell	Edison	gedison@hoamco.com	8700A NW
Anderson Heights Master Association Incorporated	Arina	Caster		8700A NW

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

**Vicente M. Quevedo, MCRP**  
Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council

(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

---

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster  
**Sent:** Tuesday, April 02, 2019 9:26 AM  
**To:** Office of Neighborhood Coordination <kay@goodwinengineers.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Kay Brashear

Telephone Number

8282200

Email Address

[kay@goodwinengineers.com](mailto:kay@goodwinengineers.com)

Company Name

Mark Goodwin & Associates, PA

Company Address

PO BOX 90606

City

Albuquerque

State

NM

ZIP

87199

Legal description of the subject site for this project:

Tract RR-3D, Westland South

Physical address of subject site:

Dennis Chavez Blvd.

Subject site cross streets:

98th Street

Other subject site identifiers:

This site is located on the following zone atlas page:

N-9

---

This message has been analyzed by Deep Discovery Email Inspector.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone	Phone_Extension
Anderson Hills HOA	Larry	LaPitz	lapitzj@hotmail.com	3120 Rio Plata Drive SW	Albuquerque	NM	87121		5058774159	
Anderson Hills HOA	Giezell	Edison	gedison@hoamco.com	8700A Education Boulevard NW	Albuquerque	NM	87114		5058884479	2130
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallejos	jgallejoswcdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976	
South West Alliance of Neighborhoods (SWAN Coalition)	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW	Albuquerque	NM	87121	5052631178	5057683127	
Westside Coalition of Neighborhood Associations	Harry	Hendrikson	h1henr@comcast.net	10592 Rio Del Sol NW	Albuquerque	NM	87114	50522214003	5058903481	
Westside Coalition of Neighborhood Associations	Rene	Honvath	abeard10@junob.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105	5052356511	5058779727	
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	2233 Don Felipe Road SW	Albuquerque	NM	87105	5059809651		
Anderson Hills NA	Jan	LaPitz	jlapitz@hotmail.com	3120 Rio Plata Drive SW	Albuquerque	NM	87121		5058774159	
Anderson Hills NA	Kristi	McNair	32.kris@gmail.com	3127 Rio Plata Drive SW	Albuquerque	NM	87121	5053211748		
Anderson Heights Master Association Incorporated	Giezell	Edison	gedison@hoamco.com	8700A Education Boulevard NW	Albuquerque	NM	87114		5058884479	2130
Anderson Heights Master Association Incorporated	Arina	Caster		8700A Education Boulevard NW	Albuquerque	NM	87114		5058884479	2130



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2017 ENR Landscape/Urban Development Award of Merit~  
~ 2018 ENR Residential/Hospitality Award of Merit~

April 3, 2019

Mr. Jerry Gallegos  
SWAN Coalition  
5921 Central Ave NW  
Albuquerque, NM 87105

Ms. Cherise Quezada  
SWAN Coalition  
10304 Paso Fino Place SW  
Albuquerque, NM 87121

**Re: Ceja Vista Subdivision, Tracts RR-3-D and RR-3-E**

Dear Mr. Gallegos and Ms. Quezada

On behalf of our client, Ceja Vista, LLC, we are submitting a request for a one-year extension of the Preliminary Plat for Tracts RR-3-D (Unit 2B) and RR-3-E (Unit 3) to the City of Albuquerque DRB. The Preliminary Plat was previously granted a 1-year approval on May 5, 2018, thus the reason for this extension request. Tracts RR-3-A, RR-3-B, and RR-3-C have been subdivided, approved and recorded at DRB Final Plat hearing previously.

The purpose of the request for preliminary plat extension remains unchanged: to subdivide the property into residential lots and tracts, dedicate right-of-way, and to grant ew easements. The attached preliminary plat can be used as reference for further explanation.

As required by the IDO Section (14-16-6-4(K) (6), our firm would like to inform you of the extension being requested.

We anticipate the DRB hearing to be held on May 1, 2019 beginning at 9am, located at Plaza del Sol, 600 Second Street SW, 87102. However, we strongly encourage you to check the City's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> to verify the date and time before attending the hearing.

Applicable Neighborhood Associations and Homeowner Associations may request a facilitated meeting regarding this project by contacting the Planning Department by email at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or by phone at (505) 924-3955.

For technical questions, please contact Diane Hoelzer in our office at 828-2200 or at [diane@goodwinengineers.com](mailto:diane@goodwinengineers.com)

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
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~ 2018 ENR Residential/Hospitality Award of Merit ~*

April 3, 2019

Mr. Harry Hendriksen  
Westside Coalition of N.A.  
10592 Rio del Sol NW  
Albuquerque, NM 87114

Ms. Rene Horvath  
Westside Coalition of N.A.  
5515 Palomino Drive NW  
Albuquerque, NM 87120

**Re: Ceja Vista Subdivision, Tracts RR-3-D and RR-3-E**

Dear Mr. Hendriksen and Ms. Horvath,

On behalf of our client, Ceja Vista, LLC, we are submitting a request for a one-year extension of the Preliminary Plat for Tracts RR-3-D (Unit 2B) and RR-3-E (Unit 3) to the City of Albuquerque DRB. The Preliminary Plat was previously granted a 1-year approval on May 5, 2018, thus the reason for this extension request. Tracts RR-3-A, RR-3-B, and RR-3-C have been subdivided, approved and recorded at DRB Final Plat hearing previously.

The purpose of the request for preliminary plat extension remains unchanged: to subdivide the property into residential lots and tracts, dedicate right-of-way, and to grant ew easements. The attached preliminary plat can be used as reference for further explanation.

As required by the IDO Section (14-16-6-4(K) (6), our firm would like to inform you of the extension being requested.

We anticipate the DRB hearing to be held on May 1, 2019 beginning at 9am, located at Plaza del Sol, 600 Second Street SW, 87102. However, we strongly encourage you to check the City's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> to verify the date and time before attending the hearing.

Applicable Neighborhood Associations and Homeowner Associations may request a facilitated meeting regarding this project by contacting the Planning Department by email at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or by phone at (505) 924-3955.

For technical questions, please contact Diane Hoelzer in our office at 828-2200 or at [diane@goodwinengineers.com](mailto:diane@goodwinengineers.com)

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
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~ 2018 ENR Residential/Hospitality Award of Merit ~

April 3, 2019

Ms. Marcia Fernandez  
South Valley Coalition of N.A.  
2401 Violet SW  
Albuquerque, NM 87105

Mr. Roberto Roibal  
South Valley Coalition of N.A.  
2233 Don Felipe Rd. SW  
Albuquerque, NM 87105

**Re: Ceja Vista Subdivision, Tracts RR-3-D and RR-3-E**

Dear Ms. Fernandez and Mr. Roibal,

On behalf of our client, Ceja Vista, LLC, we are submitting a request for a one-year extension of the Preliminary Plat for Tracts RR-3-D (Unit 2B) and RR-3-E (Unit 3) to the City of Albuquerque DRB. The Preliminary Plat was previously granted a 1-year approval on May 5, 2018, thus the reason for this extension request. Tracts RR-3-A, RR-3-B, and RR-3-C have been subdivided, approved and recorded at DRB Final Plat hearing previously.

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Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager





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April 3, 2019

Ms. Jan LaPitz  
Anderson Hills NA  
3120 Rio Plata Drive SW  
Albuquerque, NM 87121

Ms. Kristi McNair  
Anderson Hills NA  
3127 Rio Plata Dr. SW  
Albuquerque, NM 87121

**Re: Ceja Vista Subdivision, Tracts RR-3-D and RR-3-E**

Dear Ms. Lapitz and Ms. McNair,

On behalf of our client, Ceja Vista, LLC, we are submitting a request for a one-year extension of the Preliminary Plat for Tracts RR-3-D (Unit 2B) and RR-3-E (Unit 3) to the City of Albuquerque DRB. The Preliminary Plat was previously granted a 1-year approval on May 5, 2018, thus the reason for this extension request. Tracts RR-3-A, RR-3-B, and RR-3-C have been subdivided, approved and recorded at DRB Final Plat hearing previously.

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Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
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April 3, 2019

Ms. Giezell Edison  
Anderson Hills HOA  
8700A Education Boulevard NW  
Albuquerque, NM 87114

Ms. Arina Caster  
Anderson Hills HOA  
8700A Education Boulevard NW  
Albuquerque, NM 87114

**Re: Ceja Vista Subdivision, Tracts RR-3-D and RR-3-E**

Dear Ms. Edison and Ms. Caster,

On behalf of our client, Ceja Vista, LLC, we are submitting a request for a one-year extension of the Preliminary Plat for Tracts RR-3-D (Unit 2B) and RR-3-E (Unit 3) to the City of Albuquerque DRB. The Preliminary Plat was previously granted a 1-year approval on May 5, 2018, thus the reason for this extension request. Tracts RR-3-A, RR-3-B, and RR-3-C have been subdivided, approved and recorded at DRB Final Plat hearing previously.

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For technical questions, please contact Diane Hoelzer in our office at 828-2200 or at [diane@goodwinengineers.com](mailto:diane@goodwinengineers.com)

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

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April 3, 2019

Mr. Larry LaPitz  
Anderson Hills HOA  
3120 Rio Plata Dr. SW  
Albuquerque, NM 87121

Ms. Giezell Edison  
Anderson Hills HOA  
8700A Education Boulevard NW  
Albuquerque, NM 87114

**Re: Ceja Vista Subdivision, Tracts RR-3-D and RR-3-E**

Dear Mr. LaPitz and Ms. Edison,

On behalf of our client, Ceja Vista, LLC, we are submitting a request for a one-year extension of the Preliminary Plat for Tracts RR-3-D (Unit 2B) and RR-3-E (Unit 3) to the City of Albuquerque DRB. The Preliminary Plat was previously granted a 1-year approval on May 5, 2018, thus the reason for this extension request. Tracts RR-3-A, RR-3-B, and RR-3-C have been subdivided, approved and recorded at DRB Final Plat hearing previously.

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For technical questions, please contact Diane Hoelzer in our office at 828-2200 or at [diane@goodwinengineers.com](mailto:diane@goodwinengineers.com)

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

## Kay Brashear

---

**From:** Kay Brashear  
**Sent:** Wednesday, April 3, 2019 8:56 AM  
**To:** lapitzlj@hotmail.com; gedison@hoamco.com; 'jgallegoswccdg@gmail.com'; 'cherquezada@yahoo.com'; 'hlhen@comcast.net'; 'aboard10@juno.com'; 'mbfernandez1@gmail.com'; 'rroibal@comcast.net'; 'Jan LaPitz'; 321kris@gmail.com; gedison@hoamco.com  
**Cc:** 'Diane Hoelzer'  
**Subject:** Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request  
**Attachments:** Amended Prelim Plat.pdf; Zone Atlas Map.pdf

Tracking:	Recipient	Delivery
	lapitzlj@hotmail.com	
	gedison@hoamco.com	
	'jgallegoswccdg@gmail.com'	
	'cherquezada@yahoo.com'	
	'hlhen@comcast.net'	
	'aboard10@juno.com'	
	'mbfernandez1@gmail.com'	
	'rroibal@comcast.net'	
	'Jan LaPitz'	
	321kris@gmail.com	
	gedison@hoamco.com	
	'Diane Hoelzer'	Delivered: 4/3/2019 8:57 AM

Dear Members of HOA's/Neighborhood Associations,

On behalf of our client, Ceja Vista, LLC, we are submitting a request for a one-year extension of the Preliminary Plat for Tracts RR-3-D (Unit 2B) and RR-3-E (Unit 3) to the City of Albuquerque DRB. The Preliminary Plat was previously granted a 1-year approval on May 5, 2018, thus the reason for this extension request. Tracts RR-3-A, RR-3-B, and RR-3-C have been subdivided, approved and recorded at DRB Final Plat hearing previously.

The purpose of the request for preliminary plat extension remains unchanged: to subdivide the property into residential lots and tracts, dedicate right-of-way, and granting new easements. The attached preliminary plat can be used as reference for further explanation.

As required by the IDO Section (14-16-6-4(K) (6), our firm would like to inform you of the extension being requested.

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For questions relating to this project, please contact Diane Hoelzer in our office at 828-2200 or at [diane@goodwinengineers.com](mailto:diane@goodwinengineers.com).

Hard copies of this letter and exhibits will be mailed to you today.

Best Regards,

*Kay Brashear*

Mark Goodwin & Associates, PA  
Office Manager  
PO BOX 90606  
Albuquerque, NM 87199  
*9016 Washington St. Ste. A*  
*Albuquerque, NM 87113*  
(505) 828-2200



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**Kay Brashear**

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**From:** Microsoft Outlook  
**To:** aboard10@juno.com  
**Sent:** Wednesday, April 3, 2019 8:57 AM  
**Subject:** Relayed: Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[aboard10@juno.com \(aboard10@juno.com\)](mailto:aboard10@juno.com)

**Subject:** Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request



Ceja Vista Tracts  
RR-3-D RR-3-...

**Kay Brashear**

---

**From:** postmaster@outlook.com  
**To:** Jan LaPitz  
**Sent:** Wednesday, April 3, 2019 8:57 AM  
**Subject:** Delivered: Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request

**Your message has been delivered to the following recipients:**

[Jan LaPitz \(jlapitz@hotmail.com\)](mailto:jlapitz@hotmail.com)

Subject: Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request



Ceja Vista Tracts  
RR-3-D RR-3-...

**Kay Brashear**

---

**From:** Microsoft Outlook  
**To:** jgallegoswccdg@gmail.com; mbfernandez1@gmail.com; 321kris@gmail.com  
**Sent:** Wednesday, April 3, 2019 8:57 AM  
**Subject:** Relayed: Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[jgallegoswccdg@gmail.com](mailto:jgallegoswccdg@gmail.com) ([jgallegoswccdg@gmail.com](mailto:jgallegoswccdg@gmail.com))

[mbfernandez1@gmail.com](mailto:mbfernandez1@gmail.com) ([mbfernandez1@gmail.com](mailto:mbfernandez1@gmail.com))

[321kris@gmail.com](mailto:321kris@gmail.com) ([321kris@gmail.com](mailto:321kris@gmail.com))

**Subject:** Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request



Ceja Vista Tracts  
RR-3-D RR-3-...



**Kay Brashear**

---

**From:** Microsoft Outlook  
**To:** cherquezada@yahoo.com  
**Sent:** Wednesday, April 3, 2019 8:57 AM  
**Subject:** Relayed: Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[cherquezada@yahoo.com](mailto:cherquezada@yahoo.com) ([cherquezada@yahoo.com](mailto:cherquezada@yahoo.com))

**Subject:** Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request



Ceja Vista Tracts  
RR-3-D RR-3-...

**Kay Brashear**

---

**From:** postmaster@outlook.com  
**To:** lapitzlj@hotmail.com  
**Sent:** Wednesday, April 3, 2019 8:57 AM  
**Subject:** Delivered: Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request

**Your message has been delivered to the following recipients:**

[lapitzlj@hotmail.com](mailto:lapitzlj@hotmail.com) ([lapitzlj@hotmail.com](mailto:lapitzlj@hotmail.com))

**Subject:** Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request



**Ceja Vista Tracts**  
**RR-3-D RR-3-...**

**Kay Brashear**

---

**From:** Microsoft Outlook  
**To:** gedison@hoamco.com  
**Sent:** Wednesday, April 3, 2019 8:57 AM  
**Subject:** Relayed: Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[gedison@hoamco.com \(gedison@hoamco.com\)](mailto:gedison@hoamco.com)

**Subject:** Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request



**Ceja Vista Tracts  
RR-3-D RR-3-...**

**Kay Brashear**

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**From:** Microsoft Outlook  
**To:** hlhen@comcast.net; rroibal@comcast.net  
**Sent:** Wednesday, April 3, 2019 8:57 AM  
**Subject:** Relayed: Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request

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[hlhen@comcast.net](mailto:hlhen@comcast.net) (hlhen@comcast.net)

[rroibal@comcast.net](mailto:rroibal@comcast.net) (rroibal@comcast.net)

**Subject:** Ceja Vista Tracts RR-3-D RR-3-E Preliminary Plat Extension Request



Ceja Vista Tracts  
RR-3-D RR-3-...

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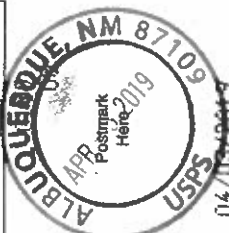
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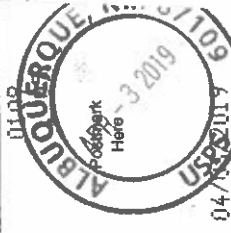
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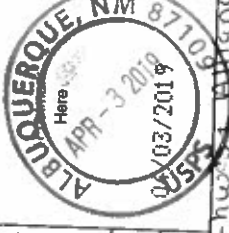
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Street and/or PO Box No.  
**310 Vista Dr SW**  
City, State, ZIP+4®  
**Albuquerque NM 87121**

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Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.70

Total Postage and Fees \$7.00

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**Jan Kutz**  
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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.70

Total Postage and Fees \$7.00

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**Berry Hendricksen**  
Street and/or PO Box No.  
**1050A Rio Del Sol NW**  
City, State, ZIP+4®  
**Albuquerque NM 87114**

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Total Postage and Fees \$7.00

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**1050A Rio Del Sol NW**  
City, State, ZIP+4®  
**Albuquerque NM 87114**

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.70

Total Postage and Fees \$7.00

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Sent To: **Anderson Hills**  
**Christi McNeil**  
Street and/or PO Box No.  
**310 Vista Dr SW**  
City, State, ZIP+4®  
**Albuquerque NM 87121**

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.70

Total Postage and Fees \$7.00

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Return Receipt (electronic) \$0.00

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Adult Signature Restricted Delivery \$0.00

Postage \$0.70

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Adult Signature Restricted Delivery \$0.00

Postage \$0.70

Total Postage and Fees \$7.00

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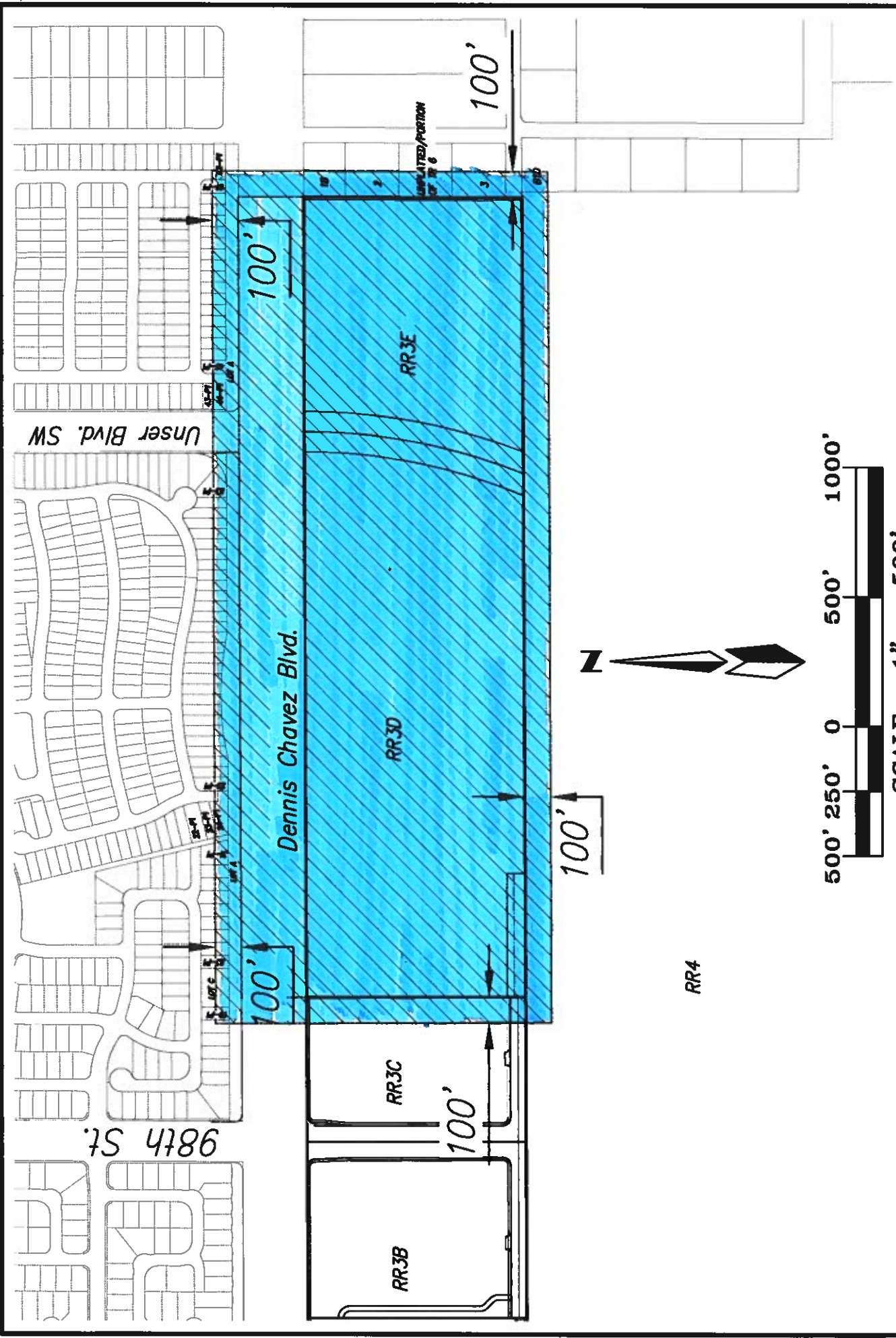
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**MARK GOODWIN & ASSOCIATES, P.A.**  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)787-9539



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2017 ENR Landscape/Urban Development Award of Merit ~  
~ 2018 ENR Residential/Hospitality Award of Merit ~*

April 4, 2019

Current Property Owner  
9100 Lower Meadow Trl SW  
Albuquerque, NM 87121

**Re: Ceja Vista Subdivision, Tracts RR-3-D and RR-3-E**

Dear Property Owner,

On behalf of our client, Ceja Vista, LLC, we are submitting a request for a one-year extension of the Preliminary Plat for Tracts RR-3-D (Unit 2B) and RR-3-E (Unit 3) to the City of Albuquerque Development Review Board (DRB). The Preliminary Plat was previously granted a 1-year approval on May 5, 2018, thus the reason for this extension request. Tracts RR-3-A, RR-3-B, and RR-3-C have been subdivided, approved and recorded at DRB Final Plat hearing previously.

The purpose of the request for preliminary plat extension remains unchanged: to subdivide the property into residential lots and tracts, dedicate right-of-way, and granting new easements. The attached preliminary plat can be used as reference for further explanation.

As written in the Integrated Development Ordinance (IDO) Section (14-16-6-4(K) (6), it is required that our firm inform all Property Owners within a 100' Buffer of our project, which is why you are receiving this letter.

We anticipate the DRB hearing to be held on May 1, 2019 beginning at 9am, located at Plaza del Sol, 600 Second Street SW, 87102. However, we strongly encourage you to check the City's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> to verify the date and time before attending the hearing.

For questions relating to this project, please contact Diane Hoelzer in our office at 828-2200 or at [diane@goodwinengineers.com](mailto:diane@goodwinengineers.com).

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager





Current Property Owner  
7908 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
3401 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
4889 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
4889 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
3478 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
1474 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
2602 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8404 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8408 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8422 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
3478 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
3478 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8428 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8428 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8428 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8501 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8521 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8451 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8451 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
2436 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8408 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8408 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8532 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8532 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8516 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8500 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8529 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
7619 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8900 Grand Ave SW  
Albuquerque, NM 87121

Current Property Owner  
8909 Grand Ave SW  
Albuquerque, NM 87121

ding  
D. Ding Consulting Engineers, Inc.  
Consulting Engineers  
1111 1st St NE, Albuquerque, NM 87106

ding  
D. Ding Consulting Engineers, Inc.  
Consulting Engineers  
1111 1st St NE, Albuquerque, NM 87106



Current Property Owner  
2010 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
4100 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
4810 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
5507 Cooper Ave Apt C 1st fl  
Albuquerque, NM 87108

Current Property Owner  
8815 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
9015 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
9120 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
9100 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
9100 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
9000 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
4410 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
3427 Yellow Pine Ln SW  
Albuquerque, NM 87121

Current Property Owner  
1020 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
1020 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
1020 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
1020 Lower Meadow Trl SW  
Albuquerque, NM 87121

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Albuquerque, NM 87121

Current Property Owner  
1020 Lower Meadow Trl SW  
Albuquerque, NM 87121

Current Property Owner  
1020 Lower Meadow Trl SW  
Albuquerque, NM 87121

**dnrg**  
D. Mark Goodwin & Associates, PA  
Consulting Engineers  
101 20th Avenue, NE, Suite 100  
Albuquerque, NM 87102

**dnrg**  
D. Mark Goodwin & Associates, PA  
Consulting Engineers  
101 20th Avenue, NE, Suite 100  
Albuquerque, NM 87102



81 Mark Goodwin & Associates, PA  
Consulting Engineers  
PO BOX 8026 ALBUQUERQUE, NM 87109

9 Goodwin & Associates, PA  
Consulting Engineers  
1000 ALBUQUERQUE, NM 87109

1 Goodwin & Associates, PA  
Consulting Engineers  
1000 ALBUQUERQUE, NM 87109

6 Goodwin & Associates, PA  
Consulting Engineers  
6000 ALBUQUERQUE, NM 87109

Current Property Owner  
8805 La Sada Grande  
Albuquerque, NM 87121

Current Property Owner  
9228 Lower Manhattan Ave SW  
Albuquerque, NM 87121

Current Property Owner  
9216 Lower Manhattan Ave SW  
Albuquerque, NM 87121

Current Property Owner  
6208 Lower Manhattan Ave SW  
Albuquerque, NM 87121



D. Mark Goodwin & Associates, PA  
Consulting Engineers  
PO BOX 8026 ALBUQUERQUE, NM 87109

D. Mark Goodwin & Associates, PA  
Consulting Engineers  
800 YOUNG ALBUQUERQUE, NM 87109

54th & Associates, PA  
Consulting Engineers  
50 ALBUQUERQUE, NM 87109

4th Goodwin & Associates, PA  
Consulting Engineers  
4000 ALBUQUERQUE, NM 87109

Current Property Owner  
9316 Lower Manhattan Ave SW  
Albuquerque, NM 87121

Current Property Owner  
9300 Lower Manhattan Ave SW  
Albuquerque, NM 87121

Current Property Owner  
6220 Lower Manhattan Ave SW  
Albuquerque, NM 87121

Current Property Owner  
9304 Lower Manhattan Ave SW  
Albuquerque, NM 87121



D. Mark Goodwin & Associates, PA  
Consulting Engineers  
PO BOX 8026 ALBUQUERQUE, NM 87109

Mark Goodwin & Associates, PA  
Consulting Engineers  
800 YOUNG ALBUQUERQUE, NM 87109

Mark Goodwin & Associates, PA  
Consulting Engineers  
800 YOUNG ALBUQUERQUE, NM 87109

Current Property Owner  
2100 Good Ave SW STE 1400  
Albuquerque, NM 87102

Current Property Owner  
9214 Lower Manhattan Ave SW  
Albuquerque, NM 87121

Current Property Owner  
9304 Lower Manhattan Ave SW  
Albuquerque, NM 87121

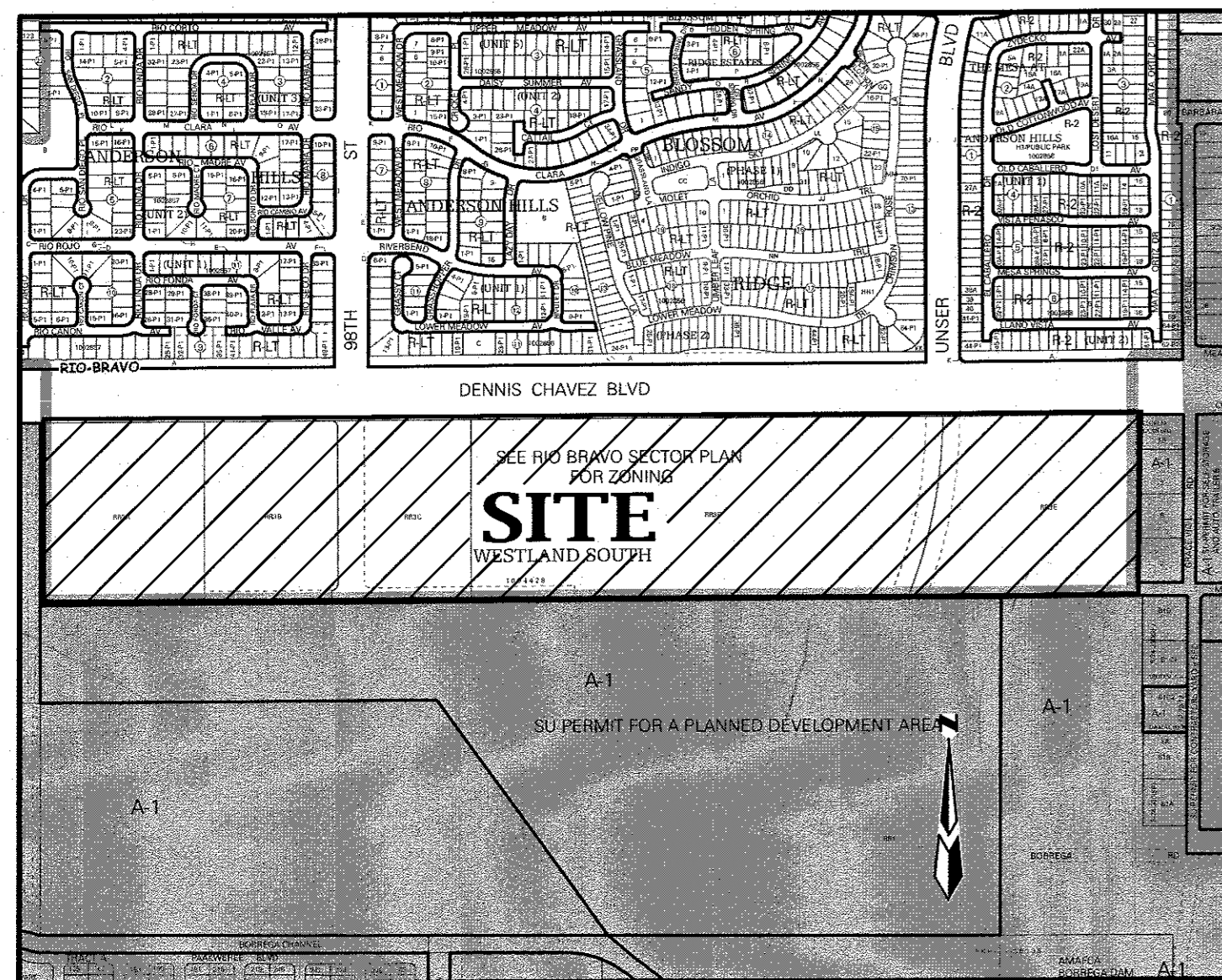


UPC	Ceja Vista Home Owner Notification									
	Situs Address	Situs City	Situs State	Situs Zip	Mailing Address	Mail City	State	Mail Zip	Owner	
100905318738520614	9400 Lower Meadow Ave SW	Albuquerque	NM	87121	9400 Lower Meadow SW	Albuquerque	NM	87121	Doria Pacias	
100905319238520618	9320 Lower Meadow Ave SW	Albuquerque	NM	87121	8503 La Sala Grande NE	Albuquerque	NM	87121	Walter & Marilyn Arnold	
100905319738520619	9316 Lower Meadow Ave SW	Albuquerque	NM	87121	9316 Lower Meadow Ave SW	Albuquerque	NM	87121	Laura Alderete	
100905320638520620	Albuquerque, NM 87121	Albuquerque	NM	87121	320 Gold Ave SW STE 1400	Albuquerque	NM	87102	Anderson Hills	
100905321738520621	9300 Lower Meadow Ave SW	Albuquerque	NM	87121	9300 Lower Meadow Ave SW	Albuquerque	NM	87121	Avila & Rosa Salmon	
100905322238520622	9228 Lower Meadow Ave SW	Albuquerque	NM	87121	9228 Lower Meadow Ave SW	Albuquerque	NM	87121	James & Holly Rubstello	
100905322738520623	9224 Lower Meadow AVE SW	Albuquerque	NM	87121	9224 Lower Meadow AVE SW	Albuquerque	NM	87121	Richard & Analicia Baldonado	
100905323238520624	9220 Lower Meadow Ave SW	Albuquerque	NM	87121	9220 Lower Meadow Ave SW	Albuquerque	NM	87121	Kim Plater & Kelvin Poucil	
100905323738520625	9216 Lower Meadow Ave SW	Albuquerque	NM	87121	9216 Lower Meadow Ave SW	Albuquerque	NM	87121	Kevin Dudley	
100905324238520626	9212 Lower Meadow Ave SW	Albuquerque	NM	87121	9212 Lower Meadow Ave SW	Albuquerque	NM	87121	Carlos Lopez-Mata	
100905324738520627	9208 Lower Meadow Ave SW	Albuquerque	NM	87121	9208 Lower Meadow Ave SW	Albuquerque	NM	87121	Wayne Itokazu	
100905325238520628	9204 Lower Meadow Ave SW	Albuquerque	NM	87121	9204 Lower Meadow Ave SW	Albuquerque	NM	87121	Jonathan & Cindy McCormick	
100905325838520629	9200 Lower Meadow Ave SW	Albuquerque	NM	87121	9200 Lower Meadow Ave SW	Albuquerque	NM	87121	David & Ann Fryer	
100905268393910525	3427 Yellow Pine LN SW	Albuquerque	NM	87121	3427 Yellow Pine LN SW	Albuquerque	NM	87121	Michael Smith & Nicole Beller	
100905326938710523	3431 Yellow Pine LN SW	Albuquerque	NM	87121	3431 Yellow Pine LN SW	Albuquerque	NM	87121	Carlos Acuirre & Victor Lopez	
100905327143841057	3435 Yellow Pine LN SW	Albuquerque	NM	87121	3435 Yellow Pine LN SW	Albuquerque	NM	87121	Joe & Robert Zakar	
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100905329238610770	9124 Lower Meadow TRI SW	Albuquerque	NM	87121	9124 Lower Meadow Tri SW	Albuquerque	NM	87121	Hunter & Desiree Torrez	
100905329738710769	9120 Lower Meadow Tri Sw	Albuquerque	NM	87121	5506 Palm Cir Apt B	Shaw AFB	SC	29152	Darnell & Cynthia Griffin	
100905330238710768	9116 Lower Meadow Tri SW	Albuquerque	NM	87121	9116 Lower Meadow Tri SW	Albuquerque	NM	87121	Denise Maestas	
100905330638810767	9112 Lower Meadow Tri SW	Albuquerque	NM	87121	9112 Lower Meadow Tri SW	Albuquerque	NM	87121	Victor Macaw	
100905331038910766	9108 Lower Meadow Tri SW	Albuquerque	NM	87121	9108 Lower Meadow Tri SW	Albuquerque	NM	87121	Joan Poolaw	
100905331389010765	9104 Lower Meadow Tri SW	Albuquerque	NM	87121	9104 Lower Meadow Tri SW	Albuquerque	NM	87121	Gilbert Sanchez	
100905331639010764	9100 Lower Meadow Tri SW	Albuquerque	NM	87121	9100 Lower Meadow Tri SW	Albuquerque	NM	87121	Steven Hirmez	
100905331939010763	9036 Lower Meadow Tri SW	Albuquerque	NM	87121	9036 Lower Meadow Tri SW	Albuquerque	NM	87121	Abrani Huerta	
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100905333538910758	9016 Lower Meadow Tri SW	Albuquerque	NM	87121	9016 Lower Meadow Tri SW	Albuquerque	NM	87121	Andres & Melissa Cabrera	
100905334438810757	9012 Lower Meadow Tri SW	Albuquerque	NM	87121	9012 Lower Meadow Tri SW	Albuquerque	NM	87121	Tomas Ochoa	
100905334838810756	9008 Lower Meadow Tri SW	Albuquerque	NM	87121	9008 Lower Meadow Tri SW	Albuquerque	NM	87121	Johnny Montano	
100905335138710755	9004 Lower Meadow Tri Sw	Albuquerque	NM	87121	9004 Lower Meadow Tri SW	Albuquerque	NM	87121	Marcos & April Hernandez	

100905335538710754	9000 Lower Meadow Trl SW	Albuquerque	NM	87121	9000 Lower Meadow Trl SW	Albuquerque	NM	87121	Michael & Jo Warner
100905335938710753	8936 Lower Meadow Trl SW	Albuquerque	NM	87121	44190 Jessica LN	Leondartown	MD	20650	James & Maria Butchko
100905336238610752	8932 Lower Meadow Trl SW	Albuquerque	NM	87121	1 Home Campus	Des Moines	IA	50328	Well Fargo Bank
100905336638610751	8928 Lower Meadow Trl Sw	Albuquerque	NM	87121	P.O. Box 90693	Albuquerque	NM	87199	katherine Gallegos
100905337038610701	8924 Lower Meadow Trl SW	Albuquerque	NM	87121	8924 Lower Meadow Trl SW	Albuquerque	NM	87121	Tari McCathy
100905337438610702	8920 Lower Meadow Trl SW	Albuquerque	NM	87121	5500 Copper Ave Apt C16 NE	Albuquerque	NM	87108	Michael Ray Salgado
100905337838710703	8916 Lower Meadow Trl SW	Albuquerque	NM	87121	8916 Lower Meadow Trl SW	Albuquerque	NM	87121	Thy Tran & Victoria Nguyen
100905338283710704	8912 Lower Meadow Trl SW	Albuquerque	NM	87121	1534 W Alexis Ave	Anaheim	CA	92802	Michelle Raymundo
100905338638810705	8908 Lower Meadow Trl SW	Albuquerque	NM	87121	8908 Lower Meadow Trl SW	Albuquerque	NM	87121	Sandra Serrano
100905339038910706	8909 Lower Meadow Trl SW	Albuquerque	NM	87121	8909 Lower Meadow Trl SW	Albuquerque	NM	87121	Richard Gonzales & Josie Olguin
100905339438610707	8900 Lower Meadow Trl Sw	Albuquerque	NM	87121	8900 Lower Meadow Trl SW	Albuquerque	NM	87121	Augustin Rodriguez
100905340038610708	3436 Crimson Rose LN SW	Albuquerque	NM	87121	3436 Crimson Rose LN SW	Albuquerque	NM	87121	Matthew Griego
100905340639110710	3423 Crimson Rose LN SW	Albuquerque	NM	87121	3423 Crimson Rose LN SW	Albuquerque	NM	87121	Eloy Padilla
100905342738811447	3427 El Caballero DR SW	Albuquerque	NM	87121	7619 Greywolf DR SW	Albuquerque	NM	87121	Juan Molina
1009053430388411448	3431 El Caballero DR SW	Albuquerque	NM	87121	3431 El Caballero DR SW	Albuquerque	NM	87121	Minerva Ahumada
100905343338611449	8528 Llano Vista Ave SW	Albuquerque	NM	87121	8528 Llano Vista Ave SW	Albuquerque	NM	87121	Edward & Mary Elliott
100905343838611450	8527 Llano Vista Ave SW	Albuquerque	NM	87121	8527 Llano Vista Ave SW	Albuquerque	NM	87121	JoAnn Morris
100905344338611451	8520 Llano Vista Ave SW	Albuquerque	NM	87121	8520 Llano Vista Ave SW	Albuquerque	NM	87121	Siobhan & Alfred Torrez
100905344738611452	8516 Llano Vista Ave SW	Albuquerque	NM	87121	8516 Llano Vista Ave SW	Albuquerque	NM	87121	Rose & Gabriel Atencio
100905345138611453	8512 Llano Vista Ave SW	Albuquerque	NM	87121	8512 Vista Llano Vista SW	Albuquerque	NM	87121	Maria & Antolin Pedraza
100905345538611454	8508 Llano Vista Ave SW	Albuquerque	NM	87121	8508 Llano Vista Ave SW	Albuquerque	NM	87121	Carlos Miranda-Arellanes
100905345938611455	8504 Llano Vista Ave SW	Albuquerque	NM	87121	8504 Llano Vista Ave SW	Albuquerque	NM	87121	Donna & William Wanger
100905346338611456	8500 Llano Vista AVE SW	Albuquerque	NM	87121	8500 Llano Vista Ave SW	Albuquerque	NM	87121	Mario Martinez
100905346738611457	8432 Llano Vista Ave SW	Albuquerque	NM	87121	8432 Llano Vista Ave SW	Albuquerque	NM	87121	John & Jessica Salazar
100905346728611458	8428 Llano Vista Ave SW	Albuquerque	NM	87121	8428 Llano Vista Ave SW	Albuquerque	NM	87121	Karla Martinez
100905347638611459	8424 Llano Vista Ave SW	Albuquerque	NM	87121	8424 Llano Vista Ave SW	Albuquerque	NM	87121	Dorothy Linfors
100905348138611460	8420 Llano Vista Ave SW	Albuquerque	NM	87121	9705 Samia St NW	Albuquerque	NM	87114	Carla & Jimi Sanchez
100905348638611461	8416 Llano Vista Ave SW	Albuquerque	NM	87121	8416 Llano Vista Ave SW	Albuquerque	NM	87121	Veronica Moya
100905349038611462	8412 Llano Vista Ave SW	Albuquerque	NM	87121	8412 Llano Vista Ave SW	Albuquerque	NM	87121	Wendy Robertson
100905349438611463	8408 Llano Vista Ave SW	Albuquerque	NM	87121	8408 Llano Vista Ave SW	Albuquerque	NM	87121	Jennie Jojola
100905349838644464	8404 Llano Vista Ave SW	Albuquerque	NM	87121	8404 Llano Vista Ave SW	Albuquerque	NM	87121	Miguel Mendoza
100905350338611465	8400 Llano Vista Ave SW	Albuquerque	NM	87121	8400 Llano Vista Ave SW	Albuquerque	NM	87121	Javier Marinelarena
100905351338812402	3424 Mata Ortiz Dr SW	Albuquerque	NM	87121	3424 Mata Ortiz Dr SW	Albuquerque	NM	87121	Martin & Monica Gonzales
100905351303841201	3428 Mata Ortiz Dr SW	Albuquerque	NM	87121	3428 Mata Ortiz Dr Sw	Albuquerque	NM	87121	Brian Slade
100905352634610208	4505 Grace Vigil Rd SW	Albuquerque	NM	87121	4505 Grace Vigil Rd SW	Albuquerque	NM	87121	

100905352633510207	4508 Grace Vigil Rd SW	Albuquerque	NM	87121	4508 Grace Vigil Rd SW	Albuquerque	NM	87121	Lawrence Dominguez
100905352631510206	N/A Albuquerque	Albuquerque	NM	87121	1244 Conventry Ave	Ventura	CA	93004	Robert & Angela Archibeque
100905352629710205	4516 Grace Vigil Rd SW	Albuquerque	NM	87121	4516 Grace Vigil Rd SW	Albuquerque	NM	87121	Johnny & Georgia Armijo

**AMENDED PRELIMINARY PLAT FOR  
CEJA VISTA SUBDIVISION  
UNITS 1, 2 A, 2 B AND 3  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 9  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2017**



VICINITY MAP SCALE: 1"=750' ZONE ATLAS MAP P-9-Z

**LEGAL DESCRIPTION**

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 Bk. 2005C, Pg. 365 and containing 98.9070 acres more or less

**PURPOSE OF PLAT**

- SUBDIVIDE TRACTS RR-3A THRU RR-3-E INTO 225 RESIDENTIAL LOTS AND 16 TRACTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

**SUBDIVISION DATA**

GROSS ACREAGE	98.9070
ZONE ATLAS NO.	P-9-Z
NO. OF LOTS CREATED	225 LOTS
NO. OF TRACTS CREATED	16 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	22.3278 AC
DATE OF SURVEY	NOVEMBER, 2004

**LINE TABLE**

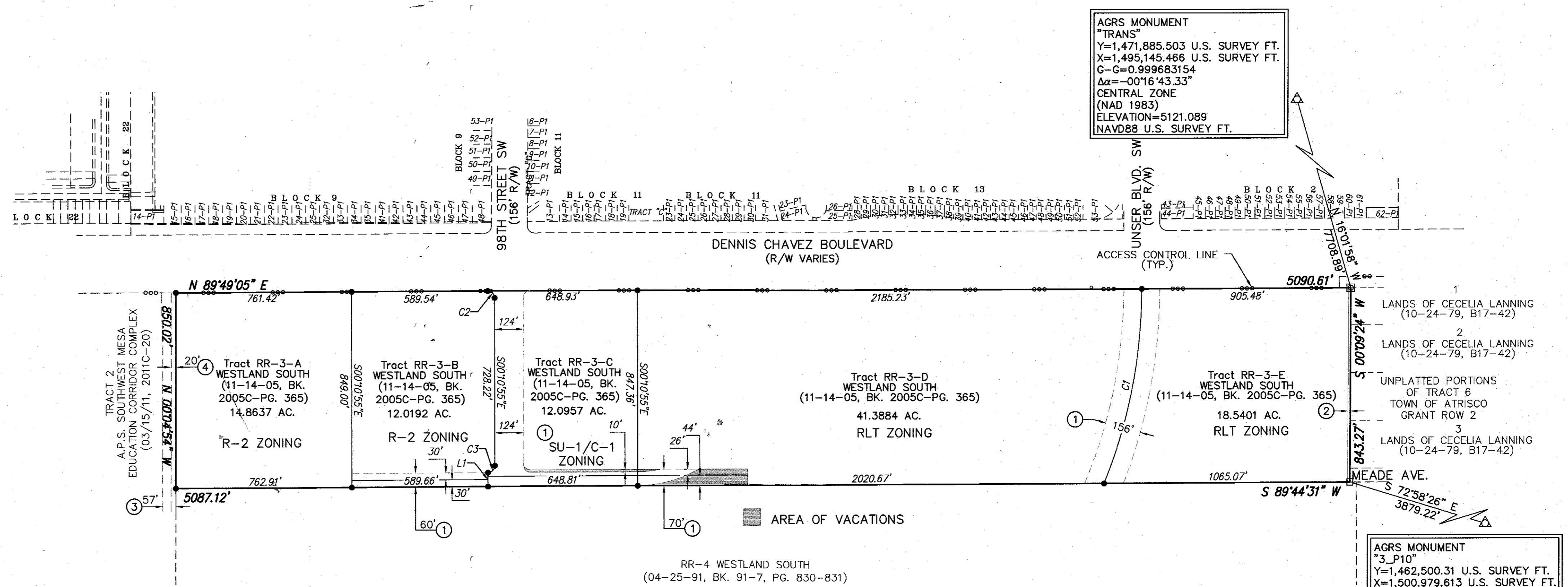
LINE	BEARING	LENGTH
LT	N00°15'29"W	60.00

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	865.88	2250.00	22°02'58"	438.37	N10°50'34"E	860.55
C2	47.12	30.00	90°00'00"	30.00	N45°10'55"W	42.43
C3	47.08	30.00	89°55'26"	29.96	N44°46'48"E	42.40

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in Parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
  - "BULK LAND PLAT WESTLAND SOUTH, TRACTS RR-3-A, THROUGH RR-3-E", (11-14-05, 2005C-365)
  - "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
  - "LAND OF DAMACIO APODACA", (11-08-79, A5-116)
  - "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)
  - "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
  - "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
  - "PAKKREWEE", (01-29-01, 01C-38)
  - "RIGHT OF WAY MAP (SD-4008 (206)", (05-09-94)
- Records of Bernalillo County, New Mexico.
- Date of Survey: November, 2004.
- Title Report: Fidelity National Title Insurance Company Commitment No.04-1048776-B-VG (Effective Date: October 7, 2004.)
- Address of Property: None provided.
- This property lies within Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated October 13, 2005.
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.

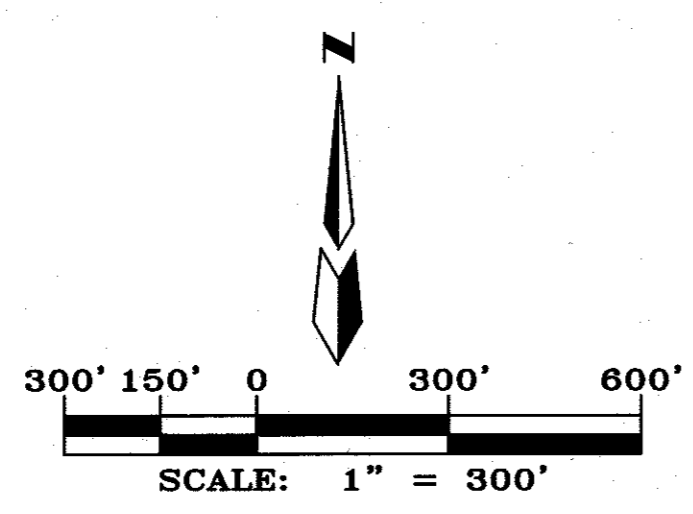


AGRS MONUMENT "TRANS"  
Y=1,471,885.503 U.S. SURVEY FT.  
X=1,495,145.466 U.S. SURVEY FT.  
G-G=0.999683154  
Δα=-00°16'43.33"  
CENTRAL ZONE (NAD 1983)  
ELEVATION=5121.089  
NAVD88 U.S. SURVEY FT.

AGRS MONUMENT "3\_P10"  
Y=1,462,500.31 U.S. SURVEY FT.  
X=1,500,979.613 U.S. SURVEY FT.  
G-G=0.99968997  
Δα=-00°16'02.11"  
CENTRAL ZONE (NAD 1983)  
ELEVATION=4938.411  
NAVD88 U.S. SURVEY FT.

- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 15702"
  - FOUND 1/2" REBAR
  - FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
  - FOUND 5/8" REBAR WITH CAP "LS 14733"

- EASEMENTS**
- EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)
  - 10' PUBLIC UTILITY EASEMENT (11-14-05, BK. 2005C-PG. 365)
  - EXIST. PRIVATE ACCESS EASEMENT (03-15-11, 2011C-20)
  - EXIST. 20' A.B.C.W.U.A. EASEMENT (09-18-08, 2008103542)



**NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- 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.
- ALL PROPOSED LOTS CONTAINED WITHIN THIS SUBDIVISION ARE A MINIMUM OF 40 FEET WIDE AND A MINIMUM OF 4000 SF IN SIZE.

**OWNERS**  
ALBUQUERQUE RIO BRAVO PARTNERS LLC  
6330 RIVERSIDE PLAZA LANE N.W.  
STE 220  
ALBUQUERQUE, N.M. 87102  
(505) 898-5051

**ENGINEERS**  
D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200

**SITE BENCHMARK**  
ACS MONUMENT  
"3\_P10"  
ELEVATION=4938.411  
(NAVD88) U.S. SURVEY FT.

**SURVEYOR**  
ALDRICH LAND SURVEY  
P.O. BOX 30701  
ALBUQUERQUE, N.M. 87190-0701  
(505) 884-1990

**APPROVED**

*Steph N. Rianchover P.S.* 12/20/17  
City Surveyor, City of Albuquerque, N.M. Date

CEJA VISTA, LLC  
*Mark Papanides* 12/15/17  
MARK PAPANIDES, MANAGING MEMBER Date

AMENDED PRELIMINARY PLAT FOR  
**CEJA VISTA SUBDIVISION**  
**UNITS 1, 2 A, 2 B AND 3**  
 WITHIN THE  
**TOWN OF ATRISCO GRANT**  
**PROJECTED SECTION 9**  
**TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 MAY, 2018

- The following Tracts have been created for the following purposes:  
 Tract A - Future commercial development  
 Tract B - Future commercial development  
 Tract C - Future commercial development  
 Tract D - No longer used as a tract designation  
 Tract E - No longer used as a tract designation  
 Tract F - No longer used as a tract designation  
 Tract G - Future commercial development  
 Tract H - Open Space/Park  
 Tract I - Open Space/Park  
 Tract J - Pedestrian Access Esmt., Waterline esmt.  
 Tract K - Pedestrian Access Esmt.  
 Tract L - Open Space/Park  
 Tract M - Temporary Public Drainage Esmt., future residential lots  
 Tract N - Open Space/Park  
 Tract O - Open Space/Park  
 Tract P - Future incorporation to south development  
 Tract Q - Open Space/Park  
 Tract R - Pedestrian Access Esmt., Waterline & Sanitary Sewer Esmt.  
 Tract S - Public Drainage Esmt.
- All waterline and sanitary sewer easements are granted to A.B.C.W.U.A.
- All drainage easements and pedestrian access easements are granted to the City of Albuquerque
- Tracts H, I, J, K, L, N, O, Q, R are owned by and to be maintained by the Ceja Vista Homeowners Association.
- Tracts G, M and P are to be owned and maintained by the subdivider until such a time as the property has been conveyed or developed for the future intended purpose.
- Tract S is to be owned and maintained by the City of Albuquerque for a permanent detention pond.

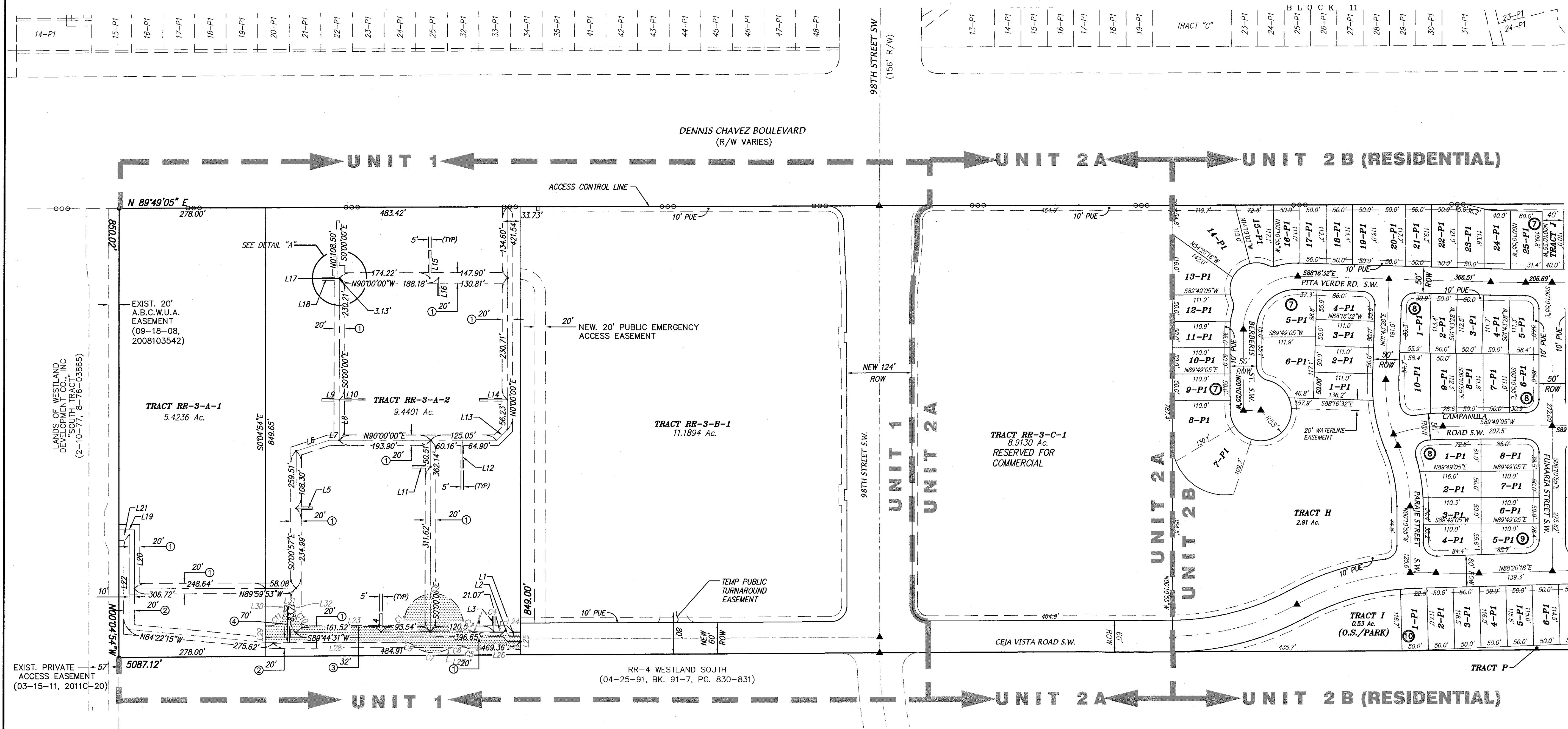
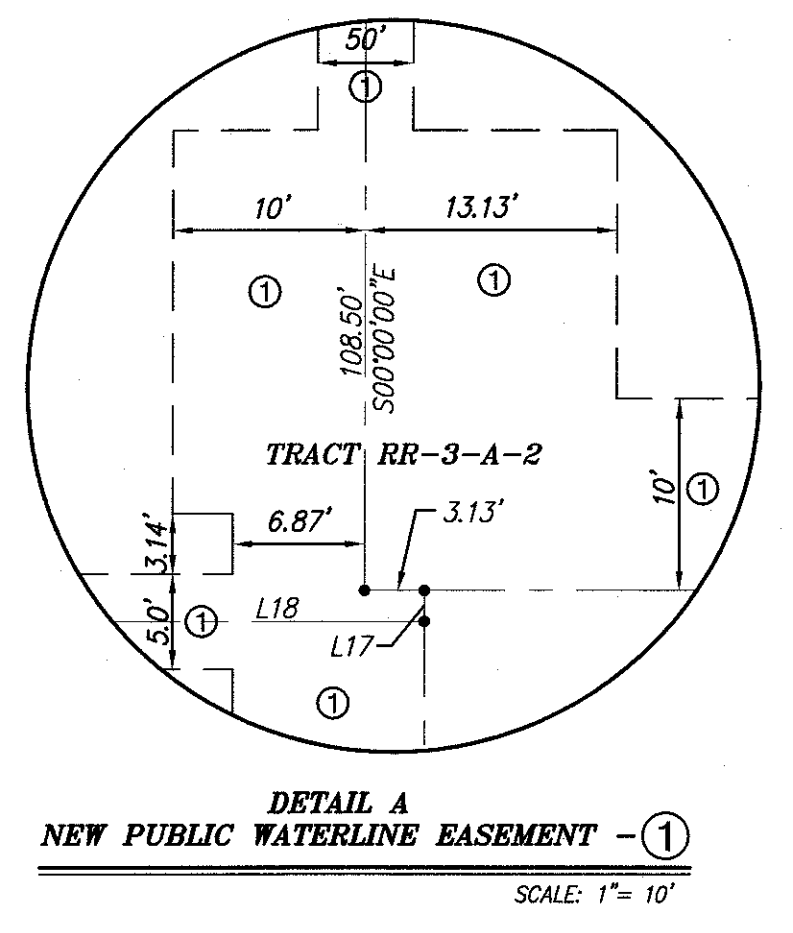
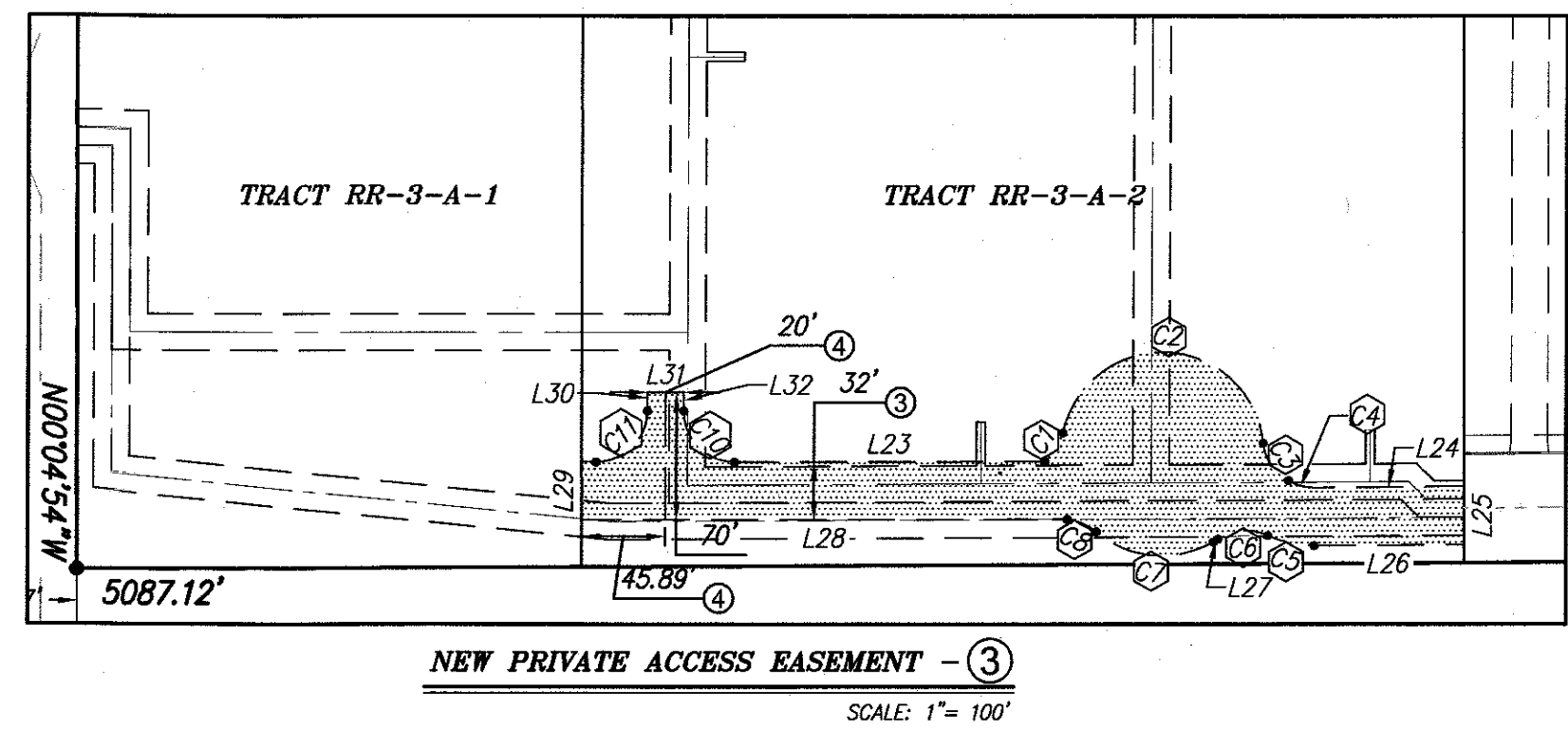
Line #	Direction	Length
L1	S89°44'31"W	20.18'
L2	N45°15'29"W	14.14'
L3	N00°00'00"E	29.15'
L4	N00°15'29"W	34.11'
L5	N90°00'00"W	30.85'
L6	N71°55'14"E	64.45'
L7	N90°00'00"E	20.41'
L8	S00°00'00"E	77.18'
L9	N90°00'00"E	33.00'
L10	N90°00'00"E	49.00'
L11	N90°00'00"W	35.00'

Line #	Direction	Length
L12	S00°00'00"E	53.05'
L13	N45°00'04"E	28.92'
L14	S90°00'00"E	53.00'
L15	S00°00'00"E	52.15'
L16	S00°00'00"E	33.01'
L17	S00°00'00"E	1.63'
L18	N90°00'00"W	33.02'
L19	S89°49'05"W	29.50'
L20	N00°00'00"E	111.50'
L21	S89°49'05"W	19.47'
L22	N00°00'00"E	178.41'

Line #	Direction	Length
L23	S89°57'50"W	170.58'
L24	S89°44'31"W	82.22'
L25	N00°10'53"W	32.00'
L26	N89°44'31"E	82.18'
L27	N58°06'27"E	3.04'
L28	N89°57'50"E	266.82'
L29	S00°02'10"E	32.00'
L30	N00°02'10"W	10.00'
L31	N89°57'50"E	20.00'
L32	S00°02'10"E	10.00'

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
1	28.00'	19.07'	039°01'24"	S31°49'28"W	18.70'
2	56.00'	157.53'	161°10'27"	N87°05'18"W	110.49'
3	28.00'	25.76'	052°42'26"	N33°49'57"W	24.86'
4	25.31'	14.86'	033°38'14"	N74°06'23"W	14.64'
5	60.00'	26.27'	025°05'08"	S77°42'55"E	26.06'
6	28.00'	28.69'	058°41'50"	N85°54'01"E	27.45'
7	56.00'	69.01'	070°36'42"	S85°01'48"E	64.73'
8	30.63'	17.63'	032°58'35"	S66°57'25"E	17.39'
9	28.00'	43.98'	089°59'59"	S45°02'09"E	39.60'
10	28.00'	43.98'	089°59'58"	N44°57'50"E	39.60'

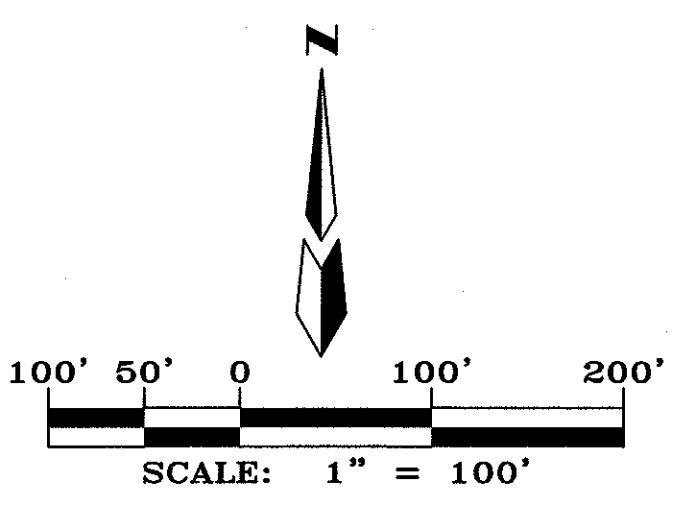
- NEW EASEMENTS**
- NEW PUBLIC WATER LINE EASEMENT GRANTED TO A.B.C.W.U.A. WITH THIS PLAT.
  - NEW PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
  - NEW PRIVATE ACCESS EASEMENT GRANTED TO TRACTS RR-3-A-1, WITH THIS PLAT.
  - NEW TEMPORARY PUBLIC TURNAROUND EASEMENT WITH THIS PLAT.



- NOTES:**
- Tracts J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
  - Tracts H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the Ceja Vista Home Association. Tracts J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.
  - Tract M is to be held and maintained by the subdivider until such time that it is conveyed or developed.

- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 15702"
  - FOUND 1/2" REBAR
  - FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
  - FOUND 5/8" REBAR WITH CAP "LS 14735"

- LEGEND**
- 1-P1 LOT NUMBER
  - 15 BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - 10' PUE NEW PUBLIC UTILITY EASEMENT
  - UNIT BOUNDARY LINE

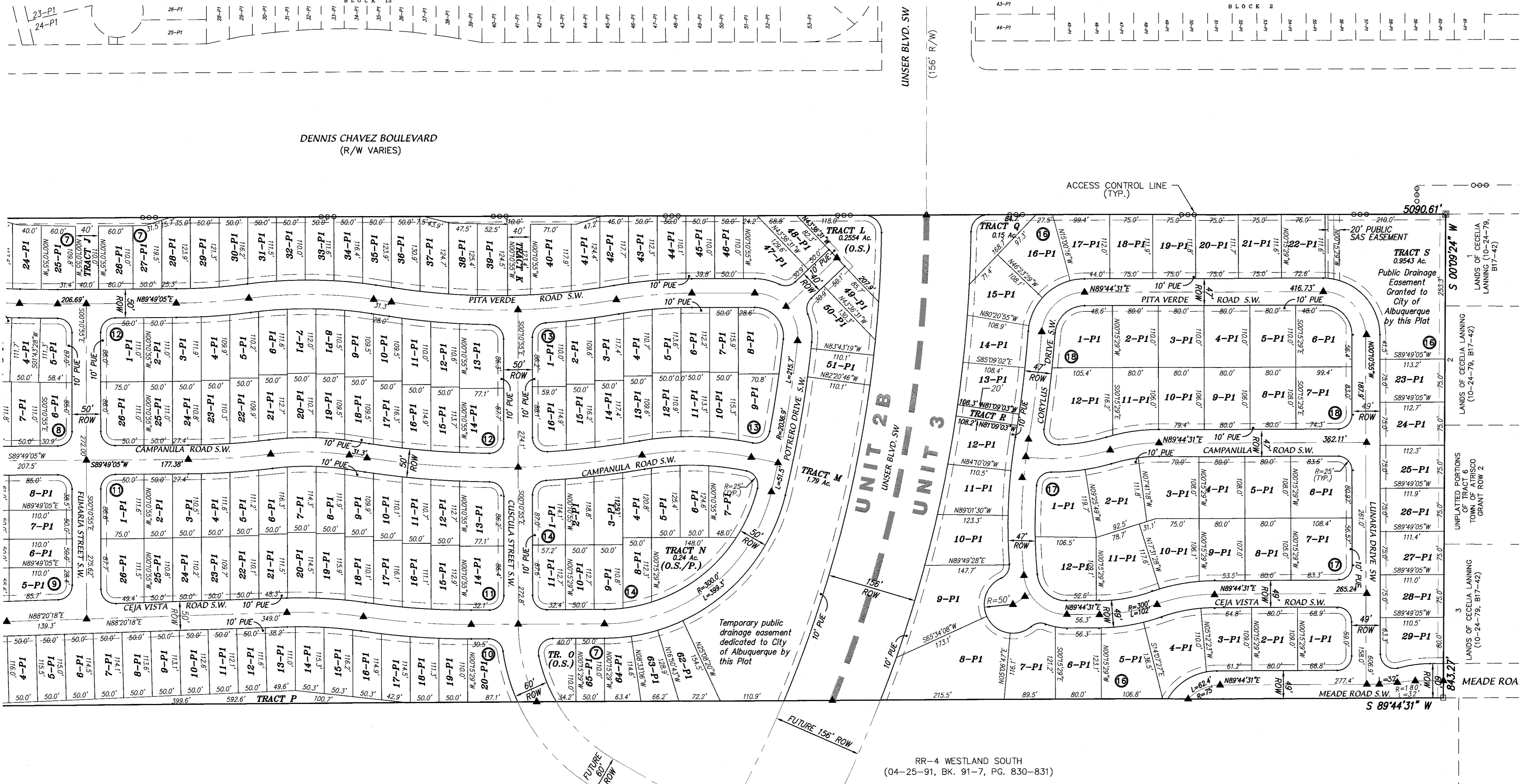
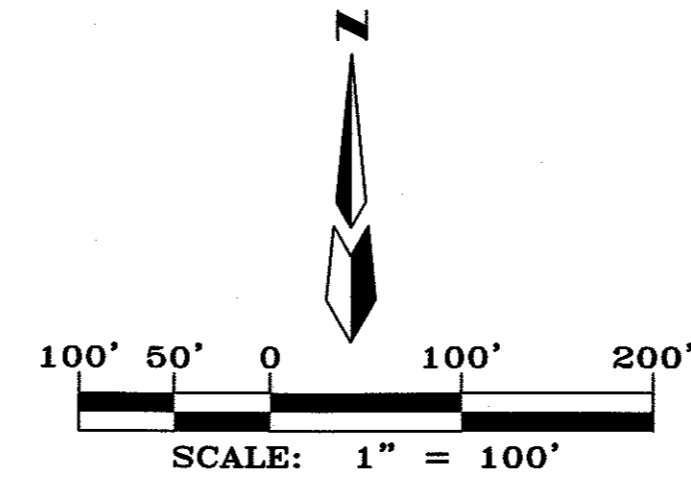


FILED: 05/17/2018 10:05 AM - Ceja Vista Multi-Family Plats Preliminary Plats A17005 PPLAT SHT-2-3.DWG: Stephen 5/4/2018



AMENDED PRELIMINARY PLAT FOR  
**CEJA VISTA SUBDIVISION**  
**UNITS 1, 2 A, 2 B AND 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
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- FOUND 1/2" REBAR
- FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊙ FOUND 5/8" REBAR WITH CAP "LS 14733"

**LEGEND**

- 1-P1 LOT NUMBER
- 15 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ▲ ROW RIGHT-OF-WAY
- 10' PUE NEW PUBLIC UTILITY EASEMENT
- UNIT BOUNDARY LINE

SEE SHEET 2 OF 3 FOR CONTINUATION

RR-4 WESTLAND SOUTH  
 (04-25-91, BK. 91-7, PG. 830-831)

F:\172085\172005 - Ceja Vista Multi Family\PLATS\PRELIMINARY PLATS\172005.PLAT SHIT-2-3.DWG. Steven 5/3/2018

ORIGINAL

Current DRG  
Project Number:

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Ceja Vista Units 1, 2A, 2B, 3

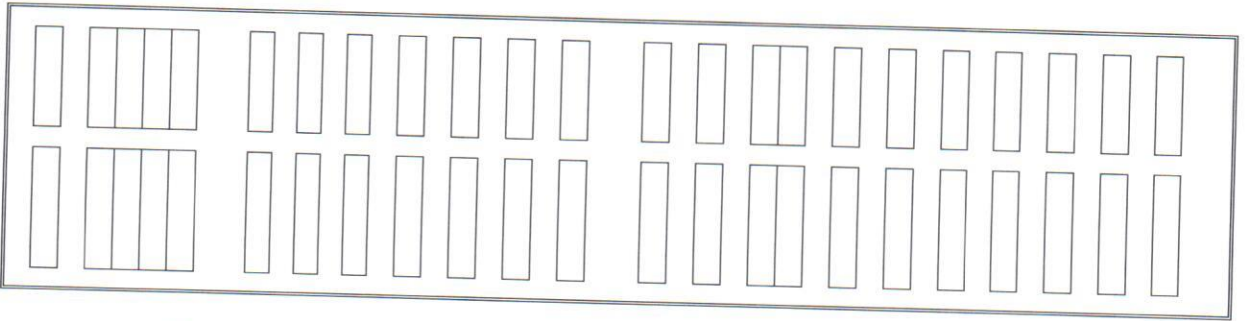
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION  
**Town of Arisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South**

Date Submitted: 05/9/2018  
Date Site Plan Approved: 5.9.18  
Date Preliminary Plat Approved: 5.24.19  
DRB Project No.: 1004428  
DRB Application No.:

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 DRG Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRG Chair may include those items in the listing and related financial guarantee. Likewise, if the DRG 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 DRG 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.

**Note: Unit 1 shall develop before Unit 2A & 2B. Unit 2A & 2B shall develop before Unit 3. MODIFIED DWH 5.9.18  
OR THE INFRASTRUCTURE LIST WILL NEED TO BE MODIFIED DWH 5.9.18**

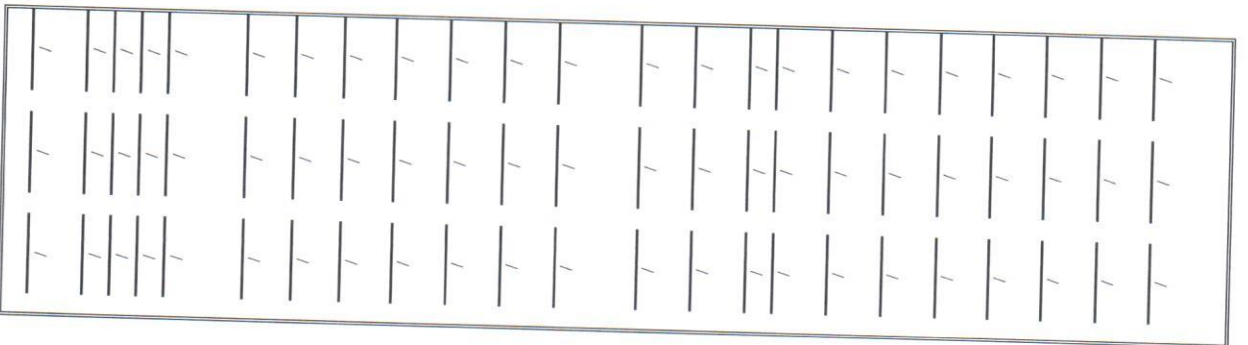
Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private P.E. Inspector	City Enst Engineer
<input type="checkbox"/>	<input type="checkbox"/>		<b>Offsite Paving (UNIT 1)</b> New signal mastarms for reconfiguration of 98th Street & Dennis Chavez of the signalized intersection NB & SB directions; new signal timing plan (7)	Dennis Chavez	at 98th Street		/	/
<input type="checkbox"/>	<input type="checkbox"/>		<b>Offsite (NMDOT) (UNIT 1)</b> EB Left Turn Lane Lengthen to 400' plus 150' taper EB Redirection Lane plus taper	Dennis Chavez	at 98th Street		/	/
<input type="checkbox"/>	<input type="checkbox"/>		WB Left Turn Lane Lengthen to 400' plus 150' taper	Dennis Chavez	at 98th Street		/	/
<input type="checkbox"/>	<input type="checkbox"/>		EB Right Turn Lane Lengthen to 400' plus 150' taper Include Bike Lane	Dennis Chavez	at 98th Street		/	/
<input type="checkbox"/>	<input type="checkbox"/>		WB Bike Lane at Right Turn Lane	Dennis Chavez	at 98th Street		/	/
<input type="checkbox"/>	<input type="checkbox"/>	12'	3' AC Trail (9)	Dennis Chavez	West P.L.	98th Street	/	/
<input type="checkbox"/>	<input type="checkbox"/>	30"	Storm Drain Inlets/Sidewalk culverts Concrete channel (8)	S. Dennis Chavez @ D.Chavez & 98th St. S. Dennis Chavez	at 98th Street West P.L.	98th Street	/	/



**Paving (Unit 1)**

T/A (5)

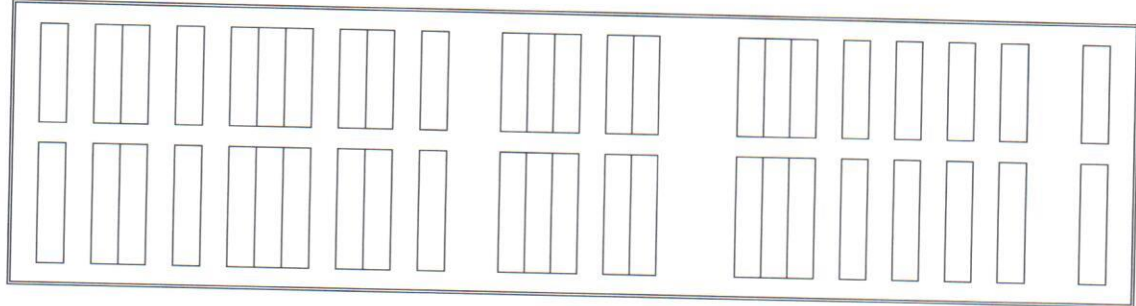
114' FF Art Pvmt. C & G 6' Sidewalk (Both Sides)	98th St.	Dennis Chavez Blvd	Ceja Vista Road
40' FF Res. Pvmt C & G 6' Sidewalk (North Side Only)	Ceja Vista Rd.	98th St.	RR-3-B-1 Driveway Entrance
32' FF Res. Pavement C&G 6' Sidewalk (North Side Only)	Ceja Vista Road.	RR-3-B-1 Driveway Entrance	RR-3-B-1 West P.L.
70' Temp. hammerhead turnaround	Tract RR-3-B-1	Tract RR-3-A-2	
26' FF Pvmt (Private) C & G 6' Sidewalk	Private Access Easement	East P.L. RR-3-A-2	West P.L. RR-3-A-2
12" Waterline (2 WR)	98th St.	Exist 12"WL (2WR) (@ Dennis Chavez)	South PL (Ceja Vista Rd.)
8" Reuse Water Line	98th St.	Dennis Chavez	South PL (Ceja Vista Rd.)
8" Waterline (2 WR)	Ceja Vista Rd.	98th St.	30' east of RR-3-A-2 prop.line
12" Waterline (2 WR)	20' Public WL Easmt	Tr RR-3-A-1 west prop.line	30' east of RR-3-A-2 prop.line
8" Waterline (2 WR)	D.Chavez ROW	Exist 12"WL 98th St	Tract RR-3-A-2
12" Waterline (2WR)	Ceja Vista Road	30' east of RR3-A-2	South to RR-4 Westland South
<b>Storm Drain (Unit 1)</b>			
18"-42" Storm Drain (6)	98th St.	98th St South ROW	Ceja Vista Rd.
18"-42" Storm Drain (6)	Ceja Vista Rd.	98th St.	East PL RR-3-A-2
18"-24" Storm Drain (6)	20' Drainage Easement	East PL RR-3-A-2	West PL RR-3-A-1
Temp Channel	Drainage Easement	Ceja Vista Road	Offsite Ret.Pond 1
4.405AF Temporary Retention Pond 1 With A+C & Drainage Easement	(Future 98th St.)		



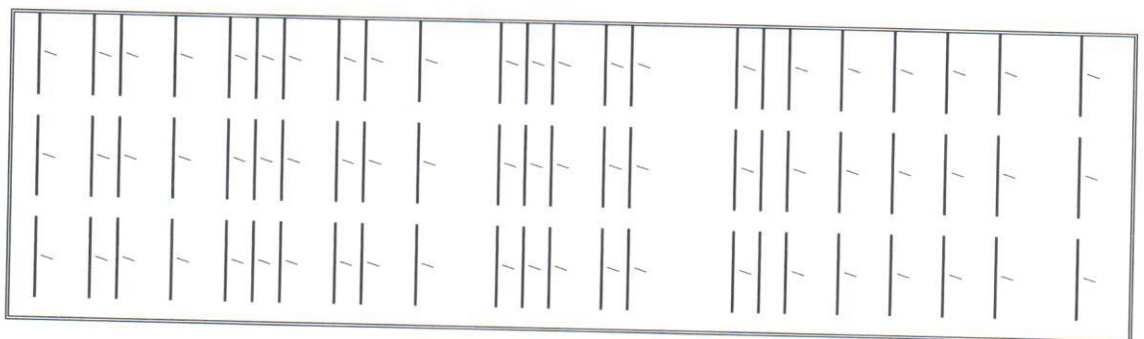
12, 197 CF	Temporary Pond A With Agreement & Covenant	E. Boundary	RR-3-A-1		/	/	/
21,257 CF	Temporary Pond B With Agreement & Covenant	E. Boundary	RR-3-A-2		/	/	/
25,177 CF	Temporary Pond C With Agreement & Covenant	E. Boundary	RR-3-B-1		/	/	/
8' SAS	<b>Sanitary Sewer (Unit 1)</b>	98th Street	Exist 15' SAS in D.Chavez ROW	South ROW line near Ceja Vista Rd.	/	/	/
70'	Temp Turnaround	Tr. RR-3-C-1 Driveway Entrance			/	/	/
40' FF	Res Pymt	Ceja Vista Rd.	98th Street	Unit 2A/2B Bndry Tr.RR-3-C-1 East PL	/	/	/
6'	C&G (Both Sides) Sidewalk (both sides)				/	/	/
12'	3" AC Trail (NMDOT)(9) Concrete channel (NMDOT) (8)	S. Dennis Chavez S. Dennis Chavez	98th Street 98th Street	East P.L. of RR-3-C-1 East P.L. of RR-3-C-1	/	/	/
10"	<b>Water (Unit 2A)</b> WL (2WR)	Ceja Vista Rd.	98th Street	Unit 2A/2B Boundary	/	/	/
8'	<b>Sanitary Sewer (Unit 2A)</b> SAS (Private)	Dennis Chavez	Exist 15' SAS	Slub to Tr. RR-3-C-1	/	/	/
(0,231AF)	<b>Storm Drain (Unit 2A)</b> First Flush Pond With Agreement and Covenant				/	/	/

**Paving (Unit 2B)**

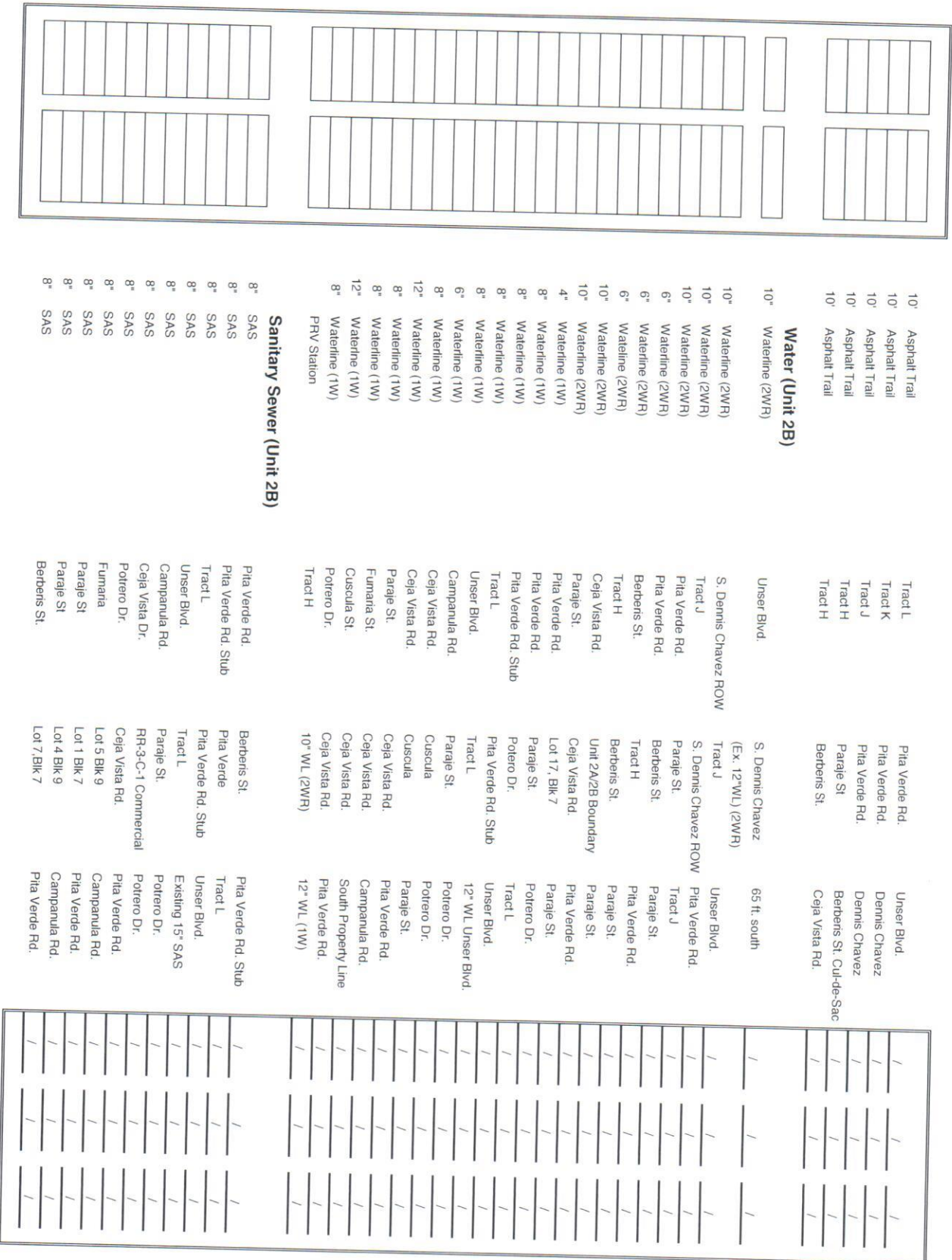
New signal mastarms for reconfiguration of Unser Blvd & Dennis Chavez of the signalized intersection  
 NB & SB directions; new signal timing plan (7)  
**Off-Site Paving (NMDOT)**



Item	Description	Location	Notes
TIA (5)	EB Left Turn Lane Lengthen to 400' plus 150' taper EB Redirect lane plus taper	Dennis Chavez at Unser Blvd.	/
	WB Left Turn Lane Lengthen to 400' plus 150' taper EB Redirect lane plus taper	Dennis Chavez at Unser Blvd.	/
	EB Right Turn Lane Lengthen to 400' plus 150' taper Include Bike Lane	Dennis Chavez at Unser Blvd.	/
	WB Bike Lane (at Rt turn lane) Concrete channel (NMDOT) (8)	Dennis Chavez at Unser Blvd. West PL of Unit 2B	/
30'	Storm Drain (NMDOT) Inlets or sidewalk culverts	S. Dennis Chavez @ D.Chavez / Unser Blvd at Unser Blvd.	/
12'	3' AC Trail (NMDOT) (9)	S. Dennis Chavez East Propline RR-3-C-1 Unser Blvd.	/
<b>Paving (Unit 2B)</b>			
30' FF	Art. Pvmnt C & G (West Side Only), Median Curb Sidewalk (West Side Only)	W. Half of Unser Blvd. South PL	Dennis Chavez Blvd /
28' FF	Res. Pvmnt C & G (Both Sides) Sidewalk (Both Sides)	Pia Verde Rd. Barberis St.	Potrero Dr. /
4' (*)	Sidewalk (North Sides)	Tract J	/
4'	Sidewalk (North side)	Tract K	/
28' FF	Res. Pvmnt C & G (Both Sides) Sidewalk (North Side Only)	Pia Verde Stub Potrero Dr.	Tract L /
28' FF	Res. Pvmnt C & G (Both Sides) Sidewalk (Both Sides)	Campanula Rd. Paraje St.	Potrero Dr. /
4' (*)	Sidewalk (Both Sides)		/







10"	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/	/
10"	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis Chavez	/	/	/	/
10"	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis Chavez	/	/	/	/
10"	Asphalt Trail	Tract H	Paraje St	Berbers St. Cul-de-Sac	/	/	/	/
10"	Asphalt Trail	Tract H	Berbers St.	Ceja Vista Rd.	/	/	/	/

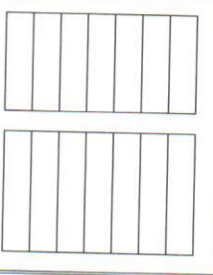
**Water (Unit 2B)**

10"	Waterline (2WR)	Unser Blvd.	S. Dennis Chavez (Ex. 12" WL) (2WR)	65 ft. south	/	/	/	/
10"	Waterline (2WR)	S. Dennis Chavez ROW	Tract J	Unser Blvd.	/	/	/	/
10"	Waterline (2WR)	Tract J	S. Dennis Chavez ROW	Pita Verde Rd.	/	/	/	/
10"	Waterline (2WR)	Pita Verde Rd.	Paraje St.	Tract J	/	/	/	/
6"	Waterline (2WR)	Pita Verde Rd.	Berbers St.	Paraje St.	/	/	/	/
6"	Waterline (2WR)	Berbers St.	Tract H	Pita Verde Rd.	/	/	/	/
10"	Waterline (2WR)	Tract H	Berbers St.	Paraje St.	/	/	/	/
10"	Waterline (2WR)	Ceja Vista Rd.	Unit 2A/2B Boundary	Paraje St.	/	/	/	/
4"	Waterline (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/	/
8"	Waterline (1W)	Pita Verde Rd.	Lot 17, Blk 7	Paraje St.	/	/	/	/
8"	Waterline (1W)	Pita Verde Rd.	Paraje St.	Potrero Dr.	/	/	/	/
8"	Waterline (1W)	Pita Verde Rd. Stub	Polero Dr.	Tract L	/	/	/	/
8"	Waterline (1W)	Tract L	Pita Verde Rd. Stub	Unser Blvd.	/	/	/	/
8"	Waterline (1W)	Unser Blvd.	Tract L	12" WL Unser Blvd.	/	/	/	/
6"	Waterline (1W)	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/	/
8"	Waterline (1W)	Ceja Vista Rd.	Cuscula	Potrero Dr.	/	/	/	/
12"	Waterline (1W)	Ceja Vista Rd.	Cuscula	Paraje St.	/	/	/	/
8"	Waterline (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/	/
8"	Waterline (1W)	Fumaria St.	Ceja Vista Rd.	Campanula Rd.	/	/	/	/
12"	Waterline (1W)	Cuscula St.	Ceja Vista Rd.	South Property Line	/	/	/	/
8"	Waterline (1W)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/	/
8"	Waterline (1W)	Tract H	10" WL (2WR)	12" WL (1W)	/	/	/	/

**Sanitary Sewer (Unit 2B)**

8"	SAS	Pita Verde Rd.	Berbers St.	Pita Verde Rd. Stub	/	/	/	/
8"	SAS	Pita Verde Rd. Stub	Pita Verde	Tract L	/	/	/	/
8"	SAS	Tract L	Pita Verde Rd. Stub	Unser Blvd.	/	/	/	/
8"	SAS	Unser Blvd.	Tract L	Existing 15" SAS	/	/	/	/
8"	SAS	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/	/
8"	SAS	Ceja Vista Dr.	RR-3-C-1 Commercial	Potrero Dr.	/	/	/	/
8"	SAS	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/	/
8"	SAS	Fumaria	Lot 5 Blk 9	Campanula Rd.	/	/	/	/
8"	SAS	Paraje St	Lot 1 Blk 7	Pita Verde Rd.	/	/	/	/
8"	SAS	Paraje St	Lot 4 Blk 9	Campanula Rd.	/	/	/	/
8"	SAS	Berbers St.	Lot 7 Blk 7	Pita Verde Rd.	/	/	/	/

**Storm Drain (Unit 2B)**



30" - 48" Storm Drain  
 24" - 30" Storm Drain  
 18" - 36" Storm Drain  
 18" - 24" Storm Drain  
 48" Storm Drain  
 54" Storm Drain  
 54" Storm Drain

Ceja Vista Rd.  
 Cuscuta St.  
 Potrero Dr.  
 Pita Verde Rd.  
 Tract M  
 Tract M  
 Unser Blvd.  
 Tract M

RR-3-C-1  
 Ceja Vista Rd.  
 Ceja Vista Rd.  
 Lot 7, Blk 12  
 Potrero St.  
 Unser Blvd.  
 Tract M

Potrero Dr.  
 Pita Verde Rd.  
 Pita Verde Rd.  
 Cuscuta St.

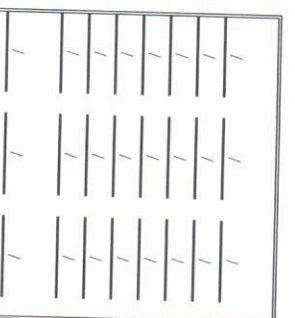
S. Property Line

9.0 Ac-Ft Temp Retention Pond w/ A & C  
 (0.535 AF)  
 First Flush Pond  
 With Agreement & Covenant  
 (7,380 CF)

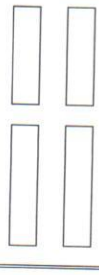
Tract M

Dennis Chavez

South PL



**Paving (Unit 3)**



30' FF Art. Pvmnt  
 C & G (East Side Only), Median Curb  
 10' Asphalt Trail (East side)

E. Hall of Unser Blvd

Dennis Chavez

South PL



12' 3" AC Trail (NMDOT)(9)

S. Dennis Chavez R/W

Unser Blvd.

Unit 3 East P.L.

26' FF Res. Pvmnt

Pita Verde Rd.

Corylus Dr.

Lunania Dr.



4' (\*) 4' Sidewalk (Both Sides)  
 Res. Pvmnt

Campanula Rd.

Corylus Dr.

Lunania Dr.



4' (\*) Sidewalk (Both Sides)  
 Res. Pvmnt

Ceja Vista Rd.

Corylus Dr.

Lunania Dr.



4' (\*) Sidewalk (Both Sides)  
 Res. Pvmnt

Corylus Dr.

Ceja Vista Rd.

Pita Verde Rd.



4' (\*) Sidewalk (Both Sides)  
 Res. Pvmnt

Lunania Dr.

Corylus Dr.

Lunania Dr.



4' (\*) Sidewalk (Both Sides)  
 Res. Pvmnt

Corylus Dr.

Ceja Vista Rd.

Pita Verde Rd.



4' (\*) Sidewalk (Both Sides)  
 Res. Pvmnt

Lunania Dr.

Corylus Dr.

Lunania Dr.



4' (\*) Sidewalk (Both Sides)  
 Res. Pvmnt

Lunania Dr.

Corylus Dr.

Lunania Dr.



4' (\*) Sidewalk (Both Sides)  
 Res. Pvmnt

Lunania Dr.

Corylus Dr.

Lunania Dr.



4' (\*) Sidewalk (Both Sides)  
 Res. Pvmnt

Lunania Dr.

Corylus Dr.

Lunania Dr.



4' (\*) Sidewalk (Both Sides)  
 Res. Pvmnt

Lunania Dr.

Corylus Dr.

Lunania Dr.



C & G (Both Sides)  
 (with Type III Barricades)

Meade Rd.

South PL

East PL





6"	Sidewalk (Both Sides)								
32" EE	Res. Pymt (28' Drive Lane)								
28" EE	Res. Pymt (-825 LF)								
10"	Asphalt Trail								
10"	Asphalt Trail								
<b>Water (Unit 3)</b>									
12"	Waterline (1W)								
8"	Reuse Water Line								
8"	Waterline (1W)								
8"	Waterline (1W)								
8"	Waterline (1W)								
8"	Waterline (1W)								
8"	Waterline (1W)								
6"	Waterline (1W)								
8"	Waterline (1W)								
<b>Sanitary Sewer (Unit 3)</b>									
10"	SAS								
8"	SAS								
8"	SAS								
8"	SAS								
8"	SAS								
8"	SAS								
8"	SAS								
8"	SAS								
<b>Storm Drain (Unit 3)</b>									
2.7 AF	Onsite Pond								
24" - 48"	Storm Drain								
18" - 48"	Storm Drain								
24" - 30"	Storm Drain								
24"	Storm Drain								
(0.169AF)	Conc Channel (NMDDOT) (8)								
(0.169AF)	First Flush Pond								
(7.380 CF)	With Agreement & Covenant								

The 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 listing.  
The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Crst Engineer
							/	/
							/	/
							/	/
							/	/

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.

- (\*) Sidewalks are deferred in these areas. All others are built with Unit construction plans.
- 1 Landscaping Maintenance Agreement for landscaping in the public right-of-way
- 2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
- 3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats
- 4 Engineers certification of the grading plan required for release of SIA for each Unit
- 5 Updated TIA. The next Tract: either RR-3-A-1 or RR-3-B-1 or RR-3-C-1 or Unit 2A, 2B, or 3 to develop shall require an updated TIA which may result in additional offsite improvements.
- 6 Storm Drain sizes may change in accordance with final HGL calculations, pending Hydrology approval
- 7 City of Albuquerque maintains signal at 98th Street and Unser Blvd. on Dennis Chavez through an agreement between City and NMDOT
- 8 Alternate channel lining material may be approved and designed at a later date
- 9 NMDOT Pavement Section shall give final recommendation and adjacent land owner to maintain.
- 10 All storm drain items include inlets and manhole as required in design.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

**Diane Hoelzer, PE**  
NAME (print)

*[Signature]*  
DRB CHAIR - date **5.9.18**

*[Signature]*  
PARKS & GENERAL RECREATION - date **5/9/18**

**Mark Goodwin & Associates, PA**  
FIRM

*[Signature]*  
TRANSPORTATION DEVELOPMENT - date **5/9/18**

*[Signature]*  
AMAFCA - date **5/9/18**

*[Signature]*  
SIGNATURE - date **5-9-18**

*[Signature]*  
UTILITY DEVELOPMENT - date **5/9/18**

*[Signature]*  
CODE ENFORCEMENT - date **5/9/19**

CITY ENGINEER - date \_\_\_\_\_ - date \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER