

4.7.2025

Development Facilitation Team  
600 Second NW  
Albuquerque, NM 87102

**RE: DFT REQUEST FOR SKETCH PLAT REVIEW AND COMMENT  
2911 ERVIEN LN SW ALBUQUERQUE, NM  
TRACT 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND  
DEVELOPMENT INC. TOGETHER WITH A TRACT OF LAND WITHIN  
SECTION 34 T10N R2E; AND TRACT OF LAND EAST OF AMOLE DEL  
NORTE DIVERSION CHANGE NORTH OF SECTION LINE OF SECTION 34 AND 3**

Dear DFT,

Tierra West, LLC, on behalf of Impact MHC Management Inc., is submitting, for sketch plat review, a proposed expansion to the existing manufactured home community at 2911 Ervien Ln SW, Albuquerque, NM 87121. The proposed development includes the parcel containing the existing manufactured home community (Parcel 1) and the abutting parcel to the west (Parcel 2). Their respective legal descriptions are as follows: Tract 1 of Summary Plat Land Division of Westland Development Inc. Together With a Tract of Land Within Section 34 T10N R2E; and Tract of Land East of Amole Del Norte Diversion Channel North of Section Line of Sections 34 and 3. Parcel 1 is 30.54 acres and Parcel 2 is 8.40 acres; Both properties are zoned R-MC. Impact MHC proposes to develop an additional 99 lots within Parcel 1 and Parcel 2, eliminating the lot line between them. There are 82 lots in the existing manufactured home community in Parcel 1. The expanded manufactured home community will then have a total of 181 lots. Both Parcels are zoned R-MC for which manufactured home communities are a permissive use.

There is an existing construction debris landfill that covers portions of Parcel 1 and Parcel 2. The intent of this development is to keep all proposed new lots outside of the existing landfill footprint and implement remediation measures for the development to offset the construction debris. All mitigation solutions will be vetted through the Environmental Health Department, through which the initial investigation was coordinated. Tierra West will continue to work with Environmental Health to identify appropriate migration solutions.

The existing manufactured home community is located at the NW corner of South Coors and Ervien Ln SW. Proposed access will remain the same with the future lots accessed from the internal roadways of the existing manufactured home community. There is an existing 20' emergency fire access easement near the NE corner of Parcel 2 that connects to Rayo del Sol Dr in the Rayo del Sol Subdivision. A Fire One plan was approved for this site with this emergency access easement shown and included with this submittal

The current approved grading and drainage plan for Parcel 1 indicates that full retention of stormwater runoff is required. There is an existing stormwater retention pond on the NE corner of Parcel 1 that is the current outfall for all site drainage. Proposed drainage design for

the expansion into Parcel 2 will include additional ponding areas to retain or detain proposed developed flows as required by City Hydrology.

Existing public water and sanitary sewer lines pass through the eastern property line of Parcel 1 to the western property line of Parcel 2. Per the approved water and sewer availability letter signed 1/2/2025 by ABCWUA, proposed services for the development will connect to these existing lines.

Proposed easements for fire as shown on the plan, easements for PNM if needed, and ROW dedication if needed. We have an approved infrastructure list.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'Sergio Lozoya', with a stylized, cursive script.

Sergio Lozoya

cc: Kyndra Robidoux, Impact MHC Management  
Perry Burget, Impact Communities

JN 2022056  
RRR/sl/jg