

May 30, 2025

Development Hearing Officer (DHO)
City of Albuquerque
Plaza del Sol, 600 2nd St NW
Albuquerque, NM 87102

**RE: REQUEST FOR MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
SUNSET GARDEN APARTMENTS
TRACT 52 UNIT 2 ATRISCO GRANT**

Dear Development Hearing Officer,

Tierra West, LLC, on behalf of Two Rivers, LLC, is submitting a request for a Major Subdivision Preliminary Plat approval for a new multi-family apartment complex, located along the south side of Sunset Gardens Rd between 86th Street and 82nd Street. The tract is zoned MX-L which permits this type of use. A preliminary site plan is attached showing the orientation of the buildings in relation to the existing roadways and property lines.

The plan is to develop two 3-story buildings, 38 feet high, and 191 total units. Primary access to the property will come from Sunset Gardens Rd, with a secondary/fire emergency access on 82nd Street. The three property street frontages of Sunset Gardens Rd, 82nd Street, and 86th Street currently do not have any curb/gutter and sidewalk. These will need to be installed with the development. Sunset Gardens between 82nd Street and 86th Street is currently 23 feet wide, this will also need to be widened with the development to be 40 feet wide to match the existing roadway section west of 86th Street and east of 82nd Street.

The NW and NE property corners currently encroach onto where the proposed public curb ramps are being proposed. A replat of dedicating public right-of-way will be required so that all public improvements (sidewalk, curb/gutter, and curb ramps) are outside of the property lines. Since there will be an infrastructure list required for these public improvements, we would prefer to tie that list to the replat instead of the site plan, hence this preliminary plat submittal. A traffic scoping form was completed and submitted to the City Transportation Department where it was confirmed that no traffic study would be required.

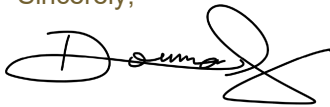
Per IDO Section 14-16-6-6(L)(3), an application for a Subdivision of Land – Major shall be approved if it meets the following criteria:

6-6(L)(3)(a) – A preliminary plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

RESPONSE: All proposed infrastructure for access to property, traffic circulation, ADA requirements, and fire emergency accessibility meets the City requirements, which has been determined through a Traffic Circulation Layout approval as well as a Fire 1 Plan approval. Grading and Drainage of the site has also been preliminarily approved through City Hydrology, with fine grading details only needed for approval in order to obtain building permit.

We request approval of this preliminary plat application in order to move forward with the next steps in the development of the property for a multi-family apartment complex. If you have any questions, please feel free to contact me at (505) 858-3100 or dsandoval@tierrawestllc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donna Sandoval', with a large, stylized flourish extending from the end.

Donna Sandoval
Planner

JN: 2022028

RRB/In/

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Preliminary Plat Major

Decision-making Body: DHO

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application:

Name of property owner: TWO RIVERS LLC

Name of applicant: TWO RIVERS LLC

Date, time, and place of public meeting or hearing, if applicable:

JUNE 25, Wednesday @9AM - <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>

Address, phone number, or website for additional information:

Agent - TIERRA WEST LLC - dsandoval@tierrawestllc.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

5/29/20

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

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PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

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Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 5/29/20

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* N/A
Location Description On Sunset Gardens Rd SW between 86th St SW and 82nd ST SW
2. Property Owner* Two Rivers LLC
3. Agent/Applicant* [if applicable] Tierra West LLC - Agent
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major (Minor or Major or Bulk Land)
 - ☐ Vacation (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

The NW and NE property corners currently encroach onto where public curb ramps are being proposed. This replat

identifies & dedicates all public improvements (sidewalk, curb/gutter, and curb ramps) are outside of the property lines.

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: June 25 @9am

Location*⁴: https://www.cabq.gov/planning/boards-commissions/development-hear

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Donna Sandoval

Email: dsandoval@tierrawestllc.com

Phone: 505-858-3100



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*



Others: Proposed plat, and zone atlas page



Online website or project page: N/A

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-09-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 6.04
- 2. IDO Zone District MX-L
- 3. Overlay Zone(s) [if applicable]
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] VACANT

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

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From: [Sergio Lozoya](#)
To: [Donna Sandoval](#)
Subject: FW: [#2022028] N/A ALBUQUERQUE NM 87121 _Public Notice Inquiry Sheet Submission
Date: Thursday, May 29, 2025 1:05:06 PM
Attachments: [image001.png](#)
[4 - IDOZoneAtlasPage L-09-Z.pdf](#)
[image002.png](#)

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, May 29, 2025 12:56 PM
To: Sergio Lozoya <SLozoya@tierrawestllc.com>
Subject: N/A ALBUQUERQUE NM 87121 _Public Notice Inquiry Sheet Submission

Dear Applicant:

As of May 29, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Wednesday, May 28, 2025 5:59 PM

To: Office of Neighborhood Coordination <lozoyacad@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

Sergio Lozoya

Telephone Number

505-600-5831

Email Address

lozoyacad@gmail.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT 52 UNIT 2 ATRISCO GRANT

Physical address of subject site:

N/A ALBUQUERQUE NM 87121

Subject site cross streets:

Sunset Gardens and 86th

Other subject site identifiers:

On Sunset Gardens Rd SW between 86th St SW and 82nd ST SW

This site is located on the following zone atlas page:

L-09-Z

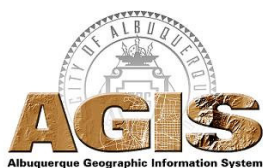
Captcha

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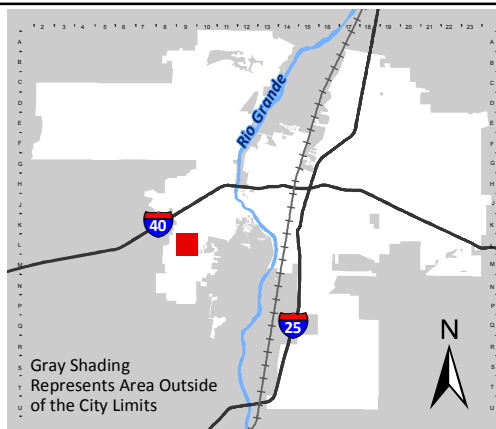


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

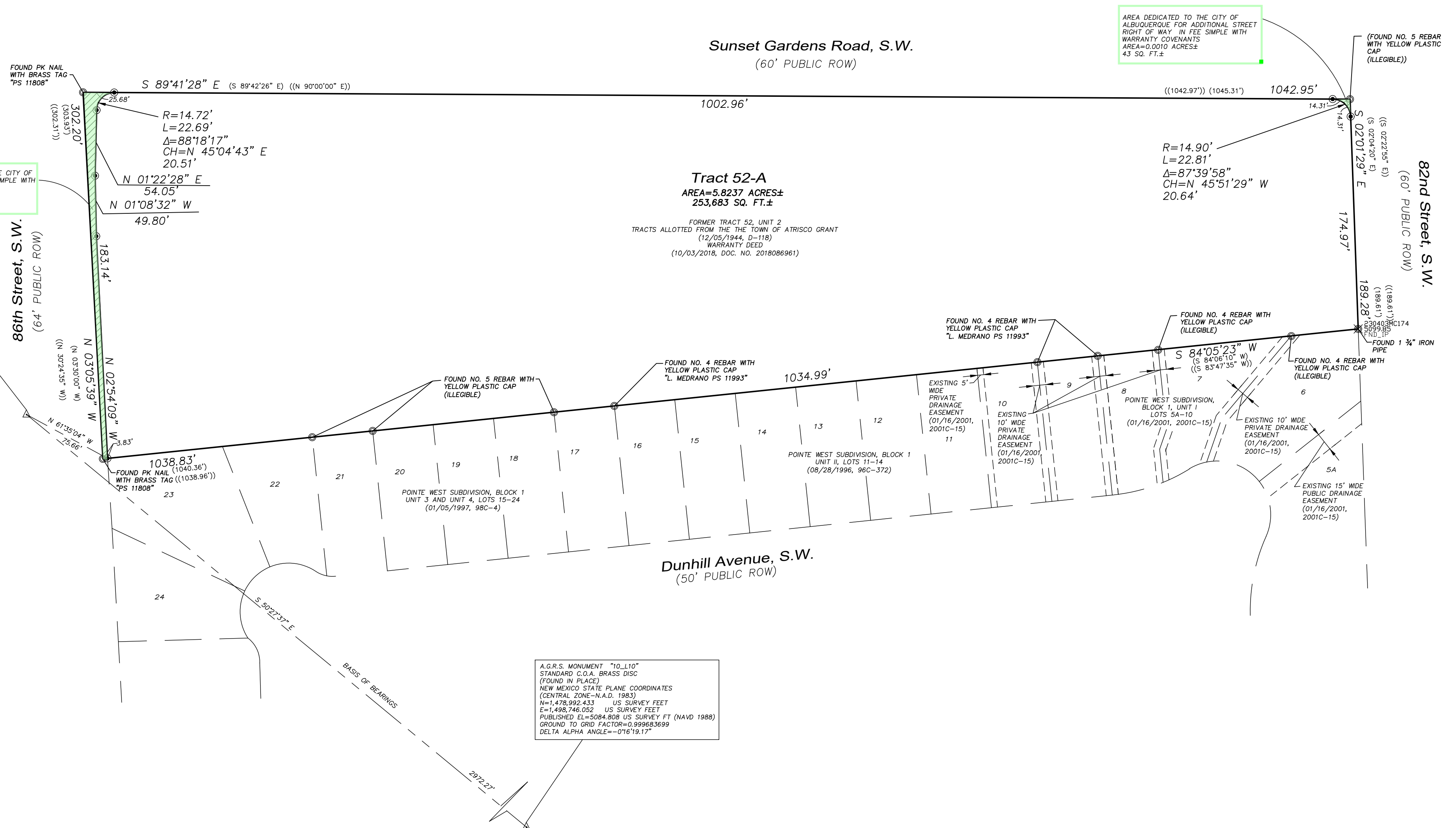


Zone Atlas Page:
L-09-Z

- 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
- 0 250 500 1,000 Feet

Legend

RECORDING STAMP

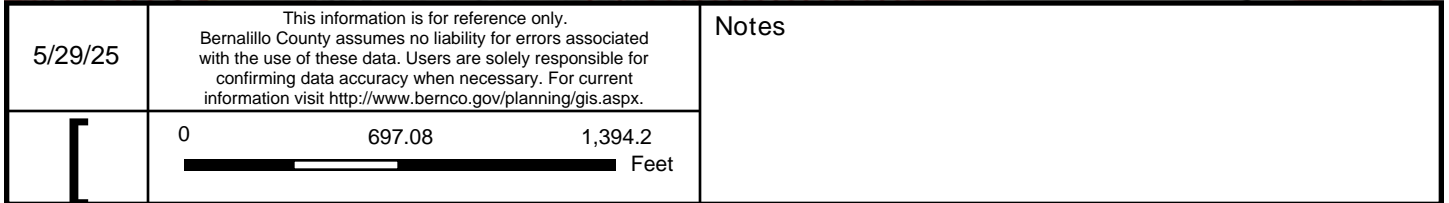


PRECISION
SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY 04/03/2023
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 232059P	SHEET NUMBER 2 OF 2



Owner

SAUCEDO MARIA G

VALLE DEL CANTO HOMEOWNERS ASSOC C/O CAROL PICKERT & ASSOC ATTN: JODY

VILLEGAS RACQUEL D

RODRIGUEZ ANNA

HILL LINDOL & LORETTA A

DARK HORSE INVESTMENTS INC

VARGAS RITA M & VARGAS-CASTILLO JOYCE FELICIA

STANLEY RUBY K

MARTINEZ ENRIQUE

JURADO RAMON A & CAROLINA

LUCERO TED G & SYLVIA M

GREGORY CARMEN M

501 WHISPER POINTE LLC

HERNANDEZ CRISOFORO & ORTIZ MANUELA

MARTINEZ CYNTHIA MABEL

MARINELARENA SERGIO R

OROZCO-VILLALOBOS PATRICIA V

AGUILAR CINTHIA

ULIBARRI DEBBIE

PATEL SHIV M

RODRIGUEZ DONALD J & MICHELLE D ANAYA-RODRIGUEZ

DURAN REYNALDO & BERTHA

LOVATO RICHARD

NELSON STEVE F & CANDILARIA T

ZARAGOZA YVETTE L

ENRIQUEZ-CHAVEZ EDITH

TRUJILLO JUAN V & TRUJILLO CARMEN S

ALMEIDA MIGUEL ANTONIO

SANCHEZ CHARLES R & CYNTHIA A

Owner Address	Owner Address Two
8205 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2546
4121 EUBANK BLVD NE	ALBUQUERQUE NM 87111-3421
10601 ANTLER TOOL RD SW	ALBUQUERQUE NM 87121-5433
8709 ODIN RD SW	ALBUQUERQUE NM 87121-9318
8405 DUNHILL AVE SW	ALBUQUERQUE NM 87121
10000 WILSHIRE AVE NE	ALBUQUERQUE NM 87122-3018
8715 ODIN RD SW	ALBUQUERQUE NM 87121-9318
8201 DUNHILL AVE SW	ALBUQUERQUE NM 87121
400 CARFAX PL SW	ALBUQUERQUE NM 87121
8128 GREYTHORN RD SW	ALBUQUERQUE NM 87121
8419 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2279
507 WHISPER POINTE SW	ALBUQUERQUE NM 87121
501 WHISPER POINTE ST SW	ALBUQUERQUE NM 87121-4212
4004 MCLAUGHLIN AVE	SAN JOSE CA 95121-2632
8209 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2546
8301 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2276
401 MAYFAIR PL SW	ALBUQUERQUE NM 87121-2283
8704 THOR RD SW	ALBUQUERQUE NM 87121
8509 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2280
8701 ODIN RD SW	ALBUQUERQUE NM 87121-9318
8315 DUNHILL AVE SW	ALBUQUERQUE NM 87121
8708 THOR RD SW	ALBUQUERQUE NM 87121
505 WHISPER POINT ST SW	ALBUQUERQUE NM 87121
2215 MARGO RD SW	ALBUQUERQUE NM 87105
8523 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2280
8401 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2279
8700 THOR RD SW	ALBUQUERQUE NM 87121
344 CALLE AMARILLO SW	ALBUQUERQUE NM 87121-9300
8519 DUNHILL AVE SW	ALBUQUERQUE NM 87121

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



501 WHISPER POINTE LLC
501 WHISPER POINTE ST SW
ALBUQUERQUE NM 87121-4212

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



AGUILAR CINTHIA
8704 THOR RD SW
ALBUQUERQUE NM 87121

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



ALMEIDA MIGUEL ANTONIO
344 CALLE AMARILLO SW
ALBUQUERQUE NM 87121-9300

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



DARK HORSE INVESTMENTS INC
10000 WILSHIRE AVE NE
ALBUQUERQUE NM 87122-3018

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



DURAN REYNALDO & BERTHA
8708 THOR RD SW
ALBUQUERQUE NM 87121

Tierra West LLC
5571 Midway Park PL., NE
Albuquerque, NM 87109



ENRIQUEZ-CHAVEZ EDITH
8401 DUNHILL AVE SW
ALBUQUERQUE NM 87121-2279

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



GREGORY CARMEN M
507 WHISPER POINTE SW
ALBUQUERQUE NM 87121

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



HERNANDEZ CRISOFORO & ORTIZ MANUELA
4004 MCLAUGHLIN AVE
SAN JOSE CA 95121-2632

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



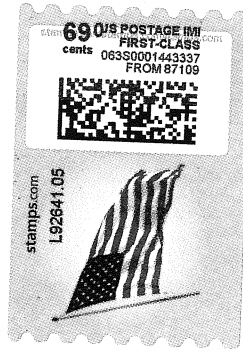
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ALBUQUERQUE NM 87121-2279

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MARTINEZ ENRIQUE
400 CARFAX PL SW
ALBUQUERQUE NM 87121

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NELSON STEVE F & CANDILARIA T
2215 MARGO RD SW
ALBUQUERQUE NM 87105

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



OROZCO-VILLALOBOS PATRICIA V
401 MAYFAIR PL SW
ALBUQUERQUE NM 87121-2283

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



PATEL SHIV M
8701 ODIN RD SW
ALBUQUERQUE NM 87121-9318

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



RODRIGUEZ ANNA
8709 ODIN RD SW
ALBUQUERQUE NM 87121-9318

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



RODRIGUEZ ANNA
8709 ODIN RD SW
ALBUQUERQUE NM 87121-9318

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



RODRIGUEZ DONALD J & MICHELLE D ANAYA-
RODRIGUEZ
8315 DUNHILL AVE SW
ALBUQUERQUE NM 87121

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



SANCHEZ CHARLES R & CYNTHIA A
8519 DUNHILL AVE SW
ALBUQUERQUE NM 87121

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



SAUCEDO MARIA G
8205 DUNHILL AVE SW
ALBUQUERQUE NM 87121-2546

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



STANLEY RUBY K
8201 DUNHILL AVE SW
ALBUQUERQUE NM 87121

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



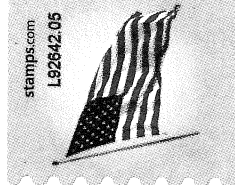
TRUJILLO JUAN V & TRUJILLO CARMEN S
8700 THOR RD SW
ALBUQUERQUE NM 87121

Tierra West LLC
5571 Midway Park PL., NE
Albuquerque, NM 87109



ULIBARRI DEBBIE
8509 DUNHILL AVE SW
ALBUQUERQUE NM 87121-2280

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



VALLE DEL CANTO HOMEOWNERS ASSOC C/O
CAROL PICKERT & ASSOC ATTN: JODY
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111-3421

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

VARGAS RITA M & VARGAS-CASTILLO JOYCE
FELICIA
8715 ODIN RD SW
ALBUQUERQUE NM 87121-9318



Tierra West LLC
5571 Midway Park PL., NE
Albuquerque, NM 87109



VILLEGAS RACQUEL D
10601 ANTLER TOOL RD SW
ALBUQUERQUE NM 87121-5433

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



ZARAGOZA YVETTE L
8523 DUNHILL AVE SW
ALBUQUERQUE NM 87121-2280



PLAN SNAPSHOT REPORT MAJOR_PLT-2025-00008 FOR CITY OF ALBUQUERQUE

Plan Type: Preliminary Plat Applications **Project:** PR-2018-001681 (PR-2018-001681) **App Date:** 05/30/2025
Work Class: Major Preliminary Plat **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: This is a request for a replat to dedicate right-of way along 86th Street NW and at the corner of Sunset Gardens Road SW and 82nd Street SW to the City of Albuquerque from an existing tract.

Parcel: 100905647441510205	Main	Address: 99999 86Th St Sw Albuquerque, NM	Zone:
		99999 86Th St Sw Albuquerque, NM 87121	Main

Engineer Luis F Noriega 400 75th st sw Albuquerque, NM 87121 Business: (505) 858-3100	Applicant Tierra West 5571 Midway Park Pl NE Albuquerque NM, 8710 Albuquerque NM, 8710 Albuquerque, NM 87109 Home: (505) 858-3100 Business: (505) 858-3100 Mobile: (505) 858-3100	Owner TWO RIVERS LLC Business: (505) 250-3950
--	--	--

Plan Custom Fields

Existing Project Number	PR-2018-001681	Existing Zoning	MX-L - Mixed-Use - Low Intensity	Number of Existing Lots	1
Number of Proposed Lots	1	Total Area of Site in Acres	6.04	Site Address/Street	N/A ALBUQUERQUE NM 87121
Site Location Located Between Streets	between 86th ST SW and 82nd ST SW	Case History	N/A	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	52	Block Number	0000	Subdivision Name and/or Unit Number	TOWN OF ATRISCO GRANT UNIT 2
Legal Description	TRACT 52 UNIT 2 ATRISCO GRANT	Existing Zone District	MX-L	Zone Atlas Page(s)	L-09
Acreage	6.04	Calculated Acreage	5.8497	Council District	3
Community Planning Area(s)	Southwest Mesa	Development Area(s)	Consistency	Current Land Use(s)	15 Vacant
Pre-IDO Zoning District	R-D	Pre-IDO Zoning Description	9 DU/AC	Major Street Functional Classification	4 - urban major collector
FEMA Flood Zone	X	Total Number of Dwelling Units	0	Total Gross Square Footage	0
Total Gross Square Footage	0	Total Gross Square Footage	0	Total Gross Square Footage	0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Tierra_West_5/30/2025.jpg	05/30/2025 12:00	West, Tierra		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00025944	Technology Fee	\$69.30	\$0.00
	Proposed Lot Fee	\$20.00	\$0.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Posted Sign Fee	\$30.00	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Major Preliminary Plat Fee	\$815.00	\$0.00
Total for Invoice INV-00025944		\$1,059.30	\$0.00

PLAN SNAPSHOT REPORT (MAJOR_PLT-2025-00008)

NOT INVOICED	Intersection Fee		\$0.00	\$0.00
Total for Invoice NOT INVOICED			\$0.00	\$0.00
Grand Total for Plan			\$1,059.30	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	06/25/2025	Scheduled	DHO Major Preliminary Plat
Workflow Step / Action Name		Action Type	Start Date	End Date
Application Screening v.1			06/04/2025 13:41	06/05/2025 12:52
Associate Project Number v.1		Generic Action		06/04/2025 13:41
Screen for Completeness v.1		Generic Action		06/05/2025 12:17
Verify Payment v.1		Generic Action		06/05/2025 12:51
Sign Posting v.1		Generic Action		06/05/2025 12:52
Application Review v.1			06/05/2025 12:52	
Create and Email Advertisement v.1		Generic Action		06/05/2025 12:52
DHO Hearing v.1		Hold Hearing	06/05/2025 12:52	06/05/2025 12:55
Major Preliminary Plat Review v.1		Receive Submittal		
DFT Comments Submittal v.1		Generic Action		
Notice of Decision v.1				
Upload Notice of Decision v.1		Generic Action		
Confirm AGIS Approval and Upload v.1		Generic Action		
Conditions of Approval v.1				
Add in Conditions of Approval v.1		Generic Action		
Signature v.1				
Confirm Latest PLAT Uploaded v.1		Generic Action		
Confirm Latest Infrastructure List Uploaded v.1		Generic Action		
Confirm Conditions Satisfied v.1		Generic Action		
Confirm Recorded IIA Uploaded v.1		Generic Action		
Signature Review for Plats v.1		Receive Submittal		
Confirm Recorded Plat is Uploaded v.1		Generic Action		
Linked Applications v.1				
Linked Major Final Plat v.1		Create Plan Case		



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: April 20, 2023

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2018-001681
Agent: Tierra West LLC
Applicant: Two Rivers LLC
Legal Description: Tract 52 Unit 2 Atrisco Grant
Zoning: MX-L
Acreage: 6.04
Zone Atlas Page(s): L-9-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google earth Images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:


The property appears to have been bladed by 2002.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services


Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

4-20-2023

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: TRACT 52 UNIT 2 ATRISCO GRANT SE CORNER OF SUNSET GARDENS RD & 86TH ST

Job Description: Proposed land use is multi-family residential

☒ **Hydrology:**

• Grading and Drainage Plan	<u>X</u>	Approved	<u> </u>	NA
• AMAFCA	<u> </u>	Approved	<u>X</u>	NA
• Bernalillo County	<u> </u>	Approved	<u>X</u>	NA
• NMDOT	<u> </u>	Approved	<u>X</u>	NA
• MRGCD	<u> </u>	Approved	<u>X</u>	NA

Renee C. Brissette
Hydrology Department

04/05/23
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	<u>X</u>	Approved	<u> </u>	NA
• Traffic Impact Study (TIS)	<u> </u>	Approved	<u>X</u>	NA
• Neighborhood Impact Analysis (NIA)	<u> </u>	Approved	<u>X</u>	NA
• Bernalillo County	<u> </u>	Approved	<u>X</u>	NA
• NMDOT	<u> </u>	Approved	<u>X</u>	NA

Ernest Armijo
Transportation Department

4/5/2023
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	<u>X</u>	Approved	<u> </u>	NA
• ABCWUA Development Agreement	<u> </u>	Approved	<u>X</u>	NA
• ABCWUA Service Connection Agreement	<u> </u>	Approved	<u>X</u>	NA

Sarah Luckie
ABCWUA

4/5/2023
Date

- ☐ Infrastructure Improvements Agreement (IIA*) Approved
- ☐ AGIS (DXF File) Approved
- ☐ Fire Marshall Signature on the plan Approved

☐ **Signatures on Plat**

• Owner(s)	<u> </u>	Yes	
• City Surveyor	<u> </u>	Yes	
• AMAFCA**	<u> </u>	Yes	<u> </u> NA
• NM Gas**	<u> </u>	Yes	
• PNM**	<u> </u>	Yes	
• COMCAST**	<u> </u>	Yes	
• MRGCD**	<u> </u>	Yes	<u> </u> NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

From: [Donna Sandoval](#)
To: [Armijo, Ernest M.](#); [Chen, Tiequan](#); [Rodenbeck, Jay B.](#); [Eddie Kemp](#); [Galveston Begaye](#); [Monica Macias](#)
Cc: [Luis Noriega](#); [Sergio Lozoya](#)
Subject: RE: [#2022028] 202028 Sunset Gardens - Form PLT signature Request - PR-2018-001681
Date: Friday, May 30, 2025 8:43:37 AM
Attachments: [image001.png](#)

Good morning,

Following up on this request for sign off on Form PLT for Sunset Gardens.
If there is any additional information I can provide, please let me know. Thank you.

Donna Sandoval
Planner



5571 Midway Park PL., NE
Albuquerque, NM 87109
Office: (505)858-3100
www.tierrawestllc.com

From: Donna Sandoval
Sent: Tuesday, May 27, 2025 5:35 PM
To: Armijo, Ernest M. <earmijo@cabq.gov>; Chen, Tiequan <tchen@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Eddie Kemp <ekemp@abcwua.org>; Galveston Begaye <gbegaye@abcwua.org>; Monica Macias <mmaciasrodriguez@abcwua.org>
Cc: Luis Noriega <lnoriega@tierrawestllc.com>; Sergio Lozoya <SLozoya@tierrawestllc.com>
Subject: [#2022028] 202028 Sunset Gardens - Form PLT signature Request - PR-2018-001681

Hi there Hydrology, Transportation, and ABCWUA,

Please see attached **Form PLT for your signature**.

Requesting signature on **Form PLT** for a **Major Preliminary Plat Application** regarding: **Sunset Gardens, PR-2018-001681** (see attached Sketch Plat comments from 04/16/25).
The subdivision is at Sunset Gardens Rd SW between 86th St SW and 82nd St SW
Legal Description: Lot/Tract 52 Town of Atrisco Grant Unit 2.

[@Ernest](#)

Transportation has an approved TCL dated 1/24/2023

[@Tiequan](#)

Hydrology has an approved Conceptual Grading & Drainage Plan (L10D032).

- Sensitive Lands Analysis attached for review and approval [@Rodenbeck, Jay B.](#)

3. ABCWUA: [@Eddie](#), [@Galveston](#), [@Monica](#)

- a. The fire protection and domestic demands have not changed since Availability Statement

request (220907)

Please let me know if you need any additional information for this request,
Thank you all!

Donna Sandoval
Planner



5571 Midway Park Pl., NE
Albuquerque, NM 87109
Office: (505)858-3100
www.tierrawestllc.com

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 05/30/2025

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DHO Project No.: PR-2018-001681

DHO Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

TRACT 52-A, UNIT 2

TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT

PROPOSED NAME OF PLAT

TRACT 52, UNIT 2

TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT

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	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
DRC # <div></div>	DRC # <div></div>	6' SW 8" C&G	Public Concrete Sidewalk, Curb & Gutter	86th Street	SW Corner of Property	Sunset Gardens Rd	/	/	/
<div></div>	<div></div>	6' SW 8" C&G	Public Concrete Sidewalk, Curb & Gutter	82nd Street	SE Corner of Property	Sunset Gardens Rd	/	/	/
<div></div>	<div></div>	25' Wide Throat	Driveway Entrance plus Assoc. Curb & ADA Ramps	82nd Street	123' S. of Sunset Gardens Rd	179' S. of Sunset Gardens Rd	/	/	/
<div></div>	<div></div>	6' SW 8" C&G	Public Concrete Sidewalk, Curb & Gutter	Sunset Gardens Rd	86th Street	82nd Street	/	/	/
<div></div>	<div></div>	26' Wide Throat	Driveway Entrance plus Assoc. Curb & ADA Ramps	Sunset Gardens Rd	343' W. of 82nd St	420' W. of 82nd St	/	/	/
<div></div>	<div></div>	13.5 ' Wide (Max)	Roadway Widening / Asphalt Paving	S. Side Sunset Gardens Rd	86th Street	82nd Street	/	/	/
<div></div>	<div></div>						/	/	/
<div></div>	<div></div>						/	/	/
<div></div>	<div></div>						/	/	/

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		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee					/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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.

- 1 Pond Slopes: Native Grass Seed with Aggregate Mulch or equal (Must satisfy the "Final Stabilization Criteria" CGP 2.2.14.b)
- 2 The property owner/developer must continue self-inspections and BMP maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the City Stormwater Quality Section [Code § 14-5-2-11(C)(1)]
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print)

PLANNING- date

PARKS & RECREATION - date

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

HYDROLOGY-date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Agent Authorization Form

April 4, 2023

Mr. David Campbell
Development Hearing Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: All DHO Submittals
TRACT 52 UNIT 2 ATRISCO GRANT
SE CORNER OF SUNSET GARDENS RD & 86TH ST
Zone Atlas Page: L-9-Z

TWO RIVERS, LLC, as the owner(s) of the real property described as follows, TRACT 52 UNIT 2 ATRISCO GRANT, do hereby authorize to act as our agent, **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on our behalf before any administrative or legislative body in the City of Albuquerque considering this application and to act in all respects as our agent in matters pertaining to the application.

Zach Snyder

Print Name



Signature

Managing Member

Title

4-5-2023

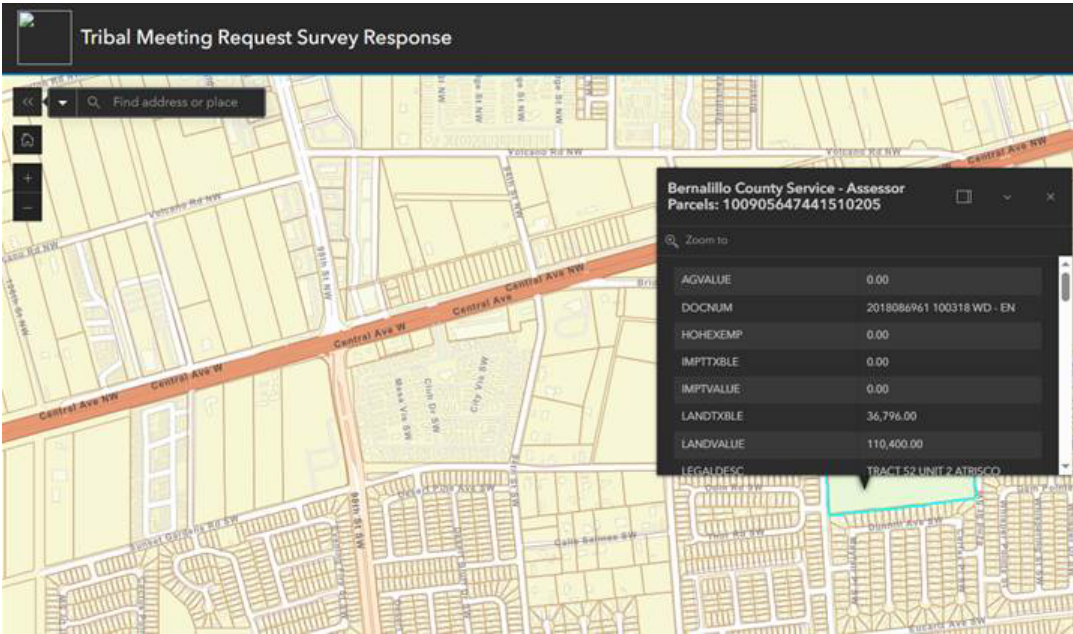
Date

Luis Noriega

From: Ortiz, Annette <annetteortiz@cabq.gov>
Sent: Wednesday, June 4, 2025 4:39 PM
To: Luis Noriega
Cc: Rodenbeck, Jay B.; Webb, Robert L.; Zamora, Renee C.; Sloan, Terry
Subject: RE: 99999 86th St NW - UPC# 100905647411510205 (Tribal Meeting email)

Good afternoon Mr. Noriega,

We can confirm that the site in question at (99999 86th St NW, 87121 – UPC# 100905647411510205) will not require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, as it's not located within 660 feet of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below):



Please include a copy of this email with your submittal for this site. Upload as pdf to attachments in ABQ-PLAN.

Thank you,



ANNETTE V. ORTIZ

senior admin/navigator

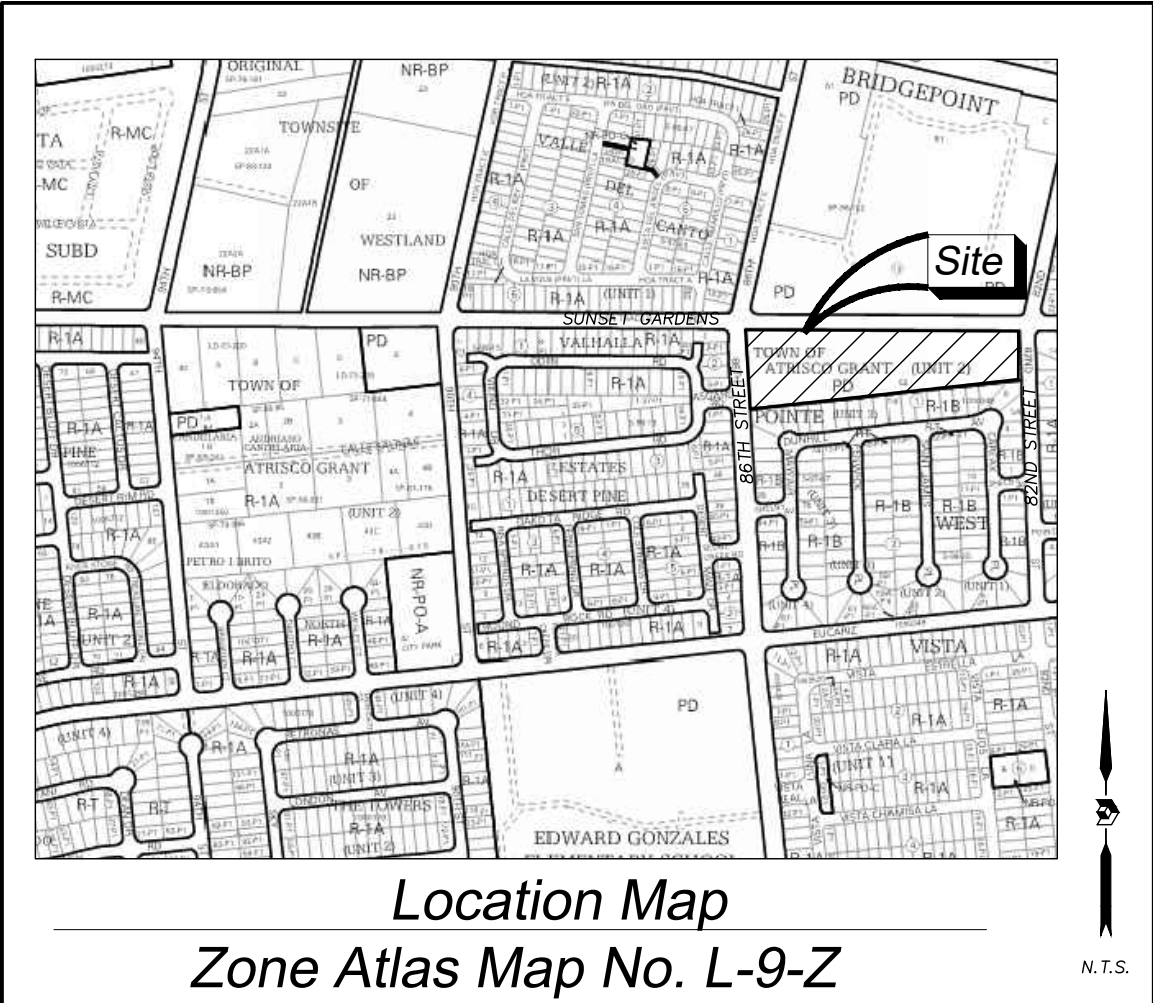
o 505-924-3623

e annetteortiz@cabq.gov

cabq.gov/planning

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan





Subdivision Data:

GROSS SUBDIVISION ACREAGE: 5.8631 ACRES±
ZONE ATLAS INDEX NO: L-9-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
3. VESTING DEED: WARRANTY DEED (10/03/2018, DOC. NO. 2018086961)

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT 52, UNIT 2, PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944, IN BOOK D, PAGE 118, NOW COMPRISING OF TRACT 52-A, UNIT 2, TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0328, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 04, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT 52, UNIT 2, TOWN OF ATRISCO, GRANT PARCEL ID: 100905647441510205

BERNALILLO COUNTY TREASURER'S OFFICE:

Purpose of Plat

THE PURPOSE OF THIS REPLAT IS TO DEDICATE ADDITIONAL STREET RIGHT OF WAY TO THE CITY OF ALBUQUERQUE

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Joshay J. Snyder 5-4-2023
DATE
TWO RIVERS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF May, 2023 BY TWO RIVERS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

BY *Jaimie N. Garcia* MY COMMISSION EXPIRES: March 22, 2025
NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
Jaimie N. Garcia
Commission No. 1083368
March 22, 2025

Plat of
Tract 52-A, Unit 2

Tracts Allotted From Town of Atrisco Grant

Projected Section 28, Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
April 2023

Project No. PR-2018-001681

Application No.

Utility Approvals

PNM DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A CENTURYLINK QC DATE

COMCAST DATE

City Approvals

Loren N. Risenhoover P.S. 5/22/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

PLANNING DEPARTMENT DATE

CODE ENFORCEMENT DATE

MRGCD DATE

HYDROLOGY DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry W. Medrano 05/18/2023
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



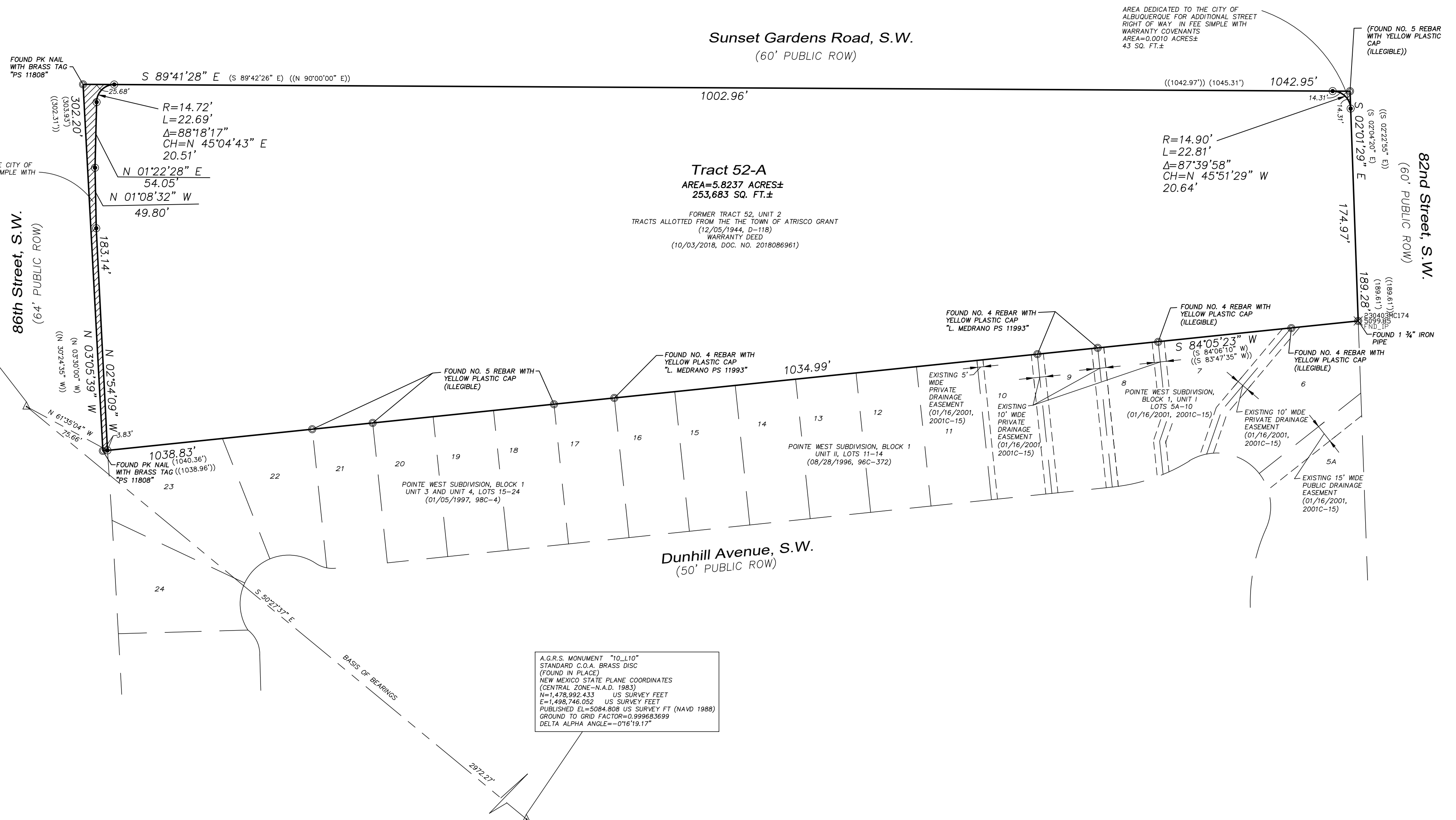
COORDINATE AND DIMENSION INFORMATION					PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		GEOID: ABQ GEOID	LAND GRANT TOWN OF ATRISCO GRANT				PROPERTY OWNER TWO RIVERS LLC		CREW/TECH: MC	DATE OF SURVEY 04/03/2023
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	UNITS: U.S. SURVEY FEET	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS YES	SECTION 28	TOWNSHIP 10 NORTH	RANGE 2 EAST	MERIDIAN NMPM	SUBDIVISION NAME TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM					BASE POINTS FOR SCALING AND/OR ROTATION: N = 0 E = 0				UPC 100905647441510205		PSI JOB NO. 232059P	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.00031683694 GROUND TO GRID: 0.99968326396			DISTANCE ANNOTATION: GROUND GRID	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		ADDRESS NOT ASSIGNED			



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Legend

RECORDING STAMP



A.G.R.S. MONUMENT "18_L9"
STANDARD C.O.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,480,884.02 US SURVEY FEET
E=1,496,454.614 US SURVEY FEET
PUBLISHED EL=5117.432 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999682892
DELTA ALPHA ANGLE=-076°35.20"

A.G.R.S. MONUMENT "10_110"
STANDARD C.O.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE--N.A.D. 1983)
N=1,478,992.433 US SURVEY FEET
E=1,498,746.052 US SURVEY FEET
PUBLISHED EL=5084.808 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999683699
DELTA ALPHA ANGLE=-0°16'19.17"



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY 04/03/2023
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 232059P	SHEET NUMBER 2 OF 2



DEVELOPMENT FACILITATION TEAM (DFT) MEETING AGENDA

April 16, 2025

(Via Public Zoom Video Conference)

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

DFT - CASES FOR REVIEW AND COMMENT

Staff Comments due – April 15th

1. **[PR-2020-004098](#)**

SI-2024-01284 – EPC FINAL SITE PLAN SIGN-OFF

All or a portion of: **Tract A-1, Bridgepoint Subdivision** zoned **PD**, located at **86th St SW & Bridge Blvd SW** containing approximately **4.52** acre(s). (**L-09, K-09**)

EPC ORIGINAL REQUEST: EPC Site Plan review for a 38 lot duplex residential subdivision

IDO – 2023

2. [PR-2024-009956](#) (Fourth Submittal)

SI-2024-01475 – SITE PLAN DFT

1D, TOWN OF ASTRISCO GRANT, PROJECTED SECTION 33 TOWNSHIP 10 NORTH RANGE 2 EAST zoned NR-C, located at 1115 SNOW VISTA BLVD between SAGE RD/DE VARGAS RD and BENAVIDES RD containing approximately 1.51 acre(s). (M-9)

REQUEST: Proposed Site Improvements for New Tenant Building with Tack Bell Quick-Service Restaurant with Accessory Drive-Thru on Endcap

SKETCH PLAN 2/28/24

IDO – 2023

3. [PR-2018-001198](#)

IIA-EXT-2025-00006 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

All or a portion of: Tract 11, CATALONIA zoned R-ML, located at 9301 WOODMONT AVENUE NW between PASEO DEL NORTE AND GIRONA AVENUE containing approximately 13.721 acre(s). (B-08, C-08)

REQUEST: Requesting a 1-year extension of the IIA for CPN 740589. The improvements are currently under construction with CPNs 740577 and 740579 but won't be complete until the end of the year.

IDO – 2023

4. [PR-2025-020046](#)

PA-2025-00077 – SKETCH

All or a portion of: Lot/Tract 30, FREEMAN ADDN zoned R-1A, located at 4425 GRANDE DR between FREEMAN & GRIEGOS containing approximately 0.5 acre(s). (G-14, F-14)

REQUEST: Subdivide One Lot into Two new Lots

IDO – 2023

5. [PR-2018-001482](#)

PA-2025-00084 – SKETCH

TRACT 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND DEVELOPMENT INC. located at 2911 ERVIEN LN between JEMEZ RIVER RD and COORS BLVD zoned R-MC containing approximately 40.82 acre(s). (M-10, N-10)

REQUEST: Proposed expansion to existing manufactured home community

IDO – 2023

6. [PR-2018-001681](#)
[PA-2025-00085](#) – SKETCH

All or a portion of: **Lot/Tract 52, TOWN OF ATRISCO GRANT UNIT 2** zoned **MX-L**, located on **SUNSET GARDENS RD SW between 86TH ST SW & 82ND ST SW** containing approximately **6.04** acre(s). **(L-09)**

REQUEST: Apartment complex PR-2018-001681 SD-2023-00106 – Preliminary Plat expired

IDO – 2023

7. [PR-2025-020049](#)
[PA-2025-00062](#) – SKETCH

All or a portion of: **Lot/Tract 2B, CANDELARIA--ANDRIANO** zoned **R-1A**, located at **9221 CALLE SALINAS ST NW between 98TH STREET & SUNSET GARDENS** containing approximately **0.765** acre(s). **(L-09)**

REQUEST: Divide one lot into two lots

IDO – 2023

8. [PR-2021-005678](#)
[PA-2025-00052](#) – SKETCH

All or a portion of: **Lot/Tract A, FOURTH & MENAUL LTD** zoned **MX-M**, located at **INTERSECTION OF 4TH ST and MENAUL BLVD** containing approximately **1.47** acre(s). **(H-14)**

REQUEST: 5,200 SF convenience store and fueling station at the intersection of 4th St. and Menaul Blvd

IDO – 2023

9. [PR-2025-020043](#)
[PA-2025-00079](#) - SKETCH

All or a portion of: **Lots/Tracts 269B1, 245B, MRGCD MAP 38** zoned **MX-L, R-1A**, located at **2129 Edna Avenue NW and 315 Rio Grande Blvd NW between Edna and Rio Grande, south of Dora Ave NW** containing approximately **0.6553** acre(s). **(J-13)**

REQUEST: Court ordered plat to subdivide the existing lot into 2 new lots, part of which will be consolidated into another existing lot (Tract 269-B-1)

IDO –2023

10. [PR-2025-020045](#)

PA-2025-00080 — SKETCH

All or a portion of: **Lot/Tract VAC ORD 77-49, A-NLY PORTION OF, Block A, MONTEREY MANOR, JUAN TABO COMMERCIAL ADDN** zoned **MX-M**, located at **1020 JUAN TABO BLVD NE** between **JUAN TABO BLVD AND PAISANO ST NE** containing approximately **0.95** acre(s). **(J-21, J-22)**

REQUEST: Proposed 4,720 square foot self-service car wash facility

IDO – 2023

OTHER ACTIVE DFT CASES/APPLICATIONS UNDER REVIEW

*****(No New Information received from applicants/agents)***

SITE PLANS

[PR-2024-010931](#)

SP-2025-00005 — SITE PLAN DFT

SP-2025-00004 — ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **Lot/Tract 23, ORIGINAL TOWNSITE OF WESTLAND** zoned **NR-C**, located on **Sunset Gardens SW, between 90th Street and 94th Street SW** containing approximately **8.34639** acre(s). **(K-09, L-09)**

REQUEST: Site Plan - DFT to identify Major Public Infrastructure. Phased Charter School

SKETCH PLAT 9-25-24 (DFT)

IDO – 2023

[PR-2023-008710](#)

SI-2025-00082 — SITE PLAN DFT

SI-2024-01652 — ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIALDISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W** zoned **NR-LM**, located at **8200 Jefferson St NE** containing approximately **9.16** acre(s). **(C-17)**

REQUEST: New U-Haul site development

SKETCH PLAT 6-7-23 (DFT)

IDO – 2023

PR-2019-002765

SP-2025-00003 – SITE PLAN DFT

All or a portion of: **8B, 9A, 9C, 8C, 8A, COORS PAVILION** zoned **NR-C**, located on **St. Joseph's Dr NW between Coors Blvd NW and Atrisco Dr NW** containing approximately **13.1** acre(s). **(G-11)**

REQUEST: Approval of a Site Plan-Administrative for vacant lot on St. Joseph's Dr NW between Coors Blvd NW and Atrisco Dr NW. Given the size of the property and the overall square footage of the proposed commercial building, a Site Plan-Administrative is required to be reviewed and approved by the Development Facilitation Team (DFT)

SKETCH PLAT 11-20-24 (DFT)

IDO – 2023

PR-2024-011229

SI-2024-01628 – SITE PLAN DFT

All or a portion of: **Tract A-2-C-2, Block 2, Unit 3, West Business Park** zoned **NR-BP**, located at **501 Unser Blvd NW between Los Volcanes and Saul Bell Road** containing approximately **4.9892** acre(s). **(K-10)**

REQUEST: Compliance with the ABQ IDO for proposed Light Vehicle Fueling Station with Auto and Truck canopies

IDO – 2023

PR-2020-003259

SI-2024-01088 – SITE PLAN DFT

TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B, HONEYWELLSITE zoned **NR-LM**, located at **9201 SAN MATEO BLVD NE between SAN DIEGO AVE and JEFFERSON** containing approximately **59.6960** acre(s). **(B-17)**

REQUEST: Major Amendment - Site Plan. This site plan was approved by DRB, See project number DRB-99-88

IDO -2022

[PR-2024-011268](#)

SI-2024-01674 – SITE PLAN DFT

All or a portion of: **Lot/Tract I2, Mesa Del Sol Innovation Park II** zoned **PC**, located at **5500 Turing DR between Crick Ave and Turing DR** containing approximately **5.1099** acre(s). **(R-16)**

REQUEST: Site Plan Administrative - DFT for approximately 5-acre storage project. The project development will result in a self-storage facility.

IDO – 2023

EPC SITE PLAN SIGN-OFFS

[PR-2024-009765](#)

SI-2024-00468 – EPC FINAL SIGN OFF

Located at **1100 Woodward PI NE** containing approximately **2.8** acre(s).

REQUEST: Major Amendment to existing EPC Site Plan for Subdivision - Gateway Center

IDO – 2022

*** last heard 4/2/25*

[PR-2022-007103](#) *(waiting for 3rd submittal)*

SI-2024-00922 – EPC FINAL SIGN-OFF

Map 44 Tract 64C2 EXC 0.30 AC x All TR 64C3A2 zoned **NR-LM**, located at **3200 BROADWAY Blvd SE between BROADWAY BLVD SE and WOODWARD RD SE** containing approximately **21.43** acre(s). **(M-14)**

REQUEST: Final EPC sign-off for Love's Sunport development, Loves Travel Center

IDO -2022

*** last heard 4/2/25*

[PR-2023-009105](#)

SI-2023-01377 – EPC FINAL SITE PLAN SIGN-OFF

SI-2023-01402 – EPC FINAL SITE PLAN SIGN-OFF

Lot Tract: LOT 2-A AND 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II located at **10080 & 10088 between Coors & 7 Bar Loop**

REQUEST: EPC Final Site Plan Sign-Off

IDO – 2022

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 24, 2023

Vinny Perea, PE
Tierra West, LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

**Re: Sunset Apartment
SE Corner of Sunset Gardens Rd. & 86th St.
Traffic Circulation Layout
Engineer's Stamp 12-21-22 (L10-D032)**

Dear Mr. Perea,

The TCL submittal received 12-28-2022 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation. **An Approved/Accepted work order must be provided prior of final CO approval.**

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- CLEAR SIGHT TRIANGLE
- PROPOSED PUBLIC ASPHALT PAVEMENT
- PROPOSED BIKEWAY (2 SPACES)
- 6'-WIDE ADA PEDESTRIAN ROUTE

VEHICLE TRAVELING NOTE

TRAFFIC CIRCULATION LAYOUT APPROVED

1/24/2023

1/24/2023

KEYED NOTES

- UNIDIRECTIONAL ACCESSIBLE RAMP PER COA STD 2443
- AND DETECTABLE WARNING SURFACE PER COA STD 2446
- CURB ACCESSIBLE RAMP PER COA STD 2441
- AND DETECTABLE WARNING SURFACE PER COA STD 2446
- 6" CUB AND GUTTER PER COA STD 2415A
- 8" STANDARD CURB AND GUTTER PER COA STD 2415A
- CONCRETE SIDEWALK PER COA STD 2430, WIDTH PER PLAN
- DUMPSIDE W/RECYCLING
- ACCESSIBLE PARKING W/ WHEEL STOP AND SIGN PER ADA AND MNSA STANDARDS
- 4.5'x9'0" MOTORCYCLE PARKING W/SIGN
- 9'x15'1" COMPACT PARKING W/ PAVEMENT MARKERS
- PEDESTRIAN CROSSWALK PER ADA STANDARDS
- PRIVATE DRIVEWAY ENTRANCE PER COA STD 2426
- NEW PUBLIC ASPHALT PAVEMENT EXTENSION, MATCH EXISTING PAVEMENT SECTION
- VEHICULAR GATED ACCESS
- PRIVATE ONSITE ASPHALT PAVEMENT, PAVEMENT SECTION PER GEOTECH REPORT
- BIKEWAY RACK (2 SPACES PER RACK)

SIGHT TRIANGLE (TYP)

PC/35' SW

SIGHT TRIANGLE NOTE

LANDSCAPING AND STORAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN J AND B FEET TALL (AS MEASURED FROM GRADE) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

PRIVATE ONSITE WORK NOTE

ALL PROPOSED IMPROVEMENTS SHOWN INSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PRIVATE ONSITE WORK AND WILL REQUIRE CONSTRUCTION PERMIT AND/OR GRADING PERMIT APPROVAL TO CONSTRUCT.

PUBLIC WORK NOTE

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

As Approved/Accepted, work order must be provided prior of final CO approval

LEGAL DESCRIPTION

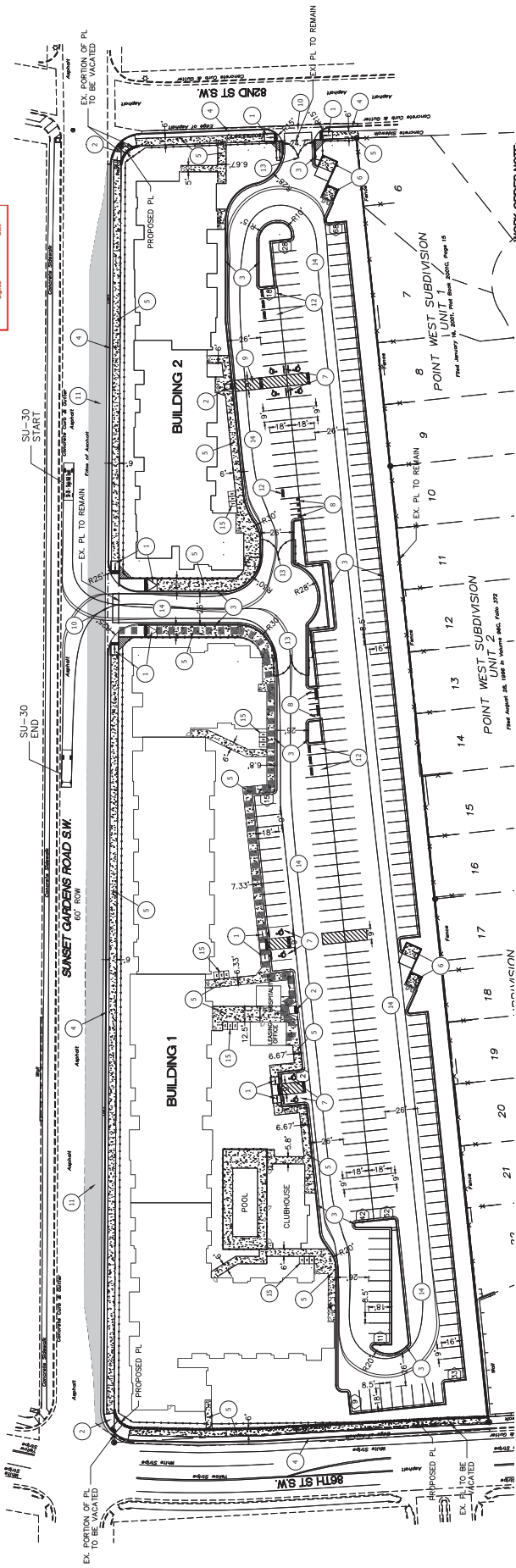
UNIT 2, TRACT 2, ATHERTON GRANT

6.04 AC.

TRAFFIC CIRCULATION LAYOUT APPROVED

1/24/2023

1/24/2023



WORK ORDER NOTE

ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.

SITE DATA:

- BUILDING 1:**
1 BEDROOM UNITS = 57
2 BEDROOM UNITS = 70
TOTAL PARKING SPACES = 127
TOTAL PARKING PROVIDED = 127
CHARGING STATIONS REQUIRED = 278 X 0.02 = 6 SPACES
ADA PARKING REQUIRED = 8 SPACES
ADA PARKING PROVIDED = 8 SPACES
VAN ACCESSIBLE PARKING PROVIDED = 8 SPACES
TOTAL BLDG AREA = 2,983 SF
- BUILDING 2:**
1 BEDROOM UNITS = 14
2 BEDROOM UNITS = 37
TOTAL PARKING SPACES = 51
TOTAL PARKING PROVIDED = 51
CHARGING STATIONS REQUIRED = 278 X 0.02 = 6 SPACES
ADA PARKING REQUIRED = 8 SPACES
ADA PARKING PROVIDED = 8 SPACES
VAN ACCESSIBLE PARKING PROVIDED = 8 SPACES
TOTAL BLDG AREA = 2,983 SF
- RESIDENTIAL COMMUNITY AMENITIES:**
LEASING OFFICE BLDG AREA = 582 SF
RECREATION AREA = 1,400 SF
HOSTILITY BLDG AREA = 519 SF
TOTAL BLDG AREA = 2,983 SF
- BIKEWAY PARKING:**
BIKEWAY PARKING REQUIRED = 278 X 0.10 = 28 SPACES
BIKEWAY PARKING PROVIDED = 28 SPACES
MOTORCYCLE PARKING REQUIRED = 5 SPACES
MOTORCYCLE PARKING PROVIDED = 10 SPACES

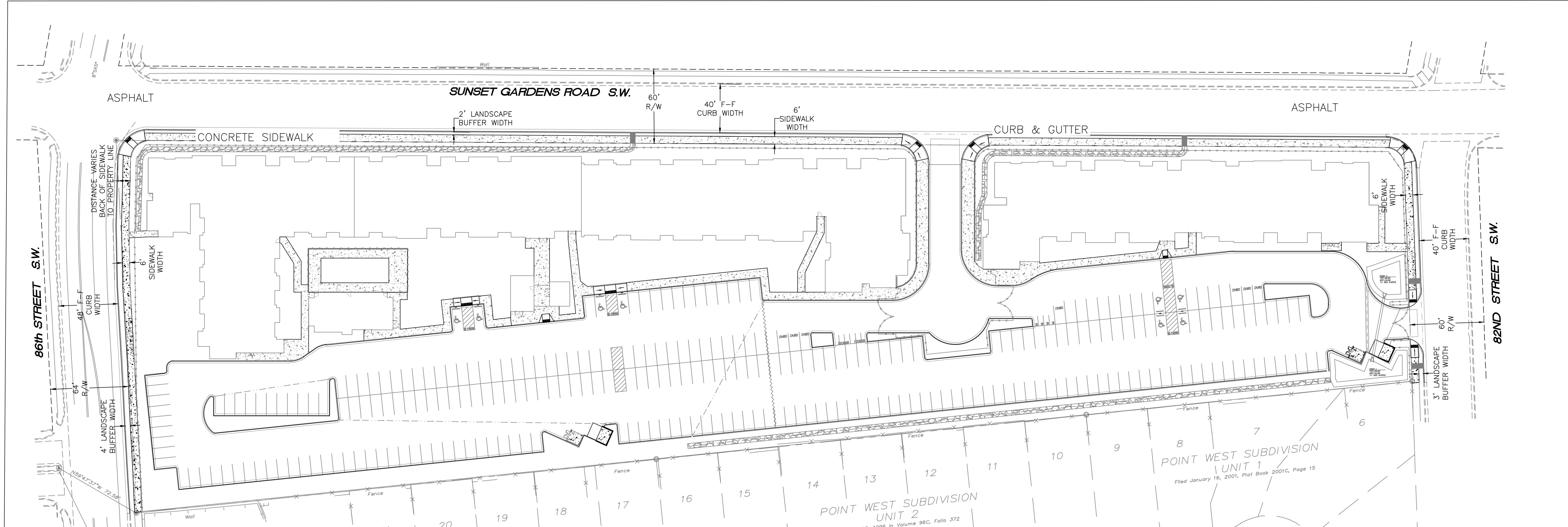
NOTE
CONTRACTOR SHALL COMPLY, AT A MINIMUM, WITH THE
COMMISSION ON BARRETT'S PARKING LOT
CHECKLIST:
WITH RESPECT TO THE TYPE OF LANDSCAPING SIGNAGE, 1'
HIGH BY 2' THICK LETTERING STAYING NO PARKING IN THE
REQUIREMENTS THAT ARE MORE STRINGENT THAN THOSE OF THE
FEDERAL OR CITY REQUIREMENTS.

OWNER'S SEAL
KIMBERLY B. BOWMAN
REGISTERED PROFESSIONAL ENGINEER
7980
1221-123
KIMBERLY B. BOWMAN
P.E. 7980

SUNSET APARTMENTS
ALBUQUERQUE, NM
TRAFFIC CIRCULATION LAYOUT

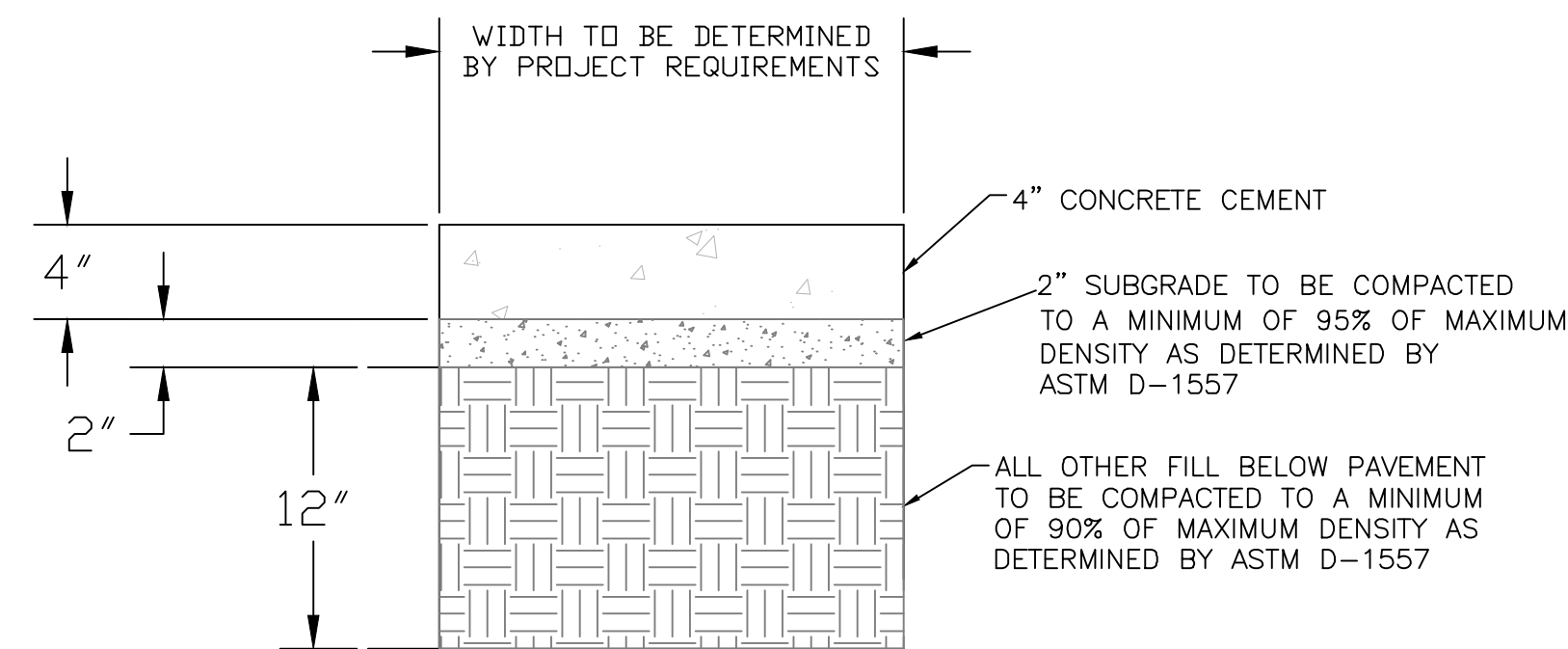
DRAWN BY
DATE
11-9-22
DRAWING
SHEET #
C11
TERRA WEST LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NM 87109
(505) 882-3100
www.terrawestllc.com

109 /
2022028

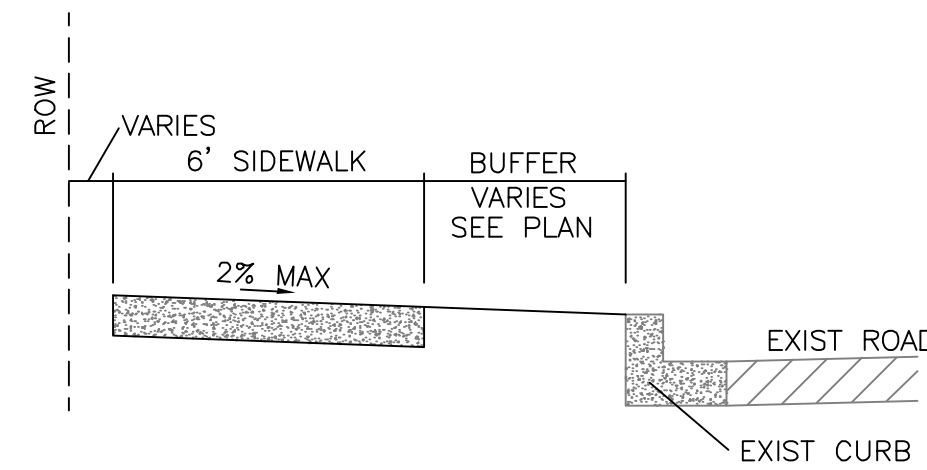


LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE



CONCRETE SIDEWALK SECTION



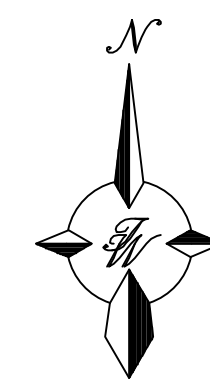
TYPICAL SIDEWALK SECTION

NOTES

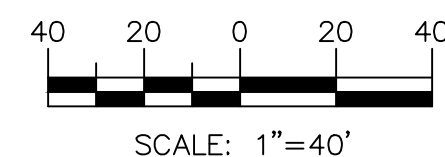
1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
2. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
3. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS.



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



GRAPHIC SCALE



 ENGINEER'S SEAL	SUNSET APARTMENTS ALBUQUERQUE, NM	DRAWN BY RMG
		DATE 05-15-2023
	SIDEWALK EXHIBIT	DRAWING
		SHEET # SE-2
RONALD R. BOHANNAN P.E. #7868	 TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2022028

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION
- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.

B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.

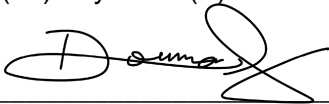
C. No barrier shall prevent a person from coming within five feet of the sign to read it.
2. NUMBER
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.

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 06.04.2025 To 07.14.2025
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.



(Applicant or Agent)

05.30.2025

(Date)

I issued _____ signs for this application, _____,

(Date)(Staff Member)

PROJECT NUMBER: PR-2018-001681

