



Effective 3/01/2022

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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input checked="" type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input checked="" type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Minor Amendment to Preliminary Plate and Minor Amendment to Infrastructure List		

APPLICATION INFORMATION		
Applicant/Owner: Snow Vista Investors		Phone:
Address: 100 Sun Avenue NE, Suite 210		Email: 505-346-0023
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		Email: Inoriega@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner		List <u>all</u> owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract A Plat of Tract A		Block:
Subdivision/Addition: Snow Vista Investors		Unit:
MRGCD Map No.:		UPC Code: 100905510538420307
Zone Atlas Page(s): M-9-Z	Existing Zoning: NR-C	Proposed Zoning NR-C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 10.7614
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1125 Snow Vista Blvd SW	Between: 98th Street	and: Sage Rd SW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2020-004645		

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.

Signature:	Date: 9-13-22
Printed Name:	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 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 describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 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
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 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
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: TRACT A PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614AC

1125 SNOW VISTA BLVD SW ALBUQUERQUE, NM 87121

Job Description: PRELIMINARY PLAT AND INFRASTRUCTURE LIST AMENDMENT (PR-2020-004645)

Hydrology:

- Conceptual
- Grading and Drainage Plan X Approved NA
- AMAFCA X Approved NA
- Bernalillo County Approved X NA
- NMDOT Approved X NA
- MRGCD Approved X NA

Renée C. Brissette 07/25/22
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved X NA
- Traffic Impact Study (TIS) Approved X NA
- Neighborhood Impact Analysis (NIA) Approved X NA
- Bernalillo County Approved X NA
- NMDOT Approved X NA

Ernest Armijo 7/22/2022
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter X Approved NA
- ABCWUA Development Agreement Approved X NA
- ABCWUA Service Connection Agreement Approved X NA

Edwin Bergeron 8/5/2022
 ABCWUA Date

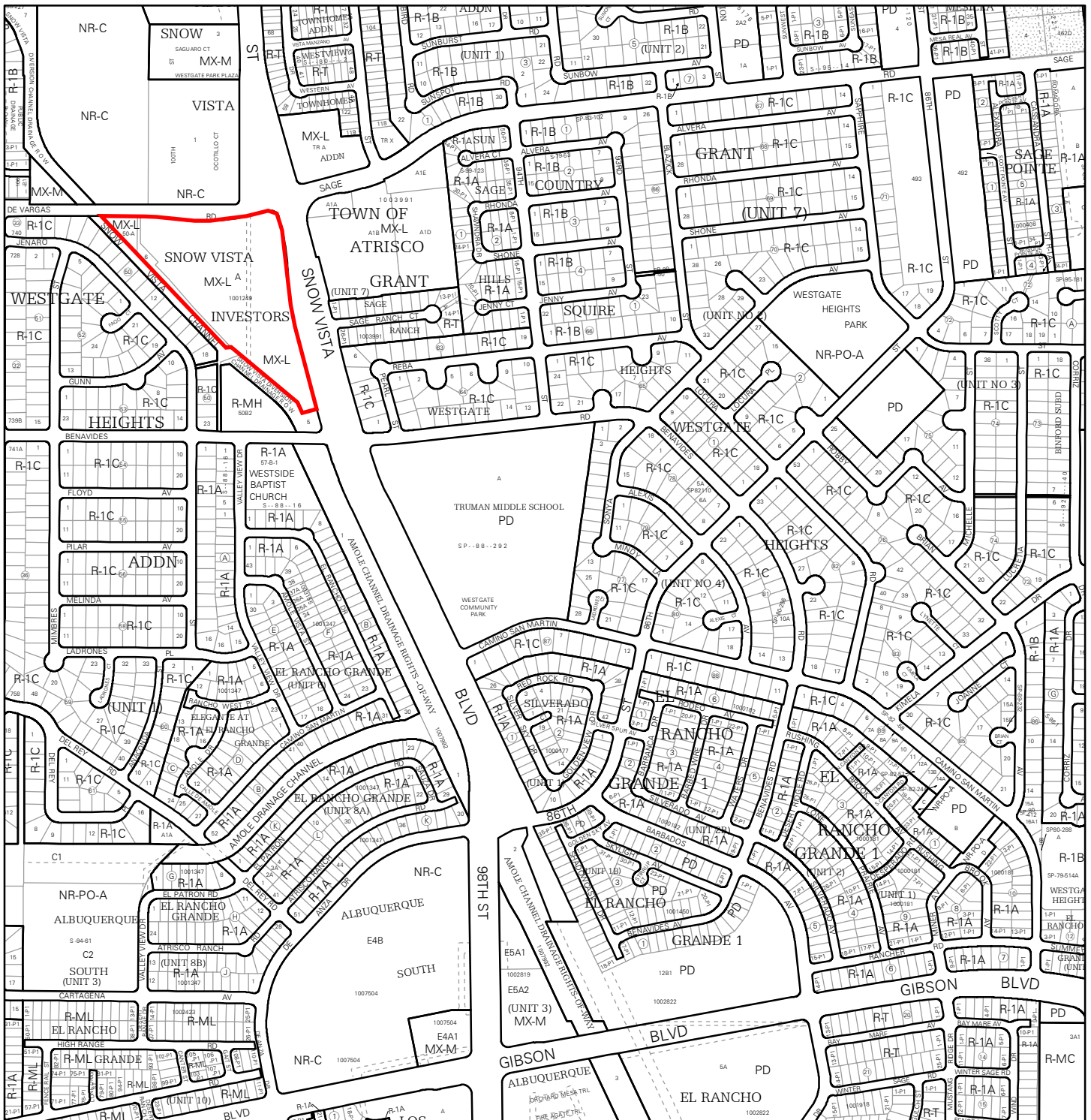
- Infrastructure Improvements Agreement (IIA*) X Approved
- AGIS (DXF File) X Approved
- Fire Marshall Signature on the plan X Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

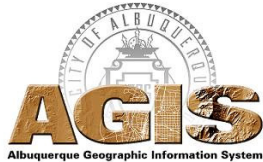
* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

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

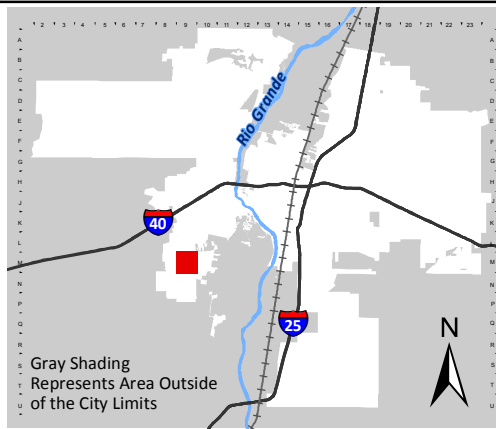


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

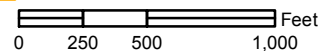


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
M-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





TIERRA WEST, LLC

September 13, 2022

Ms. Jolene Wolfley
Development Review Board
600 Second NW
Albuquerque, NM 87102

**RE: MINOR AMENDMENT TO PRELIMINARY PLAT/INFRASTRUCTURE LIST
SAGE PLAZA, 1125 SNOW VISTA BLVD SW ALBUQUERQUE NM 87121
TRACT A, PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614 AC
ZONE ATLAS PAGE: M-09-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of GOODMAN LAWRENCE RVT (The "owner"), requests approval of a Minor Amendment to a Previously Approved Plat and Infrastructure List (I.L) as approved on 07/21/2021 under Project PR-2020-004645. The project site is located on the southwest corner of De Vargas Rd and Snowvista Blvd and is zoned Non-Residential Commercial (NR-C)

The request would be to update the alignment and acreage of the proposed lots of A-D and to remove the previously proposed 24-foot access easement. Per the approved infrastructure list public sidewalk was constructed along the property frontage. The original approval also had a 24-foot private access road under the proposed private access easement that was to be constructed due to the Development Process Manuel (DPM) requirements. However, the client intended to only subdivide the property in order to create standalone lots that could be sold separately and have direct access to either De Vargas Rd and Snowvista Blvd and not rely on an internal roadway. At the time the owner was unaware of the DPM requirements to guarantee the private road. With the proposed plat amendment, the lots are laid out in a manner in which a private access road is no longer needed to access the proposed lots therefore we are also requesting to remove the private road from the infrastructure list.

Attached is the proposed Plat as amended and the previous approved I.L as well as the proposed new I.L with the changes clouded. If we are missing anything else please let us know.

If there are any questions concerning the initial application ahead of the DRB hearing please do not hesitate to contact either Luis Noriega or myself.

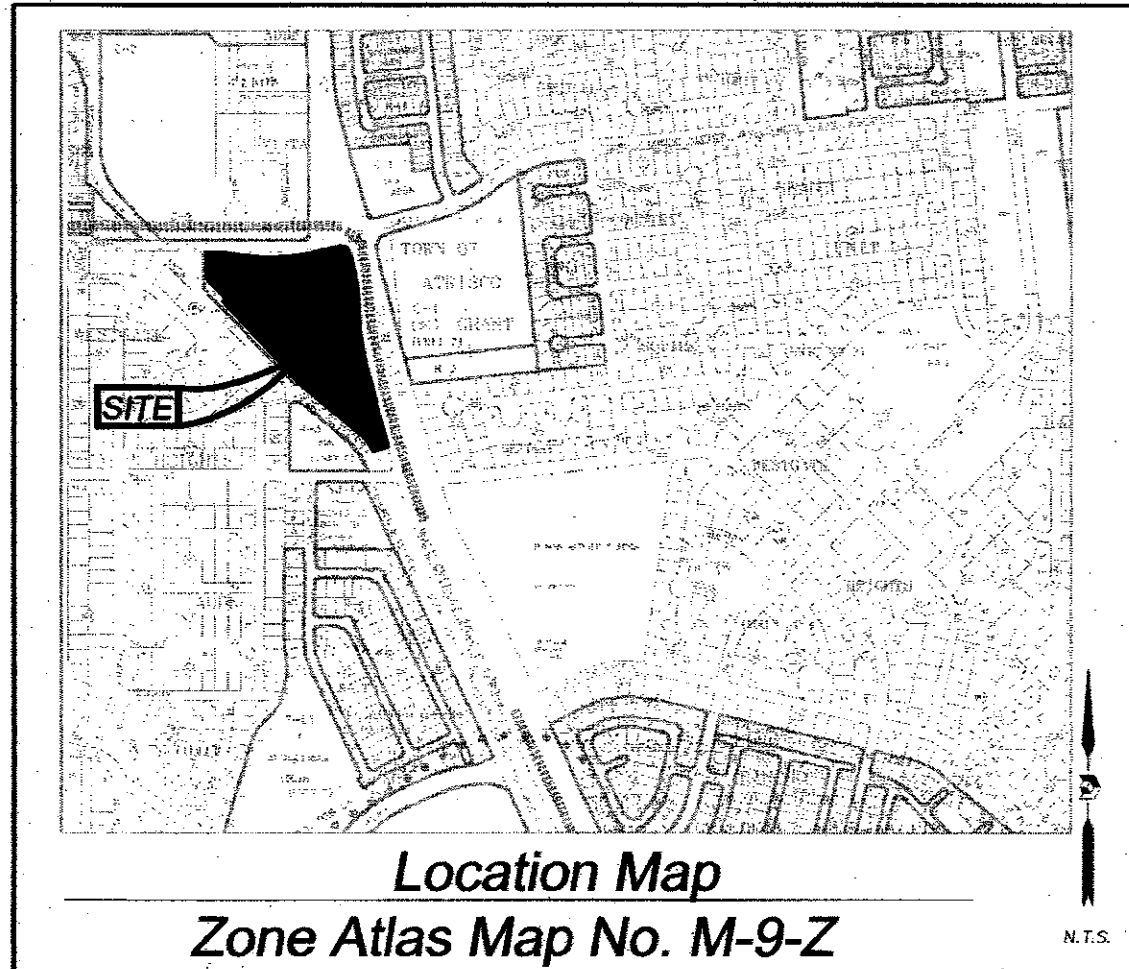
Sincerely,

Ronald R. Bohannon, P.E.

Cc: Scott Goodman

JN: 2020073
RRB/ln

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
fierrawestllc.com



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 10.7788 ACRES ±
 ZONE ATLAS INDEX NO: M-9-Z
 NO. OF TRACTS CREATED: 5
 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. NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY.

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.

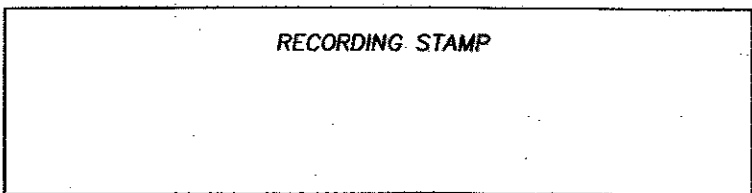
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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.



Plat of
 Lots 1A, 1B, 1C, 1D and 1E
Snow Vista Investors

Town of Atrisco Grant, Projected Section 33,
 Township 10 North, Range 2 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico
 December 2021

Project No. **PR-2020-004645**
 Application No. **SD-2021-00135**

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COMPRISING OF TRACT LETTERED "A" SNOW VISTA INVESTORS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 AUGUST 3, 2001, IN PLAT BOOK 2001C FOLIO 225, CONTAINING 10.7788 ACRES, MORE OR LESS, NOW COMPRISING TRACTS 1A, 1B, 1C, 1D AND 1E, SNOW VISTA INVESTORS.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ONE EXISTING TRACT INTO FIVE NEW TRACTS, TO GRANT AN EASEMENT AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY.

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 OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

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.

[Signature]
 GARY GOODMAN
 TRUSTEE
 LAWRENCE GOODMAN REVOCABLE TRUST

8/29/22
 DATE

STATE OF NEW MEXICO
 NOTARY PUBLIC
 Yvonne Escajeda
 Commission No. 1130485
 September 03, 2024

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS **29** DAY OF **August**, 2021 BY:
 GARY GOODMAN, TRUSTEE, LAWRENCE GOODMAN REVOCABLE TRUST.

BY *[Signature]* NOTARY PUBLIC COMMISSION EXPIRES: **September 03, 2024**

M.R.G.C.D. Note:

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.

APPROVED _____ DATE _____

Utility Approvals

<i>[Signature]</i>	08/16/2022
DATE	
<i>[Signature]</i>	9/13/2022
DATE	
NEW MEXICO GAS COMPANY	DATE
Abdul A. Bhuyan	09/07/2022
DATE	
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
Mike Montez	08/10/2022
DATE	
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
M.R.G.C.D.	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 SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] **9/13/2022**
 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	TYPE: STANDARD		LAND GRANT TOWN OF ATRISCO				PROPERTY OWNER LAWRENCE GOODMAN REVOCABLE TRUST				CREW/TECH: MT		DATE OF SURVEY 10/30/2020		
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 33	TOWNSHIP 10 NORTH	RANGE 02 EAST	MERIDIAN NMPM	SUBDIVISION NAME SNOW VISTA INVESTORS				DRAWN BY: JK		CHECKED BY: LM		
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 100905510538420307	ADDRESS 1125 SNOW VISTA BOULEVARD, S.W.		PSI JOB NO. 216212	SHEET NUMBER 1 OF 2	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000321233 GROUND TO GRID: 0.999678870				DISTANCE ANNOTATION: GROUND				ELEVATION TRANSLATION: ±0.00'				ELEVATIONS VALID: NO				



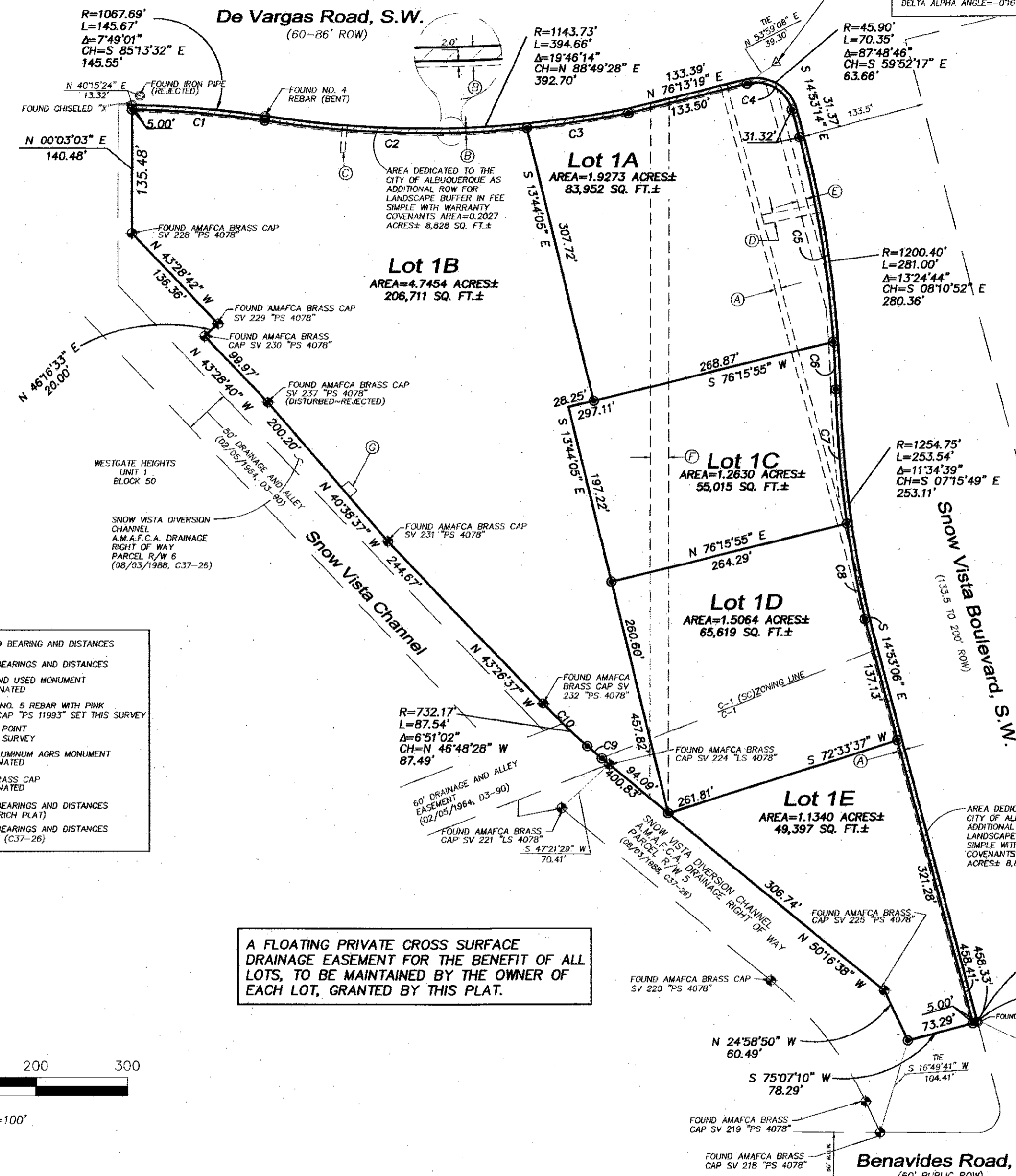
OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

Plat of
Lots 1A, 1B, 1C, 1D and 1E
Snow Vista Investors

Town of Atrisco Grant, Projected Section 33,
Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
December 2021

RECORDING STAMP

A.G.R.S. MONUMENT "11-M9"
STANDARD A.C.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,475,861.718 US SURVEY FEET
E=1,463,497.517 US SURVEY FEET
PUBLISHED EL=5148.039 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.999682417
DELTA ALPHA ANGLE=-0°16'55.12"



Easement Notes

- Ⓐ EXISTING 7' PNM AND MST&T EASEMENT (01/29/1974, BK. MS. 351-PG.72)
- Ⓑ EXISTING 7' PUBLIC UTILITY EASEMENT (04/23/1997, 97C-119)
- Ⓒ EXISTING 5'x30' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- Ⓓ EXISTING 10' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- Ⓔ EXISTING 10' PUBLIC UTILITY EASEMENT-LOCATION SCALED NO DIMENSIONS PROVIDED (08/03/2001, 2001C-225)
- Ⓕ EXISTING 20' SANITARY SEWER EASEMENT (02/05/1964, D3-90) REVISED (04/23/1997, 97C-119)-NO ENCRoACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY.
- Ⓖ 14'x10.53' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225) REFERENCES (02/05/1964, D3-90)

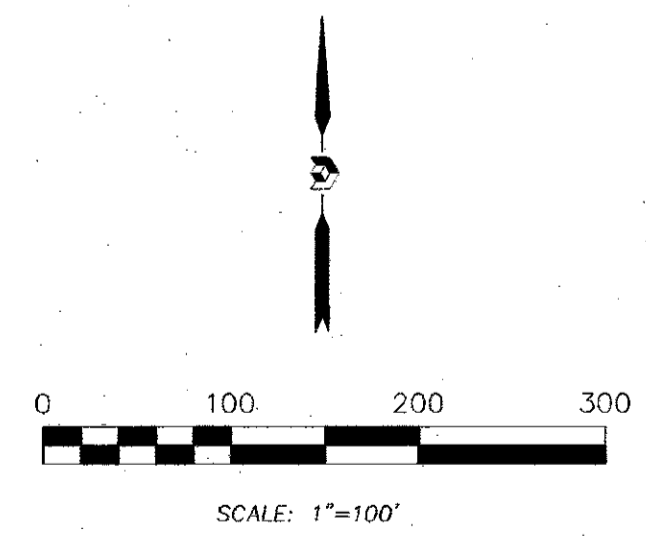
Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1062.68'	144.91'	144.80'	S 85°13'26" E	7°48'47"
C2	1148.73'	285.06'	284.33'	S 88°23'58" E	14°13'05"
C3	1148.73'	111.44'	111.40'	N 81°42'44" E	5°33'30"
C4	40.90'	62.64'	56.69'	S 59°54'12" E	87°44'55"
C5	1205.40'	227.65'	227.31'	S 09°25'54" E	10°49'14"
C6	1205.40'	52.18'	52.17'	S 02°43'32" E	2°28'49"
C7	1259.75'	147.87'	147.79'	S 04°50'15" E	6°43'32"
C8	1259.75'	106.76'	106.73'	S 10°37'41" E	4°51'21"
C9	732.17'	20.46'	20.46'	S 49°25'58" E	1°36'03"
C10	732.17'	67.34'	67.31'	S 45°57'48" E	5°16'10"

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- ⊕ CONTROL POINT SET THIS SURVEY
- △ FOUND ALUMINUM A.G.R.S. MONUMENT AS DESIGNATED
- ⊕ FOUND BRASS CAP AS DESIGNATED
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (2001 ADRICH PLAT)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT (C37-26)

A FLOATING PRIVATE CROSS SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF ALL LOTS, TO BE MAINTAINED BY THE OWNER OF EACH LOT, GRANTED BY THIS PLAT.



COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID COORDINATES: GRID	TYPE: STANDARD	LAND GRANT: TOWN OF ATRISCO				PROPERTY OWNER: LAWRENCE GOODMAN REVOCABLE TRUST		CREW/TECH: MT	DATE OF SURVEY: 10/30/2020
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION: 33	TOWNSHIP: 10 NORTH	RANGE: 02 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: SNOW VISTA INVESTORS	DRAWN BY: JK		
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			CITY: ALBUQUERQUE				UPC: 100905510538420307		ADDRESS: 1125 SNOW VISTA BOULEVARD, S.W.	PSI JOB NO: 216212P
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000321233			COUNTY: BERNALILLO				STATE: NM			
GROUND TO GRID: 0.99967887			ELEVATION TRANSLATION: ±0.00'							



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

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

**Plat of Lots 1A, 1B, 1C, 1D and 1E, Snow Vista Investors
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Snow Vista Investors
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 Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	-	Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee A shared access will be shown on the final plat				/	/	/
<input type="text"/>	<input type="text"/>	6-ft	Install public sidewalk Including Curb Ramps, Cracked C&G and Sidewalk Replacement	S. Side De Vargas Rd	700-ft along property frontage		/	/	/
<input type="text"/>	<input type="text"/>	6-ft	Install public sidewalk south of bus stop Including Curb Ramps, Cracked C&G and Sidewalk Replacement	W. Side Snow Vista Blvd	1,050-ft along property frontage		/	/	/
<input type="text"/>	<input type="text"/>	26-28 ft wide	Private access road including curb and ada compliant pedestrian infrastructure which includes 5 ft wide sidewalk For the benefit of lots 1A, 1B, 1C, 1D and 1E	Sage Plaza	1210 Linear ft		/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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		
							Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

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

Ronald R. Bohannon
 NAME (print)

Tierra West LLC
 FIRM

[Signature] 9/13/22
 SIGNATURE - date

DRB CHAIR - date _____ PARKS & RECREATION - date _____
 TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
 UTILITY DEVELOPMENT - date _____ CODE ENFORCEMENT - date _____
 CITY ENGINEER - date _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

RECORDING STAMP

Snow Vista Investors

Plat of
Lots 1A, 1B, 1C, 1D and 1E
Town of Atrisco Grant, Projected Section 33,
Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
June 2021

Project No. PR-2020-004645
Application No. SD-2021-00135

Utility Approvals

PNM BJA 06-29-2021
DATE

W/S/H 6/28/2021
NEW MEXICO GAS COMPANY DATE

Abdul A. Shayan 6/28/2021
WEST CORPORATION D/B/A CENTURYLINK QC DATE

Mike Mortus, digitally signed 4/27/2021
COMCAST DATE

City Approvals

Loren N. Risenhoover P.S. 6/25/2021
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE

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

PARKS AND RECREATION DEPARTMENT DATE
Madeline 6/29/2021
AMATECA DATE

CITY ENGINEER DATE

URB CHAIRPERSON, PLANNING DEPARTMENT

CODE ENFORCEMENT 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 SUBDIVISION PLAT WAS PREPARED FROM THE NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUPERVISORY ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST (EXCEPT AS NOTED ABOVE) AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 06/29/2021
LARRY W. MEDRANO DATE
No. 11993



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COMPRISING OF TRACT LETTERED "A" SNOW VISTA INVESTORS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT HEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 3, 2001, IN PLAT BOOK 2001C FOLIO 226, CONTAINING 10.7288 ACRES, MORE OR LESS, NOW COMPRISING TRACTS 1A, 1B, 1C, 1D AND 1E, SNOW VISTA INVESTORS.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ONE EXISTING TRACT INTO FIVE NEW TRACTS AND TO GRANT AN EASEMENT.

Solar Note:

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

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDESIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON WITH THE DESIRES OF JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES, FOR BURIED AND/OR OVERHEAD 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 OWNERS WOODPLOT SHALL REMAIN HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND stipulations.

Lawrence Goodman
GUY GOODMAN
TRUSTEE
LAWRENCE GOODMAN REVOCABLE TRUST

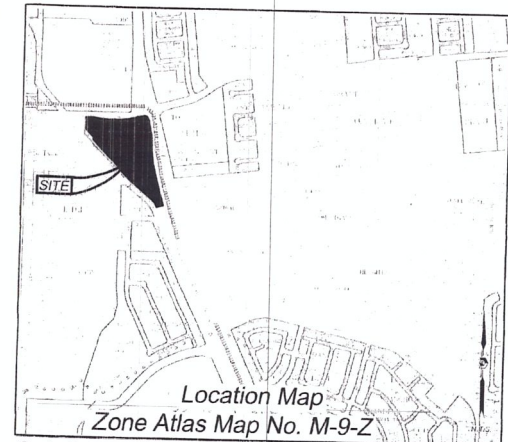
Acknowledgment

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO



OFFICIAL SEAL
Karla Candelaria
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 02/07/2024

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 2021 BY
Lawrence Goodman TRUSTEE, LAWRENCE GOODMAN REVOCABLE TRUST.
Karla Candelaria MY COMMISSION EXPIRES: 02/07/2024
NOTARY PUBLIC



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 10.7788 ACRES
ZONE ATLAS UNDER NO.: M-9-Z
NO. OF TRACTS CREATED: 5
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 NOTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

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. WEST 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 SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT (CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE 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 GRANTEE FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND SPACE FOR ELECTRICAL PURPOSES, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, STRUCTURE, SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRIVEN 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 AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), WEST 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, WEST CORPORATION D/B/A CENTURYLINK QC, AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENTS RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

COORDINATE AND DIMENSION INFORMATION STATE PLANS ZONE: NM-C GRID: STANDARD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD83 CONTING. INFO: ALBUQUERQUE GEODETIC REFERENCE SYSTEM CURVED SCALE FACTOR: GROUND TO GROUND: 1.000321233 GROUND TO GRID: 0.999678870		PLSS INFORMATION LAND GRANT: TOWN OF ATRISCO SECTION: 33 TOWNSHIP: 10 NORTH RANGE: 02 EAST MERIDIAN: NMPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM		INDEXING INFORMATION FOR COUNTY CLERK PROPERTY OWNER: LAWRENCE GOODMAN REVOCABLE TRUST SUBDIVISION NAME: SNOW VISTA INVESTORS UPC: 100905510538420307 ADDRESS: 1125 SNOW VISTA BOULEVARD, S.W.		PROJECT INFORMATION CREW/TECH: MT DATE OF SURVEY: 10/30/2020 DRAWN BY: JK CHECKED BY: LM PSI JOB NO: 204136 SHEET NUMBER: 1 OF 3	
---	--	--	--	--	--	--	--



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

Plat of
Lots 1A, 1B, 1C, 1D and 1E
Snow Vista Investors

Town of Atrisco Grant, Projected Section 33,
Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
July 2021

RECORDING STAMP

A.G.R.S. MONUMENT "B_M9"
STANDARD A.C.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,475,861.718 US SURVEY FEET
E=1,483,493.517 US SURVEY FEET
PUBLISHED EL=5148.039 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.99968417
DELTA ALPHA ANGLE=-076°55'12"

Easement Notes

- Ⓐ EXISTING 7' PNM AND MST&T EASEMENT (01/29/1974, BK. MS. 351-PG.72)
- Ⓑ EXISTING 7' PUBLIC UTILITY EASEMENT (04/23/1997, 97C-119)
- Ⓒ EXISTING 5'x30' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- Ⓓ EXISTING 10' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- Ⓔ EXISTING 10' PUBLIC UTILITY EASEMENT-LOCATION SCALED NO DIMENSIONS PROVIDED (08/03/2001, 2001C-225)
- Ⓕ EXISTING 20' SANITARY SEWER EASEMENT (02/05/1964, D3-90) REVISED (04/23/1997, 97C-119)-NO ENCRoACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY.
- Ⓖ 14'x10.53' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225) REFERENCES (02/05/1964, D3-90)

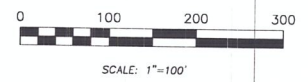
Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1062.68'	144.91'	144.80'	S 85°13'26" E	7°48'47"
C2	1148.73'	276.97'	276.30'	S 88°11'52" E	13°48'53"
C3	1148.73'	119.53'	119.47'	N 81°54'51" E	5°57'42"
C4	40.90'	62.64'	56.69'	S 59°54'12" E	87°44'55"
C5	1205.40'	221.56'	221.25'	N 08°34'39" W	10°31'53"
C6	1205.40'	58.26'	58.26'	N 02°52'17" W	2°46'10"
C7	1259.75'	156.91'	156.81'	S 05°02'35" E	7°08'12"
C8	1259.75'	97.72'	97.70'	S 10°50'02" E	4°26'40"
C9	732.17'	20.46'	20.46'	S 49°25'58" E	1°36'03"
C10	732.17'	67.34'	67.31'	S 45°57'48" E	5°16'10"

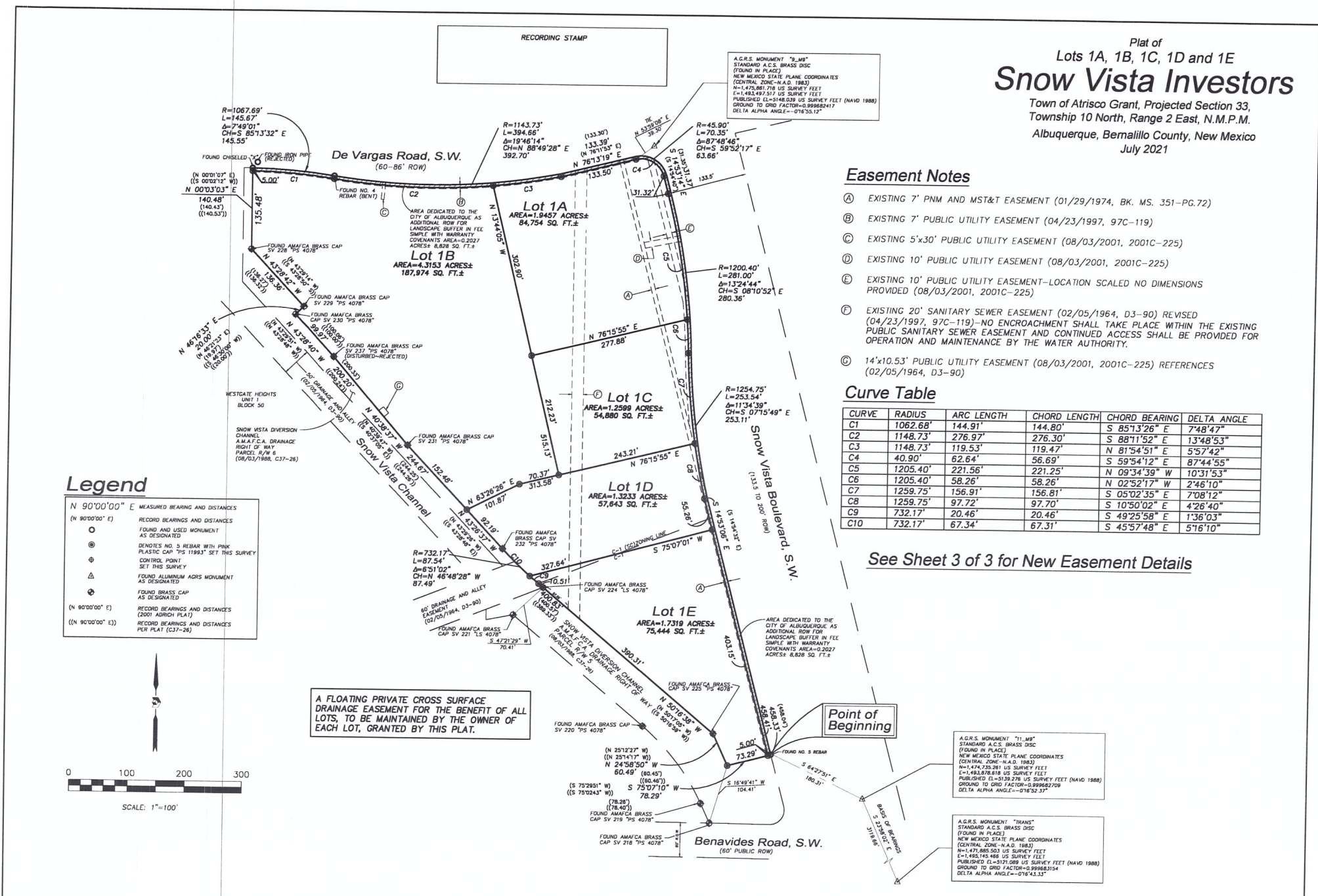
See Sheet 3 of 3 for New Easement Details

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PIS 11993" SET THIS SURVEY
- ⊕ CONTROL POINT SET THIS SURVEY
- △ FOUND ALUMINUM ADRS MONUMENT AS DESIGNATED
- ⊕ FOUND BRASS CAP AS DESIGNATED
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (2001 ADRICH PLAT)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT (C37-26)



A FLOATING PRIVATE CROSS SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF ALL LOTS, TO BE MAINTAINED BY THE OWNER OF EACH LOT, GRANTED BY THIS PLAT.



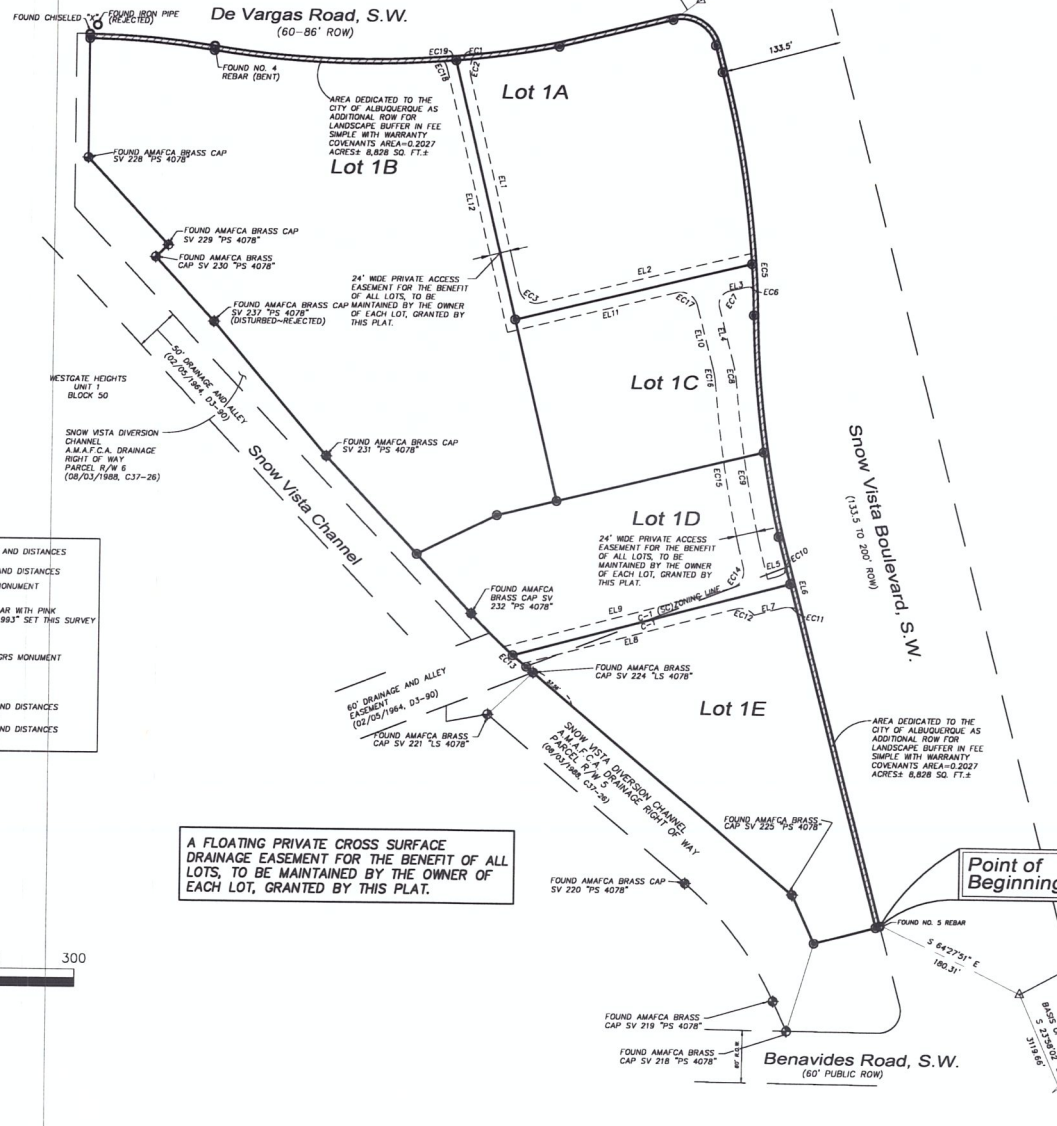
COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION			
STATE PLANE ZONE	GRID	TYPE	STANDARD	LAND GRANT	TOWNSHIP	RANGE	MERIDIAN	PROPERTY OWNER	SECTION	TOWNSHIP	RANGE	MERIDIAN	PROPERTY OWNER	CREWTECH:	DATE OF SURVEY
NM-C	GRID	STANDARD		TOWN OF ATRISCO	10 NORTH	02 EAST	NMMP	LAWRENCE GOODMAN REVOCABLE TRUST	33	10 NORTH	02 EAST	NMMP	SNOW VISTA INVESTORS	MT	10/30/2020
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				SUBDIVISION NAME: SNOW VISTA INVESTORS				OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM COMBINED SCALE FACTOR: GRID TO GROUND: 1.000321233 GROUND TO GRID: 0.99967887				DISTANCE ANNOTATION: GROUND: N = 0, E = 0 BEARING ANNOTATION: GRID: N = 0, E = 0 ELEVATION TRANSLATION: ±0.00'				CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM UPCL: 100905510538420307 ADDRESS: 1125 SNOW VISTA BOULEVARD, S.W.				DRAWN BY: JK CHECKED BY: LM PSI JOB NO: 204136 SHEET NUMBER: 2 OF 3			

Plat of
Lots 1A, 1B, 1C, 1D and 1E
Snow Vista Investors

Town of Atrisco Grant, Projected Section 33,
Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
July 2021

RECORDING STAMP

A.G.R.S. MONUMENT "9_10"
STANDARD A.C.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,475,861.718 US SURVEY FEET
E=1,483,497.517 US SURVEY FEET
PUBLISHED EL=5148.039 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.99982417
DELTA ALPHA ANGLE=-076'35.12"



Easement Curve Table

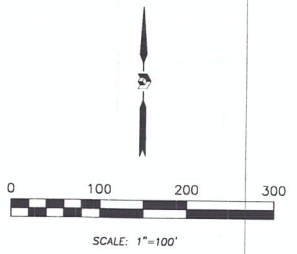
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	1148.73	18.32	18.32	N 84°26'17" E	0°54'50"
EC2	30.01	19.53	19.19	S 04°54'29" W	3°77'07"
EC3	20.01	31.43	28.79	S 58°54'05" E	80°00'00"
EC4	1200.40	38.31	38.31	S 03°52'56" E	1°49'16"
EC5	30.01	10.27	10.27	S 88°34'22" W	18°36'51"
EC7	15.00	23.87	21.43	S 84°1'24" W	91°09'03"
EC8	124.04	21.69	21.66	S 09°52'35" E	10°01'02"
EC9	1282.78	227.33	227.02	S 09°58'40" E	10°09'13"
EC10	30.01	14.27	14.14	N 61°29'58" E	2°74'48"
EC11	30.01	16.84	16.62	N 88°48'10" W	3°29'39"
EC12	20.01	23.19	21.62	N 71°40'29" W	68°25'19"
EC13	232.17	28.88	28.88	N 48°38'23" W	2°15'35"
EC14	20.01	31.17	28.11	N 30°26'55" E	69°16'11"
EC15	1308.78	211.78	211.53	N 09°52'35" W	91°7'58"
EC16	100.03	17.49	17.47	N 09°52'35" W	10°01'02"
EC17	20.01	31.02	28.01	N 59°18'35" W	88°20'28"
EC18	30.01	10.17	10.15	N 23°28'27" W	1°24'45"
EC19	1148.73	13.88	13.88	N 85°14'28" E	0°41'32"

Easement Line Table

LINE	BEARING	DISTANCE
EL1	S 13°44'05" E	250.11'
EL2	N 76°15'55" E	242.81'
EL3	S 78°15'55" W	17.60'
EL4	S 14°53'06" E	66.08'
EL5	N 75°07'01" E	9.91'
EL6	S 14°53'06" E	43.93'
EL7	S 75°07'01" W	32.71'
EL8	S 75°07'01" W	252.43'
EL9	N 75°07'01" E	287.94'
EL10	N 14°53'06" W	74.27'
EL11	S 76°15'55" W	198.46'
EL12	N 13°44'05" W	307.10'

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "75 11883" SET THIS SURVEY
- ⊕ CONTROL POINT SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- ⊕ FOUND BRASS CAP AS DESIGNATED
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (2001 ADIRCH PLAT)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT (C37-26)



A FLOATING PRIVATE CROSS SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF ALL LOTS, TO BE MAINTAINED BY THE OWNER OF EACH LOT, GRANTED BY THIS PLAT.

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION		
STATE PLANE ZONE NM-C	GRID/GROUND COORDINATES GRID	TYPE STANDARD	LAND GRANT TOWN OF ATRISCO	PROPERTY OWNER LAWRENCE GOODMAN REVOCABLE TRUST	PRECISION SURVEYS, INC.		PROJECT INFORMATION	
HORIZONTAL DATUM NAD83	VERTICAL DATUM NAVD88	ROTATION ANGLE 0° 00' 00.00"	SECTION 33	TOWNSHIP 10 NORTH	RANGE 02 EAST	MERIDIAN NMPM	CREWTECH: MT	DATE OF SURVEY 10/30/2020
CONTROL USED ALBUQUERQUE GEODETIC REFERENCE SYSTEM	BASE POINT FOR SCALING AND/OR ROTATION N = 0 E = 0	MATCHES DRAWING UNITS YES	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 100905510538420307	DRAWN BY: JK	CHECKED BY: LM
COVERED SCALE FACTOR GRID TO GROUND 1.000321233	DISTANCE ANNOTATION GROUND	ELEVATION TRANSLATION ±0.00'	ELEVATIONS VALID NO	ADDRESS 1125 SNOW VISTA BOULEVARD, S W	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113	PHONE: 505.856.5700 FAX 505.856.7900	PSI JOB NO. 204136	SHEET NUMBER 3 OF 3
GROUND TO GRID: 0.99967887	BEARING ANNOTATION GRID							



CITY OF ALBUQUERQUE

July 25, 2022

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Scott Goodman, Developer
Integrated Property Services
4711 Golf Rd #1000
Skokie, IL 60076

RE: **Sage Plaza Sidewalk (Phase 2)**
City Project Number: **486383**

Dear **Scott Goodman**:

This is to certify that the City of Albuquerque ("City") accepts the construction of the infrastructure provided in the Work Order Construction Plans, City project number **486383**. The work was completed pursuant to the required public infrastructure listed in the Public Improvements Agreement, Procedure A ("Agreement"), between **Integrated Property Services**, and the City executed on **February 4, 2022**.

Having satisfied the requirements referenced above, the Agreement and any associated Financial Guaranty, held by the City, can now be released. Any performance/warranty bond and the indemnity and hold harmless provisions of the Agreement in favor of the City shall remain in effect. The contractor's warranty period will begin **July 25, 2022** and is effective for a period of one (1) year.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3997.

Sincerely,

DocuSigned by:
Shahab Biazar
C7E1CB5481E9486...

Shahab Biazar, P.E., City Engineer
Development Review Services
Planning Department
City of Albuquerque

DS DS
BMK

cc: **Integrated Property Services.** (e-mail)
Vincent Paul, DMD Maps & Records (e-mail)
Doug Rizor, DMD Street Maintenance (e-mail)
Stephen Woodall, DMD Street Maintenance (e-mail)
Tim Brown, DMD Traffic Operations (e-mail)
David G. Gutierrez, ABCWUA Utility Development (e-mail)
David Jaramillo, Maps & Records (e-mail)
Robert Nunez, DMD IT (e-mail)
Monica T. Gonzales ABCWUA GIS Coordinator (e-mail)
Maps@abcwua.org
City Project Number: **486383**

**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

Goodman Lawrence RVT
4711 Golf Rd. #1000
Skokie, IL 60076

Project# PR-2020-004645
Application#
SD-2021-00135 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT A, SNOW VISTA INVESTORS zoned NR-C, located at **1125 SNOW VISTA SW** between **DEVARGAS RD** and **BENAVIDES RD** containing approximately 10.7788 acre(s).
(M-9)

On July 21, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This Preliminary/Final Plat consolidates Tract A, a total of 10.7788 acres in size, into 5 lots. Lot 1-A will be 2.0114 acres in size, Lot 1-B will be 4.3637 acres in size, Lot 1-C will be 1.2846 acres in size, Lot 1-D will be 1.3409 acres in size, and Lot 1-E will be 1.7782 acres in size. A 24-foot wide access easement for the benefit of all lots and to be maintained by the owner of each lot has been granted by the Plat. A floating private cross drainage easement for the benefit of all lots and to be maintained by the owner of each lot has been granted by the Plat.
2. The property is zoned NR-C, future development must conform with the underlying zoning.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Plat.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to ABCWUA for a sewer easement encroachment note.
2. Final sign-off is delegated to Planning for the recorded IIA.

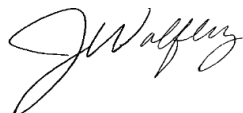
3. The applicant will obtain final sign off from ABCWUA and Planning by September 21, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 5, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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 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,



Jolene Wolfley
DRB Chair

JW/jr



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: _____

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: M-9-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT A PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614 AC

Development Street Address: 1125 SNOW VISTA BLVD SW ALBUQUERQUE NM 87121

Applicant: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 Fax#: _____

E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: MX-L/NR-C

Project Type: New: Change of Use: Same Use/Unchanged: () Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: () **Unknown**

Describe development and Uses:
Zone Map Amendment from MX-L to NR-C. No uses are known or being proposed at this time.

Days and Hours of Operation (if known): _____

Facility **Undeveloped**

Building Size (sq. ft.): N/A

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

ITE Trip Generation Land Use Code Unknown

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name None developed yet

Adjacent Roadway(s) Posted Speed: Street Name De Vargas Rd SW Posted Speed 35 MPH
Street Name Snow Vista Blvd Posted Speed 35 MPH

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (adjacent to site)

Snow Vista Blvd - Urban Principal Arterial
Comprehensive Plan Corridor Designation/Functional Classification: De Vargas Rd SW - Urban Major Collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City
De Vargas Rd SW - 10000-20000

Adjacent Roadway(s) Traffic Volume Snow Vista Blvd - 20000-35000 Volume-to-Capacity Ratio (v/c): 0.5-0.75 and 0.25-0.5
(if applicable)

Adjacent Transit Service(s): Bus Route 198 ,54, 171 Nearest Transit Stop(s): Route 198, 54, 171

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Unknown
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Unknown

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No []

Thresholds Met? Yes [] No []

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

M.P. P.E.

10/2/2020

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

FIRE CHIEF

Paul Dow

1000 Garden Rd SW

Albuquerque, NM 87121



ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

FIRE MARSHAL

Gene Gallegos

724 Silver SW

Albuquerque, NM 87102



PERMIT

PERMIT PLAN CHECKLIST

PERMIT NUMBER: FP 21-005946

REVISED 8/31/2018

APPROVED DATE: 04/27/21

PRT Number

Case Number

1125 Snow Vista

21-005946

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

Fire 1 Plans shall have all information on one sheet, 2 copies provided, and labeled as Fire 1 Note: The fire 1 plans shall be submitted prior to building plan submittal. The approved set needs to be inserted with the fire 2 page along with the building plan set.

CODE REF.

CITY ORD 105.4.1

Fire Flow Requirements: The construction type and the total square footage shall be indicated under the code criteria.

IFC Appendix B

2 [checked] [] [] Construction Type: V-B Square Footage: 11000 Fire Flow: 2750

Number of Hydrants Required and Spacing: Our office will provide these numbers for you or you can reference the numbers off of Table C102.1 3

IFC Appendix C

Existing Fire hydrants: Existing fire hydrants may be considered for a new project if their use doesn't restrict fire department access, or restrict traffic to busy or arterial streets.

FD ORD 507.3.1

Existing or proposed fire hydrants: All fire hydrants shall be shown on the plan shall be labeled as existing or proposed.

CITY ORD 105.4.1

Fire Hydrant supply line location and dimensions: Fire hydrant supply lines that branch off from the water mains shall be indicated with their diameters. Showing the hydrants they serve.

IFC 507.1

Public water main location and dimensions: The public water mains shall be on the plans. The public water main diameters supplying the required existing and proposed fire hydrants shall be indicated.

IFC 507.1

Parking: Vehicles or other obstructions shall not be located within 15ft. of a fire hydrant or within 5 ft. of a FD connection or control valve. The fire lane shall consist of a 15 ft. linier line from each 2.5in. Hydrant connection and a 5 ft. linier line from each side of the FD connections.

FD ORD 507.6

Apparatus Access around buildings: Fire apparatus access roads shall extend to within 150 feet of all portions of the first floor of the facility and all portions of the exterior walls.

IFC 503.1.1

Buildings Exceeding Three Stories or 30 feet in Height: Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

IFC D104.1

Buildings exceeding 62,000 SQFT: Buildings exceeding 62,000 gross square feet in area shall be provided with two separate and approved fire apparatus access roads.

IFC, D104.2

Multiple Family Residential Projects with more than 100 units: Multiple Family Residential Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

IFC, D106.1

One- or two-Family Dwelling Residential Developments: Developments of one or two family dwellings where the number dwelling units exceed 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

IFC, D107.1

Remoteness: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, Measured in a straight line between accesses.

IFC, D104.3

Aerial Apparatus Road Width and Proximity: Buildings which exceed 30 feet in height require unobstructed aerial apparatus access roads not less than 26 feet in width exclusive of shoulders. Access is required on two sides of the structure and overhead obstructions are prohibited. At least one of the required access routes shall be located Within a minimum 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

IFC, D105.2, D105.3

Fire Apparatus Road Dimensions: Fire apparatus roads shall have an unobstructed width not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. They shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet.

IFC 503.2.1

FIRE CHIEF

Paul Dow

1000 Garden Rd SW

Albuquerque, NM 87121



ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

FIRE MARSHAL

Gene Gallegos

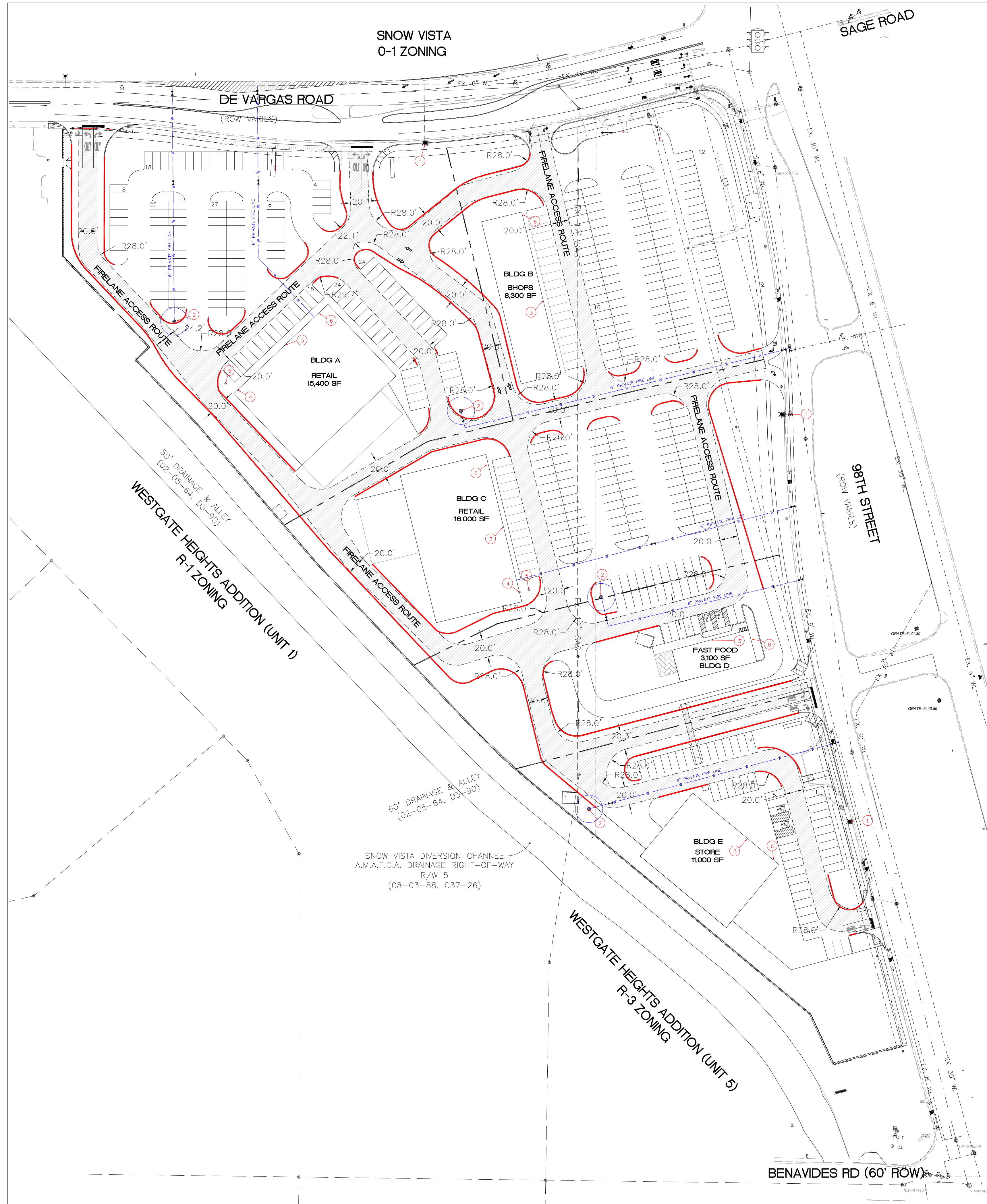
724 Silver SW

Albuquerque, NM 87102



N/A	PERMIT	CODE REF.
	Access road width with a Hydrant: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	IFC, D103.1
	Fire Lanes: Fire apparatus access roads 20 ft. to 26 ft. shall have a fire lane marked on both sides of the roadway. Fire apparatus access roads 27 ft. to 30 ft. shall be marked fire lane on one side. Refer to fire ord. 503.1 for fire lane marking requirements.	IFC D103.6.1 D103.6.2
	Turning Radius: The minimum turning radius shall be 28 feet as determined by the fire code official. The 28ft. radius will be measured from the inside radius.	IFC, 103.3
	Turnaround: Fire apparatus access roads exceeding 150 feet require an approved turn around area for the fire apparatus. See Appendix A for approved turnarounds.	IFC 503.2.5
	Access and Loading: An approved fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	IFC, D102.1
21	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
22	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Engineering data: Engineering data shall be submitted to substantiate weight bearing capacity and all weather driving capabilities for fire apparatus access roads.
23	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Grade: Fire apparatus access roads shall not exceed 10 percent in grade.
24	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Security Gates: Security gates that extend across fire apparatus access roads or impede fire apparatus access shall have an approved means of operation to allow fire department access.
25	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Fire Separation: In order for occupancies to be considered separated they shall meet the International Building Code 2015 section 508.4. The separation shall be constructed as fire barriers in accordance with IBC section 707. fire separation shall be indicated on the plan. The level (hour rating) of the separation shall also be indicated.
26	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Sprinkler Systems: New and existing sprinkler systems shall be indicated on the Plans. It shall be indicated as "sprinklered or nonsprinklered" under the code criteria.
27	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Sprinkler Fire Department Connection (FDC): The FDC shall be located within 100 feet of a hydrant. The inlet shall be between 18in. and 48in. above grade.
28	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Sprinkler FDC Obstructions: The FDC shall be unobstructed from any permanent object for a minimum distance of A 3ft. radius around the connection and 6.5 feet in height.
29	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	The Post or Wall Indicator Valve (PIV or WIV) shall be located on the Plans and installed as per NFPA 13
30	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Class 1 Standpipe: Standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire dept. vehicle access.
31	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Standpipe FDC: The standpipe FDC shall be located within 100 feet of a hydrant.
32	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Premise ID: Buildings shall have approved address numbers or building identification placed in a position plainly legible and visible from the street or the road fronting the property.
33	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Multiple buildings with a single address: Each building shall display its specific alphabetical or numerical designation and be clearly distinguishable from the fire apparatus road.
34	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Key Box: A key box (Knox Box) is required if access to the building is necessary for life safety or firefighting purposes. All key boxes shall be mounted between 4 and 6 feet above grade. The key boxes shall be illuminated so as to be immediately visible to fire personnel upon approach. One key box shall be located at the main entrance.

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

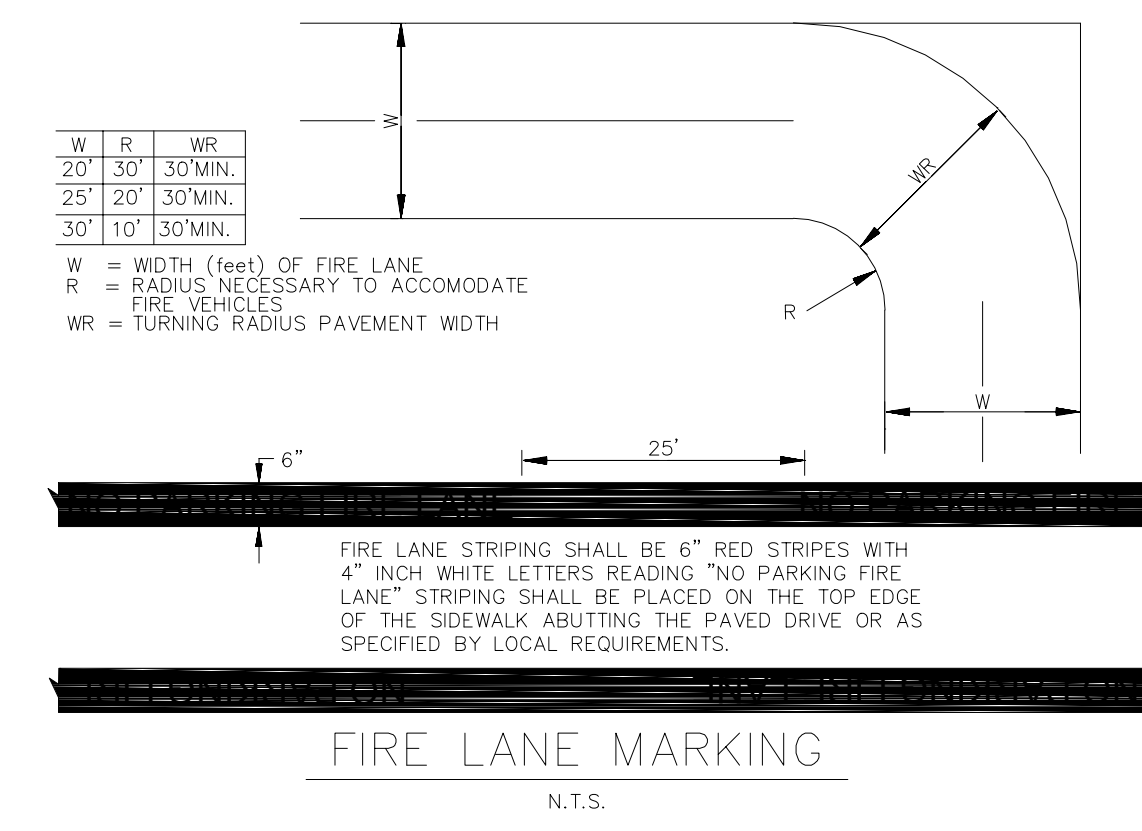


LEGEND

	UTILITY EASEMENT
	BOUNDARY LINE
	SIDEWALK
	NEW WATERLINE
	NEW SANITARY SEWER LINE
	EXISTING OVERHEAD UTILITIES
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	SD MANHOLE
	SD INLET
	SAS MANHOLE
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	WATER METER
	NEW GATE VALVE
	EXISTING WATER VALVE
	CLEAN OUT
	FIRE ACCESS ROAD
	FIRE LANE MARKING (SEE DETAIL THIS SHEET)

NOTES

- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
- KNOX KEY SWITCH SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED. ONE IS TO BE PROVIDED FOR ALL ELECTRIC GATES AND ALL BUILDINGS.
- KNOX KEY SWITCH REQUIRED FOR ALL ELECTRIC GATES AND ALL BUILDINGS.
- BUILDINGS WILL REQUIRE VERTICAL AND HORIZONTAL FIRE SEPARATION BETWEEN EACH DWELLING UNIT WITH A FIRE-RESISTANCE RATING NO LESS THAN 2 HOURS PER 707.3.10 OF THE IBC.
- NO BUILDING SHOWN HEREIN SHALL EXCEED 30 FEET IN HEIGHT



KEYED NOTES

- ① EXISTING FIRE HYDRANT
- ② NEW PRIVATE FIRE HYDRANT PAINTED ORANGE
- ③ KNOX BOX
- ④ FDC
- ⑤ PIV
- ⑥ PREMISE ID LOCATION

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.



ALBUQUERQUE FIRE MARSHAL'S OFFICE PLANS CHECKING DIVISION

PERMIT
 PERMIT NUMBER: FP 21-003946
 APPROVED DATE: 04/27/21

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

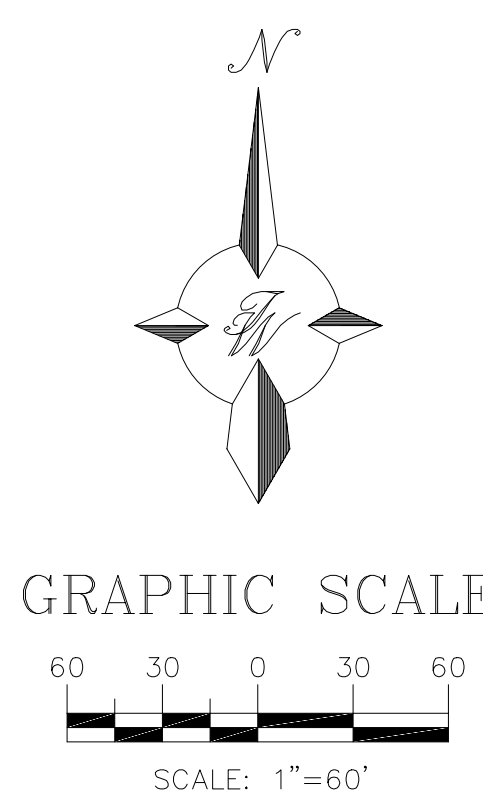
VICINITY MAP: M-9-Z

LEGAL DESCRIPTION

TRACT A PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614 AC

SITE DATA

- BLDG A:**
 1125 SNOW VISTA BLVD SW
 ALBUQUERQUE NM 87121
 BUILDING FOOTPRINT = 15,400 SF
 OCCUPANCY TYPE = M
 CONSTRUCTION TYPE = V-B
 SPRINKLED
 FIRE SEPARATION = 3-HOUR RATING
 FIRE-FLOW = 3,250 GPM
- BLDG B:**
 1125 SNOW VISTA BLVD SW
 ALBUQUERQUE NM 87121
 BUILDING FOOTPRINT = 8,300 SF
 OCCUPANCY TYPE = M
 CONSTRUCTION TYPE = V-B
 NOT SPRINKLED
 FIRE SEPARATION = 2-HOUR RATING
 FIRE-FLOW = 2,500 GPM
- BLDG C:**
 1125 SNOW VISTA BLVD SW
 ALBUQUERQUE NM 87121
 BUILDING FOOTPRINT = 16,000 SF
 OCCUPANCY TYPE = M
 CONSTRUCTION TYPE = V-B
 SPRINKLED
 FIRE SEPARATION = 3-HOUR RATING
 FIRE-FLOW = 3,500 GPM
- BLDG D:**
 1125 SNOW VISTA BLVD SW
 ALBUQUERQUE NM 87121
 BUILDING FOOTPRINT = 3,100 SF
 OCCUPANCY TYPE = A2
 CONSTRUCTION TYPE = V-B
 NOT SPRINKLED
 FIRE SEPARATION = 2-HOUR RATING
 FIRE-FLOW = 1,750 GPM
- BLDG E:**
 1125 SNOW VISTA BLVD SW
 ALBUQUERQUE NM 87121
 BUILDING FOOTPRINT = 11,000 SF
 OCCUPANCY TYPE = M
 CONSTRUCTION TYPE = V-B
 NOT SPRINKLED
 FIRE SEPARATION = 2-HOUR RATING
 FIRE-FLOW = 2,750 GPM



ENGINEER'S SEAL	SAGE PLAZA	DRAWN BY
	1125 SNOW VISTA BLVD SW	RS
FIRE ONE PLAN		DATE
		3/4/21
		FIREONEPLAN - GA
		SHEET #
		FIRE 1
		JOB #
		2020073

TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierrawestllc.com

RONALD R. BOHANNAN
 P.E. #7868