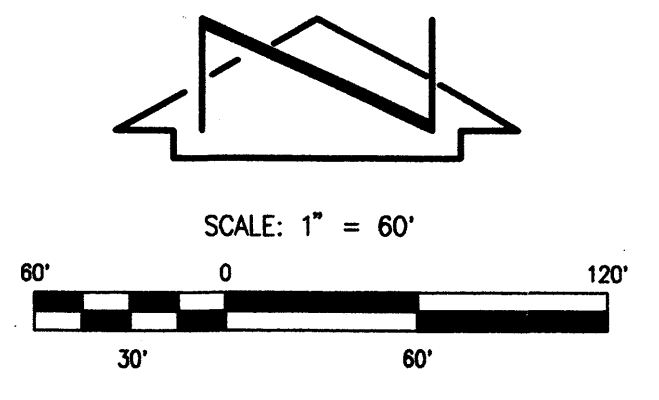
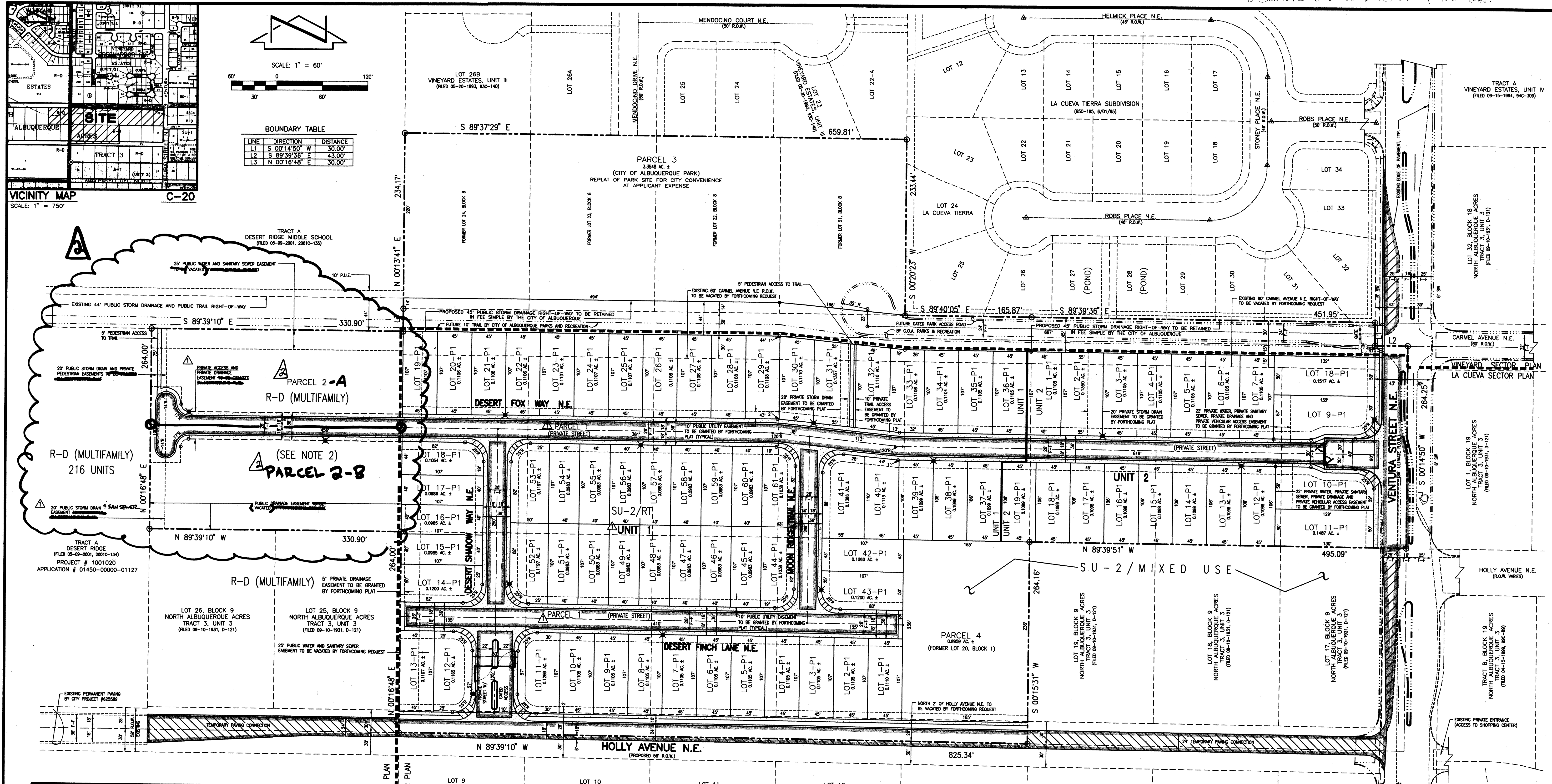
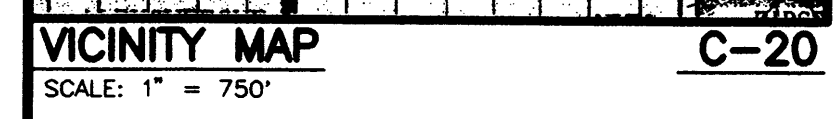


Planned into Sublot 4/2106 as.



BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 00°14'50" W	30.00'
L2	S 89°39'36" E	43.00'
L3	N 00°16'48" E	30.00'



DRB APPROVAL: R-D PROPERTY

PROJECT # 1001543 APPLICATION # 02DRB-01128

Richard Dawe 8/29/02
PLANNING DIRECTOR, CITY OF ALBUQUERQUE DATE

Bradley B. Bihm 8/21/02
CITY ENGINEER, CITY OF ALBUQUERQUE DATE

Russell B. Beck 8/21/02
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE DATE

Deborah Wilstead 8-21-02
PARKS AND RECREATION, CITY OF ALBUQUERQUE DATE

- GENERAL SITE NOTES:**
- THIS IS NOT A PLAT OF ANY KIND. THIS DOCUMENT HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY TO ILLUSTRATE THE PROPOSED DEVELOPMENT SCENARIO. THE RIGHT-OF-WAY AND EASEMENT VACATIONS, GRANTS OF EASEMENT AND SUBDIVISION PLATTING REFLECTED HEREON WILL BE ACCOMPLISHED THROUGH DRB ACTIONS.
 - PARCEL 2 LIES WITHIN THE LIMITS OF THE VINEYARD SECTOR PLAN AND IS A SEPARATE REQUEST. THE DEVELOPMENT OF SIX (6) TRIPLEX AND TWO (2) DUPLEX BUILDINGS (22 UNITS) ON A SINGLE MULTI-FAMILY TRACTS SUBMITTED HERewith TO THE DEVELOPMENT REVIEW BOARD FOR REVIEW AND APPROVAL.
 - SETBACKS AND BUILDING HEIGHTS WILL BE CONSISTENT WITH UNDERLYING ZONING.
 - 80 SINGLE FAMILY DETACHED RESIDENTIAL UNITS ARE PROPOSED WITHIN THE LA CUEVA SECTOR PLAN LIMITS WITH A RESULTING DENSITY OF 6.8 DU/AC (GROSS) AND 9.0 DU/AC (NET). 22 MULTI-FAMILY UNITS IN 8 BUILDINGS ARE PROPOSED ON PARCEL 2 WITH A RESULTING DENSITY OF 11 DU/ACRE.
 - PARCEL 1 IS TO BE DESIGNATED AS A PRIVATE ACCESS, PRIVATE DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER LINE AND PUBLIC SANITARY SEWER EASEMENT. FEE TITLE SHALL BE HELD BY THE DESERT RIDGE PLACE HOMEOWNERS ASSOCIATION.
 - THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY.

APPROVALS: SU-2/RT PROPERTY

PROJECT # 1001543 APPLICATION # 02EPC-00131

Richard Dawe 8/29/02
PLANNING DIRECTOR, CITY OF ALBUQUERQUE DATE

Deborah Wilstead 8-21-02
PARKS AND RECREATION, CITY OF ALBUQUERQUE DATE

Russell B. Beck 26 Aug 02
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE DATE

Bradley B. Bihm 8/21/02
CITY ENGINEER, CITY OF ALBUQUERQUE DATE

Roger A. Khan 8/21/02
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE DATE

LEGEND

	PROPOSED CONCRETE
	PROPOSED TEMPORARY PAVING
	PROPOSED PERMANENT PAVING

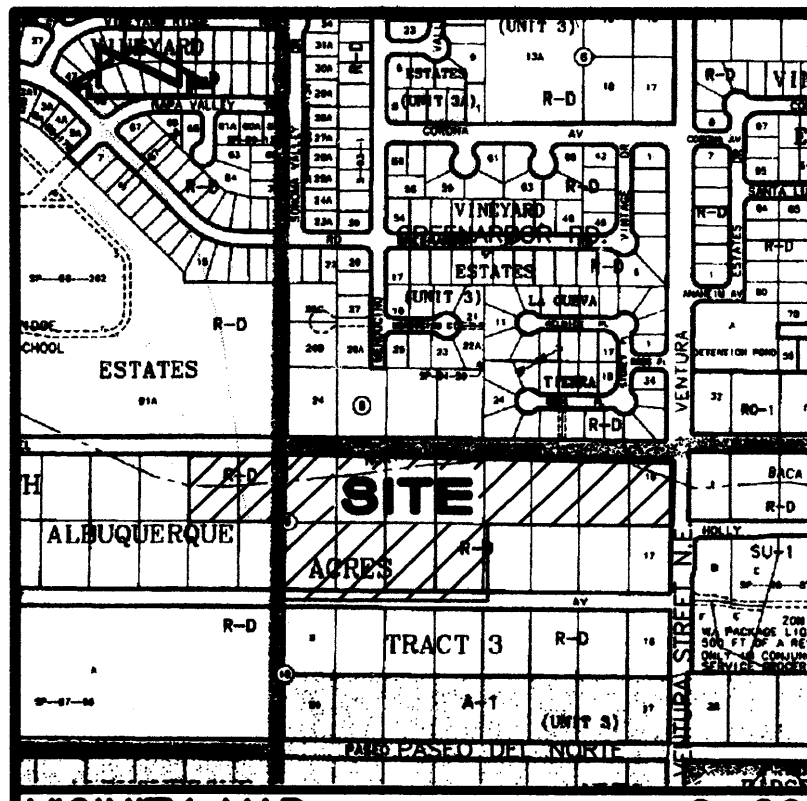
Jma

JEFF HORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (2003) 345-4250
FAX: 505 345-4254 Email: jma@jma-inc.com

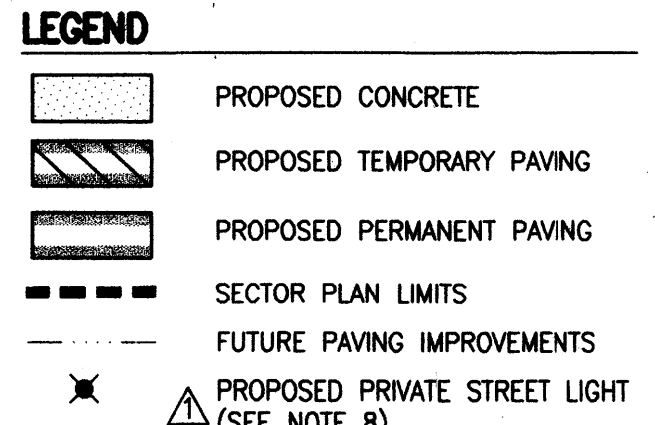
SITE PLAN FOR SUBDIVISION
DESERT RIDGE PLACE

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
HREC/JMA	07/02	G.M.	CHANGE PROJECT NAME, REVISE PARCEL AND LOT #'S, ADD PHASING, ADJUST ENTRANCE TO VENTURA, ADDRESS EPC COMMENTS, ADD MULTI-FAMILY TRACT	2001.060.3
JMA	07/04	G.M.	DIVIDE PARCEL 2 INTO PARCELS 2-A & 2-B	01-2002
JGM				SHEET 1 OF 1

PROJECT 1001543



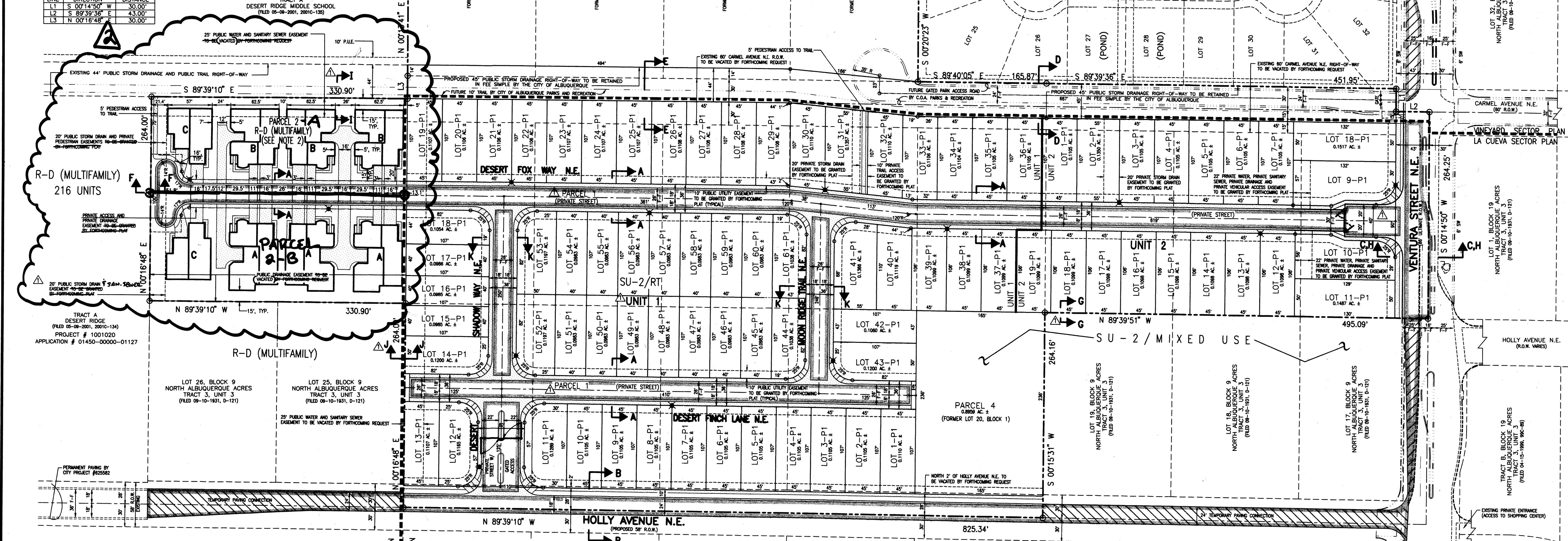
VICINITY MAP
SCALE: 1" = 750'



LEGEND

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 00°14'50" W	30.00'
L2	S 89°39'36" E	43.00'
L3	N 00°16'48" E	30.00'



DRB APPROVAL: R-D PROPERTY

PROJECT # 1001543 APPLICATION # 020208-01127

PLANNING DIRECTOR, CITY OF ALBUQUERQUE DATE 8/18/02

TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE DATE 8/21/02

CITY ENGINEER, CITY OF ALBUQUERQUE DATE 8/21/02

UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE DATE 8-21-02

PARKS AND RECREATION, CITY OF ALBUQUERQUE DATE 8-21-02

SOLID WASTE DEPARTMENT, CITY OF ALBUQUERQUE DATE 8-21-02

LOT A, BLOCK 10
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 03-31-1987, 033-07)

- GENERAL SITE NOTES:**
- THIS IS NOT A PLAT OF ANY KIND. THIS DOCUMENT HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY TO ILLUSTRATE THE PROPOSED DEVELOPMENT SCENARIO. THE RIGHT-OF-WAY AND EASEMENT VACATIONS, GRANTS OF EASEMENT AND SUBDIVISION PLATTING REFLECTED HEREON WILL BE ACCOMPLISHED THROUGH DRB ACTIONS.
 - PARCEL 2 LIES WITHIN THE LIMITS OF THE VINEYARD SECTOR PLAN AND IS A SEPARATE REQUEST. THE DEVELOPMENT OF SIX (6) TRIPLEX AND TWO (2) DUPLEX BUILDINGS (22 UNITS) ON A SINGLE MULTI-FAMILY TRACT IS SUBMITTED HERETHU TO THE DEVELOPMENT REVIEW BOARD FOR REVIEW AND APPROVAL.
 - SETBACKS AND BUILDING HEIGHTS WILL BE CONSISTENT WITH UNDERLYING ZONING.
 - 80 SINGLE FAMILY DETACHED RESIDENTIAL UNITS ARE PROPOSED WITHIN THE LA CUEVA SECTOR PLAN LIMITS WITH A RESULTING DENSITY OF 6.8 DU/AC (GROSS) AND 9.0 DU/AC (NET). 22 MULTI-FAMILY UNITS IN 8 BUILDINGS ARE PROPOSED ON PARCEL 2 WITH A RESULTING DENSITY OF 11 DU/ACRE.
 - PARCEL 1 IS TO BE DESIGNATED AS A PRIVATE ACCESS, PRIVATE DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER LINE AND PUBLIC SANITARY SEWER EASEMENT. FEE TITLE SHALL BE HELD BY THE DESERT RIDGE PLACE HOMEOWNER'S ASSOCIATION.
 - THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY.
 - SEE SHEET G2 FOR SECTIONS CUT HEREON.
 - ALL LIGHT FIXTURES SHALL BE OF A FULL CUT-OFF TYPE, TO PREVENT FUGITIVE LIGHT, MOUNTED NO MORE THAN 16' HIGH.
 - SEE SHEET L1 FOR PERIMETER WALL LOCATION AND DETAILS.

APPROVALS: SU-2/RT PROPERTY 02EPC-00132

PROJECT # 1001543 APPLICATION # 020208-01125

I CERTIFY THAT THIS PLAN IS GENERALLY CONSISTENT WITH THE PLAN THAT WAS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON MARCH 21, 2002

PLANNING DIRECTOR, CITY OF ALBUQUERQUE DATE 8/29/02

TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE DATE 8-21-02

CITY ENGINEER, CITY OF ALBUQUERQUE DATE 8/21/02

UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE DATE 8/21/02

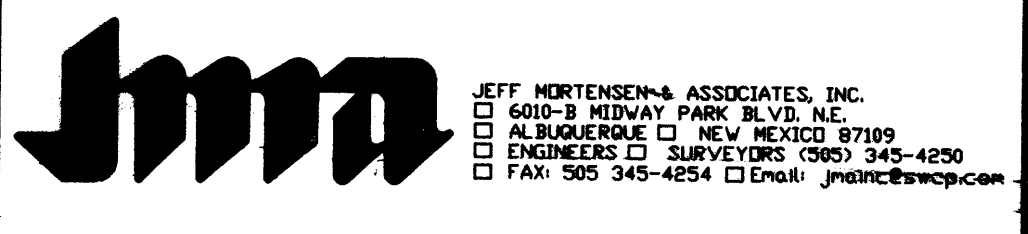
PARKS AND RECREATION, CITY OF ALBUQUERQUE DATE 8-21-02

EPC CASE PLANNER, CITY OF ALBUQUERQUE DATE 2/26/02

SOLID WASTE DEPARTMENT, CITY OF ALBUQUERQUE DATE 8-21-02

INDEX OF DRAWINGS

SHEET(S)	TITLE	PREPARED BY
A	SITE PLANS AND DETAILS	
S1	SITE PLAN FOR BUILDING PERMIT	JEFF MORTENSEN & ASSOCIATES, INC.
G1	GRADING PLAN (UNIT 1)	JEFF MORTENSEN & ASSOCIATES, INC.
G2	GRADING PLAN (UNIT 2)	JEFF MORTENSEN & ASSOCIATES, INC.
G3	SECTIONS AND DETAILS	JEFF MORTENSEN & ASSOCIATES, INC.
U1	CONCEPTUAL WATER AND SANITARY SEWER PLAN	CONSENSUS PLANNING
L1	LANDSCAPE PLAN	CONSENSUS PLANNING
L2	LANDSCAPE DETAILS	CONSENSUS PLANNING
L3	LANDSCAPE PLAN (MULTI-FAMILY SITE)	CONSENSUS PLANNING
B	ARCHITECTURAL BUILDING PLANS AND ELEVATIONS	
A1-A8		TARA HOMES, INC.
A9-A14		T.C. BUILDING, INC.
A15-A20		BEALHEN CONSTRUCTION, INC.
A21-A26		SUNDANCE HOMES, INC.
A27-29	(MULTI-FAMILY SITE)	TARA HOMES, INC.



SITE PLAN FOR BUILDING PERMIT
DESERT RIDGE PLACE

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
HREC/JMA	07/02	G.M.	CHANGE PROJECT NAME, REVISE PARCEL AND LOT #'S, ADD PHASING, ADJUST ENTRANCE TO VENTURA, ADDRESS EPC COMMENTS, ADD MULTI-FAMILY TRACT	2001.060.3
JMA	07/04	G.M.	DIVIDE PARCEL 2 INTO PARCELS 2-A & 2-B	01-2002
JGM				S1

Plot Date: 07-16-2002
Plot Time: 07:48 am
File Path: E:\WORK\010603\SP2.DWG