



COMPLETED 07/07/08  
DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

1001562

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70089 Project # 1001562  
Project Name: RESERVE AT FOUR HILLS SUBDIVISION  
Agent: MARK GOODWIN AND ASSOCIATES Phone No.: 828-2200

Your request was approved on 03/12/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: Grading Certification  
OK

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): - exhibit to verify DW  
~~to be shown on ground DW easement~~  
KRISTAL HAS INFO AND APPROVED

- Planning must record this plat. Please submit the following items:
- The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.
  - AGIS DXF File approval required.
  - Copy of recorded plat for Planning.

Created On:



# DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

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Agent: MARK GOODWIN AND ASSOCIATES

Phone No.: 828-2200

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\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: Grading Certification  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): - exhibit to verify JW  
15 in R.O.W., or grant JW easement  
\_\_\_\_\_

### Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Created On:



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
DEVELOPMENT REVIEW BOARD

March 12, 2008

**Project# 1001562**  
08DRB-70071 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above/ referenced action for the Temporary Drainage Easement on Tract A, Block 1, **RESERVE AT FOUR HILLS SUBDIVISION**, zoned R-1, located on SEA BISCUIT DR SE BETWEEN SECRETARIAT AV SE AND SEATTLE SLEW AVE SE containing approximately 0.7208 acre(s). (M-22)

At the March 12, 2008, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The preliminary plat was approved with final sign off delegated to City Engineer for certification of Grading Plan on the plat, and to Planning for Exhibit indicating location of sidewalk and distance of face of curb to property line, and to record.

If you wish to appeal this decision, you must do so by March 27, 2008 in the manner described below.

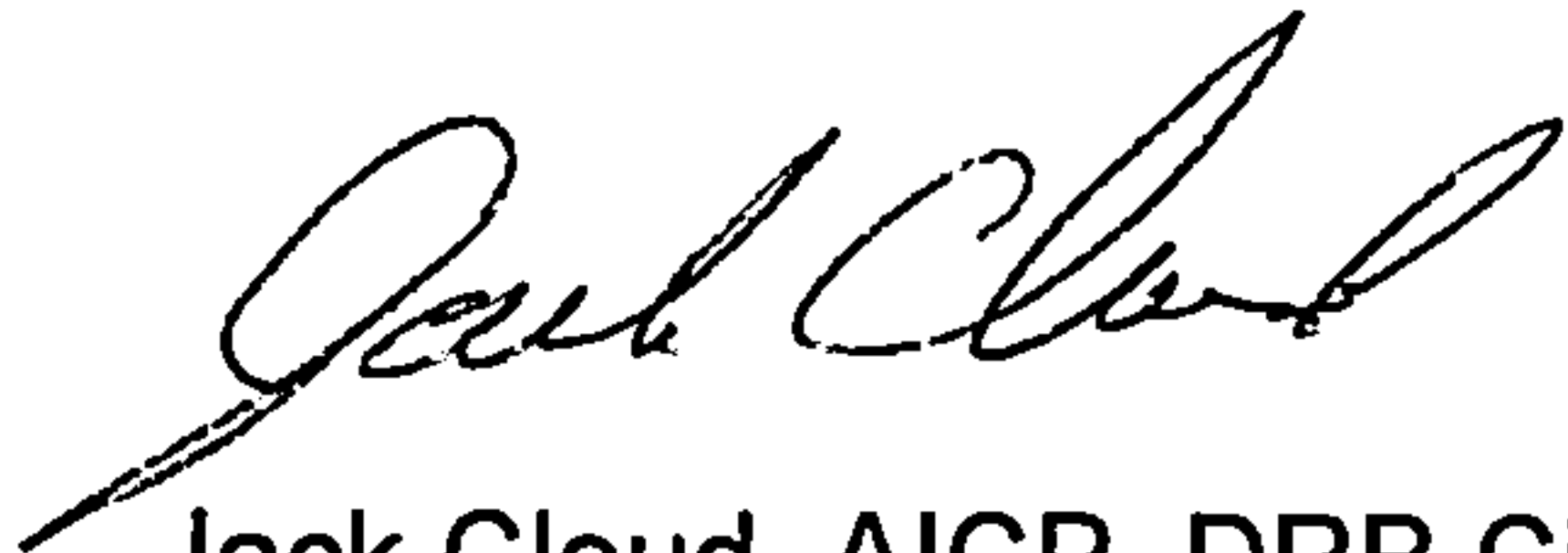
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

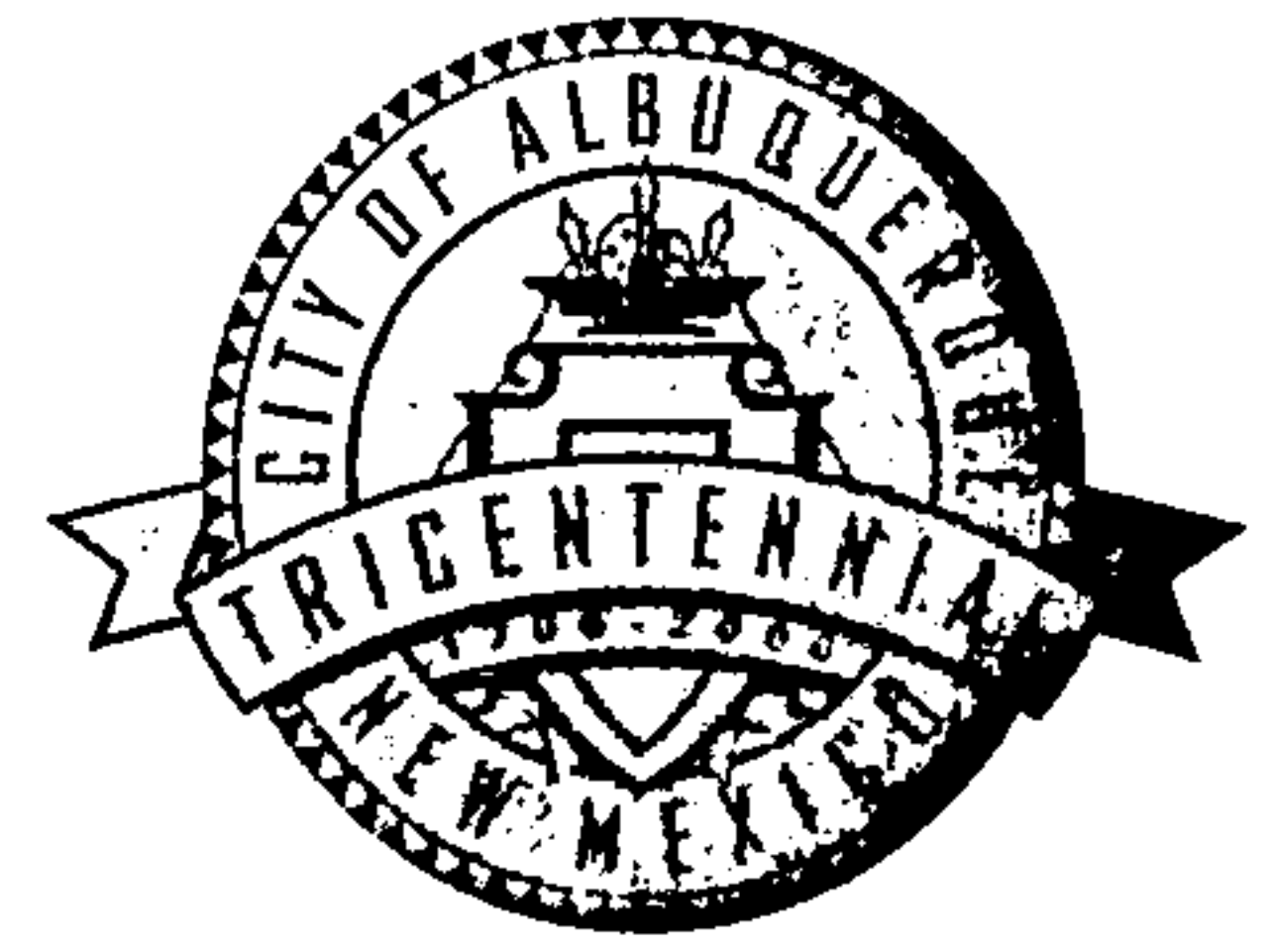
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Pulte Homes of New Mexico, Inc. – 7445 Pan American Frwy NE – Albuquerque, NM 87109



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001562**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

P.O. Box 1293

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the vacation request.  
An Engineering Certification of the grading plan is required for Final Plat sign-off by City Engineer.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** March 12, 2008

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1001562 AGENDA# 3 DATE: 3/12/08

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
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8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

1562

### DXF Electronic Approval Form

DRB Project Case #: 1001562

Subdivision Name: RESERVE AT FOUR HILLS BLOCK 1 LOTS 11P1 12P1 13P1 & TRACT A1

Surveyor: WILL PLOTNER JR

Contact Person: STEPHEN STASIEWICZ

Contact Information: 896-3050

DXF Received: 3/5/2008

Hard Copy Received: 3/5/2008

Coordinate System: NMSP Grid (NAD 83)

  
Approved

03.05.2008  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**

Copied fc **1562** to agiscov on **3/5/2008** Contact person notified on **3/5/2008**



Item# 3  
Project# 1001562  
Hearing Date: Mar. 12, 2008





CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

March 12, 2008

**Project# 1001562**  
 08DRB-70071 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above/ referenced action for the Temporary Drainage Easement on Tract A, Block 1, **RESERVE AT FOUR HILLS SUBDIVISION**, zoned R-1, located on SEA BISCUIT DR SE BETWEEN SECRETARIAT AV SE AND SEATTLE SLEW AVE SE containing approximately 0.7208 acre(s). (M-22)

<b>AMAFCA</b>				
No comments received				
<b>COG</b>				
MRCOG staff have no comment on this proposal.				
<b>TRANSIT</b>				
No comments received.				
<b>ZONING ENFORCEMENT</b>				
No Adverse Comments.				
<b>NEIGHBORHOOD COORDINATION</b>				
Letters sent to: <b>Tijeras Arroyo NA (R)</b>				
<b>APS</b>				
Reserve at Four Hills, Tract 1-A, Block 1, is located on Sea Biscuit Dr SE between Secretariat Av SE and Seattle Slew Av SE. The owner of the above property requests a vacation of public easement for a development that will consist of 64 residential lots. This will impact Apache Elementary School, Grant Middle School, and Manzano High School. Currently, all three schools are exceeding capacity.				
<b>Loc No</b>	<b>School</b>	<b>2007-08 40th Day</b>	<b>2007-08 Capacity</b>	<b>Space Available</b>
214	Apache	406	426	20
413	Grant	820	797	-23
530	Manzano	2,038	2,150	112
To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.				
<ul style="list-style-type: none"> <li>• Provide new capacity (long term solution)           <ul style="list-style-type: none"> <li>○ Construct new schools or additions</li> <li>○ Add portables</li> <li>○ Use of non-classroom spaces for temporary classrooms</li> <li>○ Lease facilities</li> <li>○ Use other public facilities</li> </ul> </li> <li>• Improve facility efficiency (short term solution)</li> </ul>				

- Schedule Changes
  - Double sessions
  - Multi-track year-round
- Other
  - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval**

On February 19, 2008 Pulte Homes of New Mexico entered into a **Pre-Development Facilities Fee Agreement** with the Albuquerque Public Schools to pay a facility fee for 3 residential units that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**POLICE DEPARTMENT**

No comments received

**FIRE DEPARTMENT**

No Adverse Comments.

**PNM ELECTRIC & GAS  
APPROVED**

**COMCAST**

No comments received

**QWEST**

No comments received

**ENVIRONMENTAL HEALTH**

No comments received

**M.R.G.C.D**

No Adverse Comments.

**OPEN SPACE DIVISION**

Open Space has no adverse comments

**CITY ENGINEER**

The Hydrology section has no objection to the vacation request.

**TRANSPORTATION DEVELOPMENT**

A vacation exhibit is not provided.

**PARKS AND RECREATION**

No comments received

**ABCWUA**

Defer to Hydrology

**PLANNING DEPARTMENT**

Refer to comments from Hydrology regarding proposed easement vacation(s)

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

Cc: Pulte Homes of New Mexico Inc. – 7445 Pan American Frwy NE – Albuquerque, NM 87109

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 1, 2006

**1. Project # 1001562**  
06DRB-01453 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIN DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 06DRB-01408] (M-22)

At the November 1, 2006, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 16, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Sheran Matson, AICP, DRB Chair

Cc: Pulte Homes of New Mexico, 7445 Pan American Frwy NE, 87109  
Roger Mickelson, 1432 Catron Ave SE, 87123  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001562 AGENDA#: 1 DATE: 11-1-06  
CATRON

✓1. Name: Roger Mickelson Address: 1432 Catron Ave SE Zip: 87123  
4 Hills ACA President

✓2. Name: Greg Krenik Address: MLA Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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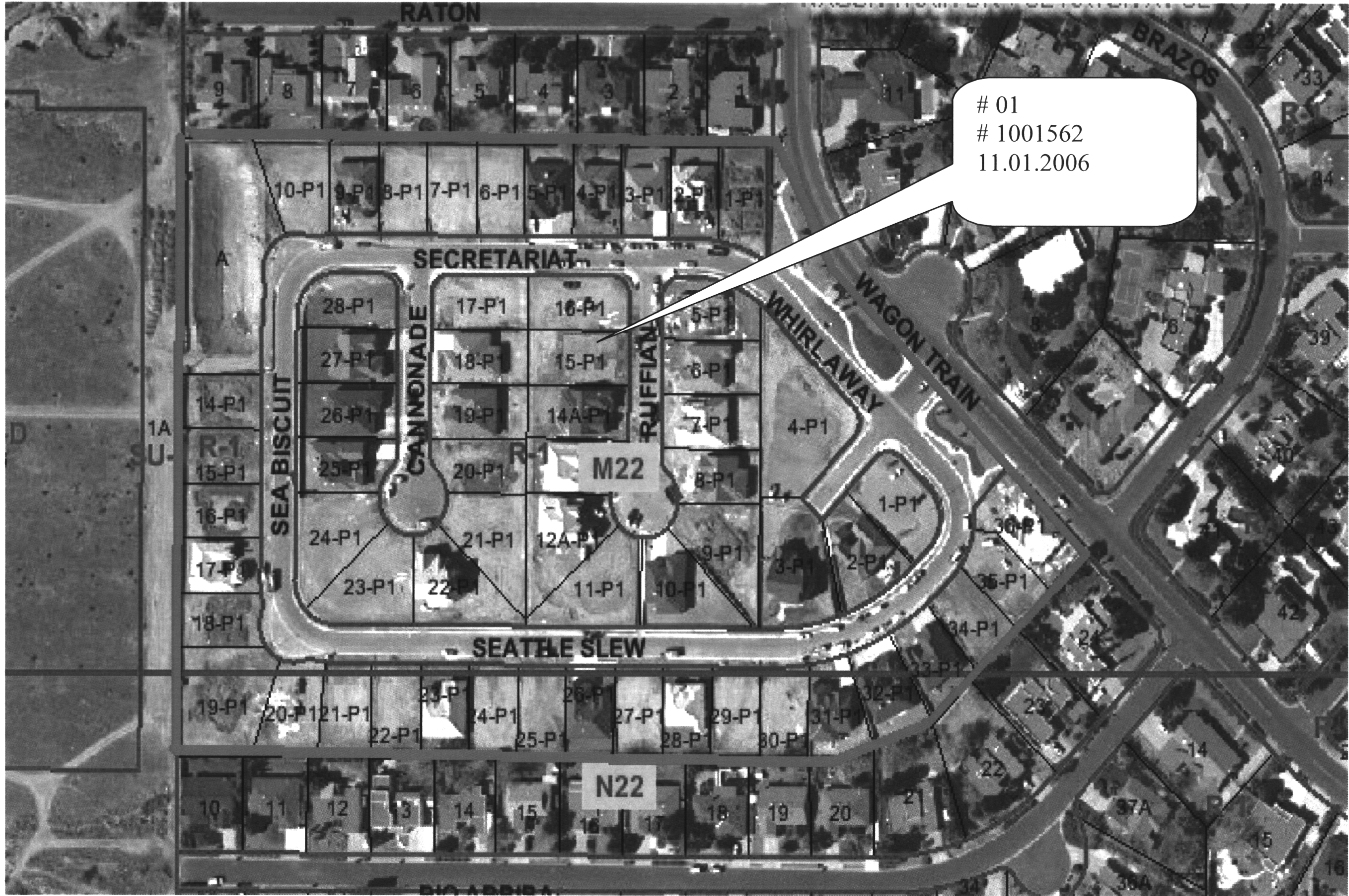
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13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



# 01  
# 1001562  
11.01.2006

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001562**

**AGENDA ITEM NO: 1**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

**REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )**

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

**RESOLUTION:**

APPROVED ; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** NOVEMBER 1, 2006



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

November 1, 2006

**Project # 1001562**  
 06DRB-01453 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIN DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 06DRB-01408] (M-22)

AMAFCA No adverse comments.

COG No adverse comment. Wagon Train is designated a bicycle route on the Long Range Bikeway System. Please coordinate with DMD to insure project conformity with this adopted policy of the Metropolitan Transportation Board.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letters sent to Tijeras Arroyo NA (R).

APS The **Reserve at Four Hills** will consist of 61 single-family residential units. The development is assigned to Apache Elementary, Van Buren Middle School, and Highland High School. All three schools will be able to absorb students from the proposed development.

School	2006-07 Projections	2006-07 Capacity	Space Available
Apache	397	426	29
Van Buren	646	882	236
Highland	1,969	2,300	331

Police Department No crime prevention or CPTED comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas No adverse comments.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the extension request.

Transportation Development

What are the outstanding issues?

Parks & Recreation

No objection.

Utilities Development

No adverse comments.

Planning Department

No objection.

Impact Fee Administrator

No comment on proposed extension of SIA for subdivision.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

Cc:Pulte Home of New Mexico, 7445 Pan American Frwy NE, 87109

Mark Goodwin & Associates PA, P.O. Box 90606, 87199





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the **3<sup>rd</sup> FLOOR** in the **PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 1, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1001562**

06DRB-01453 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIN DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 06DRB-01408] (M-22)

**Project # 1004918**

06DRB-01449 Major-Vacation of Pub Right-of-Way

06DRB-01450 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A, 4-B & 4-C, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25, between BROADWAY BLVD SE and LOS PICAROS RD SE containing approximately 2, 294 acre(s). [REF: 06DRB-00744] (R-16)

**Project # 1004851**

06DRB-01452 Major-Preliminary Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for THE SAWMILL DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 2, LANDS OF MCCLAIN and Tract(s) A-3, LANDS OF AND WILLIAM ANDREW MCCORD (to be known as **ANTIGUA TRAVESIA**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19<sup>TH</sup> ST NW containing approximately 3 acre(s). [REF: 06DRB-00556, 06DRB-01095] (H-13)

**Project # 1005191**

06DRB-01454 Major-Preliminary Plat Approval

06DRB-01455 Major-Vacation of Pub Right-of-Way

06DRB-01456 Minor-Sidewalk Variance

06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). (C-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 16, 2006.**

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** November 1, 2006  
**Zone Atlas Page:** M-22-Z  
**Notification Radius:** 100 Ft.

**Project# 1001562**  
**App#06DRB-01453**

**Cross Reference and Location: ON OR NEAR WAGON TRAIN DR SE  
BETWEEN RATON AVE SE AND RIO ARRIBA AVE SE**

**Applicant:** PULTE HOME OF NEW MEXICO  
7445 PAN AMERICAN FRWY NE  
ALBUQUERQUE, NM 87109

**Agent:** MARK GOODWIN & ASSOCIATES  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** OCTOBER 13, 2006  
**Signature:** ERIN TREMLIN

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: Autle Homes of New Mexico PHONE: (505) 341-6800  
 ADDRESS: 7445 Pan American Frwy NE FAX: (505) 341-6888  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

AGENT (if any): Mark Goodwin & Associates, PA PHONE: (505) 828-2200  
 ADDRESS: PO Box 90606 FAX: (505) 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

DESCRIPTION OF REQUEST: Reserve @ Four Hills ; SIA Extension for Subdivision (2 Year Extension)

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

### SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Reserve @ Four Hills  
 Current Zoning: R-1 Proposed zoning: Same  
 Zone Atlas page(s): M-22 No. of existing lots: 62 No. of proposed lots: 62  
 Total area of site (acres): 16.96 Density if applicable: dwellings per gross acre: 26 dwellings per net acre: 1.022  
 Within city limits?  Yes. No  but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. See Attached List 10220550105630248 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Wagon Train SE  
 Between: Raton Ave SE and Rio Arriba Ave SE

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
06 DRB 01408

Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: \_\_\_\_\_

SIGNATURE Gregory J. Kanik, PE DATE 10-5-06  
 (Print) \_\_\_\_\_  Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers  
06DRB-01453  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Hearing date 11/01/06

Action	S.F.	Fees
<u>SIA</u>	<u>5(2)</u>	\$ <u>50.00</u>
<u>ADV</u>		\$ <u>75.00</u>
<u>CME</u>		\$ <u>20.00</u>
		\$ _____
		\$ _____
		\$ _____
		Total
		\$ <u>145.00</u>

Sandy Handley 09/06/06

Project # 1001562

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Signed Pre-Annexation Agreement if Annexation required.
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT  
(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Gregory J. Krenik, PE  
Applicant name (print)  
10-5-06  
Applicant signature / date



Form revised 11/04 and JUNE 05

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
06 DRB - 01453  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 09/06/06  
Planner signature / date  
 Project # 1001562

OR CURRENT RESIDENT  
102205523703130228  
MILLER JOSEPH H & MARY D  
716 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524403130227  
MONACO SAM & FAYE  
800 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205529003330220  
MONTGOMERY REGINALD B  
908 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520105430236  
NEWELL DAVID P & NANCY L  
1219 SEA BISCUIT DR SW  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520800441213  
NOLAN BONNIE  
704 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522810630240  
OLSON JOHN L & KATHRYN J  
712 RATON SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525003130226  
ORZECH MARY ANN  
804 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525102230209  
PAIZ ELIZABETH JANE  
2232 DURAND RD SW  
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT  
102205523510630241  
PANOZZO MARTIN A  
716 RATON SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205532400941226  
PARK DEBRA & GARY  
832 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522400441215  
PARSONS SILVIA  
129 HIDDEN FAWN CIR  
GOOSE CREEK, SC 29445 7216

OR CURRENT RESIDENT  
102205520002230215  
PENNY JR NORRIS R ETUX  
701 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526607130706  
PERINI ROBIN L  
1204 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205527602230206  
PORCHER BEN JR & WANDA N  
813 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 5104

OR CURRENT RESIDENT  
102205520108630248  
PULTE HOMES OF NM INC  
7445 PAN AMERICAN FWY NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
102205521706030725  
RIGGON L DOUGLAS & GLENDA J  
1215 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525109330257  
RIORDAN JENNIFER L & MICHAEL J  
805 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524409330256  
ROBINSON BILLY W & HOLLI A  
801 SECRETRIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530100441224  
ROSE ANTHONY J & JANICE R  
824 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523300441216  
RUSSELL PERRY & VERA TRUSTEES  
713 WAGON TRAIN DR SE  
ALBUQUERQUE, NM 87123 4137

OR CURRENT RESIDENT  
102205524102230210  
SALAZAR CHARLES D  
721 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 4228

OR CURRENT RESIDENT  
102205520000441212  
SCHIFFER TOM R & ANNE E TRUSTE  
1436 CATRON AVE SE  
ALBUQUERQUE, NM 87123 4216

OR CURRENT RESIDENT  
102205528604930702  
SCHMITT BRYAN & STACY  
1204 RIVA RIDGE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523209330254  
SCHUG-MARZORINI DOROTHY &  
STAN  
715 SECRETARIAT AVE SW  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523104530722  
SCHULTZ JEFFREY S & STEPHANIE  
1220 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526409330259  
SEALE MAX L & GLENDA L  
815 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526605930708  
SHANNON FRANKLIN D & BETTY D  
1212 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525703130225  
SLATER KERRY P & CHRISTOPHER M  
808 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522403130230  
SNYDER MARTHA J  
708 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520802230214  
GARRISON STANLEY D & VICKIE T  
705 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205533703141202  
HETHERINGTON DALE L &  
1304 WAGON TRAIN DR SE  
ALBUQUERQUE, NM 87123 4262

OR CURRENT RESIDENT  
102205521602230213  
HILL MCMILLIN RICHARD  
709 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521703130231  
HOCHHALTER JOEL D & VICKI J  
704 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524706530714  
HOLMES MICHAEL L & BROOKE E  
1209 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522402230212  
HOSKING JENNIFER H  
713 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205528400441222  
HUGHES BRIAN D & TURKEL-  
HUGHES  
816 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525310630243  
JARNIGAN RACHEL M  
804 RATON AVE SE  
ALBUQUERQUE, NM 87123 4225

OR CURRENT RESIDENT  
102205524807330715  
JENKINS SCOTT ALLEN & JANICE P  
1205 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205529200441223  
JOHNSON STEWART W ETUX  
820 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522104630723  
JONES JAMES MORGAN & ENID RAE T  
1223 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205509913830116  
JUAN TABO HILLS LLC  
8910 ADAMS ST SE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
102205523605230721  
JUAREZ CARLO & LESLIE J  
1216 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523506030720  
JUMPER CHARLES R & DENISE N  
1212 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523809330255  
KEAR PAUL & YVONNE  
719 SECRETARIAT AVE NE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530504730217  
KOGAN LEONID & LYUDMILA  
SHAPIR  
920 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523302230211  
LAMBERT SHIRLEY A &  
717 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 4228

OR CURRENT RESIDENT  
102205529603730219  
LEE DAVID E JR & SHANNON N  
912 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524705930713  
LIN HAN WEI & ALBERTA S KONG  
1215 RUFFIN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525800441219  
LOEWENTHAL MICHAEL B &  
SANDRA  
804 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 5103

OR CURRENT RESIDENT  
102205525809330258  
LUJAN MATTHEW R & PEGGY J RANG  
809 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205532204430201  
MARTINEZ SUSAN & BILL D  
1300 WAGON TRAIN SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526606530707  
MATTIE PATRICK D & DEBORAH BAR  
1208 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205527010630245  
MATTISON ROBERT C & YOLANDA J  
1201 WAGON TRAIN DR SE  
ALBUQUERQUE, NM 87123 4238

OR CURRENT RESIDENT  
102205523506630719  
MAULDIN WINFORD E & SHERYL L  
1208 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205531308340405  
MCCANN RICHARD JOSEPH & JAMIE  
1216 WAGON TRAIN DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205528303130221  
MCFADDEN GERALD L & MARISE L  
904 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205528402330205  
MCHUGH MICHAEL L & MIQUELITA E  
817 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 5104

OR CURRENT RESIDENT  
102205520103230233  
MCLAUGHLIN JARED T & ELENA R  
1231 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521807330727  
ABEYTA NORMAN R JR & LORRAINE  
1205 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525104530711  
ANDERSON RICHARD E & CAROLYN  
B  
1223 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523507930717  
ARMS MICHAEL & BARBARA  
1200 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524510630242  
BAMRICK JO AN M  
800 RATON SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530903630202  
BEHNE BUDDY B & SHAWN DY  
835 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205529110840402  
BESS JASON & ROSE  
1204 WAGON TRAIN SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530203030203  
BETTISON AARON C & SUSAN E  
829 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205529409740403  
BODE JOHN H & DENEEN S  
1208 WAGON TRAIN DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521010630238  
BONNEY ROGER B & JILL E  
704 RATON ST SE  
ALBUQUERQUE, NM 87123 4224

OR CURRENT RESIDENT  
102205520210630237  
BOYD HARRY V & JOYCE H TRUSTEE  
712 OVERBROOK DR  
FORT WALTON BEA, FL 32548

OR CURRENT RESIDENT  
102205526104530710  
BUJEWSKI EDWARD G & HAYLEY M  
1220 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521909330252  
BULTMANN GARY W  
705 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205527109330260  
COMPHER RON L & ROMMIE R  
4908 CALLE DE LUNA NE  
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT  
102205526702230207  
COOPER HEIDI  
PO BOX 27583  
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT  
102205527704830703  
CUNICO JEFFERY A & JENNIFER  
1208 RIVA RIDGE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523103130229  
DAHESHIA MASSOUD  
712 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526210630244  
DALLO HENRY J & CHRISTINA M  
808 RATON AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524505230712  
DEL PRETE ROBERT V JR & SHARON  
1219 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523507330718  
DELMORE JAMES J & LUCY C  
1204 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521505230724  
DROELLE THOMAS O & LISA R  
1219 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520106130246  
DUFFY DEVLYN E  
1215 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526303130224  
EPPINGA CHARMINE D  
812 SEATTLE SLEW SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205532402241227  
FINDELL MAX ETUX  
836 RIO ARRIB SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205527603130222  
FLEMING WILLIAM T & STEPHANIE  
900 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526700441220  
FLETCHER MURIEL  
808 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 5103

OR CURRENT RESIDENT  
102205526607830705  
FLURY MELISSA S & KIRK GAVIN  
1200 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526705130709  
FOSSETT PAUL D & SUZANNE L  
1216 RUFFIAN CT NE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521003130232  
FOSTER THOMAS E & MARY  
TRUSTEE  
700 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520104830235  
GALITZ MARJORIE ALBAUGH  
TRUSTE  
1223 SEAL BISCUIT DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521706630726  
SPRIET CLAYTON P & PAMELA H  
1209 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205527600441221  
STEINHAEUER HENRY III & KAREN  
812 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521807930728  
STERMER DOROTHY L  
1201 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521600441214  
SULLIVAN CHRISTOPHER J & SUSAN  
PSC 557 PO BOX 1606  
FPO, AP 96379 1606

OR CURRENT RESIDENT  
102205529402530204  
SWAN SUSAN S  
821 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520106830247  
TAPIA MARY H & STELLA TAPIA  
1209 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522509330253  
TERNES ALEX L & JUDY R  
709 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205531100441225  
TOOHEY JAMES S & ELIZABETH L  
828 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205532207140406  
TROUTMAN WILLIAM G & MAVIS K  
1220 WAGONTRAIN DR SE  
ALBUQUERQUE, NM 87123 4239

OR CURRENT RESIDENT  
102205529105530701  
URBAN KEVIN J & GOAR KOSTANIAN  
1200 RIVA RIDGE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521810630239  
WAHLER VICENT C JR & JEANETTE  
708 RATON AVE SE  
ALBUQUERQUE, NM 87123 4224

OR CURRENT RESIDENT  
102205527003130223  
WATSON TERRY E & JAMES B  
816 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525802230208  
WILLIAMS ELDRED L & WANDA W  
805 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 5104

OR CURRENT RESIDENT  
102205520104130234  
WILLIAMS STEPHEN M & LAINA M  
1227 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521109330251  
WOOLF BRIAN D & SHARON D  
701 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530805230216  
WUNSCH THOMAS F & NORMA I  
924 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530104230218  
YSLAS MUCIO JR & TINA J  
916 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT



Project# 1001562  
PULTE HOMES OF NEW MEXICO  
7445 PAN AMERICAN FRWY NE  
ALBUQUERQUE, NM 97109

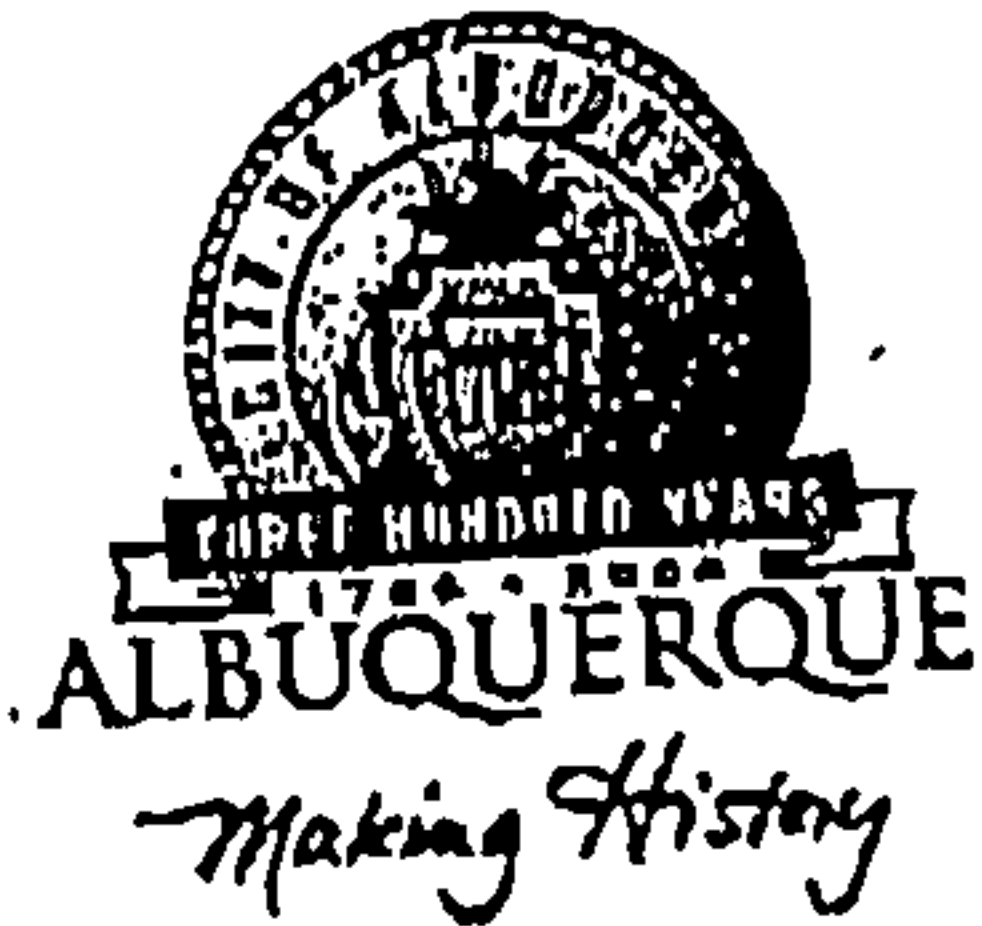
Project# 1001562  
LISA ANGLADA  
Mark Goodwin & Associates  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199

Project# 1001562  
ROGER MICKELSON  
Four Hills Village H.O.A  
1432 CATRON AVE SE  
ALBUQUERQUE, NM 87123

Project# 1001562  
JOHN BUTCHER  
Four Hills Village H.O.A  
708 LAMP POST CIR. SE  
ALBUQUERQUE, 878123

Project# 1001562  
JAY RODECAP  
Tijeras Arroyo N.A.  
816 HACKBERRY TR. SE  
ALBUQUERQUE, NM 87123

Project# 1001562  
PAUL F. KINAHAN  
Tijeras Arroyo N.A.  
CALLE CORONADO SE  
ALBUQUERQUE, NM 87123



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: September 27, 06

TO CONTACT NAME: Lisa Anglada  
COMPANY/AGENCY: Mark Goodwin + Associates  
ADDRESS/ZIP: P.O. Box 90606 / 87199  
PHONE/FAX #: 828-2200 - (FAX - 797-9539)

Thank you for your inquiry of 9-27-06 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, Block 28, Four Hills Village, Fifth  
Installation  
zone map page(s) M-22

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Four Hills Village H.O.A.

Neighborhood Association

Contacts: Roger Mickelson  
1432 Catron Ave. SE / 87123  
332-9273(h)

John Butcher  
708 Lamp Post Cir. SE / 87123  
883-0006(h)

Tijeras Arroyo N.A.

Neighborhood Association

Contacts: Jay Rodecap  
816 Hackberry Tr. SE / 87123  
379-4896(h)

Paul F. Kinahan  
801 Calle Coronado SE / 87123  
294-1354(h)

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana Larmora  
OFFICE OF NEIGHBORHOOD COORDINATION

.....  
Attention: Both contacts per neighborhood association need to be notified.  
.....



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

8-21-02

7. **Project # 1001562**  
02DRB-01096 Major-Preliminary Plat Approval  
02DRB-01097 Major-Vacation of Public Easements  
02DRB-01098 Minor-Temp Defer SDWK  
02DRB-01263 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA, agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT, (to be known as RESERVE AT FOUR HILLS) zoned R-1, and located on Wagon Train SE between Raton Ave SE and Rio Arriba Ave SE, containing approximately 17 acre(s). [Deferred from 8/14/02] [REF: Z-1283] (M-22)

At the August 21, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 8/21/02 and approval of the grading plan engineer stamp dated 8/16/02 the Preliminary Plat was approved with the following conditions:

### CONDITIONS:

1. Prior to Final Plat the existing sewer line will be relocated and accepted by the City (or) have a temporary easement dedicated.
2. A letter of justification for the use of retaining walls shall be provided at the time of Final Plat

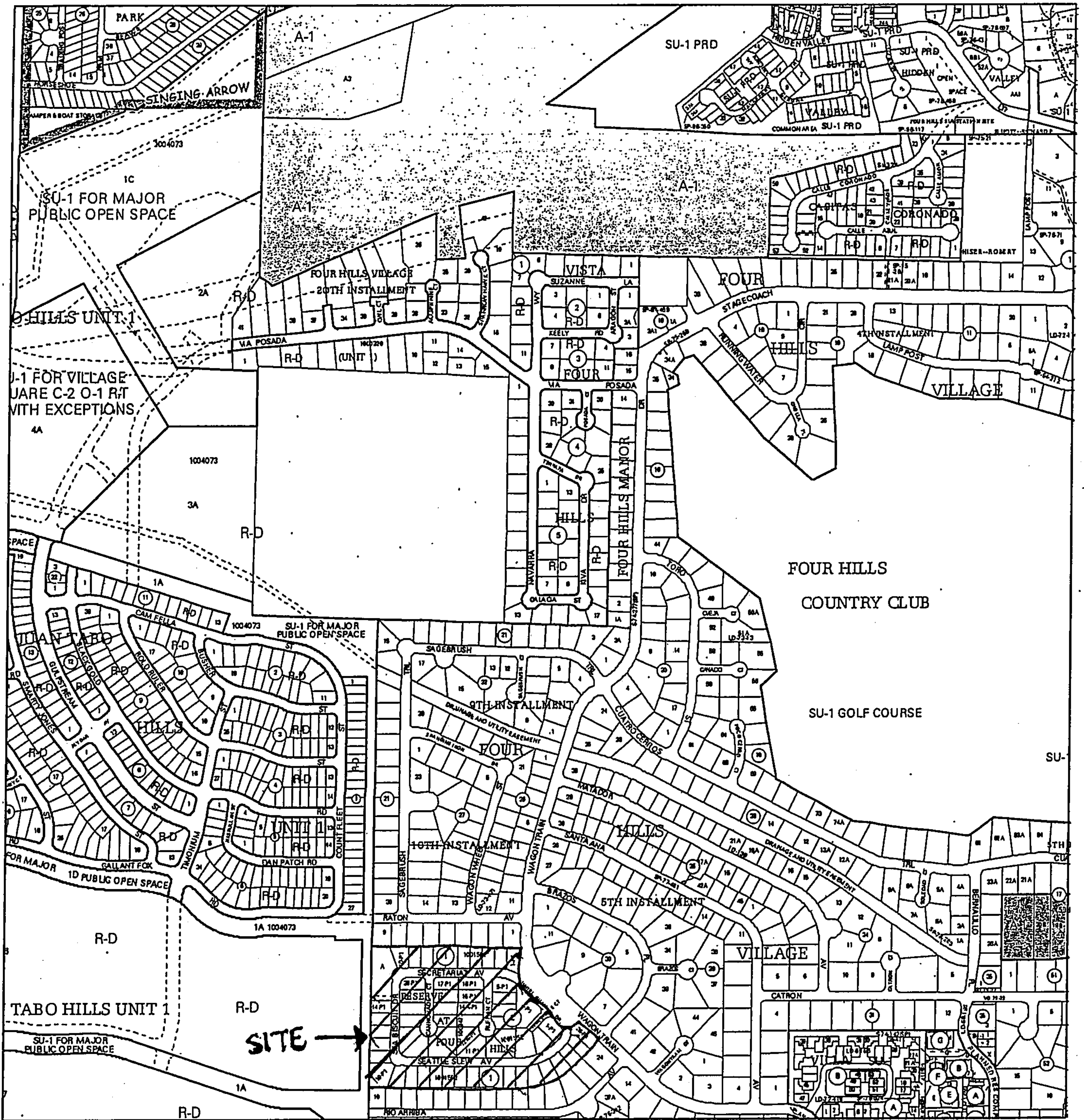
The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-22-Z**

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		



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

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

October 5, 2006

Ms. Sheran Matson, Chair  
Design Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**Re: Reserve @ Four Hills  
No. 1001562**

Dear Ms. Matson:

We are requesting a two year extension of the SIA for the above project. The outstanding issues can not be settled before the expiration of the existing SIA.

Please contact our office with any questions you may have.


Sincerely,

MARK GOODWIN & ASSOCIATES, PA



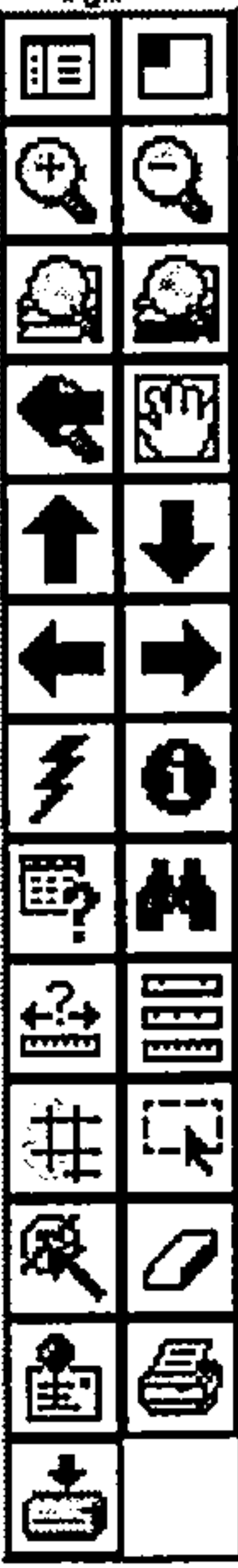
Gregory J. Krenk, PE  
Vice President

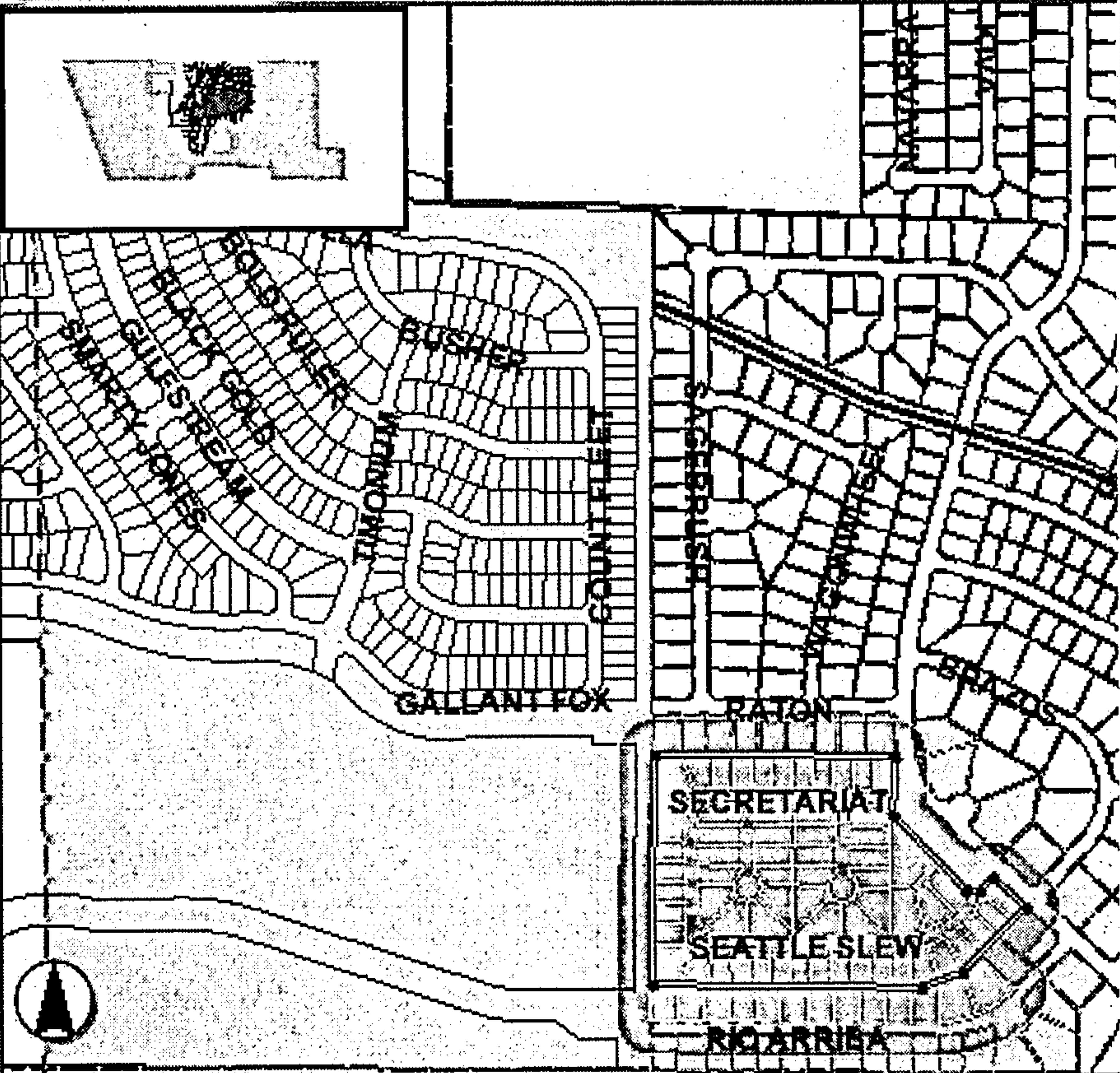
GJK/la



**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE





**LAYERS**

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

**Refresh Map**

Auto Refresh

**Help:**

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

**OWNERSHIP**

Rec	UPC CODE	OWNER	OWNER ADDR
101	102205521810630239	WAHLER VICENT C JR & JEANETTE	708 RATON AVE SE
102	102205529603730219	LEE DAVID E JR & SHANNON N	912 SEATTLE SLEV

Pan
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)

[CONTACT](#)



## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

20 *JD*  
October 10, 2006

**TO:** Roger Mickelson and Zach Hahn, Four Hills Village Homeowners Association  
Jay Rodecap and Paul F. Kinahan, Tijeras Arroyo Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately seventeen (17) acre(s) - Major Two Year Subdivision Improvement Agreement for the Reserve @ Four Hills.**

*Proposed by:* Mark Goodwin and Associates, P.A. at (505) 828-2200  
*Agent for:* Pulte Homes of New Mexico

*For property located:* On or near Wagon Trail Drive SE between Raton Avenue SE and Rio Arriba Avenue SE.

*The case number(s) assigned is:* 06DRB- 01453, Project # 1001562.

City Planning accepted application for this request on September 6, 2006.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, November 1, 2006 in the Third Floor in the Planning Department, Large Conference Room, Plaza Del Sol Building, 600 Second St. NW. **(Note - Change of Location for Hearing)**

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Sincerely,

*Stephani J. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**

P.O. Box 1293

Albuquerque

New Mexico 87103

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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 25, 2006

**1. Project # 1001562**  
06DRB-01408 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for the **RESERVE @ FOUR HILLS**, zoned R-1, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s) (M-22)

At the October 25, 2006, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 9, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Sheran Matson, AICP, DRB Chair

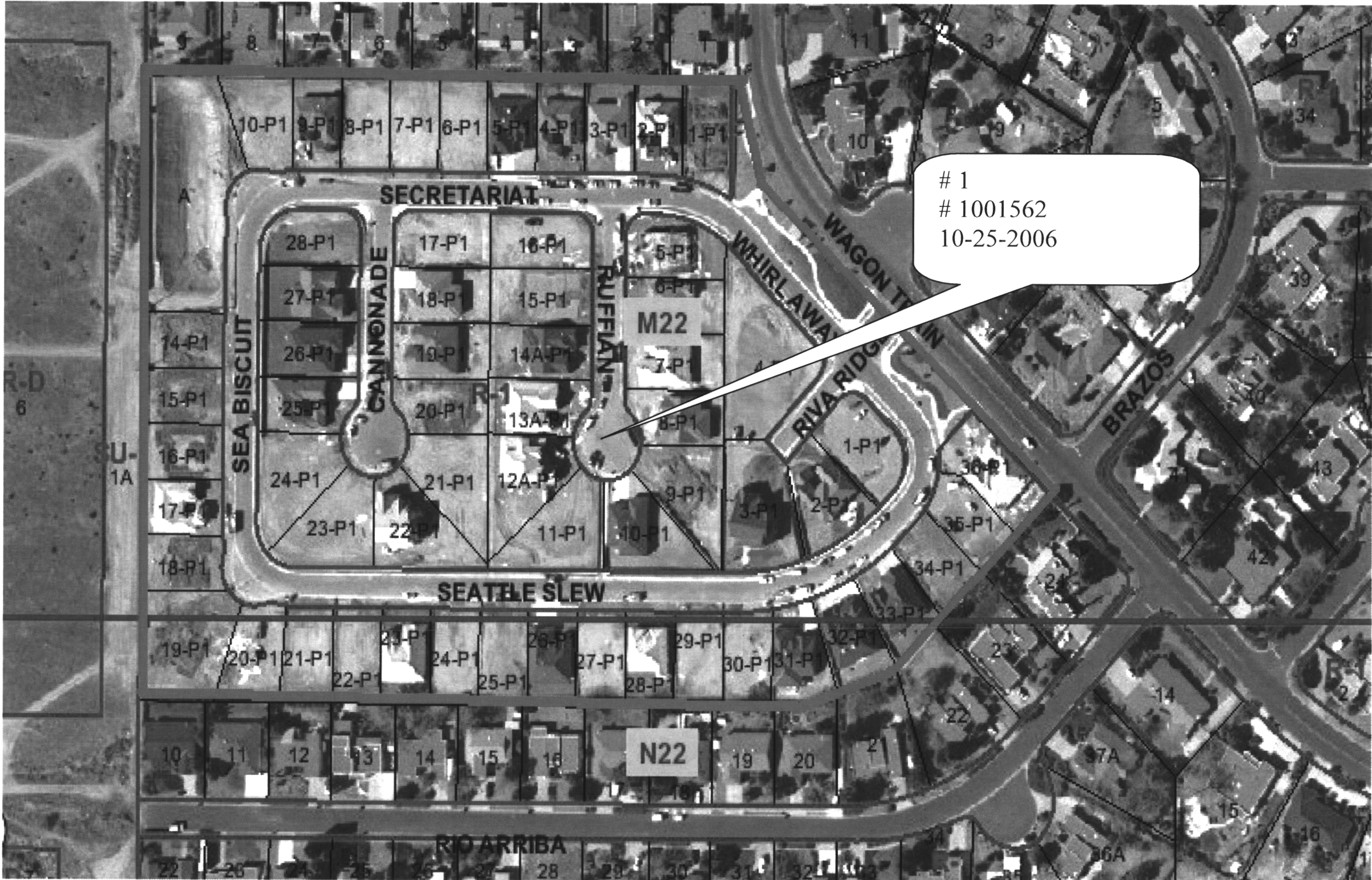
Cc: Pulte Homes of New Mexico, 7445 Pan American Frwy NE, 87109  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001562 AGENDA#: 1 DATE: 10/25/06

1. Name: Greg Krenik Address: Mark Goodwin Zip: as
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



# 1  
# 1001562  
10-25-2006

N22

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001562**

**AGENDA ITEM NO: 1**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

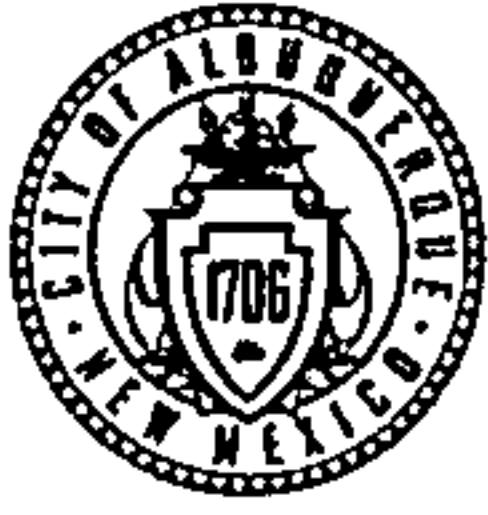
**RESOLUTION:**

APPROVED X; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** OCTOBER 25, 2006



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 25, 2006

**Project # 1001562**  
06DRB-01408 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for the **RESERVE @ FOUR HILLS**, zoned R-1, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s) (M-22)

AMAFCA

No adverse comments.

COG The Long Range Bikeway System Map indicates a bicycle trail / path along the northern edge of this development. Coordination with City of Albuquerque DMD is encouraged to insure that MRCOG is informed of changes to City-adopted bikeway trail plans.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letters sent to Four Hills Village HOA (R) and Tijeras Arroyo NA (R).

APS The **Reserve at Four Hills** consists of 61 single-family residential units. The development is assigned to Apache Elementary, Van Buren Middle School, and Highland High School. All three schools will be able to absorb students from the proposed development.

School	2006-07 Projections	2006-07 Capacity	Space Available
Apache	397	426	29
Van Buren	646	882	236
Highland	1,969	2,300	331

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Lighting Issues: addition of lighting in areas of dead ends and curves for safety. Other: additional of neighborhood watch groups.

Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No comments received.
City Engineer	The Hydrology section has no objection to the extension request.
Transportation Development	Defer to Utilities.
Parks & Recreation	No objection.
Utilities Development	No objection to Extension request.
Planning Department	No objection to the requested 2-year extension.
Impact Fee Administrator	

No comment on proposed extension of SIA for subdivision.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

Cc:Pulte Homes of New Mexico, 7445 Pan American Frwy., 87109

Mark Goodwin & Associates PA, P.O. Box 90606, 87199



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the 3<sup>rd</sup> FLOOR in the **PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 25, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1001562**  
06DRB-01408 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for the **RESERVE @ FOUR HILLS**, zoned R-1, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s) (M-22)

**Project # 1002984**  
06DRB-01386 Major-Vacation of Pub Right-of-Way

ROBERT J. POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2**, zoned R-1, located on KIMBERLITE NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10)

**Project # 1004989**  
06DRB-01411 Major-Preliminary Plat Approval  
06DRB-01412 Major-Vacation of Public Easements  
06DRB-01413 Minor-Subd Design (DPM) Variance  
06DRB-01414 Minor-Sidewalk Waiver  
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, **WILDERNESS @ HIGH DESERT** (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713,, 04DRB-01723] (F-23)

**Project # 1005179**  
06DRB-01417 Major-Amnd SiteDev Plan BldPermit

MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE OFFICE OF SENIOR AFFAIRS, request(s) the above action(s) for all or a portion of Lot(s) 1-A-2, **ATRISCO BUSINESS PARK, UNIT 2** (to be known as **LOS VOLCANES FITNESS CENTER**) zoned SU-1 FOR SENIOR CENTER, located on LOS VOLCANES RD NW, between AIRPORT NW and COORS NW containing approximately 3 acre(s). (J-10)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 9, 2006.**

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** October 25, 2006  
**Zone Atlas Page:** M-22-Z  
**Notification Radius:** 100 Ft.

**Project#** 1001562  
**App#**06EPC-01408

**Cross Reference and Location:** ON OR NEAR WAGON TRAIN BETWEEN  
RATON AVE AND RIO ARRIBA AVE

**Applicant:** PULTE HOME OF NEW MEXICO  
7445 PAN AMERICAN FRWY  
ALBUQUERQUE, NM 87109

**Agent:** MARK GOODWIN & ASSOCIATES  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** OCTOBER 8, 2006  
**Signature:** ERIN TREMLIN

1562

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** October 25, 2006  
**Zone Atlas Page:** M-22-Z  
**Notification Radius:** 100 Ft.

**Project#** 1005162  
**App#**06DRB-01408

**Cross Reference and Location:** ON OR NEAR WAGON TRAIN BETWEEN  
RATON AVE AND RIO ARRIBA AVE

**Applicant:** PULTE HOMES OF NEW MEXICO  
7445 PAN AMERICAN FRWY  
ALBUQUERQUE, NM 87109

**Agent:** MARK GOODWIN & ASSOCIATES, PA  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** OCTOBER 8, 2006  
**Signature:** YVONNE SAAVEDRA



OR CURRENT RESIDENT  
102205524807930714

OR CURRENT RESIDENT  
102205523507930717  
ARMS MICHAEL & BARBARA  
1200 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205529110840402  
BESS JASON & ROSE  
1204 WAGON TRAIN SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205529409740403  
BODE JOHN H & DENEEN S  
1208 WAGON TRAIN DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526104530710  
BUJEWSKI EDWARD G & HAYLEY M  
1220 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523103130229  
DAHESHIA MASSOUD  
712 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523507330718  
DELMORE JAMES J & LUCY C  
1204 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526303130224  
EPPINGA CHARMINE D  
812 SEATTLE SLEW SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205527603130222  
FLEMING WILLIAM T & STEPHANIE  
900 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520104830235  
GALITZ MARJORIE ALBAUGH  
TRUSTE  
1223 SEAL BISCUIT DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521807330727  
ABEYTA NORMAN R JR & LORRAINE  
1205 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524510630242  
BAMRICK JO AN M  
800 RATON SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530203030203  
BETTISON AARON C & SUSAN E  
829 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521010630238  
BONNEY ROGER B & JILL E  
704 RATON ST SE  
ALBUQUERQUE, NM 87123 4224

OR CURRENT RESIDENT  
102205521909330252  
BULTMANN GARY W  
705 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526210630244  
DALLO HENRY J & CHRISTINA M  
808 RATON AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521505230724  
DROELLE THOMAS O & LISA R  
1219 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205532402241227  
FINDELL MAX ETUX  
836 RIO ARRIB SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526607830705  
FLURY MELISSA S & KIRK GAVIN  
1200 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205533805740391  
GARDNER BYRON H & SUSAN K  
1301 WAGONTRAIN SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525104530711  
ANDERSON RICHARD E & CAROLYN  
B  
1223 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530903630202  
BEHNE BUDDY B & SHAWN DY  
835 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205534904740392  
BIGGS JAMES M & DIANE E  
1305 WAGONTRAIN DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520210630237  
BOYD HARRY V & JOYCE H TRUSTEE  
712 OVERBROOK DR  
FORT WALTON BEA, FL 32548

OR CURRENT RESIDENT  
102205527704830703  
CUNICO JEFFERY A & JENNIFER  
1208 RIVA RIDGE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524505230712  
DEL PRETE ROBERT V JR & SHARON  
1219 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520106130246  
DUFFY DEVLYN E  
1215 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520420030505  
FLEMING JAMES  
1017 SAGEBRUSH TR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526705130709  
FOSSETT PAUL D & SUZANNE L  
1216 RUFFIAN CT NE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520802230214  
GARRISON STANLEY D & VICKIE T  
705 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205533703141202  
HETHERINGTON DALE L &  
1304 WAGON TRAIN DR SE  
ALBUQUERQUE, NM 87123 4262

OR CURRENT RESIDENT  
102205528400441222  
HUGHES BRIAN D & TURKEL-  
HUGHES  
816 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520421630503  
JOHNSON BRADLEY J ETUX  
1013 SAGEBRUSH TR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205512544020127  
JUAN TABO HILLS LLC  
8910 ADAMS ST NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
102205523809330255  
KEAR PAUL & YVONNE  
719 SECRETARIAT AVE NE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523302230211  
LAMBERT SHIRLEY A &  
717 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 4228

OR CURRENT RESIDENT  
102205525800441219  
LOEWENTHAL MICHAEL B &  
SANDRA  
804 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 5103

OR CURRENT RESIDENT  
102205526606530707  
MATTIE PATRICK D & DEBORAH BAR  
1208 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205528303130221  
MCFADDEN GERALD L & MARISE L  
904 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524100441217  
MERKEL DANIEL L & SUE J  
11201 SAN BERNARDINO NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102205524706530714  
HOLMES MICHAEL L & BROOKE E  
1209 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525310630243  
JARNIGAN RACHEL M  
804 RATON AVE SE  
ALBUQUERQUE, NM 87123 4225

OR CURRENT RESIDENT  
102205529200441223  
JOHNSON STEWART W ETUX  
820 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523605230721  
JUAREZ CARLO & LESLIE J  
1216 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520415730510  
KILGO RILEY D & ALICE C  
1105 SAGEBRUSH TRL SE  
ALBUQUERQUE, NM 87125 5110

OR CURRENT RESIDENT  
102205529603730219  
LEE DAVID E JR & SHANNON N  
912 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525809330258  
LUJAN MATTHEW R & PEGGY J RANG  
809 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205527010630245  
MATTISON ROBERT C & YOLANDA J  
1201 WAGON TRAIN DR SE  
ALBUQUERQUE, NM 87123 4238

OR CURRENT RESIDENT  
102205528402330205  
MCHUGH MICHAEL L & MIQUELITA E  
817 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 5104

OR CURRENT RESIDENT  
102205524403130227  
MONACO SAM & FAYE  
800 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522402230212  
HOSKING JENNIFER H  
713 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524807330715  
JENKINS SCOTT ALLEN & JANICE P  
1205 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522104630723  
JONES JAMES MORGAN & ENID RAE T  
1223 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523506030720  
JUMPER CHARLES R & DENISE N  
1212 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530504730217  
KOGAN LEONID & LYUDMILA  
SHAPIR  
920 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524705930713  
LIN HAN WEI & ALBERTA S KONG  
1215 RUFFIN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205532204430201  
MARTINEZ SUSAN & BILL D  
1300 WAGON TRAIN SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523506630719  
MAULDIN WINFORD E & SHERYL L  
1208 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520103230233  
MCLAUGHLIN JARED T & ELENA R  
1231 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205529003330220  
MONTGOMERY REGINALD B  
908 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520105430236  
NEWELL DAVID P & NANCY L  
1219 SEA BISCUIT DR SW  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525003130226  
ORZECH MARY ANN  
804 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205532400941226  
PARK DEBRA & GARY  
832 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526607130706  
PERINI ROBIN L  
1204 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525109330257  
RIORDAN JENNIFER L & MICHAEL J  
805 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523300441216  
RUSSELL PERRY & VERA TRUSTEES  
713 WAGON TRAIN DR SE  
ALBUQUERQUE, NM 87123 4137

OR CURRENT RESIDENT  
102205523209330254  
SCHUG-MARZORINI DOROTHY &  
STAN  
715 SECRETARIAT AVE SW  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526605930708  
SHANNON FRANKLIN D & BETTY D  
1212 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522403130230  
SNYDER MARTHA J  
708 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520414930511  
STEELE RICHARD H &  
1109 SAGEBRUSH TR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520800441213  
NOLAN BONNIE  
704 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525102230209  
PAIZ ELIZABETH JANE  
2232 DURAND RD SW  
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT  
102205522400441215  
PARSONS SILVIA  
129 HIDDEN FAWN CIR  
GOOSE CREEK, SC 29445 7216

OR CURRENT RESIDENT  
102205527602230206  
PORCHER BEN JR & WANDA N  
813 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 5104

OR CURRENT RESIDENT  
102205524409330256  
ROBINSON BILLY W & HOLLI A  
801 SECRETRIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205524102230210  
SALAZAR CHARLES D  
721 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 4228

OR CURRENT RESIDENT  
102205523104530722  
SCHULTZ JEFFREY S & STEPHANIE  
1220 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526605930708  
SHANNON FRANKLIN D & BETTY D  
1212 RUFFIAN CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205527806630704  
SPARKS DAVID C & LYDIA I  
1201 RIVA RIDGE CT SE  
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT  
102205527600441221  
STEINHAEUER HENRY III & KAREN  
812 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522810630240  
OLSON JOHN L & KATHRYN J  
712 RATON SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205523510630241  
PANOZZO MARTIN A  
716 RATON SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520002230215  
PENNY JR NORRIS R ETUX  
701 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521706030725  
RIGGON L DOUGLAS & GLENDA J  
1215 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530100441224  
ROSE ANTHONY J & JANICE R  
824 RIO ARRIBA SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205528604930702  
SCHMITT BRYAN & STACY  
1204 RIVA RIDGE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205526409330259  
SEALE MAX L & GLENDA L  
815 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525703130225  
SLATER KERRY P & CHRISTOPHER M  
808 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521706630726  
SPRIET CLAYTON P & PAMELA H  
1209 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521807930728  
STERMER DOROTHY L  
1201 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520524930414  
STEWART VELMA C RLT  
701 SAGEBRUSH TR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205531100441225  
TOOHEY JAMES S & ELIZABETH L  
828 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521810630239  
WAHLER VICENT C JR & JEANETTE  
708 RATON AVE SE  
ALBUQUERQUE, NM 87123 4224

OR CURRENT RESIDENT  
102205520417330508  
WICKETTS KURT G & CAMALLA F  
1029 SAGEBRUSH TR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521109330251  
WOOLF BRIAN D & SHARON D  
701 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205530104230218  
YSLAS MUCIO JR & TINA J  
916 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT  
102205521600441214  
SULLIVAN CHRISTOPHER J & SUSAN  
PSC 557 PO BOX 1606  
FPO, AP 96379 1606

OR CURRENT RESIDENT  
102205532207140406  
TROUTMAN WILLIAM G & MAVIS K  
1220 WAGONTRAIN DR SE  
ALBUQUERQUE, NM 87123 4239

OR CURRENT RESIDENT  
102205520413330513  
WASHBURN ISABEL M  
1117 SAGEBRUSH TRL SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205525802230208  
WILLIAMS ELDRED L & WANDA W  
805 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123 5104

OR CURRENT RESIDENT  
102205530805230216  
WUNSCH THOMAS F & NORMA I  
924 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT  
102205529402530204  
SWAN SUSAN S  
821 RIO ARRIBA AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205529105530701  
URBAN KEVIN J & GOAR KOSTANIAN  
1200 RIVA RIDGE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205527003130223  
WATSON TERRY E & JAMES B  
816 SEATTLE SLEW AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520104130234  
WILLIAMS STEPHEN M & LAINA M  
1227 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521026530416  
YAGODA DOROTHY  
709 SAGEBRUSH TR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

11-11-11

Project# 1001562  
PULTE HOMES OF NEW MEXICO  
7445 PAN AMERICAN FRWAY NE  
ALBUQUERQUE, NM 87109

Project# 1001562  
LISA ANGLADA  
Mark Goodwin & Ass.  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199

Project 1001562  
JAY RODECAP  
Tijeras Arroyo N.A  
816 HACKBERRY TR. SE  
ALBUQUERQUE, NM 87123

Project# 1001562  
PAUL F. KNAHAN  
Tijeras Arroyo N.A.  
801 CALLE CORONADO SE  
ALBUQUERQUE, NM 87123

Project# 1001562  
ROGER MICKELSON  
Four Hills Village H.O.A  
1432 CATRON AVE SE  
ALBUQUERQUE, NM 87123

Project# 1001562  
JOHN BUTCHER  
Four Hills Village H.O.A  
708 LAMP POST CIR. SE  
ALBUQUERQUE, NM 87123



## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

October 6, 2006

**TO:** Roger Mickelson and John Butcher, Four Hills Village Homeowners Association  
Jay Rodecap and Paul F. Kinahan, Tijeras Arroyo Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately seventeen (17) acre(s) - Major Two Year Subdivision Improvement Agreement for the Reserve @ Four Hills to finish the design stage of the waterline easement.**

*Proposed by:* Mark Goodwin and Associates, P.A. at (505) 828-2200  
*Agent for:* Pulte Homes of New Mexico

P.O. Box 1293

*For property located:* On or near Wagon Train Drive SE between Raton Avenue SE and Rio Arriba Avenue SE.

Albuquerque

*The case number(s) assigned is:* 06DRB- 01408, Project # 1001562.

City Planning accepted application for this request on September 28, 2006.

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, October 25, 2006 in the Third Floor in the Planning Department, Large Conference Room, Plaza Del Sol Building, 600 Second St. NW. **(Note - Change of Location for Hearing)**

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Sincerely,

*Stephani J. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**



*Scanned from  
New Mexico 4/21/06*

11-11-11

**OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 1, 2004

**9. Project # 1001562**  
04DRB-01301 Minor-Sidewalk Waiver

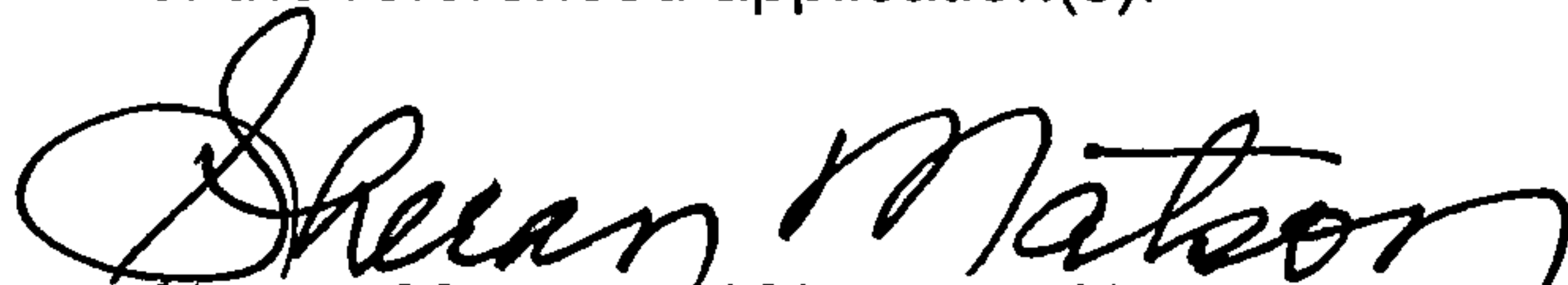
MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 36, (TRACT A, BLOCK 28, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT, to be known as **RESERVE @ FOUR HILLS SUBDIVISION**) zoned R-1 residential zone, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 04DRB-01103, 04DRB-01105, 01DRB-01531, 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263, 02DRB-01660] (M-22)

At the September 1, 2004, Development Review Board meeting, the sidewalk variance for waiver of sidewalk as shown on Exhibit C was denied for safety reasons.

If you wish to appeal this decision, you must do so by September 16, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Sheran Matson, AICP, DRB Chair

Cc:Pulte Homes of New Mexico, 7445 Pan American Frwy NE, 87109  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

9



Completed  
9/1/04  
OS

# DRB CASE ACTION LOG (AMEND. SITE PLAN B.P.)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: <u>04DRB-01273 (ASBP)</u>	Project # <u>1000560</u>
Project Name: <u>JOURNAL CENTER</u>	
Agent: <u>DEKKER, PERICH, SABATINI</u>	Phone No.: <u>761-9700</u>

Project Number 1000560

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/1/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- ~~Include 3 copies of the approved site plan along with the originals.~~
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.



9



宋家

# DRB CASE ACTION LOG (AMEND. SITE PLAN B.P.)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 04DRB-01273 (ASBP)

Project # 1000560

Project Name: JOURNAL CENTER

Agent: DEKKER, PERICH, SABATINI

Phone No.: 761-9700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/1/04 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

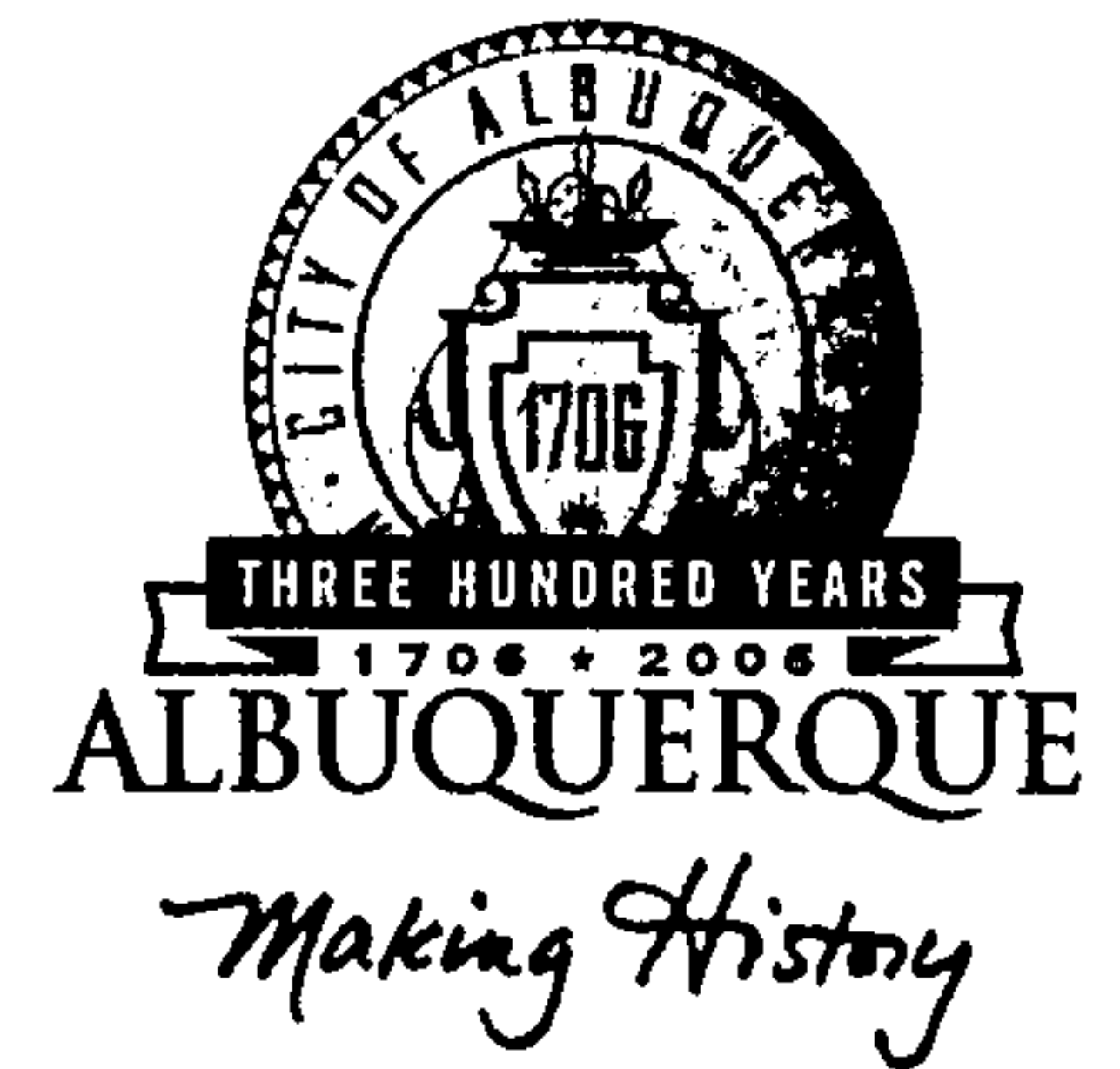
PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number

1000560

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001562**

**AGENDA ITEM NO: 9**

**SUBJECT:**

- |                         |                          |                           |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan      |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan         |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension        |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

Albuquerque

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the waiver request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED ; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** September 1, 2004

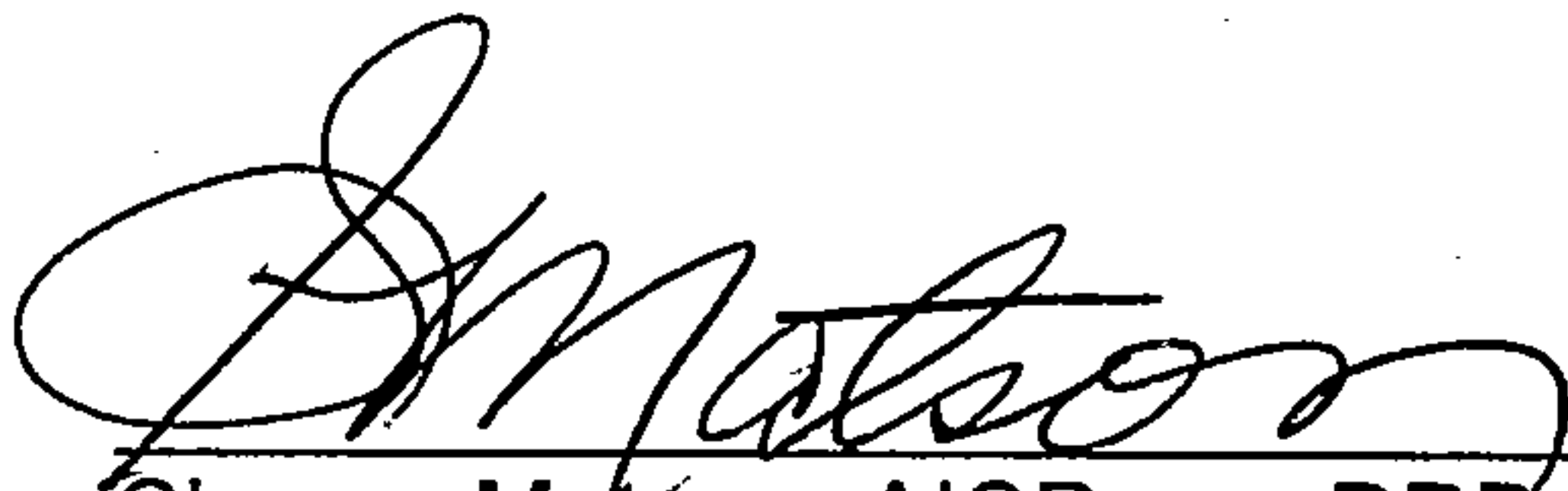
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 1, 2004  
DRB Comments

ITEM # 9

PROJECT # 1001562      APPLICATION # 04-01301

RE: Reserve @ Four Hills/sidewalk waiver

Defer to Transportation Development.



---

Sheran Matson, AICP      DRB Chair  
924-3880      Fax 924-3864      smatson@cabq.gov



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 11, 2004

1. **Project # 1001562**  
04DRB-01103 Major-Two Year SIA  
04DRB-01105 Major-Two Year SIA

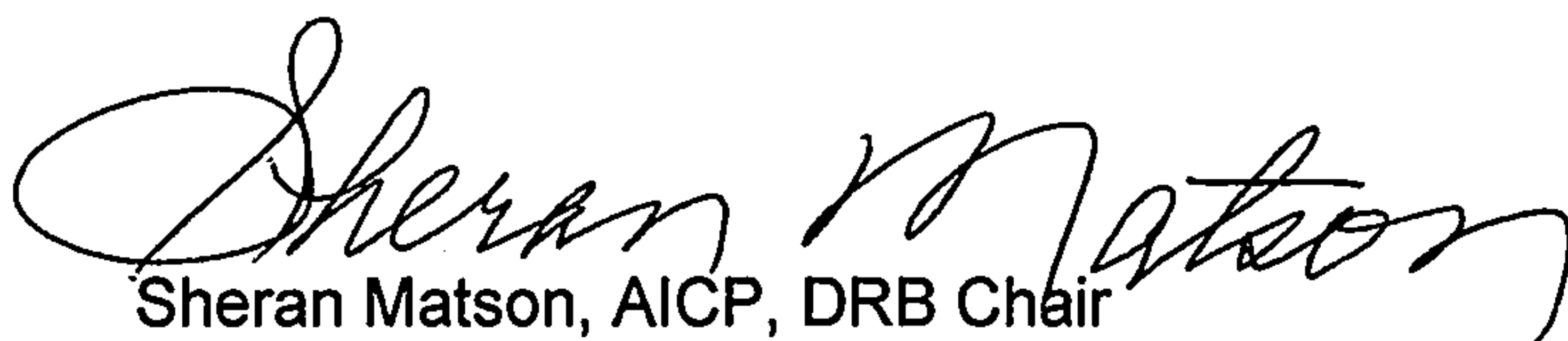
MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22)

At the August 11, 2004, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved for Application #04DRB-01103 and a two-year extension of the Subdivision Improvements Agreement was approved for Application #04DRB-01105.

If you wish to appeal this decision, you must do so by August 26, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Sheran Matson, AICP, DRB Chair

Cc:Pulte Homes of New Mexico, 7445 Pan American Frwy NE, 87109  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001562 AGENDA#: 1 DATE: 8.11.04

1. Name: Amy Reese Address: MGA & L... Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

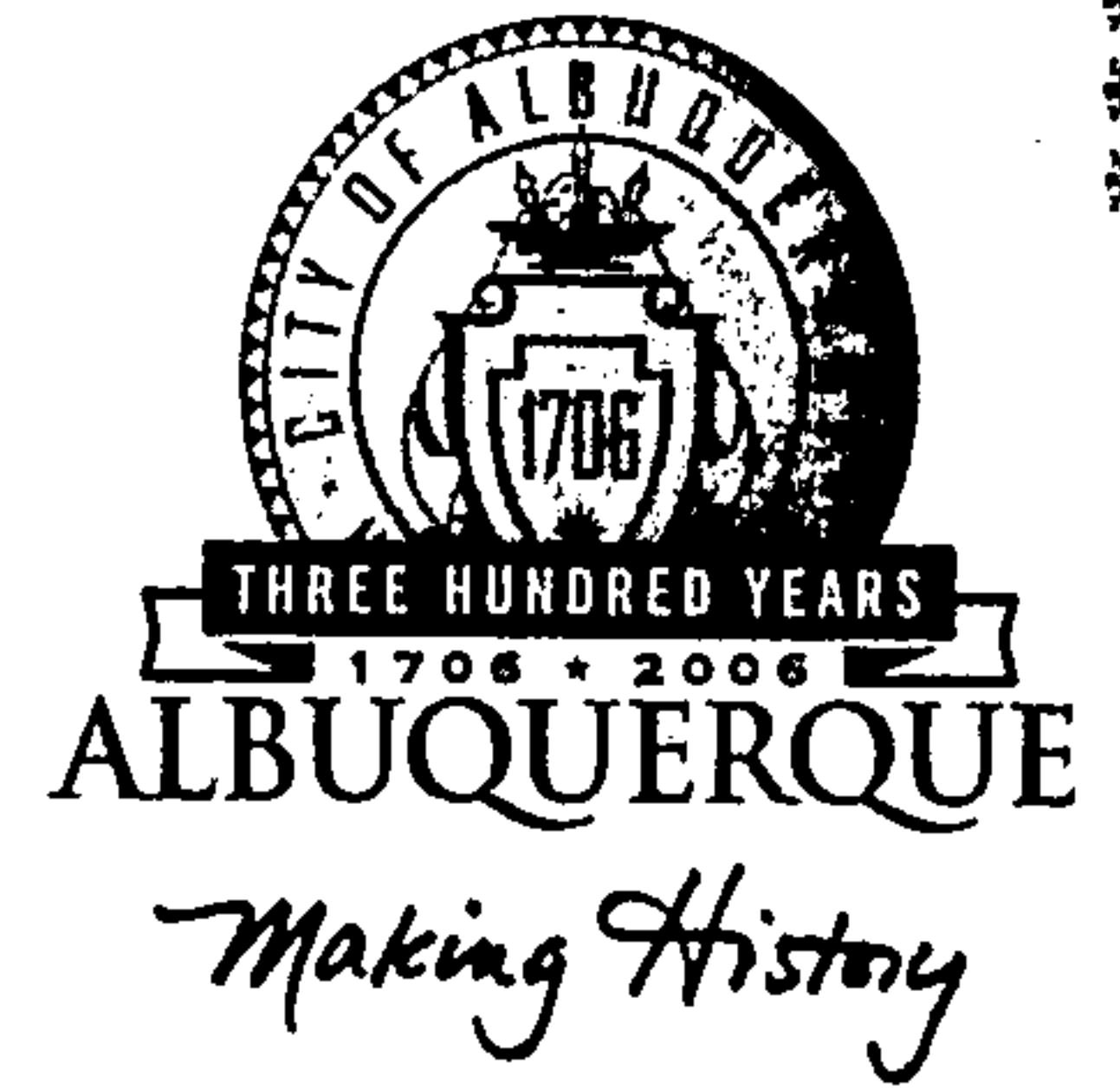
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001562**

**AGENDA ITEM NO: 1**

**SUBJECT:**

- |                         |                          |                           |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan      |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan         |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension        |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

Albuquerque

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the extension request.

New Mexico 87103

**RESOLUTION:** 2Y

www.cabq.gov

APPROVED ; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** August 11, 2004



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 11, 2004

**Project # 1001562**

04DRB-01103 Major-Two Year SIA

04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection to either request.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letter sent to Four Hills Village Home Owner's Assn. (R) Neighborhood Assn.

APS No comments received.

Police Department No adverse comments.

Fire Department No adverse comments.

PNM Electric & Gas Approves.

Comcast No comments received

QWEST No comments received

Environmental Health Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer The Hydrology section has no objection to the extension request.

Transportation Development

No objection. What is status of subdivision work?

Parks & Recreation

Defer to affected agencies.

Utilities Development

No objection to either Extension request.

Planning Department

No objection to either 2-year extension.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc:Pulte Homes of New Mexico, 7445 Pan American Frwy NE, 87109

Mark Goodwin & Associates PA, P.O. Box 90606, 87199





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 11, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # ~~1001562~~ →**

04DRB-01103 Major-Two Year SIA  
04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22)

**Project # 1000296**

04DRB-01109 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1 & 17P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ALAMAGORDO DR NW and MORNING DOVE NW containing approximately 1 acre(s). [REF: 01400-DRB-01808] (G-11)

**Project # 1002511**

04DRB-01118 Major-Preliminary Plat Approval  
04DRB-01119 Minor-Temp Defer SDWK  
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9)

**Project # 1003542**

04DRB-01081 Major-Vacation of Pub Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on 15<sup>TH</sup> ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: V-80-17] (J-13)

**SEE PAGE 2 . . .**




**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

**PAGE 2**

**Project # 1003554**  
04DRB-01099 Major-Vacation of Pub  
Right-of-Way  
04DRB-01100 Major-Vacation of Public  
Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT  
INC request(s) the above action(s) for all or a portion of  
Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s)  
1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2  
community commercial zone, located on CENTRAL  
AVE SE, between EUBANK BLVD SE and CONCHAS  
ST SE containing approximately 7 acre(s). [REF: ZA-  
88-406] (L-20)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 26, 2004.**

4  
624

11-11-04

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** AUGUST 11, 2004  
**Zone Atlas Page:** M-22-Z  
**Notification Radius:** 100 Ft.

**Project#** 1001562  
**App#** 04DRB-01103  
**App#** 04DRB-01105

**Cross Reference and Location:**

*Pulte*  
**Applicant:** ~~PLUTE~~-HOMES OF NEW MEXICO  
**Address:** 7445 PAN AMERICAN FRWY NE  
ALBUQUERQUE NM 87109

**Agent:** MARK GOODWIN & ASSOCIATES  
**Address:** PO BOX 90606  
ALBUQUERQUE NM 87199

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day prior to the meeting.**

**Date Mailed:** JULY 23, 2004

**Signature:** KYLE TSETHLIKAI *KT*

## RECORDS WITH LABELS

PAGE 1

102205509913830116	LEGAL: SEC3 4 10 N 4E W SWQFEOFSW CONT 120.00ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: ABRAMS HARRIET SHALIT ETAL OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
102205520210630237	LEGAL: 0009 0028 FOUR HILLS VILLAGE TENTH INST PROPERTY ADDR: 00000 RATON OWNER NAME: BOYD HARRY V & JOYCE H TRUSTEE OWNER ADDR: 00712 OVERBROOK	LAND USE: DR FORT WALTON FL	32548
102205521010630238	LEGAL: 0008 0028 FOUR HILLS VILLAGE TENTH INSTAL PROPERTY ADDR: 00000 RATON OWNER NAME: BONNEY ROGER B & JILL E OWNER ADDR: 00704 RATON	LAND USE: ST SE ALBUQUERQUE NM	87123
102205521810630239	LEGAL: 0007 0028 FOUR HILLS VILLAGE TENTH INST PROPERTY ADDR: 00000 RATON OWNER NAME: WAHLER VICENT C JR & JEANETTE OWNER ADDR: 00708 RATON	LAND USE: AV SE ALBUQUERQUE NM	87123
102205524510630242	LEGAL: 0004 0028 FOUR HILLS VILLAGE TENTH INST PROPERTY ADDR: 00000 RATON OWNER NAME: BARRICK JO AN M OWNER ADDR: 00800 RATON	LAND USE: SE ALBUQUERQUE NM	87123
102205525310630243	LEGAL: 0003 0028 FOUR HILLS VILLAGE TENTH INSTAL PROPERTY ADDR: 00000 RATON OWNER NAME: JARNIGAN RACHEL M OWNER ADDR: 00804 RATON	LAND USE: AV SE ALBUQUERQUE NM	87123
102205526210630244	LEGAL: 0002 0028 FOUR HILLS VILLAGE TENTH INSTAL PROPERTY ADDR: 00000 RATON OWNER NAME: DALLO HENRY J & CHRISTINA M OWNER ADDR: 00808 RATON	LAND USE: AV SE ALBUQUERQUE NM	87123
102205527010630245	LEGAL: 0001 0028 FOUR HILLS VILLAGE TENTH INSTAL PROPERTY ADDR: 00000 WAGONTRAIN OWNER NAME: MATTISON ROBERT C & YOLANDA J OWNER ADDR: 01201 WAGON TRAIN	LAND USE: DR SE ALBUQUERQUE NM	87123
102205523510630241	LEGAL: 0005 0028 FOUR HILLS VILLAGE TENTH INST PROPERTY ADDR: 00000 RATON OWNER NAME: PANOZZO MARTIN A OWNER ADDR: 00716 RATON	LAND USE: SE ALBUQUERQUE NM	87123
102205522810630240	LEGAL: 0006 0028 FOUR HILLS VILLAGE TENTH INSTAL PROPERTY ADDR: 00000 RATON OWNER NAME: OLSON JOHN L & KATHRYN J OWNER ADDR: 00712 RATON	LAND USE: SE ALBUQUERQUE NM	87123
102205529110840402	LEGAL: 011 030R EPL OF PORT OF FOUR HILLS VILLAGE 5TH INST PROPERTY ADDR: 00000 WAGONTRAIN OWNER NAME: BESS JASON & ROSE OWNER ADDR: 01204 WAGON TRAIN	LAND USE: SE ALBUQUERQUE NM	87123

## RECORDS WITH LABELS

PAGE 2

102205530809640404	LEGAL: 9 30 REP L OF PORT OF FOUR HILLS VILLAGE 5TH INSTAL PROPERTY ADDR: 00000 WAGONTRAIN OWNER NAME: APOSTALON DANIEL G ETUX OWNER ADDR: 01212 WAGONTRAIN	LAND USE: DR SE ALBUQUERQUE NM	87123
102205529409740403	LEGAL: 010 030R EPL OF PORT OF FOUR HILLS VILLAGE 5TH INST PROPERTY ADDR: 00000 WAGONTRAIN OWNER NAME: DEATHERAGE PAUL E & JUNE E OWNER ADDR: 01208 WAGONTRAIN	LAND USE: SE ALBUQUERQUE NM	87123
102205520108630248	LEGAL: TR A PLA T FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205521109330251	LEGAL: LT 1 0-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SECRETARIAT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205521909330252	LEGAL: LT 9 -P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SECRETARIAT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205522509330253	LEGAL: LT 8 -P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SECRETARIAT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205523209330254	LEGAL: LT 7 -P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SECRETARIAT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205523809330255	LEGAL: LT 6 -P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SECRETARIAT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205524409330256	LEGAL: LT 5 -P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SECRETARIAT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205525109330257	LEGAL: LT 4 -P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SECRETARIAT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205525809330258	LEGAL: LT 3 -P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SECRETARIAT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109

## RECORDS WITH LABELS

PAGE 3

102205526409330259	LEGAL: LT 2 -P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SECRETARIAT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205527109330260	LEGAL: LT 1 -P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SECRETARIAT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205531308340405	LEGAL: 008 03OR EPL OF PORT OF FOUR HILLS VILLAGE 5TH INST PROPERTY ADDR: 00000 WAGON TRAIN OWNER NAME: MCCANN RICHARD JOSEPH & JAMIE OWNER ADDR: 01216 WAGON TRAIN	LAND USE: DR SE ALBUQUERQUE NM	87123
102205521807930728	LEGAL: LT 2 8-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205523507930717	LEGAL: LT 1 7-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205524807930716	LEGAL: LT 1 6-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205526607830705	LEGAL: LT 5 -P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205527806630704	LEGAL: LT 4 -P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RIVA RIDGE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205532207140406	LEGAL: 007 03OR EPL OF PORT OF FOUR HILLS VILLAGE 5TH INST PROPERTY ADDR: 00000 WAGONTRAIN OWNER NAME: TROUTMAN WILLIAM G & MAVIS K OWNER ADDR: 01220 WAGONTRAIN	LAND USE: DR SE ALBUQUERQUE NM	87123
102205521807330727	LEGAL: LT 2 7-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205523507330718	LEGAL: LT 1 8-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109

## RECORDS WITH LABELS

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102205524807330715	LEGAL: LT 1 5-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205526607130706	LEGAL: LT 6 -P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205520106830247	LEGAL: LT 1 4-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEA BISCUIT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205521706630726	LEGAL: LT 2 6-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205523506630719	LEGAL: LT 1 9-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205524806630714	LEGAL: LT 1 4-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205526606530707	LEGAL: LT 7 -P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205520106130246	LEGAL: LT 1 5-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEA BISCUIT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205533805740391	LEGAL: 041 029R EPL OF PORT OF FOUR HILLS VILLAGE 5TH INST PROPERTY ADDR: 00000 WAGONTRAIN OWNER NAME: GARDNER BYRON H & SUSAN K OWNER ADDR: 01301 WAGONTRAIN	LAND USE: SE ALBUQUERQUE NM	87123
102205521706030725	LEGAL: LT 2 5-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205523506030720	LEGAL: LT 2 0-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109

## RECORDS WITH LABELS

PAGE 5

102205524806030713	LEGAL: LT 1 3-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205526605930708	LEGAL: LT 8 -P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205529105530701	LEGAL: LT 1 -P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RIVA RIDGE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205530805230216	LEGAL: LT 3 6-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205520105430236	LEGAL: LT 1 6-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEA BISCUIT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205528604930702	LEGAL: LT 2 -P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RIVA RIDGE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205521505230724	LEGAL: LT 2 4-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205523605230721	LEGAL: LT 2 1-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205524605130712	LEGAL: LT 1 2-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205527704830703	LEGAL: LT 3 -P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RIVA RIDGE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205526705130709	LEGAL: LT 9 -P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109

## RECORDS WITH LABELS

PAGE 6

102205522104630723	LEGAL: LT 2 3-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205523104530722	LEGAL: LT 2 2-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 CANNONADE OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205534904740392	LEGAL: 042 029R EPL OF PORT OF FOUR HILLS VILLAGE 5TH INST PROPERTY ADDR: 00000 WAGON TRAIN OWNER NAME: DUDERSTADT ROBERT F & LAURA B OWNER ADDR: 01305 WAGON TRAIN	LAND USE: SE ALBUQUERQUE NM	87123
102205525104530711	LEGAL: LT 1 1-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205526104530710	LEGAL: LT 1 0-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 RUFFIAN OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205530504730217	LEGAL: LT 3 5-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205520104830235	LEGAL: LT 1 7-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEA BISCUIT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205532204430201	LEGAL: 002 028R EPL OF PORT OF FOUR HILLS VILLAGE 5TH INST PROPERTY ADDR: 00000 WAGON TRAIN OWNER NAME: MARTINEZ SUSAN & BILL D OWNER ADDR: 01300 WAGON TRAIN	LAND USE: SE ALBUQUERQUE NM	87123
102205530104230218	LEGAL: LT 3 4-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205520104130234	LEGAL: LT 1 8-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEA BISCUIT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205529603730219	LEGAL: LT 3 3-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109

102205530903630202	LEGAL: 23 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: BEHNE BUDDY B & SHAWNDY OWNER ADDR: 00835 RIO ARRIBA	LAND USE: SE ALBUQUERQUE NM	87123
102205529003330220	LEGAL: LT 3 2-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205520103230233	LEGAL: LT 1 9-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEA BISCUIT OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205528303130221	LEGAL: LT 3 1-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205521003130232	LEGAL: LT 2 0-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205521703130231	LEGAL: LT 2 1-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205522403130230	LEGAL: LT 2 2-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205523103130229	LEGAL: LT 2 3-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205527603130222	LEGAL: LT 3 0-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205523703130228	LEGAL: LT 2 4-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205524403130227	LEGAL: LT 2 5-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109

102205525003130226	LEGAL: LT 2 6-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205525703130225	LEGAL: LT 2 7-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205526303130224	LEGAL: LT 2 8-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205527003130223	LEGAL: LT 2 9-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS PROPERTY ADDR: 00000 SEATTLE SLEW OWNER NAME: SIVAGE-THOMAS HOMES, INC OWNER ADDR: 07445 PAN AMERICAN	LAND USE: FW NE ALBUQUERQUE NM	87109
102205533703141202	LEGAL: 14 3 3 RE PLAT OF POR OF FOUR HILLS VILLAGE 5TH INST PROPERTY ADDR: 00000 WAGONTRAIN OWNER NAME: HETHERINGTON DALE L & OWNER ADDR: 01304 WAGON TRAIN	LAND USE: DR SE ALBUQUERQUE NM	87123
102205530203030203	LEGAL: 22 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: HERNDON RUSSELL R OWNER ADDR: 00829 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123
102205529402530204	LEGAL: 21 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: SWAN SUSAN S OWNER ADDR: 00821 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123
102205532402241227	LEGAL: 37A 033R EPLAT OF LOTS 36 & 37 BLK 33 FOUR HILLS VI PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: FINDELL MAX ETUX OWNER ADDR: 00836 RIO ARRIB	LAND USE: SE ALBUQUERQUE NM	87123
102205528402330205	LEGAL: 20 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: MCHUGH MICHAEL L & MIQUELITA E OWNER ADDR: 00817 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123
102205520002230215	LEGAL: 10 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: PENNY JR NORRIS R ETUX OWNER ADDR: 00701 RIO ARRIBA	LAND USE: SE ALBUQUERQUE NM	87123
102205520802230214	LEGAL: 11 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: GARRISON STANLEY D & VICKIE T OWNER ADDR: 00705 RIO ARRIBA	LAND USE: SE ALBUQUERQUE NM	87123

102205521602230213	LEGAL: 12 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: HILL MCMILLIN RICHARD OWNER ADDR: 00709 RIO ARRIBA	LAND USE: SE ALBUQUERQUE NM	87123
102205522402230212	LEGAL: 13 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 EUBANK OWNER NAME: HOSKING JENNIFER H OWNER ADDR: 00713 RIO ARRIBA	LAND USE: SE ALBUQUERQUE NM	87123
102205523302230211	LEGAL: 14 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: LAMBERT SHIRLEY A & OWNER ADDR: 00717 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123
102205524102230210	LEGAL: 15 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: SALAZAR CHARLES D & JUDITH A OWNER ADDR: 00721 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123
102205525102230209	LEGAL: 16 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: GANDONG GARY P & SUSAN A TRUSTE OWNER ADDR: 00801 RIO ARRIBA	LAND USE: SE ALBUQUERQUE NM	87123
102205525802230208	LEGAL: 17 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: WILLIAMS ELDRED L & WANDA W OWNER ADDR: 00805 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123
102205526702230207	LEGAL: 18 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: COOPER HEIDI OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87125
102205527602230206	LEGAL: 19 2 8 FO UR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: PORCHER BEN JR & WANDA N OWNER ADDR: 00813 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123
102205532400941226	LEGAL: 36A 033R EPLAT OF LOTS 36 & 37 BLK 33 FOUR HILLS VI PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: GARRETT MARIO & PATRICIA G OWNER ADDR: 00832 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123
102205530100441224	LEGAL: 34 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: ROSE ANTHONY J & JANICE R OWNER ADDR: 00824 RIO ARRIBA	LAND USE: SE ALBUQUERQUE NM	87123
102205531100441225	LEGAL: 35 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: TODHEY JAMES S & ELIZABETH L OWNER ADDR: 00828 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123

102205529200441223	LEGAL: 33 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: JOHNSON STEWART W ETUX OWNER ADDR: 00820 RIO ARRIBA	LAND USE: SE ALBUQUERQUE NM	87123
102205520000441212	LEGAL: 22 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: SCHIFFER TOM R & ANNE E TRUSTE OWNER ADDR: 01436 CATRON	LAND USE: AV SE ALBUQUERQUE NM	87123
102205520800441213	LEGAL: 23 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 N/A OWNER NAME: NOLAN BONNIE OWNER ADDR: 00704 RIO ARRIBA	LAND USE: SE ALBUQUERQUE NM	87123
102205521600441214	LEGAL: 24 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 N/A OWNER NAME: BURNER WILLIAM L III & SHARON OWNER ADDR: 00000	LAND USE: APO AP	96265
102205522400441215	LEGAL: 25 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: PARSONS SILVIA OWNER ADDR: 00129 HIDDEN FAWN	LAND USE: CI GOOSE CREEK SC	29445
102205523300441216	LEGAL: 26 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: RUSSELL PERRY & VERA TRUSTEES OWNER ADDR: 00713 WAGON TRAIN	LAND USE: DR SE ALBUQUERQUE NM	87123
102205524100441217	LEGAL: 27 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: MERKEL DANIEL L & SUE J OWNER ADDR: 11201 SAN BERNARDINO	LAND USE: NE ALBUQUERQUE NM	87122
102205525100441218	LEGAL: 28 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: GANDONG GARY P & SUSAN A TRUSTE OWNER ADDR: 00801 RIO ARRIBA	LAND USE: SE ALBUQUERQUE NM	87123
102205525800441219	LEGAL: 29 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: LOEWENTHAL MICHAEL B & SANDRA OWNER ADDR: 00804 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123
102205526700441220	LEGAL: 30 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: FLETCHER MURIEL OWNER ADDR: 00808 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123
102205527600441221	LEGAL: 31 3 3 FO UR HILLS VILLAGE 16TH INST PROPERTY ADDR: 00000 RIO ARRIBA OWNER NAME: MILLER DAVID I & DIANE R CO-TR OWNER ADDR: 00812 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE NM	87123



102205528400441222

LEGAL: 32 3 3 FD UR HILLS VILLAGE 16TH INST

LAND USE:

PROPERTY ADDR: 0000 RIO ARRIBA

OWNER NAME: HUGHES BRIAN D & TURKEL-HUGHES

SE ALBUQUERQUE NM

87123

OWNER ADDR: 00816 RIO ARRIBA

# "Attachment A"

Beth Gonzales, Mark Goodwin and Associates, PA  
Zone Map: M-22

**FOUR HILLS VILLAGE H.O.A. (R)**

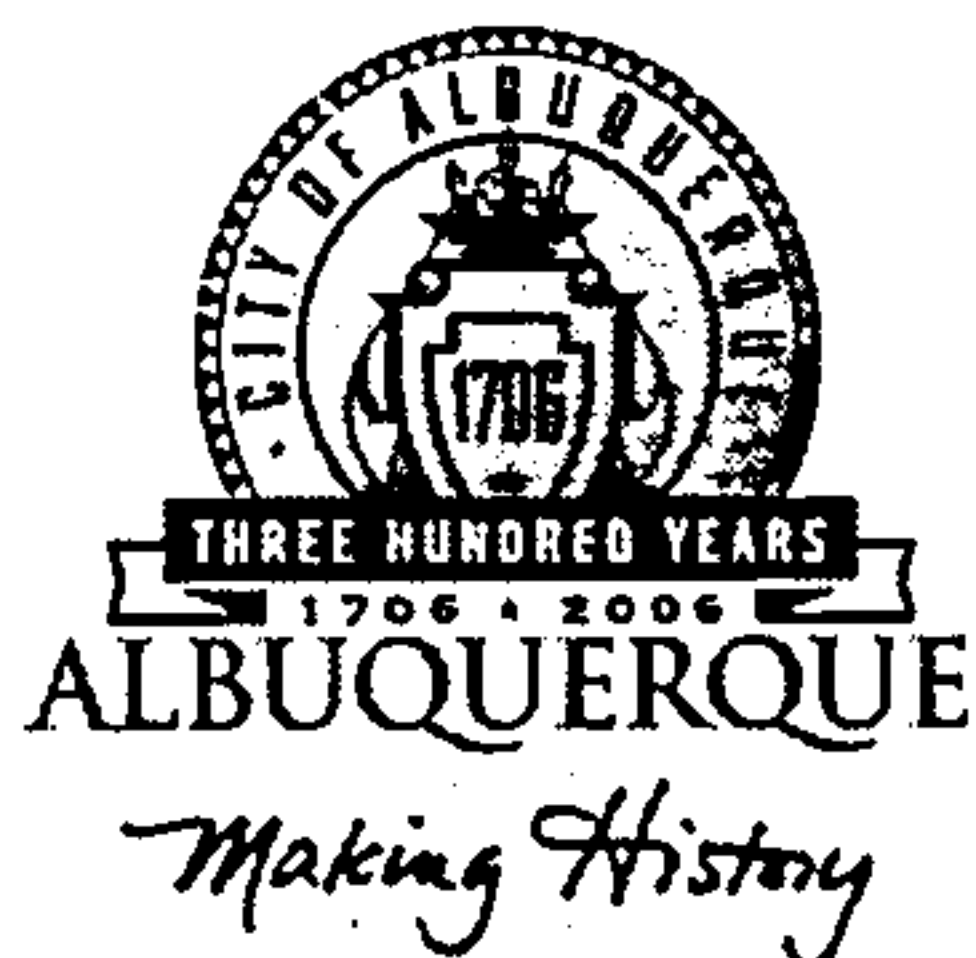
**\*Roger Mickelson**

1432 Catron Ave. SE/87123 332-9273 (h)

Warren Rowe

909 Matador Dr. SE/87123 294-2352 (h) 440-9252 (w)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

July 13, 2004

Beth Gonzales  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539  
E-mail: [Beth@goodwinengineers.com](mailto:Beth@goodwinengineers.com)

Dear Beth:

Thank you for your inquiry of **July 13, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **RESERVE @ FOUR HILLS LOCATED ON WAGON TRAIN BETWEEN RATON AVENUE AND RIO ARRIBA AVENUE SE** zone map M-22.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(04/09/03)



Reserve @ Four Hills Subdivision

UPC No.

102205520108630248	102205523605230721
102205520106830247	102205523506030720
102205520106130246	102205523506630719
102205520105430236	102205523507330718
102205520104830235	102205523507930717
102205520104130234	102205524807930716
102205520103230233	102205524807330715
102205521003130232	102205524806630714
102205521703130231	102205524806030713
102205522403130230	102205524605130712
102205523103130229	102205525104530711
102205523703130228	102205526104530710
102205524403130227	102205526705130709
102205525003130226	102205526605930708
102205525703130225	102205526606530707
102205526303130224	102205526607130706
102205527003130223	102205526607830705
102205527603130222	102205527806630704
102205528303130221	102205527704830703
102205529003330220	102205528604930702
102205529603730219	102205529105530701
102205530104230218	102205523104530722
102205530504730217	
102205530805230216	
102205521109330251	
102205521909330252	
102205522509330253	
102205523209330254	
102205523809330255	
102205524409330256	
102205525109330257	
102205525809330258	
102205526409330259	
102205527109330260	
102205521807930728	
102205521807330727	
102205521706630726	
102205521706030725	
102205521505230724	
102205522104630723	



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

November 6, 2002 9:00 a.m.

**MEMBERS:**

Roger Green, Acting DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: **9:00 A.M.** Adjourned: **11:36 A.M.**  
B. Changes and/or Additions to the Agenda  
C. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000990**  
02DRB-01541 Major-Two Year SIA

ISAACSON & ARFMAN PA agent(s) for CHAPIN P & SANDRA L CARNES request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF LEO CHAVEZ, BLAKE ROAD MOBILE HOME SUBDIVISION**, zoned MH residential zone, located on or near the NE QUADRANT OF WENDELL RD SW and BLAKE RD SW, containing approximately 10 acre(s). [REF: DRB-97-199, S-99-57, Z-87-21, AX-87-4, DRB-98-70, 01411-01212 ] (N-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED WITH 2 CONDITIONS: 1) THIS WILL BE THE LAST EXTENSION. 2) THE DOWNSTREAM PROPERTY OWNER WILL RECEIVE NO FURTHER EXTENSIONS.**
  
2. **Project # 1000570**  
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT**, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 11/6/02] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

**Project # 1000570**  
02DRB-01021 Minor-Temp Defer SDWK  
02DRB-01019 Major-Preliminary Plat Approval  
02DRB-01020 Major-Vacation of Public Easements

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

3. **Project # 1002183**  
02DRB-01569 Major-SiteDev Plan Subd  
02DRB-01570 Major-Preliminary Plat  
Approval  
02DRB-01572 Minor-Temp Defer SDWK  
02DRB-01573 Major-Vacation of Public  
Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract S, **EAGLE SPRINGS SUBDIVISION, UNIT 2**, and Tract 2, Lot(s) 18 & 19, Block(s) 4, Unit 3, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on the north side of SIGNAL AVE NE, between ALAMEDA BLVD NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: 02DRB-01317 Sketch] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR DETAILED INFORMATION REQUIRED BY THE SECTOR PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/6/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/10/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1001825**  
02DRB-01557 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) NA, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, and located on ROMA AVE NW, between LOMAS BLVD NW and MARQUETTE AVE NW. [REF: 02400-00448, V-86-121] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



5. **Project # 1002221**  
02DRB-01563 Major-Preliminary Plat  
Approval  
02DRB-01564 Major-Vacation of Public  
Easements  
02DRB-01565 Minor-Sidewalk Waiver  
02DRB-01566 Minor-Temp Defer of SW

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned R-2, located north of PASEO DEL NORTE NW, east of UNIVERSE BLVD NW and south of PARADISE BLVD NW containing approximately 21 acre(s). (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/6/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/4/02 THE PRELIMINARY PLAT WAS APPROVED WITH 3 CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002276**  
02DRB-01568 Major-Vacation of Pub  
Right-of-Way

SURVEYS SOUTHWEST, LTD agent(s) for EDWIN & MONA LESTER request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block 1, **SUNRISE TERRACE WEST, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on 114TH ST SW, between SHIRE ST. SW and ANDALUSIAN AVE SW containing approximately 1 acre(s). [REF: Z-95-65] (L-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002277**  
02DRB-01571 Major-SiteDev Plan  
BldPermit

DORMAN/BREEN ARCHITECTS agent(s) for  
CHAPMAN COMPANIES request(s) the above action(s)  
for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER 2**,  
zoned IP, located on WOLCOTT AVE NE, between  
WASHINGTON ST NE and HANCOCK CT NE  
containing approximately 2 acre(s). [REF: 1000633, D  
95-268, Z-79-80] (D-17) **DEFERRED AT THE AGENT'S  
REQUEST TO 11/13/02.**

8. **Project # 1001875**  
02DRB-01493 Major-Preliminary Plat  
Approval  
02DRB-01495 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT  
request(s) the above action(s) for all or a portion of Tract(s) 2,  
KINSCHERFF AND UNPLATTED LAND / PRESLEY CO OF  
NM (to be known as **WESTERN TRAILS ESTATES**) zoned  
SU-1 PRD, located on COORS BLVD NW, between  
WESTERN TRAILS NW and SAN ANTONIO ARROYO NW  
containing approximately 22 acre(s). [REF: 02DRB-00570,  
02EPC00838, Z-71-124] [DEFERRED FROM 11/6/02] (F-11)  
**DEFERRED AT THE AGENT'S REQUEST TO 11/13/02.**

**Project # 1001875**  
02DRB-01507 Minor-SiteDev Plan Subd/EPC  
02DRB-01508 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST, LLC agent(s) for ARGUS DEVELOPMENT  
request(s) the above action(s) for all or a portion of Tract(s) 2,  
KINSCHERFF & UNPLATTED LAND in PRESLEY CO. OF  
NM, **WESTERN TRAILS SUBDIVISION**, zoned SU-1 special  
use zone, PRD, located on the west side of COORS BLVD  
NW, between WESTERN TRAILS NW and SAN ANTONIO  
ARROYO containing approximately 22 acre(s). [REF: 02DRB-  
00570, 02EPC-00838, 02DRB-01493 PPA, 02DRB-01495  
TDSW, Z-71-124] [Debbie Stover, EPC Case Planner]  
[DEFERRED FROM 11/6/02] (F-11) **DEFERRED AT THE  
AGENT'S REQUEST TO 11/13/02.**

9. **DRB-97-165**  
**V-97-507**

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] (L-23) DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

**THERE ARE NO SITE PLAN CASES THIS WEEK**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

10. **Project # 1000178**  
02DRB-01657 Minor-Final Plat Approval

SOUTHWEST SURVEYING CO., INC. agent(s) for TEN WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 27A-1a, **THE TOWERS SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on 90TH ST SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 18 acre(s). [REF: 01400-01707 PP] (L-9) **DELEGATED OFF THE AGENDA 11/5/02.**

11. **Project # 1001562**  
02DRB-01660 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT (to be known as **RESERVE AT FOUR HILLS SUBDIVISION**, zoned R-1, located on WAGON TRAIN NE, between RATON AVE NE and RIO ARRIBA AVE NE containing approximately 17 acre(s). [REF: 02DRB-01096/01097/01098, DRB02-1263] (M-22) **DELEGATED OFF THE AGENDA 11/5/02.**

12. **Project # 1001625**  
02DRB-01664 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LONGFORD GROUP INC request(s) the above action(s) for all or a portion of Tract(s) 1B, 2, 3 and a portion of 4 (to be known as **SUNRISE RANCH SOUTH, LANDS OF ATRISCO GRANT**, zoned R-T residential zone, located on 98TH ST SW, between EUCARIZ SW and TOWER SW containing approximately 20 acre(s). (L-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002317**  
02DRB-01648 Minor-Ext of SIA for SDWK

SIVAGE-THOMAS HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 6 and 1, Block(s) J & B, Unit 1, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-T, located on HIGH DESERT ST NE, between SPAIN RD NE and ACADEMY RD NE containing approximately 14 acre(s). [REF: DRB-98-367] (E-23) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

**NO ACTION IS TAKEN ON THESE CASES:  
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

14. **Project # 1002315**  
02DRB-01646 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13, **HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located EAST OF TRAMWAY BLVD NE, SOUTH OF IMPERATA and WEST OF TRACT A, FOREST SERVICE LAND containing approximately 73 acre(s). [REF: DRB-91-343] (F-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1002321**  
02DRB-01663 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON, INC. agent(s) for TIBURON INVESTMENT CO. request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on WASHINGTON ST NE, between MASTHEAD NE and RUTLEDGE RD NE containing approximately 52 acre(s). [REF: 00410-01191, 1000633 ] (D-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1002322**  
02DRB-01666 Minor-Sketch Plat or Plan
- MULE BARN ENTERPRISES agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on WEST SIDE OF 90TH ST SW between SUNSET GARDENS RD NW and BRIDGE BLVD SW containing approximately 8 acre(s). [REF: ZA-97-89, V-84-23, Z-1028] (L-9) **NO ONE PRESENT AT THE MEETING. COMMENTS FORWARDED.**

17. **Project # 1002324**  
**02DRB-01670 Minor-Sketch Plat**

ISAACSON & ARFMAN PA agent(s) for MOCHO, OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) A, Lot 7A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO NE and I-25 NE containing approximately 6 acre(s). [REF: 00410-01540] (B-18) **COMMENTS RECEIVED.**

**02DRB-01671 Minor-Sketch Plan**

KEN HOVEY agent(s) for MOCHO, OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 7-A, Unit B, **NORTH ALBUQUERQUE ACRES**, (to be known as **VENICE BUSINESS CENTER**, zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 6 acre(s). [REF: 1000447, 1000907] (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Approval of the Development Review Board minutes for October 16 and October 23, 2002. MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

19. **ADJOURNED: 11:36 A.M.**



F

**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence  
Development Review Board Comments

**Project Number:** 1001562  
**Application Number:** 02DRB-01660

**DRB Date:** 11/6/02  
**Item Number:** 11

**Subdivision:** Reserve @ Four Hills Subdivision  
Tract A, Block 28, Four Hills Village, 5th installment

**Zoning:** R-1

**Zone Page:** M-22

**New Lots (or units) :** 61

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

Park Dedication Fee paid on 10/18/02 in the amount of 43,214.00 for 62 lots.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**Signed:** 

Christina Sandoval, (PRD)

Phone: 768-5328



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

Development Review Board Comments

*Delegated  
off the  
Crespo  
11/5/02*

**Project Number:** 1001562  
**Application Number:** 02DRB-01660

**DRB Date:** 11/6/02  
**Item Number:** 11

**Subdivision:** Reserve @ Four Hills Subdivision  
Tract A, Block 28, Four Hills Village, 5th installment

**Zoning:** R-1

**Zone Page:** M-22

**New Lots (or units) :** 61

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- Sidewalk Variance
- SIA Extension
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**Parks and Recreation Comments:**

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The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**Signed:**

Christina Sandoval, (PRD)

Phone: 768-5328




**CITY OF ALBUQUERQUE**  
**PLANNING DEPARTMENT**  
**Development Review Board Comments**

**Meeting Date:** November 6, 2002

**Agenda Item:** 11                                      **Project #:** 1001562  
**Application #** 02DRB-01660  
**Subject:**            **Reserve at Four Hills Subdivision**

---

No objection to the final plat approval.

  
Sheran Matson, DRB Planning Representative  
Telephone: 924-3880              Fax: 505-924-3864



**City of Albuquerque**  
 CITY OF ALBUQUERQUE  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001562

AGENDA ITEM NO: 11

SUBJECT:

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

*delegated off agenda 11-5-02*

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: November 6, 2002



Completed 11/7/02 I have the filing fees  
 Brought In - Mark Goodwin agent  
 11/5/02 per Fred.

**DRB CASE ACTION LOG**  
 REVISED 8/20/2002

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 02DRB01660	Project # 1001562
Project Name: RESERVE @ FOUR HILLS	EPC Application No.:
Agent: Mark Goodwin & Associates / Amy Driscoll	Phone No.: 828-2200

Project Number 1001562

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: Need to submit sewer Easement  
 document - AM & other documents  
 to be filed in 10/10/02  
 \_\_\_\_\_  
 \_\_\_\_\_ done 11/6/02

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): No objections  
 See comments dated \_\_\_\_\_  
 EPC comments (name) \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: 11/7/02
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

11-11-02


**CITY OF ALBUQUERQUE**  
**PLANNING DEPARTMENT**  
**Development Review Board Comments**

**Meeting Date:** November 6, 2002

**Agenda Item:** 11                                      **Project #:** 1001562  
**Application #** 02DRB-01660  
**Subject:** Reserve at Four Hills Subdivision

---

No objection to the final plat approval.

  
Sheran Matson, DRB Planning Representative, AICP  
Telephone: 924-3880                      Fax: 505-924-3864



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

8-21-02

**7. Project # 1001562**

02DRB-01096 Major-Preliminary Plat Approval  
02DRB-01097 Major-Vacation of Public Easements  
02DRB-01098 Minor-Temp Defer SDWK  
02DRB-01263 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA, agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT, (to be known as **RESERVE AT FOUR HILLS**) zoned R-1, and located on Wagon Train SE between Raton Ave SE and Rio Arriba Ave SE, containing approximately 17 acre(s). [Deferred from 8/14/02] [REF: Z-1283] (M-22)

At the August 21, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 8/21/02 and approval of the grading plan engineer stamp dated 8/16/02 the Preliminary Plat was approved with the following conditions:

CONDITIONS:

1. Prior to Final Plat the existing sewer line will be relocated and accepted by the City (or) have a temporary easement dedicated.
2. A letter of justification for the use of retaining walls shall be provided at the time of Final Plat

The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.



OFFICIAL NOTICE  
PAGE TWO

- Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 5, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

  
Janet Stephens  
DRB Chair

cc: Sivage Thomas Homes, 7445 Pan American Freeway, 87120  
Mark Goodwin & Associates PA, 8916 Adams NE, 87199  
Carol Alfs, 717 Rio Arriba SE, 87123  
B.J. Lowe, 906 Lamp Post SE, 87123  
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001562 AGENDA#: 7 DATE: 8.21.02

✓ 1. Name: Carol Aifs Address: 717 R.0 Arrib<sup>SE</sup> Zip: 87123  
A

✓ 2. Name: B.V. Lowe Address: 906 hwy Post<sup>SE</sup> Zip: 87123  
LOWE

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001562**

**AGENDA ITEM NO: 7**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

An approved drainage report dated 8-16-02 is on file for Preliminary Plat approval.  
 The Hydrology Section has no objection to the vacation request.

**RESOLUTION:** *signed I.L.*

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** August 21, 2002





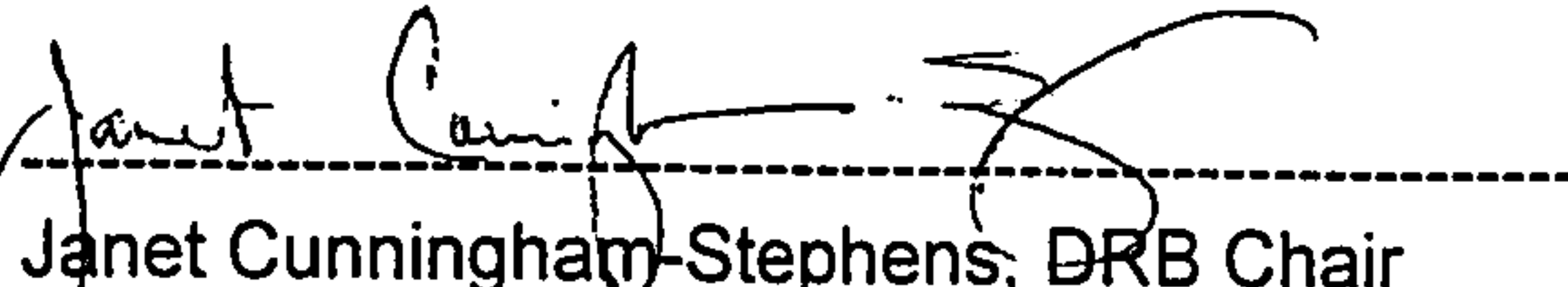
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
*Development Review Board Comments*

**Meeting Date:** August 21, 2002

**Agenda Item:** 7 **Project #:** 1001562  
**Application #:** 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263  
**Subject:** Reserve at Four Hills

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1. No objection to the temporary deferral of sidewalk construction. Defer to Transportation Development.
2. An exhibit indicating the location of the sidewalk construction to be waived must be provided.
3. Refer to previous comments dated August 14, 2002.

  
-----  
Janet Cunningham-Stephens, DRB Chair  
Planning Manager, Land Development Coordination  
Tel: 505-924-3880 FAX: 505-924-3864

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001562 AGENDA#: 2 DATE: 8.14.02

*Do not speak*  
1. Name: Cartton Canada Address: 900 Lamp Post Cir<sup>SE</sup> Zip: 87123

2. Name: Anneke Zimmerman Address: 1615 Wagon Train<sup>SE</sup> Zip: 87123

3. Name: DAW APOSTOLON Address: 1212 Wagon Train<sup>145E</sup> Zip: 87123

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001562**

**AGENDA ITEM NO: 2**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.  
 An approved infrastructure list is required for Preliminary Plat approval.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN  
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)  
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)  
 FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** August 14, 2002



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD

August 14, 2002

**Project #1001562**

**Project # 1001562**

02DRB-01096 Major-Preliminary Plat Approval

02DRB-01097 Major-Vacation of Public Easements

02DRB-01098 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA, agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT, (to be known as **RESERVE AT FOUR HILLS**) zoned R-1, and located on Wagon Train SE between Raton Ave SE and Rio Arriba Ave SE, containing approximately 17 acre(s). [REF: Z-1283] (M-22)

AMAFCA Where do the rear yard rock swales drain to? Will offsite drainage easements be required? AMAFCA defers this issue to City Hydrology.

COG No adverse comments

Transit No adverse comments

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Four Hills Village (R) Neighborhood Assn.

APS This request will affect Sandia base Elementary School, Van Buren Middle School, and Highland High School. The APS facilities in the area should be able to adequately handle any new enrollment generated from the proposed development. In the case of schools becoming overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No comments.

Fire Department Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas Approves.

PNM Electric

PNM reserves easement rights at this time. NO comment on SIA.

Comcast No comments received.

QWEST No comments received.

Environmental Health Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. No comments received.

Open Space Division No adverse comments

City Engineer An approved drainage report is required for Preliminary Plat approval. No objection to sidewalk deferral. No objection to vacation request.

Transportation Development

Comments on the infrastructure list. The right-of-way dedication for Whirl Away drive should be reduced. The stub street length should be reduced to 150 feet. What sidewalks are requested to be deferred, waived or built with the project? The exhibit needs clarification. Refer to the agencies having interest in the easements for comments on the vacation action.

Parks & Recreation

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 65 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

## Utilities Development

No objection to Vacation requests, with the condition that prior to Final Plat approval vacating the sewer line easement, the new sewer line must be constructed and accepted by the City. Another option is to dedicated a temporary sewer line easement at the same time as Final Plat approval. Infrastructure List needs revisions. No objection to Sidewalk Deferral.

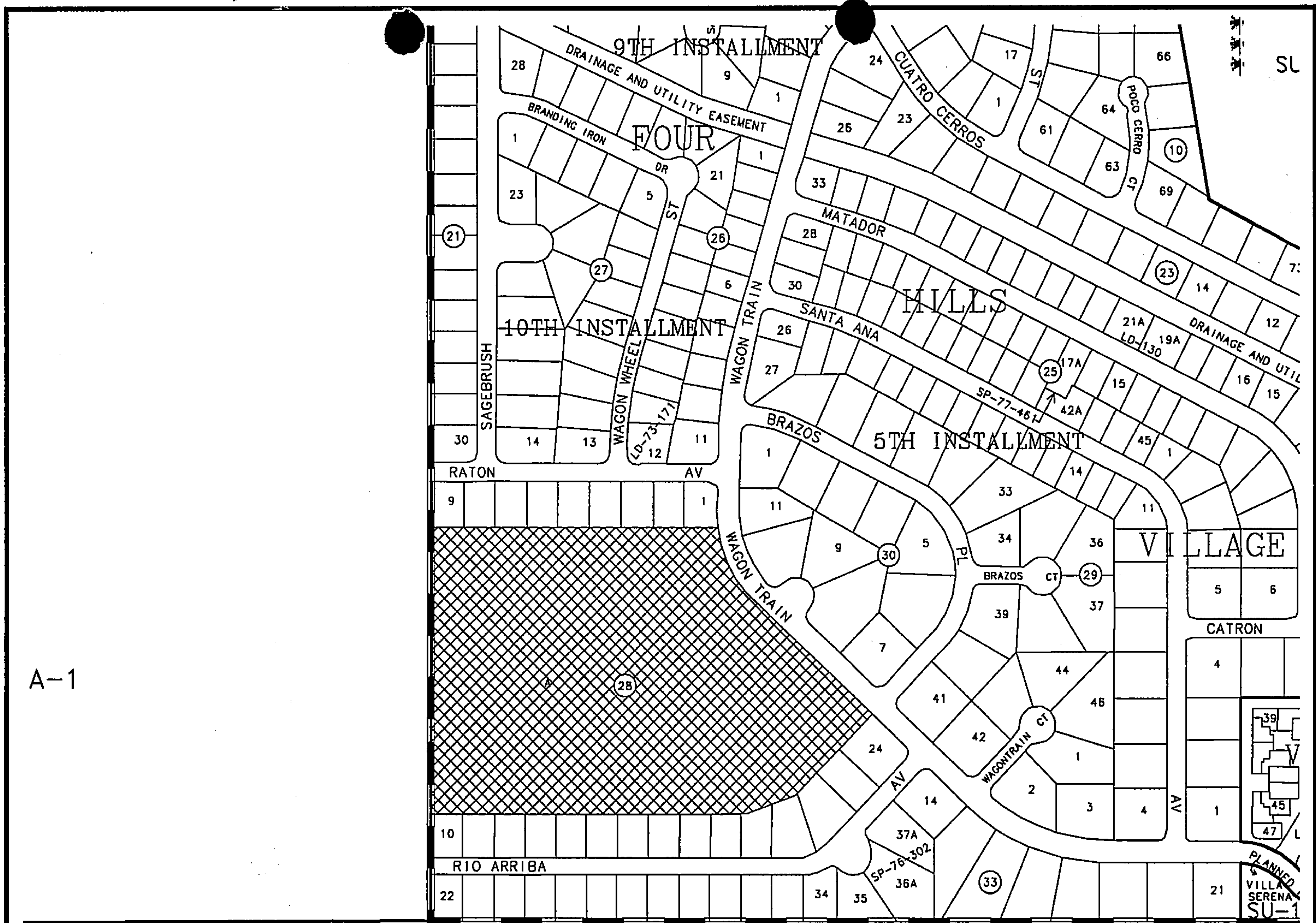
## Planning Department

The retaining walls shown on the proposed grading plan are extensive. According to the Subdivision Regulations, Sections 14-14-3-4(C)(2) and 14-14-2-4(E), grades must be blended to the extent possible in order to reduce the use of retaining walls. A letter of justification/explanation must be provided. See Comment #1 dated October 31, 2001. No objection to the proposed vacation. Defer to Utilities Development and those entities having an interest in the easement. No objection to the proposed temporary deferral of sidewalk construction. Defer to Transportation Development.

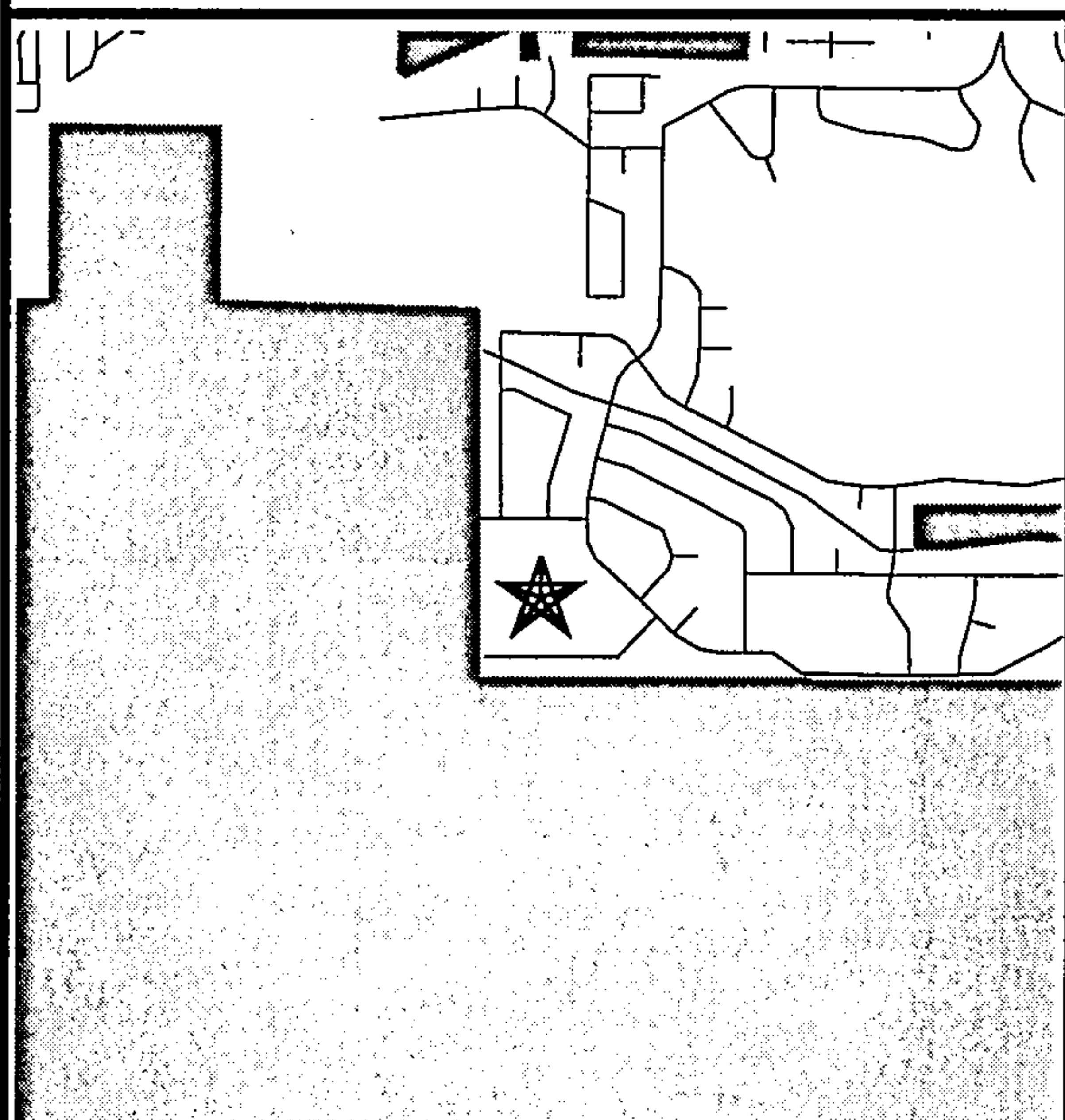
**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc:Sivage Thomas Homes, 7445 Pan American Frwy NE, 87120

Mark Goodwin & Associates, 8916 Adams NE, 87199



# KIRTLAND AIR FORCE BASE



## ZONING MAP



Scale 1"=444'

PROJECT NO.  
1001562

HEARING DATE  
8-14-02

MAP NO.  
M-22

ADDITIONAL CASE NUMBER(S)  
02DRB-01096  
02DRB-01097  
02DRB-01098



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 14, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000610**

02DRB-01101 Major-Two Year SIA  
02DRB-01104 Major-Vacation of Pub  
Right-of-Way

MARK GOODWIN & ASSOCIATES PA, agent(s) for DOS PIEDRAS LLC, request(s) the above action(s) for all or a portion of Tract(s) 333-a-1-C-1, **TOWN OF ATRISCO GRANT, UNIT 8**, WEST MESA MINI STORAGE, zoned SU-2 for C-2, and located on the east side of 57<sup>th</sup> St NW between Ouray Rd NW and Miami Rd NW, containing approximately 3 acre(s). [REF: DRB-94-87, DRB-94-185, DRB-98-3, Z-94-53] (H-11)

~~**Project # 1001562**~~

02DRB-01096 Major-Preliminary Plat  
Approval  
02DRB-01097 Major-Vacation of Public  
Easements  
02DRB-01098 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA, agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A, **FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT**, (to be known as **RESERVE AT FOUR HILLS**) zoned R-1, and located on Wagon Train SE between Raton Ave SE and Rio Arriba Ave SE, containing approximately 17 acre(s). [REF: Z-1283] (M-22)

**Project # 1001764**

02DRB-01105 Major-Preliminary Plat  
Approval  
02DRB-01106 Major-Vacation of Pub  
Right-of-Way  
02DRB-01107 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AIM request(s) the above action(s) for all or a portion of Tract(s) 169,171 and 170, Lots 1 & 2, to be known as **VISTA PACIFICA**, TOWN OF ATRISCO GRANT - UNIT 6, zoned R-LT residential zone, located on GONZALES RD SW, between CORREGIDOR DR SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130, DRB-95-82, 02500-00420, 02EPC-00629] (K-11)

**SEE PAGE 2.....**





PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

Page 2

**Project # 1001625**

02DRB-01099 Major-Preliminary Plat  
Approval  
02DRB-01100 Major-Vacation of Public  
Easements  
02DRB-01102 Minor-Sidewalk Waiver  
02DRB-01103 Minor-Temp Defer SDWK


BOHANNAN HUSTON, INC. agent(s) for LONGFORD GROUP, INC. request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1B and 2, 3 and 4, **SUNRISE RANCH SOUTH SUBDIVISION**, LANDS OF ATRISCO GRANT, zoned R-T residential zone, located on the WEST SIDE OF 98TH ST SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 20 acre(s). [REF: 02DRB-00536 ] (L-9)

**Project # 1001931**

02DRB-01093 Major-Preliminary Plat  
Approval  
02DRB-01094 Minor-Temp Defer SDWK  
02DRB-01095 Major-Vacation of Public  
Easements

MARK GOODWIN & ASSOC., PA agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) T-1, VISTA DEL NORTE, (to be known as **ESCONDIDO @ VISTA DEL NORTE**) zoned SU-1 special use zone, for R-T, R-LT or R-2, located on the EAST SIDE OF LOS LOMITAS DR NE between EL PUEBLO RD NE and VISTA DEL NORTE DR NE containing approximately 12 acre(s). [REF: 02DRB-00689 ] (D-16)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Janet Stephens, Chair  
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 29, 2002.

# 331

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION  
PROPERTY OWNERSHIP LIST

Meeting Date: Aug. 14, 2002

Zone Atlas Page: M-22-E

Notification Radius: 100 Ft.

App#	<u>02DRB-01096</u>
Proj#	<u>1001562</u>
Other#	<u>02DRB-01097</u>
	<u>02DRB-01098</u>

Cross Reference and Location: \_\_\_\_\_

Applicant: Sivago Thomas Homes ✓

Address: 7445 Pan American Fwy NE, 87120

Agent: Mark Goodwin & Assoc. ✓

Address: 8914 Adams NE, 87199

SPECIAL INSTRUCTIONS

Notices Must be mailed from the  
City 15 days prior to the meeting.

Date Mailed: 7-26-02

Signature: [Handwritten Signature]

## RECORDS WITH LABELS

PAGE 1

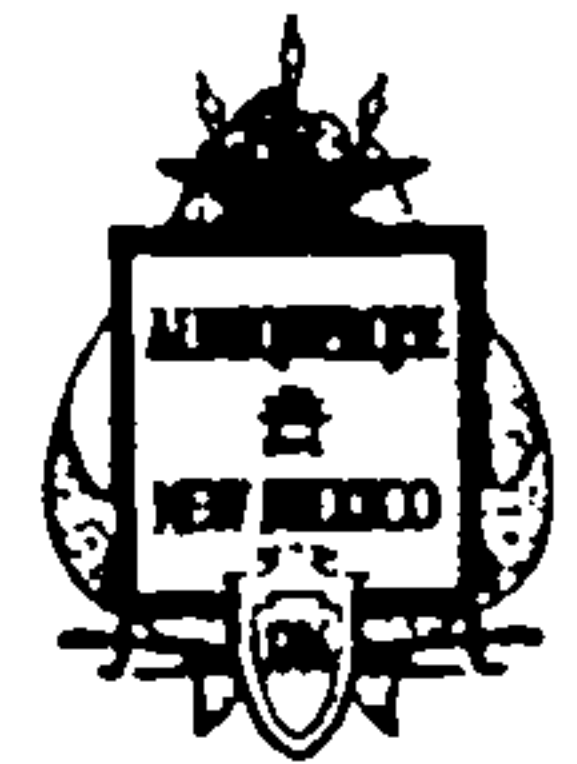
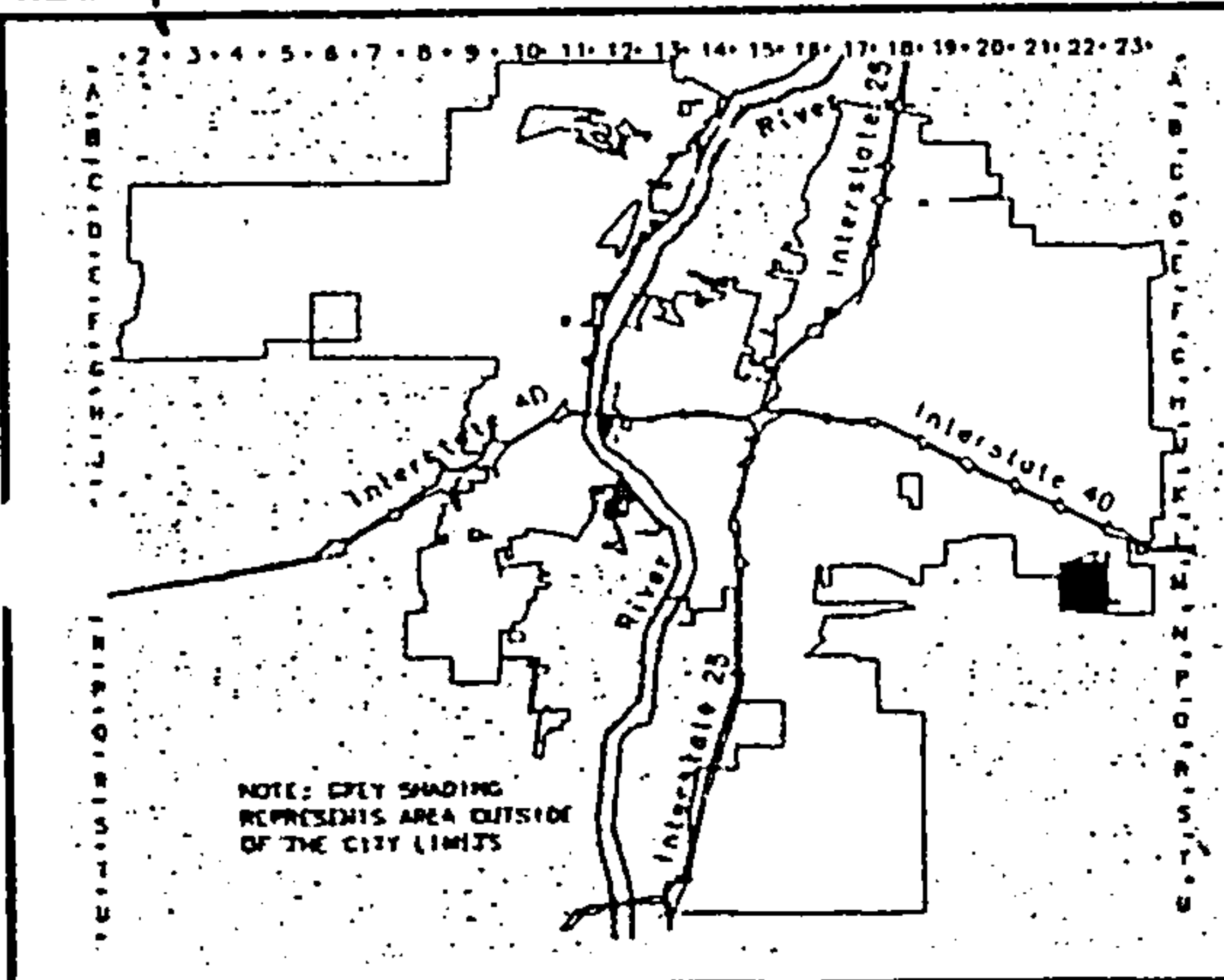
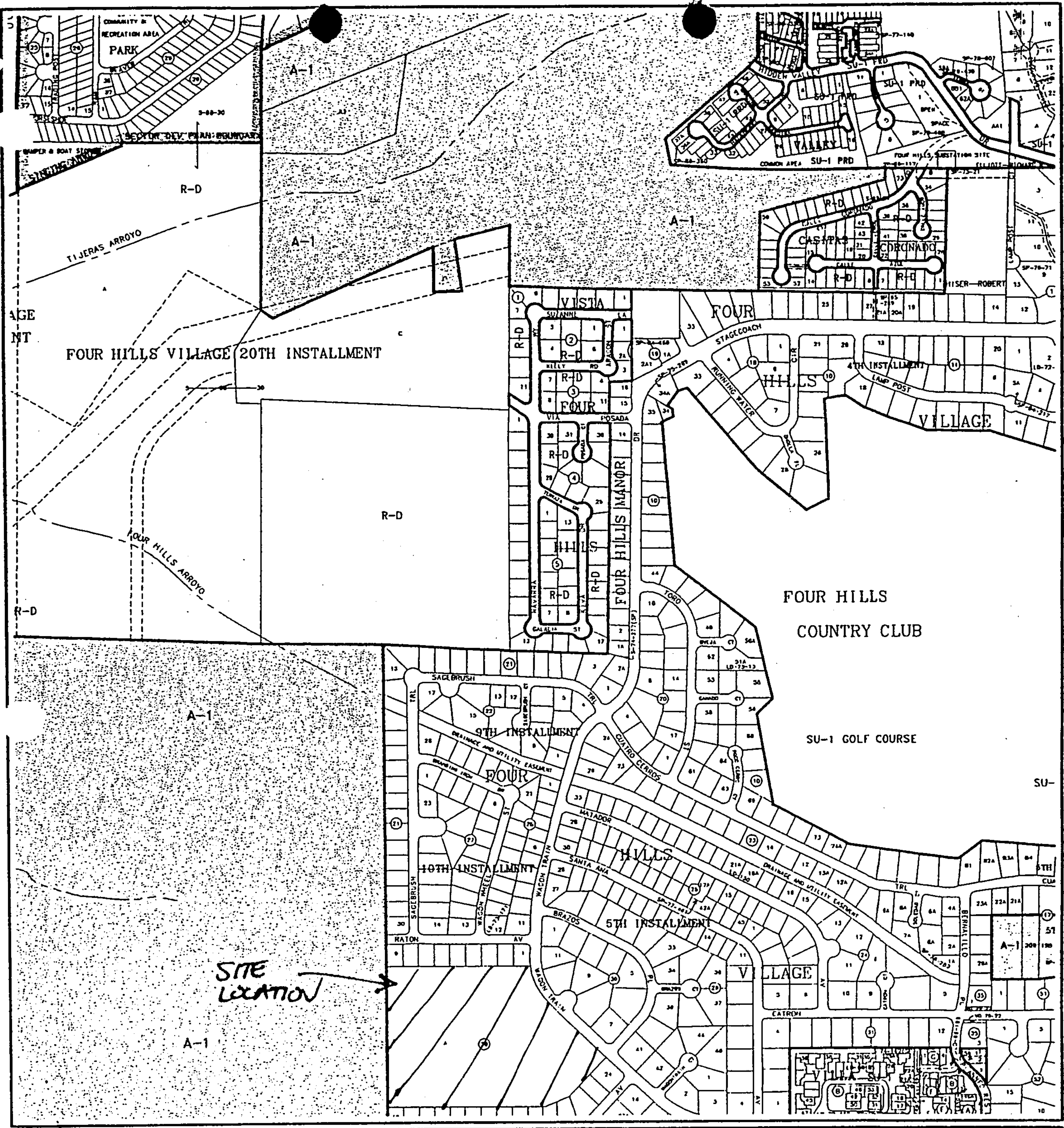
102205509913830116	LEGAL: SEC3 4 10 N 4E W SWWFOEFSW CONT 120.00ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: ABRAMS HARRIET SHALIT ETAL OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87103
102205528912240401	LEGAL: * 00 1 03 OREPL OF PORT OF FOUR HILLS VILLAGE 5TH IN PROPERTY ADDR: 00000 991 BRAZOS PL SE OWNER NAME: HASKIN FLOYD ERIC & BARBARA SU OWNER ADDR: 00901 BRAZOS	LAND USE: PL SE ALBUQUERQUE	NM 87123
102205521010630238	LEGAL: *000 8002 8FOUR HILLS VILLAGE TENTH INSTAL PROPERTY ADDR: 00000 704 RATON AVE SE OWNER NAME: BONNEY ROGER B & JILL E OWNER ADDR: 00704 RATON	LAND USE: ST SE ALBUQUERQUE	NM 87123
102205521810630239	LEGAL: *000 7002 8FOUR HILLS VILLAGE TENTH INST PROPERTY ADDR: 00000 708 RATON AVE SE OWNER NAME: WAHLER VICENT C JR & JEANETTE OWNER ADDR: 00708 RATON	LAND USE: AV SE ALBUQUERQUE	NM 87123
102205520210630237	LEGAL: *000 9002 8FOUR HILLS VILLAGE TENTH INST PROPERTY ADDR: 00000 700 RATON AVE SE OWNER NAME: BOYD HARRY V ETUX OWNER ADDR: 00712 OVERBROOK	LAND USE: DR FORT WALTON BEACH FL	32548
102205523510630241	LEGAL: *000 5002 8FOUR HILLS VILLAGE TENTH INST PROPERTY ADDR: 00000 716 RATON SE OWNER NAME: PANOZZO MARTIN A OWNER ADDR: 00716 RATON	LAND USE: SE ALBUQUERQUE	NM 87123
102205524510630242	LEGAL: *000 4002 8FOUR HILLS VILLAGE TENTH INST PROPERTY ADDR: 00000 800 RATON SE OWNER NAME: BAMRICK JO AN M OWNER ADDR: 00800 RATON	LAND USE: SE ALBUQUERQUE	NM 87123
102205525310630243	LEGAL: *000 3002 8FOUR HILLS VILLAGE TENTH INSTAL PROPERTY ADDR: 00000 804 RATON AVE SE OWNER NAME: JARNIGAN RACHEL M OWNER ADDR: 00804 RATON	LAND USE: AV SE ALBUQUERQUE	NM 87123
102205526210630244	LEGAL: *000 2002 8FOUR HILLS VILLAGE TENTH INSTAL PROPERTY ADDR: 00000 808 RATON SE OWNER NAME: DALLO HENRY J & CHRISTINA M OWNER ADDR: 00808 RATON	LAND USE: AV SE ALBUQUERQUE	NM 87123
102205527010630245	LEGAL: *000 1002 8FOUR HILLS VILLAGE TENTH INSTAL PROPERTY ADDR: 00000 1201 WAGONTRAIN SE OWNER NAME: MATTISON ROBERT C & YOLANDA J OWNER ADDR: 01201 WAGON TRAIN	LAND USE: DR SE ALBUQUERQUE	NM 87123
102205522810630240	LEGAL: *000 6002 8FOUR HILLS VILLAGE TENTH INSTAL PROPERTY ADDR: 00000 712 RATON SE OWNER NAME: OLSON JOHN L & KATHRYN J OWNER ADDR: 00712 RATON	LAND USE: SE ALBUQUERQUE	NM 87123

## RECORDS WITH LABELS

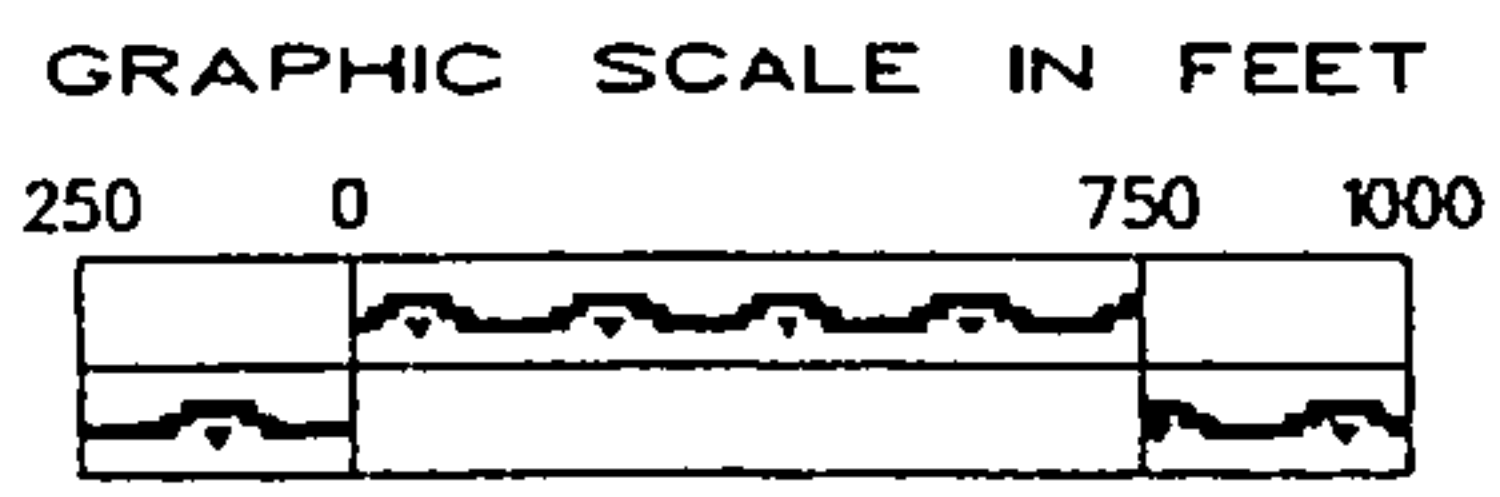
PAGE 2

102205529110840402	LEGAL: * 01 1 03 OREPL OF PORT OF FOUR HILLS VILLAGE 5TH IN PROPERTY ADDR: 00000 1204 WAGONTRAIN SE OWNER NAME: MCNELIS JOHN P & JANET L OWNER ADDR: 01204 WAGONTRAIN	LAND USE: SE ALBUQUERQUE	NM 87123
102205530809640404	LEGAL: *9 3 0 RE PL OF PORT OF FOUR HILLS VILLAGE 5TH INSTA PROPERTY ADDR: 00000 1212 WAGONTRAIN DR SE OWNER NAME: APOSTALON DANIEL G ETUX OWNER ADDR: 01212 WAGONTRAIN	LAND USE: DR SE ALBUQUERQUE	NM 87123
102205529409740403	LEGAL: * 01 0 03 OREPL OF PORT OF FOUR HILLS VILLAGE 5TH IN PROPERTY ADDR: 00000 1208 WAGONTRAIN SE OWNER NAME: DEATHERAGE PAUL E & JUNE E OWNER ADDR: 01208 WAGONTRAIN	LAND USE: SE ALBUQUERQUE	NM 87123
102205524606830236	LEGAL: 028F OUR HILLS VILLAGE NO 5 TR A PROPERTY ADDR: 00000 WAGONTRAIN DR SE OWNER NAME: BOARD OF EDUCATION OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
102205531308340405	LEGAL: * 00 8 03 OREPL OF PORT OF FOUR HILLS VILLAGE 5TH IN PROPERTY ADDR: 00000 1216 WAGON TRAIN SE OWNER NAME: FADROWSKI SCOTT J & DIANA M BA OWNER ADDR: 01216 WAGONTRAIN	LAND USE: DR SE ALBUQUERQUE	NM 87123
102205532207140406	LEGAL: * 00 7 03 OREPL OF PORT OF FOUR HILLS VILLAGE 5TH IN PROPERTY ADDR: 00000 1220 WAGONTRAIN DR SE OWNER NAME: TROUTMAN WILLIAM G & MAVIS K OWNER ADDR: 01220 WAGONTRAIN	LAND USE: DR SE ALBUQUERQUE	NM 87123
102205533805740391	LEGAL: * 04 1 02 9REPL OF PORT OF FOUR HILLS VILLAGE 5TH IN PROPERTY ADDR: 00000 1301 WAGONTRAIN SE OWNER NAME: GARDNER BYRON H & SUSAN K OWNER ADDR: 01301 WAGONTRAIN	LAND USE: SE ALBUQUERQUE	NM 87123
102205532204430201	LEGAL: * 00 2 02 8REPL OF PORT OF FOUR HILLS VILLAGE 5TH IN PROPERTY ADDR: 00000 801 RIO ARRIBA AVE SE OWNER NAME: MONCK WILLIAM F TRUSTEE MONCK OWNER ADDR: 01300 WAGON TRAIN	LAND USE: SE ALBUQUERQUE	NM 87123
102205530903630202	LEGAL: *23 28 F DUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 835 RIO ARRIBA SE OWNER NAME: BEHNE BUDDY B & SHAWNDY OWNER ADDR: 00835 RIO ARRIBA	LAND USE: SE ALBUQUERQUE	NM 87123
102205530203030203	LEGAL: *22 28 F DUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 829 RIO ARRIBA SE OWNER NAME: HERNDON RUSSELL R OWNER ADDR: 00829 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE	NM 87123
102205529402530204	LEGAL: *21 28 F DUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 821 RIO ARRIBA SE OWNER NAME: SWAN SUSAN S OWNER ADDR: 00821 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE	NM 87123

102205528402330205	LEGAL: *20 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 817 RIO ARRIBA SE OWNER NAME: MCHUGH MICHAEL L & MIQUELITA E OWNER ADDR: 00817 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE	NM 87123
102205527602230206	LEGAL: *19 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 813 RIO ARRIBA SE OWNER NAME: PORCHER BEN JR & WANDA N OWNER ADDR: 00813 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE	NM 87123
102205526702230207	LEGAL: *18 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 809 RIO ARRIBA SE OWNER NAME: COOPER HEIDI ESSERE LLC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
102205525802230208	LEGAL: *17 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 805 RIO ARRIBA SE OWNER NAME: WILLIAMS ELDRED L & WANDA W OWNER ADDR: 00805 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE	NM 87123
102205525102230209	LEGAL: *16 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 N/A OWNER NAME: GANONG GARY P & SUSAN A TRUSTE OWNER ADDR: 00801 RIO ARRIBA	LAND USE: SE ALBUQUERQUE	NM 87123
102205524102230210	LEGAL: *15 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 721 RIO ARRIBA SE OWNER NAME: SALAZAR CHARLES D & JUDITH A OWNER ADDR: 00721 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE	NM 87123
102205523302230211	LEGAL: *14 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 717 RIO ARRIBA SE OWNER NAME: LAMBERT SHIRLEY A & ALFS CAROL OWNER ADDR: 00717 RIO ARRIBA	LAND USE: AV SE ALBUQUERQUE	NM 87123
102205522402230212	LEGAL: *13 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 1529 EUBANK BLVD NE OWNER NAME: HOSKING JENNIFER H OWNER ADDR: 00713 RIO ARRIBA	LAND USE: SE ALBUQUERQUE	NM 87123
102205521602230213	LEGAL: *12 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 709 RIO ARRIBA SE OWNER NAME: HILL RICHARD MCMILLIN & MARGAR OWNER ADDR: 00709 RIO ARRIBA	LAND USE: SE ALBUQUERQUE	NM 87123
102205520802230214	LEGAL: *11 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 705 RIO ARRIBA SE OWNER NAME: GARRISON STANLEY D & VICKIE T OWNER ADDR: 00705 RIO ARRIBA	LAND USE: SE ALBUQUERQUE	NM 87123
102205520002230215	LEGAL: *10 28 F OUR HILLS VILLAGE 16TH INSTALLMENT PROPERTY ADDR: 00000 701 RIO ARRIBA SE OWNER NAME: PENNY JR NORRIS R ETUX OWNER ADDR: 00701 RIO ARRIBA	LAND USE: SE ALBUQUERQUE	NM 87123



CITY OF  
Albuquerque  
A Buergen G egraphic I nformation S ystem  
PLANNING DEPARTMENT  
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Zone Atlas Page  
**M-22-Z**  
Map Amended through July 31, 2000

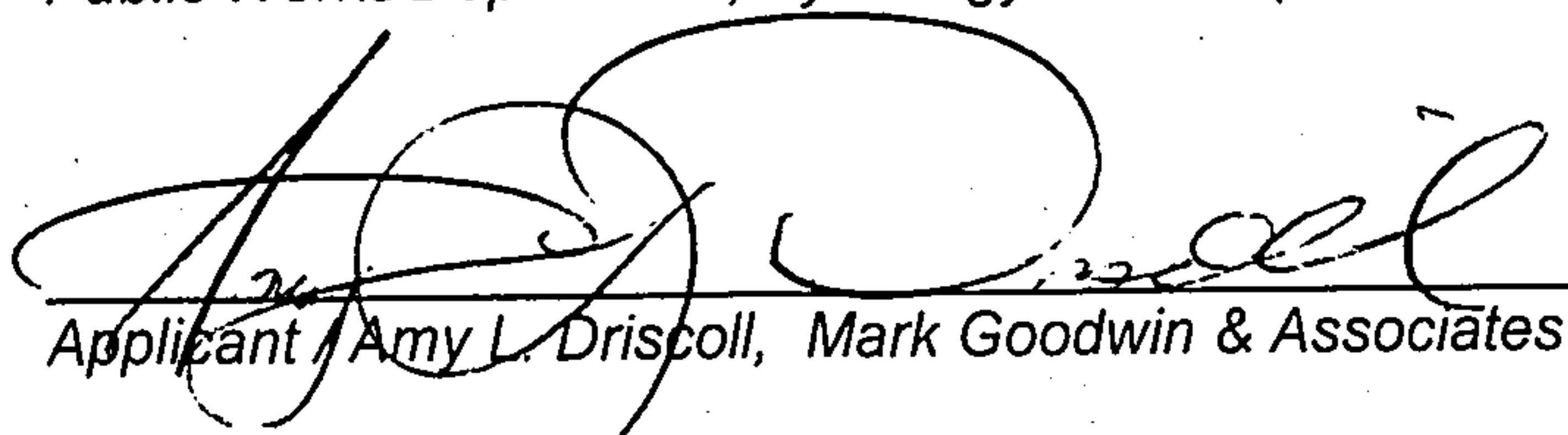
**FORM DRWS:** DRAINAGE REPORT / WATER & SEWER AVAILABILITY  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD  
APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Reserve at Four Hills  
AGIS MAP #: M-22  
LEGAL DESCRIPTION: Tract A, Block 28, Four Hills Village, Fifth Installment

X

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7/19/02 [date].

  
Applicant / Amy L. Driscoll, Mark Goodwin & Associates

7/19/02  
Date

Hydrology Division Representative

7-19-02 gm  
Date

X

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 9/12/01 [date].

  
Applicant / Agent Amy L. Driscoll, Mark Goodwin & Associates

7/19/02  
Date

Utility Division Representative

7/19/02  
Date

DRB# \_\_\_\_\_ - 1001562



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: July 18, 2002

TO CONTACT NAME: Bernadette Mares  
COMPANY/AGENCY: Mark Goddard & Assoc  
ADDRESS/ZIP: PO Box 90606 87199  
PHONE/FAX #: 505-222-2200 / 797-9539

Thank you for your inquiry of 7-18-02 requesting the names of **Recognized**  
(date)

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, Block 28, Four Hills Village

zone map page(s) M-22

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Four Hills Village H.O.A

**Neighborhood Association**

Contacts: B. James Rowe

906 Lamp Post Cir SE

293-5392 (w) 87123

Carlton Canada

900 Lamp Post Cir SE

294-3296 (w) 87123

**Neighborhood Association**

Contacts: \_\_\_\_\_

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana S. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

**CERTIFIED MAIL RECEIPT***(Domestic Mail Only; No Insurance Coverage Provided)*

ALBUQUERQUE, NM 87123

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT 01038  
 Postmark Here  
 Clerk: KY86MK  
 07/19/02

Sent To James B Loye  
 Street, Apt. No., or PO Box No. 906 Lamp Post Cir SE  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, January 2001

See Reverse for Instructions

**U.S. Postal Service****CERTIFIED MAIL RECEIPT***(Domestic Mail Only; No Insurance Coverage Provided)*

ALBUQUERQUE, NM 87123

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT 01038  
 Postmark Here  
 Clerk: KY86MK  
 07/19/02

Sent To Mr Carlton Canada day  
 Street, Apt. No., or PO Box No. 900 Lamp Post Cir SE  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, January 2001

See Reverse for Instructions



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** March 12, 2008  
**Zone Atlas Page:** M-22  
**Notification Radius:** 100 Ft.

**Project#** 1001562  
**App#**08DRB-70071

**Cross Reference and Location:** SEA BISCUIT DR BETWEEN SECRETARIAT  
AVE AND SEATTLE SLEW AVE

**Applicant:** PULTE HOMES OF NEW MEXICO INC  
7445 PAN AMERICAN FRWY NE  
ALBUQUERQUE, NM 87109

**Agent:** MARK GOODWIN & ASSOCIATES  
PO BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** FEBRUARY 22, 2008  
**Signature:** ERIN TREMLIN



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

APPLICANT: Pulte Homes of New Mexico, Inc. PHONE: 341-6800  
 ADDRESS: 7445 Pan American Frewy, NE FAX: 341-6877  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Reserve at Four Hills - Vacation of Temporary Drainage Easement

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Lots 11-P1, 12-P1, 13-P1 & Tract 1-A Block: 1 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Reserve at Four Hills Subdivision  
 Existing Zoning: R-D Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M-22 UPC Code: 102205520108630248

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1001562

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 3/1 Total area of site (acres): 0.7208  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sua Biscuit Drive  
 Between: Secretariat Ave and Seattle Slew Ave

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

**SIGNATURE**

[Signature] DATE 2-8-08  
 (Print) Gregory J. Kranik, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>28DRB - 70021</u>	<u>VPE</u>	_____	\$ _____
<input checked="" type="checkbox"/>	All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	All case #'s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	Case history #'s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
		Hearing date <u>March 12, 2008</u>			
		Total	\$ _____		

[Signature] 2/13/08  
 Planner signature / date

Project # 1001562

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)  
 \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**  
 \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.  
 \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**  
 **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**  
 \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
 (Not required for City owned public right-of-way.)  
 \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the request  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**  
 **SIDEWALK WAIVER (DRB21)**  
 \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**  
 \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**  
 **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**  
 \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**  
 **VACATION OF RECORDED PLAT (DRB29)**  
 \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**  
 \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Gregory J. Krenik, PE  
 Applicant name (print)  
2-12-08  
 Applicant signature / date

Form revised 4/07  
[Signature] 2/13/08  
 Planner signature / date

Project # 1001562



- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed
- Application case numbers  
08DRB-10071

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	O WN ER ST AT E	OW NER ZIP CODE	PRO PER TY CLA SS	TAX DIS TRI CT	LEGAL
1	1022055 2010863 0248	PULTE HOMES OF NM INC	7445 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	TR A PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .7208 AC
2	1022055 2110933 0251	WOOLF BRIAN D & SHARON D	701 SECRETARIAT AVE SE	ALBUQUERQUE	NM	87123	R	A1A	LT 10-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .2139 AC
3	1022055 2190933 0252	BULTMANN GARY W	705 SECRETARIAT AVE SE	ALBUQUERQUE	NM	87123	R	A1A	LT 9-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .1683 AC
4	1022055 2250933 0253	TERNES ALEX L & JUDY R	709 SECRETARIAT AVE SE	ALBUQUERQUE	NM	87123	R	A1A	LT 8-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .1683 AC
5	1022055 2010613 0246	DUFFY DEVLYN E	1215 SEA BISCUIT DR SE	ALBUQUERQUE	NM	87123	R	A1A	LT 15-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .1600 AC
6	1022055 2170663 0726	SPRIET CLAYTON P & PAMELA H	1209 CANNONADE CT SE	ALBUQUERQUE	NM	87123	R	A1A	LT 26-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .2012 AC
7	1022055 2010683 0247	TAPIA MARY H & STELLA TAPIA	1209 SEA BISCUIT DR SE	ALBUQUERQUE	NM	87123	R	A1A	LT 14-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .1600 AC
8	1022055 2180733 0727	ABEYTA NORMAN R JR & LORRAINE M	1205 CANNONADE CT SE	ALBUQUERQUE	NM	87123	R	A1A	LT 27-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .2012 AC
9	1021055 4864291 0130	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1A	TR 1-A FINAL PLAT FOR JUAN TABO HILLS UNIT 1 CONT 56.5188 AC
10	1022055 2150523 0724	DROELLE THOMAS O & LISAR	1219 CANNONADE CT SE	ALBUQUERQUE	NM	87123	R	A1A	LT 24-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .2568 AC
11	1022055 2010543 0236	NEWELL DAVID P & NANCY L	1219 SEA BISCUIT DR SW	ALBUQUERQUE	NM	87123	R	A1A	LT 16-P1 BLK 1 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .1600 AC
12	1022055 2170603 0725	RIGGON L DOUGLAS & GLENDA J	1215 CANNONADE CT SE	ALBUQUERQUE	NM	87123	R	A1A	LT 25-P1 BLK 2 PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION CONT .1888 AC
13	1022055 2021063 0237	BOYD HARRY V & JOYCE H TRUSTEES BOYD LIVING TRUST	20 SUSANNAH CT	LAKE JUANALUSKA	NC	28745	R	A1A	*00090028FOUR HILLS VILLAGE TENTH INST
14	1022055 2181063 0239	WAHLER VICENT C JR & JEANETTE M	708 RATON AVE SE	ALBUQUERQUE	NM	871234224	R	A1A	*00070028FOUR HILLS VILLAGE TENTH INST
15	1022055 2101063 0238	SILVA JILL E & RICKY A	704 RATON AVE SE	ALBUQUERQUE	NM	87123	R	A1A	*00080028FOUR HILLS VILLAGE TENTH INSTAL
16	1022055 0490843 0815	JUAN TABO HILLS LLC	8910 ADAMS ST SE	ALBUQUERQUE	NM	87110	V	A1A	TR 6 BULK LAND PLAT FOR JUAN TABO HILLS CONT 65.5806 AC
1	1022055	STERMER DOROTHY L	1201 CANN	ALBUQU	NM	8712	R	A1A	LT 28-

7	2180793 0728		ONADE CT S E	UERQU E	3		P1 BLK 2 PLAT FOR RESERVE A T FOUR HILLS SUBDIVISION CO NT .1875 AC
---	-----------------	--	-----------------	------------	---	--	---

OR CURRENT RESIDENT  
102205521807330727  
ABEYTA NORMAN R JR & LORRAINE  
M  
1205 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521505230724  
DROELLE THOMAS O & LISA R  
1219 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520105430236  
NEWELL DAVID P & NANCY L  
1219 SEA BISCUIT DR SW  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521010630238  
SILVA JILL E & RICKY A  
704 RATON AVE SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520106830247  
TAPIA MARY H & STELLA TAPIA  
1209 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521109330251  
WOOLF BRIAN D & SHARON D  
701 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

Project# 1001562  
JOE KOPRIVNKAR  
Tijeras Arroyo NA  
13008 NANDINA WAY SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205520210630237  
BOYD HARRY V & JOYCE H  
TRUSTEES BOYD LIVING TRUST  
20 SUSANNAH CT  
LAKE JUNALUSKA, NC 28745

OR CURRENT RESIDENT  
102205520106130246  
DUFFY DEVLYN E  
1215 SEA BISCUIT DR SE  
ALBUQUERQUE, NM 87123

Project# 1001562  
102205520108630248  
PULTE HOMES OF NM INC  
7445 PAN AMERICAN FWY NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
102205521706630726  
SPRIET CLAYTON P & PAMELA H  
1209 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205522509330253  
TERNES ALEX L & JUDY R  
709 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

Project# 1001562  
MARK GOODWIN & ASSOC., PA  
PO BOX 90606  
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT  
102205521909330252  
BULTMANN GARY W  
705 SECRETARIAT AVE SE  
ALBUQUERQUE, NM 87123

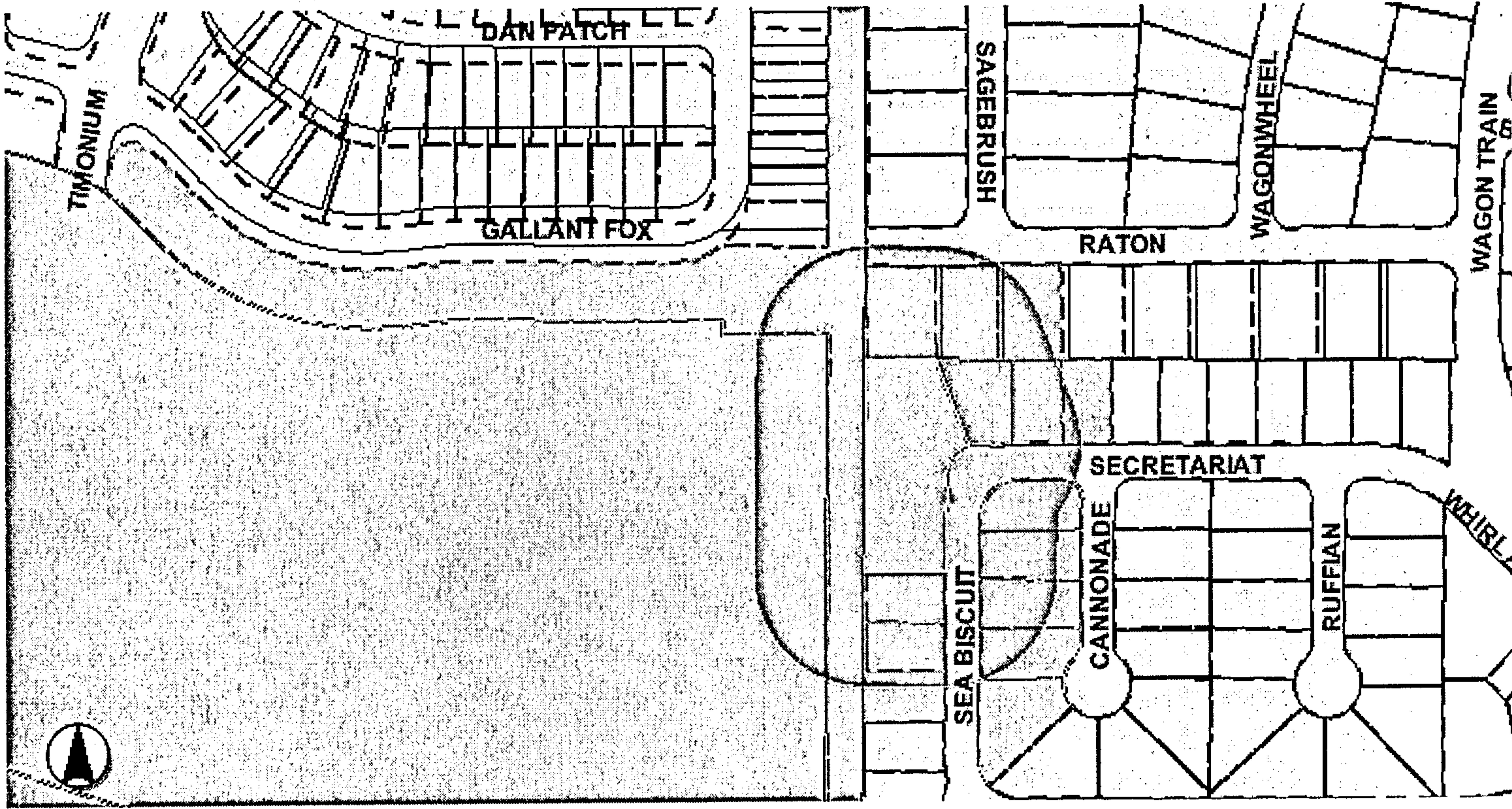
OR CURRENT RESIDENT  
102205504908430815  
JUAN TABO HILLS LLC  
8910 ADAMS ST SE  
ALBUQUERQUE, NM 87110

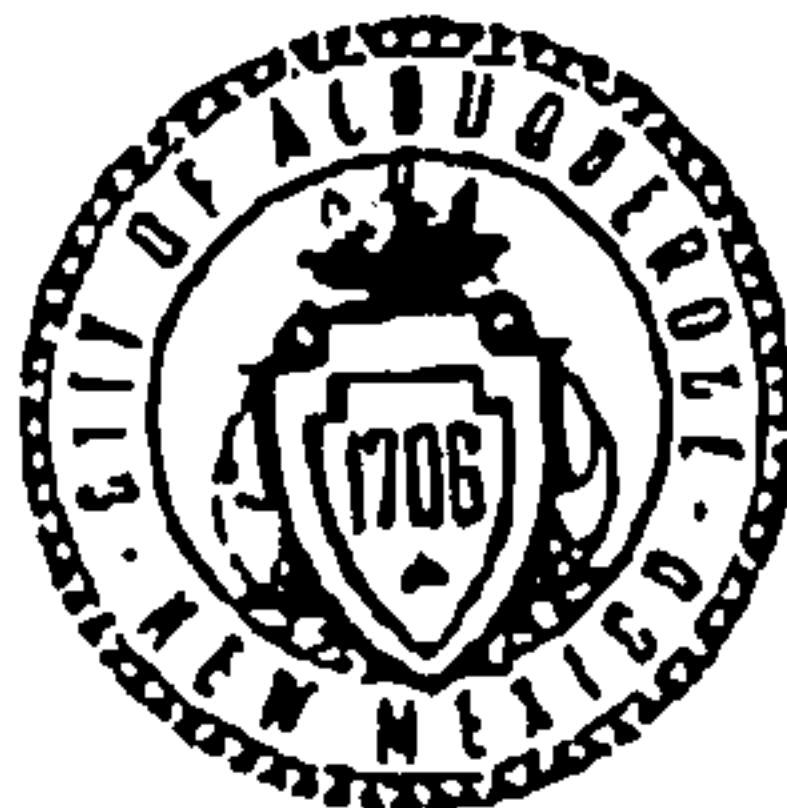
OR CURRENT RESIDENT  
102205521706030725  
RIGGON L DOUGLAS & GLENDA J  
1215 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521807930728  
STERMER DOROTHY L  
1201 CANNONADE CT SE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
102205521810630239  
WAHLER VICENT C JR & JEANETTE M  
708 RATON AVE SE  
ALBUQUERQUE, NM 87123 4224

Project# 1001562  
PAUL F KINAHAN  
Tijeras Arroyo NA  
801 CALLE CORONADO SE  
ALBUQUERQUE, NM 87123





# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: February 11, 2008

TO CONTACT NAME: Lisa Anglada  
 COMPANY/AGENCY: Mark Goodwin & Assoc.  
 ADDRESS/ZIP: P.O. Box 90606 87199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of February 11, 2008 (date) requesting the names of ALL Affected

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 11-PI, 12-PI, 13-PI & Tract 1-A Block 1 of Reserve at Four Hills Subdivision  
 zone map page(s) M-22.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Tijeras Arroyo NA.  
 Neighborhood or Homeowner Association  
 Contacts: Paul F. Kinahan  
801 Calle Coronado SE 87123  
294-1354 (h)  
Joe Koprivnikar  
13008 Nandina Way SE 87123  
275-7519 (h)

Neighborhood or Homeowner Association

Contacts:

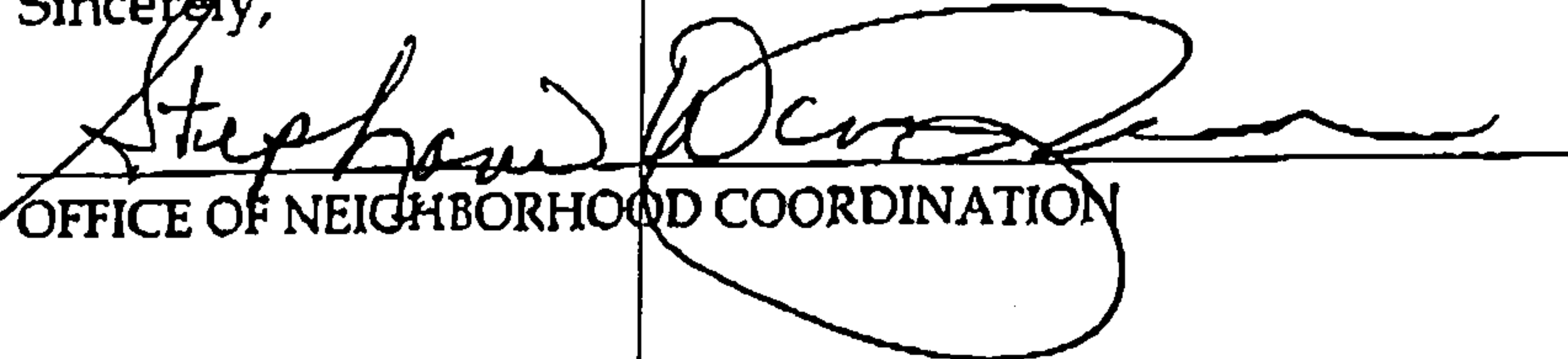
See reverse side for additional Neighborhood and/or Homeowner Associations

YES { } NO {X}

**Information:**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

  
 OFFICE OF NEIGHBORHOOD COORDINATION

.....  
 ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.  
 .....



PO Box 90606  
Albuquerque, NM 87199  
(505) 828-2200  
(505) 797-9539 fax  
lisa@goodwinengineers.com  
www.goodwinengineers.com

**Mark Goodwin & Associates**

# Fax

**To:** Stephani Winklepleck

**From:** Lisa Anglada

**Fax:** 924-3913

**Pages:** 2

**Re:** Reserve at Four Hills

**Date:** 2/11/2008

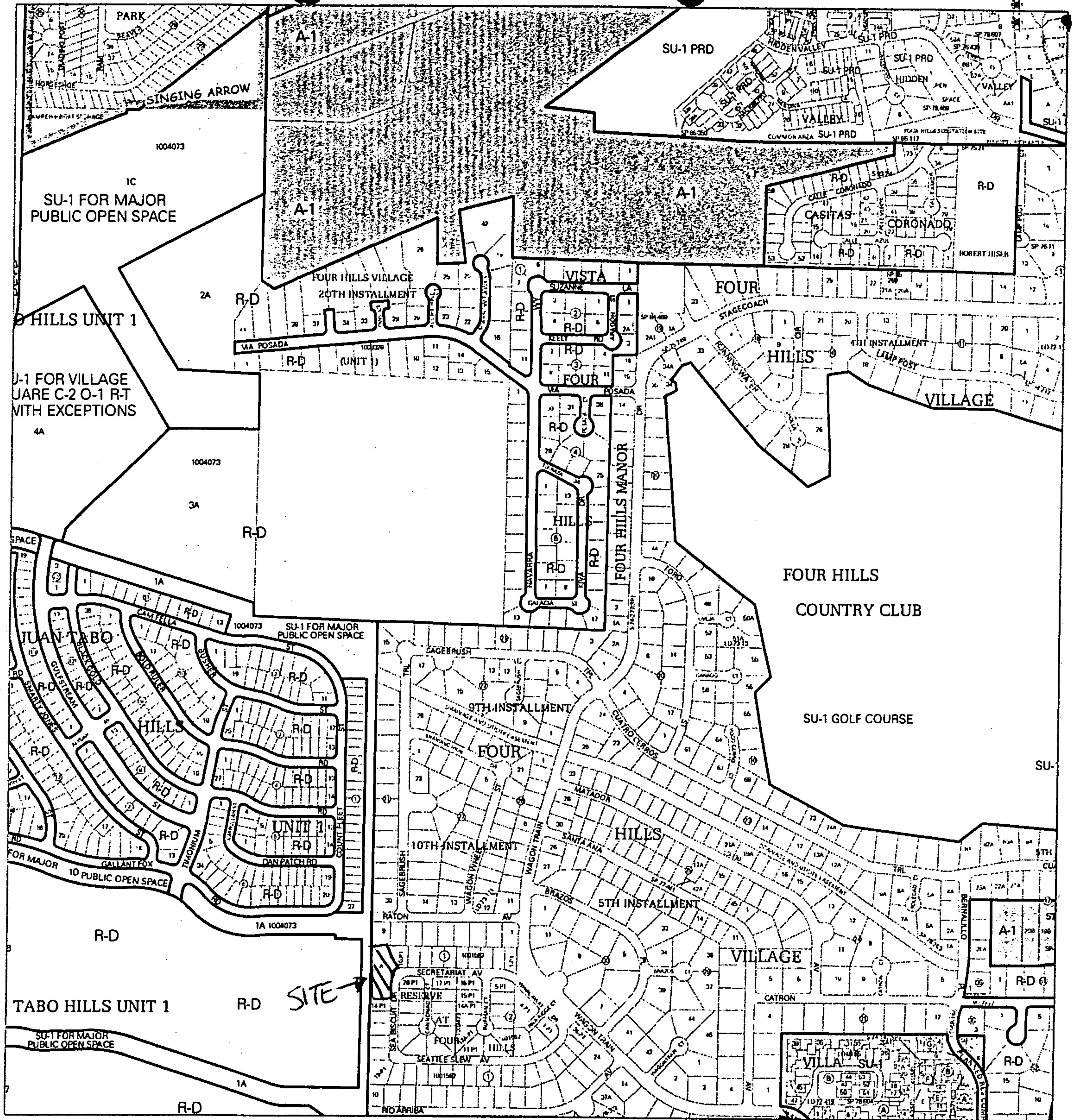
Hi Stephani,

Could you please provide us with the Recognized Neighborhood Associations for the above referenced project? Attached you will find the Zone Atlas Map with the site outlined and the following is the Legal Description:

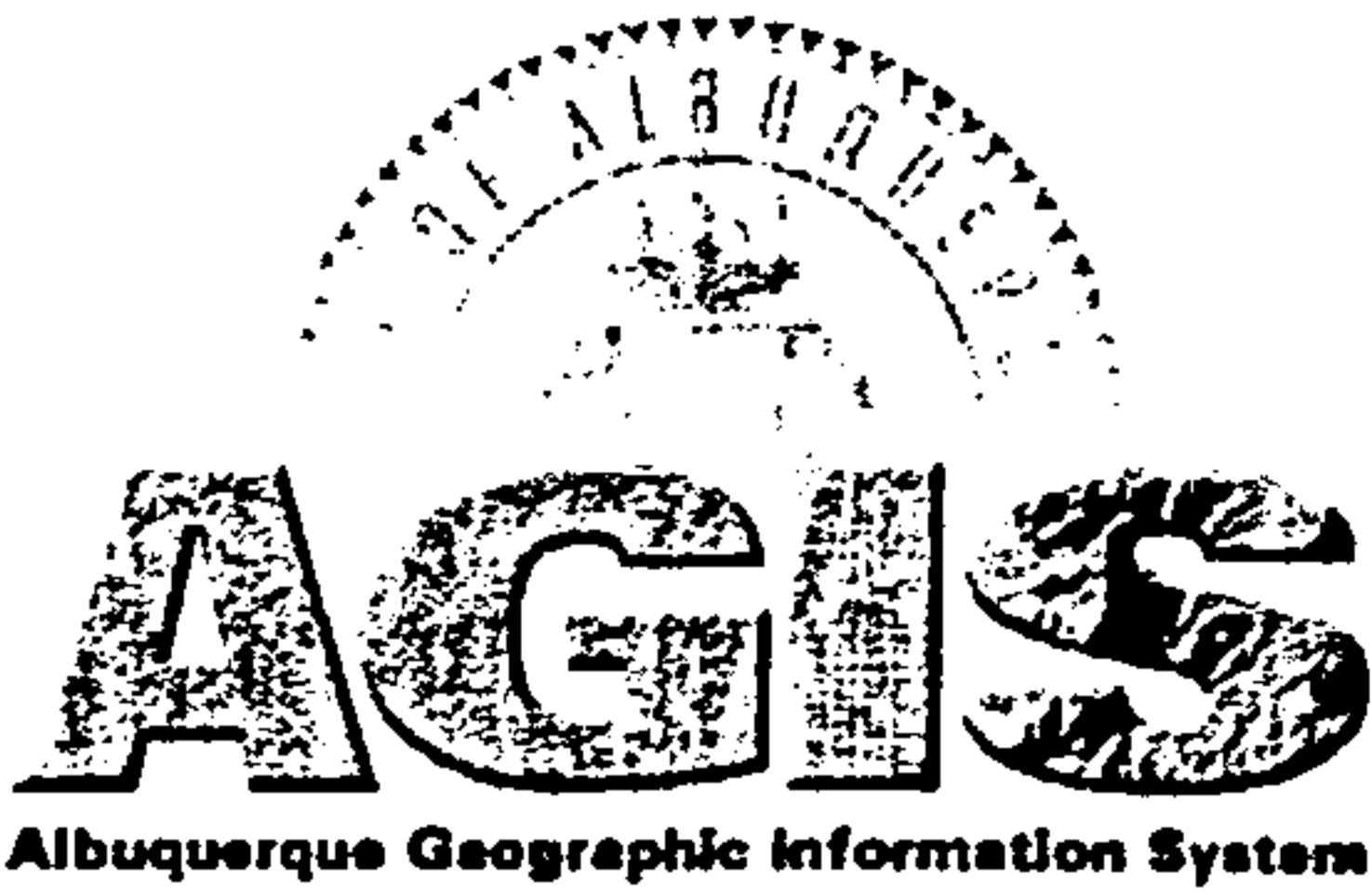
Lots 11-P1, 12-P1, 13-P1 & Tract 1-A, Block 1 of Reserve at Four Hills Subdivision

Please contact our office if you have any questions.

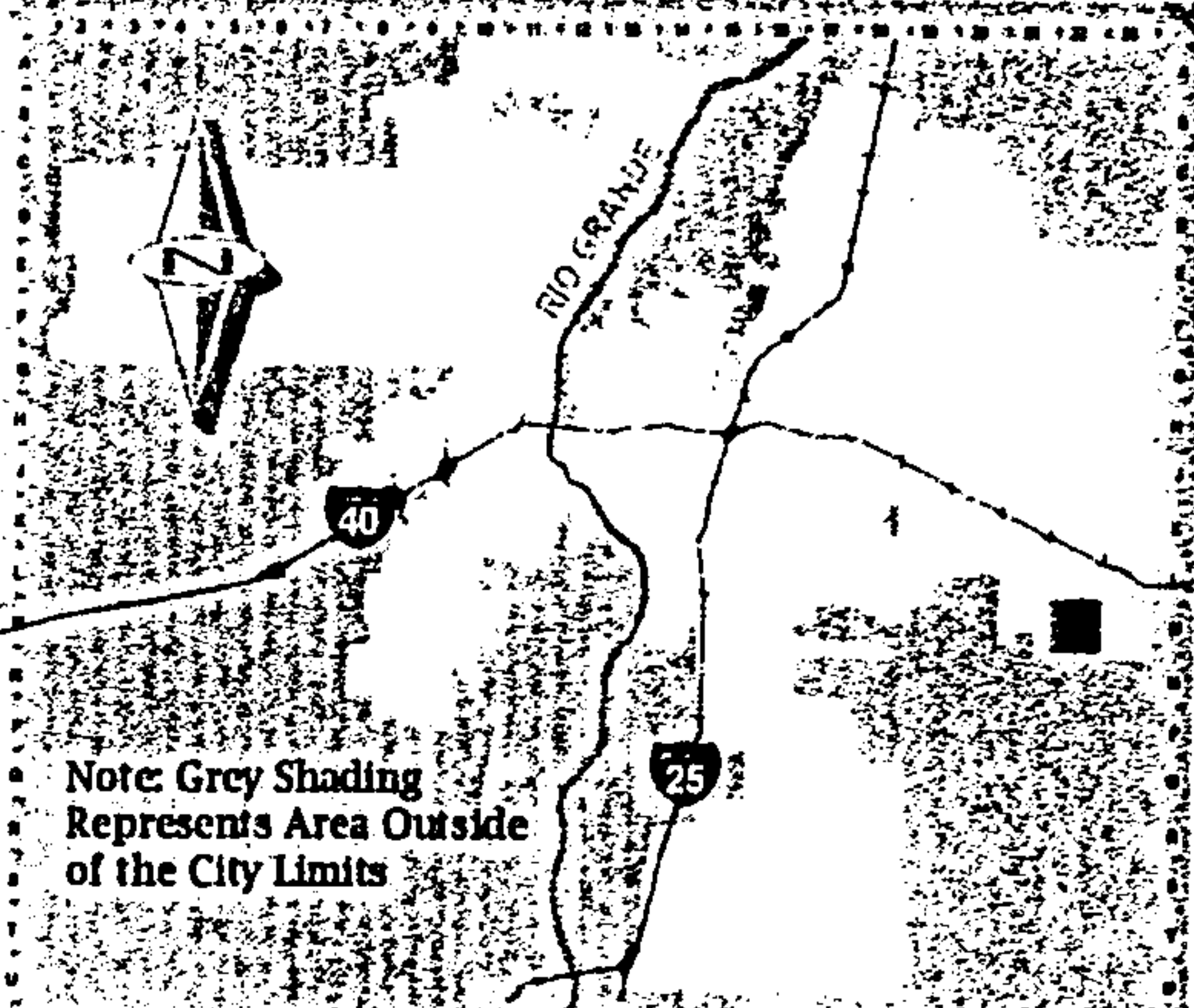
Thank You.



For more current information and more details visit: <http://www.cabq.gov/gis>












Map amended through: 1/4/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-22-Z**

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	

0 750 1,500 Feet



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

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

*February 12, 2008*

*Mr. Jack Cloud  
DRB Chairman  
City Of Albuquerque  
Design Review Committee  
P.O. Box 1293  
Albuquerque, NM 87103*

**Re: Reserve at Four Hills**

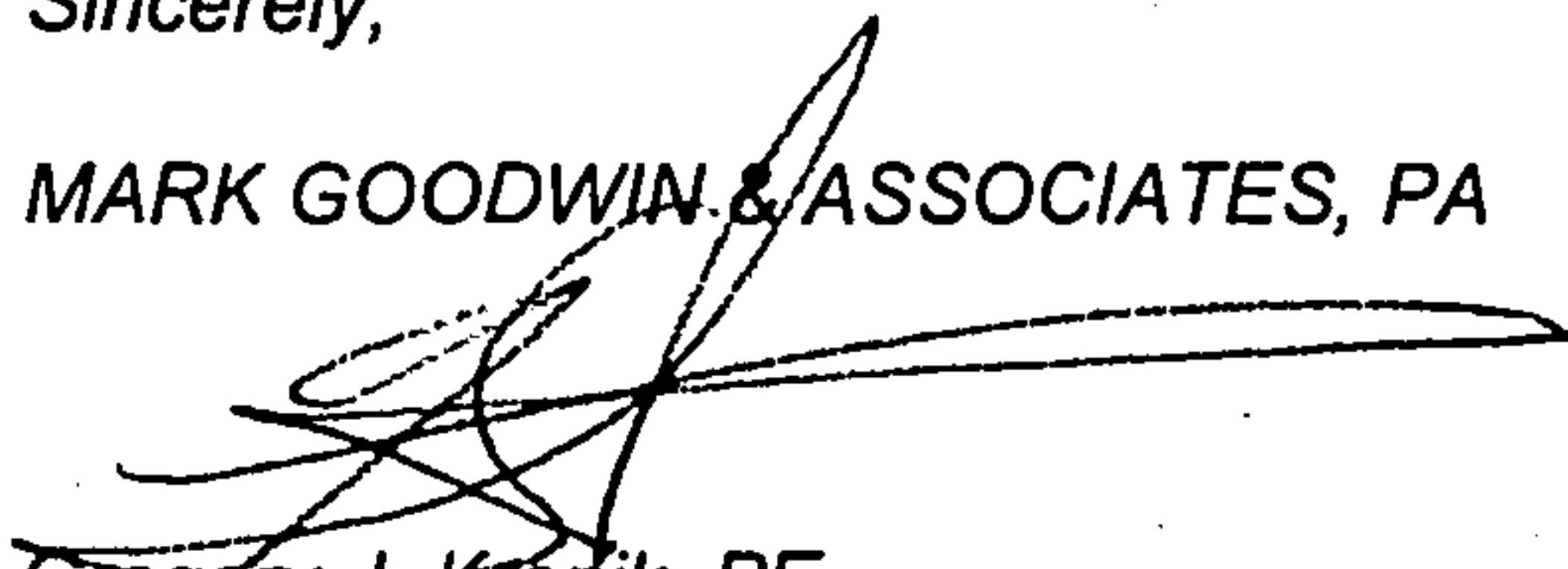
*Dear Mr. Cloud:*

*Now that down stream storm drain improvements have been completed, the owner wishes to close the existing retention pond and vacate the temporary drainage easement.*

*Please contact our office with any questions you may have.*

*Sincerely,*

**MARK GOODWIN & ASSOCIATES, PA**

  
*Gregory J. Krenek, PE  
Vice President*

**GJK/la**

**Attachment**



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
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**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
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- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

APPLICANT: Pulte Homes of New Mexico, Inc. PHONE: 341-6800  
 ADDRESS: 7445 Pan American Frwy. NE FAX: 341-6877  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Reserve at Four Hills - Preliminary / Final Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. lots 11-P1, 12-P1, 13-P1 & Tract 1-A Block: 1 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Reserve at Four Hills Subdivision  
 Existing Zoning: R-D Proposed zoning: same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M-22 UPC Code: 102205520108630248

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1001562

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 3/2 Total area of site (acres): 0.7208  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sea Biscuit Drive SE  
 Between: Secretariat Ave. SE and Seattle Stew Ave. SE  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

**SIGNATURE**

[Signature] DATE 2-20-08  
 (Print) Gregory J. Krenik, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>08DRB-70086</u>	<u>P&amp;F</u>	<u>5(3)</u>	<u>\$ 355.00</u>
	<u>CEM</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			<u>\$ 375.00</u>

Hearing date 03/12/08

Sandy Handley 02/21/08  
 Planner signature / date

Project # 1001562

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies** *Done with ORIGINAL PLAT*
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Gregory J. Krenik, PE  
Applicant name (print)  
[Signature] 2-20-08  
Applicant signature / date

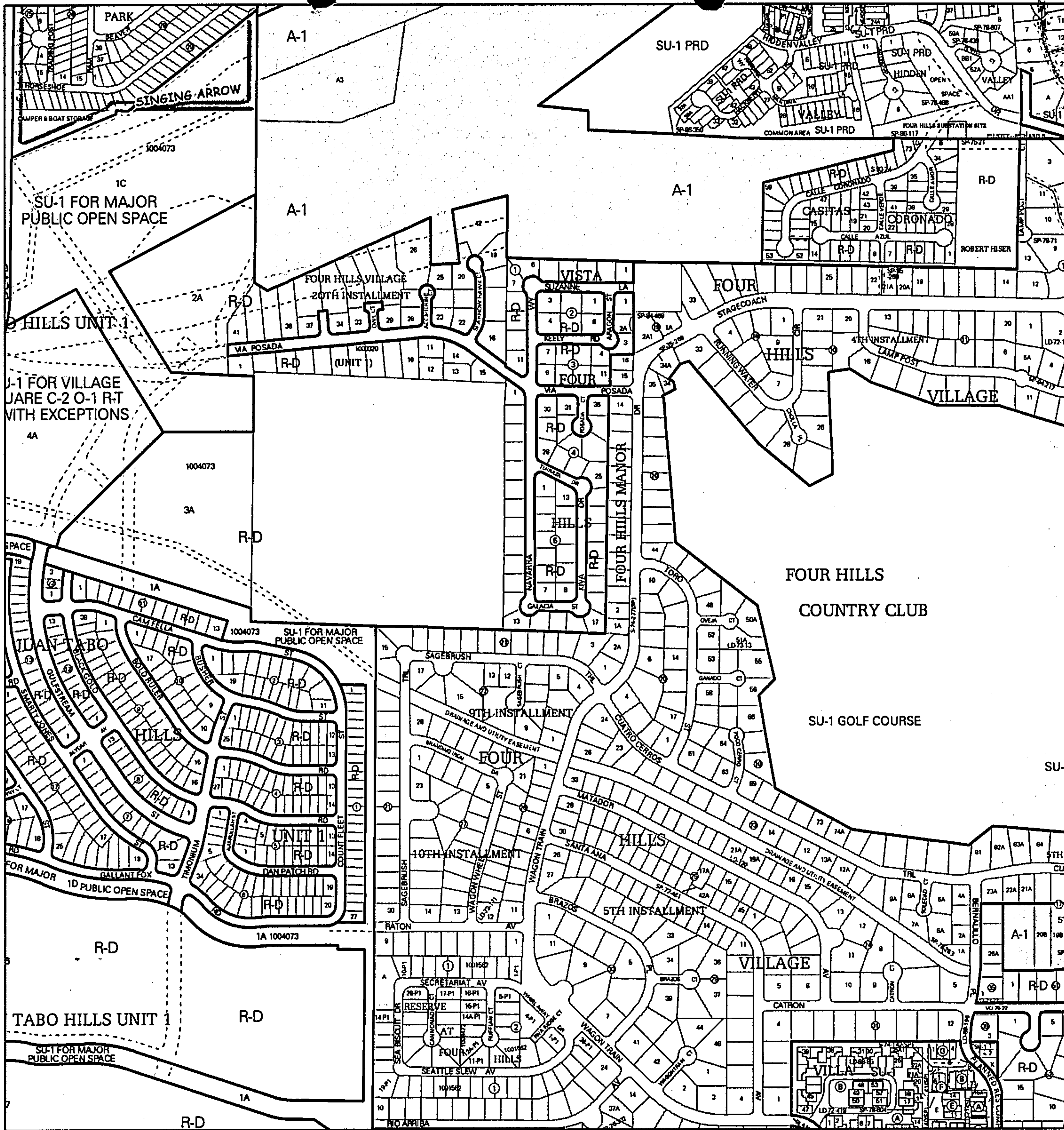


Form revised October 2007

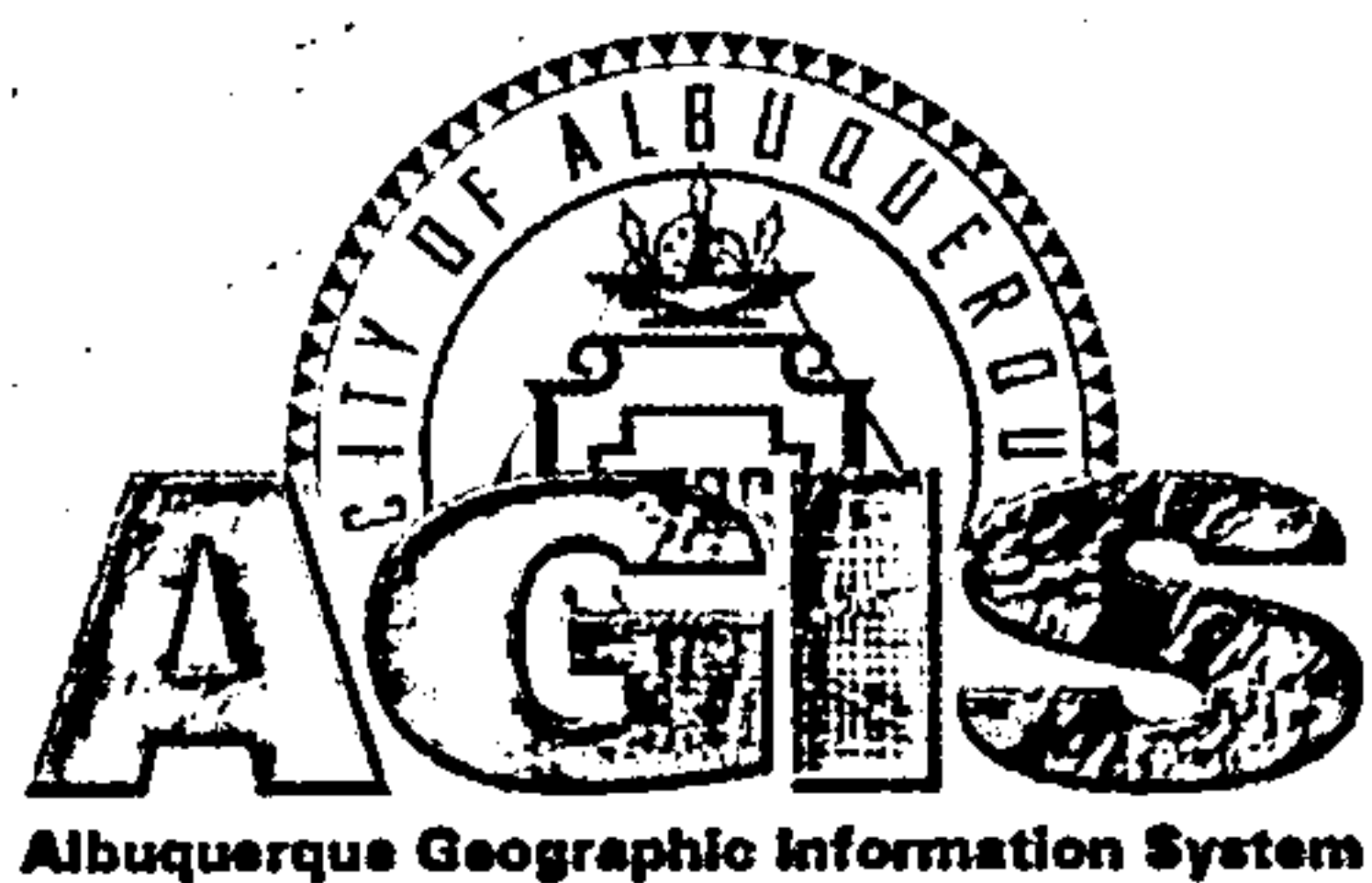
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
02DRB - 70086

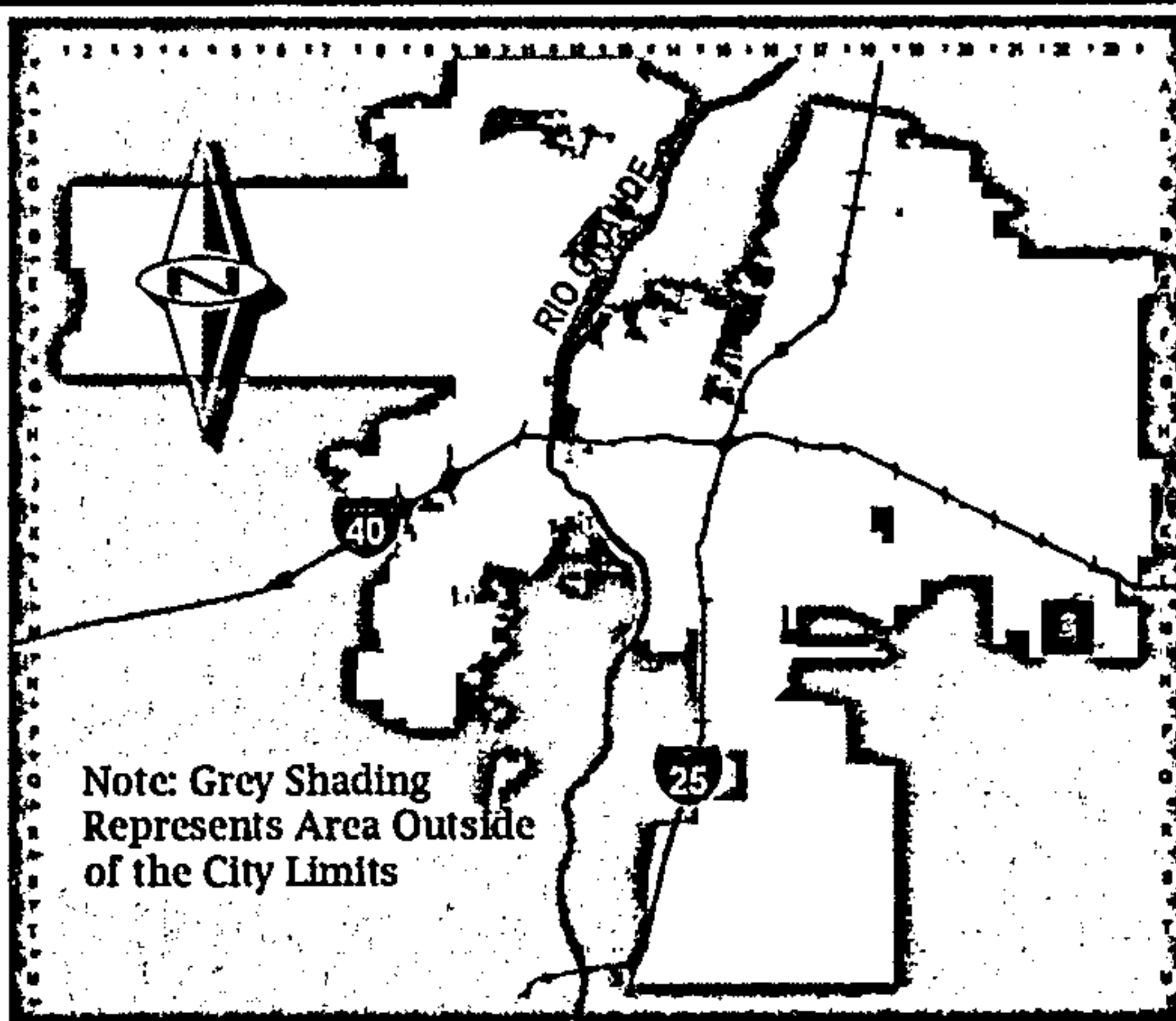
Sandy Handley 02/21/08  
Planner signature / date  
Project # 1001562



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/4/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**M-22-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





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

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

*February 20, 2008*

*Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103*

**Re: Reserve at Four Hills**

*Dear Mr. Cloud:*

*Now that down stream storm drain improvements have been completed, the owner wishes to subdivide the temporary retention pond (Tract A), into 3 residential lots and one tract. For that reason, we are submitting the DRB application for Preliminary and Final Plat Approval.*

*Please contact our office if you have any questions or comments.*

*Sincerely,*

**MARK GOODWIN & ASSOCIATES, PA**



*Gregory J. Krenik, PE  
Vice President*

*GJK/la*

*Attachments*

1001562  
Manzano

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Pulte Homes of New Mexico, Inc. ("Developer") effective as of this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, and pertains to the subdivision commonly known as Reserve at Four Hills, and more particularly described as Tract A, Block 1, Reserve at Four Hills Subdivision, recorded in the records of the Bernalillo County Clerk's office November 7, 2002, Book 2002C, Page 358. (the "Subdivision".) The following individual lots comprise the subdivision:

*See attached Subdivision Plat Addresses*

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

Doc# 2008018926

02/20/2008 02:48 PM Page: 1 of 4  
AGRE R:\$15.00 M. Toulouse, Bernalillo County





2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

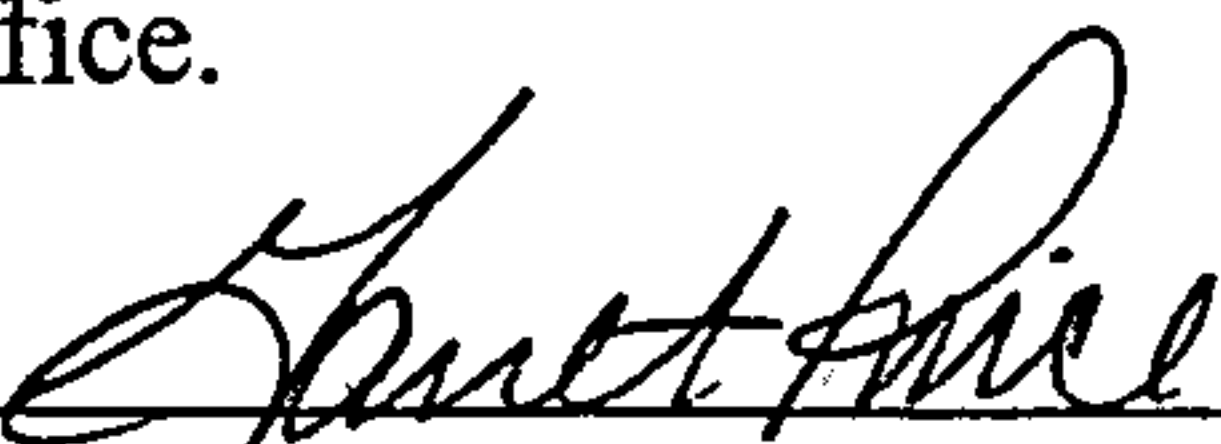
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

  
\_\_\_\_\_  
Signature


Garret Price - Vice President  
Name (typed or printed) and title

Pulte Homes of New Mexico, Inc.  
Developer

STATE OF NEW MEXICO }

COUNTY OF BERNALILLO }

This instrument was acknowledged before me on Feb 18 2008 by Garret Price  
as VP of Land of Pulte Homes of New Mexico, Inc., a New Mexico corporation.

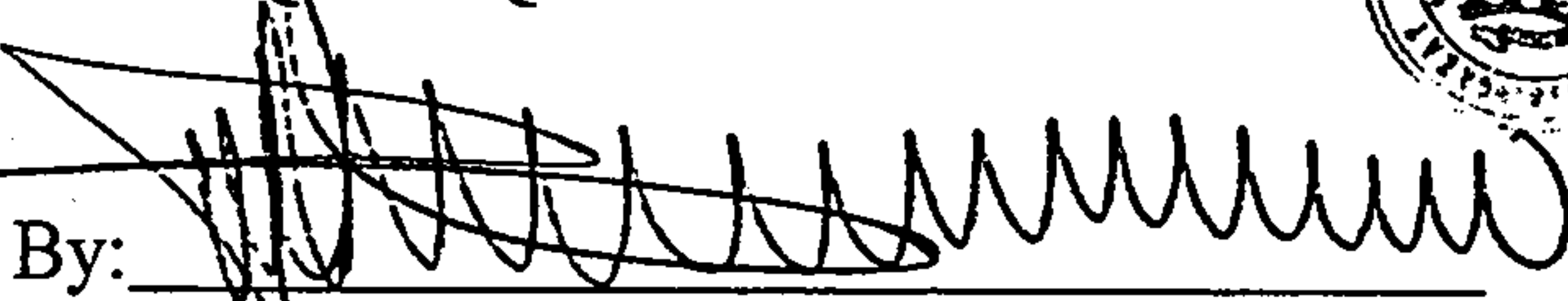
  
\_\_\_\_\_  
Notary Public

My commission expires:  
\_\_\_\_\_



OFFICIAL SEAL  
DEBBIE P. MARQUEZ  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 5-27-10

**ALBUQUERQUE PUBLIC SCHOOLS**

By: 


Signature  
Kizito Wijenje, Director, Capital Master Plan

\_\_\_\_\_  
Name (typed or printed) and title

STATE OF NEW MEXICO }

COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 2-20-08, by Kizito Wijenje  
as Director, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

  
\_\_\_\_\_  
Notary Public

My commission expires:  
5-18-2011





Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com  
 APPLICANT: Akte Homes of New Mexico, Inc. PHONE: 341-6800  
 ADDRESS: 7445 Pan American Frwy, NE FAX: 341-6877  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** Reserve at Four Hills - Vacation of Temporary Drainage Easement

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Lots 11-P1, 12-P1, 13-P1 & Tract 1-A Block: 1 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Reserve at Four Hills Subdivision  
 Existing Zoning: R-D Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M-22 UPC Code: 102205520108630248

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1001562

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 3/1 Total area of site (acres): 0.7208  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sea Biscuit Drive  
 Between: Secretariat Ave and Seattle Slur Ave  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

**SIGNATURE**

[Signature] DATE 2-8-08  
 (Print) Gregory J. Kranik, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>28DRB - 70071</u>	<u>VPE</u>	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date March 12, 2008

[Signature] 2/13/08  
 Planner signature / date

Project # 1001562

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
    - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
    - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance or waiver
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the deferral or extension
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - Letter of authorization from the grantors and the beneficiaries (private easement only)
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Gregory J. Krenik, PE  
 Applicant name (print)  
[Signature] 2-12-08  
 Applicant signature / date



<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Checklists complete</li> <li><input checked="" type="checkbox"/> Fees collected</li> <li><input checked="" type="checkbox"/> Case #s assigned</li> <li><input checked="" type="checkbox"/> Related #s listed</li> </ul>	Application case numbers OSDBS - _____ - 70071 _____ _____	Form revised 4/07 <u>[Signature]</u> 2/13/08 Planner signature / date Project # <u>1001562</u>
--	---	---

# 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 February 26 2008 To March 12 2008

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.

Elizabeth M. ... to Mark ... 2-13-08  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2/13/08 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001562



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

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

*February 12, 2008*

*Mr. Jack Cloud  
DRB Chairman  
City Of Albuquerque  
Design Review Committee  
P.O. Box 1293  
Albuquerque, NM 87103*

**Re: Reserve at Four Hills**

*Dear Mr. Cloud:*

*Now that down stream storm drain improvements have been completed, the owner wishes to close the existing retention pond and vacate the temporary drainage easement.*

*Please contact our office with any questions you may have.*

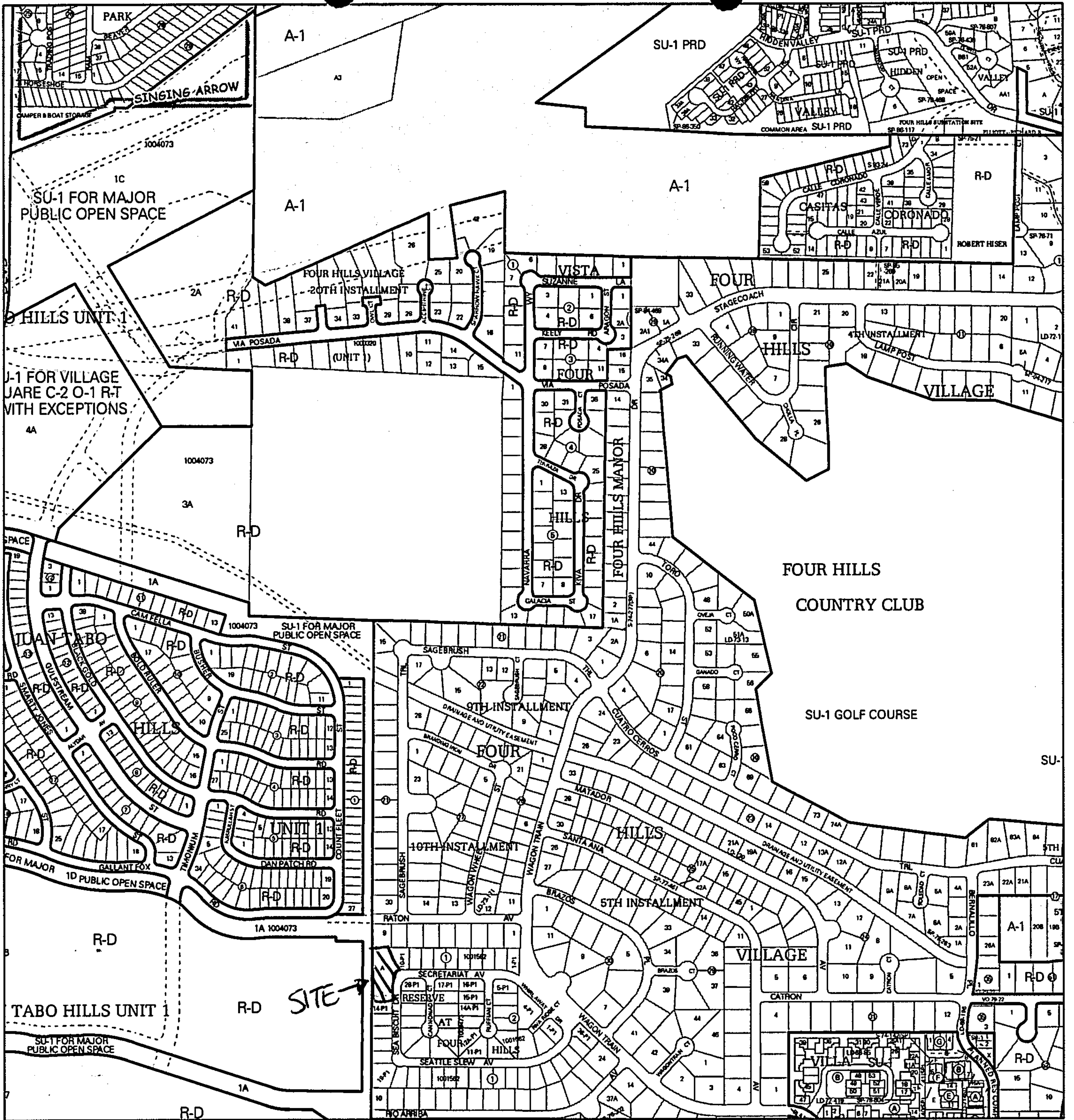
*Sincerely,*

**MARK GOODWIN & ASSOCIATES, PA**

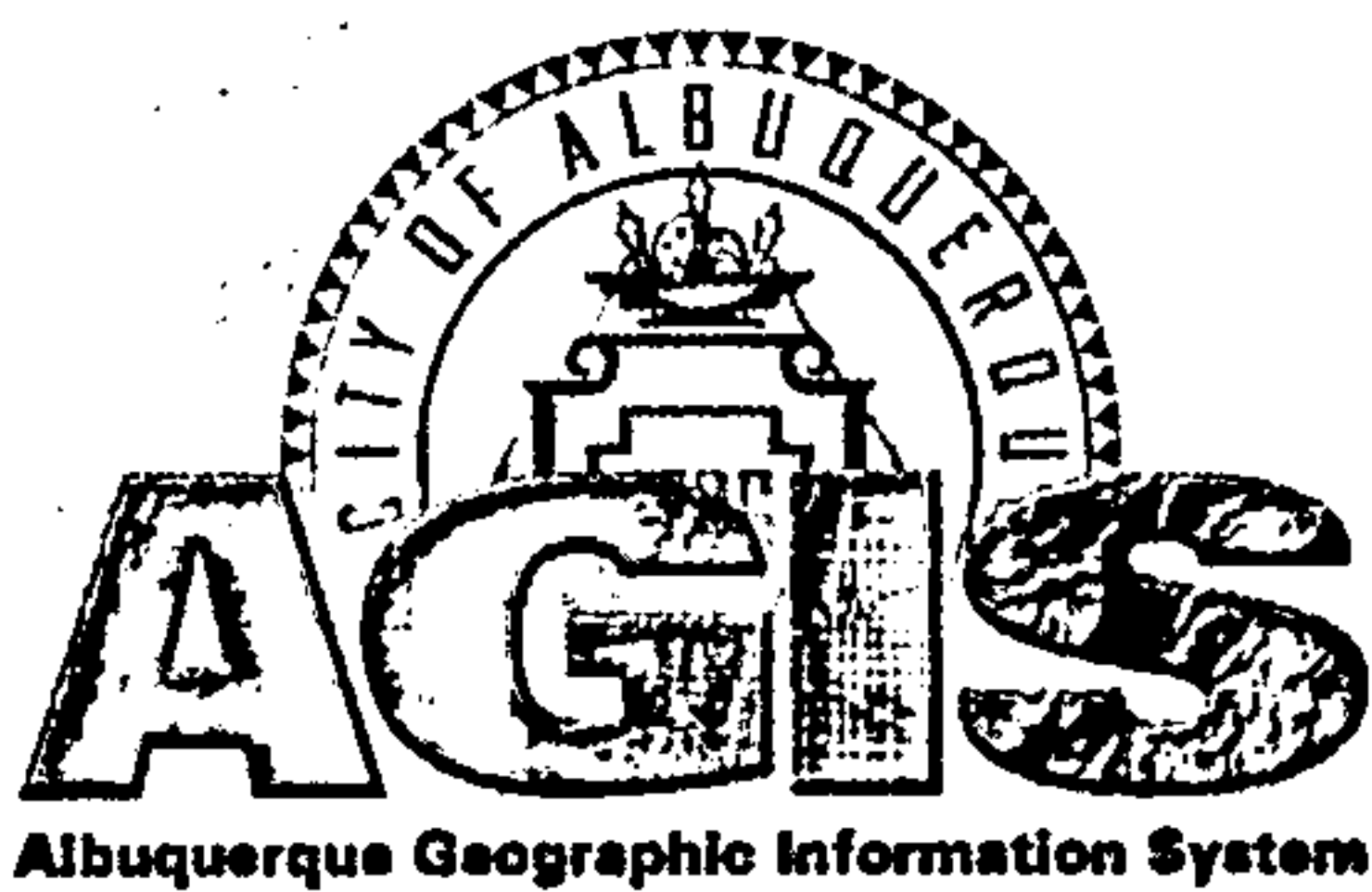
  
*Gregory J. Krelik, PE  
Vice President*

**GJK/la**

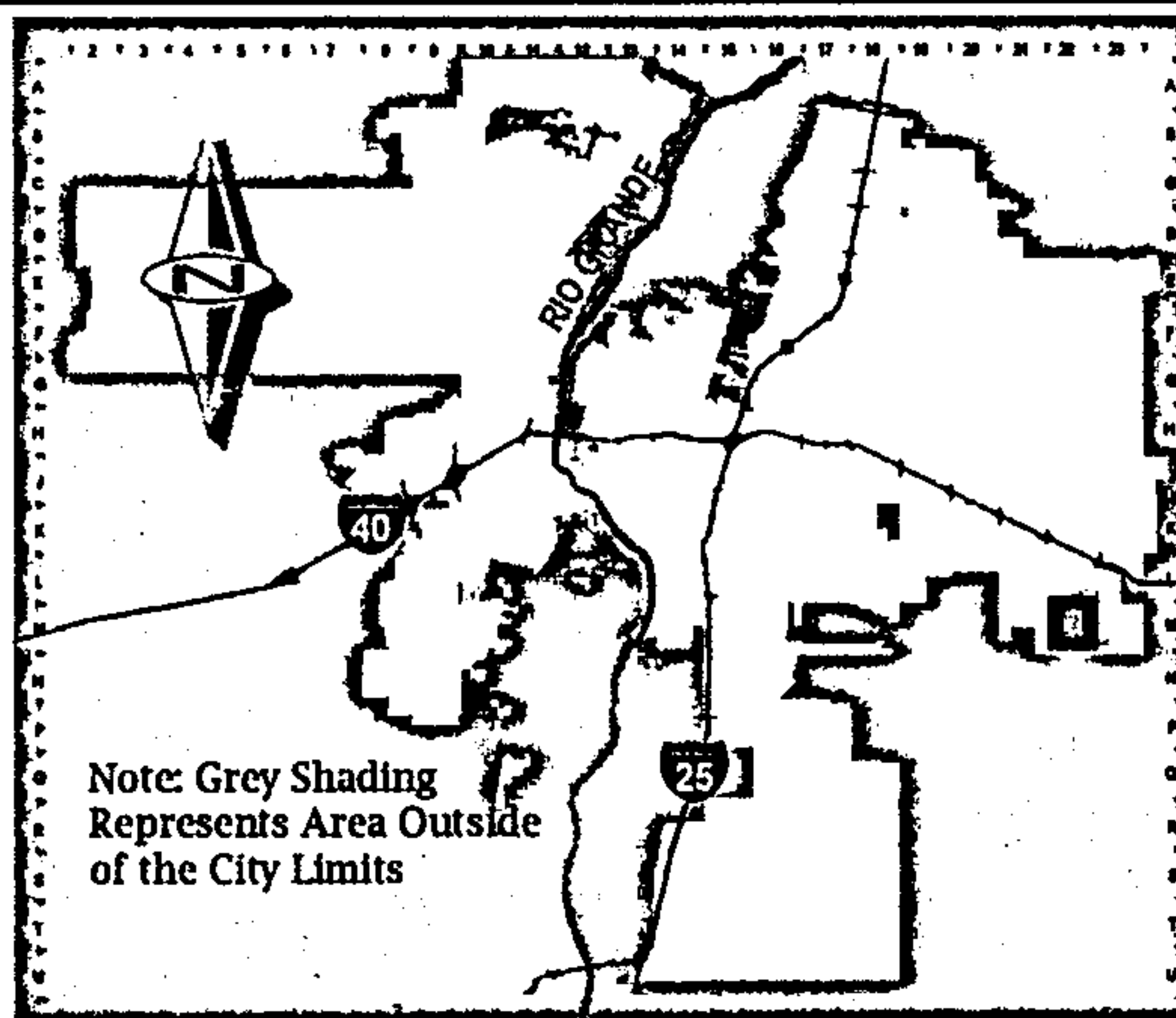
**Attachment**



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/4/2008

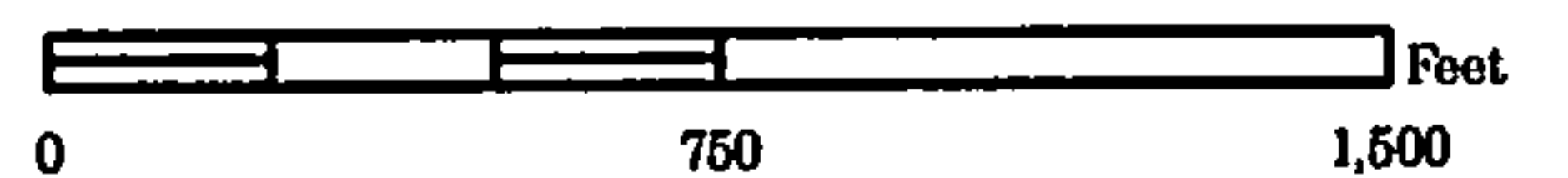


Zone Atlas Page:

**M-22-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





PO Box 90606  
Albuquerque, NM 87199  
(505) 828-2200  
(505) 797-9539 fax  
lisa@goodwinengineers.com  
www.goodwinengineers.com

**Mark Goodwin & Associates**

# Fax

**To:** Stephani Winklepleck

**From:** Lisa Anglada

**Fax:** 924-3913

**Pages:** 2

**Re:** Reserve at Four Hills

**Date:** 2/11/2008

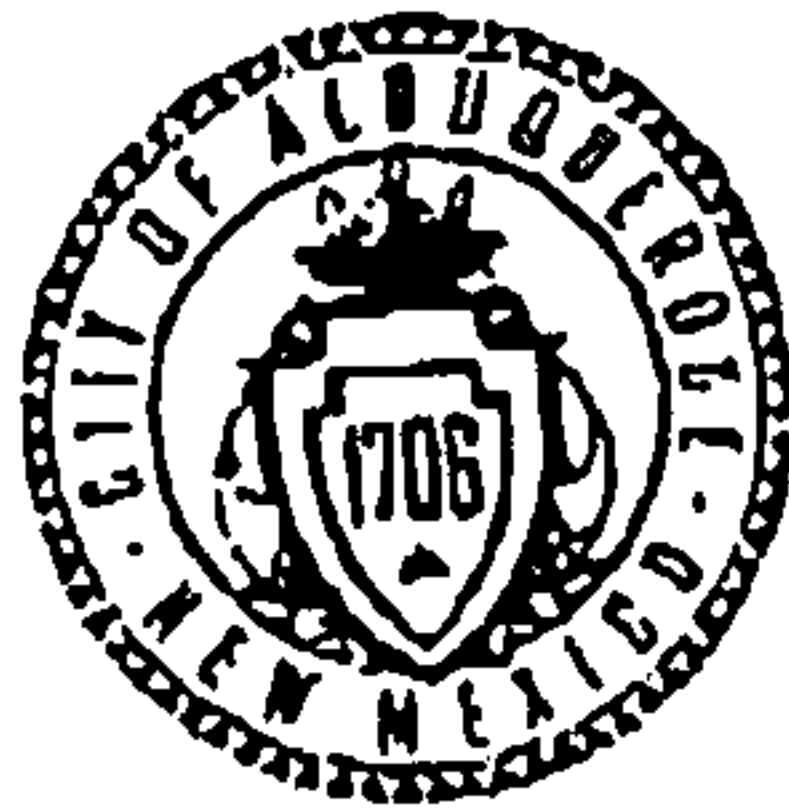
Hi Stephani,

Could you please provide us with the Recognized Neighborhood Associations for the above referenced project? Attached you will find the Zone Atlas Map with the site outlined and the following is the Legal Description:

Lots 11-P1, 12-P1, 13-P1 & Tract 1-A, Block 1 of Reserve at Four Hills Subdivision

Please contact our office if you have any questions.

Thank You.



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: February 11, 2008

TO CONTACT NAME: Lisa Anglada  
 COMPANY/AGENCY: Marta Goodwin & Assoc.  
 ADDRESS/ZIP: P.O. Box 90606 87199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of February 11, 2008 (date) requesting the names of **ALL Affected**

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 11-PI, 12-PI, 13-PI & Tract 1-A Block 1 of Reserve at Four Hills Subdivision  
 zone map page(s) M-22

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Tijeras Arroyo NA.  
 Neighborhood or Homeowner Association  
 Contacts: Paul F. Kinahan  
801 Calle Coronado SE 87123  
294-1354 (h)  
Joe Koprivnikar  
13008 Nandina Way SE 87123  
275-7519 (h)

Neighborhood or Homeowner Association

Contacts:

**See reverse side for additional Neighborhood and/or Homeowner Associations**

YES { } NO {X}

**Information:**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

.....  
**ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.**  
 .....



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

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

February 12, 2008

Mr. Paul F. Kinahan  
Tijeras Arroyo N.A.  
801 Calle Coronado SE  
Albuquerque, NM 87123

Mr. Joe Koprivnikar  
Tijeras Arroyo N.A.  
13008 Nandina Way SE  
Albuquerque, NM 87123

**Re: Reserve at Four Hills**

Dear Mr. Kinahan and Mr. Koprivnikar:

Enclosed please find a copy of the DRB Application for the Vacation of Temporary Drainage Easement for the referenced project. The anticipated date to be heard is March 12, 2008. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/a

Enclosure

7004 1350 0000 0750 7353

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87123 **OFFICIAL USE**

Postage	\$ 00.41	0114
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	02/12/2008

Sent To Mr. Paul J. Kirahan  
 Street, Apt. No.;  
 or PO Box No. 801 Calle Coronado SE  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 0750 7360

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	02/12/2008

Sent To Mr. Joe Kopriunikar  
 Street, Apt. No.;  
 or PO Box No. 13088 Nordira Way SE  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<b>D</b>	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Pulte Homes of New Mexico PHONE: (505) 341-6800  
 ADDRESS: 7445 Pan American Frwy NE FAX: (505) 341-6888  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: (505) 828-2200  
 ADDRESS: PO Box 90606 FAX: (505) 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

DESCRIPTION OF REQUEST: Reserve @ Four Hills ; SIA Extension for Subdivision  
(2 year Extension)

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Reserve @ Four Hills  
 Current Zoning: R-1 Proposed zoning: Same  
 Zone Atlas page(s): M-22 No. of existing lots: 62 No. of proposed lots: 62  
 Total area of site (acres): 16.96 Density if applicable: dwellings per gross acre: 26 dwellings per net acre: .022  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. See Attached list 10220550109630248 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Wagon Train<sup>TR</sup> SE  
 Between: Raton Ave SE and Rio Arriba Ave SE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_

06 DRB 01408

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE 10-5-06  
 (Print) Gregory J. Krulik, PE \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB - 01453</u>	<u>SIA</u>	<u>5(2)</u>	\$ <u>50.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>11/01/06</u>			Total \$ <u>145.00</u>

Sandy Hundley 09/06/06

Project # 1001562

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Signed** Pre-Annexation Agreement if Annexation required.
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

**(Temporary sidewalk deferral uses FORM-V)**

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Gregory J. Krenik, PE  
 Applicant name (print)

[Signature]  
 Applicant signature / date



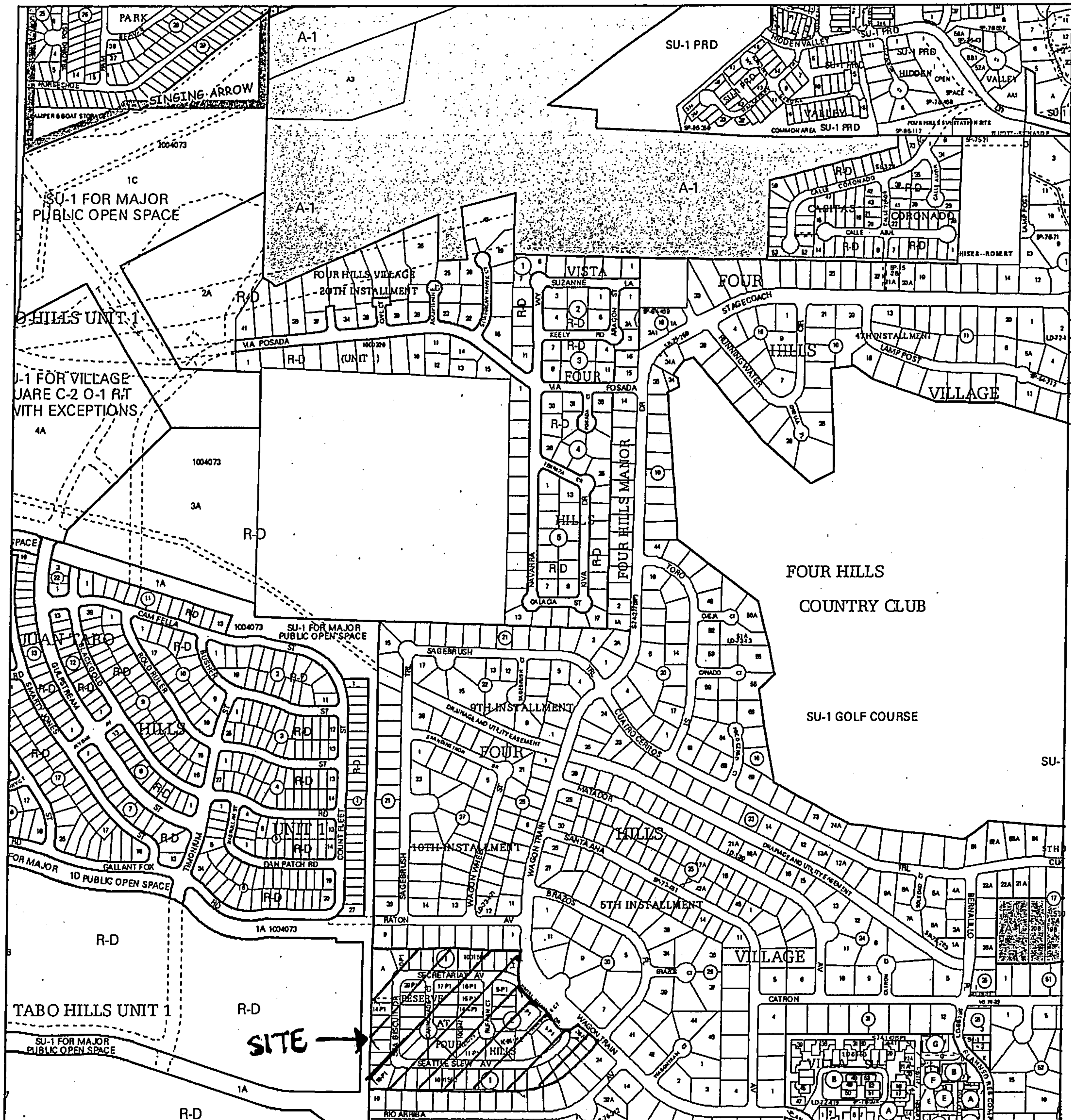
Form revised 11/04 and JUNE 05

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 06 DRB - 01453

Sandy Handley 09/06/06  
 Planner signature / date

**Project # 1001562**



For more current information and more details visit: <http://www.cabq.gov/gis>

Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-22-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



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

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

October 5, 2006

Ms. Sheran Matson, Chair  
Design Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**Re: Reserve @ Four Hills  
No. 1001562**

Dear Ms. Matson:

We are requesting a two year extension of the SIA for the above project. The outstanding issues can not be settled before the expiration of the existing SIA.

Please contact our office with any questions you may have.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenk, PE  
Vice President

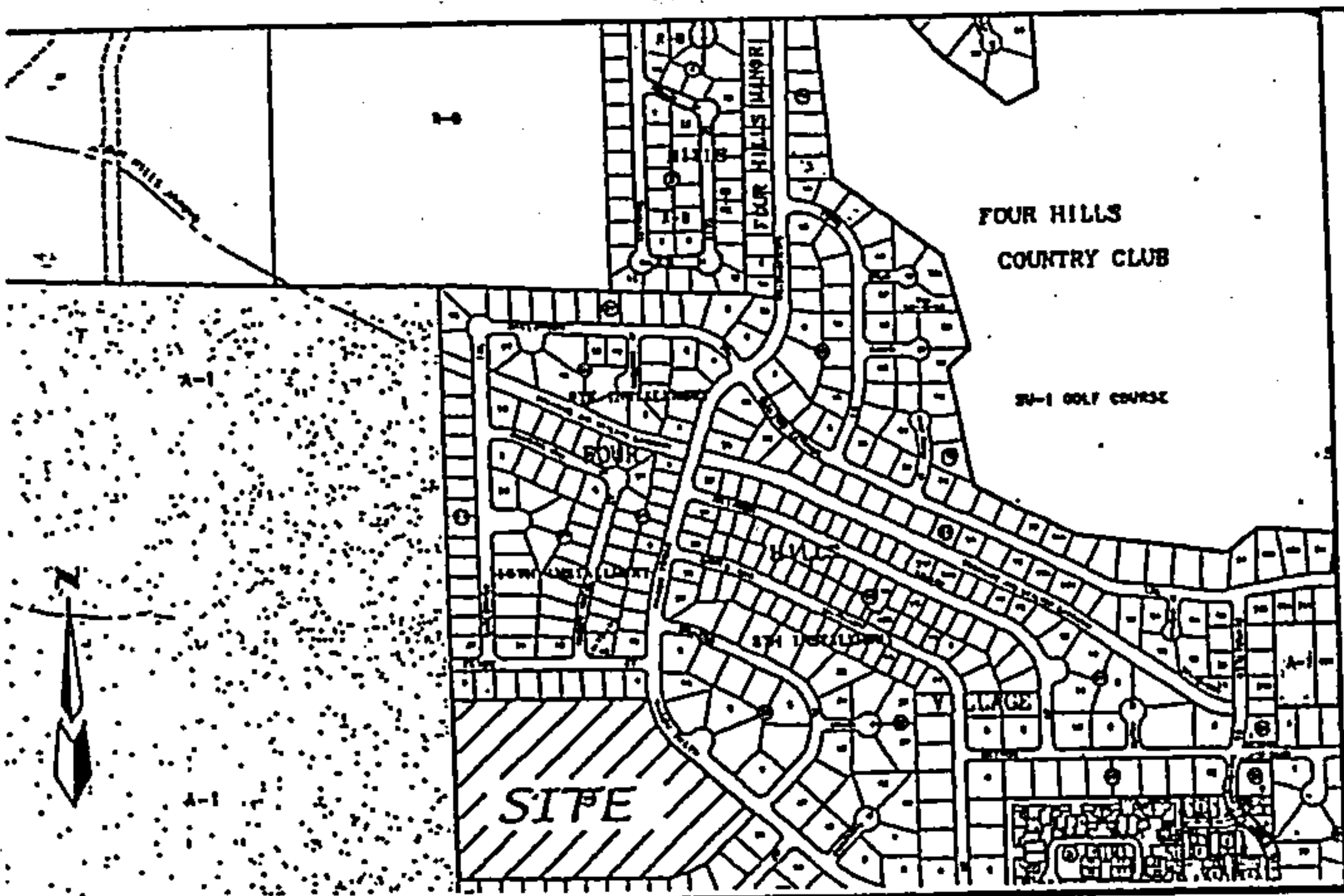
GJK/la



Reserve @ Four Hills Subdivision

UPC No.

102205520108630248	102205523605230721
102205520106830247	102205523506030720
102205520106130246	102205523506630719
102205520105430236	102205523507330718
102205520104830235	102205523507930717
102205520104130234	102205524807930716
102205520103230233	102205524807330715
102205521003130232	102205524806630714
102205521703130231	102205524806030713
102205522403130230	102205524605130712
102205523103130229	102205525104530711
102205523703130228	102205526104530710
102205524403130227	102205526705130709
102205525003130226	102205526605930708
102205525703130225	102205526606530707
102205526303130224	102205526607130706
102205527003130223	102205526607830705
102205527603130222	102205527806630704
102205528303130221	102205527704830703
102205529003330220	102205528604930702
102205529603730219	102205529105530701
102205530104230218	102205523104530722
102205530504730217	
102205530805230216	
102205521109330251	
102205521909330252	
102205522509330253	
102205523209330254	
102205523809330255	
102205524409330256	
102205525109330257	
102205525809330258	
102205526409330259	
102205527109330260	
102205521807930728	
102205521807330727	
102205521706630726	
102205521706030725	
102205521505230724	
102205522104630723	



LOCATION MAP ZONE ATLAS M-22-Z  
SCALE: NONE

**SUBDIVISION DATA**

Plat Case No's.	Project Case	1001562
	02DRB-01096	
	02DRB-01097	
	02DRB-01098	
	02DRB-01263	
Gross acreage		16.9614 AC
Zone Atlas No.		M-22-Z
No. of existing Tracts/Lots		1 TRACT
No. of Tracts/Lots created		1 TRACT/61 LOTS
No. of Tracts/Lots eliminated		1 TRACT
Miles of full width streets created		0.61 Miles
Area dedicated to the City of Albuquerque		3.9834 AC
Date of Survey		SEPTEMBER 2001
Utility Control Location System Log Number		2002200682
Zoned		R-1

**FREE CONSENT AND DEDICATION:**

The subdivision hereon described is with the free consent and in accordance with the desire of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried 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(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: SIVAGE THOMAS HOMES, INC.  
BY: John Hardin, President  
*John Hardin* 09-19-2002  
John Hardin, President DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 9-19-2002  
By John Hardin, President of Sivage Thomas Homes, Inc. A New Mexico Corporation on behalf of said Corporation.

*S. J. Bennett* 4-25-2006  
NOTARY PUBLIC MY COMMISSION EXPIRES

**LEGAL DESCRIPTION**

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, BLOCK 28, FOUR HILLS VILLAGE, FIFTH INSTALLMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 23, 1963 in Volume D3, Folio 78 and containing 16.9614 acres more or less.

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:  
  
PLAT OF "FOUR HILLS VILLAGE, FIFTH INSTALLMENT" (09-23-63, D3-78) PLAT OF "FOUR HILLS VILLAGE, FIFTH INSTALLMENT" (07-30-70, D4-80) PLAT OF "FOUR HILLS VILLAGE, TENTH INSTALLMENT" (02-22-72, D4-194) PLAT OF "FOUR HILLS VILLAGE, SIXTEENTH INSTALLMENT" (03-01-73, D5-105)  
  
all being records of Bernalillo County, New Mexico.

**PURPOSE OF PLAT**

- Subdivide a single Tract into 61 residential Lots and 1 Tract
- Dedicate Right-of-way as shown
- Grant easements as shown
- Vacate Easements as shown



**PLAT FOR  
RESERVE AT FOUR HILLS  
SUBDIVISION**

SECTION 34, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2002

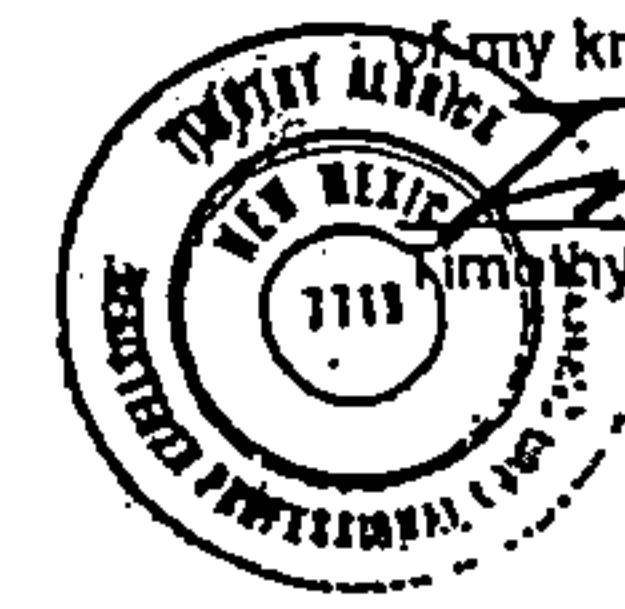
**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14, of the Revised Ordinances of Albuquerque, New Mexico, 1994.

- Subdivision Case No. 1001562 Application # 02DRB-01660
- |   |           |
|---|-----------|
| <i>Dorian Watson</i>                                    | 11/5/2002 |
| Planning Director, City of Albuquerque, N.M.            | Date      |
| <i>Brady L. Bigham</i>                                  | 11-5-02   |
| City Engineer, City of Albuquerque, N.M.                | Date      |
| <i>Neil J. Dush</i>                                     | 11-05-02  |
| Albuquerque Metropolitan Arroyo Flood Control Authority | Date      |
| <i>Neil J. Dush</i>                                     | 11-05-02  |
| Transportation Development, City of Albuquerque, N.M.   | Date      |
| <i>Rose A. Dean</i>                                     | 11/5/02   |
| Utility Development Division, City of Albuquerque, N.M. | Date      |
| <i>Christina Sandoval</i>                               | 11/5/02   |
| Parks and Recreation                                    | Date      |
| <i>Neil J. Dush</i>                                     | 10-10-02  |
| City Surveyor, City of Albuquerque, N.M.                | Date      |
| NA  |           |
| Property Management, City of Albuquerque, N.M.          | Date      |
| <i>Sean D. Murt</i>                                     | 10-10-02  |
| PNM Gas   | Date      |
| <i>Sean D. Murt</i>                                     | 10-10-02  |
| PNM Electric  | Date      |
| <i>Daniel R. Muller</i>                                 | 10-15-02  |
| Qwest Telecommunications                                | Date      |
| <i>Rita Sandoval</i>                                    | 10-7-02   |
| Comcast Cable   | Date      |

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



*Timothy Aldrich* 10-01-02  
Timothy Aldrich, P.S. No. 7719 Date

THIS IS TO CERTIFY THAT THESE ARE CURRENT AND  
NOT RECORDED 6022-055-246069-30236  
Board of Education  
JUANITA ALDRICH 11-07-02

A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 5
Scale: AS SHOWN	Date: 09/17/02	Job: A01038	

PLAT for  
**RESERVE AT FOUR HILLS  
 SUBDIVISION**

WITHIN  
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002

ACS MONUMENT  
 "9-M22"  
 Y=1473059.50  
 X=422,578.32  
 G-G=0.99963984  
 Δα=-00°08'55"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5582.95

FOUR HILL VILLAGE TENTH  
 INSTALLMENT BLOCK 28  
 (02-22-72, D4-194)

- ① EXISTING 20' ELECTRIC, TELEPHONE AND UTILITY EASEMENT (09-23-63, D3-78) THE EASTERLY 10' VACATED BY 02DRB-01097
- ② EXISTING 7' UTILITY AND DRAINAGE EASEMENT (09-23-63, D3-78)
- ③ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ④ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑤ EXISTING 15' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑥ EXISTING 5' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑦ EXISTING 5' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑧ EXISTING 7' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑨ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑩ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑪ 15' WATER AND SEWER LINE EASEMENT (DATED: 05-07-73, UNRECORDED) VACATED BY 02DRB-01097

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

NGS MONUMENT  
 "TJERAS-2"  
 Y=1470932.91  
 X=422,555.40  
 G-G=0.99963960  
 Δα=-00°08'55"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5587.02

FOUR HILL VILLAGE SIXTEENTH INSTALLMENT BLOCK 10 (03-01-73, D5-105)

R=327.67'  
 L=208.85' (209.05')  
 Δ=36°31'07"  
 T=108.11'  
 CH=S28°12'44"E, 205.33'

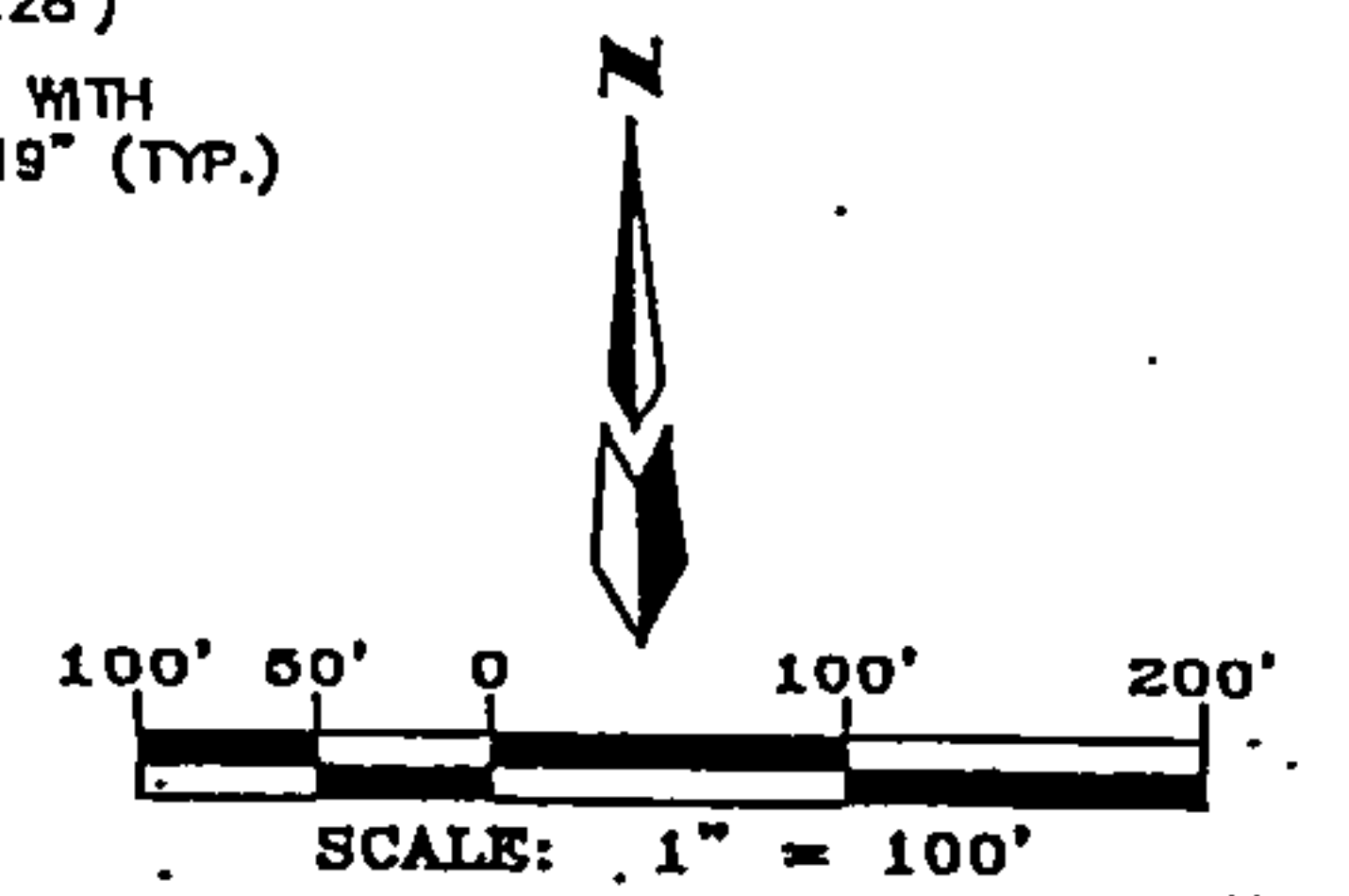
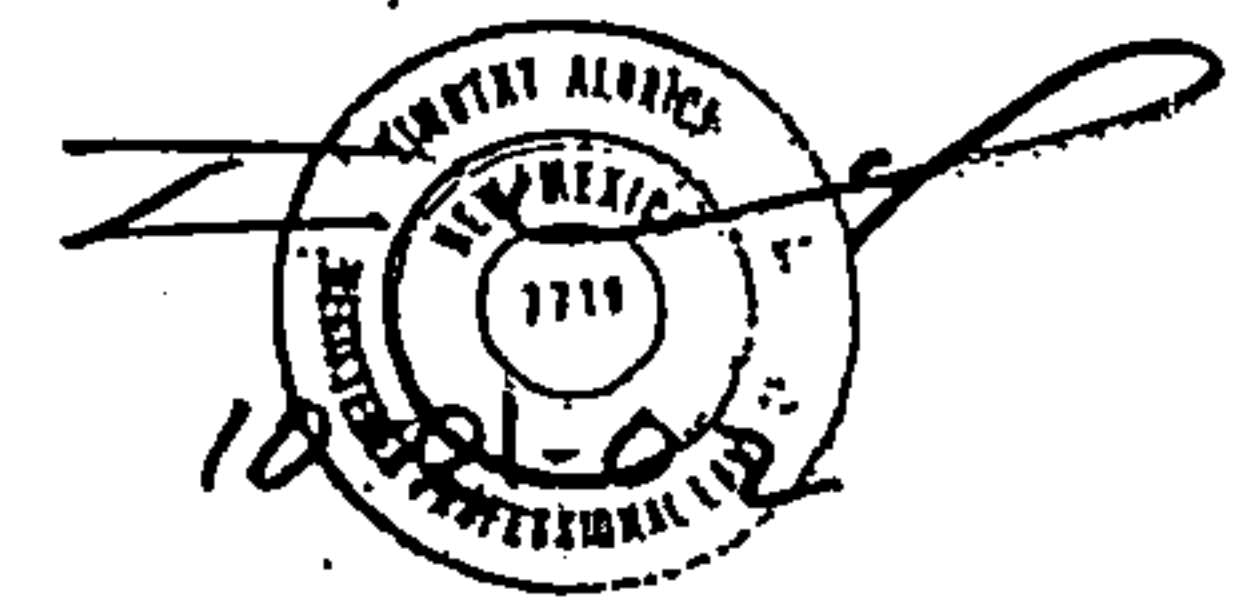
FOUND 5/8" REBAR WITH CAP OR WASHER "LS 11184" (TYP.)

\*LOT 24  
 150.00  
 \*FOUR HILL VILLAGE FIFTH INSTALLMENT BLOCK 28 (07-30-70, D4-90)

(S45°25'31"W)  
 S45°34'28"W  
 140.12

(S70°47'58"W)  
 S70°46'47"W  
 136.00  
 (137.28')

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)

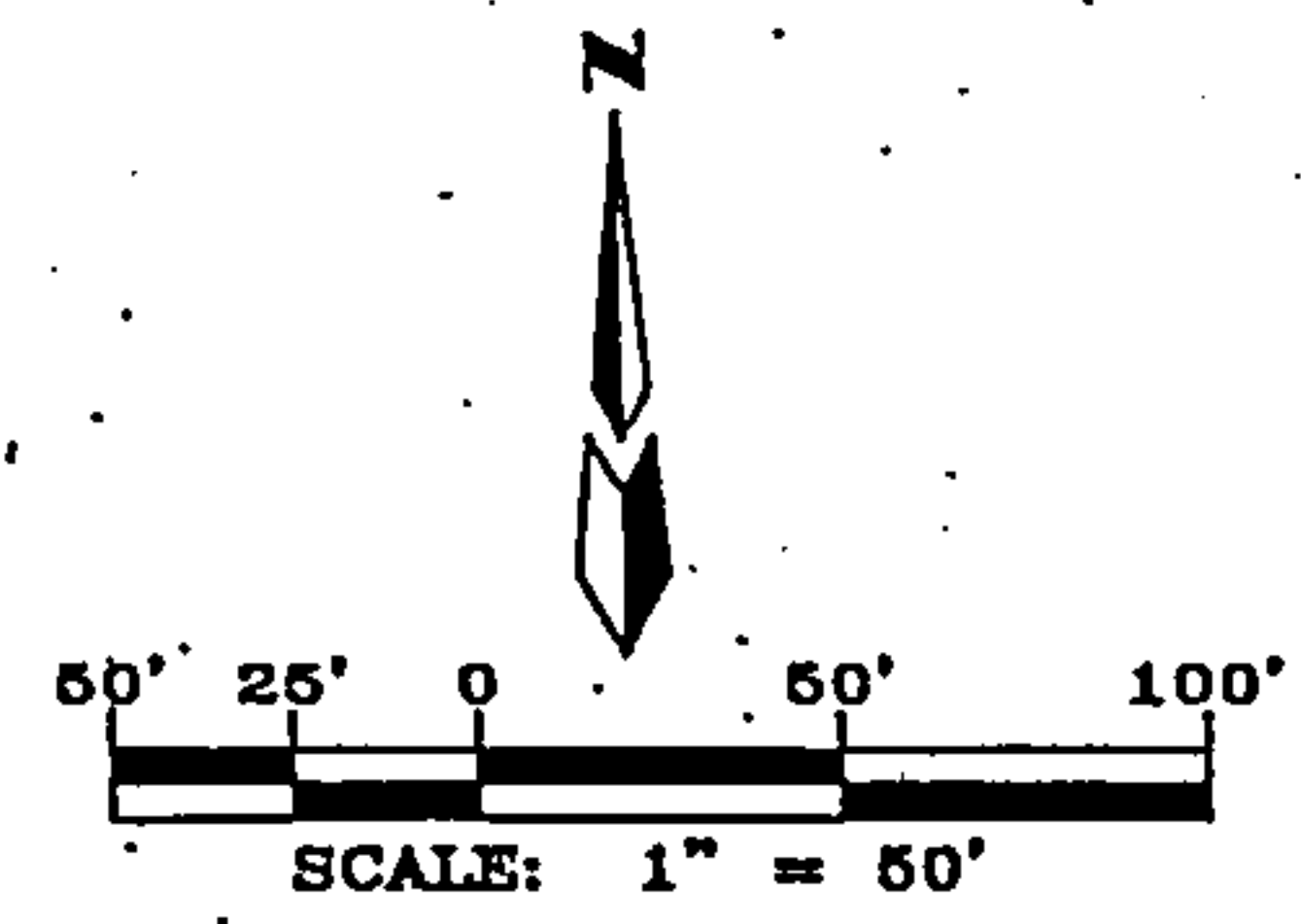


A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 5
Scale: AS SHOWN	Date: 09/17/02	Job: A01038	

PLAT for  
**RESERVE AT FOUR HILLS  
 SUBDIVISION**

WITHIN  
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002

TRACT A - IS ENCUMBERED WITH A TEMPORARY  
 PUBLIC BLANKET DRAINAGE EASEMENT GRANTED  
 TO COA AND TO BE MAINTAINED BY THE  
 HOMEOWNER'S ASSOCIATION



SEE SHEET 4 OF 5

NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET  
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR  
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",  
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

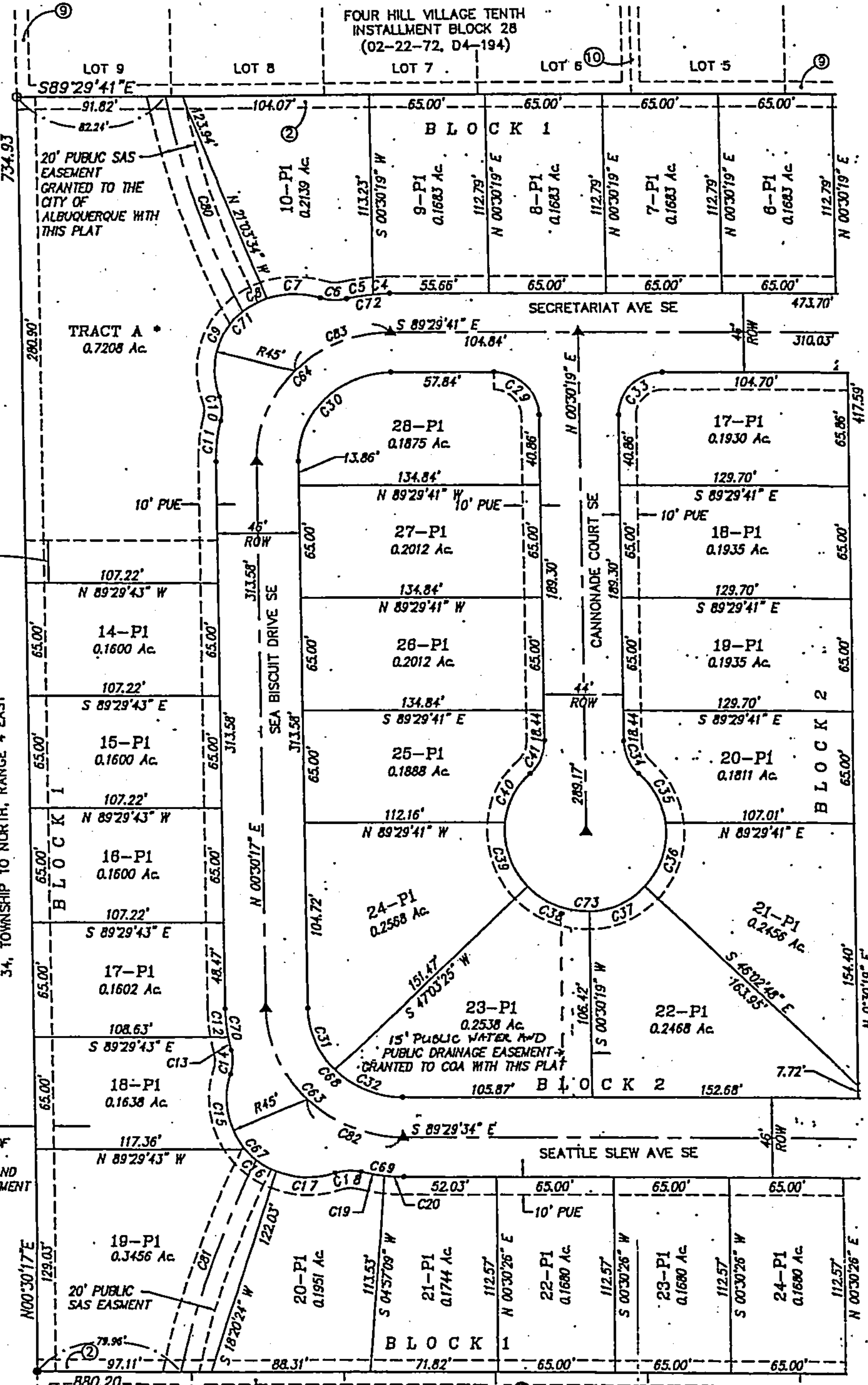
**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS  
 GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DEDICATED AS PUBLIC  
 RIGHT-OF-WAY

*[Handwritten signature]*  
 10-17-02

SEE SHEET 5 OF 5 FOR CURVE TABLE



25' PUBLIC WATERLINE,  
 PUE, PUBLIC DRAINAGE,  
 AND PUBLIC  
 NON-VEHICULAR ACCESS  
 EASEMENT GRANTED TO  
 THE CITY OF  
 ALBUQUERQUE WITH THIS  
 PLAT

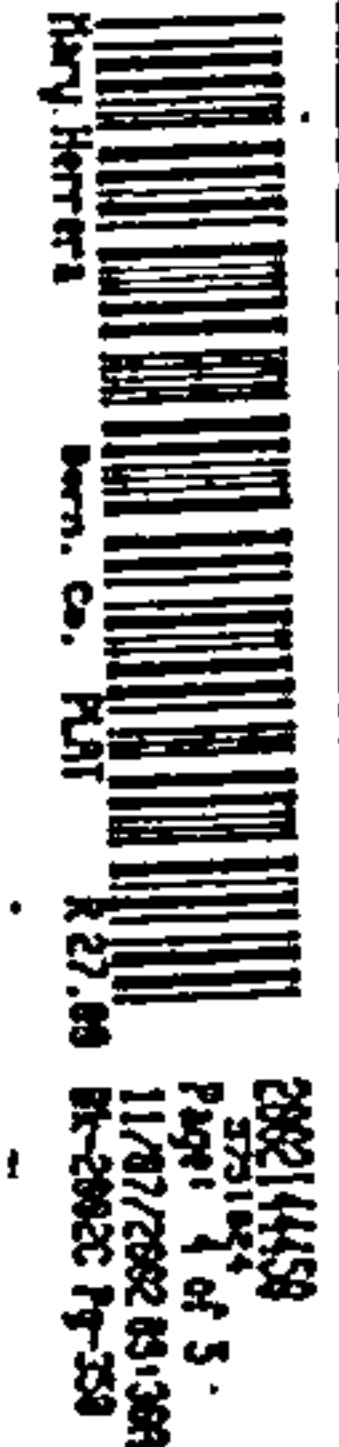
20' PUBLIC SAS  
 EASEMENT  
 GRANTED TO THE  
 CITY OF  
 ALBUQUERQUE WITH  
 THIS PLAT

TRACT A  
 0.7208 Ac

EXISTING 10'  
 REMAINDER OF  
 ELECTRIC,  
 TELEPHONE AND  
 UTILITY EASEMENT  
 (09-23-63,  
 DJ-78)

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION  
 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 10/16/02	Job: A01038	



RESERVE AT FOUR HILLS SUBDIVISION

SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2002



LANDSCAPING IN PUBLIC ROW, WHEEL AWAY DRIVE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED CITY OF ALBUQUERQUE, 'CENTERLINE MONUMENT', DO NOT DISTURB, T.S.# 7719.

ABBREVIATIONS 10' PUE = PUBLIC UTILITY EASEMENTS ROW = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

\*FOUR HILL VILLAGE FIFTH INSTALLMENT BLOCK 28 (07-30-70, D4-90)

SEE SHEET 5 OF 5 FOR CURVE TABLE

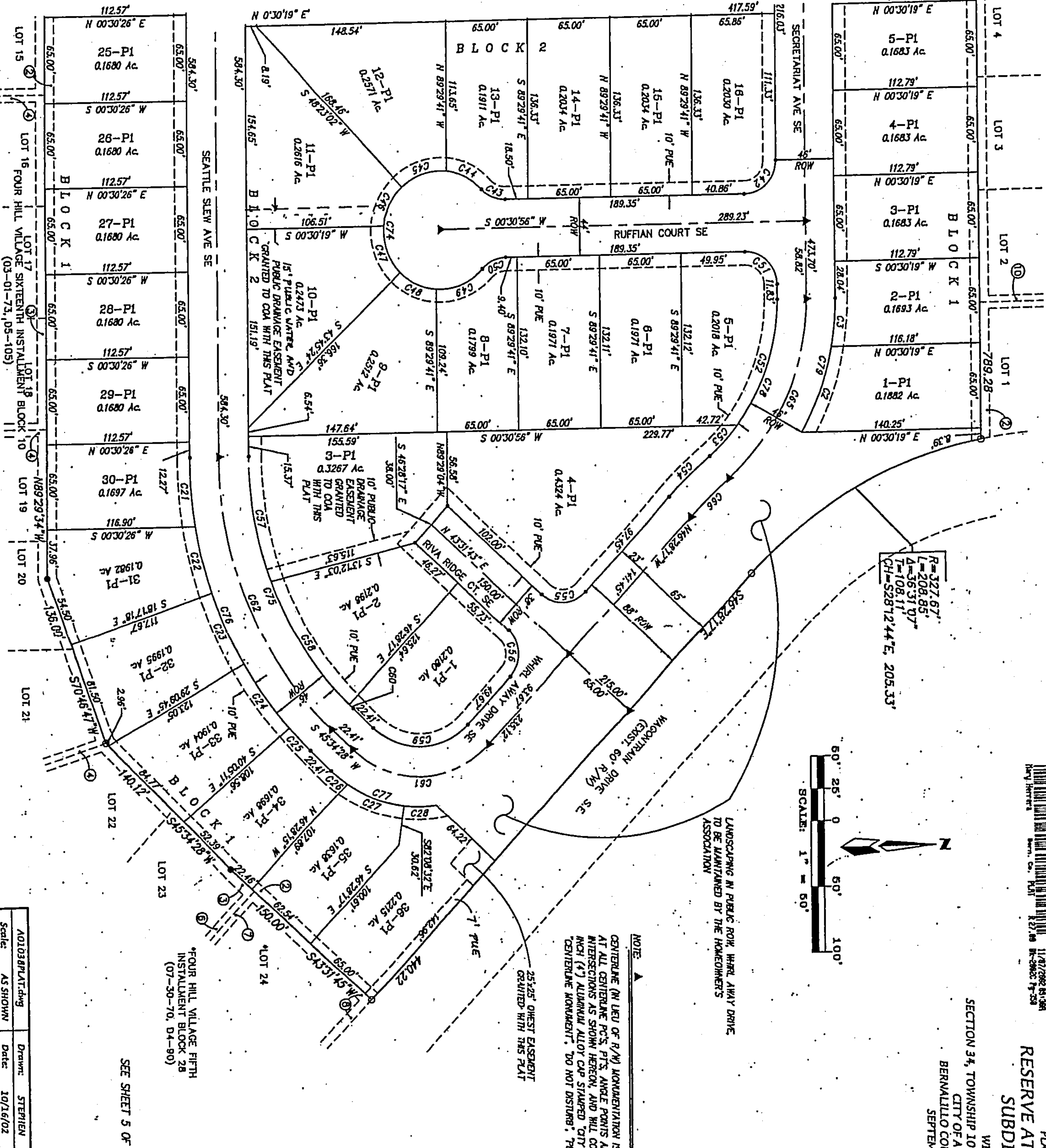
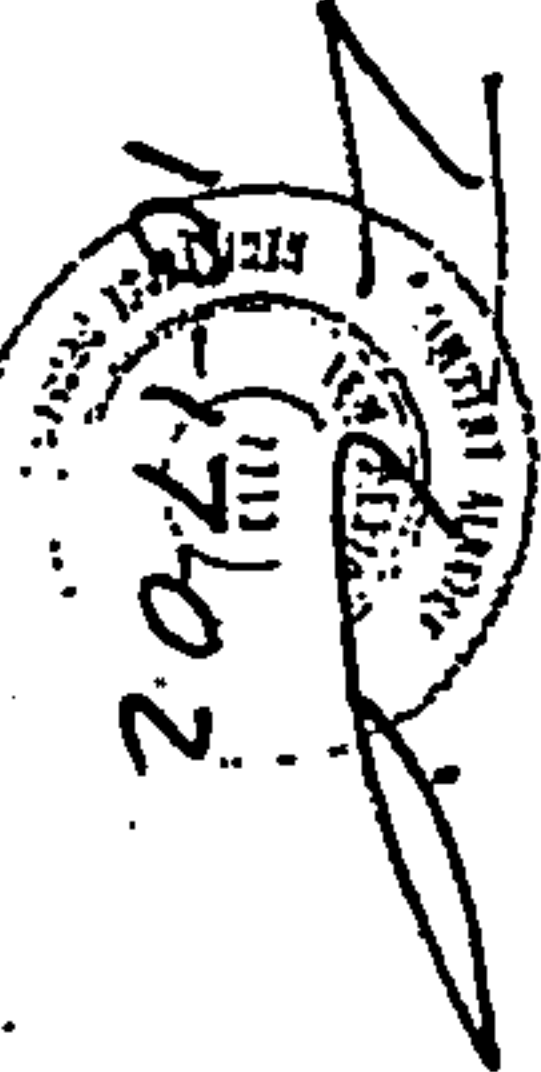
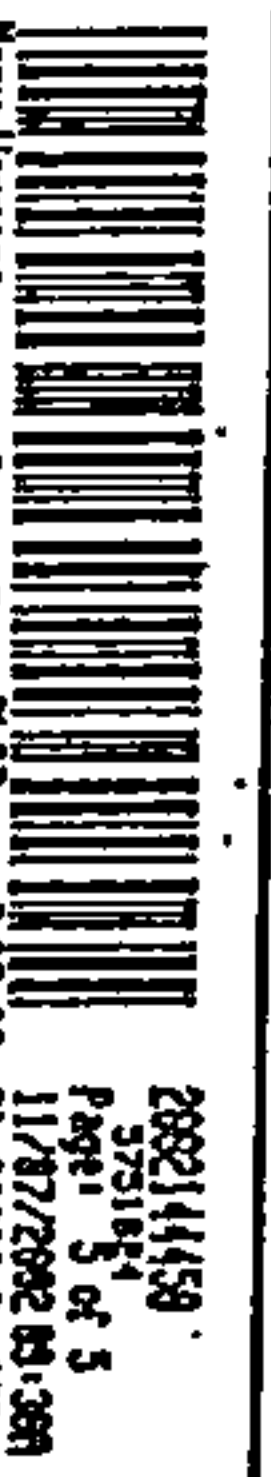


Table with 4 columns: Scale, Drawn, Checked, Sheet. Values include A01030PLAT.dwg, AS SHOWN, STEPHEN, Date 10/16/02, Job: A01030, Checked: ALS, Sheet 4 of 5.



PLAT for  
**RESERVE AT FOUR HILLS**  
 SUBDIVISION  
 WITHIN  
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2002

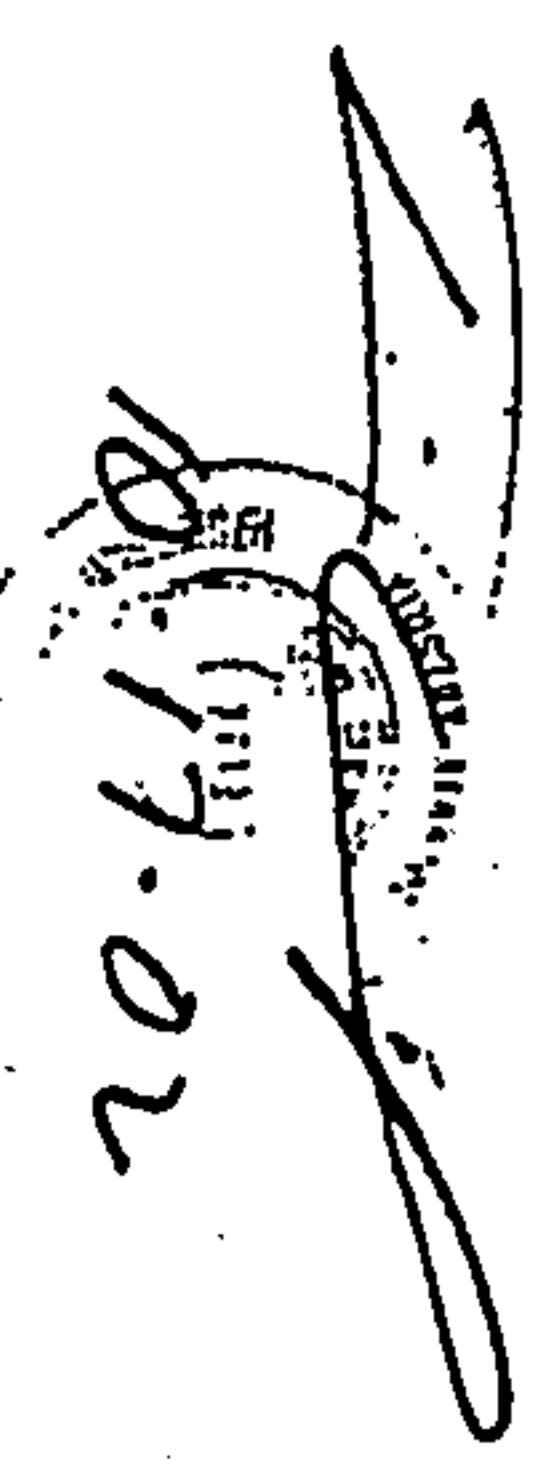
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING	CHORD
C1	322.67	208.85	36.31 07°	104.11	S2612.44 E	205.33
C2	203.00	69.66	19.39 36°	35.17	N6910.23 W	69.31
C3	203.00	37.17	10.29 29°	18.64	N8414.58 W	37.12
C4	94.00	9.35	5.28 04°	4.64	S8746.17 W	9.35
C5	94.00	15.00	8.16 12°	7.51	S8039.09 W	14.99
C6	25.00	14.50	3.13 51°	7.46	S8707.01 E	14.30
C7	45.00	30.02	12.45 39°	15.59	N6936.37 W	29.46
C8	45.00	10.02	12.45 39°	5.03	S8454.02 W	10.00
C9	45.00	70.50	89.46 09°	44.82	S2623.47 W	63.51
C10	25.00	14.50	3.13 51°	7.46	N0153.22 W	14.30
C11	94.00	24.35	14.74 16°	12.24	S0737.85 W	24.29
C12	94.00	16.61	9.42 36°	10.32	S0421.01 E	16.59
C13	94.00	7.74	4.31 35°	5.87	S1126.06 E	7.74
C14	25.00	14.50	3.13 51°	7.46	N0253.02 E	14.30
C15	45.00	45.78	58.17 08°	25.09	S0938.37 E	43.83
C16	45.00	21.63	27.32 25°	11.03	S5233.23 E	21.42
C17	45.00	33.11	42.09 39°	17.35	S4724.23 E	32.37
C18	25.00	14.50	3.13 51°	7.46	S8807.41 W	14.30
C19	94.00	13.33	7.47 36°	6.68	S7909.11 E	13.32
C20	94.00	11.02	6.26 35°	5.52	S8676.17 E	11.01
C21	323.00	52.96	9.23 41°	26.56	N6548.35 E	52.90
C22	323.00	53.00	9.24 03°	26.56	N7624.43 E	52.94
C23	323.00	61.30	10.52 27°	30.74	N6616.28 E	61.21
C24	323.00	61.58	10.55 26°	30.88	N5522.32 E	61.49
C25	323.00	24.46	4.20 21°	12.24	N4744.39 E	24.46
C26	94.00	15.99	9.20 36°	8.01	N4053.59 E	15.97
C27	94.00	48.52	28.22 01°	24.77	N2202.94 E	48.03
C28	94.00	25.62	14.58 49°	12.88	N0022.04 E	25.55
C29	25.00	39.27	90.00 00°	25.00	N4429.41 W	35.36
C30	52.00	81.68	90.00 02°	52.00	S4530.16 W	73.54
C31	52.00	39.36	43.22 25°	20.68	S2170.55 E	38.43
C32	52.00	42.31	46.37 26°	22.41	S6610.51 E	41.16
C33	25.00	39.27	90.00 00°	25.00	S4530.19 W	35.36
C34	25.00	20.87	47.49 21°	11.08	S2324.21 E	20.27
C35	45.00	32.23	41.02 12°	16.84	N2647.56 W	31.55
C36	45.00	39.45	50.14 02°	21.10	N1950.11 E	38.20
C37	45.00	35.54	45.14 41°	18.79	N6634.33 E	34.62
C38	45.00	37.59	47.51 32°	19.97	S8632.21 E	36.51
C39	45.00	39.45	50.15 59°	21.10	S1749.35 E	38.20
C40	45.00	32.23	41.02 17°	16.84	S2748.39 W	31.55
C41	25.00	20.87	47.49 22°	11.08	N2425.00 E	20.27
C42	25.00	39.27	90.00 00°	25.00	N4429.41 W	35.36
C43	25.00	20.87	47.49 21°	11.08	N2425.00 E	20.27
C44	45.00	32.17	40.57 56°	16.81	S2750.43 W	31.49
C45	45.00	38.47	48.58 43°	20.58	S1707.37 E	37.31
C46	45.00	33.92	43.11 28°	17.81	S6372.42 E	33.12
C47	45.00	38.44	48.58 57°	20.48	N7043.05 E	37.29
C48	45.00	32.19	40.59 28°	16.82	N2543.32 E	31.51
C49	45.00	41.29	52.34 10°	22.23	N2101.57 W	39.85
C50	25.00	20.87	47.49 21°	11.08	S2324.21 E	20.27
C51	25.00	39.27	90.00 00°	25.00	S4530.19 W	35.36
C52	157.00	102.41	37.22 25°	53.10	N7048.28 W	100.60
C53	157.00	32.02	11.41 05°	16.06	N4616.43 W	31.96
C54	415.67	43.78	6.02 06°	21.91	S4327.14 E	43.76
C55	25.00	39.27	90.00 00°	25.00	N0128.17 W	35.36
C56	25.00	39.27	90.00 00°	25.00	S8431.43 W	35.36
C57	277.00	94.48	20.22 08°	49.76	N8019.22 E	92.96
C58	277.00	114.27	23.38 10°	57.96	N5819.12 E	113.46
C59	52.00	83.54	92.02 45°	51.89	N0026.54 W	74.64
C60	277.00	4.48	0.55 39°	2.24	N4616.18 E	4.48
C61	75.00	120.49	92.02 45°	77.73	N0026.54 W	107.94
C62	300.00	235.27	44.55 58°	124.06	N6810.27 E	229.28
C63	75.00	117.81	69.59 52°	75.00	S4429.38 E	106.06
C64	75.00	117.81	69.59 52°	75.00	S4430.18 W	106.07
C65	180.00	154.12	49.03 30°	82.14	N6457.55 W	149.46
C66	392.67	41.36	6.02 06°	20.70	S4327.14 E	41.34
C67	45.00	100.52	12.73 12°	92.24	S4429.38 E	80.69
C68	45.00	81.68	69.59 52°	52.00	S4429.38 E	73.54
C69	94.00	24.35	14.74 11°	12.24	S8222.29 E	24.29
C70	94.00	24.35	14.74 11°	12.24	S0636.48 E	24.29
C71	45.00	100.52	12.73 12°	92.24	S4530.18 W	80.69
C72	94.00	24.35	14.74 16°	12.24	S8323.11 W	24.29
C73	45.00	216.49	275.38 43°	40.77	S8929.41 E	60.43
C74	45.00	216.49	275.38 43°	40.77	S8929.41 E	60.43
C75	277.00	212.23	44.55 58°	114.55	N6810.27 E	211.71
C76	323.00	253.30	44.55 58°	133.57	N6810.27 E	246.06
C77	94.00	90.13	52.41 49°	48.54	N1913.33 E	86.99
C78	157.00	134.43	49.03 30°	71.65	N6457.55 W	130.36
C79	203.00	106.83	30.09 05°	54.69	N7425.08 W	105.60
C80	500.00	130.10	14.54 28°	65.42	S1807.50 E	129.73
C81	500.00	130.72	14.54 28°	65.73	S2001.24 W	130.35
C82	75.00	58.90	44.59 58°	31.07	N6659.36 W	57.40
C83	75.00	58.91	45.00 01°	31.07	S8810.19 W	57.40

**PUBLIC UTILITY EASEMENTS:**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- The PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Quest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or assessment rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

  
 STEPHEN  
 10/16/02  
 17.02



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

8-21-02

7. **Project # 1001562**  
02DRB-01096 Major-Preliminary Plat Approval  
02DRB-01097 Major-Vacation of Public Easements  
02DRB-01098 Minor-Temp Defer SDWK  
02DRB-01263 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA, agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT, (to be known as **RESERVE AT FOUR HILLS**) zoned R-1, and located on Wagon Train SE between Raton Ave SE and Rio Arriba Ave SE, containing approximately 17 acre(s). [Deferred from 8/14/02] [REF: Z-1283] (M-22)

At the August 21, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 8/21/02 and approval of the grading plan engineer stamp dated 8/16/02 the Preliminary Plat was approved with the following conditions:

### CONDITIONS:

1. Prior to Final Plat the existing sewer line will be relocated and accepted by the City (or) have a temporary easement dedicated.
2. A letter of justification for the use of retaining walls shall be provided at the time of Final Plat

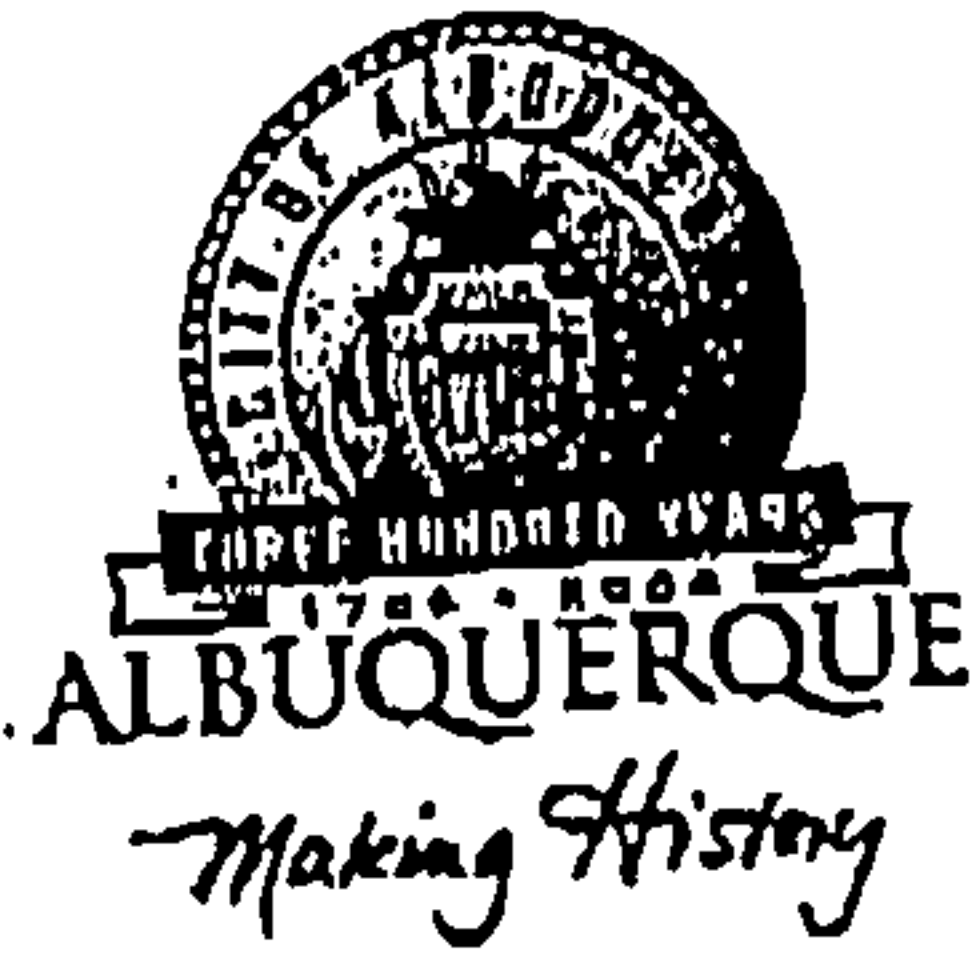
The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: September 27, 06

TO CONTACT NAME: Lisa Anglada  
 COMPANY/AGENCY: Mark Goodwin + Associates  
 ADDRESS/ZIP: P.O. Box 90606 / 87199  
 PHONE/FAX #: 828-2200 - [FAX - 797-9539]

Thank you for your inquiry of 9-27-06 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, Block 28, Four Hills Village, Fifth  
Installation  
 zone map page(s) M-22

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Four Hills Village H.O.A.  
 Neighborhood Association  
 Contacts: Roger Mickelson  
1432 Catron Ave. SE / 87123  
332-9273(h)  
John Butcher  
708 Lamp Post Cir. SE / 87123  
883-0006(h)

Tijeras Arroyo N.A.  
 Neighborhood Association  
 Contacts: Jay Rodecap  
816 Hackberry Tr. SE / 87123  
379-4896(h)  
Paul F. Kinahan  
801 Calle Coronado SE / 87123  
294-1354(h)

**See reverse side for additional Neighborhood Association Information: YES { } NO**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana Larmora  
 OFFICE OF NEIGHBORHOOD COORDINATION

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....





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

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

October 5, 2006

Mr. Roger Mickelson  
Four Hills Village H.O.A.  
1432 Catron Ave. SE  
Albuquerque, NM 87123

Mr. John Butcher  
Four Hills Village H.O.A.  
708 Lamp Post Circle SE  
Albuquerque, NM 87123

Re: **Reserve @ Four Hills**

Dear Mr. Mickelson and Mr. Butcher:

Enclosed please find a copy of the DRB Application for the SIA Extension for Subdivision, for the referenced project. The anticipated date to be heard is November 1, 2006. Please contact Gregory Krenik of our office if you have any questions or concerns.

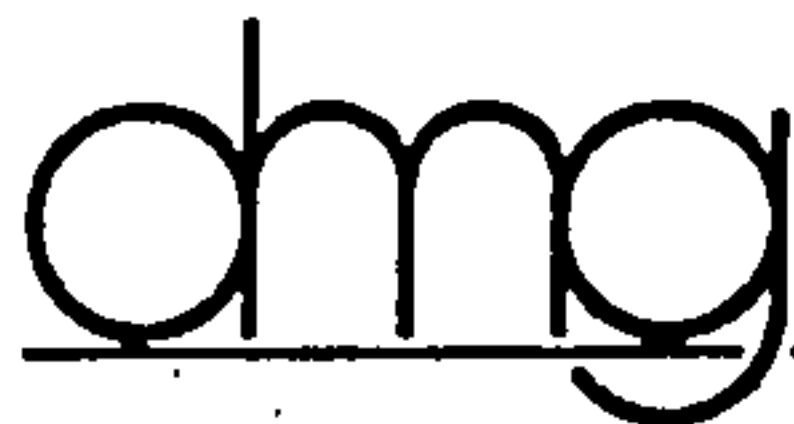
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/a

Enclosure



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

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

October 5, 2006

Mr. Jay Rodecap  
Tijeras Arroyo N.A.  
816 Hackberry Trail SE  
Albuquerque, NM 87123

Mr. Paul F. Kinahan  
Tijeras Arroyo N.A.  
801 Calle Coronado SE  
Albuquerque, NM 87123

Re: **Reserve @ Four Hills**

Dear Mr. Rodecap and Mr. Kinahan:

Enclosed please find a copy of the DRB Application for the SIA Extension for Subdivision, for the referenced project. The anticipated date to be heard is November 1, 2006. Please contact Gregory Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/la

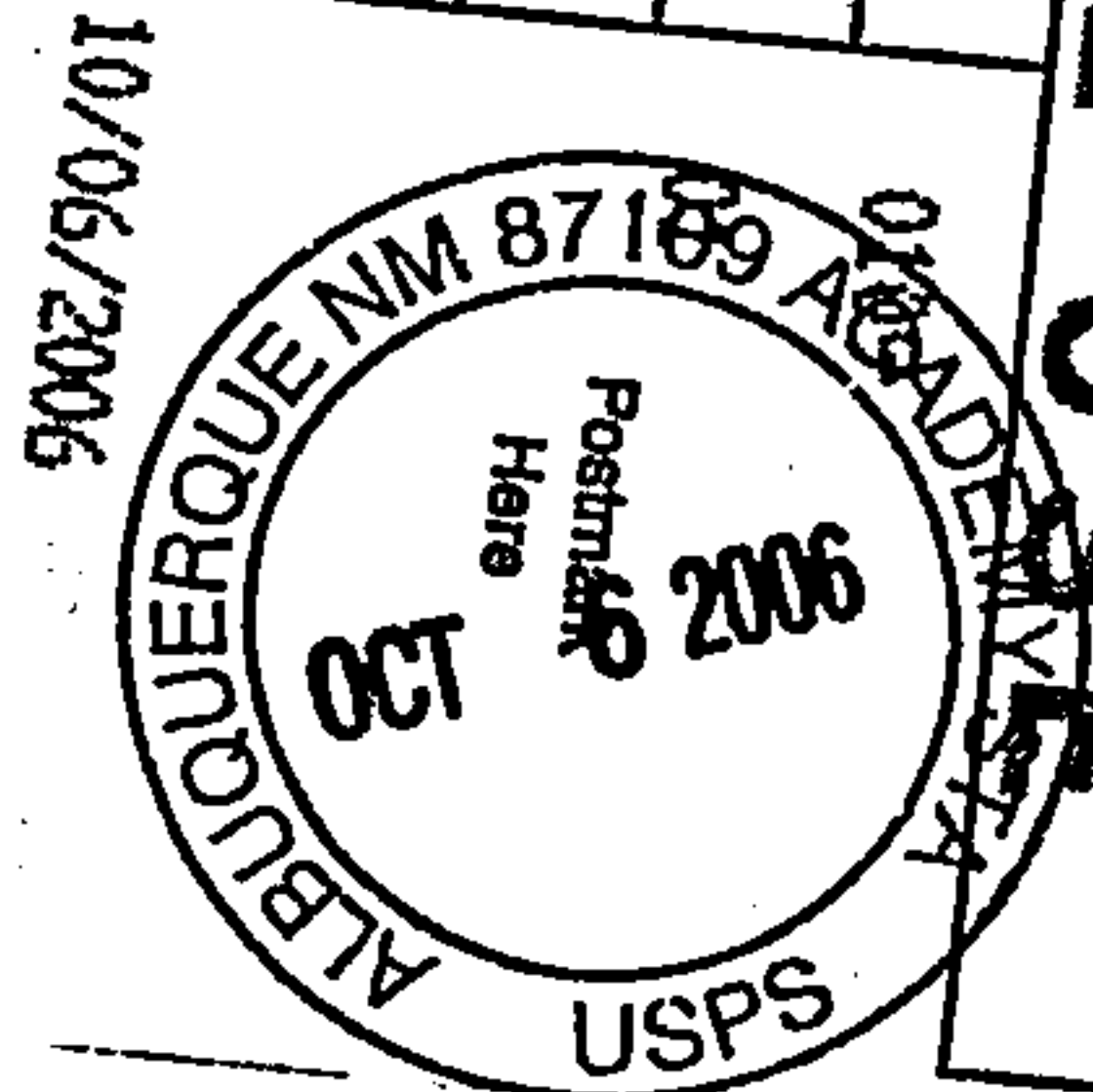
Enclosure

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	\$0.39
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$1.85
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$4.64</b>



Sent To **Mr. Paul Kinkor**  
 Street, Apt. No.,  
 or PO Box No. **861 Calle Coronado SE**  
 City, State, ZIP+4 **Albuquerque, NM 87123**  
 PS Form 3800, June 2002

See Reverse for Instructions

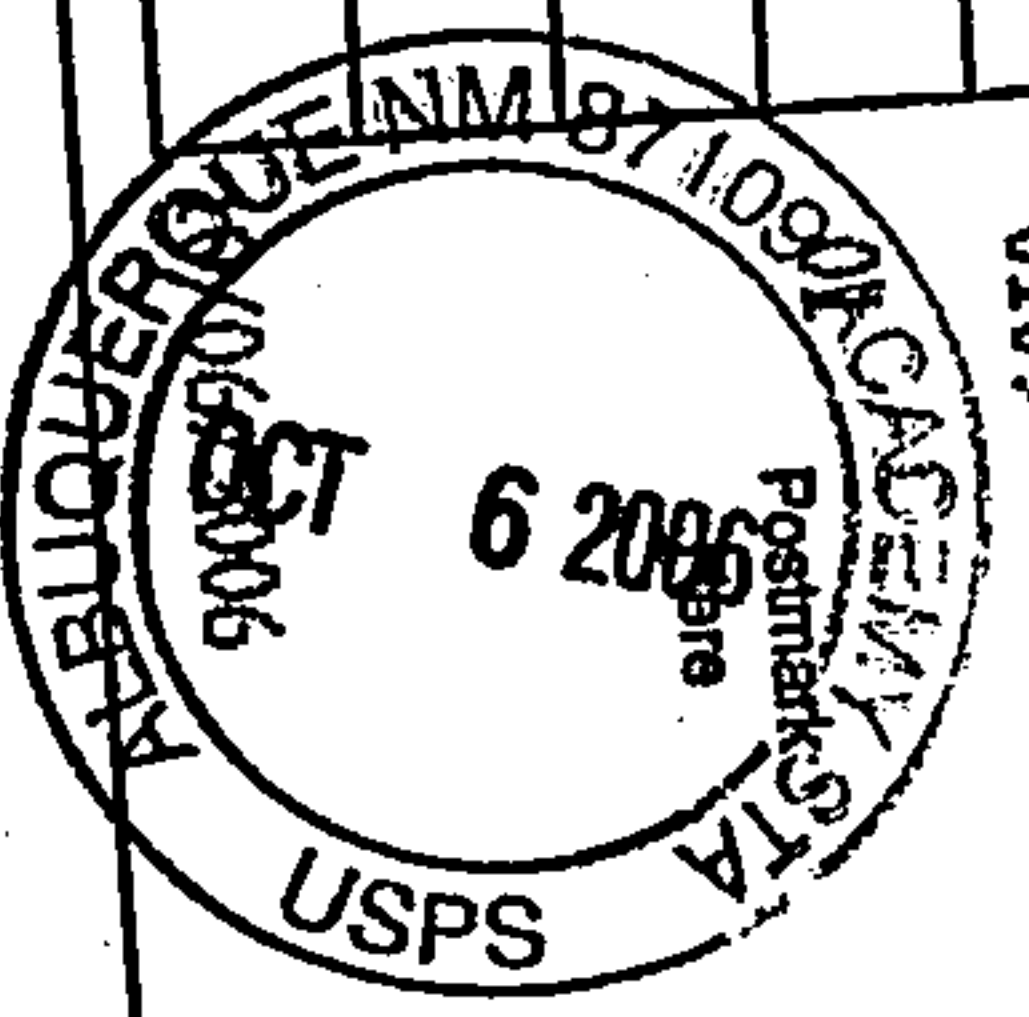
7 9096 1087  
 2 0002 0281  
 7 0005 1820

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	\$0.39
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$1.85
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$4.64</b>



Sent To **Mr. Jay Leonard**  
 Street, Apt. No.,  
 or PO Box No. **811 Hackberry Tr. SE**  
 City, State, ZIP+4 **Albuquerque, NM 87123**  
 PS Form 3800, June 2002

See Reverse for Instructions

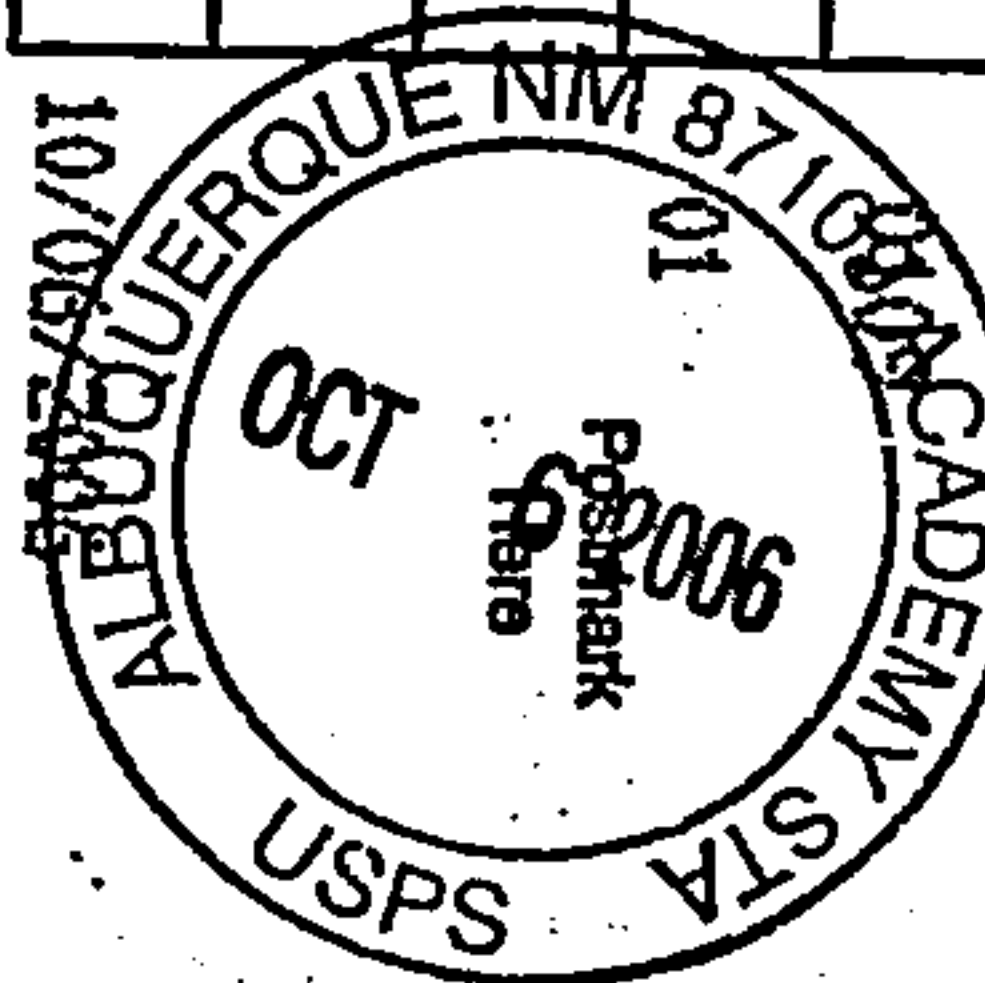
2 0201 9096 1070  
 7 0002 0281  
 2 0005 1820

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	\$0.39
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$1.85
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$4.64</b>



Sent To **Mr. Ryan Mickelson**  
 Street, Apt. No.,  
 or PO Box No. **1433 Cotton Ave SE**  
 City, State, ZIP+4 **Albuquerque, NM 87123**  
 PS Form 3800, June 2002

See Reverse for Instructions

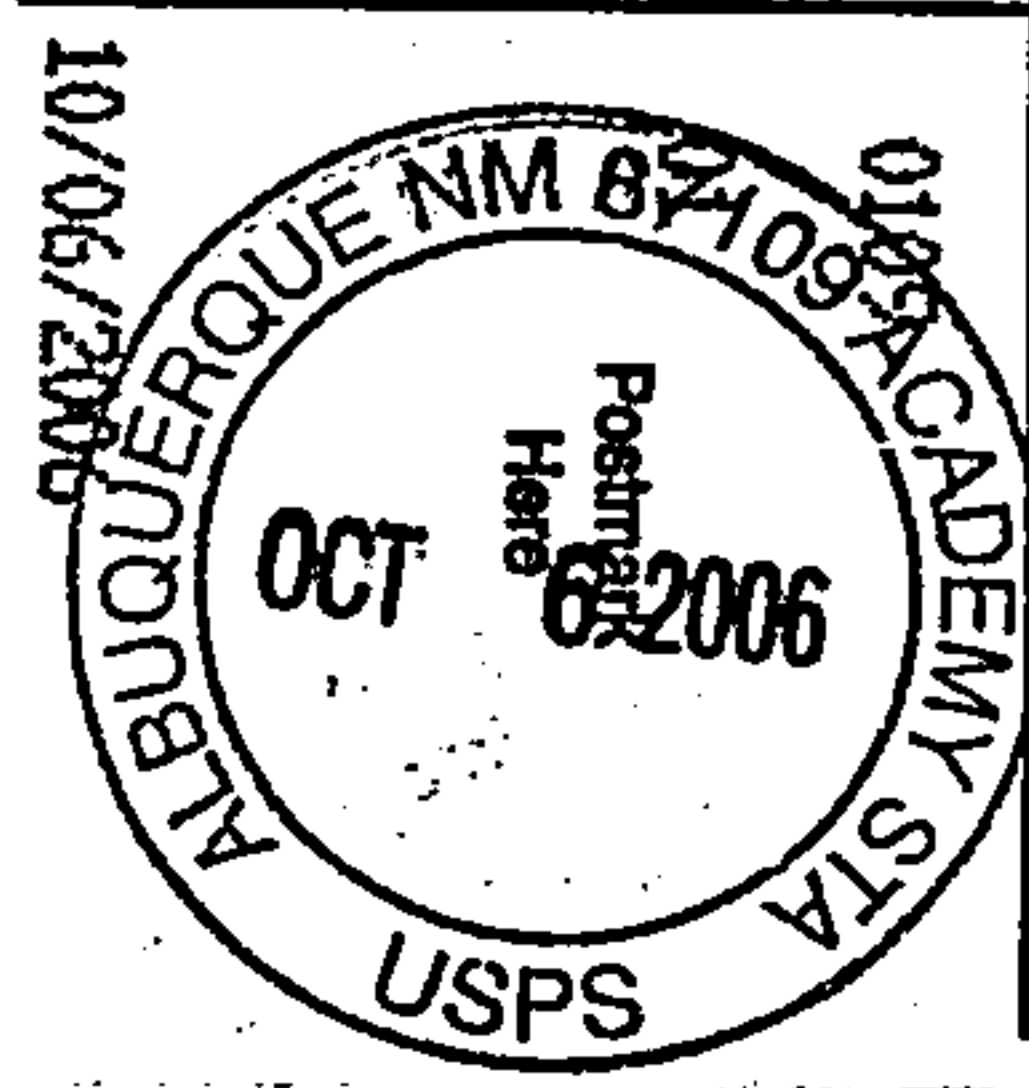
7 9096 1087  
 2 0002 0281  
 7 0005 1820

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Postage	\$	\$0.39
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$1.85
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$4.64</b>



Sent To **Mr. John Butcher**  
 Street, Apt. No.,  
 or PO Box No. **708 Lamp Post Circle SE**  
 City, State, ZIP+4 **Albuquerque, NM 87123**  
 PS Form 3800, June 2002

See Reverse for Instructions

2 0201 9096 1070  
 7 0002 0281  
 2 0005 1820

FIGURE 18

1<sup>st</sup> EXTENSION AGREEMENT  
Procedure "B"  
PROJECT NO. 696681

Reserve @ Four Hills

This Agreement made this 9<sup>th</sup> day of September, 2004, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Pulte Homes of New Mexico, Inc. ("Developer"), whose address is 7445 Pan American Frwy, NE, Albuquerque, NM 87109 and whose telephone number is 341-6800 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 5<sup>th</sup> day of November 2002, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 11/5/02, at Book Misc. A44, pages 3285 through --, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 21<sup>st</sup> day of August 2004; and

WHEREAS, the Earlier Agreement was amended by an ~~Extension~~ Assignment Agreement dated 7/28/2003 recorded 7/29/2003, in Book Misc. A61, pages 1797 through --, records of Bernalillo County, New Mexico; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 5<sup>th</sup> day of November 2006.

B. on portions of the improvements as follows:  
IMPROVEMENTS COMPLETION DATE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**ORIGINAL**

Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

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


Date Submitted: 7/19/02  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 8/24/02  
 Date Preliminary Plat Expires: 8/24/03  
 DRB Project No.: 1001562  
 DRB Application No.: 02DRB01096

Reserve at Four Hills Subdivision  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Block 28, Four Hills Village, 5th Installment  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

1 10/11/02  
 2 10/23/02  
 A 1/9/04

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	PAVING Perm Pvmt Sidewalk ( both sides) (6)  C & G (both sides)	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (north side) Sidewalk (south side) C & G (both sides)	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (west side) Sidewalk (east side) C & G (both sides)	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (south side) Sidewalk (north side) C & G (both sides)	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit	/	/	/
		26' FF 4' * 4'	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		26' FF 4' * 4'	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		24' FF 4' * 4'	Perm Pvmt Sidewalk ( south east side) C & G (both sides)	Riva Ridge Ct.	End of Stub St.	Whirl Away Dr.	/	/	/

Sequence # Project #

Size

Type of Improvement

Location

From

To

Private Inspector City Inspector City Cnst Engineer

--	--

44'   
 40' FF   
 4' X

Perm Pmnt  
 Sidewalk (both sides)  
 C & G (both sides)

Riva Ridge Ct.

Whirl Away Dr.

Wagontrain Dr.

/	/	/
---	---	---

--	--

4'

Sidewalk (south side) (6)

Wagontrain Dr.

N Prop Line

SE Prop Line

/	/	/
---	---	---

--	--

N/A

Street Lights per DPM

**WATER**

--	--

6"

Waterline

Whirl Away Dr.

Secretariat Ave.

Seattle Slew Ave.

/	/	/
---	---	---

--	--

6"

Waterline

Secretariat Ave.

Sea Biscuit Dr.

Whirl Away Dr.

/	/	/
---	---	---

--	--

6"

Waterline

Sea Biscuit Dr.

Seattle Slew Ave.

Secretariat Ave.

/	/	/
---	---	---

--	--

6"

Waterline

Seattle Slew Ave.

Whirl Away Dr.

Sea Biscuit Dr.

/	/	/
---	---	---

--	--

4"

Waterline

Cannonade Ct.

Secretariat Ave.

Seattle Slew Ave.

/	/	/
---	---	---

--	--

4"

Waterline

Ruffian Ct.

Secretariat Ave.

Seattle Slew Ave.

/	/	/
---	---	---

--	--

8"

Waterline

Easement on Tract A

Sea Biscuit Dr.

West Prop Line

/	/	/
---	---	---

--	--

8"

Waterline

West of Subdivision

Raton

Rio Arriba

/	/	/
---	---	---

--	--

8"

**SANITARY SEWER**

Unplatted Lands

Whirl Away Dr.

Wagontrain Dr.

/	/	/
---	---	---

--	--

8"

Sanitary Sewer

Riva Ridge Ct.

Whirl Away Dr.

Wagontrain Dr.

/	/	/
---	---	---

--	--

8"

Sanitary Sewer

Whirl Away Dr.

Secretariat Ave.

Seattle Slew Ave.

/	/	/
---	---	---

--	--

8"

Sanitary Sewer

Secretariat Ave.

Sea Biscuit Dr.

Whirl Away Dr.

/	/	/
---	---	---

--	--

8"

Sanitary Sewer

Sea Biscuit Dr.

Lot 9 in N Subdivision

Lot 10 in S. Subdivision

/	/	/
---	---	---

--	--

8"

Sanitary Sewer

Seattle Slew Ave.

Whirl Away Dr.

Sea Biscuit Dr.

/	/	/
---	---	---

--	--

8"

Sanitary Sewer

Cannonade Ct.

Secretariat Ave.

End of cul de sac

/	/	/
---	---	---

--	--

8"

Remove Existing SAS

Ruffian Ct.

Secretariat Ave.

End of cul de sac

/	/	/
---	---	---

--	--

10'

**STORM SEWER**

Western Easement

Lot 9 Exist. Sub

End of cul de sac

/	/	/
---	---	---

--	--

10'

Concrete Rundown

Whirl Away Dr.

Secretariat Ave.

Seattle Slew Ave.

/	/	/
---	---	---

--	--

10'

Concrete Rundown

Secretariat Ave.

Sea Biscuit Dr.

Seattle Slew Ave.

/	/	/
---	---	---

--	--

20" RCP

Storm Sewer, Inlets & Appurtenances

Sea Biscuit Dr.

East Side

West Side

/	/	/
---	---	---

--	--

24" RCP

Storm Sewer, Inlets & Appurtenances

Sea Biscuit Dr.

Lot 15

Tract A

/	/	/
---	---	---

--	--

36" RCP

Storm Sewer, Inlets & Appurtenances

Retention Pond

Sea Biscuit Dr.

Tract A

/	/	/
---	---	---

--	--

36" RCP

Storm Sewer, Inlets & Appurtenances

25' Drainage Easement

Sea Biscuit Dr.

Unplatted Lands

/	/	/
---	---	---

--	--

36" RCP

Storm Sewer, Inlets & Appurtenances

Unplatted lands west of subdivision

25' Drainage Easement

West of Subdivision

/	/	/
---	---	---

Four Hills

Amoyo

Seattle Slew Ave.

/	/	/
---	---	---

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size  
5 AC-FT

Type of Improvement  
TEMPORARY RETENTION  
POUD WITH  
AGREEMENT +  
COVENANT

Location  
TRACT A

From To

Private Inspector	City Inspector	City Cnst Engineer
1	1	1
1	1	1

- NOTES
- Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for release of SIA and Financial Guarantees
  - Water Infrastructure to include valves fittings, valve boxes, and fire hydrants. Sanitary Sewer to include manholes and service connections.
  - \* Sidewalks to be Deferred
  - \*\* Waterline to be deferred until off-site easement is obtained.
  - \*\*\* Storm Sewer to be deferred until unplatted lands to west are developed.

① ~~Storm Sewer to be deferred until unplatted lands to west are developed.~~  
 ② WHIRL AWAY AND WAGON TRAIL WILL SHARE MEANDERING SIDEWALK BETWEEN LOTS 1 AND 36

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Amy L. Driscoll, PE

NAME (print)

Mark Goodwin & Associates, PA  
FIRM

*[Signature]*  
SIGNATURE - date  
8/15/02

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 8-31-04

*[Signature]* 8/21/02  
DRB CHAIR - date

*[Signature]* 8/21/02  
Parks & Recreation - date

*[Signature]* 8-21-02  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 8/21/02  
UTILITY DEVELOPMENT - date

*[Signature]* 8/21/02  
CITY ENGINEER - date

AMAFA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
①	10/14/02	<i>[Signature]</i>	Brady L. Bisher	<i>[Signature]</i>
②	10/23/02	<i>[Signature]</i>	Amy Driscoll	<i>[Signature]</i>
3	1/9/04	<i>[Signature]</i>	Brad Bisher	<i>[Signature]</i>
④	5/12/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

**\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division**

10/6/2006 10:44AM  
RECEIPT# 00067755 WSH 006 TRANS# 0010  
Account 441018 Fund 0110  
Activity 4971000  
Trans Amt \$145.00 TRSCCS  
J24 Misc \$75.00  
CK \$145.00  
CHANGE \$0.00

APPLICANT NAME PULTE HOMES OF NEW MEXICO  
AGENT MARK GOODWIN & ASSOC. PA  
ADDRESS PO BOX 90606  
PROJECT & APP # 1001562/06 DRB 01453  
PROJECT NAME RESERVE @ FOUR HILLS

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 50.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 75.00 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 145.00 TOTAL AMOUNT DUE

**\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

10/6/2006 RECEIPT# 00067754 WSH 006 Account 441006 Fund 0110 Activity 4983000 Trans Amt \$145.00 J24 Misc \$50.00	<b>MARK GOODWIN AND ASSOCIATES, P.A.</b> P.O. BOX 90606 ALBUQUERQUE, NM 87189 (505) 828-2200 City of Albuquerque Treasury Division	4908 95-681/1070 DATE: <u>10/6/2006</u> City of Albuquerque Treasury Division
PAY TO THE ORDER OF <u>City of Albuquerque</u> <u>One hundred forty five No/100</u> BANK OF THE WEST 300 MENAUL BLVD. NE ALBUQUERQUE, NM 87110	10/6/2006 10:43AM RECEIPT# 00067754 WSH 006 Account 441032 Fund 0110 Activity 3424000 Trans Amt \$145.00 J24 Misc \$20.00 TRSCCS	\$ <u>145.00</u> DOLLARS LOC: ANNEX TRANS# 0010 TRSCCS \$20.00 Security Features Details on Back
FOR <u>Reserve @ Four Hills</u>	**DUPLICATE** City of Albuquerque Treasury Division	\$145.00 \$75.00 \$0.00

⑈004908⑈ ⑆107006813⑆ 283007003⑈



# 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 OCTOBER 17, 2006 to NOVEMBER 1, 2006

#### 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.

Maury Mays  
(Applicant or Agent)

10-06-06  
(Date)

I issued 2 signs for this application, 09/06/06 Sandy Hardley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001562

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>		Supplemental form		<b>ZONING &amp; PLANNING</b>	
<input checked="" type="checkbox"/>	Major Subdivision action	<b>S</b>	<b>Z</b>	___	Annexation
___	Minor Subdivision action	___	___	___	County Submittal
___	Vacation	<b>V</b>	___	___	EPC Submittal
___	Variance (Non-Zoning)	___	___	___	Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>		<b>P</b>	___	___	Sector Plan (Phase I, II, III)
___	for Subdivision Purposes	___	___	___	Amendment to Sector, Area, Facility or Comprehensive Plan
___	for Building Permit	___	___	___	Text Amendment (Zoning Code/Sub Regs)
___	IP Master Development Plan	___	___	___	Street Name Change (Local & Collector)
___	Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>	
<b>STORM DRAINAGE</b>		<b>D</b>	___	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
___	Storm Drainage Cost Allocation Plan	___	___		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Pulte Homes of New Mexico PHONE: (505) 341-6800  
 ADDRESS: 7445 Pan American Frwy NE FAX: (505) 341-6888  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: (505) 828-2200  
 ADDRESS: PO Box 90600 FAX: (505) 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

DESCRIPTION OF REQUEST: Reserve @ Four Hills ; SIA Extension for Subdivision Improvements & Deferred Waterline (2 year Extension)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? \_\_\_ Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Reserve @ Four Hills  
 Current Zoning: R-1 Proposed zoning: same  
 Zone Atlas page(s): M-22 No. of existing lots: 61 No. of proposed lots: 61  
 Total area of site (acres): 16.96 Density if applicable: dwellings per gross acre: 26 dwellings per net acre: 1.022  
 Within city limits?  Yes. No \_\_\_ , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. ~~822~~ 102205520108630248 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Wagon Train SE  
 Between: Raton Ave SE and Rio Arriba Ave SE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1001562  
02DRB-01096, 02DRB-01097 & 98 and DRB02-01263  
 Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 9-28-06  
 (Print) Gregory J. Krulik, PE \_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>06DRB - 01408</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>10-25-06</u>			Total <u>\$ 145.00</u>

[Signature] 9/28/06 Project # 100 1562

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Signed** Pre-Annexation Agreement if Annexation required.
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**  
(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Gregory J. Krenik, PE  
Applicant name (print)  
[Signature] 9-28-06  
Applicant signature / date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
06DRB- \_\_\_\_\_ - 01408  
\_\_\_\_\_- \_\_\_\_\_ - \_\_\_\_\_  
\_\_\_\_\_- \_\_\_\_\_ - \_\_\_\_\_

Form revised 11/04 and JUNE 05  
[Signature] 9/28/06  
Planner signature / date  
**Project # 1001562**



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

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

September 28, 2006

Ms. Sheran Matson, Chair  
Design Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**Re: Reserve @ Four Hills  
No. 1001562**

Dear Ms. Matson:

*We are requesting a two year extension of the SIA for the deferred waterline for the above project. The owner of the adjacent t property (Juan Tabo Hills) is developing their property at this time, and with the filing of Juan Tabo Hills, Unit 2 final plat, a waterline easement will be granted for the deferred waterline for this project.*

*Our office is in the design stage of this waterline, and the time limit on this existing SIA is too short to complete everything, therefore the request.*

*Please contact our office with any questions you may have.*

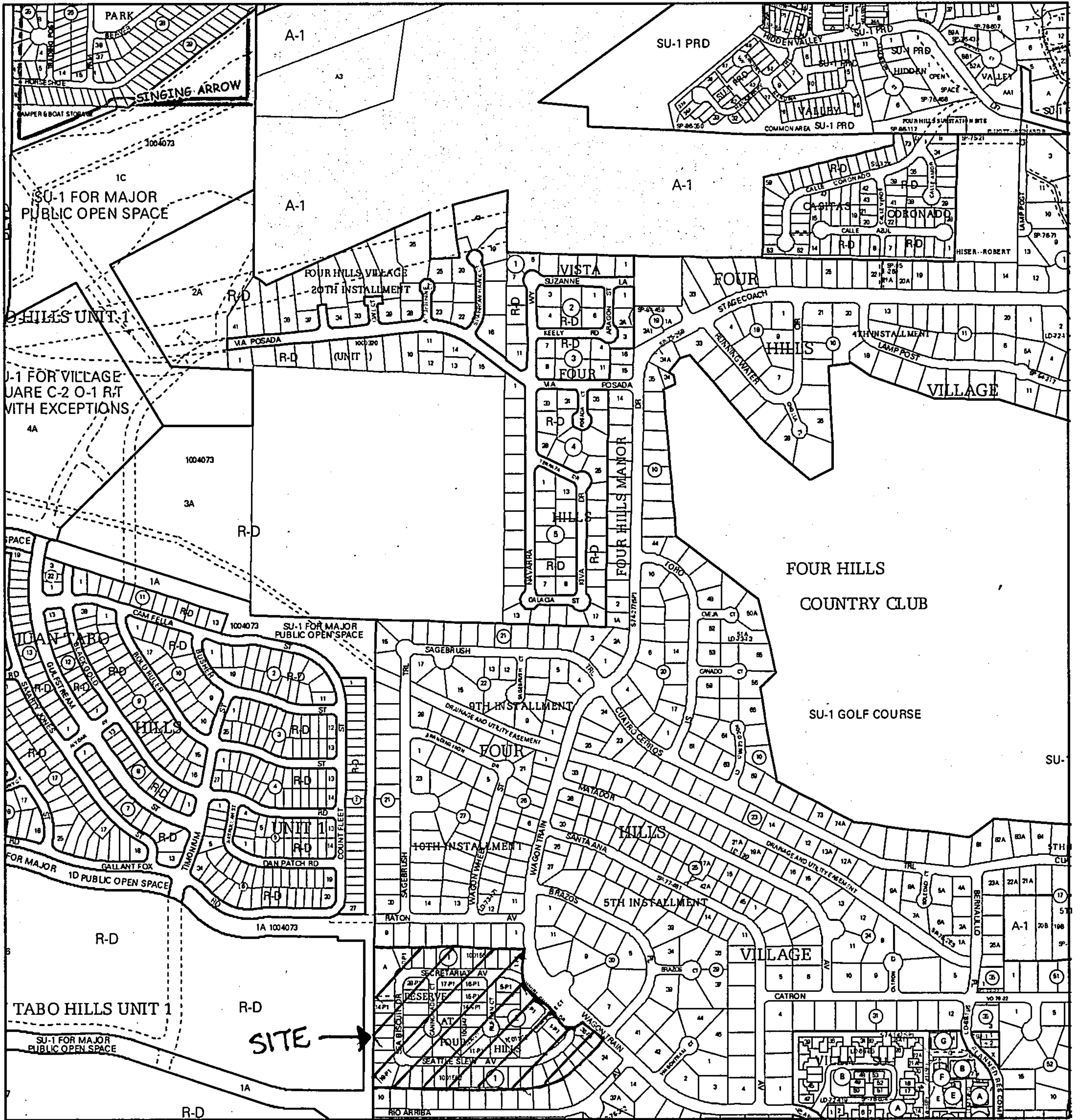
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

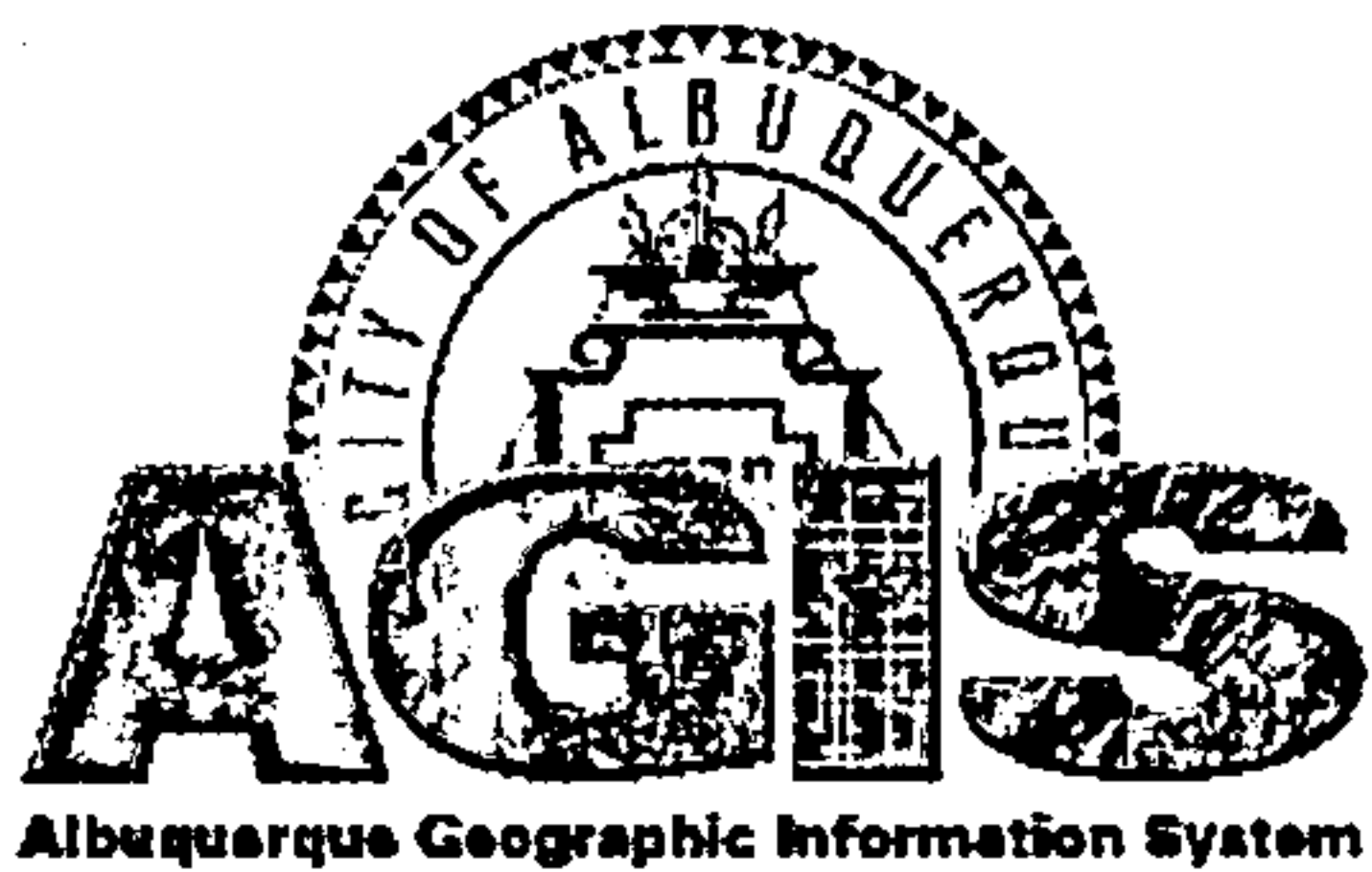


Gregory J. Krenik, PE  
Vice President

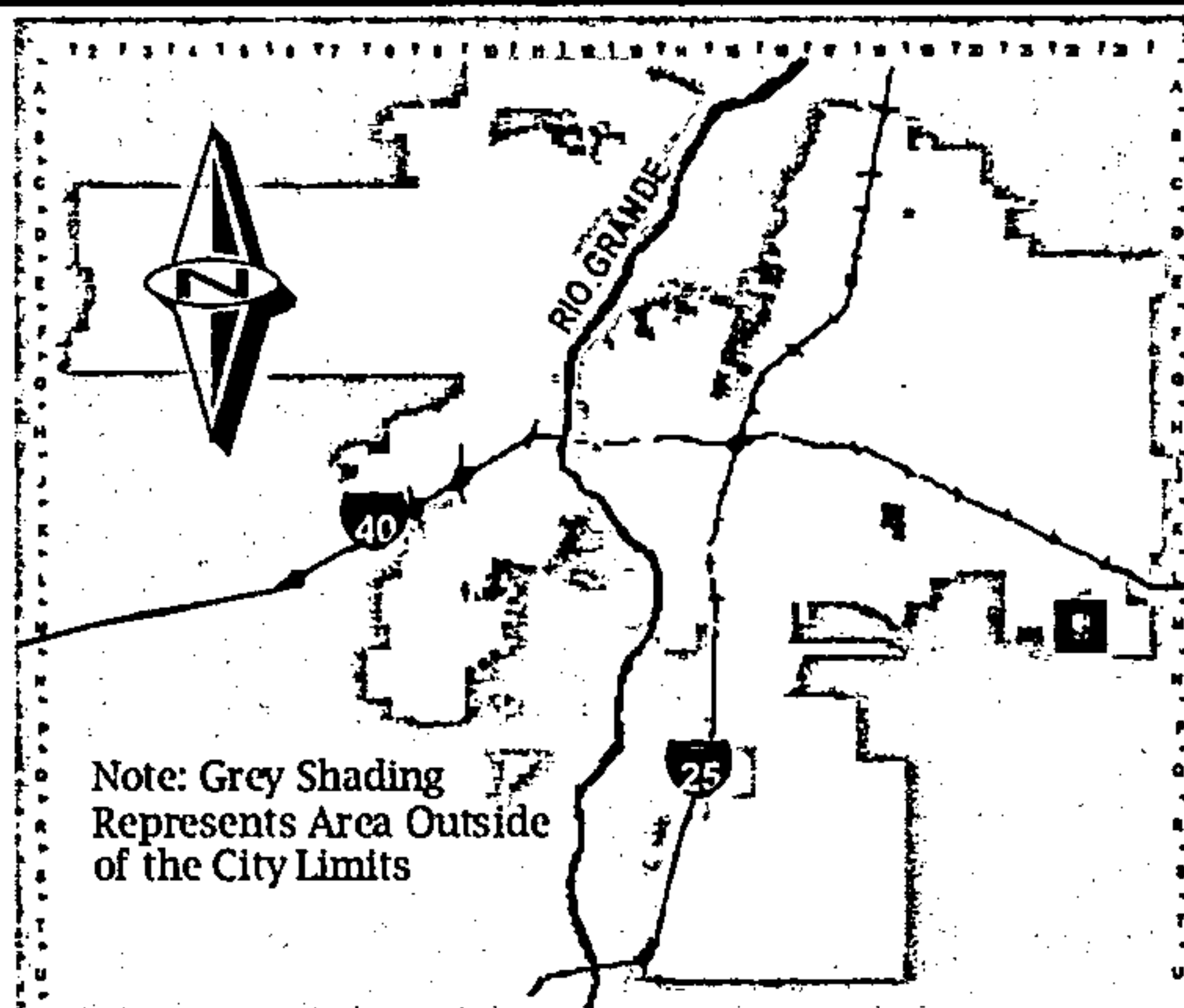
GJK/la



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 9/5/2006



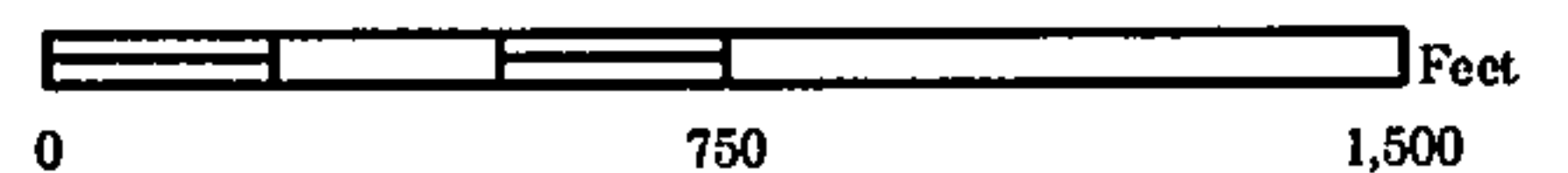
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**M-22-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



SUBDIVISION IMPROVEMENTS  
 AGREEMENT-PUBLIC AND/OR PRIVATE  
 (Procedure B Modified Non-Work Order)  
 Project No. 696681

Reserve at Four Hills

Deferred Waterline

Raton to Rio Arriba

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 5th day of November, 2002, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Sivage Thomas Homes, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM corporation, whose address is 7445 Pan American Freeway, NE Albuquerque, NM 87109 and whose telephone number is 341-6800, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

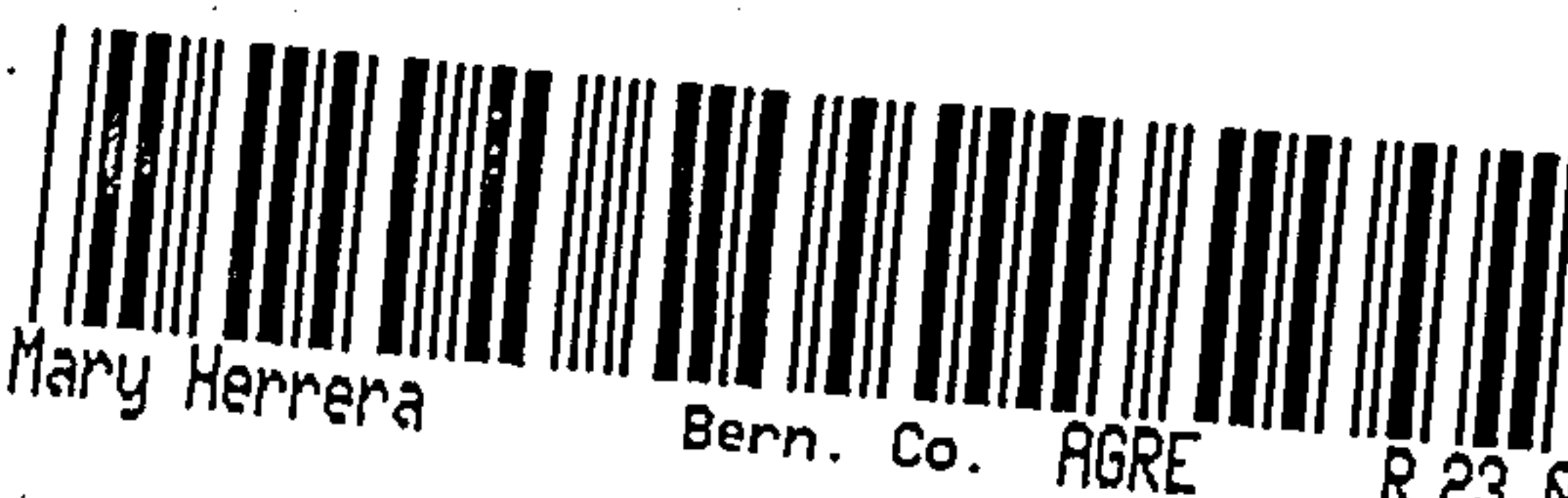
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Tract A, Block 28, Four Hills Village, fifth installment, recorded on September 23, 1963 in the records of the Bernalillo County Clerk at Book D3, pages 78 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Sivaga Thomas Homes, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as RESERVE AT FOUR HILLS describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 21st day of August, 2004 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.



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 Page: 1 of 8  
 11/05/2002 03:05P  
 Bk-R44 Pg-3286

3. Financial Guaranty. The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit #877  
Amount: \$ 30,074.65 Name of Financial Institution or Surety  
providing Guaranty: Gauranty Bank  
Date City first able to call Guaranty: August 21, 2004  
[Construction Completion Deadline]: August 21, 2004  
If Guarantee other than a Bond, last day City able to call on Guaranty  
is: October 21, 2004  
Additional information: \_\_\_\_\_

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Public Works Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



Mary Herrera

Bern. Co. AGRE

R 23.00

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Page: 2 of 8

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1/00

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.







**ORIGINAL**  
 DRC Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**


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

Date Submitted: 7/19/02  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 8/24/02  
 Date Preliminary Plat Expires: 8/24/03  
 DRB Project No.: 1001562  
 DRB Application No.: 02DRB01096

Reserve at Four Hills Subdivision  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
Tract A, Block 28, Four Hills Village, 5th Installment  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

1 10/14/02  
2 10/23/02  
3 1/9/04

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	PAVING Perm Pvmt Sidewalk ( both sides) (6)  C & G (both sides)	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (north side) Sidewalk (south side) C & G (both sides)	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (west side) Sidewalk (east side) C & G (both sides)	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (south side) Sidewalk (north side) C & G (both sides)	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit	/	/	/
		26' FF 4' *	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		26' FF 4' *	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		24' FF 4' *	Perm Pvmt Sidewalk ( south east side) C & G (both sides)	Riva Ridge Ct.	End of Stub St.	Whirl Away Dr.	/	/	/

**ORIGINAL**

COA DRC

Sequence #	Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		44' <sup>2</sup> 40' FF	Perm Pvmt Sidewalk (both sides) C & G (both sides)	Riva Ridge Ct.	Whirl Away Dr.	Wagontrain Dr.	/	/	/
		4' <sup>2</sup>	Sidewalk (south side) (6) <sup>4</sup>	Wagontrain Dr.	N Prop Line	SE Prop Line	/	/	/
		N/A	Street Lights per DPM						
<b>WATER</b>									
		6"	Waterline	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		6"	Waterline	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		6"	Waterline	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		6"	Waterline	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		4"	Waterline	Cannonade Ct.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		4"	Waterline	Ruffian Ct.	Whirl Away Dr.	Seattle Slew Ave.	/	/	/
		8"	Waterline	Easement on Tract A	Sea Biscuit Dr.	West Prop Line	/	/	/
		8" ***	Waterline	West of Subdivision			/	/	/
		8"	Waterline	Unplatted Lands Riva Ridge Ct.	Raton Whirl Away Dr.	Rio Arriba Wagontrain Dr.	/	/	/
<b>SANITARY SEWER</b>									
		8"	Sanitary Sewer	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		8"	Sanitary Sewer	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		8"	Sanitary Sewer	Sea Biscuit Dr.	Lot 9 in N Subdivision	Lot 10 in S. Subdivision	/	/	/
		8"	Sanitary Sewer	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		8"	Sanitary Sewer	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Sanitary Sewer	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Remove Existing SAS	Western Easement	Lot 9 Exist. Sub	Lot 10 Exist. Sub	/	/	/
<b>STORM SEWER</b>									
		10' <sup>1</sup>	Concrete Rundown	<del>Between lots 22 &amp; 23</del>	<del>Cannonade Ct.</del>	<del>Seattle Slew Ave.</del>	/	/	/
		10'	Concrete Rundown	Between lots 10 & 11	Ruffian Ct.	Seattle Slew Ave.	/	/	/
		20" RCP	Storm Sewer, Inlets & Appurtenances	Sea Biscuit Dr.	East Side	West Side	/	/	/
		24" RCP	Storm Sewer, Inlets & Appurtenances	Sea Biscuit Dr.	Lot 15	Tract A	/	/	/
		36" RCP	Storm Sewer, Inlets & Appurtenances	Retention Pond	Sea Biscuit Dr.	Tract A	/	/	/
		36" RCP	Storm Sewer, Inlets & Appurtenances	25' Drainage Easement	Sea Biscuit Dr.	Unplatted Lands	/	/	/
		36" RCP *** <sup>1</sup>	Storm Sewer, Inlets & Appurtenances	<del>Unplatted lands west of subdivision</del>	<del>25' Drainage Easement</del>	<del>Four Hills Arroyo</del>	/	/	/

NAME OF PLAT AND/OR SITE PLAN

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size  
5 AC-FT

Type of Improvement  
TEMPORARY RETENTION  
POUD WITH  
AGREEMENT +  
COVENANT

Location  
TRACT A

From To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/

NOTES

- 1 Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for release of SIA and Financial Guarantees
  - 2 Water Infrastructure to include valves fittings, valve boxes, and fire hydrants. Sanitary Sewer to include manholes and service connectons.
  - 3 \* Sidewalks to be Deferred
  - 4 \*\* Waterline to be deferred until off-site easement is obtained.
  - 5 \*\*\* ~~Storm Sewer to be deferred until unplatted lands to west are developed~~
- ⚠ (2) WHIRL AWAY AND WAGON TRAIN WILL SHARE MEANDERING SIDEWALK BETWEEN LOTS 1 AND 36

AGENT / OWNER

Amy L. Driscoll, PE

NAME (print)

Mark Goodwin & Associates, PA  
FIRM

SIGNATURE - date

8/15/02

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 8-21-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 8/21/02  
DRB CHAIR - date

*[Signature]* 8-21-02  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 8/21/02  
UTILITY DEVELOPMENT - date

*[Signature]* 8/21/02  
CITY ENGINEER - date

*[Signature]* 8/21/02  
Parks & Recreation - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10/14/02	<i>[Signature]</i>	Brad L. Bisher	<i>[Signature]</i>
2	10/23/02	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
3	1/9/04	<i>[Signature]</i>	Brad Bisher	<i>[Signature]</i>
4	5/12/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

8-21-02

7. **Project # 1001562**  
02DRB-01096 Major-Preliminary Plat Approval  
02DRB-01097 Major-Vacation of Public Easements  
02DRB-01098 Minor-Temp Defer SDWK  
02DRB-01263 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA, agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT, (to be known as **RESERVE AT FOUR HILLS**) zoned R-1, and located on Wagon Train SE between Raton Ave SE and Rio Arriba Ave SE, containing approximately 17 acre(s). [Deferred from 8/14/02] [REF: Z-1283] (M-22)

At the August 21, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 8/21/02 and approval of the grading plan engineer stamp dated 8/16/02 the Preliminary Plat was approved with the following conditions:

### CONDITIONS:

1. Prior to Final Plat the existing sewer line will be relocated and accepted by the City (or) have a temporary easement dedicated.
2. A letter of justification for the use of retaining walls shall be provided at the time of Final Plat

The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.



OFFICIAL NOTICE  
PAGE TWO

- Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 5, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

  
Janet Stephens  
DRB Chair

cc: Sivage Thomas Homes, 7445 Pan American Freeway, 87120

Mark Goodwin & Associates PA, 8916 Adams NE, 87199

Carol Alfs, 717 Rio Arriba SE, 87123

B.J. Lowe, 906 Lamp Post SE, 87123

Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.

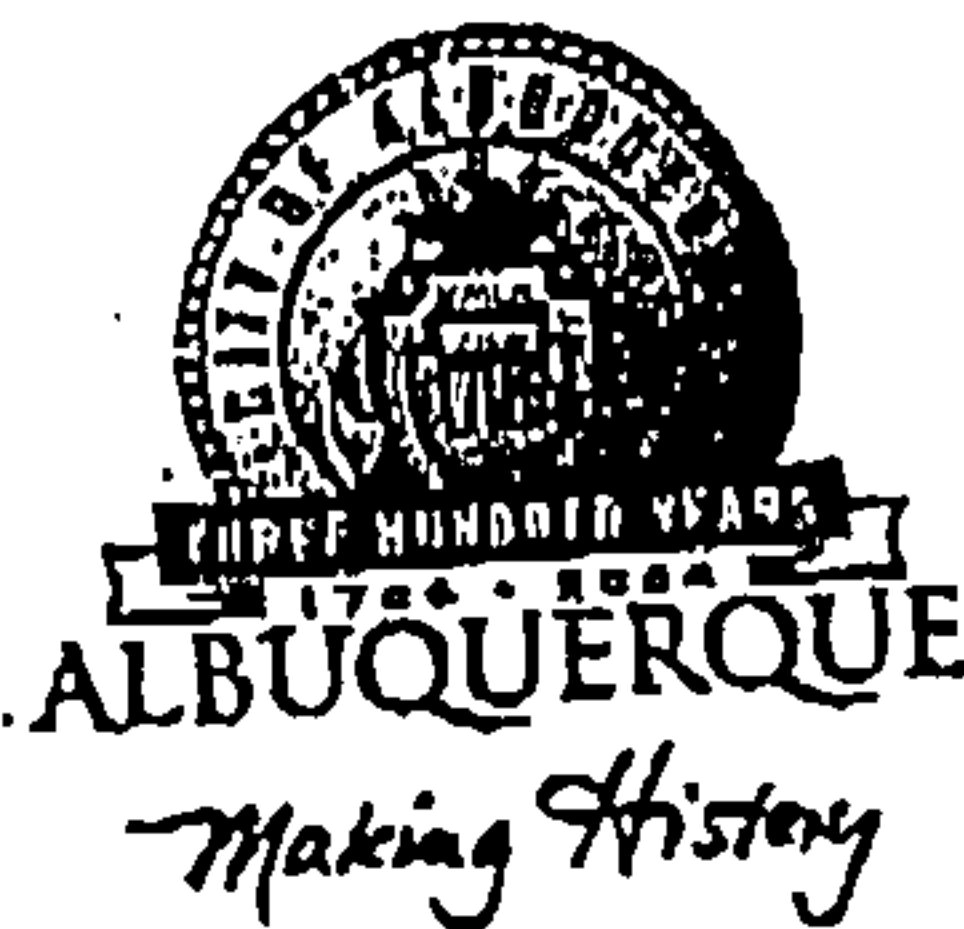
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.

File

Reserve @ Four Hills Subdivision

UPC No.

102205520108630248	102205523605230721
102205520106830247	102205523506030720
102205520106130246	102205523506630719
102205520105430236	102205523507330718
102205520104830235	102205523507930717
102205520104130234	102205524807930716
102205520103230233	102205524807330715
102205521003130232	102205524806630714
102205521703130231	102205524806030713
102205522403130230	102205524605130712
102205523103130229	102205525104530711
102205523703130228	102205526104530710
102205524403130227	102205526705130709
102205525003130226	102205526605930708
102205525703130225	102205526606530707
102205526303130224	102205526607130706
102205527003130223	102205526607830705
102205527603130222	102205527806630704
102205528303130221	102205527704830703
102205529003330220	102205528604930702
102205529603730219	102205529105530701
102205530104230218	102205523104530722
102205530504730217	
102205530805230216	
102205521109330251	
102205521909330252	
102205522509330253	
102205523209330254	
102205523809330255	
102205524409330256	
102205525109330257	
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102205526409330259	
102205527109330260	
102205521807930728	
102205521807330727	
102205521706630726	
102205521706030725	
102205521505230724	
102205522104630723	



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: September 27, 06

TO CONTACT NAME: Lisa Anglada  
 COMPANY/AGENCY: Mark Goodwin + Associates  
 ADDRESS/ZIP: P.O. Box 90606 / 87199  
 PHONE/FAX #: 828-2200 - (FAX - 797-9539)

Thank you for your inquiry of 9-27-06 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, Block 28, Four Hills Village, Fifth  
Installation  
 zone map page(s) M-22

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Four Hills Village H.O.A.  
 Neighborhood Association

Contacts: Roger Mickelson  
1432 Catron Ave. SE / 87123  
332-9273(h)

John Butcher  
708 Lamp Post Cir. SE / 87123  
883-0006(h)

Tijeras Arroyo N.A.  
 Neighborhood Association

Contacts: Jay Rodecap  
816 Hackberry Tr. SE / 87123  
379-4896(h)

Paul F. Kinahan  
801 Calle Coronado SE / 87123  
294-1354(h)

**See reverse side for additional Neighborhood Association Information: YES { } NO**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana Larmora  
 OFFICE OF NEIGHBORHOOD COORDINATION

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....



7005 1820 0002 3606 0950

U.S. Postal Service™  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87123 **OFFICIAL USE**

Postage	\$ 0.39	0109 14 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.64</b>	

09/28/2006

Sent To Mr. Jay Roden  
 Street, Apt. No.;  
 or PO Box No. 816 Hackberry Tr. SE  
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

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<b>Total Postage &amp; Fees</b>	<b>\$ 4.64</b>	

09/28/2006

Sent To Mr. Paul F. Kinahan  
 Street, Apt. No.;  
 or PO Box No. 801 Calle Coronado SE  
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.64</b>	

09/28/2006

Sent To Mr. John Butcher  
 Street, Apt. No.;  
 or PO Box No. Fox Lamp Post Circle SE  
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

7005 1820 0002 3606 0951

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

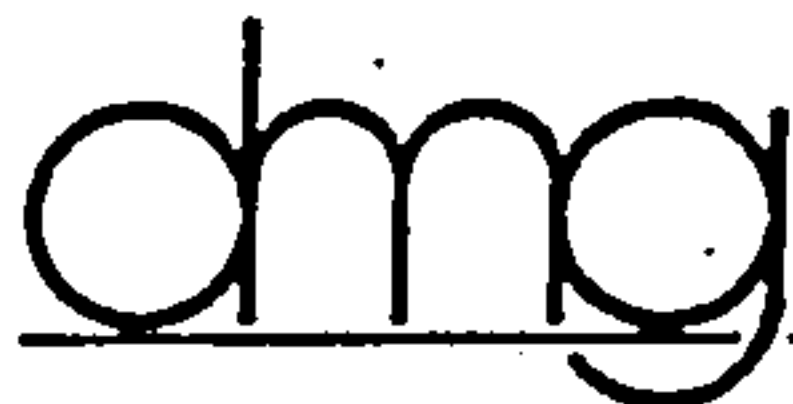
ALBUQUERQUE NM 87123 **OFFICIAL USE**

Postage	\$ 0.39	0109 14 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.64</b>	

09/28/2006

Sent To Mr. Roger Mickelson  
 Street, Apt. No.;  
 or PO Box No. 1432 Castron Ave. SE  
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions



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

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

September 29, 2006

Mr. Roger Mickelson  
Four Hills Village H.O.A.  
1432 Catron Ave. SE  
Albuquerque, NM 87123

Mr. John Butcher  
Four Hills Village H.O.A.  
708 Lamp Post Circle SE  
Albuquerque, NM 87123

**Re: Reserve @ Four Hills**

Dear Mr. Mickelson and Mr. Butcher:

Enclosed please find a copy of the DRB Application for the SIA Extension for Subdivision Improvements and Deferred Waterline, for the referenced project. The anticipated date to be heard is October 25, 2006. Please contact Gregory Krenik of our office if you have any questions or concerns.

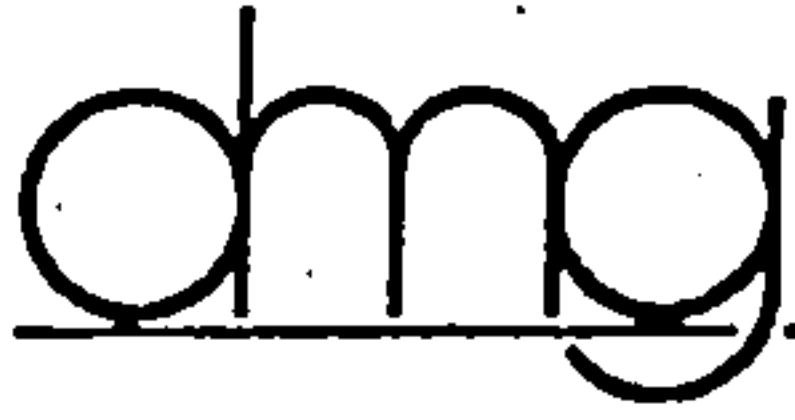
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/la

Enclosure



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

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

September 29, 2006

Mr. Jay Rodecap  
Tijeras Arroyo N.A.  
816 Hackberry Trail SE  
Albuquerque, NM 87123

Mr. Paul F. Kinahan  
Tijeras Arroyo N.A.  
801 Calle Coronado SE  
Albuquerque, NM 87123

**Re: Reserve @ Four Hills**

Dear Mr. Rodecap and Mr. Kinahan:

Enclosed please find a copy of the DRB Application for the SIA Extension for Subdivision Improvements and Deferred Waterline, for the referenced project. The anticipated date to be heard is October 25, 2006. Please contact Gregory Krenik of our office if you have any questions or concerns.

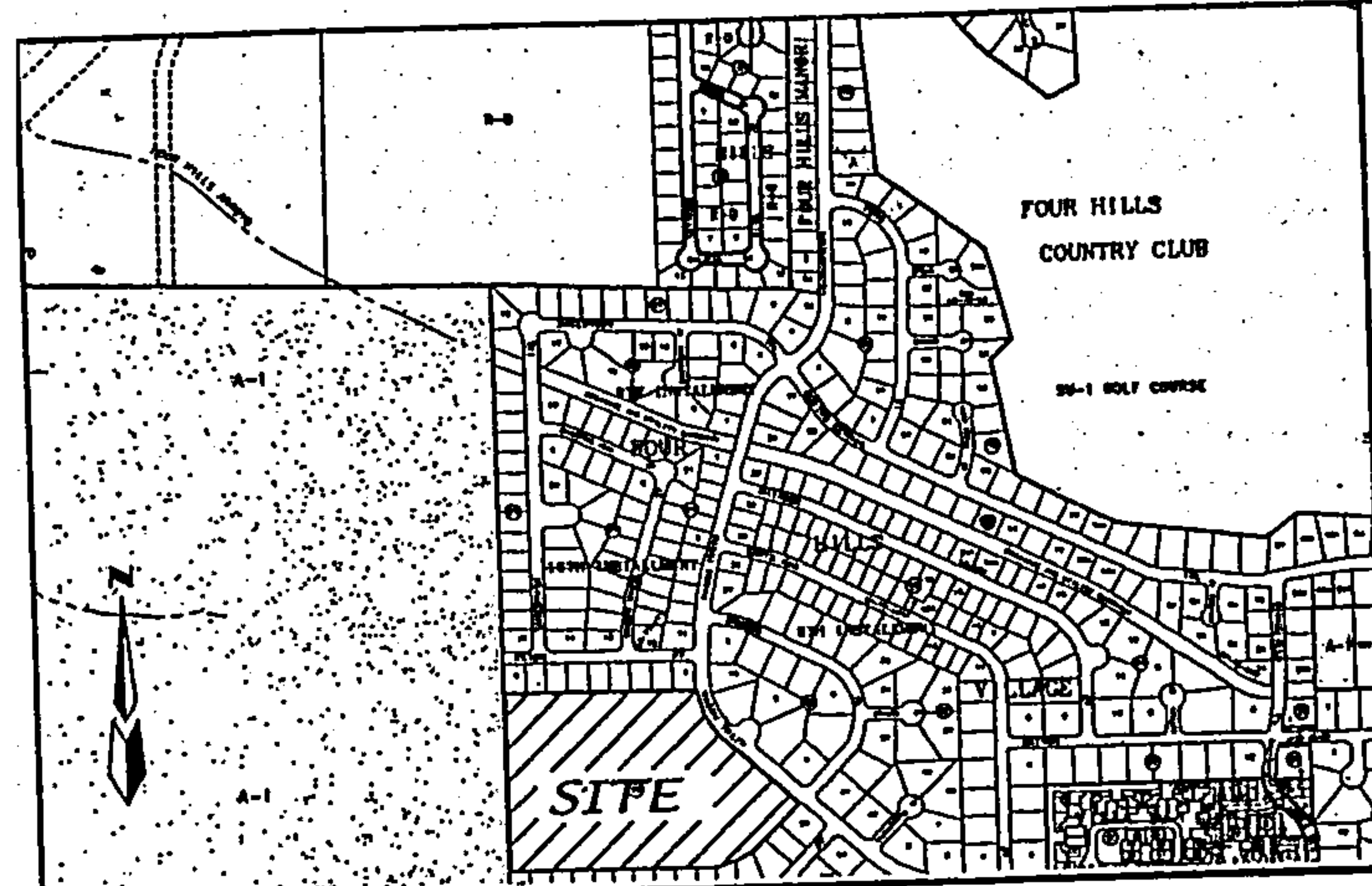
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/la

Enclosure



**LEGAL DESCRIPTION**

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, BLOCK 28, FOUR HILLS VILLAGE, FIFTH INSTALLMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 23, 1963 in Volume D3, Folio 78 and containing 16.9614 acres more or less.

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

PLAT OF "FOUR HILLS VILLAGE, FIFTH INSTALLMENT" (09-23-63, D3-78) PLAT OF "FOUR HILLS VILLAGE, FIFTH INSTALLMENT" (07-30-70, D4-80) PLAT OF "FOUR HILLS VILLAGE, TENTH INSTALLMENT" (02-22-72, D4-194) PLAT OF "FOUR HILLS VILLAGE, SIXTEENTH INSTALLMENT" (03-01-73, D5-105)

all being records of Bernalillo County, New Mexico.

**PURPOSE OF PLAT**

1. Subdivide a single Tract into 61 residential Lots and 1 Tract
2. Dedicate Right-of-way as shown
3. Grant easements as shown
4. Vacate Easements as shown

**PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION**

SECTION 34, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2002

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Subdivision Case No. 1001562 Application # 02DRB-01660  
*Duran Watson* 11/5/02  
 Planning Director, City of Albuquerque, N.M. Date  
*Brady J. Bryan* 11-5-02  
 City Engineer, City of Albuquerque, N.M. Date  
*Shel J. Dush* 11-05-02  
 Albuquerque Metropolitan Arroyo Flood Control Authority Date  
*Shel J. Dush* 11-05-02  
 Transportation Development, City of Albuquerque, N.M. Date  
*Roger A. Dean* 11/5/02  
 Utility Development Division, City of Albuquerque, N.M. Date  
*Christina Sandoval* 11/5/02  
 Parks and Recreation Date  
*Shel J. Dush* 10-10-02  
 City Surveyor, City of Albuquerque, N.M. Date  
 NA  
 Property Management, City of Albuquerque, N.M. Date  
*Sean D. Martin* 10-10-02  
 PNM Gas Date  
*Sean D. Martin* 10-10-02  
 PNM Electric Date  
*Dave R. Mullen* 10-15-02  
 Qwest Telecommunications Date  
*Rita E. Sisko* 10-7-02  
 Comcast Cable Date

LOCATION MAP ZONE ATLAS M-22-Z SCALE: NONE

**SUBDIVISION DATA**

Plat Case No's.	Project 1001562
	Case 02DRB-01098
	02DRB-01097
	02DRB-01098
	02DRB-01263
Gross acreage	16.9614 AC
Zone Atlas No.	M-22-Z
No. of existing Tracts/Lots	1 TRACT
No. of Tracts/Lots created	1 TRACT/61 LOTS
No. of Tracts/Lots eliminated	1 TRACT
Miles of full width streets created	0.61 Miles
Area dedicated to the City of Albuquerque	3.9834 AC
Date of Survey	SEPTEMBER 2001
Utility Control Location System Log Number	2002200682
Zoned	R-1

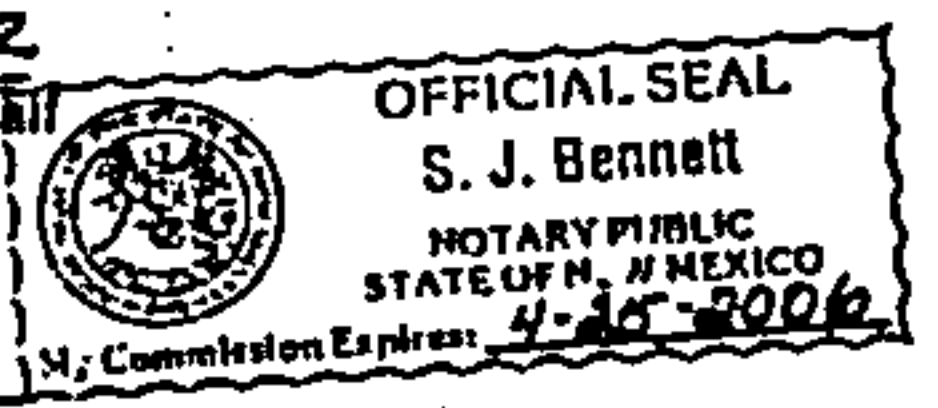
**FREE CONSENT AND DEDICATION:**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried 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(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: SIVAGE THOMAS HOMES, INC.  
 BY: John Hardin, President  
*John Hardin* 09-19-2002  
 John Hardin, President DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO  
 This instrument was acknowledged before me on 09-19-2002  
 By John Hardin, President of Savage Thomas Homes, Inc. A New Mexico Corporation on behalf of said Corporation.  
*S. J. Bennett* 4-25-2006  
 NOTARY PUBLIC MY COMMISSION EXPIRES



**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



*Timothy Aldrich* 10-01-02  
 Timothy Aldrich, P.S. No. 7719 Date

THIS IS TO CERTIFY THAT THESE ARE CURRENT AND  
 PROPOSED: 6022-255-24606930236  
 Board of Education  
 Treasurer's Office  
*Guarita Alvarez* 11-27-02

A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 5
Scale: AS SHOWN	Date: 09/17/02	Job: A01038	

PLAT for  
**RESERVE AT FOUR HILLS  
 SUBDIVISION**

WITHIN  
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002

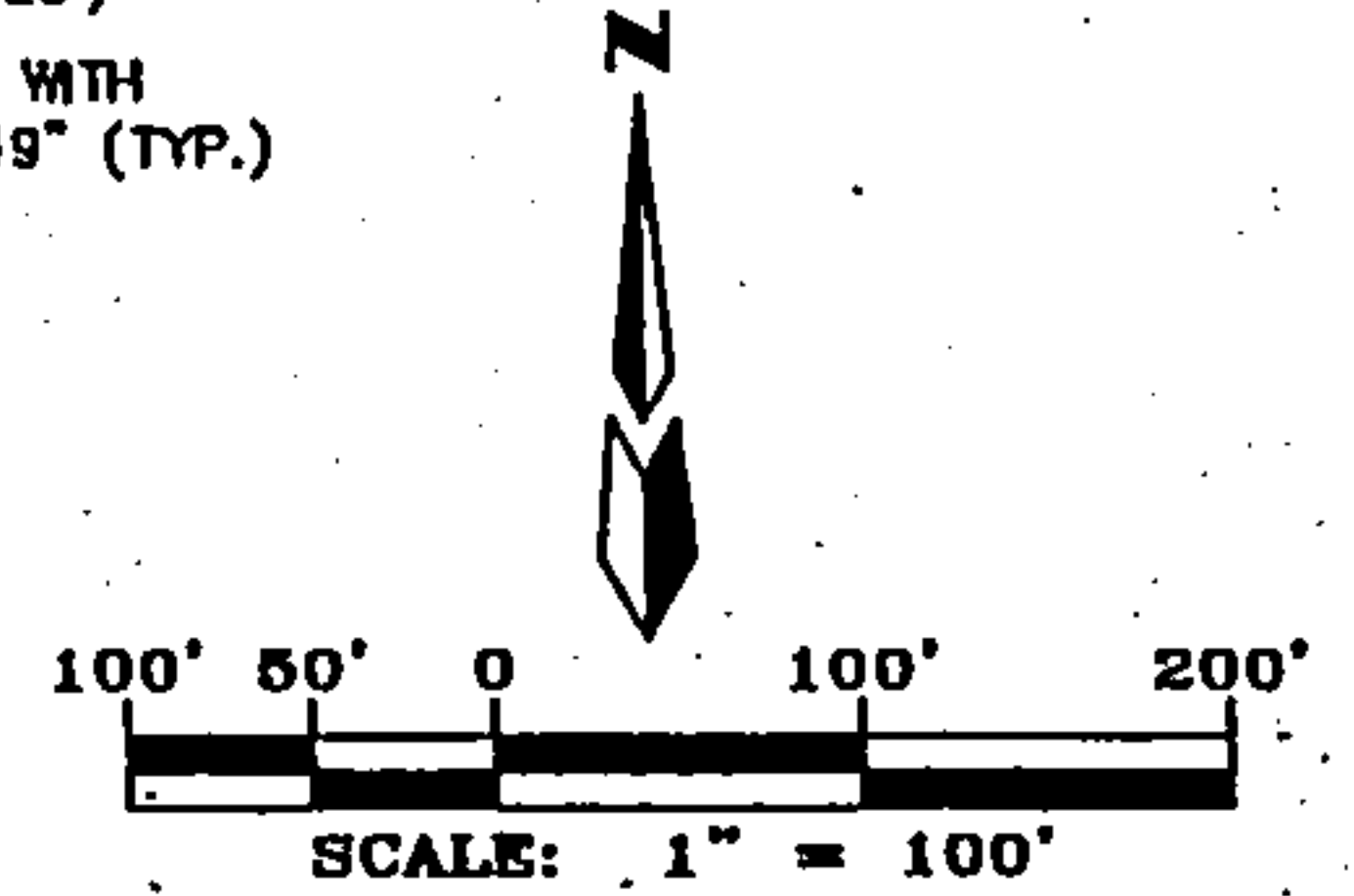
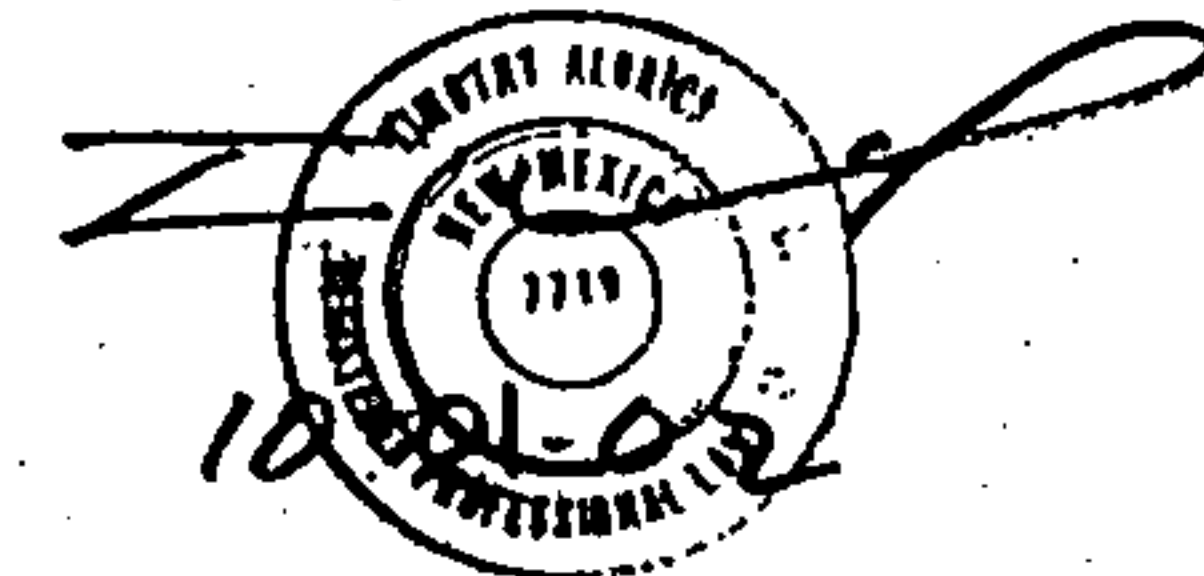
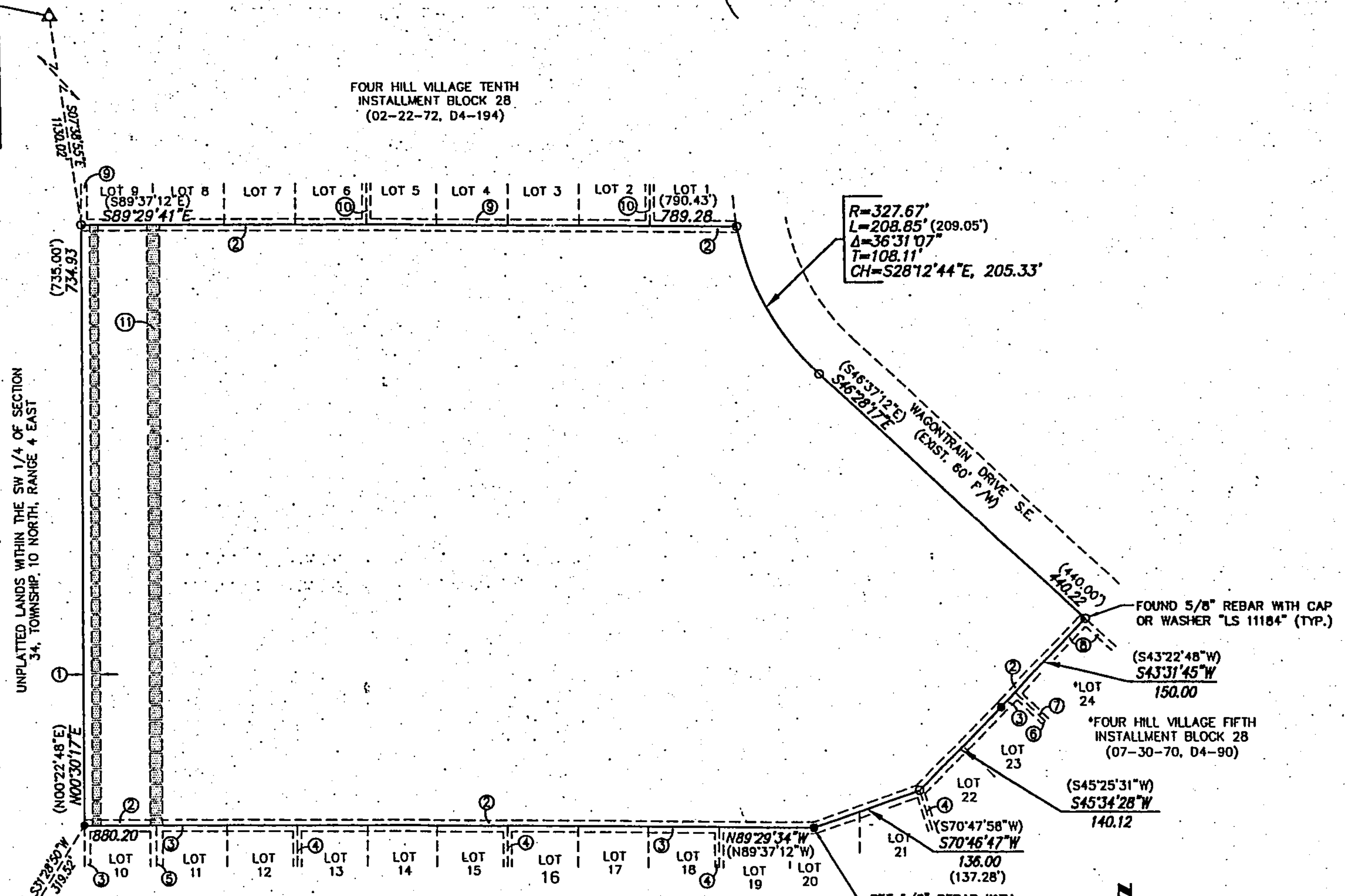
ACS MONUMENT  
 "9-M22"  
 Y=1473059.50  
 X=422,578.32  
 G-G=0.99963984  
 Δα=-00°08'55"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5582.95

FOUR HILL VILLAGE TENTH  
 INSTALLMENT BLOCK 28  
 (02-22-72, D4-194)

- ① EXISTING 20' ELECTRIC, TELEPHONE AND UTILITY EASEMENT (09-23-63, D3-78) THE EASTERLY 10' VACATED BY 02DRB-01097
- ② EXISTING 7' UTILITY AND DRAINAGE EASEMENT (09-23-63, D3-78)
- ③ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ④ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑤ EXISTING 15' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑥ EXISTING 5' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑦ EXISTING 5' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑧ EXISTING 7' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑨ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑩ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑪ 15' WATER AND SEWER LINE EASEMENT (DATED: 05-07-73, UNRECORDED) VACATED BY 02DRB-01097

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

NGS MONUMENT  
 "TIJERAS-2"  
 Y=1470932.91  
 X=422,555.40  
 G-G=0.99963960  
 Δα=-00°08'55"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5587.02

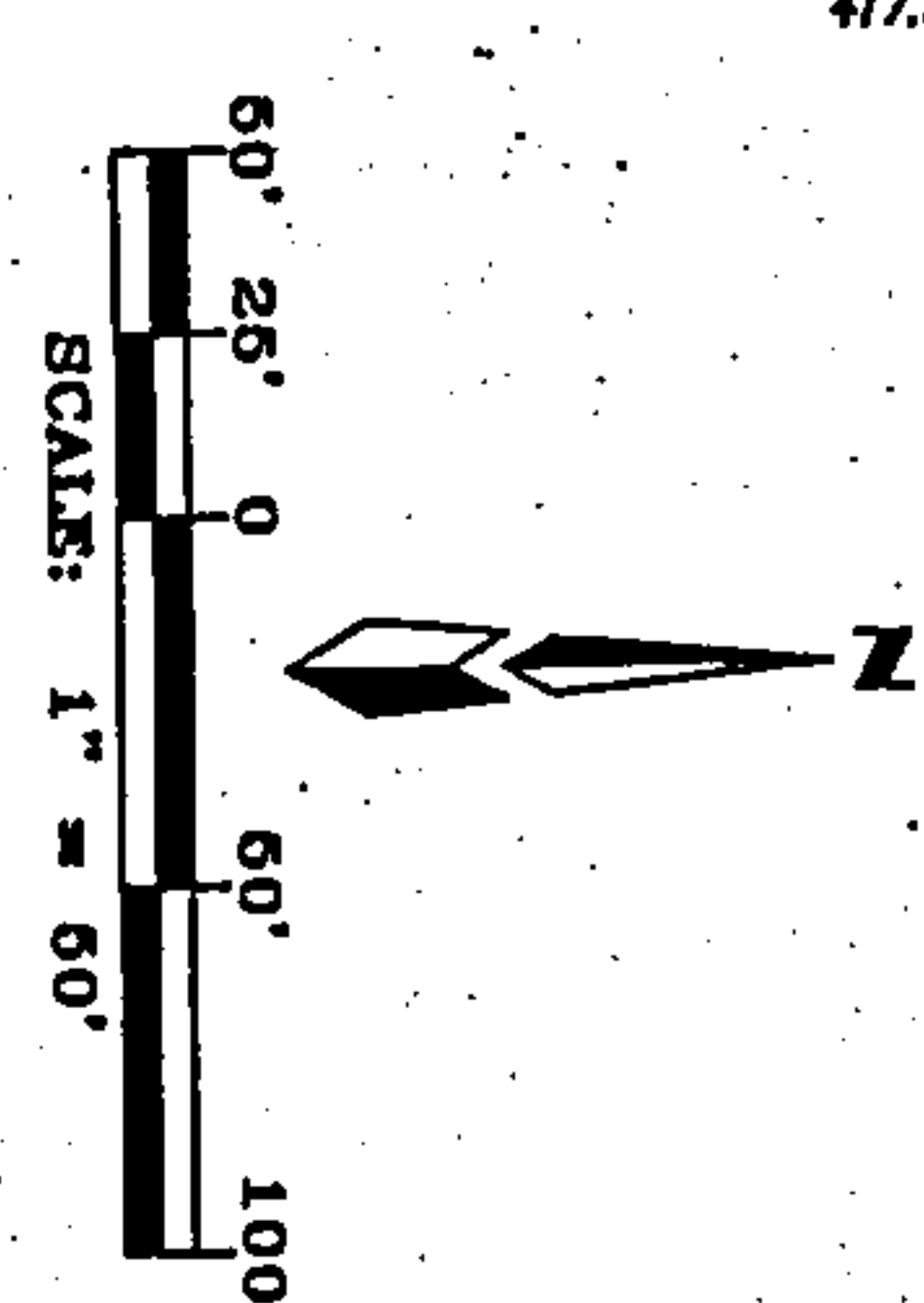


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Scale: AS SHOWN	Date: 09/17/02	Job: A01038	

289214459  
 Page 3 of 5  
 11/07/2002 09:38  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002

PLAT for  
**RESERVE AT FOUR HILLS**  
 SUBDIVISION  
 WITHIN  
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002

TRACT A - IS ENGINEERED WITH A TEMPORARY  
 PUBLIC BLANKET DRAINAGE EASEMENT GRANTED  
 TO COA AND TO BE MAINTAINED BY THE  
 HOMEOWNERS ASSOCIATION



SEE SHEET 4 OF 5

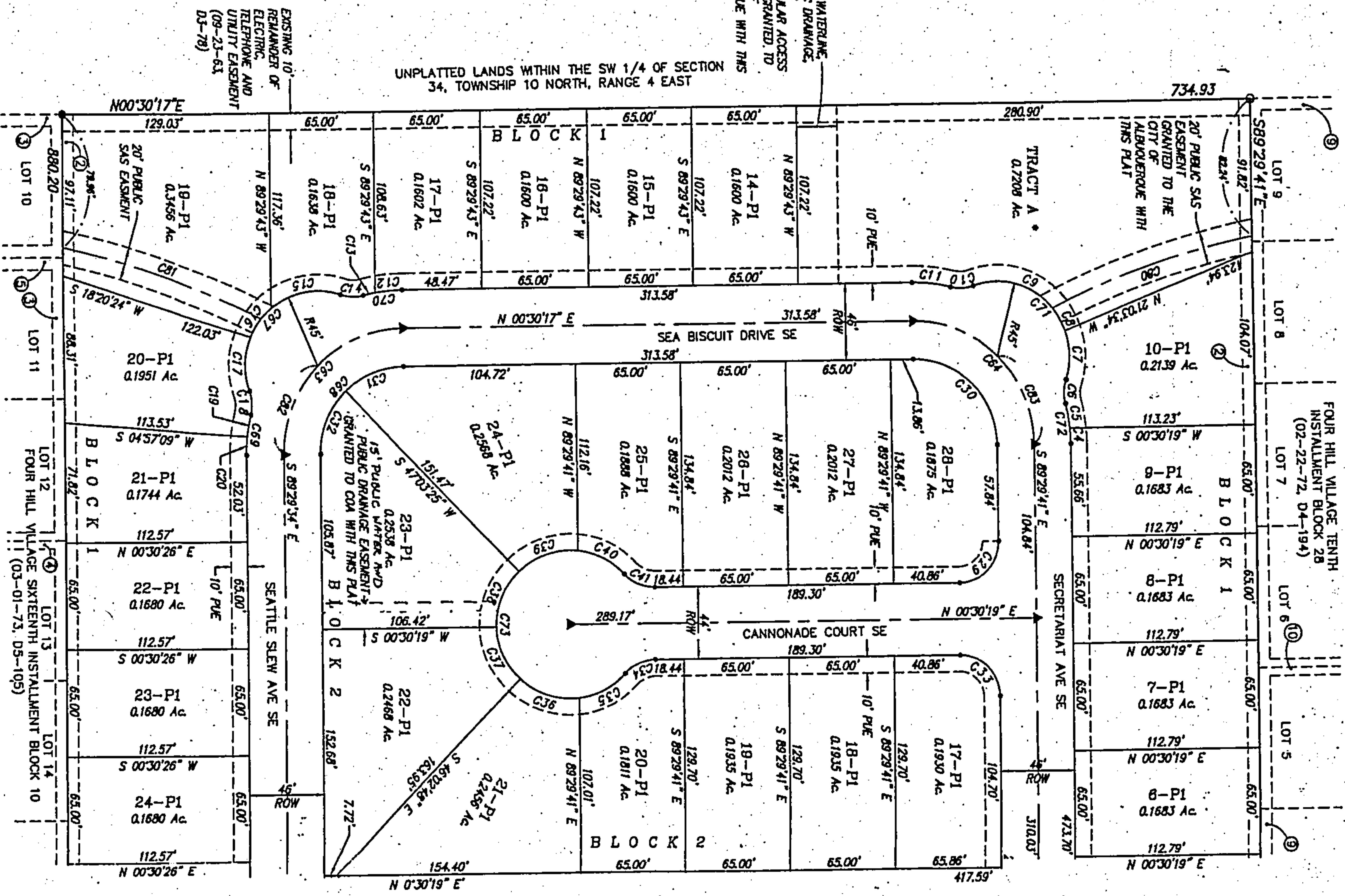
**NOTE:**  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
 AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET  
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR  
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE,"  
 "CENTERLINE MONUMENT," "DO NOT DISTURB," "PLS # 7719."

**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DENOTED AS PUBLIC  
 RIGHT-OF-WAY

SEE SHEET 5 OF 5 FOR CURVE TABLE

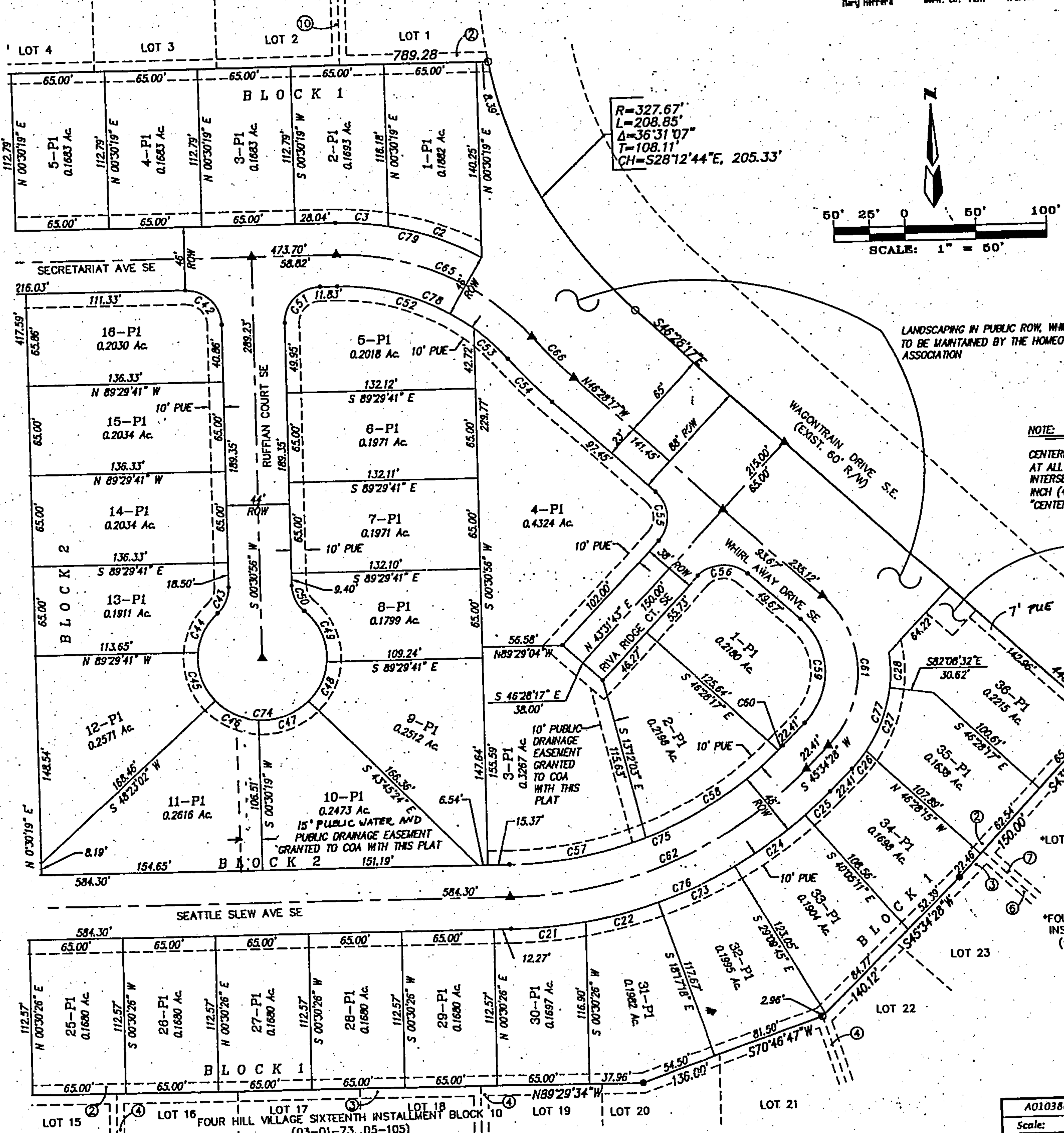
10/19/02



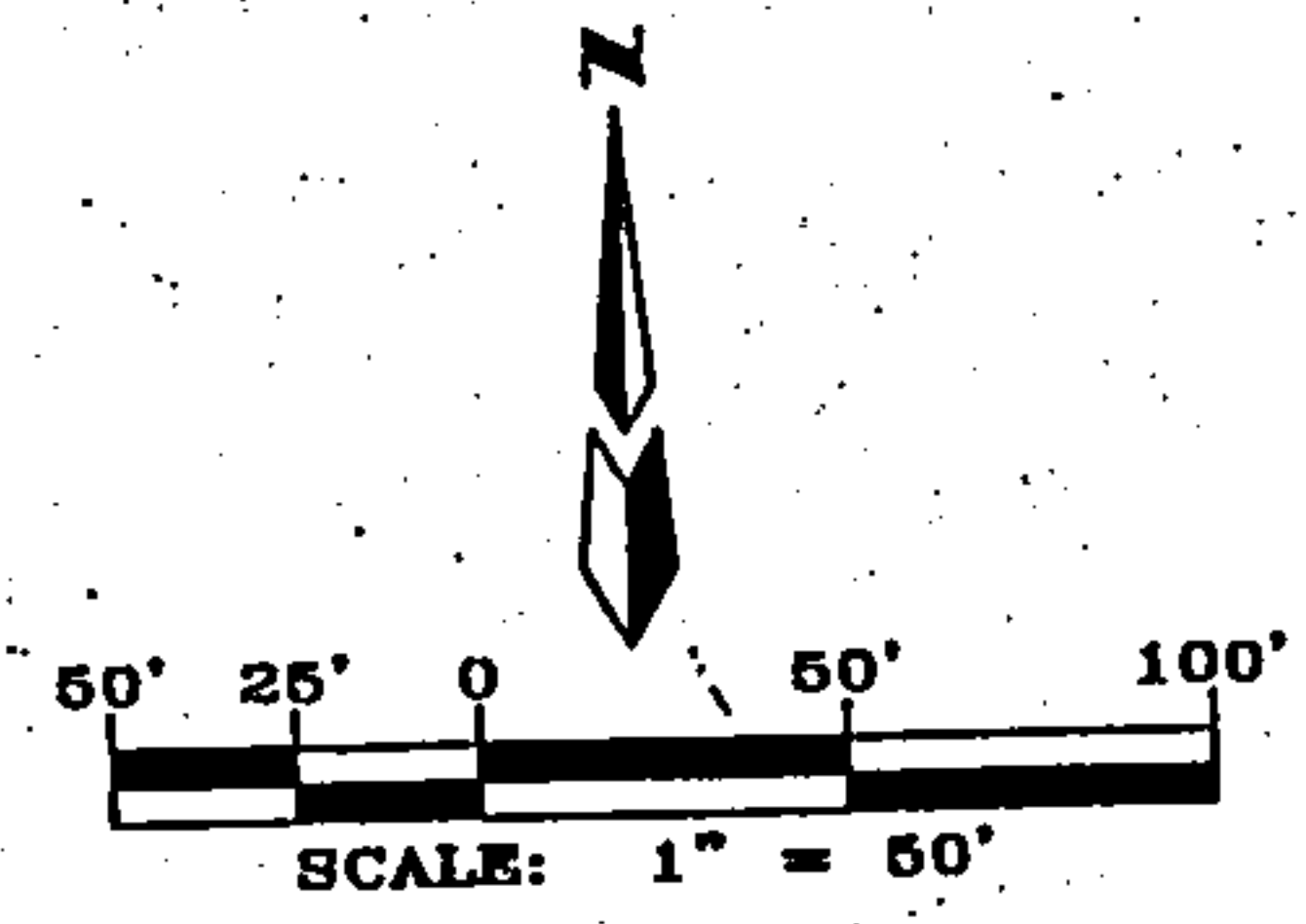
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Scale: AS SHOWN	Date: 10/16/02	Job: AO1038	

PLAT for  
**RESERVE AT FOUR HILLS  
 SUBDIVISION**

WITHIN  
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002



$R=327.67'$   
 $L=208.85'$   
 $\Delta=36^{\circ}31'07''$   
 $T=108.11'$   
 $CH=S28^{\circ}12'44''E, 205.33'$



LANDSCAPING IN PUBLIC ROW, WHIRL AWAY DRIVE,  
 TO BE MAINTAINED BY THE HOMEOWNER'S  
 ASSOCIATION

NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET  
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR  
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",  
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

25'x25' OWEST EASEMENT  
 GRANTED WITH THIS PLAT

ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DEDICATED AS PUBLIC  
 RIGHT-OF-WAY

FOUR HILL VILLAGE FIFTH  
 INSTALLMENT BLOCK 28  
 (07-30-70, D4-90)  
 10-17-02

SEE SHEET 5 OF 5 FOR CURVE TABLE

SEE SHEET 3 OF 5

A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 10/16/02	Job: A01038	

PLAT for  
**RESERVE AT FOUR HILLS  
 SUBDIVISION**

WITHIN  
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2002

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING	CHORD
C1	327.67	208.85	36°31'07"	108.11	S28°12'44"E	205.33
C2	203.00	69.66	19°39'36"	35.17	N69°10'23"W	69.31
C3	203.00	37.17	10°29'29"	18.64	N84°14'56"W	37.12
C4	98.00	9.35	5°28'04"	4.68	S87°46'17"W	9.35
C5	98.00	15.00	8°46'12"	7.51	S90°39'09"W	14.99
C6	25.00	14.50	33°13'51"	7.46	S87°07'01"E	14.30
C7	45.00	30.02	38°13'02"	15.59	N89°36'37"W	29.46
C8	45.00	10.02	12°45'39"	5.03	S64°54'02"W	10.00
C9	45.00	70.50	89°46'09"	44.82	S26°23'47"W	63.51
C10	25.00	14.50	33°13'51"	7.46	N01°52'22"W	14.30
C11	98.00	24.35	14°14'16"	12.24	S07°37'25"W	24.29
C12	98.00	16.61	9°42'36"	8.32	S04°21'01"E	16.59
C13	98.00	7.74	4°31'35"	3.87	S11°28'06"E	7.74
C14	25.00	14.50	33°13'51"	7.46	N02°53'02"E	14.30
C15	45.00	45.78	58°17'08"	25.09	S09°38'37"E	43.83
C16	45.00	21.63	27°32'25"	11.03	S52°33'23"E	21.42
C17	45.00	33.11	42°09'39"	17.35	S87°24'25"E	32.37
C18	25.00	14.50	33°13'51"	7.46	S88°07'41"W	14.30
C19	98.00	13.33	7°47'36"	6.68	S79°09'11"E	13.32
C20	98.00	11.02	6°26'35"	5.52	S86°16'17"E	11.01
C21	323.00	52.96	9°23'41"	26.54	N85°48'35"E	52.90
C22	323.00	53.00	9°24'03"	26.56	N76°24'43"E	52.94
C23	323.00	61.30	10°52'27"	30.74	N66°16'28"E	61.21
C24	323.00	61.58	10°55'26"	30.88	N55°22'32"E	61.49
C25	323.00	24.46	4°20'21"	12.24	N47°44'38"E	24.46
C26	98.00	15.99	9°20'58"	8.01	N40°53'59"E	15.97
C27	98.00	48.52	28°22'01"	24.77	N22°02'29"E	48.03
C28	98.00	25.62	14°58'49"	12.88	N00°22'04"E	25.55
C29	25.00	39.27	90°00'00"	25.00	N44°29'41"W	35.36
C30	52.00	81.68	90°00'02"	52.00	S45°30'18"W	73.54
C31	52.00	39.36	43°22'25"	20.68	S21°10'55"E	38.43
C32	52.00	42.31	46°37'26"	22.41	S66°10'51"E	41.16
C33	25.00	39.27	90°00'00"	25.00	S45°30'19"W	35.36
C34	25.00	20.87	47°49'21"	11.08	S23°24'21"E	20.27
C35	45.00	32.23	41°02'12"	16.84	N26°47'56"W	31.55
C36	45.00	39.45	50°14'02"	21.10	N18°50'11"E	38.20
C37	45.00	35.54	45°14'41"	18.75	N66°34'33"E	34.62
C38	45.00	37.59	47°51'32"	19.97	S66°52'21"E	36.51
C39	45.00	39.45	50°13'59"	21.10	S17°49'35"E	38.20
C40	45.00	32.23	41°02'12"	16.84	S27°48'32"W	31.55
C41	25.00	20.87	47°49'22"	11.08	N24°25'00"E	20.27
C42	25.00	39.27	90°00'00"	25.00	N44°29'41"W	35.36
C43	25.00	20.87	47°49'21"	11.08	N24°25'00"E	20.27
C44	45.00	32.17	40°57'56"	16.81	S27°50'43"W	31.49
C45	45.00	38.47	48°58'43"	20.50	S17°07'37"E	37.31
C46	45.00	33.92	43°11'28"	17.81	S63°12'42"E	33.12
C47	45.00	38.44	48°56'57"	20.48	N70°43'05"E	37.29
C48	45.00	32.19	40°59'28"	16.82	N25°44'52"E	31.51
C49	45.00	41.29	52°34'10"	22.23	N21°01'57"W	39.85
C50	25.00	20.87	47°49'21"	11.08	S23°24'21"E	20.27
C51	25.00	39.27	90°00'00"	25.00	S45°30'19"W	35.36
C52	157.00	102.41	37°22'25"	53.10	N70°48'28"W	100.60
C53	157.00	32.02	11°41'05"	16.06	N46°16'43"W	31.96
C54	415.67	43.78	6°02'06"	21.91	S43°27'14"E	43.76
C55	25.00	39.27	90°00'00"	25.00	N01°28'17"W	35.36
C56	25.00	39.27	90°00'00"	25.00	S88°31'43"W	35.36
C57	277.00	98.48	20°22'06"	49.76	N80°19'22"E	97.96
C58	277.00	114.27	23°38'10"	57.96	N58°19'12"E	113.46
C59	52.00	83.54	92°02'45"	53.89	N00°26'54"W	74.84
C60	277.00	4.48	0°55'39"	2.24	N46°02'18"E	4.48
C61	75.00	120.49	92°02'45"	77.73	N00°26'54"W	107.94
C62	300.00	235.27	44°55'58"	124.06	N68°02'27"E	229.28
C63	75.00	117.81	89°59'52"	75.00	S44°29'38"E	106.06
C64	75.00	117.81	90°00'02"	75.00	S45°30'18"W	106.07
C65	180.00	154.12	49°03'30"	82.14	N64°57'56"W	149.46
C66	392.67	41.36	6°02'06"	20.70	S43°27'14"E	41.34
C67	45.00	100.52	127°59'12"	92.24	S44°29'38"E	80.89
C68	52.00	81.68	89°59'52"	52.00	S44°29'38"E	73.54
C69	98.00	24.35	14°14'11"	12.24	S82°22'29"E	24.29
C70	98.00	24.35	14°14'11"	12.24	S06°36'48"E	24.29
C71	45.00	100.52	127°59'12"	92.24	S45°30'18"W	80.89
C72	98.00	24.35	14°14'16"	12.24	S83°23'11"W	24.29
C73	45.00	216.49	275°38'43"	40.77	S89°29'41"E	60.43
C74	45.00	216.49	275°38'43"	40.77	S89°29'41"E	60.43
C75	277.00	217.23	44°55'58"	114.55	N68°02'27"E	211.71
C76	323.00	253.30	44°55'58"	133.57	N68°02'27"E	246.86
C77	98.00	90.13	52°41'49"	48.54	N19°13'33"E	86.99
C78	157.00	134.43	49°03'30"	71.65	N64°57'56"W	130.36
C79	203.00	106.83	30°09'05"	54.68	N74°25'08"W	105.60
C80	500.00	130.10	14°54'28"	63.42	S18°07'50"E	129.73
C81	500.00	130.72	14°58'44"	65.73	S20°01'24"W	130.35
C82	75.00	58.90	44°59'56"	31.07	N66°59'36"W	57.40
C83	75.00	58.91	45°00'01"	31.07	S88°00'19"W	57.40

**PUBLIC UTILITY EASEMENTS:**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

*[Handwritten Signature]*  
 10-17-02



# 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 10-10-06 To 10-25-06

#### 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.

Nancy A. Maya  
(Applicant or Agent)

9-28-06  
(Date)

I issued 2 signs for this application,

9/28/06  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1001562

Thank You  
 \$0.00  
 \$145.00  
 \$75.00  
 CHANGE  
 ON  
 ONE STOP SHOP  
 CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
 Development & Building Services  
 RECEIPT# 00069149 WSH# 007 TRANS# 0018  
 ACCOUNT# 441018  
 11:43AM  
 LOC: ANNX  
 PAID RECEIPT

APPLICANT NAME PULTE HOMES OF NM  
 AGENT MARK GOODWIN & Assoc  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 100 1562 / 06 DRB - 01 408  
 PROJECT NAME RESERVE @ FOUR HILLS

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 50.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75.00 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 145.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

9/28/2006  
 RECEIPT  
 Account  
 Activit  
 Trans A  
 J24 MIS

**D. MARK GOODWIN AND ASSOCIATES, P.A.**  
 P.O. BOX 90606  
 ALBUQUERQUE, NM 87199  
 (505) 828-2200

**4900**

DATE 9-28-06

PAY TO THE ORDER OF City of Albuquerque

One Hundred forty five No/100

BANK OF THE WEST  
 5901 MENAUL BLVD. NE  
 ALBUQUERQUE, NM 87110

FOR Reserve SIA EIT

\$ 145.00 DOLLARS

Mark Goodwin

004900 070068 13 283007003

**ORIGINAL**

Project Number: \_\_\_\_\_

FIGURE 12

*Claire*

Date Submitted: 7/19/02  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 8/21/02  
 Date Preliminary Plat Expires: 8/21/03  
 DRB Project No.: 1001562  
 DRB Application No.: 02DRB01096

**INFRASTRUCTURE LIST**


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

Reserve at Four Hills Subdivision  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN






Tract A, Block 28, Four Hills Village, 5th Installment  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

1 10/14/02  
2 10/23/02  
1 1/9/04

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	PAVING Perm Pvmt Sidewalk ( both sides) (6)  C & G (both sides)	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (north side) Sidewalk (south side) C & G (both sides)	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (west side) Sidewalk (east side) C & G (both sides)	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (south side) Sidewalk (north side) C & G (both sides)	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit	/	/	/
		26' FF 4' *	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		26' FF 4' *	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		24' FF 4' *	Perm Pvmt Sidewalk ( south east side) C & G (both sides)	Riva Ridge Ct.	End of Stub St.	Whirl Away Dr.	/	/	/

**ORIGINAL**

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		44'  40' FF	Perm Pvmnt	Riva Ridge Ct.	Whirl Away Dr.	Wagontrain Dr.	/	/	/
		4' X 	Sidewalk (both sides) C & G (both sides)						
		4'	Sidewalk (south side) (6) 	Wagontrain Dr.	N Prop Line	SE Prop Line	/	/	/
		N/A	Street Lights per DPM						
<b>WATER</b>									
		6"	Waterline	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		6"	Waterline	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		6"	Waterline	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		6"	Waterline	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		4"	Waterline	Cannonade Ct.	Secretariat Ave.	Seattle Slew Ave. End of Cul de sac	/	/	/
		4"	Waterline	Ruffian Ct.	Secretariat Ave. Whirl Away Dr.	Seattle Slew Ave. End of Cul de sac	/	/	/
		8"	Waterline	Easement on Tract A	Sea Biscuit Dr.	West Prop Line	/	/	/
		8" **	Waterline	West of Subdivision			/	/	/
		8"	Waterline	Unplatted Lands	Raton	Rio Arriba	/	/	/
		8"	Waterline	Riva Ridge Ct.	Whirl Away Dr.	Wagontrain Dr.	/	/	/
<b>SANITARY SEWER</b>									
		8"	<del>Sanitary Sewer</del> <i>Delete</i>	<del>Whirl Away Dr.</del>	<del>Secretariat Ave.</del>	<del>Seattle Slew Ave.</del> 	/	/	/
		8"	Sanitary Sewer	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		8"	Sanitary Sewer	Sea Biscuit Dr.	Lot 9 in N Subdivision	Lot 10 in S. Subdivision	/	/	/
		8"	Sanitary Sewer	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		8"	Sanitary Sewer	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Sanitary Sewer	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Remove Existing SAS	Western Easement	Lot 9 Exist. Sub	Lot 10 Exist. Sub	/	/	/
<b>STORM SEWER</b>									
		10' 	<del>Concrete Rundown</del>	<del>Between lots 22 &amp; 28</del>	<del>Cannonade Ct.</del>	<del>Seattle Slew Ave.</del>	/	/	/
		10'	Concrete Rundown	Between lots 10 & 11	Ruffian Ct.	Seattle Slew Ave.	/	/	/
		20" RCP	Storm Sewer , Inlets & Appurtenances	Sea Biscuit Dr.	East Side	West Side	/	/	/
		24" RCP	Storm Sewer , Inlets & Appurtenances	Sea Biscuit Dr.	Lot 15	Tract A	/	/	/
		36" RCP	Storm Sewer , Inlets & Appurtenances	Retention Pond	Sea Biscuit Dr.	Tract A	/	/	/
		36" RCP	Storm Sewer , Inlets & Appurtenances	25' Drainage Easement	Sea Biscuit Dr.	Unplatted Lands	/	/	/
		36" RCP	Storm Sewer , Inlets & Appurtenances	Unplatted lands west of subdivision	25' Drainage Easement	Four Hills Arroyo	/	/	/

**ORIGINAL**

NAME OF PLAT AND/OR SITE PLAN

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size  
5 AC-FT

Type of Improvement  
TEMPORARY RETENTION  
ROAD WITH  
AGREEMENT +  
COVENANT

Location  
TRACT A

From To

Private Inspector	City Inspector	City Cnst Engineer
1	1	1
1	1	1

NOTES

- 1 Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for release of SIA and Financial Guarantees
- 2 Water Infrastructure to include valves fittings, valve boxes, and fire hydrants. Sanitary Sewer to include manholes and service connections.
- 3 \* Sidewalks to be Deferred
- 4 \*\* Waterline to be deferred until off-site easement is obtained.
- 5 ~~\*\*\* Storm Sewer to be deferred until unplatted lands to west are developed~~  
 A (2) WHIRL AWAY AND WAGON TRAIL WILL SHARE MEANDERING SIDEWALK BETWEEN LOTS 1 AND 36

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Amy L. Driscoll, PE

NAME (print)

Mark Goodwin & Associates, PA

FIRM

*[Signature]*  
SIGNATURE - date

8/15/02

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 8-21-04

*[Signature]* 8/21/02  
DRB CHAIR - date

*[Signature]* 8-21-02  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 8/21/02  
UTILITY DEVELOPMENT - date

*[Signature]* 8/21/02  
CITY ENGINEER - date

*[Signature]* 8/21/02  
Parks & Recreation - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10/14/02	<i>[Signature]</i>	Brad L. Bisher	<i>[Signature]</i>
2	10/23/02	<i>[Signature]</i>	Mark Goodwin	<i>[Signature]</i>
3	1/9/04	<i>[Signature]</i>	Brad Bisher	<i>[Signature]</i>
4	5/12/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
5	8/16/04	<i>[Signature]</i>	Logan Green	John MacKenzie

PAGE 3 OF 3

**ORIGINAL**  
Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

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

Date Submitted: 7/19/02  
Date Site Plan Approved: N/A  
Date Preliminary Plat Approved: 8/21/02  
Date Preliminary Plat Expires: 8/21/03  
DRB Project No.: 1001562  
DRB Application No.: 02DRB01096

**Reserve at Four Hills Subdivision**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract A, Block 28, Four Hills Village, 5th Installment**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

1 10/14/02  
2 10/23/02  
3 1/9/04

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.

*Scanned from hard back 4/21/06*

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	PAVING Perm Pvmt Sidewalk ( both sides) (6) <u>4</u> C & G (both sides)	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (north side) Sidewalk (south side) C & G (both sides)	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (west side) Sidewalk (east side) C & G (both sides)	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (south side) Sidewalk (north side) C & G (both sides)	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit	/	/	/
		26' FF 4' * 4'	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		26' FF 4' * 4'	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		24' FF 4' * 4'	Perm Pvmt Sidewalk ( south east side) C & G (both sides)	Riva Ridge Ct.	End of Stub St.	Whirl Away Dr.	/	/	/



NAME OF PLAT AND/OR SITE PLAN

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size  
5 AC-FT

Type of Improvement  
TEMPORARY RETENTION  
POUD WITH  
AGREEMENT +  
COVENANT

Location  
TRACT A

From To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/

NOTES

- 1 Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for release of SIA and Financial Guarantees
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- 3 \* Sidewalks to be Deferred
- 4 \*\* Waterline to be deferred until off-site easement is obtained.
- 5 \*\*\* Storm Sewer to be deferred until unplatted lands to west are developed.

⚠️ 6 WHIRL AWAY AND WAGON TRAIL WILL SHARE MEANDERING SIDEWALK BETWEEN LOTS 1 AND 36

AGENT / OWNER

Amy L. Driscoll, PE

NAME (print)

Mark Goodwin & Associates, PA  
FIRM

SIGNATURE - date

8/15/02

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 8-21-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 8/21/02  
DRB CHAIR - date

*[Signature]* 8/21/02  
Parks & Recreation - date

*[Signature]* 8-21-02  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 8/21/02  
UTILITY DEVELOPMENT - date

*[Signature]* 8/21/02  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10/14/02	<i>[Signature]</i>	Brad L. Bigham	<i>[Signature]</i>
2	10/23/02	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
3	1/9/04	<i>[Signature]</i>	Brad B.	<i>[Signature]</i>
4	5/12/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

**ZONING & PLANNING**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...** **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Pulte Homes of New Mexico PHONE: 341-6800

ADDRESS: 7445 Pan American Frwy NE FAX:

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: amy@goodwinengineers.com

DESCRIPTION OF REQUEST: Reserve @ Four Hills : Sidewalk Waiver

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. 36 Block: 1 Unit:

Subdiv. / Addn. Reserve @ Four Hills

Current Zoning: R-1 Proposed zoning: Same

Zone Atlas page(s): M-22 No. of existing lots: 61 No. of proposed lots: 61

Total area of site (acres): 16.96 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?  No

UPC No. 102205530805230216 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Wagon Train SE

Between: Raton Avenue SE and Rio Arriba Avenue SE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB-1001562

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 8/23/04

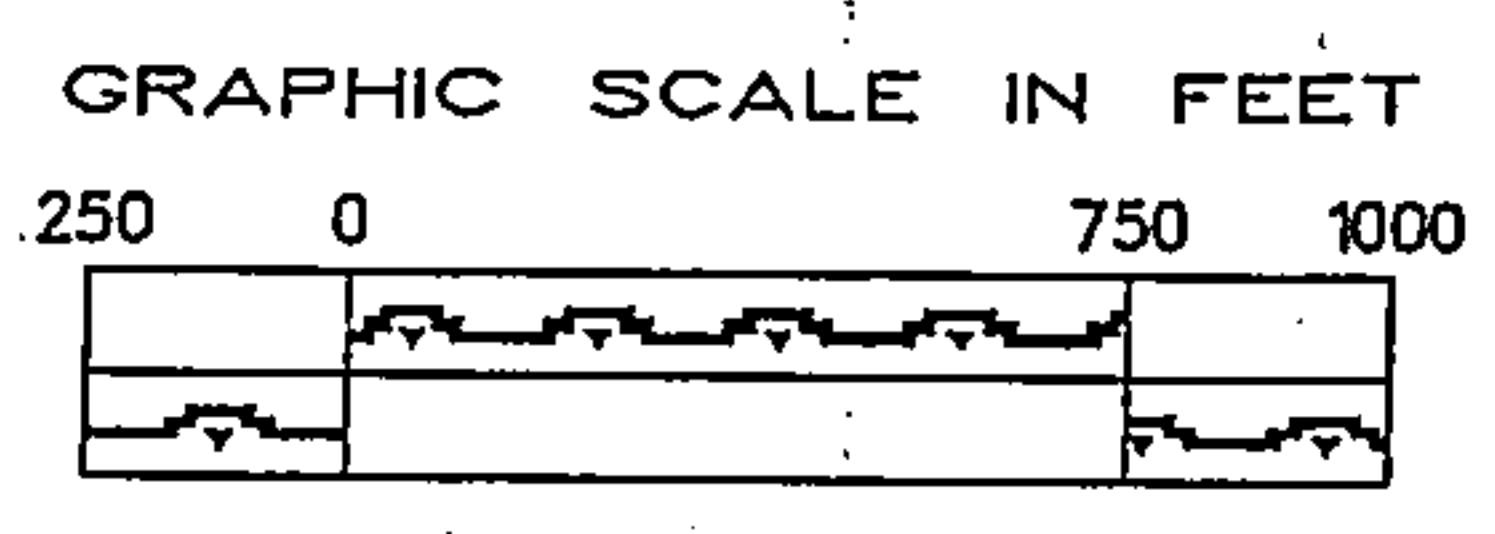
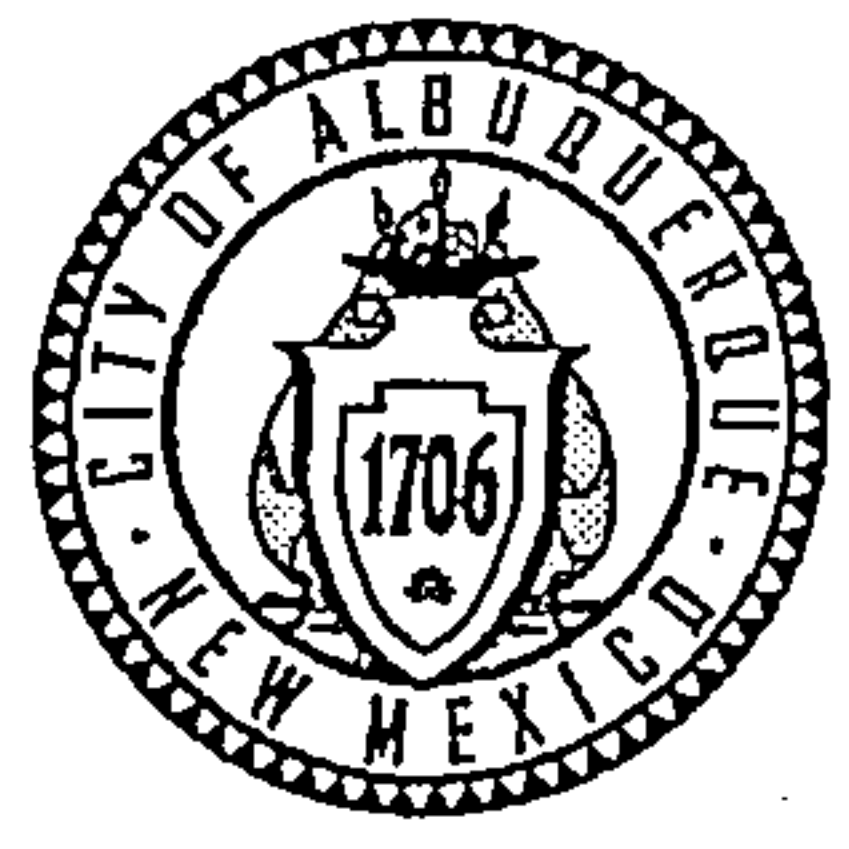
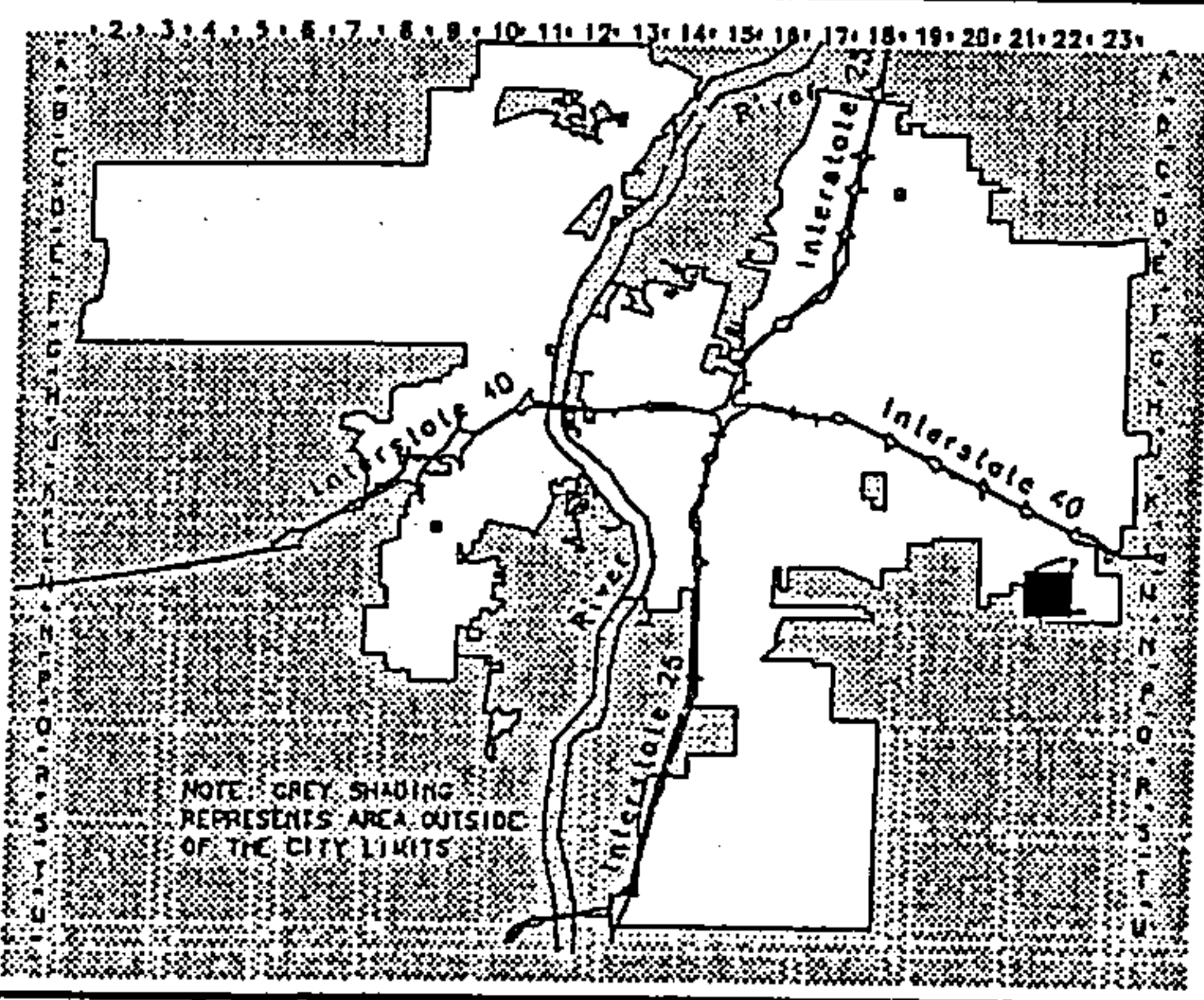
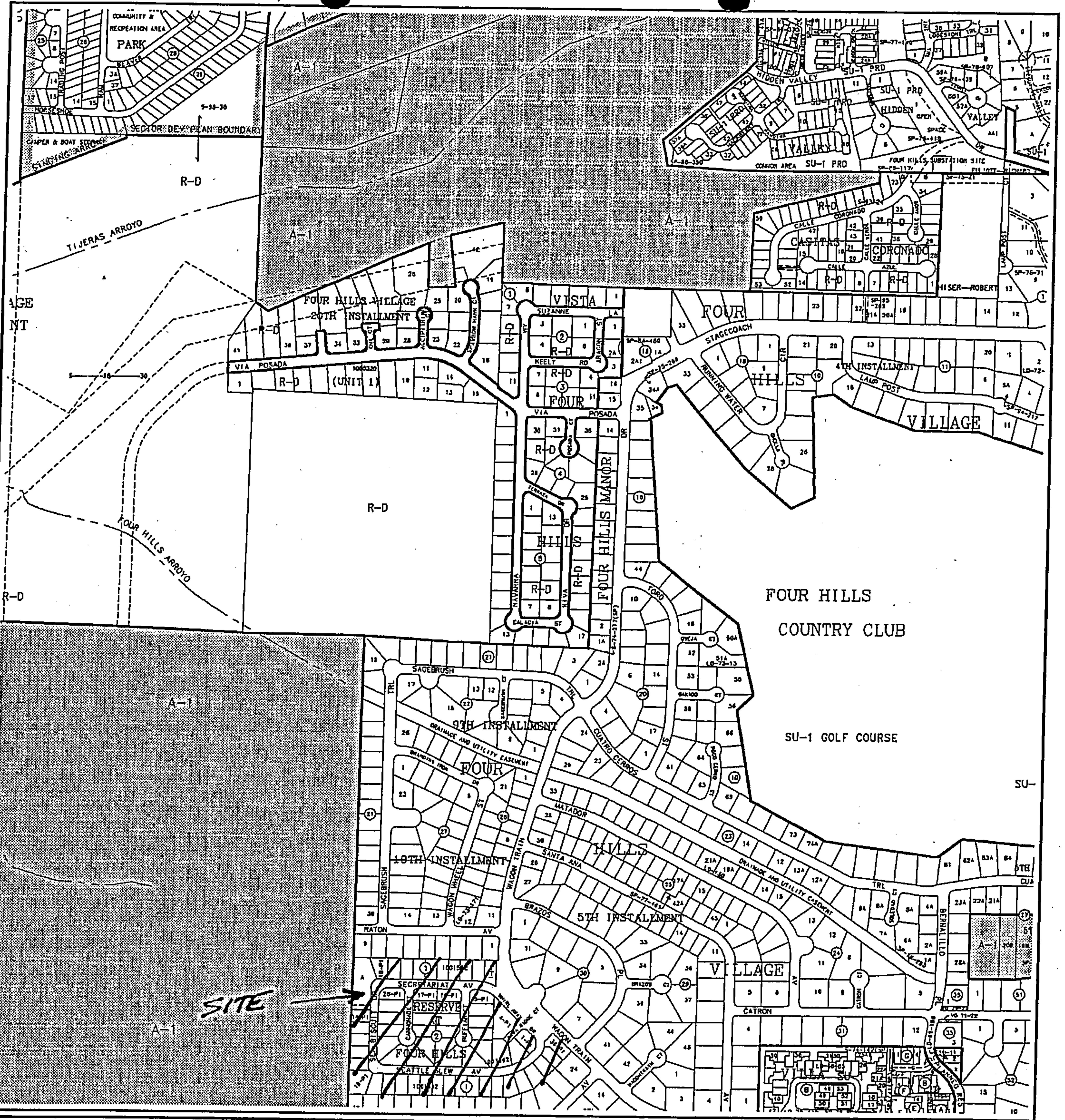
SIGNATURE [Signature] DATE 8/23/04

(Print) Amy L. D. Niese, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01301</u>	<u>SW</u>	<u>CMF</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>9-1-04</u>			Total <u>\$ 20.00</u>
<u>[Signature]</u>	<u>8/24/04</u>	Project # <u>1001562</u>		
	Planner signature / date			



**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
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**Zone Atlas Page**  
**M-22-Z**  
 Map Amended through November 01, 2003

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE (Public Hearing Case)**

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application


DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

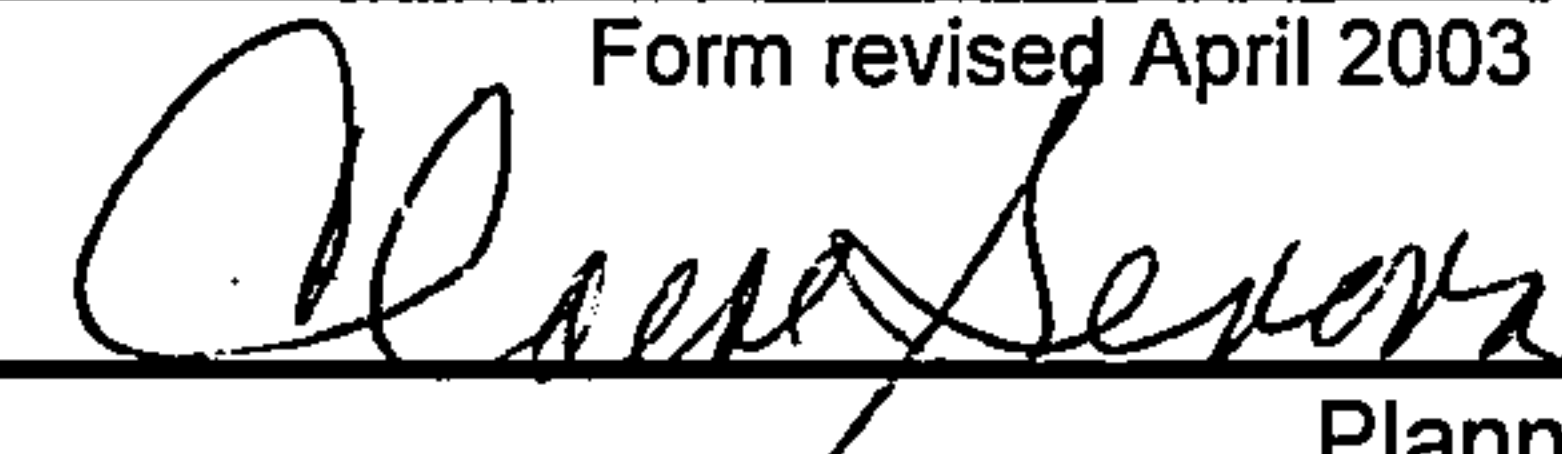
AM L. D. NIESE PE  
  
 Applicant name (print)  
 Applicant signature / date 8/23/04



Form revised April 2003

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04288 - 01301

  
 Planner signature / date 8/24/04  
**Project #** 1001562



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

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

August 23, 2004

Ms. Sheran Matson  
DRB Chairperson  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

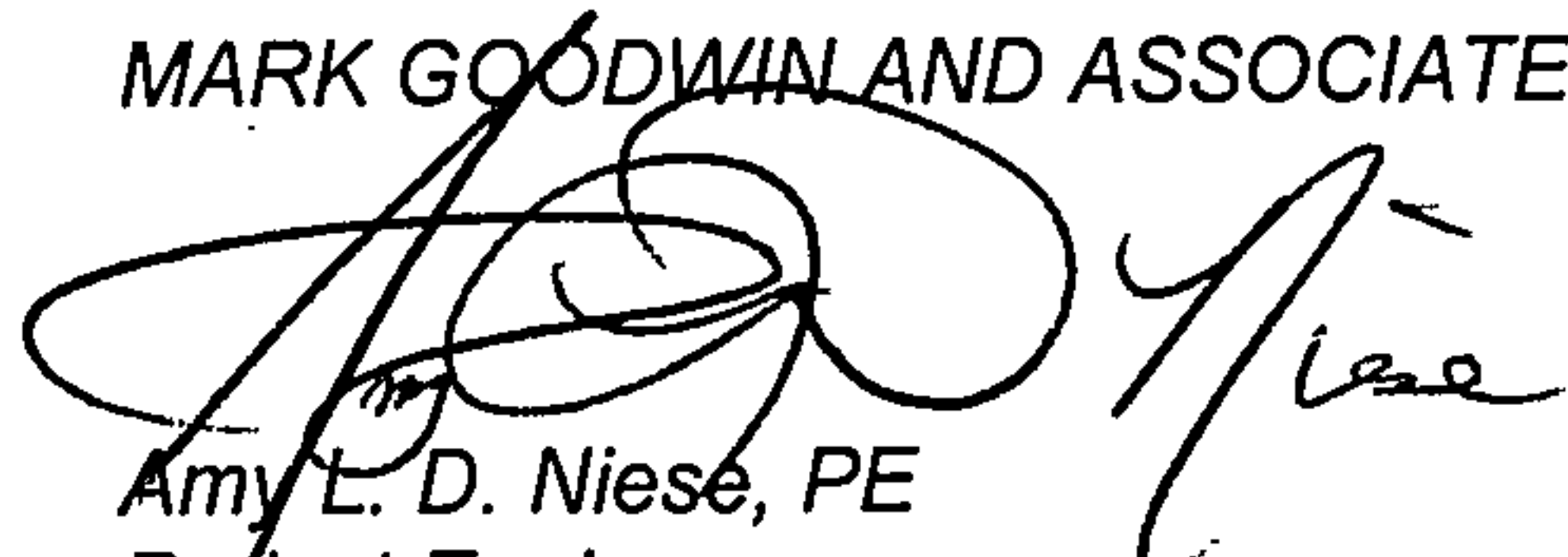
**Re: Reserve at Four Hills, DRB #1001562**

Dear Ms. Matson:

We are submitting for a Sidewalk Waiver. Sidewalk has been installed on Wagon Train up to lot 36. We are requesting not to install sidewalk along the east side of lot 36. There is no existing sidewalk to connect to. The HOA does not want the additional sidewalk per the enclosed email from the HOA. Please consider this request.

Sincerely,

MARK GOODWIN AND ASSOCIATES, P.A.



Amy L. D. Niese, PE  
Project Engineer

f:\veserveat4hills\drb5

**From:** FHVHARoger@aol.com

**Sent:** Friday, August 13, 2004 1:58 PM

**To:** Garret Price

**Cc:** darla@spudcentral.com; RCMatti@sandia.gov; ActiveLsng@aol.com; abqramey@msn.com; CCWES@aol.com; JloweABQ@aol.com; a.akhil@att.net; estanyo@comcast.net; Pzhahn@aol.com; GwenEd@aol.com; sfdwyer@sandia.gov; aal@cfdlab.ae.utexas.edu; visioninvestments@comcast.net; jrgrj@comcast.net; yvonjohn@earthlink.net; pat\_hollis@comcast.net; fhvha@cadreinc.com; Cjgibbon@aol.com; judsonleech@comcast.net

**Subject:** FHVHA Position on Pulte Reserve Sidewalk  
Garret,

It is our understanding that the City of Albuquerque has asked Pulte Homes to install a sidewalk from the meandering park-way sidewalk south of the entrance to Reserve at Four Hills along the east side wall of the residence at 924 Seattle Slew south to the property at 1300 Wagon Train Drive. That area currently has 5-10 major plantings (e.g., pear trees, evergreen shrubs) tastefully arranged to soften the visual impact of the sculptured wall, most of which would have to be removed to allow construction of the proposed sidewalk. That sidewalk would end at the cobblestone drainage channel, which needs to be left clear, and would then terminate at the mature multiple-trunked conifer tree on the 1300 Wagon Train property.

Based on the decisions of the Board of Directors reached on August 12, 2004, the Four Hills Village Homeowners' Association formally objects to construction of the proposed sidewalk, since it would (a) eliminate masking and attractive trees and shrubbery, (b) fully expose the massive concrete block wall to view, and (c) end at a point at which pedestrians would have to use the street for access in any event. This is both unnecessary and unattractive; it would not contribute to public safety—pedestrians have been used to walking in the street along the curb in that area for the past 30 years.

On a personal note, I walk our dogs along that side of Wagon Train Drive about three times a week, using the street with safe confidence. I appreciate the "soft" effect that the foliage has in visually breaking up the concrete block wall appearance.

Regards,

Roger Mickelson  
President, Four Hills Village Homeowners' Association  
1432 Catron Avenue SE  
Albuquerque, NM 87123  
505-332-9273

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME Pulte Homes

AGENT Mark Goodwin

ADDRESS \_\_\_\_\_

PROJECT & APP # 1001562

PROJECT NAME Reserve @ 4 Hells

\$ 2000 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 2000 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

8/24/2004 10:47AM LOC: ANNX  
RECEIPT# 00028322 WSH 006 TRANSH 0012  
Account 441032 Fund 0110  
Activity 3424000 TRSEJA  
Trans Amt \$20.00  
J24 Misc \$20.00  
CK \$20.00  
CHANGE \$0.00

# City of Albuquerque

*Scanned from  
New Mexico  
4/21/06  
SIA-EXT V  
& Z*



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<p style="text-align: center;">Supplemental form</p> <p><b>SUBDIVISION</b> <span style="float: right;">S</span></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b> <span style="float: right;">P</span></p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC) <span style="float: right;">L</span></p>	<p style="text-align: center;">Supplemental form</p> <p><b>ZONING &amp; PLANNING</b> <span style="float: right;">Z</span></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><b>APPEAL / PROTEST of...</b> <span style="float: right;">A</span></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
---	--

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Pulte Homes of New Mexico PHONE: 341-6800

ADDRESS: 7445 Pan American Frwy NE FAX: 341-6888

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: amy@goodwinengineers.com

DESCRIPTION OF REQUEST: Reserve @ Four Hills : SIA Extension for Subdivision Improvements & Deferred Waterline

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. ALL Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Reserve At Four Hills

Current Zoning: R-1 Proposed zoning: Same

Zone Atlas page(s): M-22-Z No. of existing lots: 61 No. of proposed lots: 61

Total area of site (acres): 16.96 Density if applicable: dwellings per gross acre: 26 dwellings per net acre: .022

Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?  No

UPC No. see attached list MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Wagon Train Dr, SE

Between: Raton Avenue SE and Rio Arriba Avenue SE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1001562

02DRB-01096, 02DRB-01097 & 98 and DRB02-01263

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 7/14/04

SIGNATURE [Signature] DATE 7/14/04

(Print) Amy L. D. Niese, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.R. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<table border="0"> <tr> <th>Application case numbers</th> <th>Action</th> <th>S.F.</th> <th>Fees</th> </tr> <tr> <td><u>04DRB - 01103</u></td> <td><u>SIA</u></td> <td><u>S(2)</u></td> <td><u>\$ 50.00</u></td> </tr> <tr> <td><u>04DRB - 01105</u></td> <td><u>SIA</u></td> <td><u>S(2)</u></td> <td><u>\$ 50.00</u></td> </tr> <tr> <td>-</td> <td><u>ADV. &amp; NOTIF. Fee</u></td> <td>-</td> <td><u>\$ 75</u></td> </tr> <tr> <td>-</td> <td><u>CONFL. MGMT Fee</u></td> <td>-</td> <td><u>\$ 20</u></td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td><u>\$</u></td> </tr> <tr> <td colspan="3">Hearing date <u>AUG. 11<sup>th</sup> 2004</u></td> <td>Total <u>\$ 195.00</u></td> </tr> </table>	Application case numbers	Action	S.F.	Fees	<u>04DRB - 01103</u>	<u>SIA</u>	<u>S(2)</u>	<u>\$ 50.00</u>	<u>04DRB - 01105</u>	<u>SIA</u>	<u>S(2)</u>	<u>\$ 50.00</u>	-	<u>ADV. &amp; NOTIF. Fee</u>	-	<u>\$ 75</u>	-	<u>CONFL. MGMT Fee</u>	-	<u>\$ 20</u>	-	-	-	<u>\$</u>	Hearing date <u>AUG. 11<sup>th</sup> 2004</u>			Total <u>\$ 195.00</u>
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-	<u>CONFL. MGMT Fee</u>	-	<u>\$ 20</u>																										
-	-	-	<u>\$</u>																										
Hearing date <u>AUG. 11<sup>th</sup> 2004</u>			Total <u>\$ 195.00</u>																										

B. Roberts 7/14/04  
Planner signature / date

Project # 1001562

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

**(Temporary sidewalk deferral uses FORM-V)**

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. LD
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

AMY L D NIESE, PE  
Applicant name (print)  
[Signature] 7/14/04  
Applicant signature / date

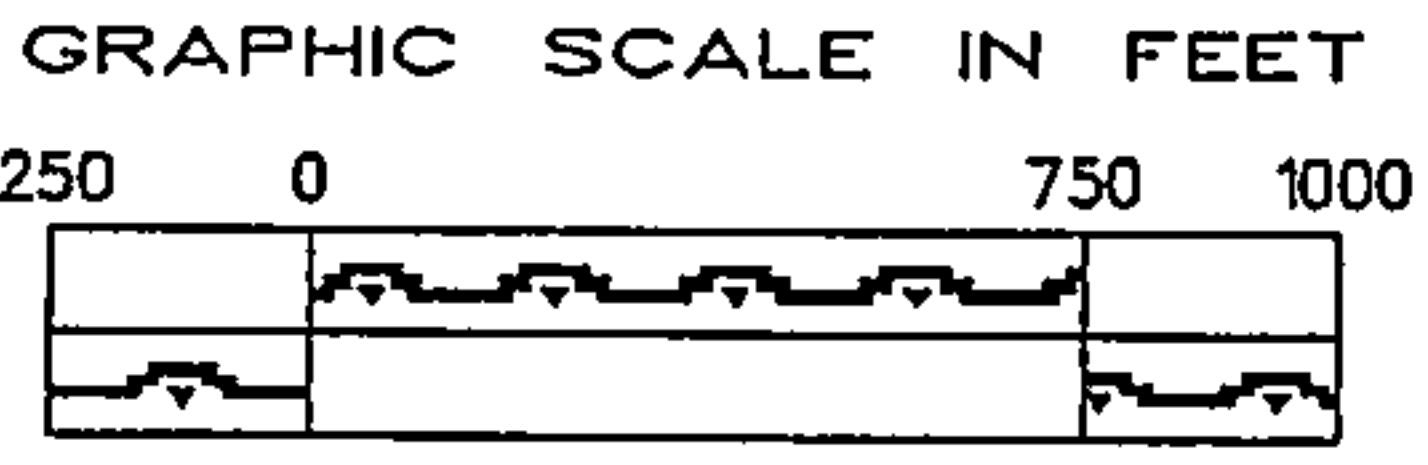
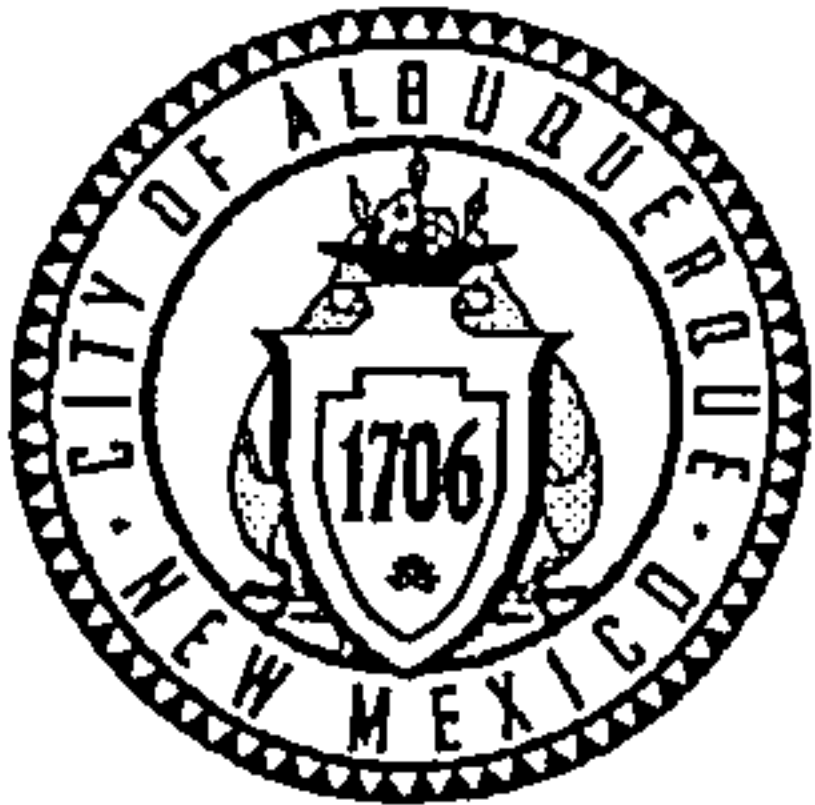
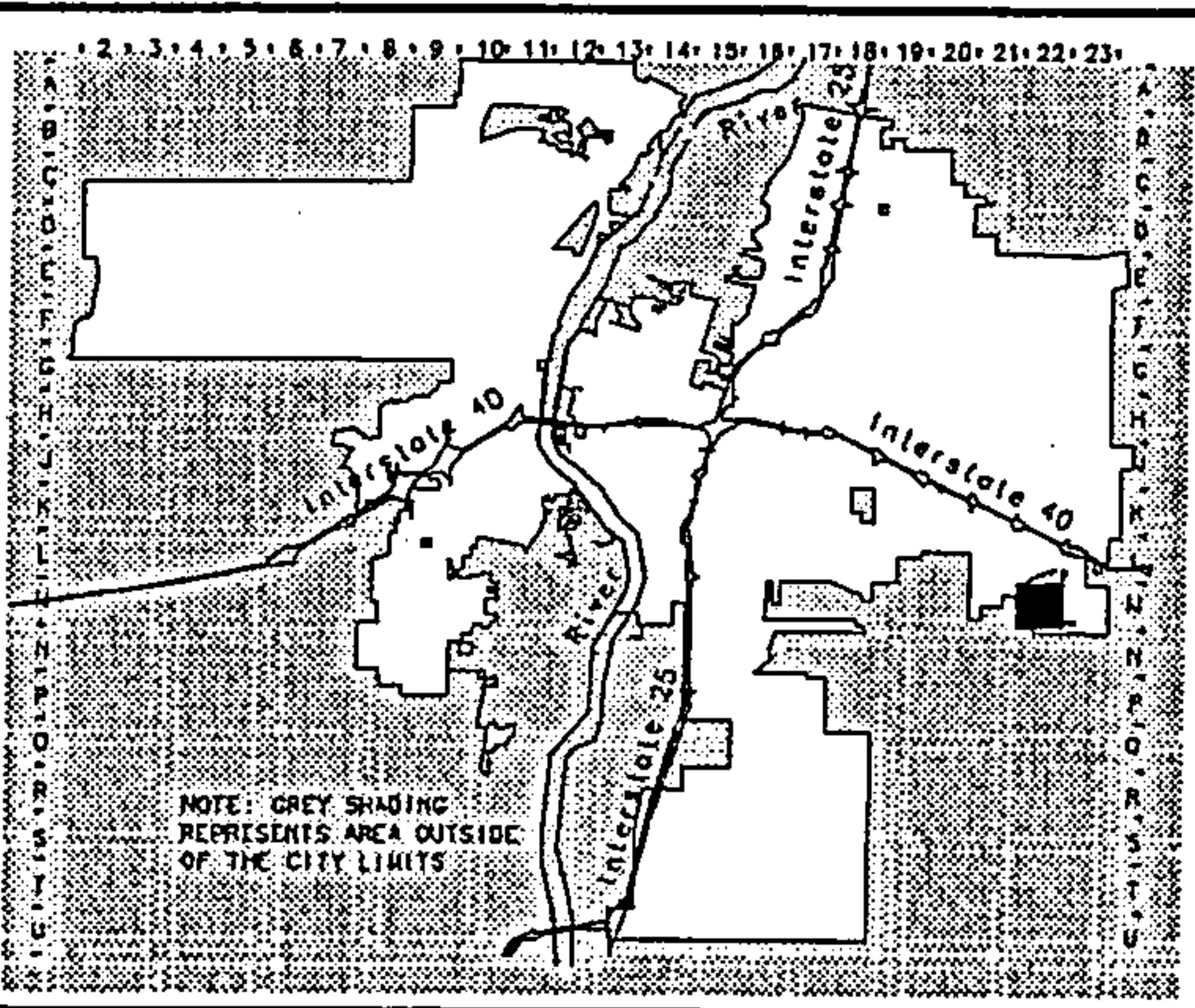
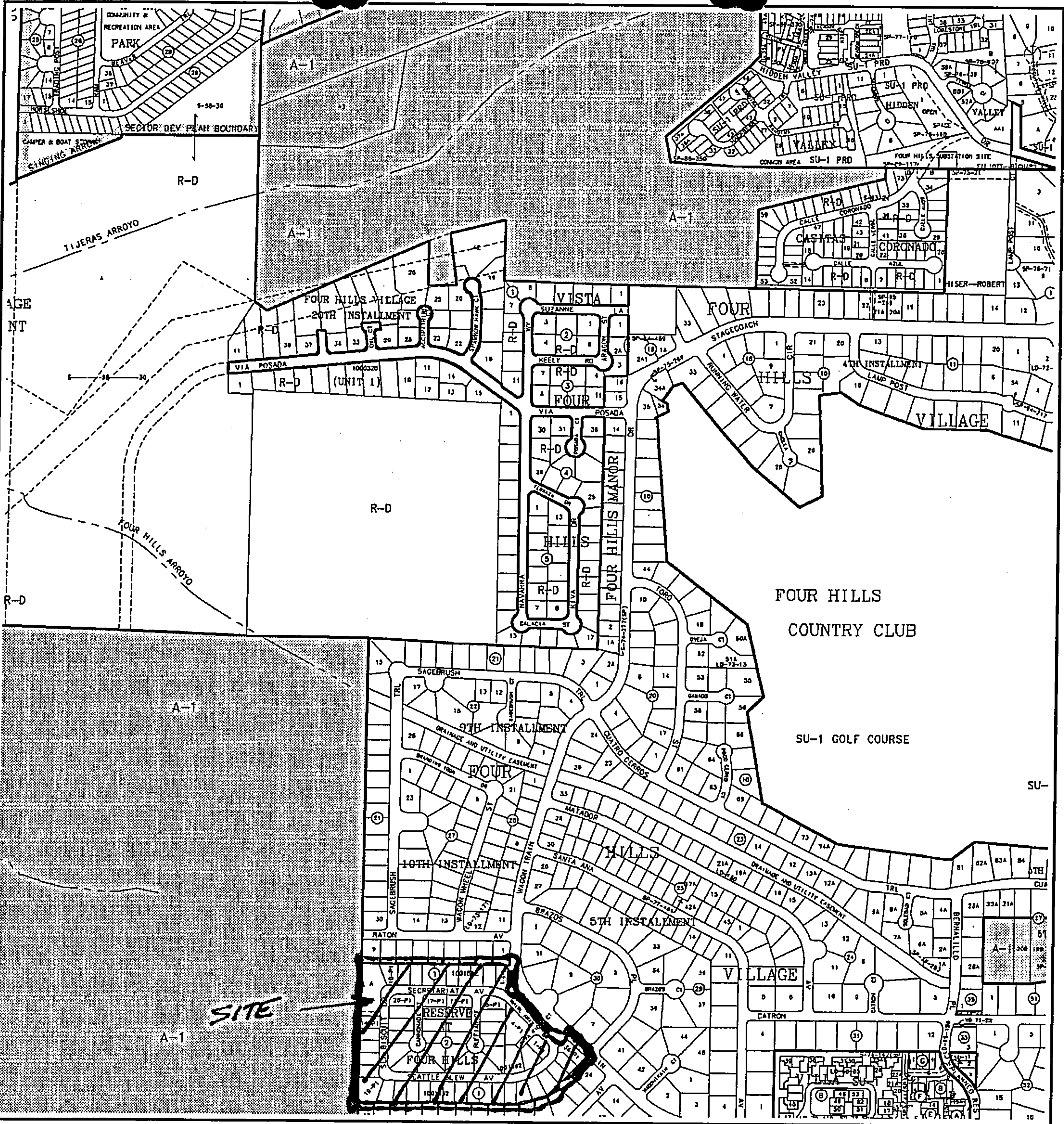


Form revised 9/01, 8/03 and 9/03

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                             |  |
|-----------------------------|--|
| Application case numbers    |  |
| <u>04DRD</u> - <u>01103</u> |  |
| <u>04DRB</u> - <u>01105</u> |  |
| _____ - _____               |  |

[Signature] 7/14/04  
Planner signature / date  
**Project # 1001562**





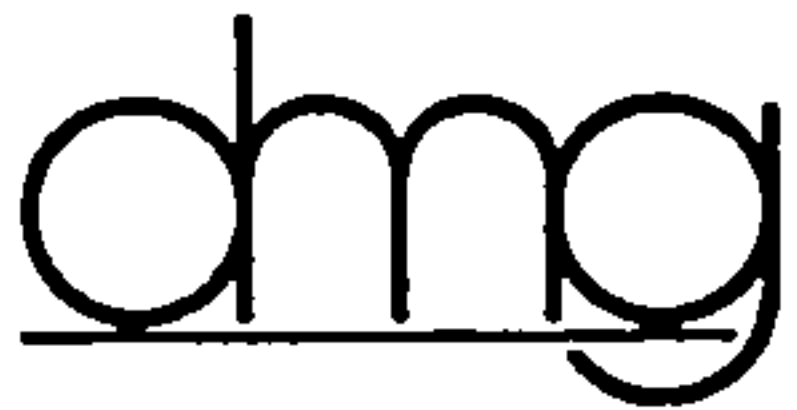
**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
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**Zone Atlas Page**  
**M-22-Z**  
 Map Amended through November 01, 2003

Reserve @ Four Hills Subdivision

UPC No.

102205520108630248	102205523605230721
102205520106830247	102205523506030720
102205520106130246	102205523506630719
102205520105430236	102205523507330718
102205520104830235	102205523507930717
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102205520103230233	102205524807330715
102205521003130232	102205524806630714
102205521703130231	102205524806030713
102205522403130230	102205524605130712
102205523103130229	102205525104530711
102205523703130228	102205526104530710
102205524403130227	102205526705130709
102205525003130226	102205526605930708
102205525703130225	102205526606530707
102205526303130224	102205526607130706
102205527003130223	102205526607830705
102205527603130222	102205527806630704
102205528303130221	102205527704830703
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102205530104230218	102205523104530722
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102205521706630726	
102205521706030725	
102205521505230724	
102205522104630723	



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: goodwinengrs@comcast.net

July 14, 2004

Ms. Sheran Matson  
DRB Chairperson  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

**Re: Reserve at Four Hills, DRB #1001562**

Dear Ms. Matson:

We are submitting for an extension of two SIAs for this project.


The first SIA is for the standard infrastructure work. A two year extension is being requested for this.

The second SIA is for the a deferred water line between Raton and Rio Arriba. This water line will be done with the Juan Tabo Hills project to the west, but at least 2 more years will be needed to construct the water line.

Please call if you have any questions.

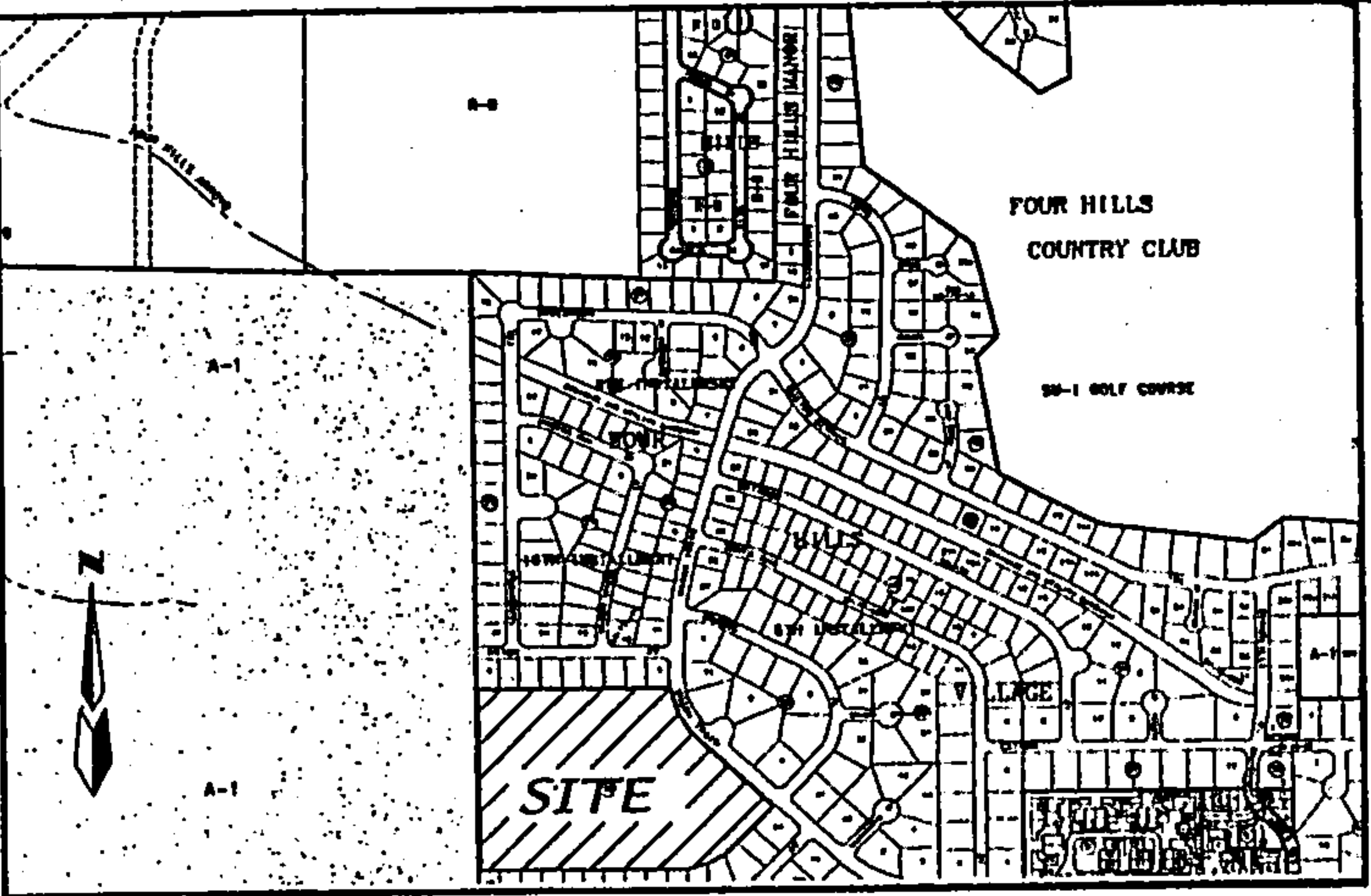
Sincerely,

MARK GOODWIN AND ASSOCIATES, P.A.



Amy L. D. Niese, PE  
Project Engineer

f:\reserveat4hills\drb4



**LEGAL DESCRIPTION**

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, BLOCK 28, FOUR HILLS VILLAGE, FIFTH INSTALLMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 23, 1983 in Volume D3, Folio 78 and containing 16.9614 acres more or less.

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

PLAT OF "FOUR HILLS VILLAGE, FIFTH INSTALLMENT" (09-23-83, D3-78) PLAT OF "FOUR HILLS VILLAGE, FIFTH INSTALLMENT" (07-30-70, D4-90) PLAT OF "FOUR HILLS VILLAGE, TENTH INSTALLMENT" (02-22-72, D4-194) PLAT OF "FOUR HILLS VILLAGE, SIXTEENTH INSTALLMENT" (03-01-73, D5-105)

all being records of Bernalillo County, New Mexico.

**PURPOSE OF PLAT**

1. Subdivide a single Tract into 61 residential Lots and 1 Tract
2. Dedicate Right-of-way as shown
3. Grant easements as shown
4. Vacate Easements as shown



**PLAT FOR RESERVE AT FOUR HILLS SUBDIVISION**

WITHIN SECTION 34, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2002

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Subdivision Case No. 1001562 Application # 02DRB-01660

Sharon Matson 11/5/2002  
Planning Director, City of Albuquerque, N.M. Date

Brady L. Bigham 11-5-02  
City Engineer, City of Albuquerque, N.M. Date

Shel J. Dush 11-05-02  
Albuquerque Metropolitan Arroyo Flood Control Authority Date

Shel J. Dush 11-05-02  
Transportation Development, City of Albuquerque, N.M. Date

Roger A. Green 11/5/02  
Utility Development Division, City of Albuquerque, N.M. Date

Christine Sandoval 11/5/02  
Parks and Recreation Date

Shel J. Dush 10-10-02  
City Surveyor, City of Albuquerque, N.M. Date

NA  
Property Management, City of Albuquerque, N.M. Date

Sean D. Murt 10-10-02  
PNM Gas Date

Sean D. Murt 10-10-02  
PNM Electric Date

Dave R. Mullen 10-15-02  
Qwest Telecommunications Date

Rita E. Eriks 10-7-02  
Comcast Cable Date

**LOCATION MAP**

ZONE ATLAS M-22-Z SCALE: NONE

**SUBDIVISION DATA**

Plat Case No's. \_\_\_\_\_ Project 1001562  
Case 02DRB-01096  
02DRB-01097  
02DRB-01098  
02DRB-01263

Gross acreage \_\_\_\_\_ 16.9614 AC  
Zone Atlas No. \_\_\_\_\_ M-22-Z  
No. of existing Tracts/Lots \_\_\_\_\_ 1 TRACT  
No. of Tracts/Lots created \_\_\_\_\_ 1 TRACT/61 LOTS  
No. of Tracts/Lots eliminated \_\_\_\_\_ 1 TRACT  
Miles of full width streets created \_\_\_\_\_ 0.61 Miles  
Area dedicated to the City of Albuquerque \_\_\_\_\_ 3.9834 AC  
Date of Survey \_\_\_\_\_ SEPTEMBER 2001  
Utility Control Location System Log Number \_\_\_\_\_ 2002200882  
Zoned \_\_\_\_\_ R-1

**FREE CONSENT AND DEDICATION:**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried 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(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: SIVAGE THOMAS HOMES, INC.  
BY: John Hardin, President  
John Hardin 09-19-2002  
John Hardin, President DATE

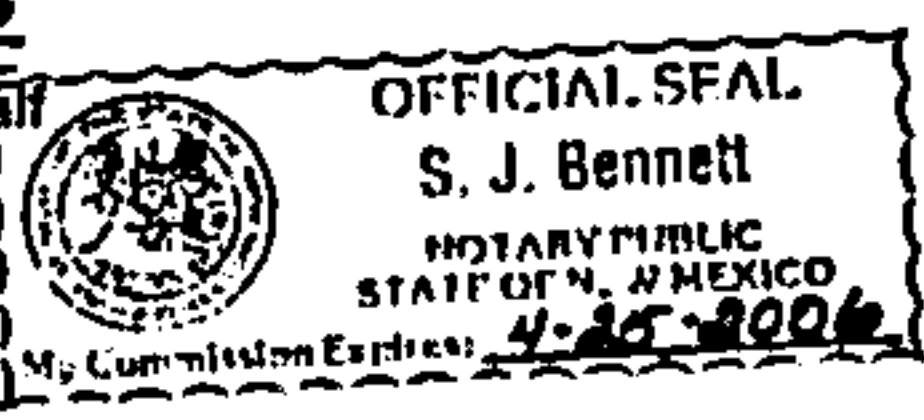
**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 9-19-2002  
By John Hardin, President of Sivage Thomas Homes, Inc. A New Mexico Corporation on behalf of said Corporation.

S. J. Bennett  
NOTARY PUBLIC

4-25-2006  
MY COMMISSION EXPIRES



**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



Timothy Aldrich 10-01-02  
Timothy Aldrich, S. No. 7719 Date

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED...  
PROJECT # 1022-055-246060-30236  
Board of Education  
Juanita A. Alcega 11-07-02

A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 5
Scale: AS SHOWN	Date: 09/17/02	Job: A01038	

PLAT for  
**RESERVE AT FOUR HILLS  
 SUBDIVISION**

WITHIN  
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002

ACS MONUMENT  
 "9-M22"  
 Y=1473059.50  
 X=422,578.32  
 G-G=0.99963984  
 Δα=-00°08'55"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5582.95

FOUR HILL VILLAGE TENTH  
 INSTALLMENT BLOCK 28  
 (02-22-72, D4-194)

- ① EXISTING 20' ELECTRIC, TELEPHONE AND UTILITY EASEMENT (09-23-63, D3-78) THE EASTERLY 10' VACATED BY 02DRB-01097
- ② EXISTING 7' UTILITY AND DRAINAGE EASEMENT (09-23-63, D3-78)
- ③ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ④ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑤ EXISTING 15' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑥ EXISTING 5' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑦ EXISTING 5' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑧ EXISTING 7' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑨ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑩ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑪ 15' WATER AND SEWER LINE EASEMENT (DATED: 05-07-73, UNRECORDED) VACATED BY 02DRB-01097

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

NGS MONUMENT  
 "TJERAS-2"  
 Y=1470932.91  
 X=422,555.40  
 G-G=0.99963980  
 Δα=-00°08'55"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5587.02

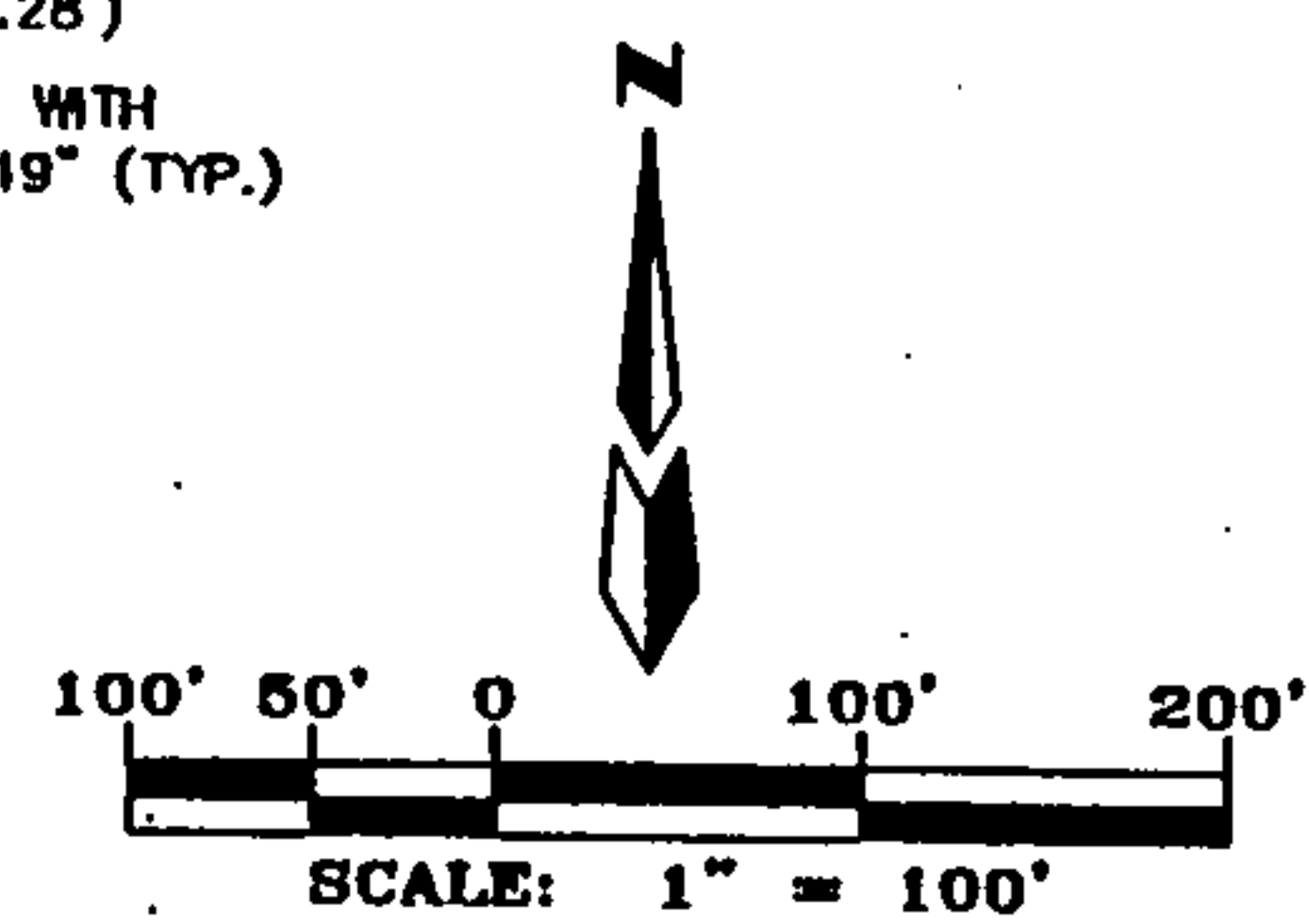
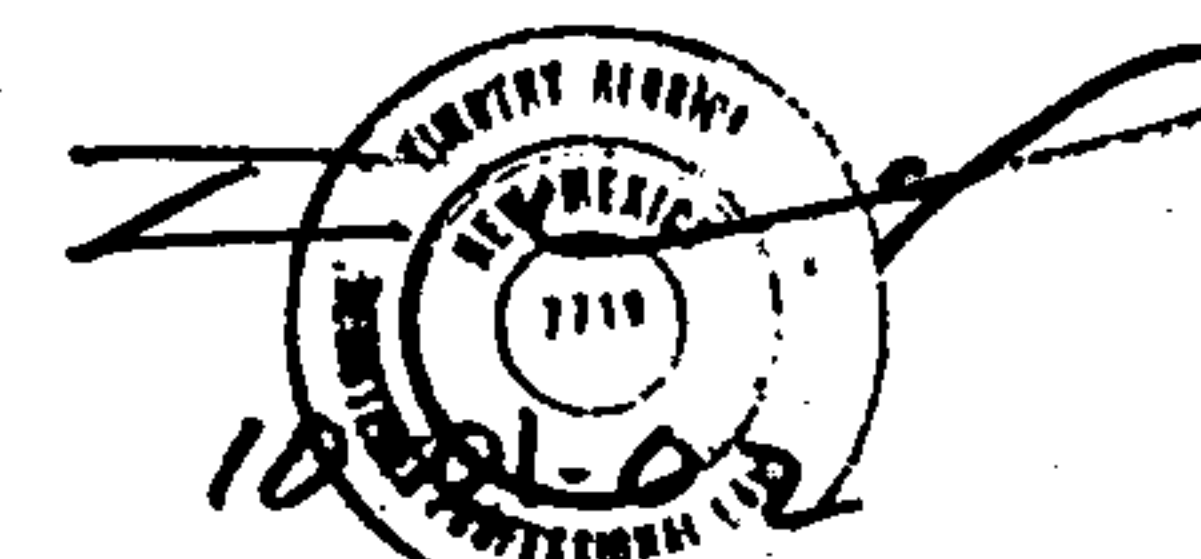
FOUR HILL VILLAGE SIXTEENTH INSTALLMENT BLOCK 10 (03-01-73, D5-105)

R=327.67'  
 L=208.85' (209.05')  
 Δ=36°31'07"  
 T=108.11'  
 CH=S28°12'44"E, 205.33'

FOUND 5/8" REBAR WITH CAP OR WASHER "LS 11184" (TYP.)

\*FOUR HILL VILLAGE FIFTH INSTALLMENT BLOCK 28 (07-30-70, D4-90)

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)

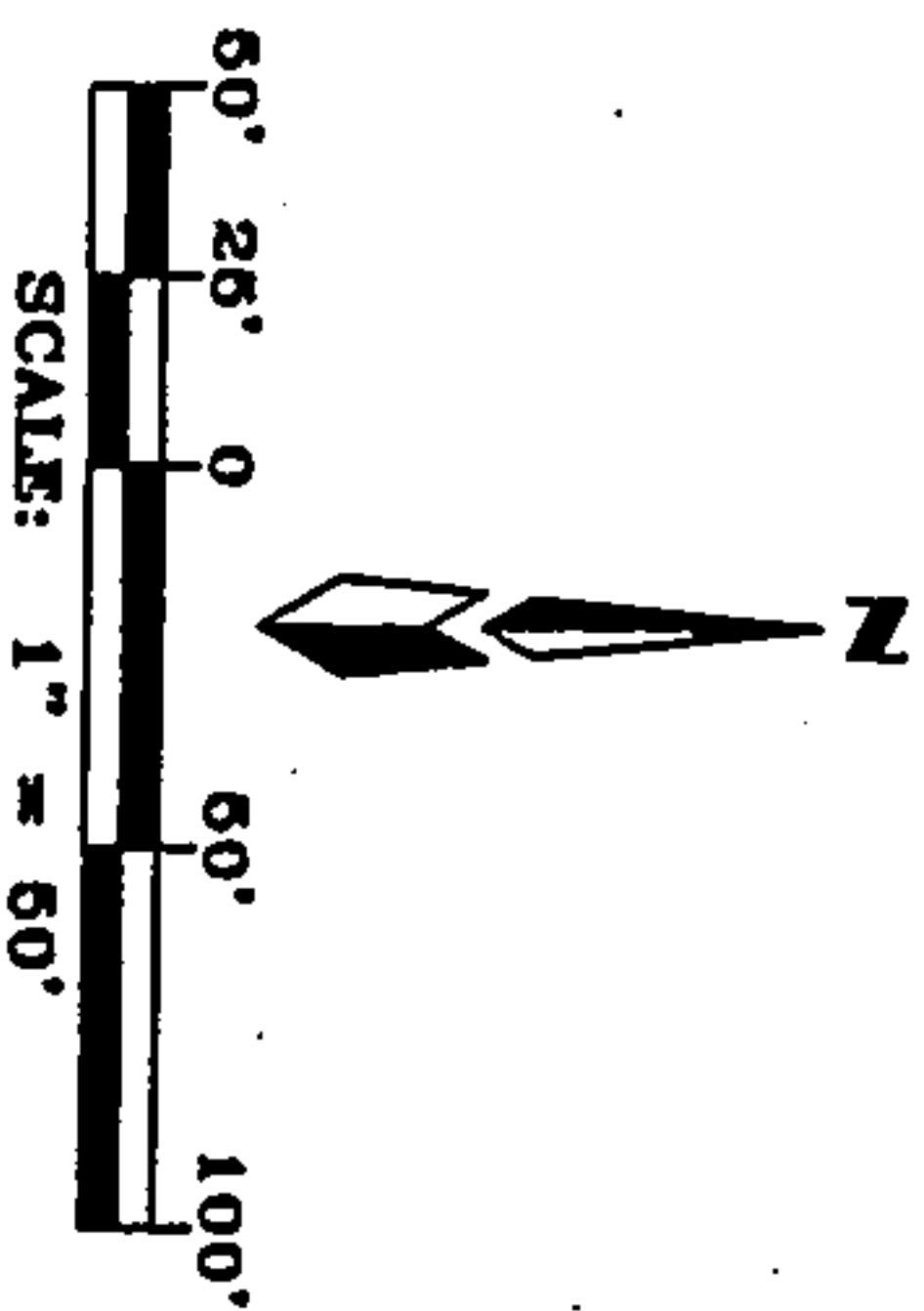


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 Page 3 of 5  
 11/8/2002 09:30  
 BERNALILLO COUNTY, NM  
 BERNALILLO COUNTY, NM

PLAT for  
**RESERVE AT FOUR HILLS**  
 SUBDIVISION

SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002

TRACT A - IS ENGINEERED WITH A TEMPORARY  
 PUBLIC BLANKET DRAINAGE EASEMENT GRANTED  
 TO COA AND TO BE MAINTAINED BY THE  
 HOMEOWNER'S ASSOCIATION



SEE SHEET 4 OF 5

**NOTE**  
 ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
 AT ALL CENTERLINE P.C.S, P.T.S, ANGLE POINTS AND STREET  
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR  
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE"  
 "CENTERLINE MONUMENT", DO NOT DISTURB. T.S. # 7719."

**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DEDICATED AS PUBLIC  
 RIGHT-OF-WAY

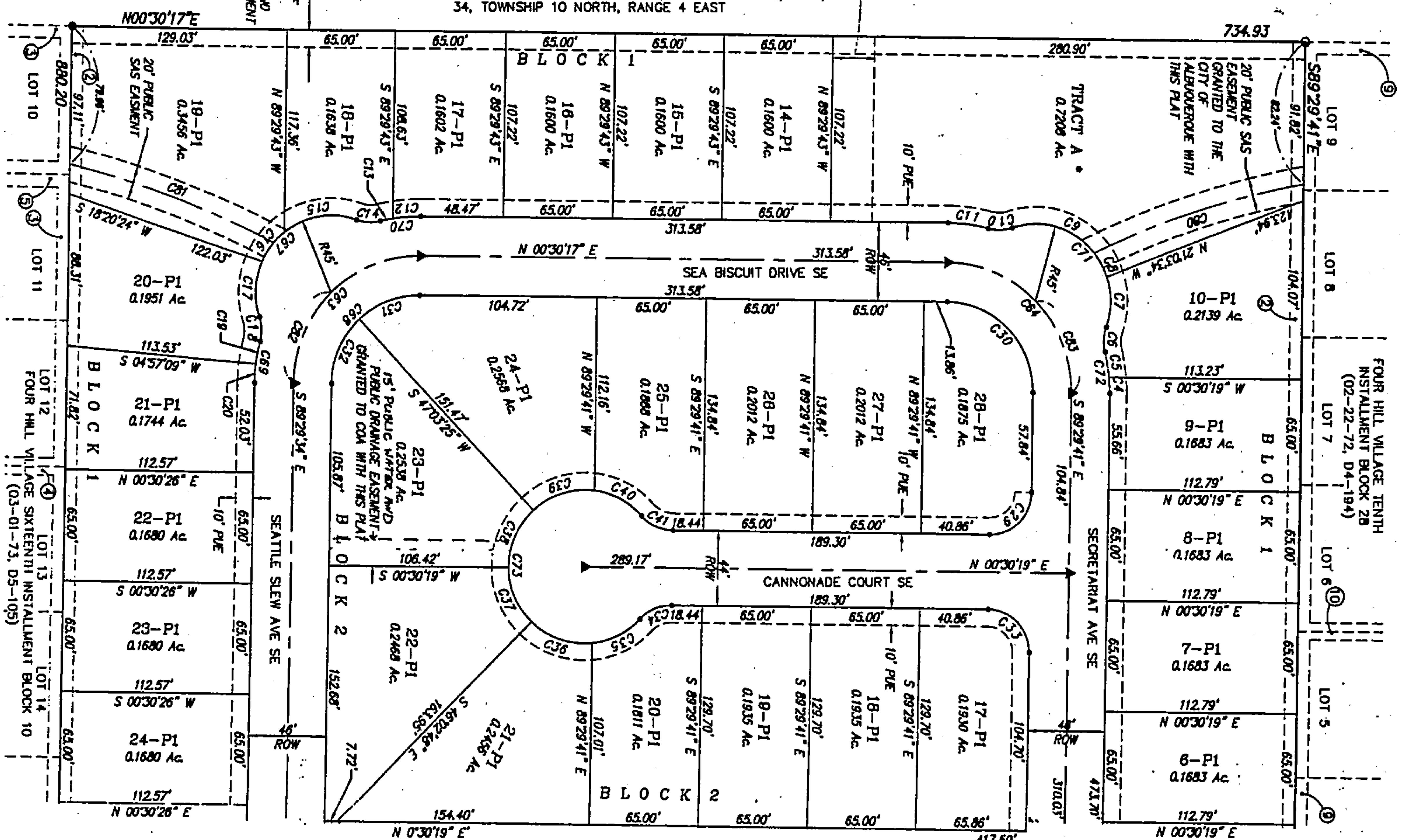
SEE SHEET 5 OF 5 FOR CURVE TABLE

10-17-02

25' PUBLIC WATERLINE,  
 PUE, PUBLIC DRAINAGE,  
 AND PUBLIC  
 NON-VEHICULAR ACCESS  
 EASEMENT GRANTED TO  
 THE CITY OF  
 ALBUQUERQUE WITH THIS  
 PLAT

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION  
 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

EXISTING 10'  
 REMAINDER OF  
 ELECTRIC,  
 TELEPHONE AND  
 UTILITY EASEMENT  
 (09-23-63,  
 03-79)

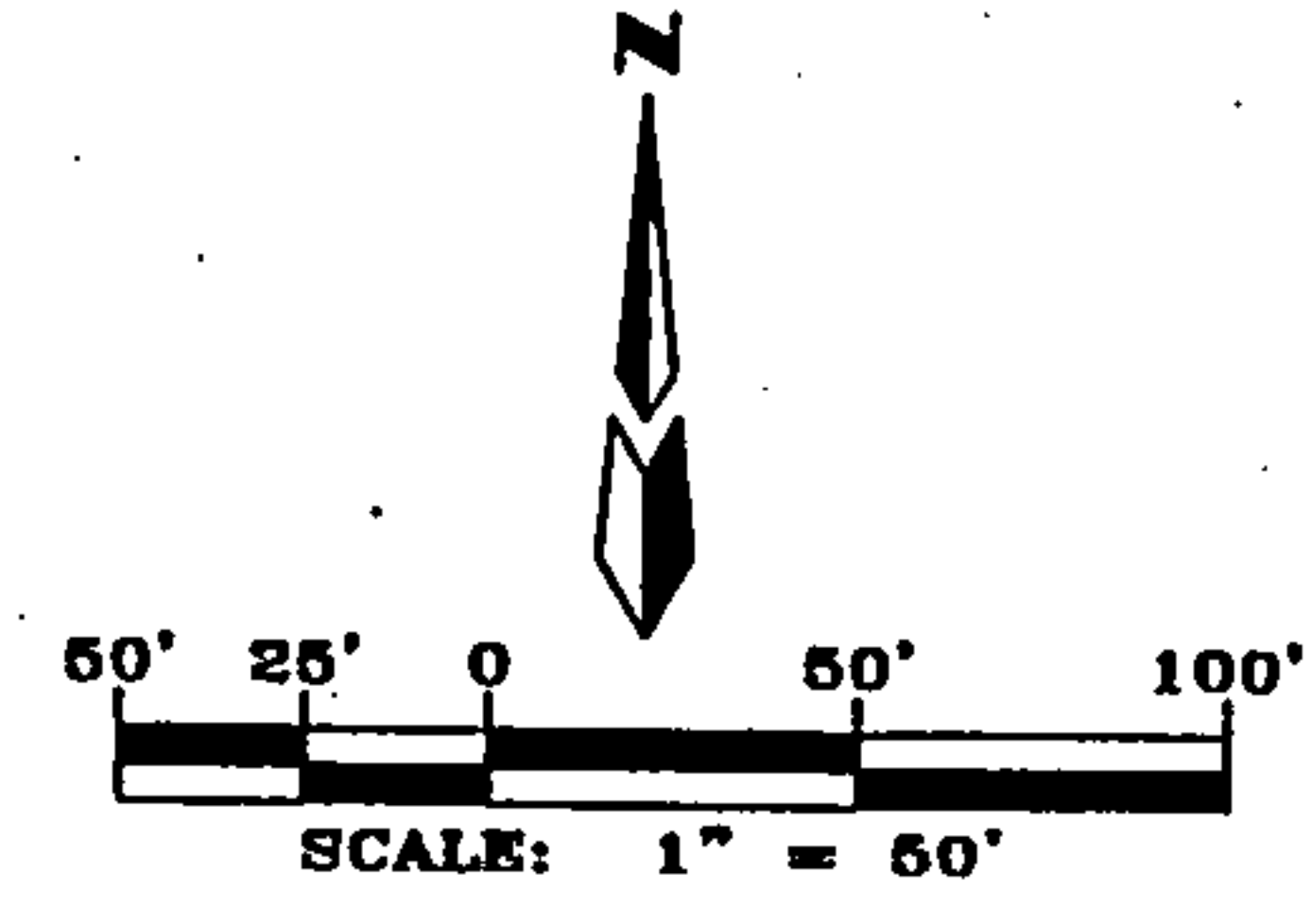


AO1038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
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PLAT for  
**RESERVE AT FOUR HILLS  
 SUBDIVISION**

WITHIN  
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002

$R=327.67'$   
 $L=208.85'$   
 $\Delta=36^{\circ}31'07''$   
 $T=108.11'$   
 $CH=S28^{\circ}12'44''E, 205.33'$

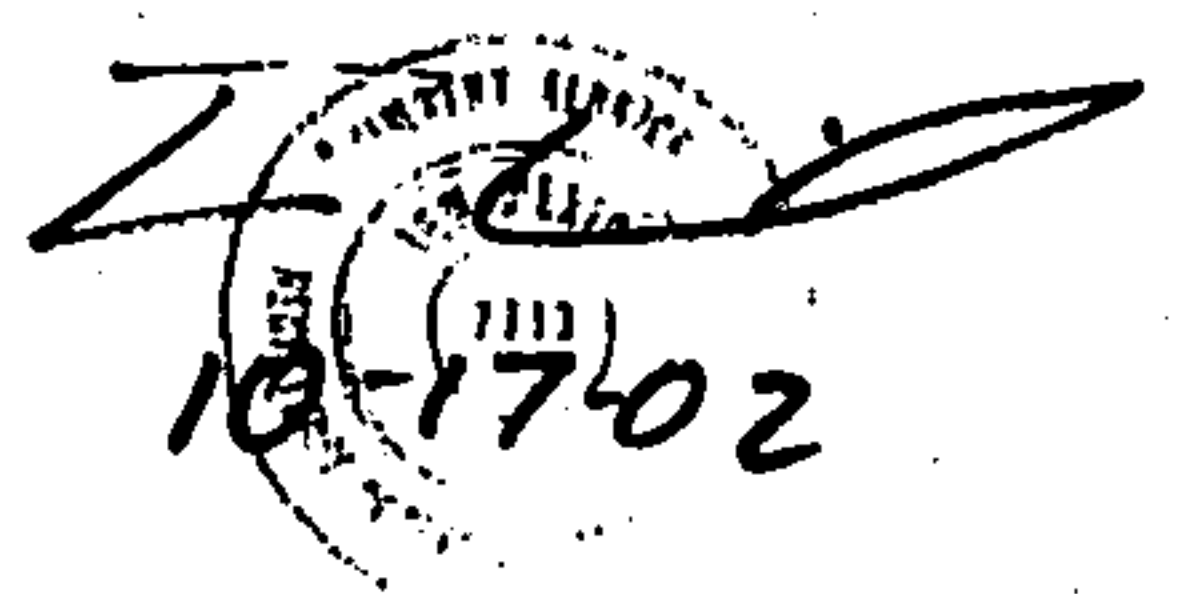


LANDSCAPING IN PUBLIC ROW, WHIRL AWAY DRIVE,  
 TO BE MAINTAINED BY THE HOMEOWNER'S  
 ASSOCIATION

NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED  
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET  
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR  
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",  
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

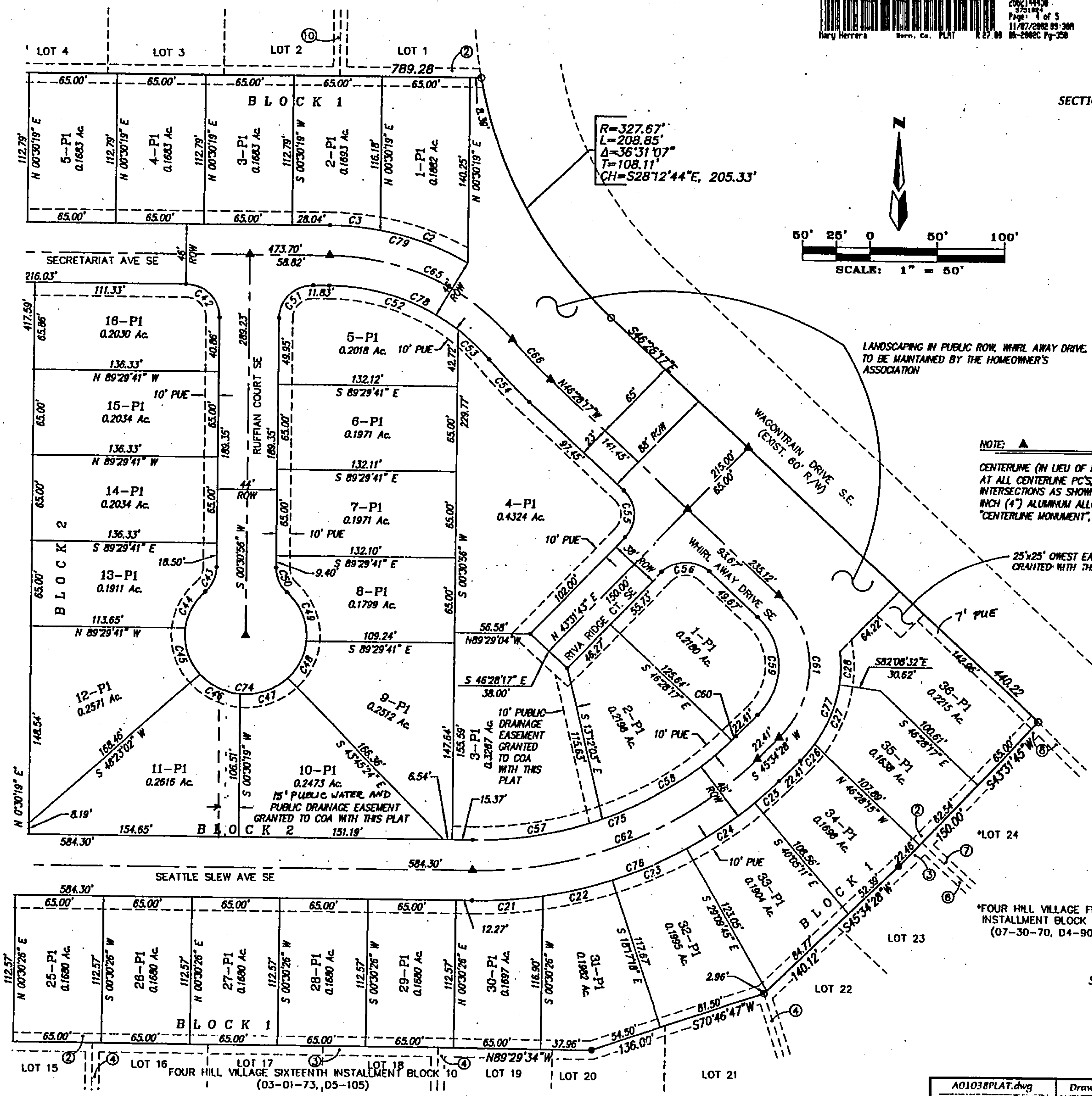
ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DEDICATED AS PUBLIC  
 RIGHT-OF-WAY



SEE SHEET 5 OF 5 FOR CURVE TABLE

SEE SHEET 3 OF 5



A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 10/16/02	Job: A01038	



PLAT for  
RESERVE AT FOUR HILLS  
SUBDIVISION

SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2002

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING	CHORD
C1	327.67	208.65	36.3102°	108.11	S80°12'44"E	205.33
C2	201.00	69.66	19.3936°	35.17	N69°10'23"W	69.37
C3	201.00	37.17	10.2928°	18.64	N68°14'36"W	37.12
C4	98.00	9.35	5.7204°	4.68	S87°46'17"W	9.35
C5	98.00	15.00	8.4612°	7.51	S80°39'08"W	14.99
C6	25.00	14.50	33.7351°	7.46	S87°10'07"E	14.30
C7	45.00	30.02	30.1302°	15.59	N69°36'37"W	29.46
C8	45.00	10.02	12.4539°	5.03	S64°54'02"W	10.00
C9	45.00	70.50	69.4609°	44.82	S26°23'47"W	63.51
C10	25.00	14.50	33.7351°	7.46	N01°52'22"W	14.30
C11	98.00	24.35	14.1416°	12.24	S07°37'29"W	24.29
C12	98.00	16.61	9.4236°	8.32	S04°21'01"E	16.59
C13	98.00	7.74	4.3135°	3.87	S17°08'06"E	7.74
C14	25.00	14.50	33.7351°	7.46	N02°53'02"E	14.30
C15	45.00	45.78	58.1708°	25.09	S09°38'37"E	43.83
C16	45.00	21.63	27.3225°	11.03	S52°33'23"E	21.42
C17	45.00	33.11	42.0939°	17.35	S87°24'29"E	32.37
C18	25.00	14.50	33.7351°	7.46	S00°07'41"W	14.30
C19	98.00	13.33	7.4736°	6.68	S29°09'11"E	13.32
C20	98.00	11.02	6.2835°	5.52	S65°16'17"E	11.01
C21	321.00	52.96	9.2341°	26.54	N65°48'15"E	52.90
C22	321.00	53.00	9.2403°	26.56	N78°24'43"E	52.94
C23	321.00	61.30	10.5227°	30.74	N66°16'28"E	61.21
C24	321.00	61.58	10.5526°	30.89	N55°22'32"E	61.49
C25	321.00	24.46	4.2021°	12.24	N47°43'01"E	24.46
C26	98.00	15.99	9.2030°	8.01	N40°53'59"E	15.97
C27	98.00	48.52	20.2201°	24.77	N22°02'29"E	48.03
C28	98.00	25.62	14.5849°	12.88	N00°22'04"E	25.55
C29	25.00	39.27	90.0000°	25.00	N44°29'41"W	35.36
C30	52.00	81.69	90.0002°	52.00	S45°30'18"W	73.54
C31	52.00	39.36	43.7225°	20.68	S21°10'55"E	38.43
C32	52.00	42.31	46.3726°	22.41	S60°10'51"E	41.16
C33	25.00	39.27	90.0000°	25.00	S45°30'19"W	35.36
C34	25.00	20.67	47.4921°	11.08	S23°24'21"E	20.27
C35	45.00	32.23	41.0212°	16.84	N26°47'56"W	31.55
C36	45.00	39.49	50.1402°	21.10	N18°50'11"E	38.20
C37	45.00	35.54	45.1441°	18.75	N66°34'33"E	34.62
C38	45.00	37.59	47.5132°	19.97	S66°52'21"E	36.51
C39	45.00	39.45	50.1359°	21.10	S17°49'35"E	38.20
C40	45.00	32.23	41.0217°	16.84	S27°49'32"W	31.55
C41	25.00	20.67	47.4922°	11.08	N42°25'00"E	20.27
C42	25.00	39.27	90.0000°	25.00	N44°29'41"W	35.36
C43	25.00	20.67	47.4921°	11.08	N44°25'00"E	20.27
C44	45.00	32.17	40.5736°	16.81	S27°50'43"W	31.49
C45	45.00	38.47	48.5843°	20.50	S17°07'37"E	37.31
C46	45.00	33.92	43.1128°	17.81	S63°12'42"E	33.12
C47	45.00	38.44	48.5637°	20.49	N70°43'05"E	37.29
C48	45.00	32.19	40.5926°	16.82	N25°44'52"E	31.51
C49	45.00	41.29	52.3410°	22.23	N21°01'37"W	39.05
C50	25.00	20.67	47.4921°	11.08	S23°24'21"E	20.27
C51	25.00	39.27	90.0000°	25.00	S45°30'19"W	35.36
C52	157.00	102.41	37.2225°	53.10	N70°49'28"W	100.60
C53	157.00	12.02	11.4109°	6.06	N46°16'43"W	11.96
C54	415.67	43.78	6.0208°	21.91	S43°27'14"E	43.78
C55	25.00	39.27	90.0000°	25.00	N01°28'17"W	35.36
C56	25.00	39.27	90.0000°	25.00	S90°31'43"W	35.36
C57	277.00	98.48	20.2208°	49.76	N80°19'22"E	97.26
C58	277.00	114.27	23.3810°	57.96	N59°19'12"E	113.46
C59	52.00	81.54	92.0245°	53.69	N00°26'54"W	74.64
C60	277.00	4.48	0.5539°	2.24	N46°02'18"E	4.48
C61	75.00	120.49	92.0245°	77.23	N00°26'54"W	102.94
C62	300.00	235.27	44.3558°	124.06	N68°02'27"E	229.28
C63	75.00	117.81	69.5932°	75.00	S44°29'39"E	106.06
C64	75.00	154.12	49.0330°	82.14	N64°52'56"W	149.46
C65	180.00	154.12	49.0330°	82.14	N64°52'56"W	149.46
C66	392.67	41.36	6.0206°	20.70	S43°27'14"E	41.34
C67	45.00	100.52	12.7591°	52.00	S44°29'39"E	80.89
C68	52.00	81.68	69.5932°	52.00	S44°29'39"E	73.54
C69	98.00	24.35	14.1411°	12.24	S02°22'29"E	24.29
C70	98.00	24.35	14.1411°	12.24	S06°36'48"E	24.29
C71	45.00	100.52	12.7591°	52.00	S45°30'18"W	80.89
C72	98.00	24.35	14.1416°	12.24	S83°23'11"W	24.29
C73	45.00	216.49	225.3843°	40.77	S89°29'41"E	60.43
C74	45.00	217.23	44.3558°	114.55	N68°02'27"E	201.71
C75	277.00	253.30	44.3558°	133.57	N68°02'27"E	246.86
C76	321.00	253.30	44.3558°	133.57	N19°13'31"E	246.86
C77	98.00	134.43	49.0330°	71.65	N64°52'56"W	130.35
C78	157.00	106.83	30.0905°	54.68	N74°25'08"W	105.60
C79	201.00	130.10	14.5428°	65.42	S18°07'50"E	129.73
C80	500.00	130.72	14.5844°	65.73	S20°01'24"W	130.35
C81	500.00	130.72	14.5844°	65.73	S20°01'24"W	130.35
C82	75.00	58.90	44.5936°	31.07	N66°59'36"W	57.40
C83	75.00	58.91	45.0001°	31.07	S60°00'19"W	57.40

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- The PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of poles, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat. Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

*[Signature]*  
10/17/02





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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: goodwinengrs@comcast.net

July 14, 2004

Mr. Roger Mickelson  
Four Hills Village H.O.A.  
1432 Catron Ave SE  
Albuquerque, NM 87123

Mr. Warren Rowe  
Four Hills Village H.O.A.  
909 Matador Drive SE  
Albuquerque, NM 87123

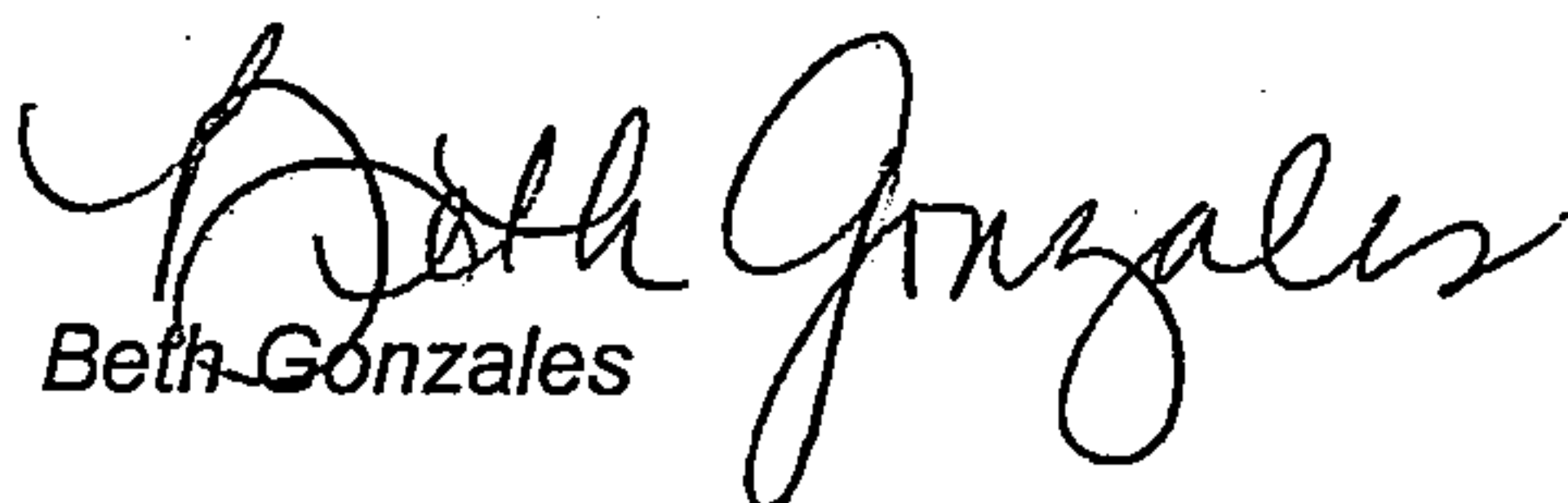
**Re: Reserve @ Four Hills**

Dear Mr. Mickelson and Mr. Rowe:

Enclosed please find a copy of the SIA Extension application for City of Albuquerque for the referenced project. The anticipated date to be heard August 11, 2004. Please contact Amy L. D. Niese, PE, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

ALDN/bg

Enclosure

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Mr. Warren Rowe  
 Four Hills Village H.O.A.  
 909 Matador Drive SE  
 Albuquerque, NM  
 87123

2. Article Number **7001 1140 0001 0567 6713**  
 (Transfer from service to)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature **X**  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540  
 Reserve @ 4 Hills - ACDW

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Mr. Roger Mickelson  
 Four Hills Village H.O.A.  
 1432 Catron Ave SE  
 Albuquerque, NM 87123

2. Article Number **7002 0860 0003 3253 4731**  
 (Transfer from service to)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature **X**  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540  
 Reserve @ 4 Hills - ACDW

**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	

Sent To **Mr. Warren Rowe, Four Hills Village HOA**  
 Street, Apt. No., or PO Box No. **909 Matador Dr SE**  
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

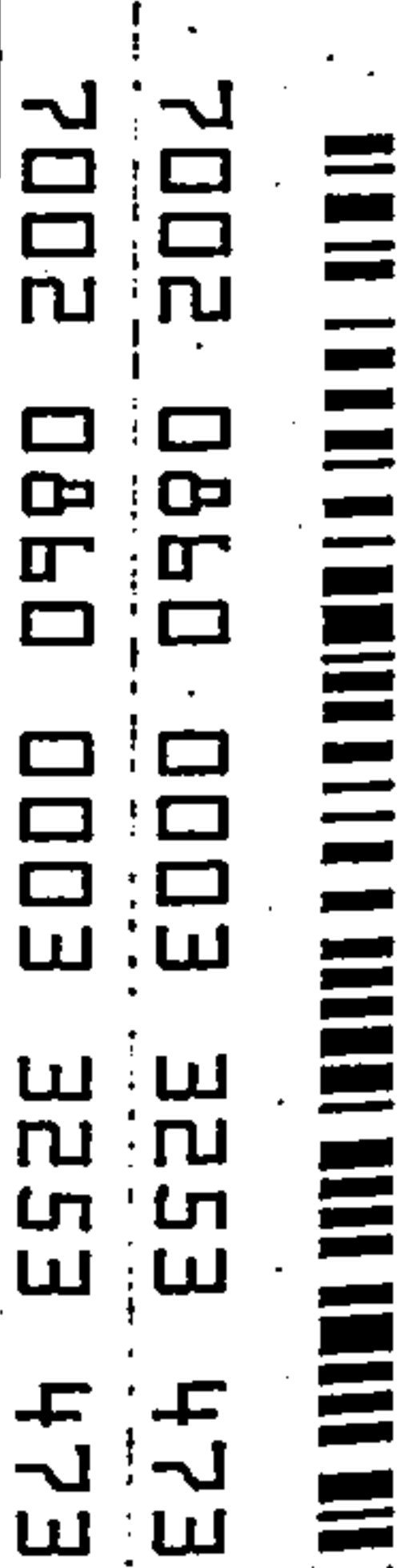
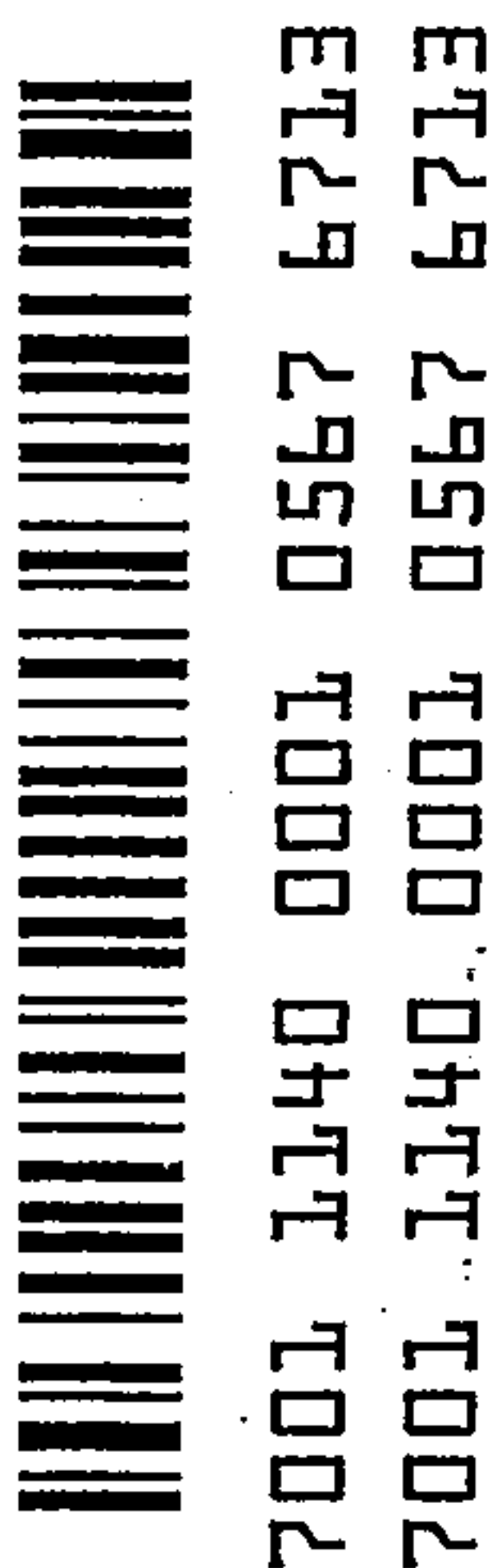
PS Form 3800, April 2002 See Reverse for Instructions

Sent To **Mr. Roger Mickelson, Four Hills Village HOA**  
 Street, Apt. No., or PO Box No. **1432 Catron Ave SE**  
 City, State, ZIP+4 **Albuquerque, NM 87123**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	

**OFFICIAL USE**

**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)



# **"Attachment A"**

Beth Gonzales, Mark Goodwin and Associates, PA  
Zone Map: M-22

**FOUR HILLS VILLAGE H.O.A. (R)**

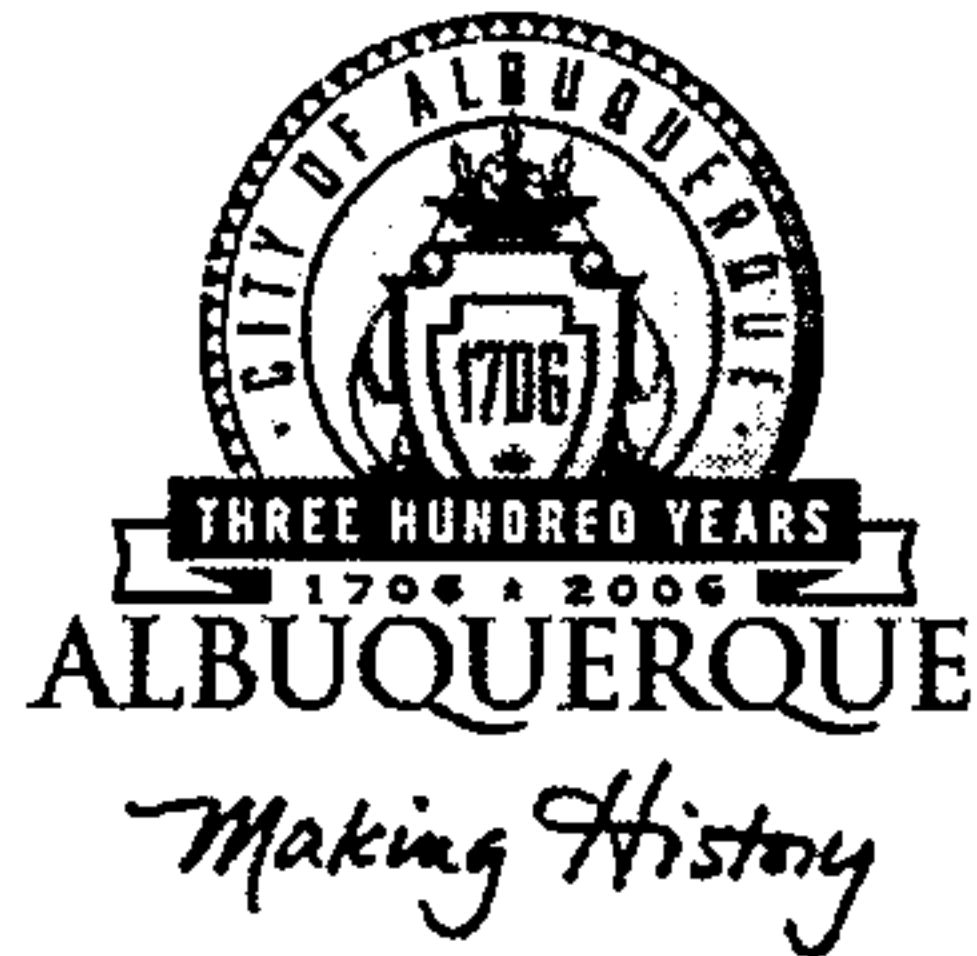
**\*Roger Mickelson**

1432 Catron Ave. SE/87123 332-9273 (h)

Warren Rowe

909 Matador Dr. SE/87123 294-2352 (h) 440-9252 (w)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

July 13, 2004

Beth Gonzales  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539  
E-mail: [Beth@goodwinengineers.com](mailto:Beth@goodwinengineers.com)

Dear Beth:

Thank you for your inquiry of **July 13, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **RESERVE @ FOUR HILLS LOCATED ON WAGON TRAIN BETWEEN RATON AVENUE AND RIO ARRIBA AVENUE SE** zone map M-22.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

## **SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(04/09/03)



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

8-21-02

**7. Project # 1001562**

02DRB-01096 Major-Preliminary Plat Approval  
02DRB-01097 Major-Vacation of Public Easements  
02DRB-01098 Minor-Temp Defer SDWK  
02DRB-01263 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA, agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT, (to be known as **RESERVE AT FOUR HILLS**) zoned R-1, and located on Wagon Train SE between Raton Ave SE and Rio Arriba Ave SE, containing approximately 17 acre(s). [Deferred from 8/14/02] [REF: Z-1283] (M-22)

At the August 21, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 8/21/02 and approval of the grading plan engineer stamp dated 8/16/02 the Preliminary Plat was approved with the following conditions:

CONDITIONS:

1. Prior to Final Plat the existing sewer line will be relocated and accepted by the City (or) have a temporary easement dedicated.
2. A letter of justification for the use of retaining walls shall be provided at the time of Final Plat

The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.



OFFICIAL NOTICE  
PAGE TWO

- Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 5, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

  
Janet Stephens  
DRB Chair

cc: Sivage Thomas Homes, 7445 Pan American Freeway, 87120

Mark Goodwin & Associates PA, 8916 Adams NE, 87199

Carol Alfs, 717 Rio Arriba SE, 87123

B.J. Lowe, 906 Lamp Post SE, 87123

Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.

Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.

File

**ORIGINAL**  
 City DRC  
 Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

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


Date Submitted: 7/19/02  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 8/21/02  
 Date Preliminary Plat Expires: 8/21/03  
 DRB Project No.: 1001562  
 DRB Application No.: 02DRB01096

Reserve at Four Hills Subdivision  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Block 28, Four Hills Village, 5th Installment  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

1 10/14/02  
2 10/23/02  
3 1/9/04

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	PAVING Perm Pvmt Sidewalk ( both sides) (6)  C & G (both sides)	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (north side) Sidewalk (south side) C & G (both sides)	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (west side) Sidewalk (east side) C & G (both sides)	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (south side) Sidewalk (north side) C & G (both sides)	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit	/	/	/
		26' FF 4' *	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		26' FF 4' *	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		24' FF 4' *	Perm Pvmt Sidewalk ( south east side) C & G (both sides)	Riva Ridge Ct.	End of Stub St.	Whirl Away Dr.	/	/	/

ORIGINAL

COA DRC

Sequence # Project #

Size

Type of Improvement

Location

From

To

Private Inspector

City Inspector

City Cnst Engineer

[Empty boxes for Sequence # and Project #]

44' <sup>2</sup>  
40' FF  
4' X <sup>2</sup>

Perm Pvmt  
Sidewalk (both sides)  
C & G (both sides)

Riva Ridge Ct. Whirl Away Dr. Wagontrain Dr.

/ / /

[Empty boxes for Sequence # and Project #]

4'

Sidewalk (south side) (6) <sup>4</sup>

Wagontrain Dr. N Prop Line SE Prop Line

/ / /

[Empty boxes for Sequence # and Project #]

N/A

Street Lights per DPM

WATER

[Empty boxes for Sequence # and Project #]

6"

Waterline

Whirl Away Dr. Secretariat Ave. Seattle Slew Ave.

/ / /

[Empty boxes for Sequence # and Project #]

6"

Waterline

Secretariat Ave. Sea Biscuit Dr. Whirl Away Dr.

/ / /

[Empty boxes for Sequence # and Project #]

6"

Waterline

Sea Biscuit Dr. Seattle Slew Ave. Secretariat Ave.

/ / /

[Empty boxes for Sequence # and Project #]

6"

Waterline

Seattle Slew Ave. Whirl Away Dr. <sup>2</sup> Sea Biscuit Dr.

/ / /

[Empty boxes for Sequence # and Project #]

4"

Waterline

Cannonade Ct. Secretariat Ave. <sup>2</sup> Seattle Slew Ave.

/ / /

[Empty boxes for Sequence # and Project #]

4"

Waterline

Ruffian Ct. <sup>2</sup> Secretariat Ave. Whirl Away Dr. <sup>2</sup> Seattle Slew Ave.

/ / /

[Empty boxes for Sequence # and Project #]

8"

Waterline

Easement on Tract A Sea Biscuit Dr. West Prop Line

/ / /

[Empty boxes for Sequence # and Project #]

8" \*\*

Waterline

West of Subdivision Raton Rio Arriba

/ / /

[Empty boxes for Sequence # and Project #]

8"

Waterline

Unplatted Lands Riva Ridge Ct. Whirl Away Dr. Wagontrain Dr.

/ / /

SANITARY SEWER

[Empty boxes for Sequence # and Project #]

8"

Sanitary Sewer

Whirl Away Dr. Secretariat Ave. Seattle Slew Ave.

/ / /

[Empty boxes for Sequence # and Project #]

8"

Sanitary Sewer

Secretariat Ave. Sea Biscuit Dr. Whirl Away Dr.

/ / /

[Empty boxes for Sequence # and Project #]

8"

Sanitary Sewer

Sea Biscuit Dr. Lot 9 in N Subdivision Lot 10 in S. Subdivision

/ / /

[Empty boxes for Sequence # and Project #]

8"

Sanitary Sewer

Seattle Slew Ave. Whirl Away Dr. Sea Biscuit Dr.

/ / /

[Empty boxes for Sequence # and Project #]

8"

Sanitary Sewer

Cannonade Ct. Secretariat Ave. End of cul de sac

/ / /

[Empty boxes for Sequence # and Project #]

8"

Remove Existing SAS

Ruffian Ct. Secretariat Ave. End of cul de sac

/ / /

Western Easement Lot 9 Exist. Sub Lot 10 Exist. Sub

/ / /

STORM SEWER

[Empty boxes for Sequence # and Project #]

10'

Concrete Rundown

~~Between lots 22 & 23 Cannonade Ct. Seattle Slew Ave.~~

/ / /

[Empty boxes for Sequence # and Project #]

10'

Concrete Rundown

~~Between lots 10 & 11 Ruffian Ct. Seattle Slew Ave.~~

/ / /

[Empty boxes for Sequence # and Project #]

20" RCP

Storm Sewer, Inlets & Appurtenances

Sea Biscuit Dr. East Side West Side

/ / /

[Empty boxes for Sequence # and Project #]

24" RCP

Storm Sewer, Inlets & Appurtenances

Sea Biscuit Dr. Lot 15 Tract A

/ / /

[Empty boxes for Sequence # and Project #]

36" RCP

Storm Sewer, Inlets & Appurtenances

Retention Pond Sea Biscuit Dr. Tract A

/ / /

[Empty boxes for Sequence # and Project #]

36" RCP

Storm Sewer, Inlets & Appurtenances

25' Drainage Easement Sea Biscuit Dr. Unplatted Lands

/ / /

[Empty boxes for Sequence # and Project #]

~~36" RCP~~

~~Storm Sewer, Inlets & Appurtenances~~

~~Unplatted lands west of subdivision 25' Drainage Easement Four Hills Arroyo~~

/ / /



ORIGINAL

NAME OF PLAT AND/OR SITE PLAN

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size  
5 AC-FT

Type of Improvement  
TEMPORARY RETENTION  
ROAD WITH  
AGREEMENT +  
COVENANT

Location  
TRACT A

From

To

Private Inspector	City Inspector	City Cnst Engineer
1	1	1
1	1	1

NOTES

- 1 Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for release of SIA and Financial Guarantees
- 2 Water Infrastructure to include valves fittings, valve boxes, and fire hydrants. Sanitary Sewer to include manholes and service connections.

- 3 \* Sidewalks to be Deferred
- 4 \*\* Waterline to be deferred until off-site easement is obtained.
- 5 \*\*\* ~~Storm Sewer to be deferred until unplatted lands to west are developed.~~

1 A (2) WHIRL AWAY AND WAGON TRAIN WILL SHARE MEANDERING SIDEWALK BETWEEN LOTS 1 AND 36

AGENT / OWNER

Amy L. Driscoll, PE

NAME (print)

Mark Goodwin & Associates, PA  
FIRM

SIGNATURE - date

8/15/02

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 8-21-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Janet Conroy* 8/21/02  
DRB CHAIR - date

*[Signature]* 8-21-02  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 8/21/02  
UTILITY DEVELOPMENT - date

*Brad L. Bigham* 8/21/02  
CITY ENGINEER - date

*Deborah Wilford* 8/21/02  
Parks & Recreation - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10/14/02	<i>[Signature]</i>	<i>Brad L. Bigham</i>	<i>[Signature]</i>
2	10/23/02	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
3	1/9/04	<i>[Signature]</i>	<i>Brad B.</i>	<i>[Signature]</i>
4	5/12/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

No. of Lots: \_\_\_\_\_  
Nearest Major Streets \_\_\_\_\_

FIGURE 12

**SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedura B)**

Reserve at Four Hills

CPN 696681

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 5<sup>th</sup> day of November, 2002, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Sivage Thomas Homes, Inc.

Sivage Thomas Homes, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 7445 Pan American Freeway NE, ABQ 87109 and whose telephone number is 341-6800, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract A, Block 28, Four Hills Village, \*, recorded on September 23, 1963 in the records of the Bernalillo County Clerk at Book D3, pages 78 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Sivage Thomas Homes, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as RESERVE AT FOUR HILLS describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 21st day of August, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 696681.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

\* fifth installment



2002143677  
5750851  
Page: 1 of 10  
11/05/2002 03:05P  
Bk-A44 Pg-3285

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:


<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of actual construction cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by ALS, Inc., and construction surveying of the private Improvements shall be performed by n/a. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates, and inspection of the private Improvements shall be performed by n/a, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



Mary Herrera Bern. Co. AGRE R 27.00 2002143677 5750851 Page: 2 of 10 11/05/2002 03:05P Bk-A44 Pg-3285

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by n/a, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

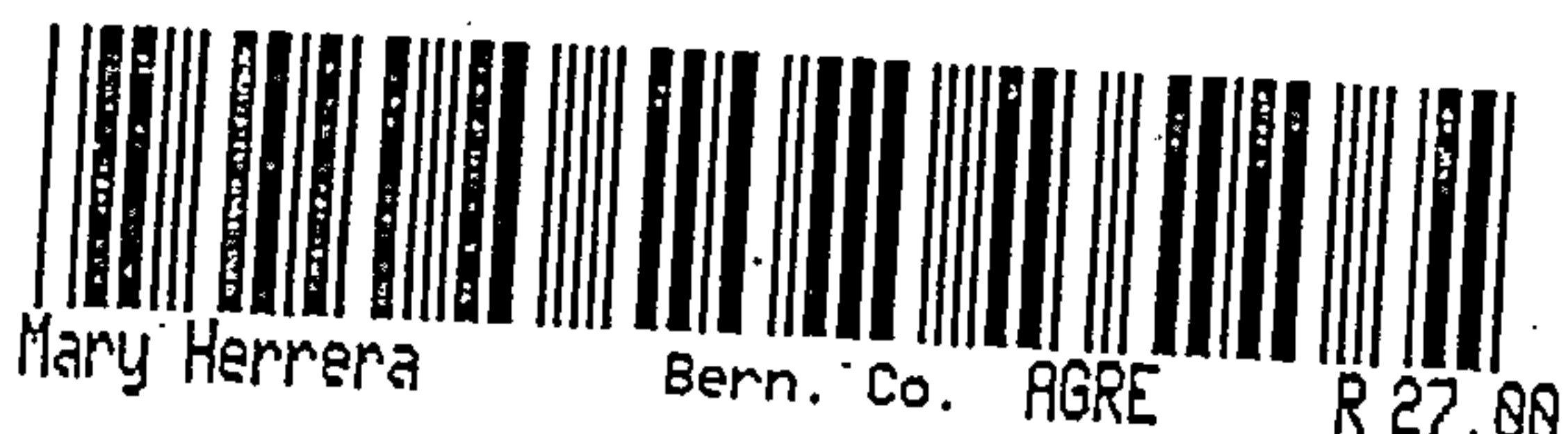
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Name of financial institution or surety: Gauranty Bank  
Type of Financial Guaranty: Letter of Credit #876  
Amount: \$ 793,087.69  
Date City first able to call Guaranty: August 21, 2004  
[Construction Completion Deadline]: August 21 20 04  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
October 21 20 04  
Additional information: \_\_\_\_\_

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

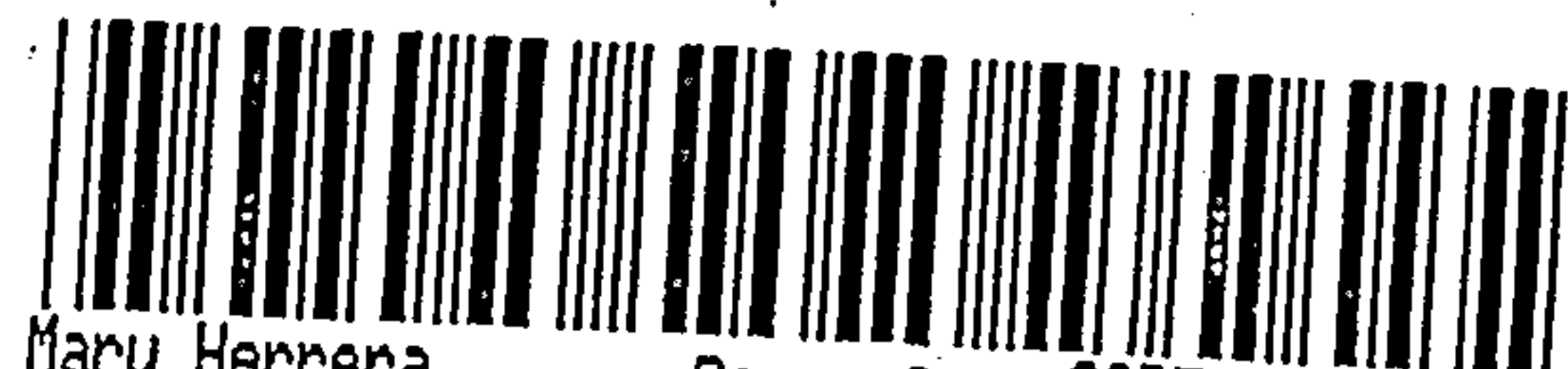
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions; reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

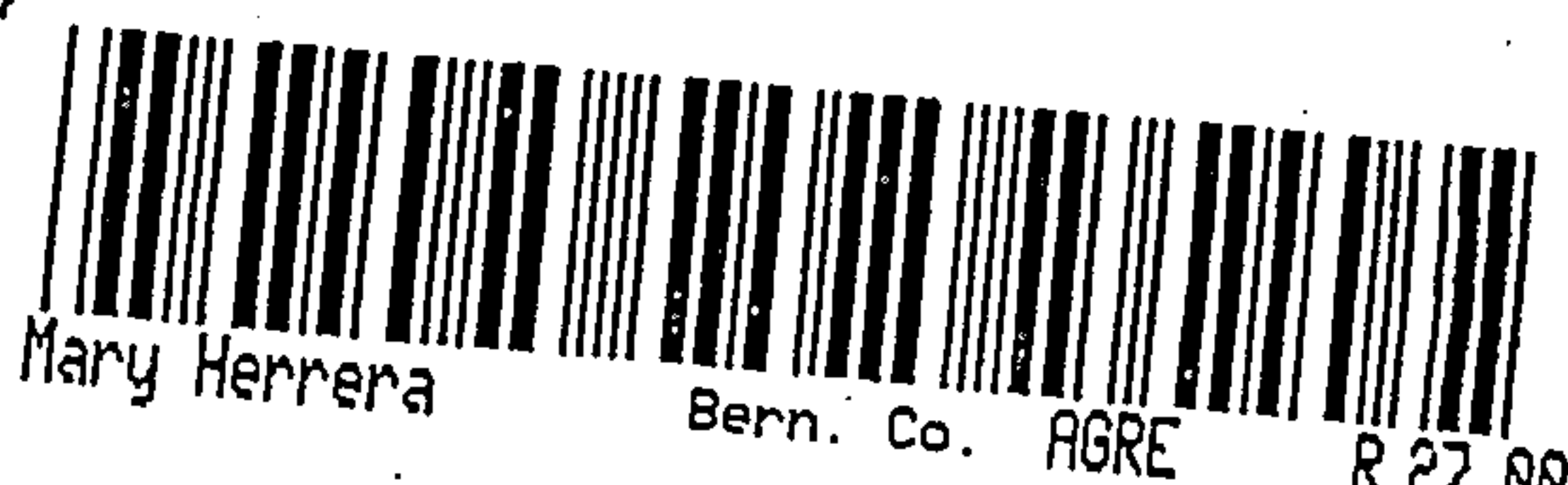
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Executed on the date stated in the first paragraph of this Agreement.

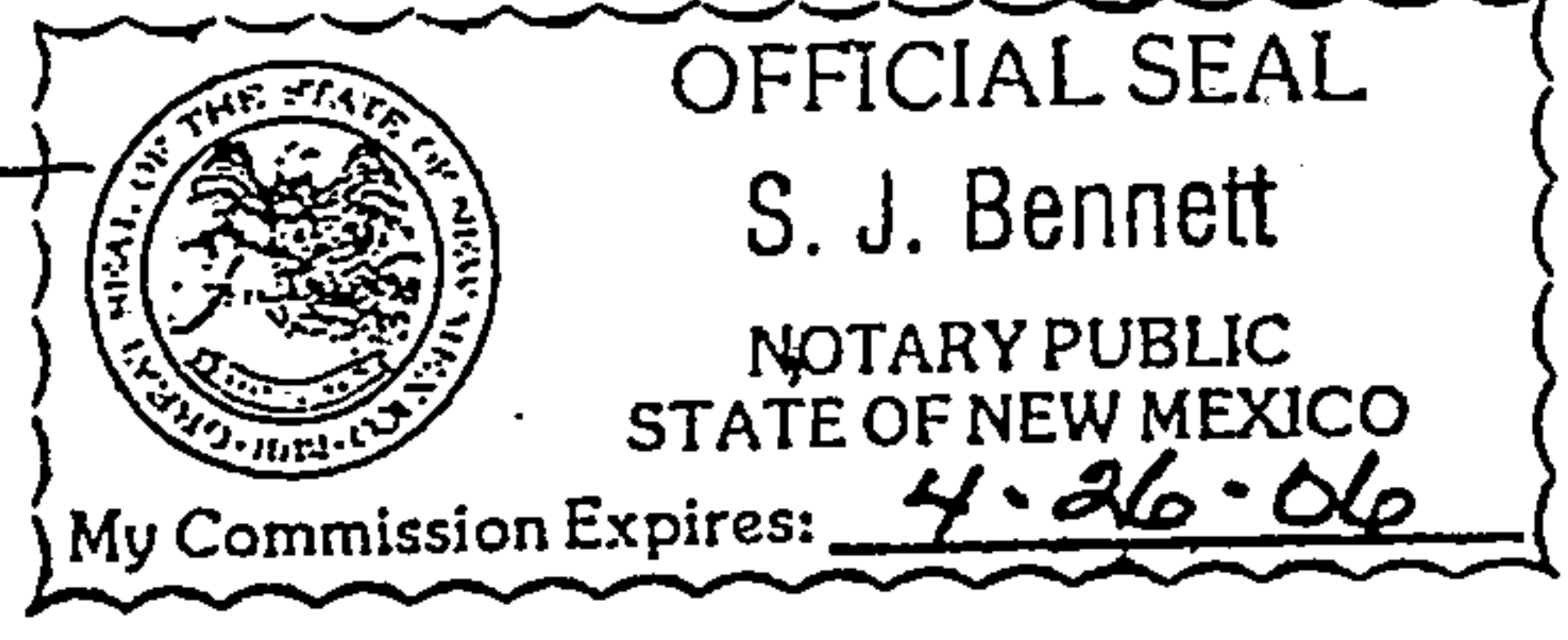
SUBDIVIDER: SIVAGE THOMAS HOMES, INC.

CITY OF ALBUQUERQUE

By [Signature]: [Signature]  
Name: Gerard Sanchez  
Title: Vice President, Finance  
Dated: 10/24/02

[Signature]  
City Engineer.  
Dated: 11-5-02

SUBDIVIDER'S NOTARY



STATE OF New Mexico  
COUNTY OF Bernalillo ) SS

This instrument was acknowledged before me on 24<sup>th</sup> day of October, 20 02 by [name of person:] Gerard Sanchez, [title or capacity, for instance, "President" or "Owner":] Vice President, Finance of [Subdivider:] Sivage Thomas Homes, Inc.

[Signature]  
Notary Public

My Commission Expires: 4-26-06

CITY'S NOTARY

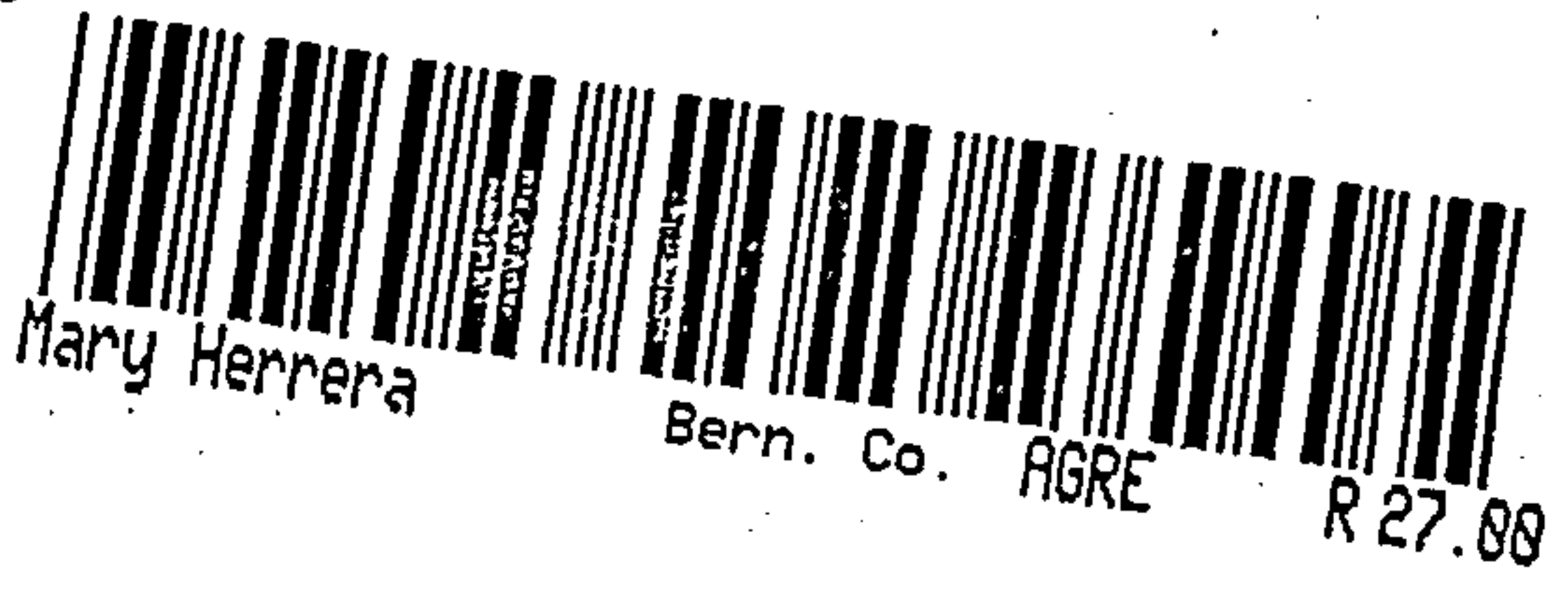
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 5<sup>th</sup> day of November, 20 02 by Fred J. Aguirre, City Engineer, of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires: 11-15-2003

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



ORIGINAL

DRC  
Project Number: 2916651

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 7/19/02  
Date Site Plan Approved: N/A  
Date Preliminary Plat Approved: 8/21/02  
Date Preliminary Plat Expires: 8/21/03  
DRB Project No.: 1001562  
DRB Application No.: 02DRB01096

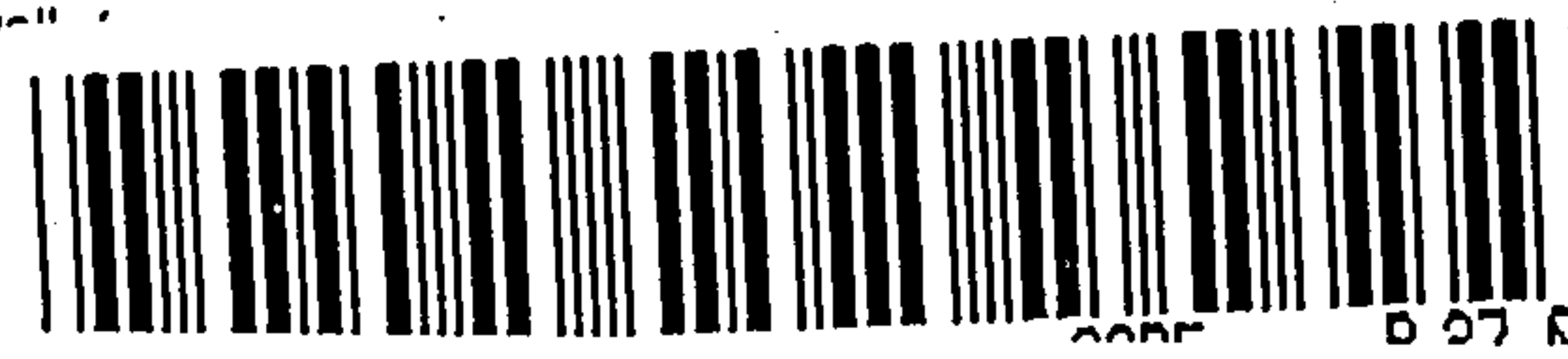
Reserve at Four Hills Subdivision  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

10/14/02

Tract A, Block 28, Four Hills Village, 5th Installment  
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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	PAVING Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (north side) Sidewalk (south side) C & G (both sides)	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (west side) Sidewalk (east side) C & G (both sides)	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (south side) Sidewalk (north side) C & G (both sides)	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit	/	/	/
		26' FF 4' * 4'	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		26' FF 4' * 4'	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		24' FF 4' * 4'	Perm Pvmt Sidewalk C &	Riva Ridge Ct.		Whirl Away Dr.	/	/	/

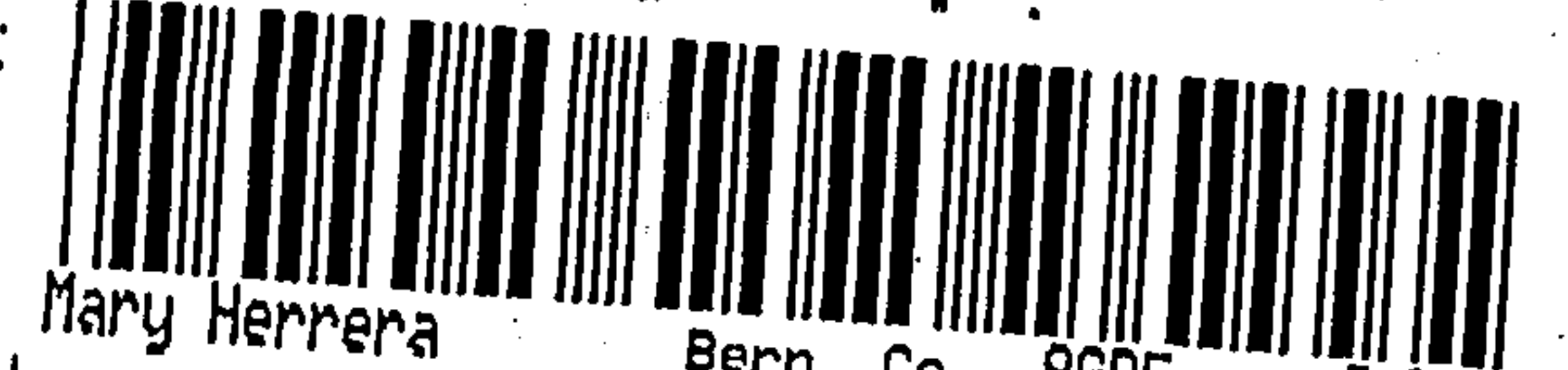




ORIGINAL

COA DRC  
Project #

Sequence #	Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' FF	Perm Pvmt	Riva Ridge Ct.	Whirl Away Dr.	Wagontrain Dr.	/	/	/
		4"	Sidewalk (both sides) C & G (both sides)						
		4'	Sidewalk (south side)	Wagontrain Dr.	N Prop Line	SE Prop Line	/	/	/
		N/A	Street Lights per DPM						
			<b>WATER</b>						
		6"	Waterline	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		6"	Waterline	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		6"	Waterline	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		6"	Waterline	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		4"	Waterline	Cannonade Ct.	Secretariat Ave.	End of Cul de sac	/	/	/
		4"	Waterline	Ruffian Ct.	Whirl Away Dr.	End of Cul de sac	/	/	/
		8"	Waterline	Easement on Tract A	Sea Biscuit Dr.	West Prop Line	/	/	/
		8"	Waterline	West of Subdivision			/	/	/
		8"	Waterline	Unplatted Lands Riva Ridge Ct.	Raton Whirl Away Dr.	Rio Amiba Wagontrain Dr.	/	/	/
			<b>SANITARY SEWER</b>						
		8"	Sanitary Sewer	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		8"	Sanitary Sewer	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		8"	Sanitary Sewer	Sea Biscuit Dr.	Lot 9 in N Subdivision	Lot 10 in S. Subdivision	/	/	/
		8"	Sanitary Sewer	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		8"	Sanitary Sewer	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Sanitary Sewer	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Remove Existing SAS	Western Easement	Lot 9 Exist. Sub	Lot 10 Exist. Sub	/	/	/
			<b>STORM SEWER</b>						
		10'	Concrete Rundown	Between lots 22 & 23	Cannonade Ct.	Seattle Slew Ave.	/	/	/
		10'	Concrete Rundown	Between lots 10 & 11	Ruffian Ct.	Seattle Slew Ave.	/	/	/
		20" RCP	Storm Sewer, Inlets & Appurtenances	Sea Biscuit Dr.	East Side	West Side	/	/	/
		24" RCP	Storm Sewer, Inlets & Appurtenances	Sea Biscuit Dr.	Lot 15	Tract A	/	/	/
		36" RCP	Storm Sewer, Inlets & Appurtenances	Retention Pond	Sea Biscuit Dr.	Tract A	/	/	/
		36" RCP	Storm Sewer, Inlets & Appurtenances	25' Drainage Easement	Sea Biscuit Dr.	Unplatted Lands	/	/	/
		36" RCP	Storm Sewer, Inlets & Appurtenances	Unplatted lands west of subdivision	25' Drainage Easement	Four Hills Arroyo	/	/	/



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Mary Herrera

Bern. Co. AGRE

R 27.00

NAME OF PLAT AND/OR SITE PLAN

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size  
5 AC-FT


Type of Improvement  
TEMPORARY RETENTION  
POUD WITH  
AGREEMENT +  
CEMENT

Location  
TRACT A

From To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/

NOTES

- 1 Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for release of SIA and Financial Guarantees
- 2 Water Infrastructure to include valves fittings, valve boxes, and fire hydrants. Sanitary Sewer to include manholes and service connections.
- 3 \* Sidewalks to be Deferred
- 4 \*\* Waterline to be deferred until off-site easement is obtained.
- 5  \*\*\* Storm Sewer to be deferred until unplatted lands to west are developed.

AGENT / OWNER

Amy L. Driscoll, PE

NAME (print)

Mark Goodwin & Associates, PA  
FIRM

SIGNATURE - date

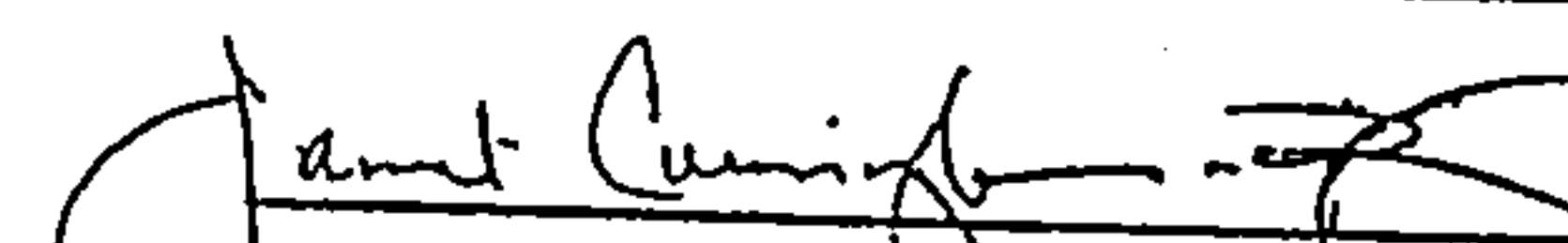
8/15/02

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 8-21-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS.

 8/21/02  
DRB CHAIR - date

 8/21/02  
Parks & Recreation - date

 8-21-02  
TRANSPORTATION DEVELOPMENT - date

 8/21/02  
UTILITY DEVELOPMENT - date


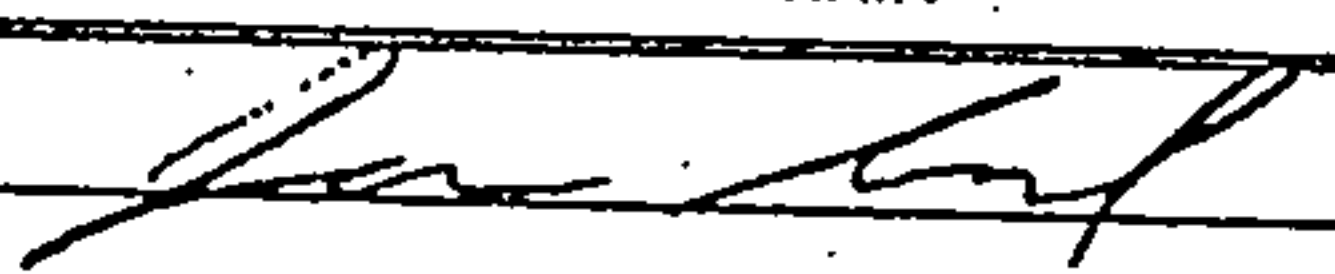
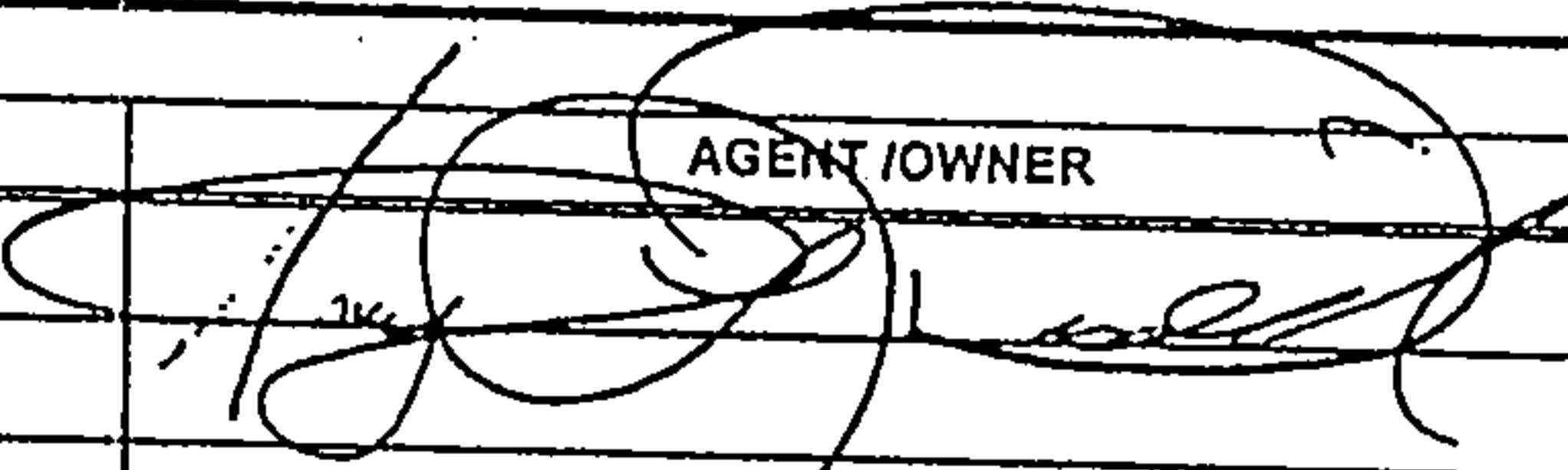
 8/21/02  
CITY ENGINEER - date

AMAFCA - date

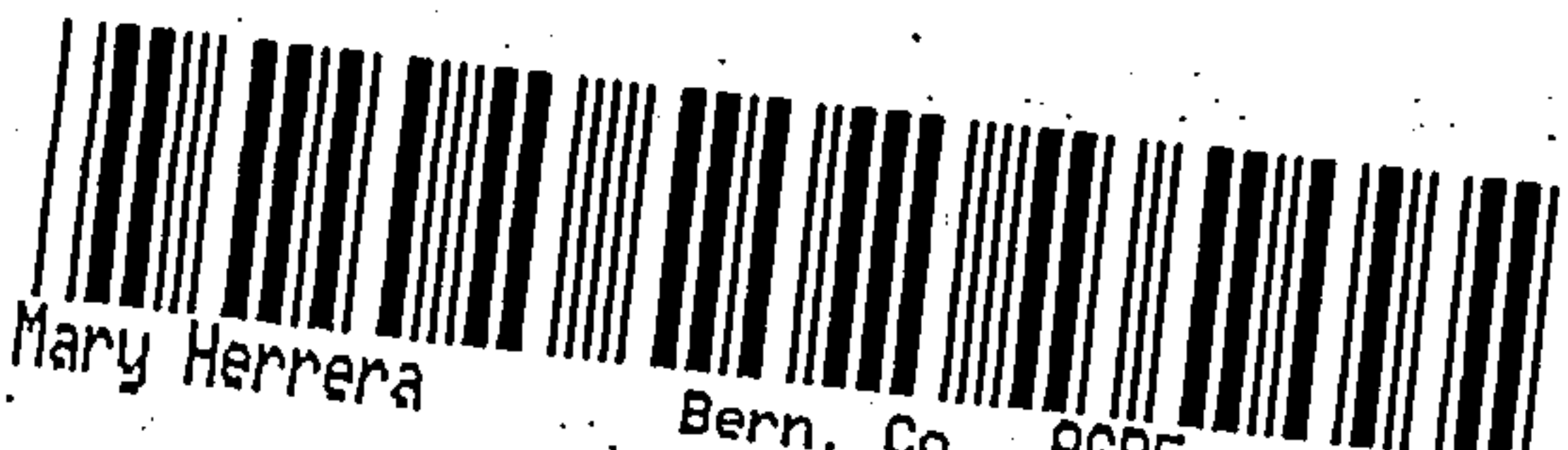
- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
	10/14/02		Brady L. Bishop	

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# FINANCIAL GUARANTY AMOUNT

10/14/2002

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

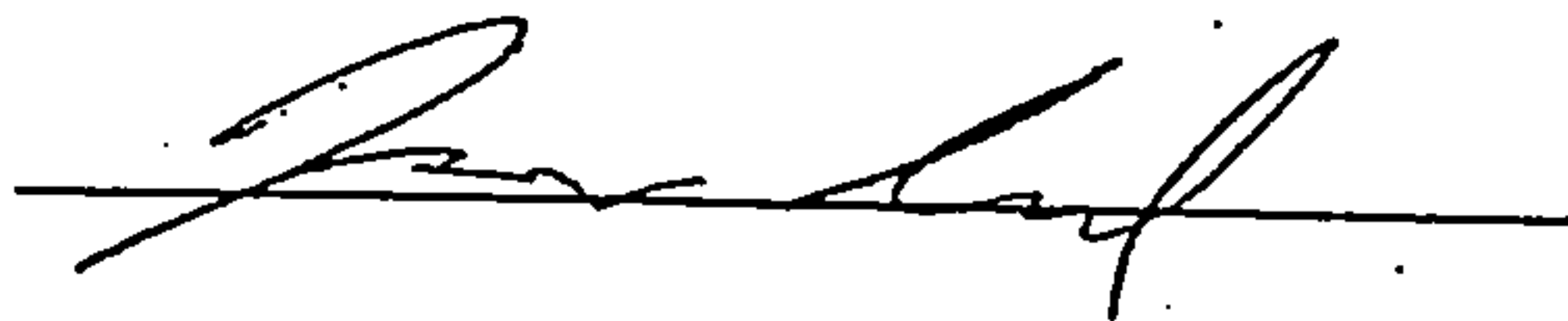
Project ID #: 696681, Reserve at Four Hills Subdivision, Phase/Unit #: 1

Requested By: Any Driscoll, PE w/ D. Mark Goodwin & Associates

Approved estimate amount:		\$501,939.91
Contingency Amount:	10.00%	\$50,193.99
Subtotal:		\$552,133.90
NMGRT	5.8125%	\$32,092.78
Subtotal:		\$584,226.68
Engineering Fee	6.60%	\$38,558.96
Testing Fee	2.00%	\$11,684.53
Subtotal:		\$634,470.15
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$793,087.69</u></b>

APPROVAL:

DATE:



10-14-2002

Notes: 10% contingency, plans not approved. Certification for grading & drainage including retaining walls prior to release of financial guaranty.



Mary Herrera

Bern. Co. AGRE

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# Guaranty BANK

## IRREVOCABLE LETTER OF CREDIT NO. 876

Date: October 21, 2002

Jay J. Czar  
Chief Administrative Officer  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Letter of Credit for Sivage Thomas, Inc., Beneficiary  
City of Albuquerque Project No.: 696681  
Project Name: Reserve at Four Hills Subdivision, Phase/Unit #1

Dear Mr. Czar:

This letter is to advise the City of Albuquerque ("City") that, at the request of Sivage Thomas Homes, Inc., Guaranty Bank in Dallas, Texas, has established an Irrevocable Letter of Credit in the sum of Seven Hundred Ninety-Three Thousand Eighty-Seven Dollars & 69/100 (\$793,087.69) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, Sivage Thomas Homes, Inc. ("Subdivider") to provide for the installation of the improvements which must be constructed at the Reserve at Four Hills Subdivision Project No. 696681 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 11/5/2002, 2002 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. 444, at pages 3285 to 3285, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of Seven Hundred Ninety-Three Thousand Eighty-Seven Dollars & 69/100 (\$793,087.69) is/are available at sight at Guaranty Bank, 8333 Douglas Avenue, Dallas, Texas 75225 between August 21, 2004 and October 21, 2004.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) Sivage Thomas Homes, Inc. has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between August 21, 2004 and October 21, 2004.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 876 of Guaranty Bank, Dallas, Texas, dated October 21, 2002 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft, which exhausts this credit.

SUBDIVISION IMPROVEMENTS  
 AGREEMENT-PUBLIC AND/OR PRIVATE  
 (Procedure B Modified Non-Work Order)  
 Project No. 696681

Reserve at Four Hills

Deferred Waterline  
 Raton to Rio Arriba

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 5th day of November, 2002, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Sivaga Thomas Homes, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM corporation, whose address is 7445 Pan American Freeway, NE Albuquerque, NM 87109, and whose telephone number is 341-6800, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Tract A, Block 28, Four Hills Village, fifth installment, recorded on September 23, 1963 in the records of the Bernalillo County Clerk at Book D3, pages 78 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Sivaga Thomas Homes, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as RESERVE AT FOUR HILLS describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 21st day of August, 2004 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.



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 Page: 1 of 8  
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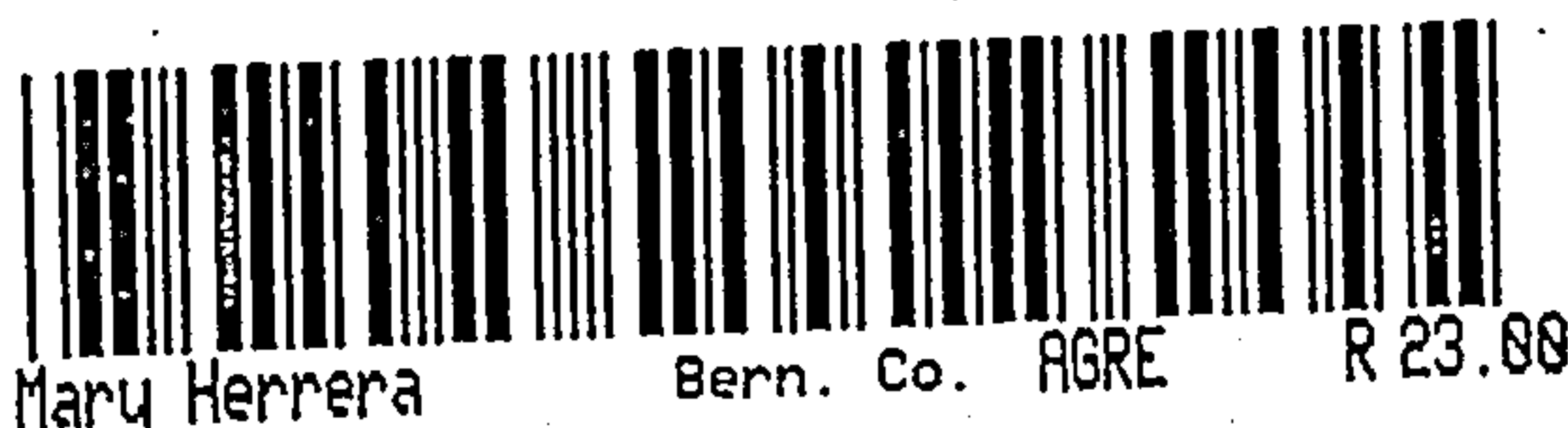
3. Financial Guaranty. The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit #877  
Amount: \$ 30,074.65 Name of Financial Institution or Surety  
providing Guaranty: Gauranty Bank  
Date City first able to call Guaranty: August 21, 2004  
[Construction Completion Deadline]: August 21, 2004  
If Guarantee other than a Bond, last day City able to call on Guaranty  
is: October 21, 2004  
Additional information: \_\_\_\_\_

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Public Works Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



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11/05/2002 03:05P  
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6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.







**ORIGINAL**  
 Project Number: 109668

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 7/19/02  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 8/24/02  
 Date Preliminary Plat Expires: 8/24/03  
 DRB Project No.: 1001562  
 DRB Application No.: 02DRB01096

Reserve at Four Hills Subdivision  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

10/14/02

Tract A, Block 28, Four Hills Village, 5th Installment  
 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	PAVING Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		28' FF 4' 4'	Perm Pvmt Sidewalk (north side) Sidewalk (south side) C & G (both sides)	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		28' FF 4' 4'	Perm Pvmt Sidewalk (west side) Sidewalk (east side) C & G (both sides)	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		28' FF 4' 4'	Perm Pvmt Sidewalk (south side) Sidewalk (north side) C & G (both sides)	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit	/	/	/
		26' FF 4'	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
			Perm Pvmt s)	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
			ast side) C & G (both sides)	Riva Ridge Ct.	End of Stub St.	Whirl Away Dr.	/	/	/

Barcode  
 Bern. Co. AGRE  
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**ORIGINAL**

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' FF	Perm Pvmnt	Riva Ridge Ct.	Whirl Away Dr.	Wagontrain Dr.	/	/	/
		4"	Sidewalk (both sides) C & G (both sides)				/	/	/
		4'	Sidewalk (south side)	Wagontrain Dr.	N Prop Line	SE Prop Line	/	/	/
		N/A	Street Lights per DPM						
		6"	<b>WATER</b> Waterline	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		6"	Waterline	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		6"	Waterline	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		6"	Waterline	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		4"	Waterline	Cannonade Ct.	Secretariat Ave.	End of Cul de sac	/	/	/
		4"	Waterline	Ruffian Ct.	Whirl Away Dr.	End of Cul de sac	/	/	/
		8"	Waterline	Easement on Tract A	Sea Biscuit Dr.	West Prop Line	/	/	/
		8"***	Waterline	West of Subdivision			/	/	/
		8"	Waterline	Unplatted Lands	Ralon	Rio Arriba	/	/	/
		8"	Waterline	Riva Ridge Ct.	Whirl Away Dr.	Wagontrain Dr.	/	/	/
		8"	<b>SANITARY SEWER</b> Sanitary Sewer	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		8"	Sanitary Sewer	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		8"	Sanitary Sewer	Sea Biscuit Dr.	Lot 9 in N Subdivision	Lot 10 in S. Subdivision	/	/	/
		8"	Sanitary Sewer	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		8"	Sanitary Sewer	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Sanitary Sewer	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Remove Existing SAS	Western Easement	Lot 9 Exist. Sub	Lot 10 Exist. Sub	/	/	/
		10'	<b>STORM SEWER</b> Concrete Rundown	Between lots 22 & 23	Cannonade Ct.	Seattle Slew Ave.	/	/	/
		10'	Concrete Rundown	Between lots 10 & 11	Ruffian Ct.	Seattle Slew Ave.	/	/	/
		20" RCP	Storm Sewer, Inlets & Appurtenances	Sea Biscuit Dr.	East Side	West Side	/	/	/
		24" RCP	Storm Sewer, Inlets & Appurtenances	Sea Biscuit Dr.	Lot 15	Tract A	/	/	/
		36" RCP	Storm Sewer, Inlets & Appurtenances	Retention Pond	Sea Biscuit Dr.	Tract A	/	/	/
		36" RCP	Storm Sewer, Inlets & Appurtenances	25' Drainage Easement	Sea Biscuit Dr.	Unplatted Lands	/	/	/
		26" RCP	Storm Sewer, Inlets & Appurtenances	Unplatted lands west of subdivision	25' Drainage Easement	West of Subdivision Four Hills Arroyo	/	/	/



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NAME OF PLAT AND/OR SITE PLAN

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size  
5 AC-FT

Type of Improvement

~~TEMPORARY RETENTION  
ROAD WITH  
AGREEMENT +  
COVENANT~~

Location

~~TRACT A~~

From

To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/

NOTES

- 1 Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for release of SIA and Financial Guarantees
- 2 Water Infrastructure to include valves fittings, valve boxes, and fire hydrants. Sanitary Sewer to include manholes and service connections.
- 3 \* Sidewalks to be Deferred
- 4 \*\* Waterline to be deferred until off-site easement is obtained.
- 5 \*\*\* ~~Storm Sewer to be deferred until unplatted lands to west are developed~~

AGENT / OWNER

Amy L. Driscoll, PE

NAME (print)

Mark Goodwin & Associates, PA  
FIRM

SIGNATURE - date

8/15/02

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 8-21-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Jamie Cunningham* 8/21/02  
DRB CHAIR - date

*Debrah Dilyard* 8/21/02  
Parks & Recreation - date

*[Signature]* 8-21-02  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 8/21/02  
UTILITY DEVELOPMENT - date

*Brad L. Bigham* 8/21/02  
CITY ENGINEER - date

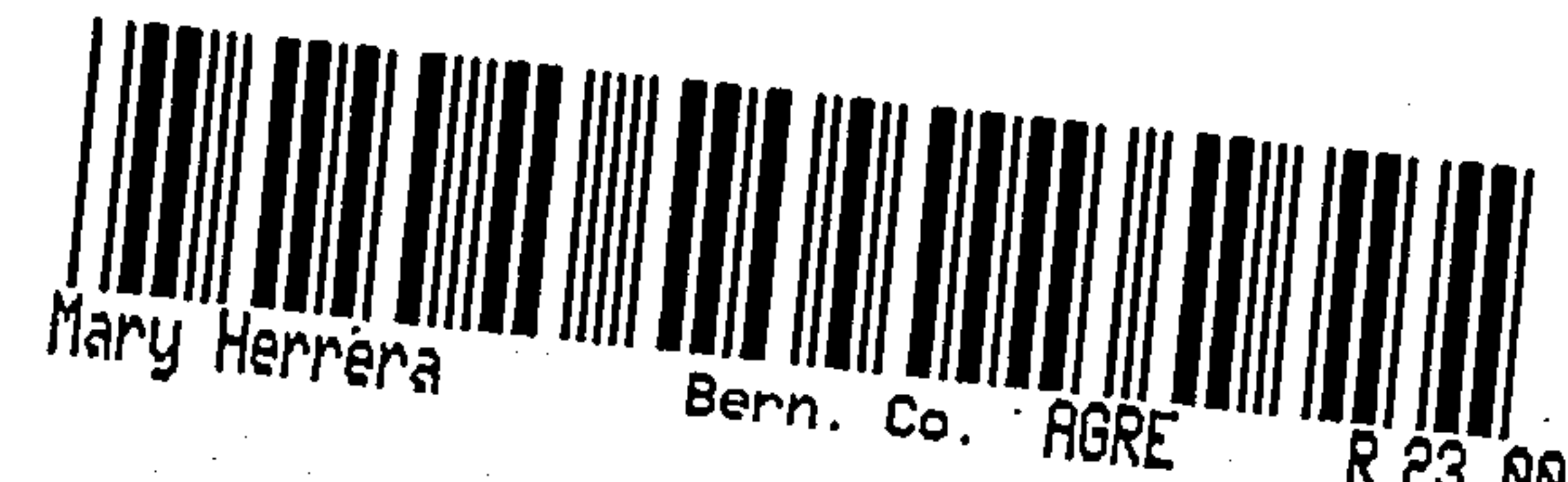
AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10/14/02	<i>[Signature]</i>	Brad L. Bigham	<i>[Signature]</i>



# FINANCIAL GUARANTY AMOUNT

10/14/2002

Type of Estimate: SIA Procedure - B - Modified Non-W.O.- w/F.G.

Project Description:

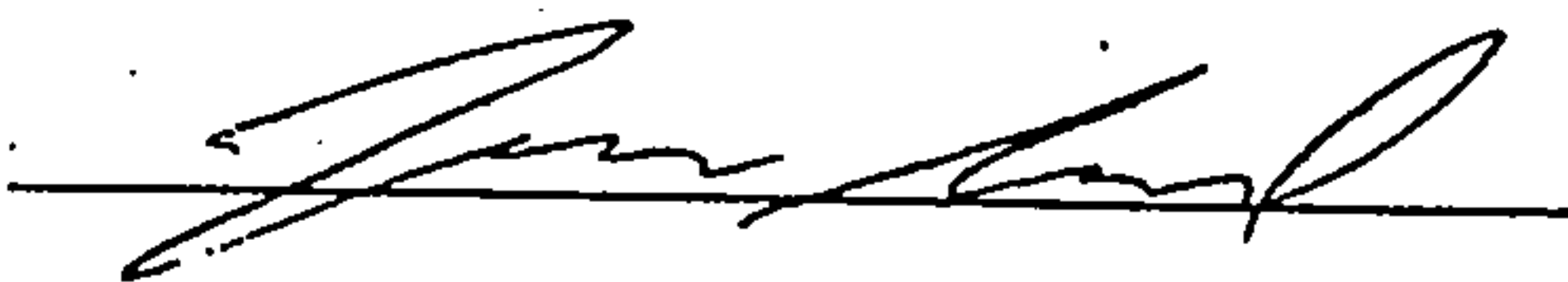
Project ID #: 696681, Reserve at Four Hills Subdivision, Phase/Unit #: 1

Requested By: Amy Driscoll, PE w/ D. Mark Goodwin & Associates

Approved estimate amount:		\$16,828.05
Contingency Amount:	20.00%	\$3,365.61
Subtotal:		\$20,193.66
NMGRT	5.8125%	\$1,173.76
Subtotal:		\$21,367.42
Engineering Fee	6.60%	\$1,410.25
Testing Fee	6.00%	\$1,282.05
Subtotal:		\$24,059.72
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$30,074.65</u></b>

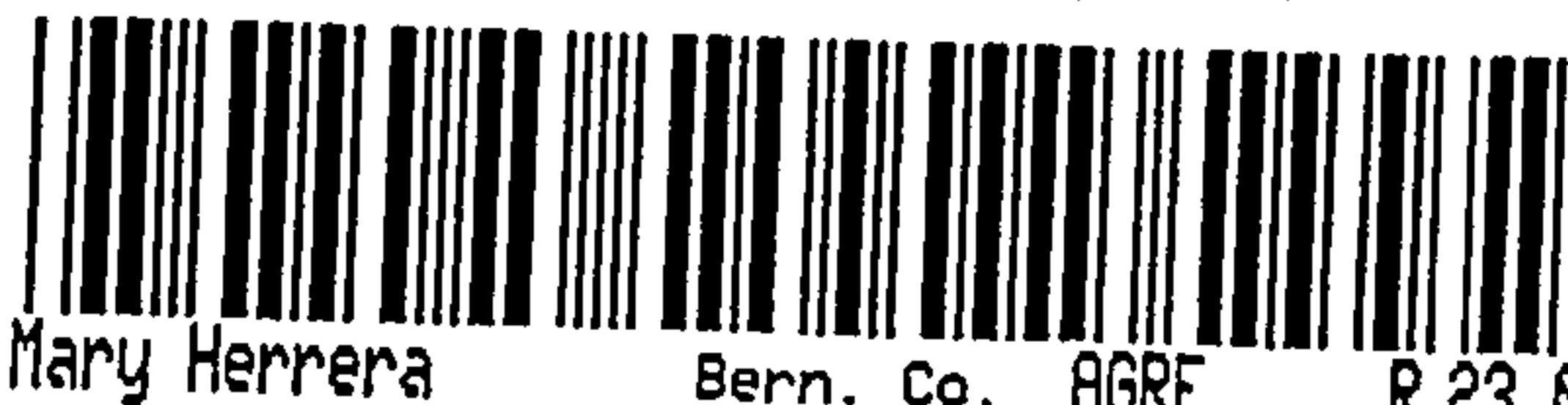
APPROVAL:

DATE:



10-14-2002

Notes: 20% contingency, plans not approved. Deferred waterline west of subdivision from Raton to Rio Arriba.



Mary Herrera

Bern. Co. AGRE

R 23.00

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# Guaranty BANK

## IRREVOCABLE LETTER OF CREDIT NO. 877

Date: October 21, 2002

Jay J. Czar  
Chief Administrative Officer  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Letter of Credit for Sivage Thomas, Inc., Beneficiary  
City of Albuquerque Project No.: 696681  
Project Name: Reserve at Four Hills Subdivision, Phase/Unit #1

Dear Mr. Czar:

This letter is to advise the City of Albuquerque ("City") that, at the request of Sivage Thomas Homes, Inc., Guaranty Bank in Dallas, Texas, has established an Irrevocable Letter of Credit in the sum of Thirty Thousand Seventy-four Dollars & 65/100 (\$30,074.65) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, Sivage Thomas Homes, Inc. ("Subdivider") to provide for the installation of the improvements which must be constructed at the Reserve at Four Hills Subdivision Project No. 696681 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on November 5, 2002 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A44, at pages 328c to 328d, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of Thirty Thousand Seventy-four Dollars & 65/100 (\$30,074.65) is/are available at sight at Guaranty Bank, 8333 Douglas Avenue, Dallas, Texas 75225 between August 21, 2004 and October 21, 2004.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) Sivage Thomas Homes, Inc. has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between August 21, 2004 and October 21, 2004.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 877 of Guaranty Bank, Dallas, Texas, dated October 21, 2002 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft, which exhausts this credit.

**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

7/14/2004 3:01PM LOC: ANNX  
RECEIPT# 00028675 WSH# 007 TRANSH# 0031  
Account 441032 Fund 0000 TRSLJS  
Activity 3424000  
Trans Amt \$195.00  
J24 Misc \$20.00

Thank You

APPLICANT NAME PULTE HMS. OF NM  
AGENT MARK GOODWIN & ASSOC.  
ADDRESS P.O. BOX 90606  
PROJECT & APP # 1001562 / 04DRB-01103  
04DRB-01105  
PROJECT NAME RESERVE @ FOUR HILLS

\$ 20 441032/3424000 Conflict Management Fee  
\$ 50 x 2  
(100) 441006/4983000 DRB Actions  
\$            441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 75 441018/4971000 Public Notification  
\$            441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 195<sup>00</sup> TOTAL AMOUNT DUE

**NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an**

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

**Pulte**  
Pulte Homes of New Mexico, Inc.  
445 Pan American Fwy NE  
Albuquerque, NM 87109

Pay exactly ONE HUNDRED NINETY-FIVE AND 00/100 DOLLARS

Pay to the order of  
City of Albuquerque  
PO Box 13135  
Albuquerque, NM 87103

Bank of America  
Customer Connection  
Atlanta, Dekalb County, GA

Check Number 0000002094  
Check Date 07/14/04

\*\*\*\*\*195.00

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division  
Void After 180 Days

7/14/2004 3:01PM LOC: ANNX  
RECEIPT# 00028675 WSH# 007 TRANSH# 0031  
Account 441032 Fund 0000 TRSLJS  
Activity 3424000  
Trans Amt \$195.00  
J24 Misc \$20.00

0000002094 06112788 3299794520

ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO SEE THE MARK WHEN CHECKING.

# 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 \$3.50 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 JULY 27<sup>TH</sup> 04 to AUGUST 11<sup>TH</sup> 04

#### 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.

*Reanne Davis* (Applicant or Agent) 7-14-04 (Date)

I issued 1 sign(s) for this application, 7/14/04 (Date), *R. [Signature]* (Staff Member)

DRB PROJECT NUMBER: 1001562

04DRB-01103  
04DRB-01105

**ORIGINAL**

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

*Claire*

Date Submitted: 7/19/02  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 8/21/02  
 Date Preliminary Plat Expires: 8/21/03  
 DRB Project No.: 1001562  
 DRB Application No.: 02DRB01096


**INFRASTRUCTURE LIST**

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

Reserve at Four Hills Subdivision  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
Tract A, Block 28, Four Hills Village, 5th Installment  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION






1 10/14/02  
2 10/23/02  
3 1/9/04

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	PAVING Perm Pvmt Sidewalk ( both sides) (w)  C & G (both sides)	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (north side) Sidewalk (south side) C & G (both sides)	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (west side) Sidewalk (east side) C & G (both sides)	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmt Sidewalk (south side) Sidewalk (north side) C & G (both sides)	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit	/	/	/
		26' FF 4' *	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		26' FF 4' *	Perm Pvmt Sidewalk ( both sides) C & G (both sides)	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		24' FF 4' *	Perm Pvmt Sidewalk ( south east side) C & G (both sides)	Riva Ridge Ct.	End of Stub St.	Whirl Away Dr.	/	/	/



**ORIGINAL**

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		44'  40' FF	Perm Pvmnt Sidewalk (both sides) C & G (both sides)	Riva Ridge Ct.	Whirl Away Dr.	Wagontrain Dr.	/	/	/
		4' 	Sidewalk (south side) (6) 	Wagontrain Dr.	N Prop Line	SE Prop Line	/	/	/
		N/A	Street Lights per DPM						
			<b>WATER</b>						
		6"	Waterline	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		6"	Waterline	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		6"	Waterline	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		6"	Waterline	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		4"	Waterline	Cannonade Ct.	Secretariat Ave.	Seattle Slew Ave. End of Cul de sac	/	/	/
		4"	Waterline	Ruffian Ct.	Secretariat Ave. Whirl Away Dr.	Seattle Slew Ave. End of Cul de sac	/	/	/
		8"	Waterline	Easement on Tract A	Sea Biscuit Dr.	West Prop Line	/	/	/
		8" **	Waterline	West of Subdivision			/	/	/
		8"	Waterline	Unplatted Lands	Raton	Rio Arriba	/	/	/
		8"	Waterline	Riva Ridge Ct.	Whirl Away Dr.	Wagontrain Dr.	/	/	/
			<b>SANITARY SEWER</b>						
		8"	Sanitary Sewer	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		8"	Sanitary Sewer	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		8"	Sanitary Sewer	Sea Biscuit Dr.	Lot 9 in N Subdivision	Lot 10 in S. Subdivision	/	/	/
		8"	Sanitary Sewer	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		8"	Sanitary Sewer	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Sanitary Sewer	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Remove Existing SAS	Western Easement	Lot 9 Exist. Sub	Lot 10 Exist. Sub	/	/	/
			<b>STORM SEWER</b>						
		10' 	Concrete Rundown	<del>Between lots 22 &amp; 23</del>	<del>Cannonade Ct.</del>	<del>Seattle Slew Ave.</del>	/	/	/
		10'	Concrete Rundown	Between lots 10 & 11	Ruffian Ct.	Seattle Slew Ave.	/	/	/
		20" RCP	Storm Sewer , Inlets & Appurtenances	Sea Biscuit Dr.	East Side	West Side	/	/	/
		24" RCP	Storm Sewer , Inlets & Appurtenances	Sea Biscuit Dr.	Lot 15	Tract A	/	/	/
		36" RCP	Storm Sewer , Inlets & Appurtenances	Retention Pond	Sea Biscuit Dr.	Tract A	/	/	/
		36" RCP	Storm Sewer , Inlets & Appurtenances	25' Drainage Easement	Sea Biscuit Dr.	Unplatted Lands	/	/	/
		36" RCP 	Storm Sewer , Inlets & Appurtenances	<del>Unplatted lands west of subdivision</del>	<del>25' Drainage Easement</del>	<del>Four Hills Arroyo</del>	/	/	/

**ORIGINAL**

NAME OF PLAT AND/OR SITE PLAN

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size  
5 AC-FT

Type of Improvement  
TEMPORARY RETENTION  
ROAD WITH  
AGREEMENT +  
COVENANT

Location  
TRACT A

From To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/

NOTES

- 1 Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for release of SIA and Financial Guarantees
  - 2 Water Infrastructure to include valves fittings, valve boxes, and fire hydrants. Sanitary Sewer to include manholes and service connectons.
  - 3 \* Sidewalks to be Deferred
  - 4 \*\* Waterline to be deferred until off-site easement is obtained.
  - 5 \*\*\* ~~Sanitary Sewer to be deferred until unplatted lands to west are developed~~
- A** 6. WHIRL AWAY AND WAGON TRAIN WILL SHARE MEANDERING SIDEWALK BETWEEN LOTS 1 AND 36

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Amy L. Driscoll, PE

NAME (print)

Mark Goodwin & Associates, PA  
FIRM

*[Signature]*  
SIGNATURE - date  
8/15/02

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 8-21-04

*[Signature]* 8/21/02  
DRB CHAIR - date

*[Signature]* 8-21-02  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 8/21/02  
UTILITY DEVELOPMENT - date

*[Signature]* 8/21/02  
CITY ENGINEER - date

*[Signature]* 8/21/02  
Parks & Recreation - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10/14/02	<i>[Signature]</i>	Brad L. Bisher	<i>[Signature]</i>
2	10/23/02	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
3	1/9/04	<i>[Signature]</i>	Brad Bisher	<i>[Signature]</i>
4	5/12/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	Supplemental form <b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of... A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input type="checkbox"/> ...for Building Permit		
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>Sivage Thomas Homes</u>	PHONE: <u>341-680</u>
ADDRESS: <u>7445 Pan American Freeway</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87120</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin &amp; Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>8916 Adams NE</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

**DESCRIPTION OF REQUEST:** Reserve at Four Hills Subdivision final Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract A Block: 28 Unit:     

Subdiv. / Addn. Four Hills village, 5th Installment <sup>AKA</sup>

Current Zoning: R-1 Proposed zoning: R-1

Zone Atlas page(s): M-22-Z No. of existing lots: 1 No. of proposed lots: 61

Total area of site (acres): 16.96 Density if applicable: dwellings per gross acre: 26 dwellings per net acre: .022

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no

UPC No. 102205524606830236 MRGCD Map No.     

LOCATION OF PROPERTY BY STREETS: On or Near: Wagon Train and Rio Arriba Ave.  
Between: Raton Ave.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):     

1001562 02DRB-01096, 02DRB-01097 & 98 AND 02B02-01263

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review:     

**SIGNATURE**

*[Handwritten Signature]*

DATE 10/28/02

(Print) Amy L. Driscoll, PE

Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

**INTERNAL ROUTING**

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.E.	Fees
<u>02DRB - 01660</u>	<u>FPA</u>	<u>SEB</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Nov. 6<sup>th</sup> 02</u>			Total \$ <u>0</u>

[Handwritten Signature] 10/28/02  
Planner signature / date

Project # 1001562

**FORM 5(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification *SIA submitted 10/25/02*
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

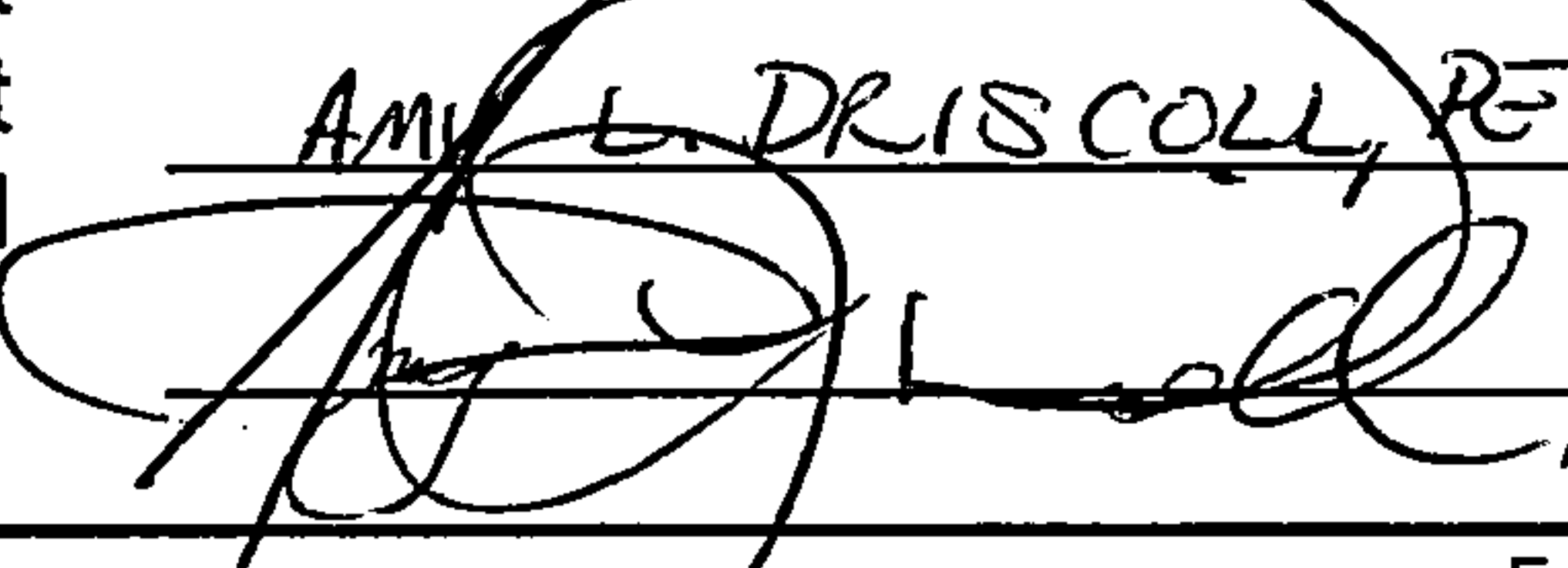
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

AMY L. DRISCOLL, RE  
 Applicant name (print)  
  
 Applicant signature / date  
 10/28/02



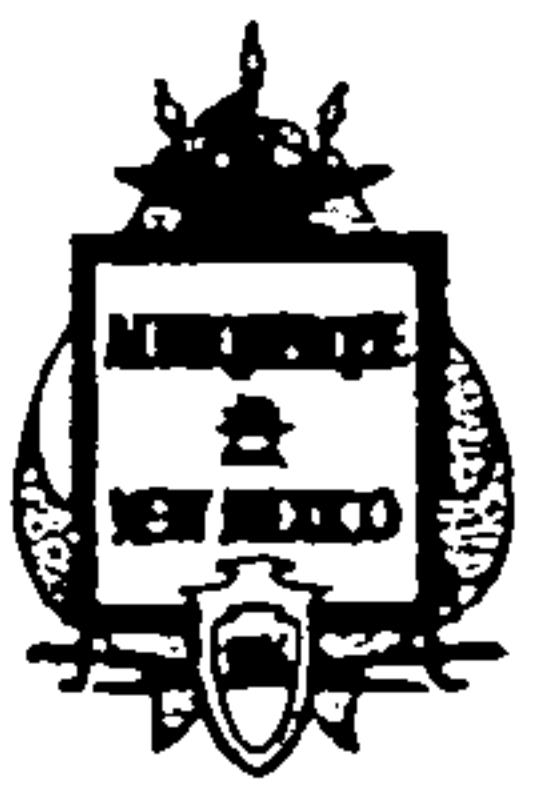
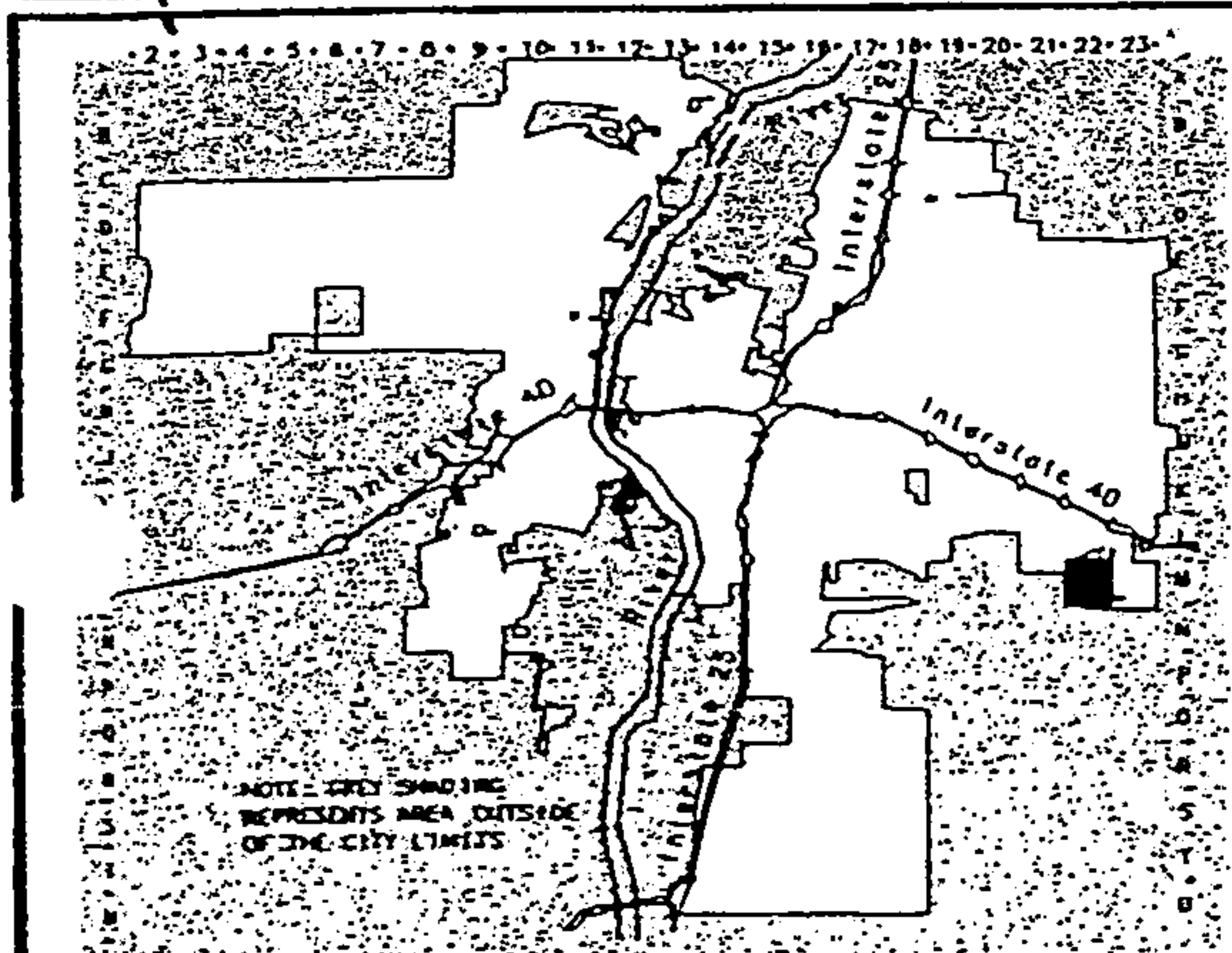
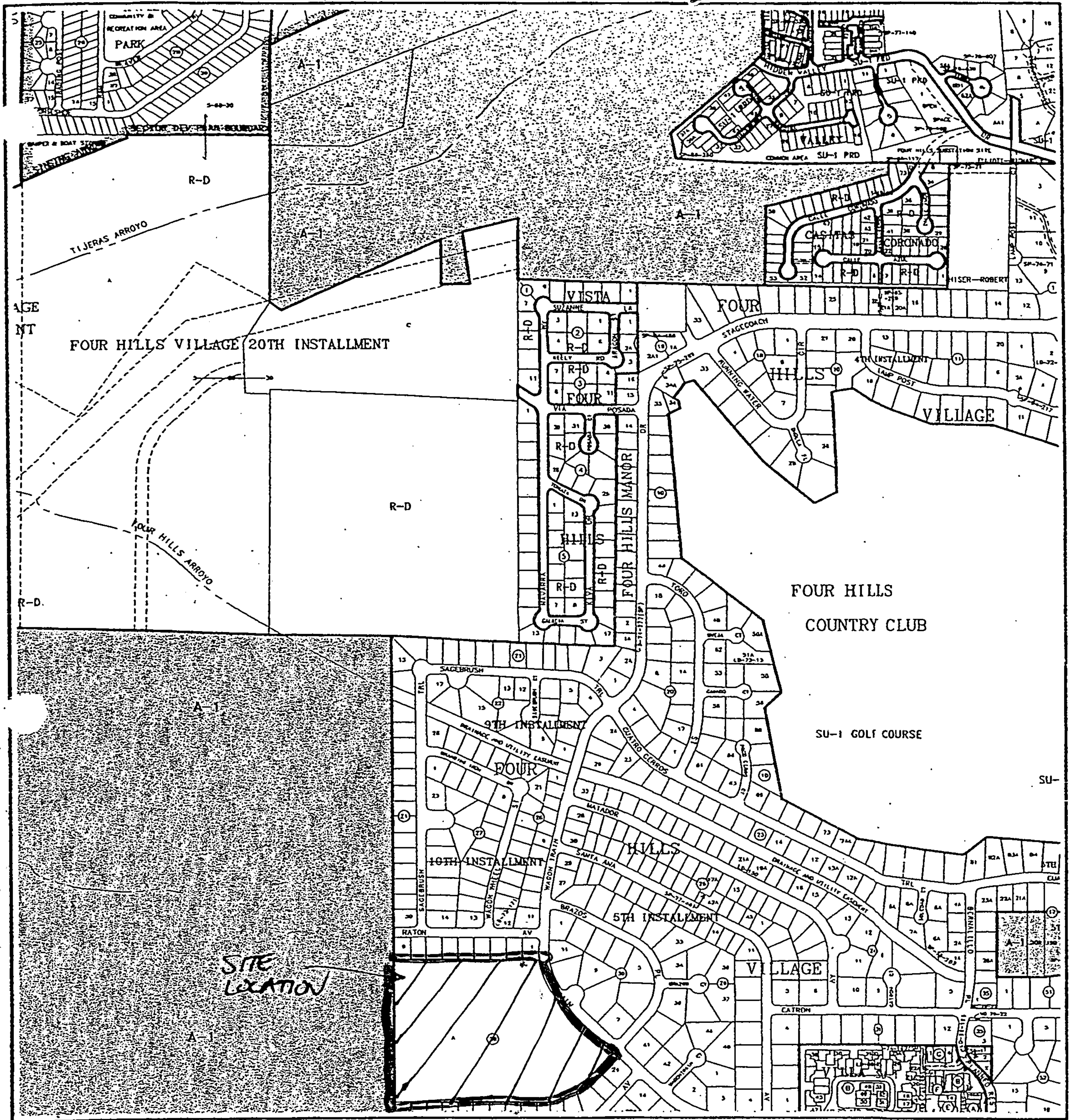
Form revised September 2001

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

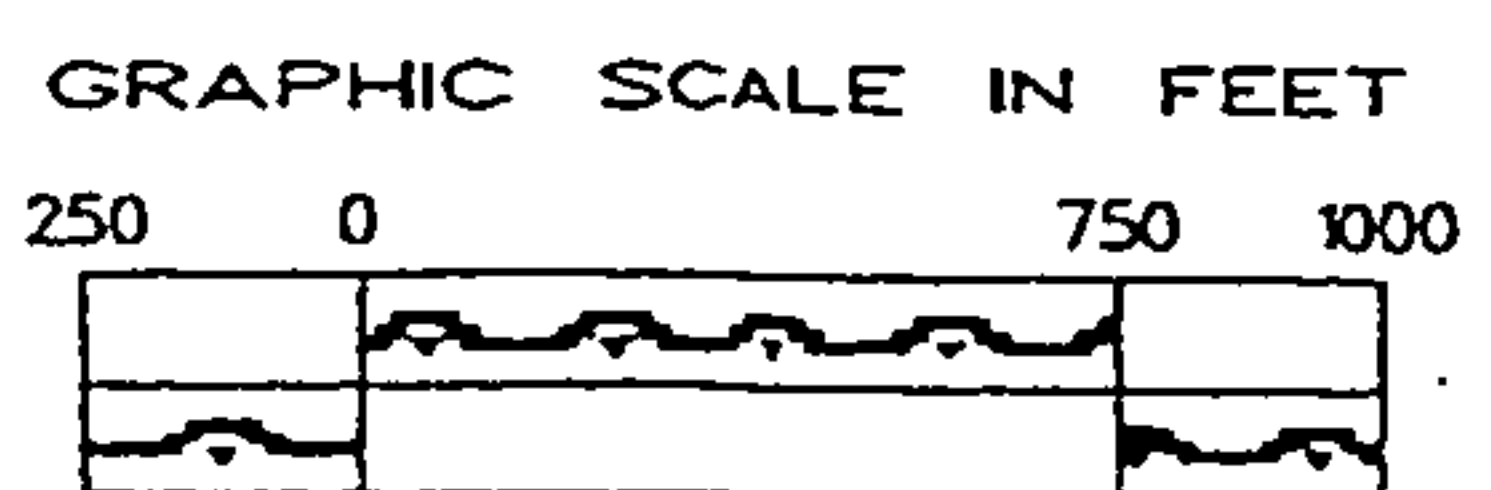
Application case numbers  
 02DRB - 01660

Robert 10/28/02  
 Planner signature / date

**Project # 1001562**



CITY OF Albuquerque  
**A**buquerque **G**rowth **I**nformation **S**ystem  
 PLANNING DEPARTMENT  
 © Copyright 2000



Zone Atlas Page

**M-22-Z**

Map Amended through July 31, 2000



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

October 28, 2002

Ms. Sharon Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

**Re: Reserve at Four Hills Subdivision, DRB #1001562**

Dear Ms. Matson:

The enclosed plat is being submitted for Final Plat approval. A Drainage Easement was added to the plat from Riva Ridge Court to Seattle Slew Avenue. A Public Utility Easement was added to the Access Easement on west side of the property.

A Temporary Sanitary Sewer Easement was submitted to the City on October 2<sup>nd</sup>. A Pond Covenant was resubmitted to the City on October 22<sup>nd</sup>. The Subdivision Improvements Agreement was submitted on October 25<sup>th</sup>.

We have minimized the use of retaining walls as much as possible on this subdivision. We are meeting existing grades at the perimeter of the subdivision throughout the subdivision. We have only put walls where absolutely necessary to maintain storm water drainage and meet existing grades.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

  
Amy L. Driscoll, PE  
Project Engineer

F:\reserve at four hills\drb3



**TREASURY DIVISION DAILY DEPOSIT  
PARKS AND RECREATION DEPARTMENT CASH IN LIEU**

Prepared By: Christina Sandoval Phone Number: 768-5328

CHECK AMOUNT	FUND	ACCOUNT	ACTIVITY
\$43,214.00	305	461611	7213060

Project Number: <u>1001562</u>	Computed as follows:										
APP Number: <u>02DRB01096</u>	<i>for Park Land Dedication Cash In Lieu:</i>										
	<table border="1"> <thead> <tr> <th>Estimate of Value</th> <th>X</th> <th>Sq. Ft. Req.</th> <th>X</th> <th># of Lots/Units</th> </tr> </thead> <tbody> <tr> <td align="center">\$4.10</td> <td></td> <td align="center">170</td> <td></td> <td align="center">62</td> </tr> </tbody> </table>	Estimate of Value	X	Sq. Ft. Req.	X	# of Lots/Units	\$4.10		170		62
Estimate of Value	X	Sq. Ft. Req.	X	# of Lots/Units							
\$4.10		170		62							
	<i>for Open Space Dedication Cash In Lieu:</i>										
	<table border="1"> <thead> <tr> <th>Estimate of Value</th> <th>X</th> <th>Remaining Req't. (sq. ft.)</th> </tr> </thead> <tbody> <tr> <td align="center">\$0.00</td> <td></td> <td align="center">0.00</td> </tr> </tbody> </table>	Estimate of Value	X	Remaining Req't. (sq. ft.)	\$0.00		0.00				
Estimate of Value	X	Remaining Req't. (sq. ft.)									
\$0.00		0.00									
Subdivision: <u>Block 28, Tract A Four Hills Village</u>											
Known As: <u>Reserve at Four Hills</u>											
Zone Page: <u>M-22</u> Cash In Lieu District: <u>Foothills</u>											

02DRB-01096

These monies collected as a fee under Zoning Ordinance 14-16-9-3, in-lieu of dedication of land for a park.

These monies collected as a fee under Zoning Ordinance Section 14-16-3-8 in-lieu of decication of land for detached open space.

**VALIDATION STAMP:**

City Of Albuquerque  
Treasury Division

10/18/2002      3:31PM      LOC: ANEX  
 RECEIPT# 00033207 WSH 007      TRANSH 0045  
 Account 461611      Fund 0305  
 Activity 7213060      TRSCCS  
 Trans Amt      \$66,801.50  
 J24 Misc      \$43,214.00  
 CR      \$66,801.50  
 CHANGE      \$0.00

96681

**TEMPORARY CONSTRUCTION EASEMENT**

Grant of Temporary Construction Easement, between Sivage-Thomas Homes, Inc. ("Grantor"), whose address is 7445 Pan American Freeway, NE Albuquerque, NM 87109 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is PO Box 1293, Albuquerque, New Mexico 87103.

Grantor grants to the City a temporary easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the purpose of using the Property to construct Public Sanitary Sewer improvements upon real property adjoining or abutting the Property, together with the right to remove trees, bushes, undergrowth and any other obstacles if the City determines they interfere with the appropriate use of this Easement.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part hereof and that Grantor will forever warrant and defend title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

This Easement shall remain in effect until the Final Plat is filed.

Upon termination of this Easement and demand by Grantor, the City will execute and deliver to Grantor a release of this Easement.

This Easement shall not be effective unless approved by the City Engineer as shown in the signature block below.

WITNESS my hand and seal this 2<sup>nd</sup> day of October, 20 02.

APPROVED:

[Signature]  
City Engineer

10/15/02

10/30/02

[Signature]  
10/24/02

GRANTOR:

\_\_\_\_\_  
(Individual)

GRANTOR:

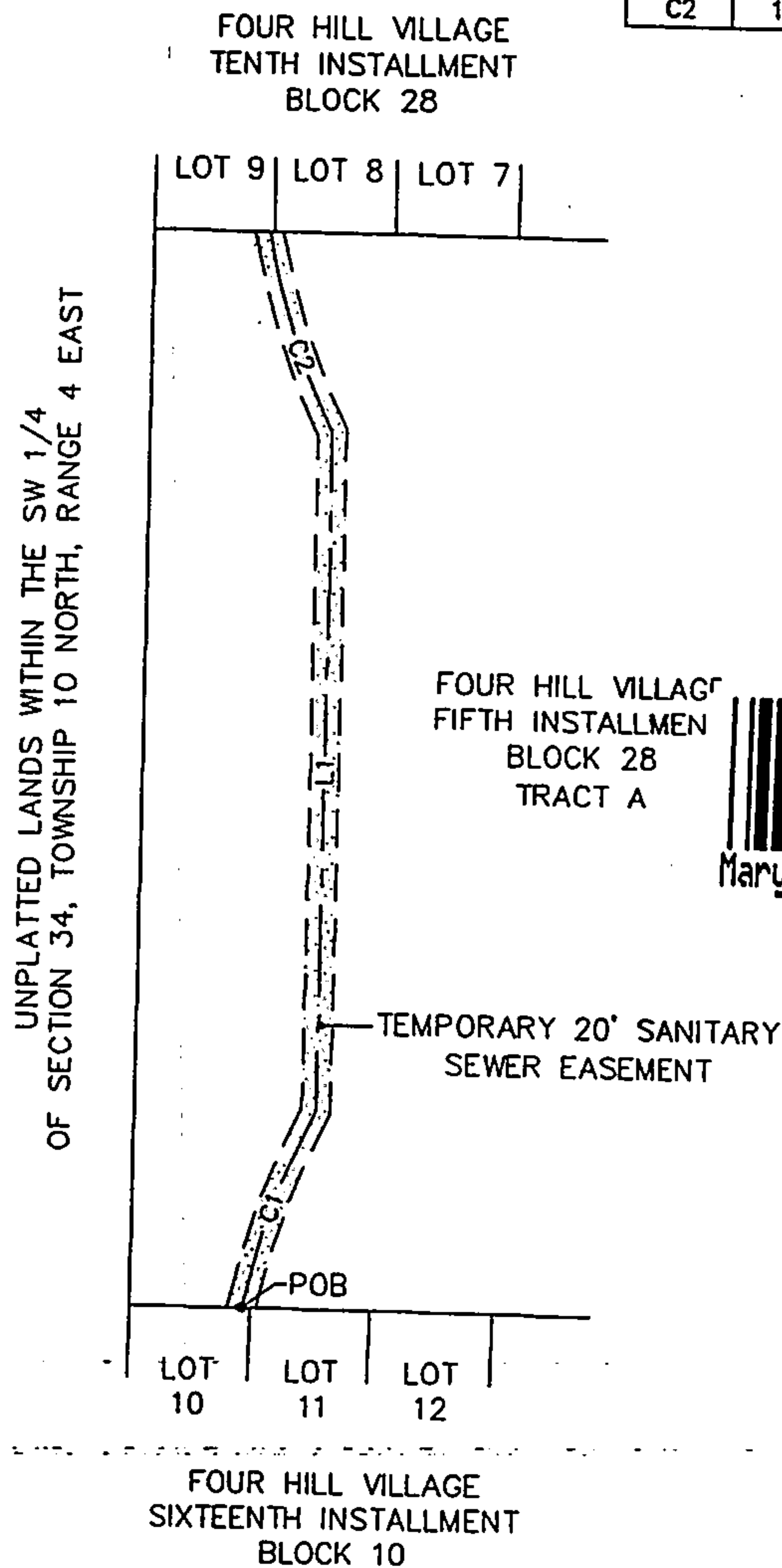
By: [Signature]  
Its: VP-FINANCE  
(Corporation or Partnership)



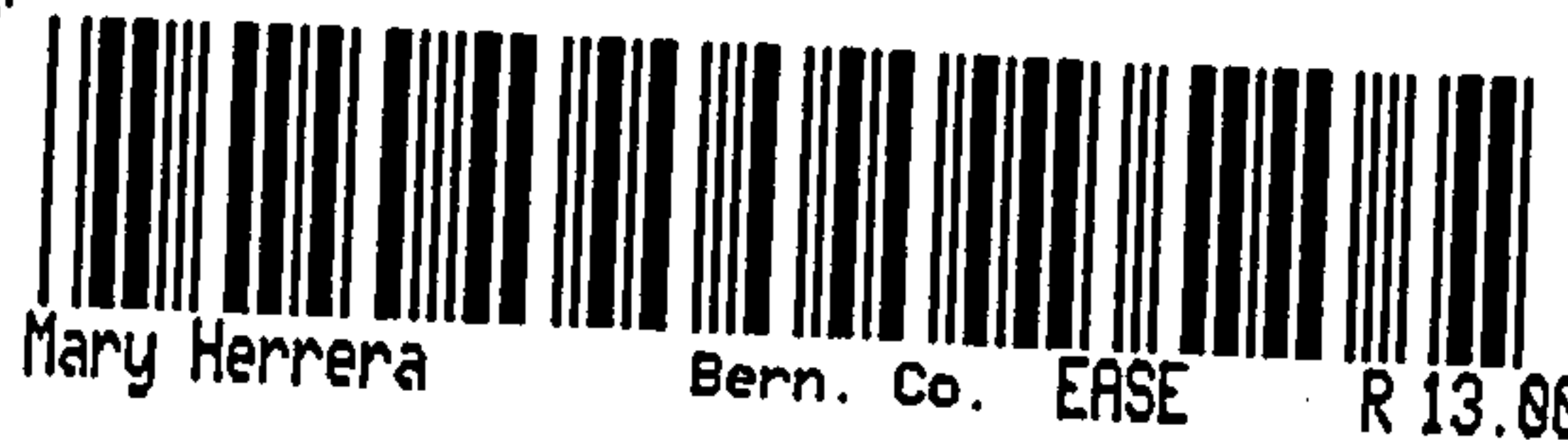
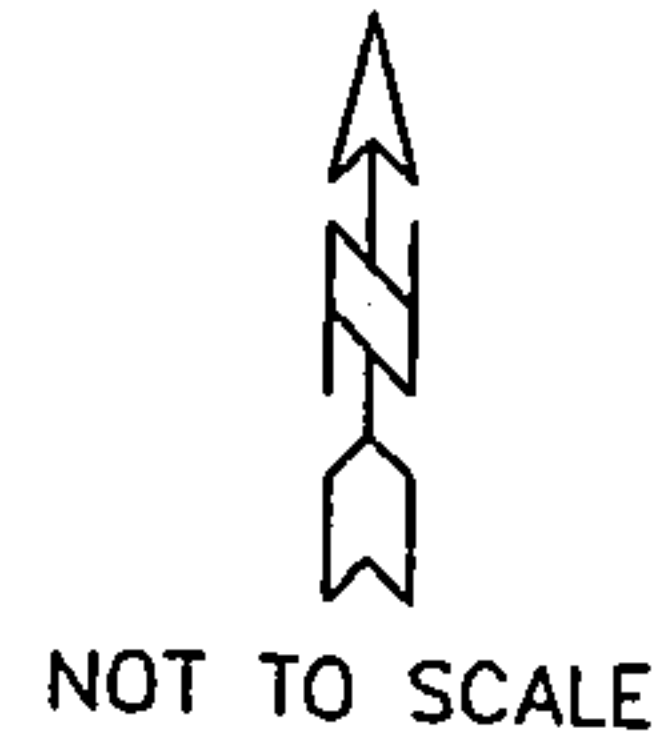


EXHIBIT "A"  
20' TEMPORARY PUBLIC SANITARY SEWER EASEMENT

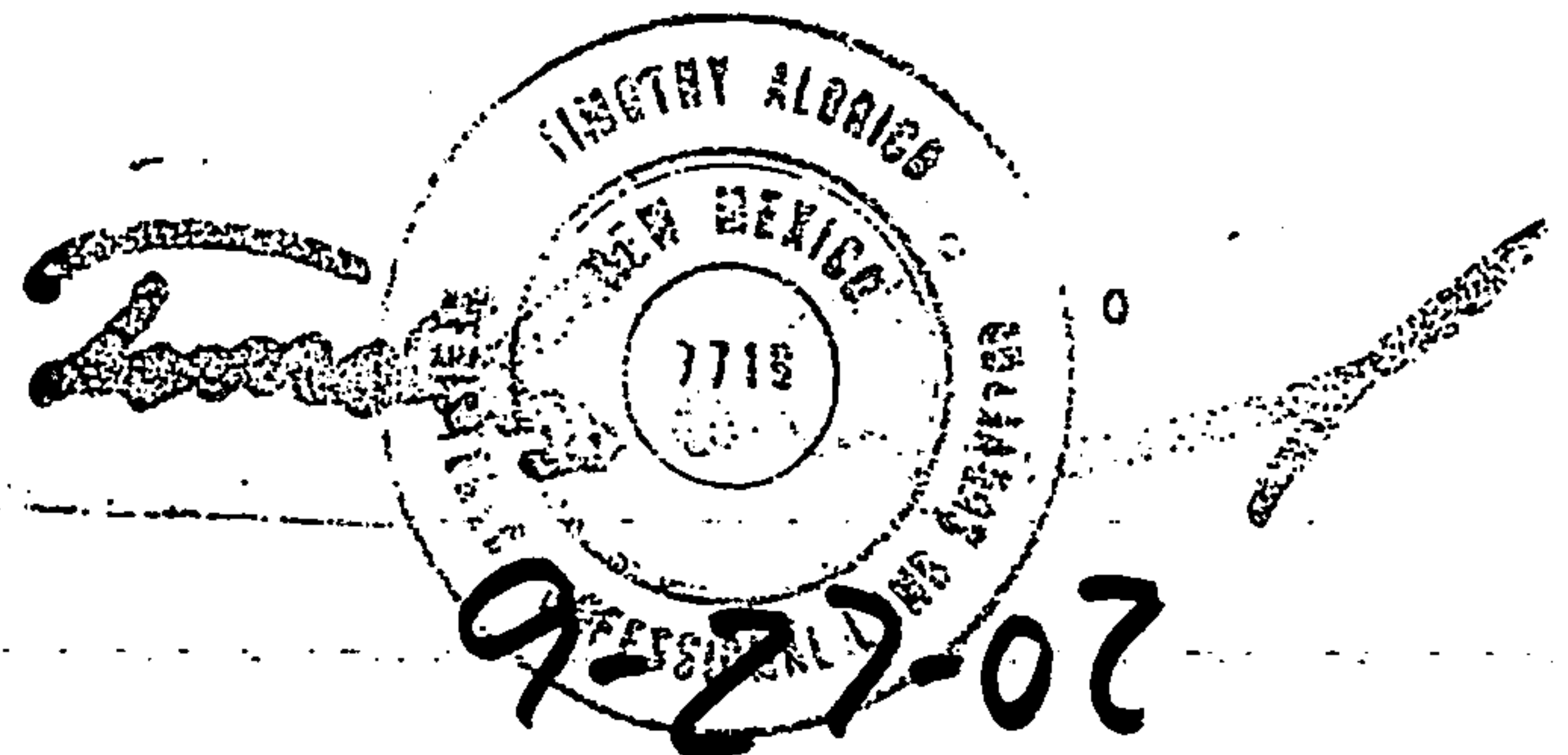
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	145.09'	16°37'35"	500.00'	73.06'	N20°50'50"E	144.59'
C2	144.52'	16°33'38"	500.00'	72.77'	N18°57'25"W	144.02'



LINE	DIRECTION	DISTANCE
L1	N00°30'17"E	463.58'



2002141628  
5748882  
Page: 3 of 3  
10/31/2002 03:16P  
Bk-A44 Pg-1246



**DESCRIPTION**

A 20' wide Temporary Public Sanitary Sewer Easement within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being within TRACT A, BLOCK 28, FOUR HILLS VILLAGE FIFTH INSTALLMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 23, 1963 in Volume D3, Folio 78 and being more particularly described as follows:

BEGINNING at a point on the centerline of said 20' Temporary Public Sanitary Sewer Easement, said Easement being 10' on either side of the following described centerline from whence the National Geodetic Survey Monument "TIJERAS-2" bears S 42°14'37" W, 367.13 feet;

THENCE 145.09 feet along a curve to the right, whose radius is 500.00 feet through a central angle of 16°37'35 and whose chord bears N 20°50'50" E, 144.59 feet to a point on tangent;

THENCE N 00°30'17" E, 463.58 feet to a point on curve;

THENCE 144.52 feet along a curve to the right, whose radius is 500.00 feet through a central angle of 16°33'38 and whose chord bears N 18°57'25" W, 144.59 feet to the end of said easement and containing 0.3458 acres more or less.

Original  
 Current DRC  
 Project Number: \_\_\_\_\_

*Janet*

Date Submitted: 7/19/02  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 8/21/02  
 Date Preliminary Plat Expires: 8/21/03  
 DRB Project No.: 1001562  
 DRB Application No.: 02DRB01096

INFRASTRUCTURE LIST

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

Reserve at Four Hills Subdivision  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Block 28, Four Hills Village, 5th Installment  
 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.

*Scanned from  
 notebook 4/2-11/06 es*

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	PAVING Perm Pvmnt Sidewalk ( both sides) C & G (both sides)	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmnt Sidewalk (north side) Sidewalk (south side) C & G (both sides)	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		28' FF 4' * 4'	Perm Pvmnt Sidewalk (west side) Sidewalk (east side) C & G (both sides)	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		28' FF 4' * 4'	Perm Pvmnt Sidewalk (south side) Sidewalk (north side) C & G (both sides)	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit	/	/	/
		26' FF 4' *	Perm Pvmnt Sidewalk ( both sides) C & G (both sides)	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		26' FF 4' *	Perm Pvmnt Sidewalk ( both sides) C & G (both sides)	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		24' FF 4' *	Perm Pvmnt Sidewalk ( south east side) C & G (both sides)	Riva Ridge Ct.	End of Stub St.	Whirl Away Dr.	/	/	/

Sequence #	Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' FF	Perm Pvmt	Riva Ridge Ct.	Whirl Away Dr.	Wagontrain Dr.	/	/	/
		4' *	Sidewalk (both sides) C & G (both sides)						
		4'	Sidewalk (south side)	Wagontrain Dr.	N Prop Line	SE Prop Line	/	/	/
		N/A	Street Lights per DPM						
<b>WATER</b>									
		6"	Waterline	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		6"	Waterline	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		6"	Waterline	Sea Biscuit Dr.	Seattle Slew Ave.	Secretariat Ave.	/	/	/
		6"	Waterline	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		4"	Waterline	Cannonade Ct.	Secretariat Ave.	End of Cul de sac	/	/	/
		4"	Waterline	Ruffian Ct.	Whirl Away Dr.	End of Cul de sac			
		8"	Waterline	Easement on Tract A	Sea Biscuit Dr.	West Prop Line	/	/	/
		8" **	Waterline	West of Subdivision			/	/	/
		8"	Waterline	Unplatted Lands	Raton	Rio Arriba	/	/	/
		8"	Waterline	Riva Ridge Ct.	Whirl Away Dr.	Wagontrain Dr.	/	/	/
<b>SANITARY SEWER</b>									
		8"	Sanitary Sewer	Whirl Away Dr.	Secretariat Ave.	Seattle Slew Ave.	/	/	/
		8"	Sanitary Sewer	Secretariat Ave.	Sea Biscuit Dr.	Whirl Away Dr.	/	/	/
		8"	Sanitary Sewer	Sea Biscuit Dr.	Lot 9 in N Subdivision	Lot 10 in S. Subdivision	/	/	/
		8"	Sanitary Sewer	Seattle Slew Ave.	Whirl Away Dr.	Sea Biscuit Dr.	/	/	/
		8"	Sanitary Sewer	Cannonade Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Sanitary Sewer	Ruffian Ct.	Secretariat Ave.	End of cul de sac	/	/	/
		8"	Remove Existing SAS	Western Easement	Lot 9 Exist. Sub	Lot 10 Exist. Sub	/	/	/
<b>STORM SEWER</b>									
		10'	Concrete Rundown	Between lots 22 & 23	Cannonade Ct.	Seattle Slew Ave.	/	/	/
		10'	Concrete Rundown	Between lots 10 & 11	Ruffian Ct.	Seattle Slew Ave.	/	/	/
		20" RCP	Storm Sewer , Inlets & Appurtenances	Sea Biscuit Dr.	East Side	West Side	/	/	/
		24" RCP	Storm Sewer , Inlets & Appurtenances	Sea Biscuit Dr.	Lot 15	Tract A	/	/	/
		36" RCP	Storm Sewer , Inlets & Appurtenances	Retention Pond	Sea Biscuit Dr.	Tract A	/	/	/
		36" RCP	Storm Sewer , Inlets & Appurtenances	25' Drainage Easement	Sea Biscuit Dr.	Unplatted Lands	/	/	/
		36" RCP ***	Storm Sewer , Inlets & Appurtenances	Unplatted lands west of subdivision	25' Drainage Easement	West of Subdivision Four Hills Arroyo	/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size

5 AC FT

Type of Improvement

TEMPORARY ROADWAY  
POD WITH  
AGREEMENT OF  
CONVEYANCE

Location

TRACT A

From

To

Private Inspector	City Inspector	City Cnst Engineer
----------------------	-------------------	-----------------------

/	/	/
---	---	---

/	/	/
---	---	---

NOTES

- 1 Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for release of SIA and Financial Guarantees
- 2 Water Infrastructure to include valves fittings, valve boxes, and fire hydrants. Sanitary Sewer to include manholes and service connections.
- 3 \* Sidewalks to be Deferred
- 4 \*\* Waterline to be deferred until off-site easement is obtained.
- 5 \*\*\* Storm Sewer to be deferred until unplatted lands to west are developed

AGENT / OWNER

Amy L. Driscoll, PE

NAME (print)

Mark Goodwin & Associates, PA

FIRM

SIGNATURE - date

8/15/02

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 8-21-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Janet Curcio* 8/21/02  
DRB CHAIR - date

*Debrah Wilford* 8/21/02  
Parks & Recreation - date

*[Signature]* 8-21-02  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*[Signature]* 8/21/02  
UTILITY DEVELOPMENT - date

- date

*Brad D. Bisha* 8/21/02  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

Supplemental form **S**

*PP*  
*Vacation*  
*Temp Def SW*

Supplemental form **Z**

### ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

### SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**P**

**L**

### APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

**A**

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: Sivage Thomas Homes

ADDRESS: 7445 Pan American Freeway

CITY: Albuquerque

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates, PA

ADDRESS: 8916 Adams NE

CITY: Albuquerque

STATE NM ZIP 87120

STATE NM ZIP 87199

PHONE: 341-6800

FAX:

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmg@swcp.com

*to be known as*

DESCRIPTION OF REQUEST: Reserve at Four Hills Subdivision: Preliminary Plat, Vacation, Sidewalk Deferral

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract A

Block: 28

Unit: \_\_\_\_\_

Subdiv. / Adn. Four Hills Village, 5th Installment

Current Zoning: R-1

Proposed zoning: R-1

Zone Atlas page(s): M-22-Z

No. of existing lots: 1

No. of proposed lots: 65

Total area of site (acres): 16.96

Density if applicable: dwellings per gross acre: .26

dwellings per net acre: .022

Within city limits?  Yes. No , but site is within .5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? no

UPC No. 102205524606830236

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Wagon Train

Between: Raton Ave.

and Rio Arriba Ave.

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_

AX-48 Z-1283, 1001562

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE

(Print) Amy L. D'Ascroll, PE

DATE

7/19/02

Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised September 2001

#### INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

02 DRB - 01096  
02 DRB - 01097  
02 DRB - 01098

Action

PP  
VAC P/b E V  
TDSW

S.F.

52  
V  
V

Fees

\$ 1905.-  
\$ 90  
\$ 0

Hearing date AUG 14 2002

Project # 1001562

Total

\$ 2070.-

AM 7/19/02  
Planner signature / date

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

- \_\_\_ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
  - \_\_\_ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
  - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- \_\_\_ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- \_\_\_ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the vacation
  - \_\_\_ Letter of authorization from the grantors and the beneficiaries
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

*AMY L. DRISCOLL*  
 \_\_\_\_\_  
 Applicant name (print)  
*[Signature]* 8/14/02  
 \_\_\_\_\_  
 Applicant signature / date



Form revised September 2001

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

02DAB	01263
-	-
-	-

*[Signature]* 8/14/02  
 \_\_\_\_\_  
 Planner signature / date  
**Project # 1001562**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
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- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

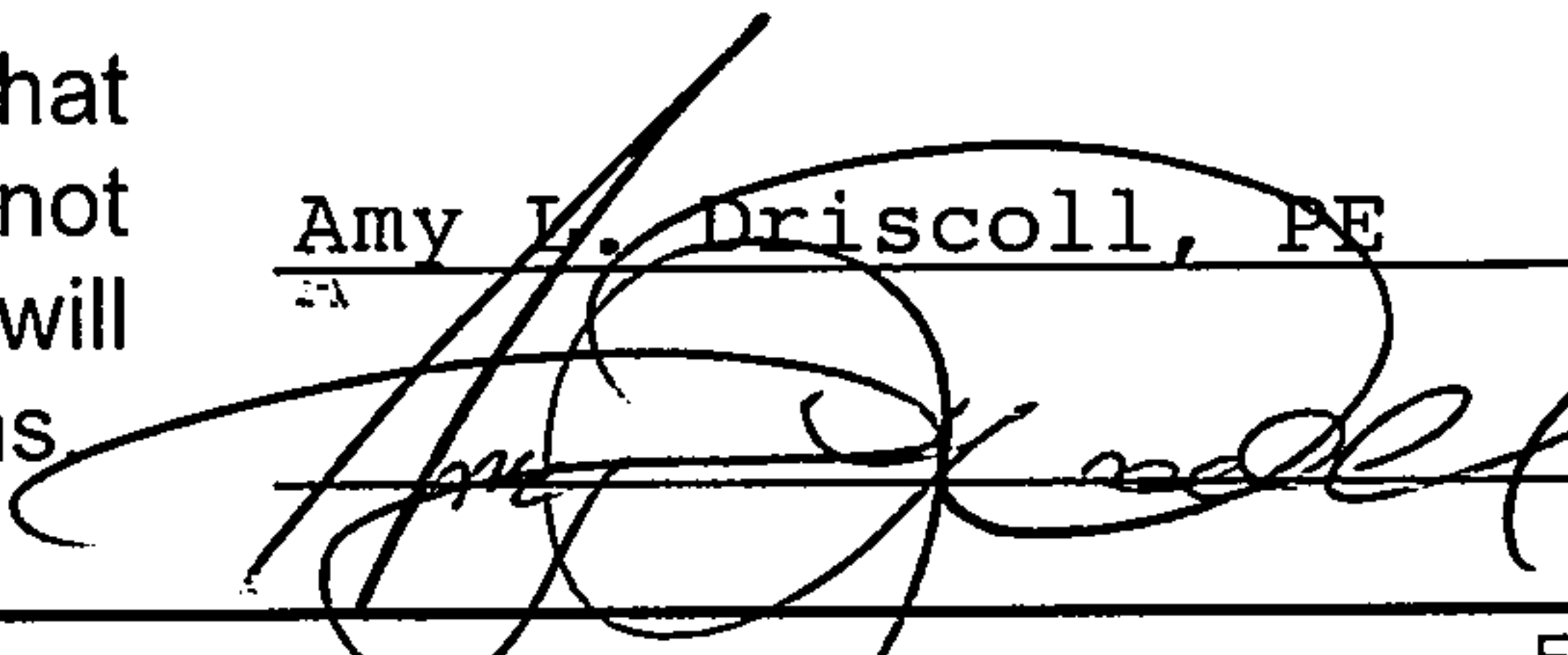
- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions

Amy I. Driscoll, PE



Applicant name (print)

7/19/02  
Applicant signature / date



Form revised September 2001

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

02DRB - 01096  
02DRB - 01097  
02DRB - 01098

JAM 7/19/02  
Planner signature / date

Project # 1001562



**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
  - Proposed Infrastructure List.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.  
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

**(Temporary sidewalk deferral uses FORM-V)**

- 1 copy of each of the following items
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Plat or plan reduced to 8.5" x 11"
  - Official D.R.B. Notice of the original approval
  - Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
  - Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

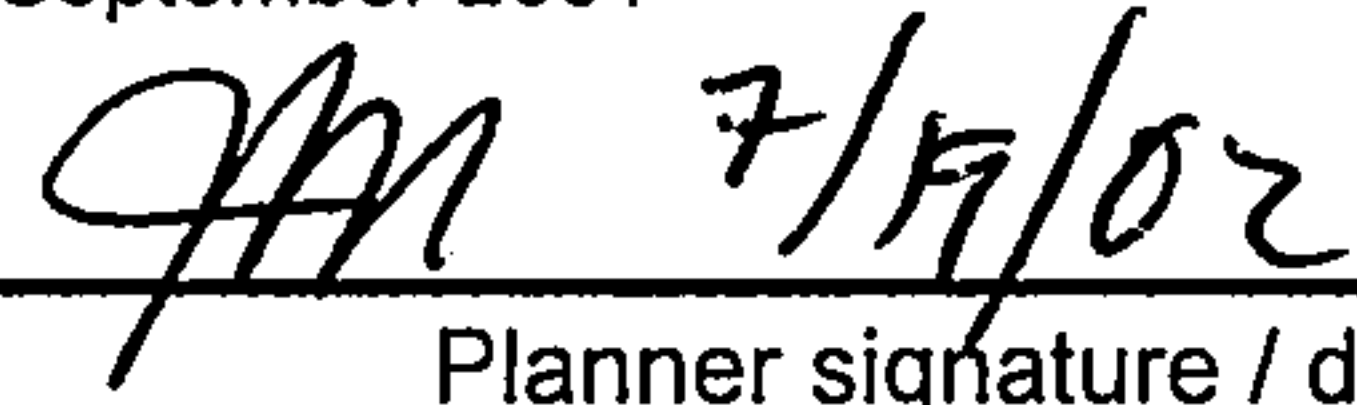
Amy L. Driscoll, PE  
 Applicant name (print)  
  
 Applicant signature / date  
 7/19/02



Form revised September 2001

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 02DRB - 01096  
 02DRB - 01097  
 02DRB - 01098

  
 Planner signature / date  
 7/19/02  
 Project # 1001562



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmg@swcp.com

July 19, 2002

Ms. Janet Stephens, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

**Re: Reserve at Four Hills Subdivision, #1001562**

Dear Ms. Stephens:

We are submitting for Preliminary Plat, Public Utility Easement Vacations, and Sidewalk Deferral for the Reserve at Four Hills Subdivision.

The vacant site is located west of Wagontrain in Four Hills. Please see the enclosed zone atlas map. We are proposing a 64 lot subdivision. The site is zoned R-1.

We are proposing to vacate a 15 foot Water and Sewer Line Easement so that we can put the sanitary sewer in the right-of-way of this subdivision. We are also proposing to vacate 10 feet of a 20 foot Electric, Telephone, and Utility Easement that an existing overhead line is located within on the far west side of the easement.

In addition, we are requesting to defer the construction of internal sidewalks until such time that a home is built on the particular lot. The reason for this deferral is to allow for homes to be constructed without imparting damage to the new sidewalk. Sidewalk along Wagontrain will be constructed in conjunction with other public infrastructure and will not be deferred.

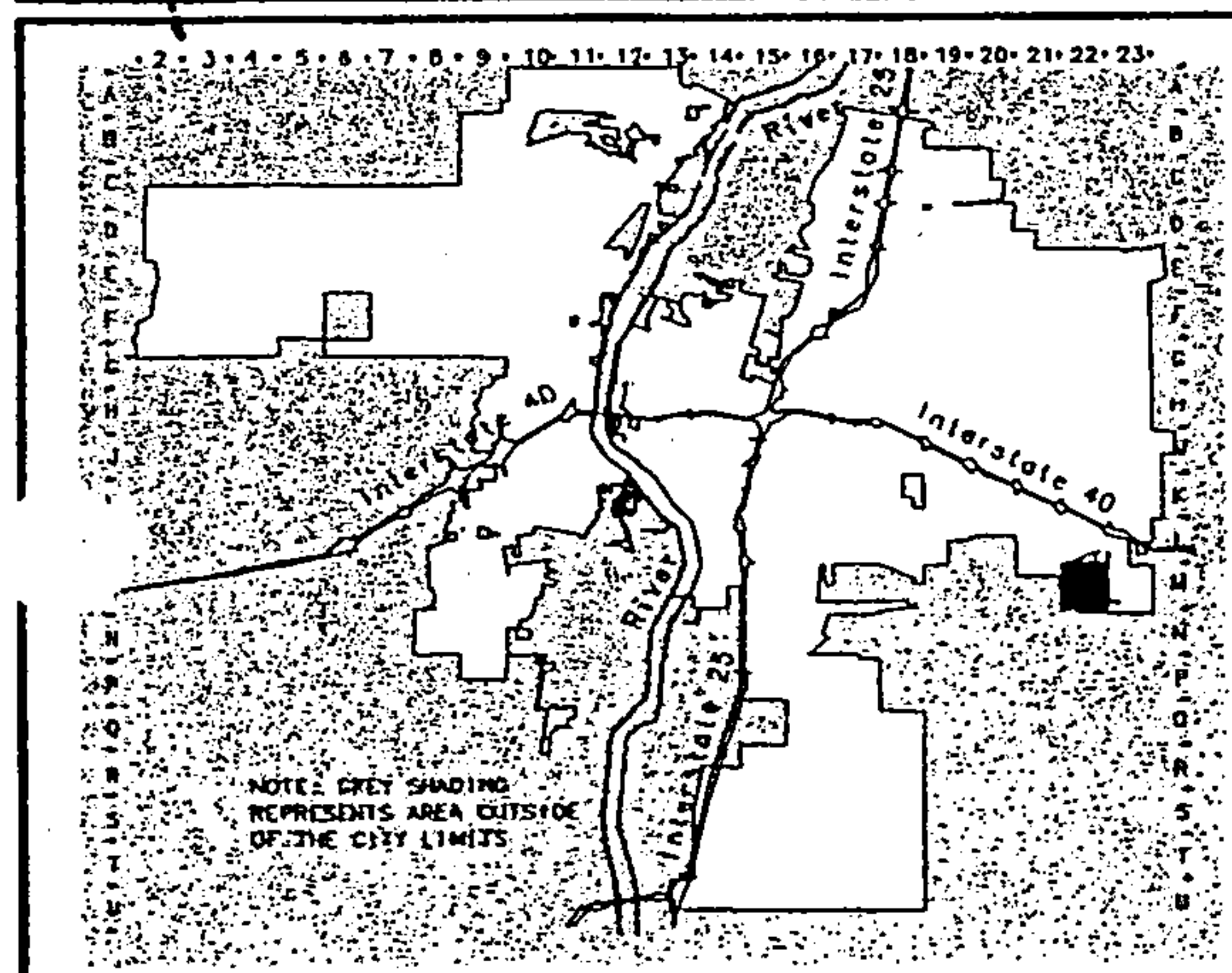
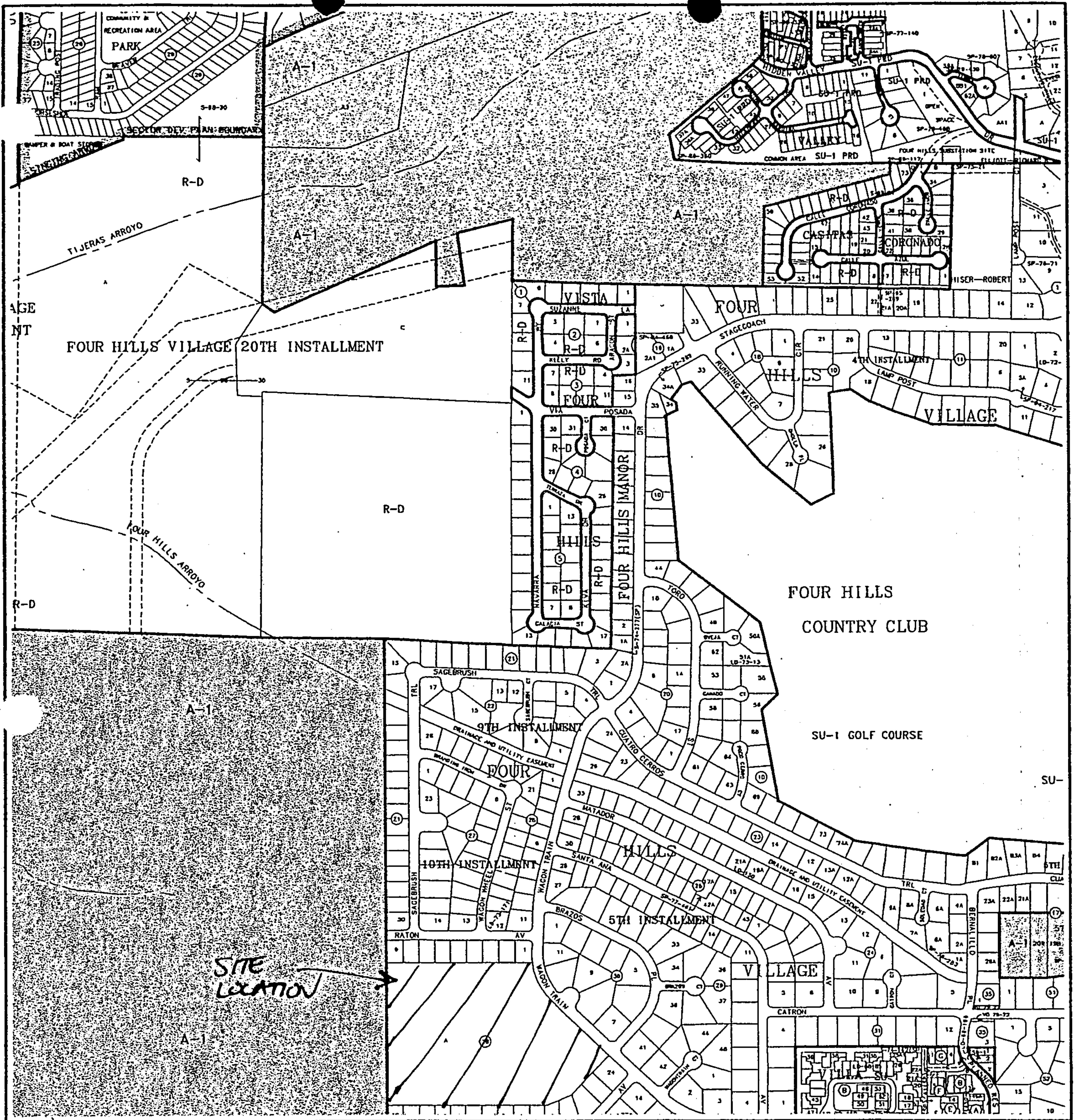
Please contact me if I can be of further assistance.

Sincerely,

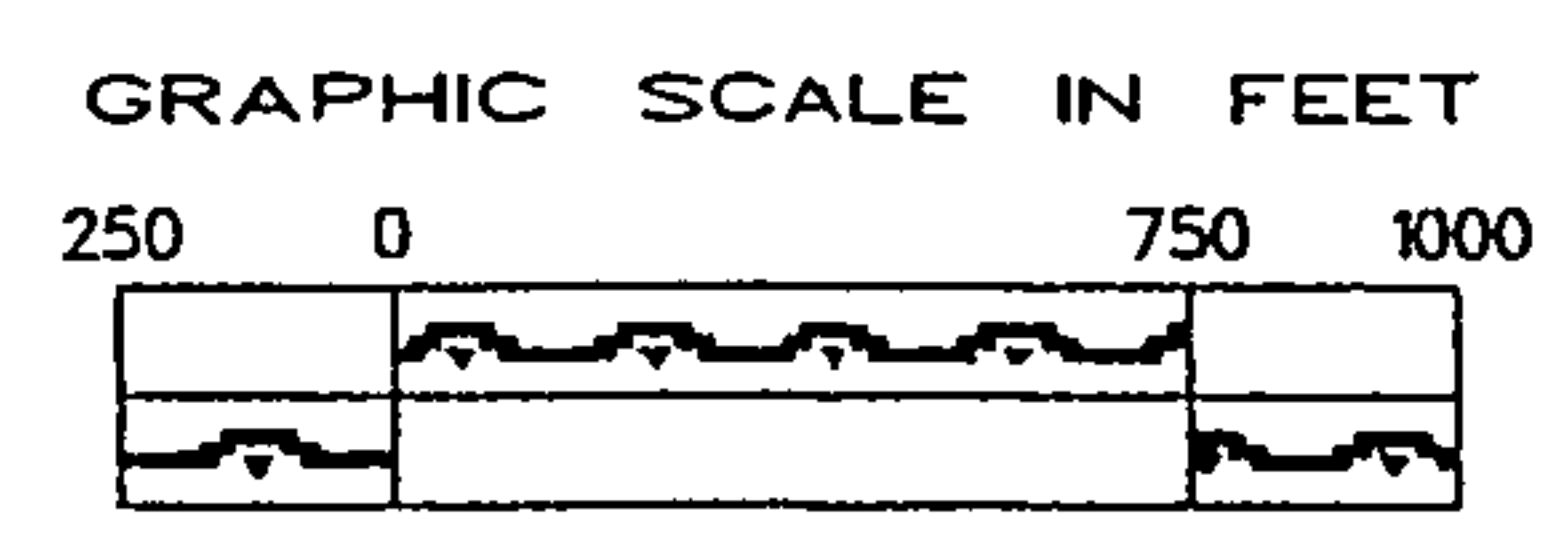
MARK GOODWIN & ASSOCIATES, P.A.

  
Amy L. Driscoll, PE  
Project Engineer

F:\reserve at four hills\drbl1



  
**CITY OF**  
**Albuquerque**  
**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2000



**Zone Atlas Page**  
**M-22-Z**  
 Map Amended through July 31, 2000

**FORM DRWS:** DRAINAGE REPORT / WATER & SEWER AVAILABILITY  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD  
APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Reserve at Four Hills  
AGIS MAP #: M-22  
LEGAL DESCRIPTION: Tract A, Block 28, Four Hills Village, Fifth Installment

X

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7/19/02 [date].

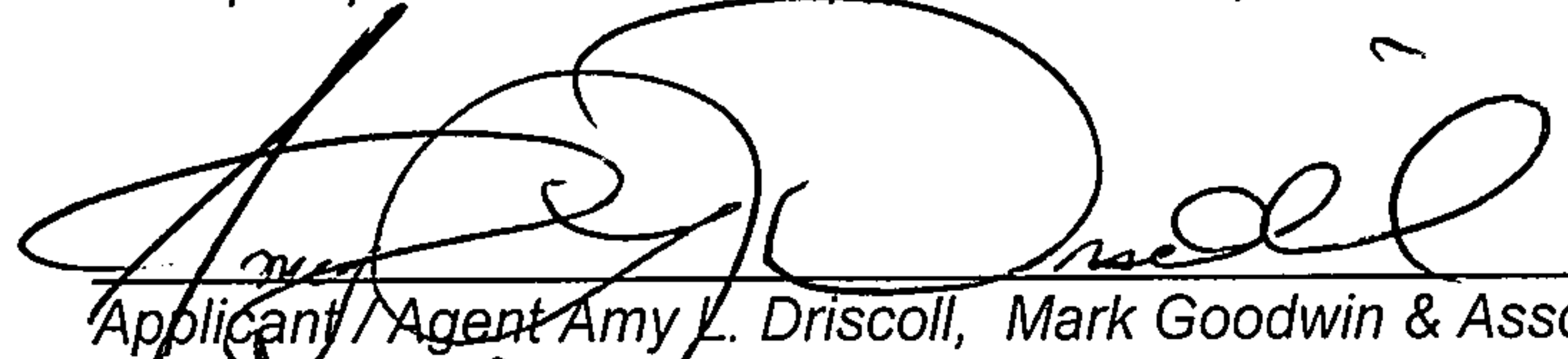
  
Applicant / Amy L. Driscoll, Mark Goodwin & Associates 7/19/02  
Date

7-19-02 gm  
Hydrology Division Representative Date

X

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 9/12/01 [date].  
(RECEIVED)

  
Applicant / Agent Amy L. Driscoll, Mark Goodwin & Associates 7/19/02  
Date

  
Utility Division Representative 7/19/02  
Date

DRB# \_\_\_\_\_ - 1001562

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Sivage Thomas Homes Date of Request: 7/19/02 Zone Atlas Page(s): M-22  
Legal Description -  
Current Zoning: R-1 Lot or Tract # Tract A Block# 28  
Parcel Size (acres/sq.ft.) 16.96 ac Subdivision Name Four Hills Village, 5<sup>th</sup> Installment

### REQUESTED CITY ACTION(S):

Annexation ( ) Sector Plan ( ) Site Development Plan: Building Permit ( )  
Comp. Plan Zone Change ( ) a) Subdivision ( ) Access Permit ( )  
Amendment ( ) Conditional Use ( ) b) Build'g Purposes ( ) Other (✓) **PRELIMINARY PLAT APPROVAL**  
c) Amendment ( )

### PROPOSED DEVELOPMENT:

No Construction/Development ( )  
New Construction (✓)  
Expansion of Existing Development ( )

### GENERAL DESCRIPTION OF ACTION:

# of Units - 65  
Building Size - 3850 (sq.ft.)

Notes: 1. Changes made to development proposals/assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative: [Signature] Date: 7/19/02  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: Yes ( ) No (✓) Borderline ( )

Public Works Dept. Transportation Development Div. 3rd Floor/Rm. 304 City/County Bldg. 768-2680

Thresholds Met? Yes ( ) No (✓) Mitigating reasons for not requiring TIS: Previously studied: ( )

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 7-19-02  
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: Yes ( ) No ( ) Borderline ( )

Environmental Health Dept. Air Quality Div. 3rd Floor/Rm. 3023 City/County Bldg. 768-2600

Thresholds Met? Yes ( ) No ( ) Mitigating reasons for not requiring AQIA: Previously studied: ( )

Notes:

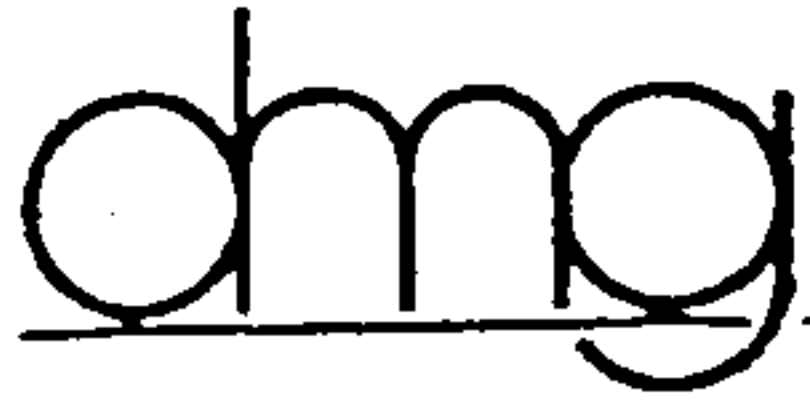
Zoning Code AM 7/19/02  
IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require and update or new AQIA.

ENVIRONMENTAL HEALTH DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_ TRAFFIC ENGINEER DATE

AQIA - SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_ ENVIRONMENTAL HEALTH DATE



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

July 18, 2002

Mr. B James Lowe  
Four Hills Village Home Owners Association  
906 Lamp Post Cir. SE  
Albuquerque NM 87123

Mr. Carlton Canaday  
Four Hills Village Home Owners Association  
900 Lamp Post Cir. SE  
Albuquerque NM 87123

Re: **Reserve at Four Hills Subdivision**

Dear Mr. Lowe, & Mr. Canaday:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is August 14, 2002. Please contact Amy L. Driscoll of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Bernadette Mares

/sr

Enclosure

**CERTIFIED MAIL RECEIPT***(Domestic Mail Only; No Insurance Coverage Provided)*

ALBUQUERQUE, NM 87123

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT NO: 0038

Postmark  
Here

Clerk: KYBGMK

07/19/02

Sent To James B Lowe  
 Street, Apt. No.,  
 or PO Box No. 906 Lamp Post Cir SE  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, January 2001

See Reverse for Instructions

**U.S. Postal Service****CERTIFIED MAIL RECEIPT***(Domestic Mail Only; No Insurance Coverage Provided)*

ALBUQUERQUE, NM 87123

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT NO: 0038

Postmark  
Here

Clerk: KYBGMK

07/19/02

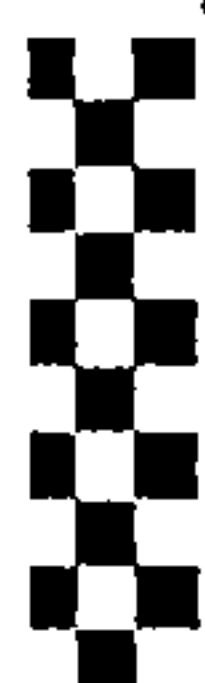
Sent To Mr Carlton Canada  
 Street, Apt. No.,  
 or PO Box No. 900 Lamp Post Cir SE  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, January 2001

See Reverse for Instructions

56ER 2290 9000 02E0 1002

98ER 2290 9000 02E0 1002



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: July 18, 2002

TO CONTACT NAME: Bernadette Mares  
 COMPANY/AGENCY: Mark Goodman & Assoc  
 ADDRESS/ZIP: PO Box 90606 87199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 7-18-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Face A, Block 28, Four Hills Village.

zone map page(s) M-22

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Four Hills Village H.O.A

~~Neighborhood Association~~

Contacts: B. James Rowe  
906 Lamp Post Cir SE  
293-5392 (w) 87123

Carlton Canada  
900 Lamp Post Cir SE  
294-3296 (w) 87123

Neighborhood Association

Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 7-18-02 Time Entered: 12:35pm OCNC Rep. Initials: DC

ONE STOP SHOP ••• FRONT COUNTER  
 City of Albuquerque • Planning Department  
 DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
 LAND DEVELOPMENT COORDINATION DIVISION (LDC)  
 Plaza Del Sol -2nd Floor West - 600 2nd St NW  
 Land Development / Planning - Main Fax (505) 924-3685  
 Development Services / Public Works - Main Fax (505) 924-3864

**PAID RECEIPT**

APPLICANT NAME SIVAGE THOMAS HOMES  
 AGENT MARR GOODWIN ASSOC  
 ADDRESS \_\_\_\_\_  
 PROJECT NO. 1001562  
 APPLICATION NO. 02 DRB - 01096 // 02DRB-01097

\$ 1995 - 441006 / 4983000 (DRB Cases)  
 \$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
 \$ 75 441018 / 4971000 (Notification)  
 \$ 2070 - Total amount due

City of Albuquerque  
 Treasury Division

07/19/2002 12:40PM LOC: ANE  
 X RECEIPT# 00024659 WSH 006 TRANSH 0045  
 Account 441018 Fund 0110  
 Activity 4971000 TRSKDM  
 Trans Amt \$2,070.00  
 J24 Misc \$75.00  
 CK \$1,885.00  
 PK \$195.00

**SIVAGE THOMAS HOMES**   
 designed for life  
 7445 Pan American FWY. NE, Albuquerque, NM 87109  
 505-341-6800

Bank of Albuquerque  
 201 Third Street NW, 14th Floor 95-660  
 Albuquerque, NM 87125-6148 1070

Date Jul 18, 2002 Check Number BOA-00003108  
 Amount \$1,885.00

Pay \*One Thousand Eight Hundred Eighty Five Dollars 00 Cents\*


To The Order Of City of Albuquerque  
 Treasury Division  
 PO Box 27801  
 Albuquerque, NM 87125-7801

Per John Hardin

PAYABLE IN US DOLLARS

⑈00003108⑈ ⑆107006606⑆ 7827209591⑈

D. MARK GOODWIN AND ASSOCIATES, P.A. 3697  
 P.O. BOX 90608 95-681/1070  
 ALBUQUERQUE, NM 87199  
 (505) 828-2200

PAY TO THE ORDER OF CITY OF ALBUQUERQUE 7-19-02 DATE \$ 185.00  
one hundred eighty five DOLLARS 

BANK OF THE WEST  
 ALBUQUERQUE, NM

FOR [Signature] City Of Albuquerque  
 Treasury Division

07/19/2002 12:40PM LOC: ANE  
 X

⑈003697⑈ ⑆107006813⑆ 283007003⑈

RECEIPT# 00024658 WSH 006 TRANSH 0045  
 Account 441006 Fund 0110  
 Activity 4983000 TRSKDM  
 Trans Amt \$2,070.00  
 J24 Misc \$1,995.00

# SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 staple are best for attaching signs to a post or backing; the sign tears out less easily.

### 4. TIME

Signs must be posted from July 30 2002 To Aug 14 2002.

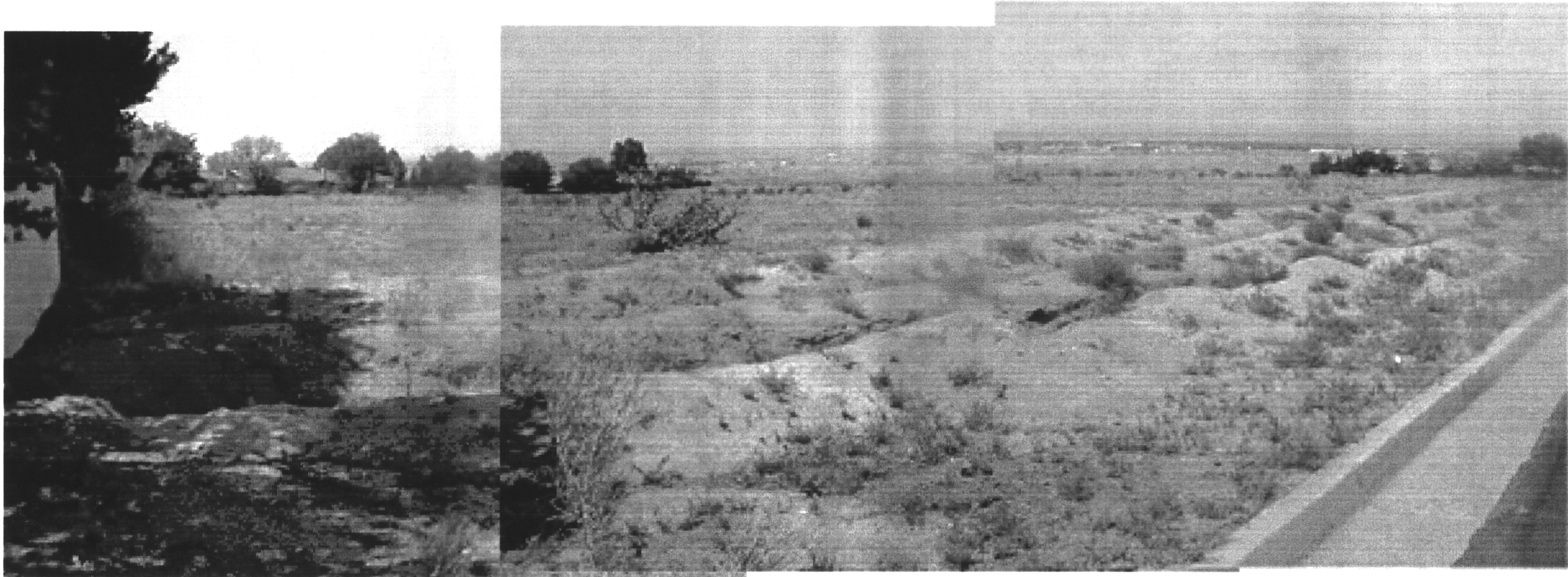
### 5. REMOVAL

- 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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Christine De (Applicant or Agent), 7/19/02 (Date)

I issued 1 signs for this application, 7/19/02 (Date), SM (Staff Member)

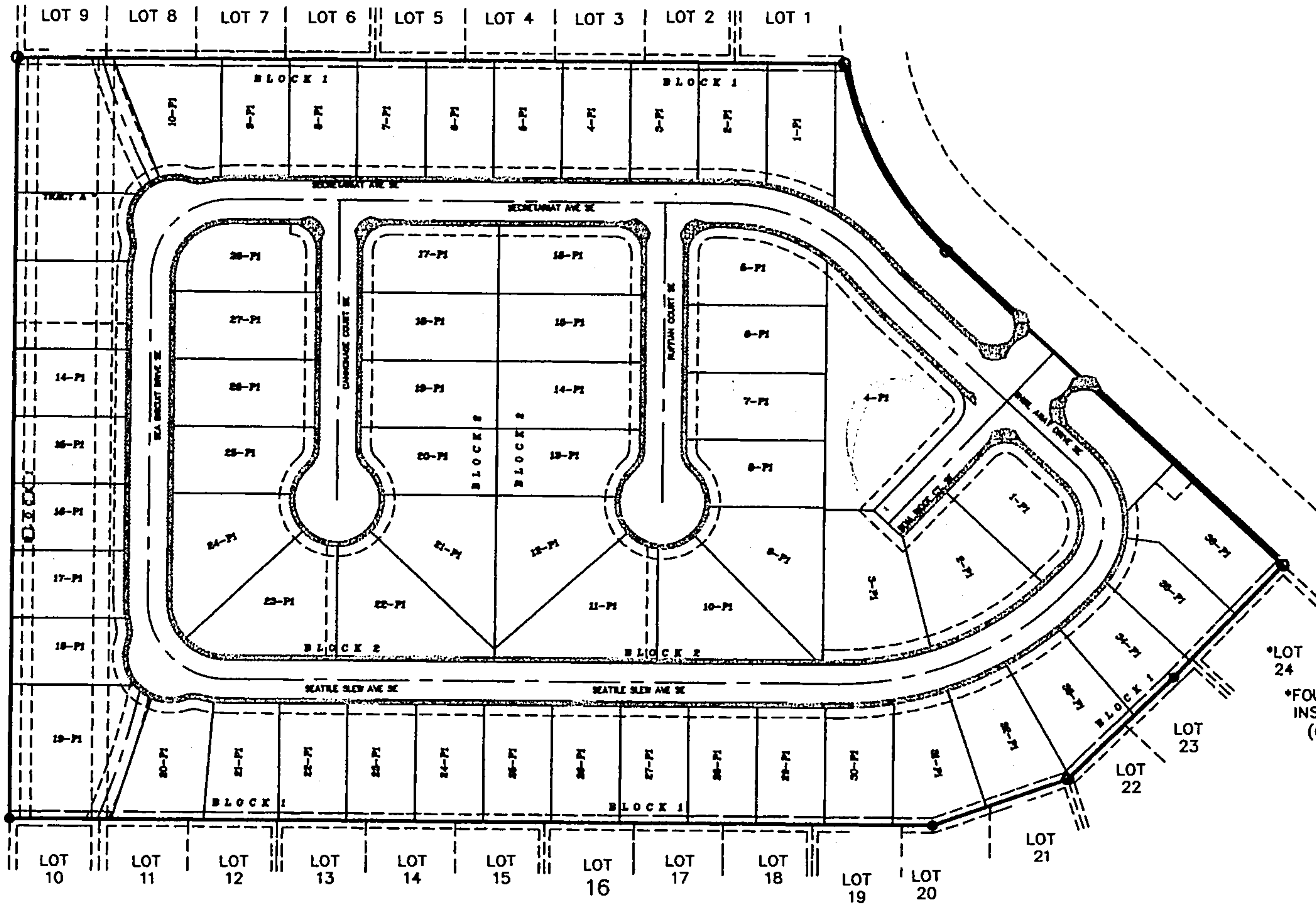


#2 DRB Aug 14, 02 # 1001562 Looking west

*Scanned  
8/12/06*

FOUR HILL VILLAGE TENTH  
INSTALLMENT BLOCK 28  
(02-22-72, D4-194)

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION  
34, TOWNSHIP 10 NORTH, RANGE 4 EAST



FOUR HILL VILLAGE  
SIXTEENTH INSTALLMENT  
BLOCK 10 (03-01-73,  
D5-105)

\*LOT 24  
\*FOUR HILL VILLAGE FIFTH  
INSTALLMENT BLOCK 28  
(07-30-70, D4-90)

RESERVE AT FOUR HILLS  
SIDEWALK DEFERRAL EXHIBIT

**dmg** MARK STEIN & ASSOCIATES, P.A.  
LAND SURVEYORS & ENGINEERS  
1000 15TH AVE SE, SUITE 100  
SEASIDE, WA 98148-3700

Dwg: SIDEWALK-EXT.dwg	Drawn: ALBERT	Checked: ALS	Sheet 1 of 1
Scale: N/A	Date: 07/18/02	Job: A01038	

August 13, 2002

Janet Stephens, Chair  
Development Review Board ("DRB")  
City of Albuquerque  
Plaza del Sol Building  
600 2nd St. NW  
Albuquerque, NM

Subject: PROJECT # 1001562, Proposed Sivage Thomas Homes (STH) Development (RESERVE AT FOUR HILLS) Located on Wagontrain Dr. SE between Raton Ave. SE and Rio Arriba Ave. SE on approx. 17 acres.

Dear Ms Stephens:

This communication is for you and members of the DRB. I am a 27 year resident of Four Hills Village living on Wagontrain directly across the street from the proposed STH development.

I am one of the chosen representatives of the 30+ neighbors whose single story homes (except one) surround this proposed STH development. Since July 2001, I have attended meetings involving neighbors living around the proposed development, and with STH representatives and the FHVHA.

From the start, STH has stressed that they want to be a good neighbor. They want their development to be compatible and blend in with the neighborhood. They have worked with the neighbors' representatives and the FHVHA. We believe that they will be a good neighbor. However, neighbors' concerns still remain. They are:

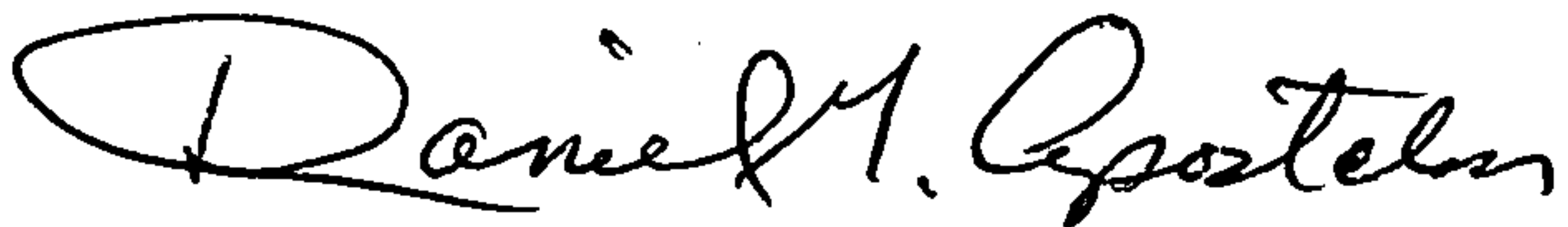
a. For STH to build only single story homes on the entire proposed development rather than split between one and two story. WHY? Because, all the 30+ homes, except one, are single story. **This is an important characteristic of the Raton-Wagontrain-Rio Arriba neighborhood.** From the beginning, the neighbors first priority request to STH was to build only single story homes in their development to blend in with and maintain the compatibility of our neighborhood. In early discussions, when asked by this representative, STH said it was economically feasible to do so.

b. The residences of 1208/1212/1216 Wagontrain request that no two story homes be built across the street from their one story homes.

c. The residences of 1208/1212/1216 Wagontrain request that STH not locate their development entrance/exit directly across the street from 1208/1212/1216 Wagontrain.

d. The undersigned supports the AFD in maintaining the minimum 34' wide roads in the entire STH development. This is a safety item which the DRB should not compromise. There is only one entrance/exit to this development. Parked cars on a narrower street would adversely impact the AFD's ability to rapidly navigate their equipment in the area. A few moments lost may be crucial in saving lives.

Sincerely,

A handwritten signature in cursive script that reads "Daniel G. Apostalon". The signature is written in black ink and is positioned above the typed name and address.

Daniel G. Apostalon, Col. USAF Ret.  
1212 Wagontrain Dr. SE  
Albuquerque, NM 87123-4239  
Tel. 505-292-3605







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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

August 16, 2002

Ms. Janet Stephens, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

**Re: Reserve at Four Hills Subdivision, DRB #1001562**

Dear Ms. Stephens:

At the Board's request, the following is being submitted.

1. A revised sidewalk deferral exhibit.
2. A revised infrastructure list.
3. A revised plat that has only a 150 foot long stub street for Riva Ridge Court.
4. A revised Grading and Drainage Plan that has a 40 foot wide entrance and only a 150 foot street for Riva Ridge Court.

A Sidewalk Waiver was added to this DRB project. The number is 02DRB- 01263.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Amy L. Driscoll, PE  
Project Engineer

# EXHIBIT "C"

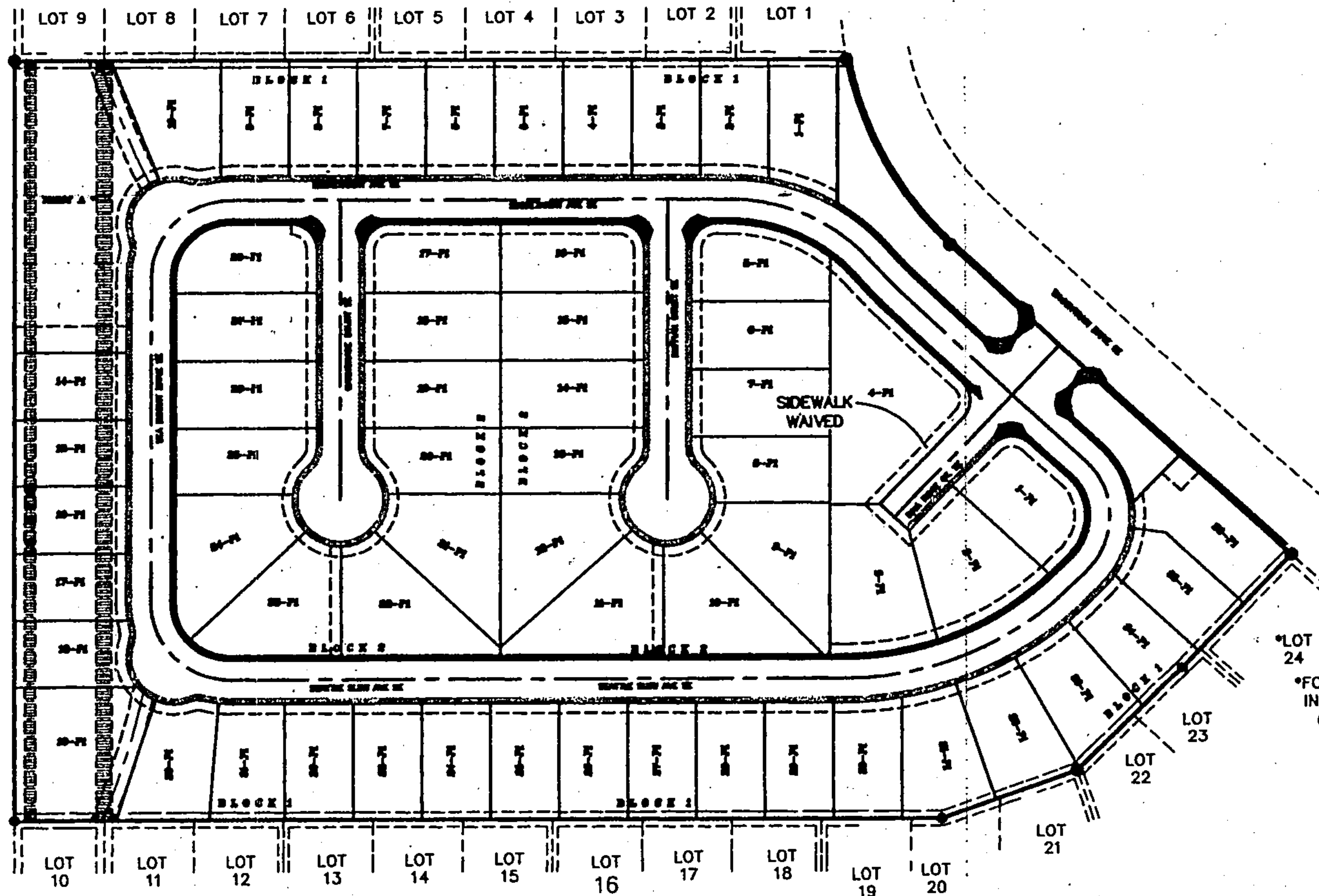
Date 8/21/02

FOUR HILL VILLAGE TENTH  
INSTALLMENT BLOCK 28  
(02-22-72, D4-194)

LEGEND

- NOT DEFERRED
- DEFERRED

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION  
34, TOWNSHIP 10 NORTH, RANGE 4 EAST



\*LOT 24  
\*FOUR HILL VILLAGE FIFTH  
INSTALLMENT BLOCK 28  
(07-30-70, D4-90)

FOUR HILL VILLAGE  
SIXTEENTH INSTALLMENT  
BLOCK 10 (03-01-73,  
D5-105)

<b>RESERVE AT FOUR HILLS</b>	
<b>SIDEWALK DEFERRAL EXHIBIT</b>	

Dwg: SIDEWALK-EXT.dwg	Drawn: ALBERT	Checked: ALS	Sheet 1 of 1
Scale: N/A	Date: 08/15/02	Job: A01038	

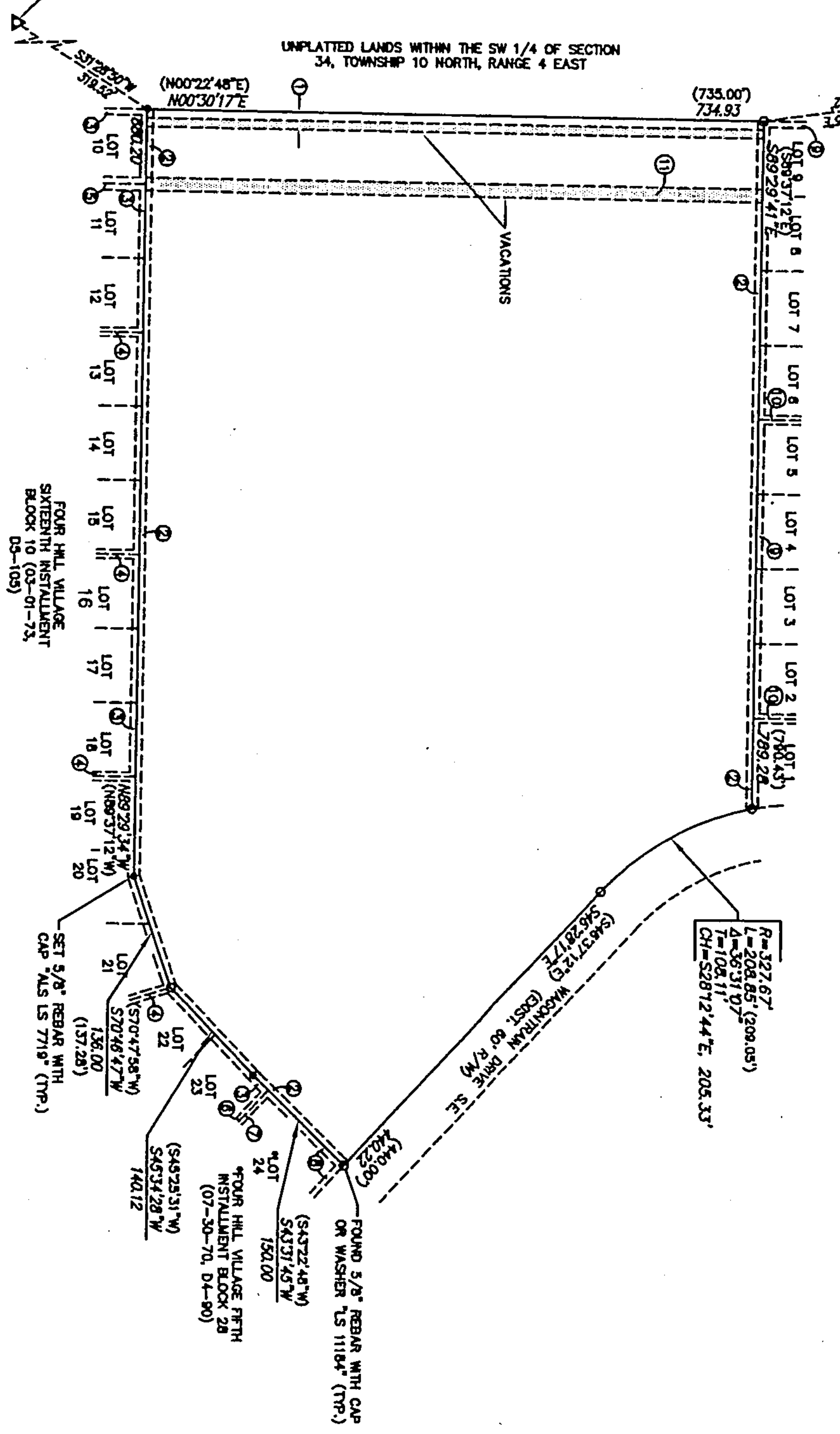
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 LAM=-00708.55°  
 CENTRAL ZONE  
 (NAD 1927/SLD 1928)  
 ELEVATION=5582.95

NCS MONUMENT  
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 X=422.093.40  
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 LAM=-00708.55°  
 CENTRAL ZONE  
 (NAD 1927/SLD 1928)  
 ELEVATION=5587.02

- ① EXISTING 20' ELECTRIC, TELEPHONE AND UTILITY EASEMENT  
 (09-23-83, D3-78) THE EASTELY 10' VACATED BY  
 V1
- ② EXISTING 7' UTILITY AND DRAINAGE EASEMENT  
 (09-23-83, D3-78)
- ③ EXISTING 7' UTILITY AND DRAINAGE EASEMENT  
 (03-01-73, D5-105)
- ④ EXISTING 10' UTILITY AND DRAINAGE EASEMENT  
 (03-01-73, D5-105)
- ⑤ EXISTING 15' UTILITY AND DRAINAGE EASEMENT  
 (03-01-73, D5-105)
- ⑥ EXISTING 5' UTILITY AND DRAINAGE EASEMENT  
 (03-01-73, D5-105)
- ⑦ EXISTING 5' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT  
 (07-30-70, D4-90)
- ⑧ EXISTING 7' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT  
 (07-30-70, D4-90)
- ⑨ EXISTING 7' UTILITY AND DRAINAGE EASEMENT  
 (02-22-72, D4-194)
- ⑩ EXISTING 10' UTILITY AND DRAINAGE EASEMENT  
 (02-22-72, D4-194)
- ⑪ 15' WATER AND SEWER LINE EASEMENT  
 (DATED: 09-07-73, UNRECORDED)  
 VACATED BY V1

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION  
 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

FOUR HILL VILLAGE TENTH  
 INSTALLMENT BLOCK 28  
 (02-22-72, D4-194)



FOUR HILL VILLAGE  
 SIXTEENTH INSTALLMENT  
 BLOCK 10 (03-01-73,  
 D5-105)

RESERVE AT FOUR HILLS  
 VACATION EXHIBIT

dmg MARK GOODMAN & ASSOCIATES, P.A.  
 P.O. BOX 9828  
 ALBUQUERQUE, NEW MEXICO 87198  
 (505) 266-2700, FAX (505) 797-9339

Dwg: VACATION-EXT.dwg	Drawn: ALBERT	Checked: ALS	Sheet 1 of 1
Scale: N/A	Date: 07/18/02	Job: A01038	



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

*Scanned F*  
*4/21/06 CS*

Development Review Board Comments

**DRB Number:** 1001562  
**Application Number:** 01460-00000-01531

**DRB Date:** 10/31/01  
**Item Number:** 13

**Subdivision:**

Tract A, Block 28, Four hills Village 5th Installment

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Zoning:** R-1

**Zone Page:** M-22

**New Lots (or units) :** 65

**Parks and Recreation Comments:**

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 65 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**Signed:** Adrienne E. Candelaria  
Adrienne Candelaria, DRB/EPC Senior Planner (PRD)

Phone: 768-5328



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001562**

**AGENDA ITEM NO: 13**

**SUBJECT:**

- |                                |                                 |                                     |
|--------------------------------|---------------------------------|-------------------------------------|
| <b>(01)</b> Sketch Plat/Plan   | <b>(05)</b> Site Plan for Subd  | <b>(10)</b> Sector Dev Plan         |
| <b>(02)</b> Bulk Land Variance | <b>(06)</b> Site Plan for BP    | <b>(11)</b> Grading Plan            |
| <b>(03)</b> Sidewalk Variance  | <b>(07)</b> Vacation            | <b>(12)</b> SIA Extension           |
| <b>(03a)</b> Sidewalk Deferral | <b>(08)</b> Final Plat          | <b>(13)</b> Master Development Plan |
| <b>(04)</b> Preliminary Plat   | <b>(09)</b> Infrastructure List | <b>(14)</b> Other                   |

**ACTION REQUESTED:**

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval. Vacation will require relocation of storm drain line. All public runoff will require public easements downstream.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED ~~X~~; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** October 31, 2001



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 31, 2001

**13. Project #1001562**  
**Application # 01460-00000-01531**  
**Four Hills Village - Blk 28, Tract A**

- 
1. Grades must be blended to the extent possible in order to reduce the use of retaining walls. Refer to Sections 14-14-3-4(C)(2) and 14-14-2-4(E) of the Subdivision Regulations. A letter justifying the use of retaining walls must be provided at time of preliminary plat submittal.
  2. The City Surveyor and the property owner must sign the preliminary plat prior to submittal.
  3. The preliminary plat must be heard at a public hearing. The agent must contact two representatives of each neighborhood association identified by the Office of Neighborhood Coordination (OCNC).
  4. The deadline for submittal is every Friday at noon. The case is scheduled to be heard before the DRB approximately 30 days later if the application packet is complete.

  
-----  
Janet Cunningham-Stephens, DRB Chair  
Manager, Land Development Coordination Division  
Tel: 924-3880 FAX: 924-3864



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001562

Item No. 13

Zone Atlas M-22

DATE ON AGENDA Oct. 31, 2001

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- (x) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	A separate meeting on access to this site is needed.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

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# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

*Planned  
4/2/06*

		Supplemental Form			Supplemental Form
<b>SUBDIVISION</b>		<b>S</b>	<b>ZONING</b>		<b>Z</b>
<u>  X  </u>	Major Subdivision action	<u>  SK  </u>	<u>          </u>	Annexation & Zoning Establishment	
<u>          </u>	Minor Subdivision action		<u>          </u>	Sector Plan	
<u>          </u>	Vacation	<b>V</b>	<u>          </u>	Zone Change	
<u>          </u>	Variance (Non-Zoning)		<u>          </u>	Text Amendment	
			<u>          </u>	Special Exception	<b>E</b>
<b>SITE DEVELOPMENT PLAN</b>		<b>P</b>	<b>APPEAL / PROTEST of...</b>		<b>A</b>
<u>          </u>	...for Subdivision Purposes		<u>          </u>	Decision by: DRB, EPC, LUCC,	
<u>          </u>	...for Building Permit			Planning Director or Staff, ZHE,	
<u>          </u>	IP Master Development Plan			Zoning Board of Appeals	
<u>          </u>	Cert. Of Appropriateness (LUCC)	<b>L</b>			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Robert Lupton, Sivage Thomas Homes PHONE: 341-6800  
 ADDRESS: 7445 Pan American Freeway FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

Is the applicant seeking incentives pursuant to the Family Housing Development Program?    Yes  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. TRACT A Block: 28 Unit: \_\_\_\_\_  
 Subdiv./Addn. FOUR HILLS VILLAGE 5th Installment  
 Current Zoning: R-1 Proposed Zoning: R-1  
 Zone Atlas Page(s): M-22 No. of existing lots: 1 No. of proposed lots: 65  
 Total area of site (acres): 16.96 Density if applicable: dwelling per gross acre: 0.26 dwelling per net acre: 0.22  
 Within city limits?  Yes No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No  
 UPC No. 102205524606830236 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: WAGON TRAIN SE  
 Between: RATON AVE SE and RIO ARRIBA AVE SE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc):  
AX-48 2-1283  
 Check-off if project was previously reviewed by Sketch Plat/Plan   , or Pre-Application Review Team   . Date of Review: \_\_\_\_\_

SIGNATURE *[Signature]* DATE 10/23/01  
 (Print) AMY L. DRISCOLL Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application Case Numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All Checklists are complete	<u>01460</u> - <u>01531</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				

Hearing date Oct 31 2001 Total \$ 0  
*[Signature]* 10/23/01 Project # 1001562  
 Planner Signature/Date



**FORM S(3): SUBDIVISION - D.R. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- \_\_\_\_\_ Preliminary Plat reduced to 8.5"x11"
- \_\_\_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_\_\_ Copy of previous D.R.B. approved Infrastructure List
- \_\_\_\_\_ Copy of the Official D.R.B. Notice of approval
- \_\_\_\_\_ Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- \_\_\_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing
- \_\_\_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise bring Mylar to meeting.
- \_\_\_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
- \_\_\_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- \_\_\_\_\_ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- \_\_\_\_\_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing
- \_\_\_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- \_\_\_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_\_\_ Copy of CDRA comments, if a County case
- \_\_\_\_\_ Copy of County application, if a County case
- \_\_\_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
- \_\_\_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- \_\_\_\_\_ Fee (see schedule)
- \_\_\_\_\_ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

Internal routing usually takes 2 to 7 working days.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- \_\_\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing
- \_\_\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing
- \_\_\_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- \_\_\_\_\_ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

\_\_\_\_\_ Amy. L. Driscoll  
 \_\_\_\_\_ Applicant name (print)  
 \_\_\_\_\_ Applicant Signature/Date 10/23/01



Form revised September 2001

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees Collected	01460 - 0 - 01531
<input checked="" type="checkbox"/> Case #s assigned	_____ - _____ - _____
<input checked="" type="checkbox"/> Related #s listed	_____ - _____ - _____

\_\_\_\_\_ Planner signature/date

**Project #** 1001562



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

October 23, 2001

Ms. Janet Stephens, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

**Re: Four Hills Subdivision  
Block 28, Tract A, Four Hills Village**

Dear Ms. Stephens:

On behalf of the applicant, Sivage Thomas Homes, I am requesting sketch plat review and comment for 16.96 acres of a proposed subdivision. Please see the attached vicinity map. The purpose of the sketch plat is to receive comments from DRB on the proposed preliminary plat.

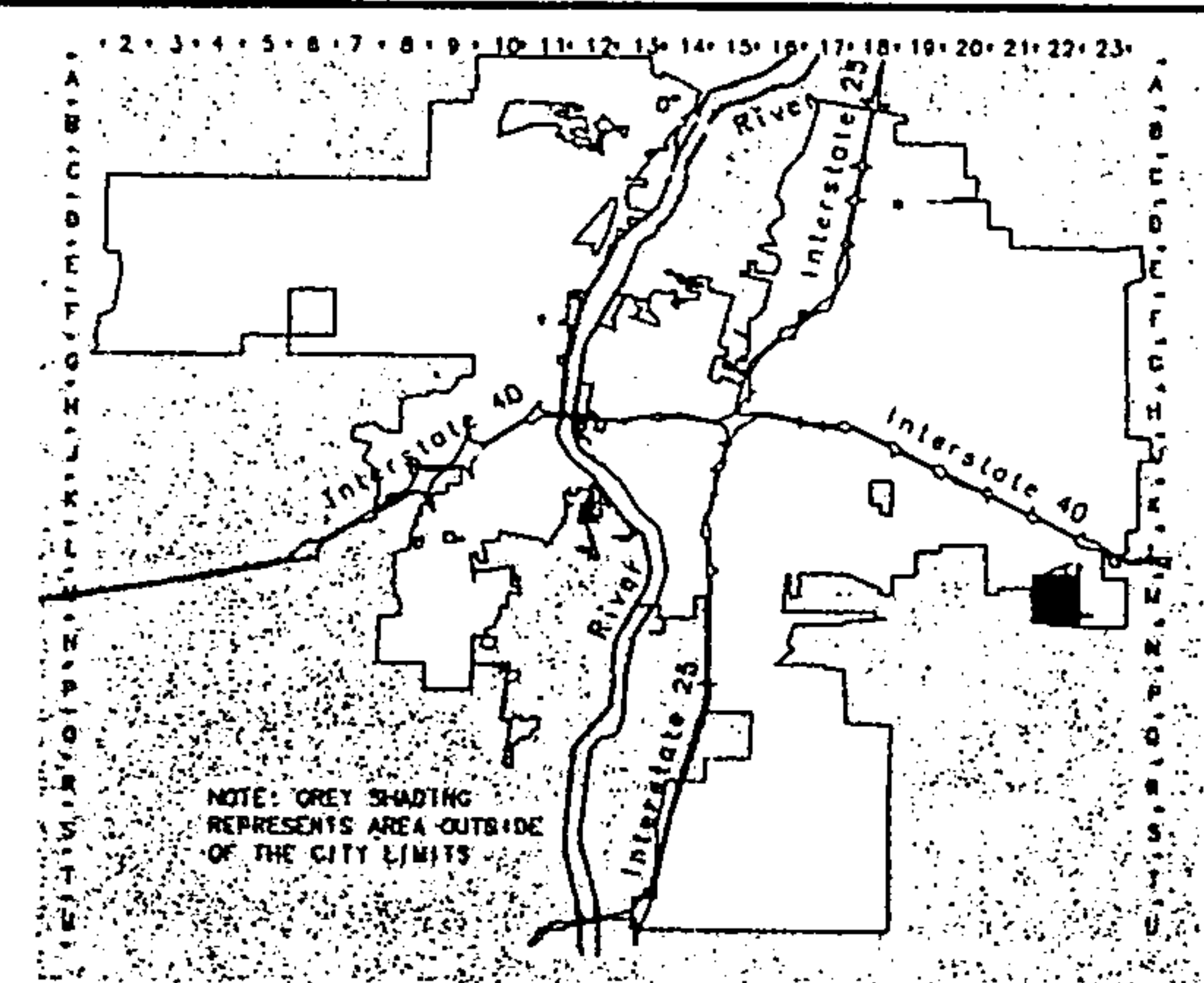
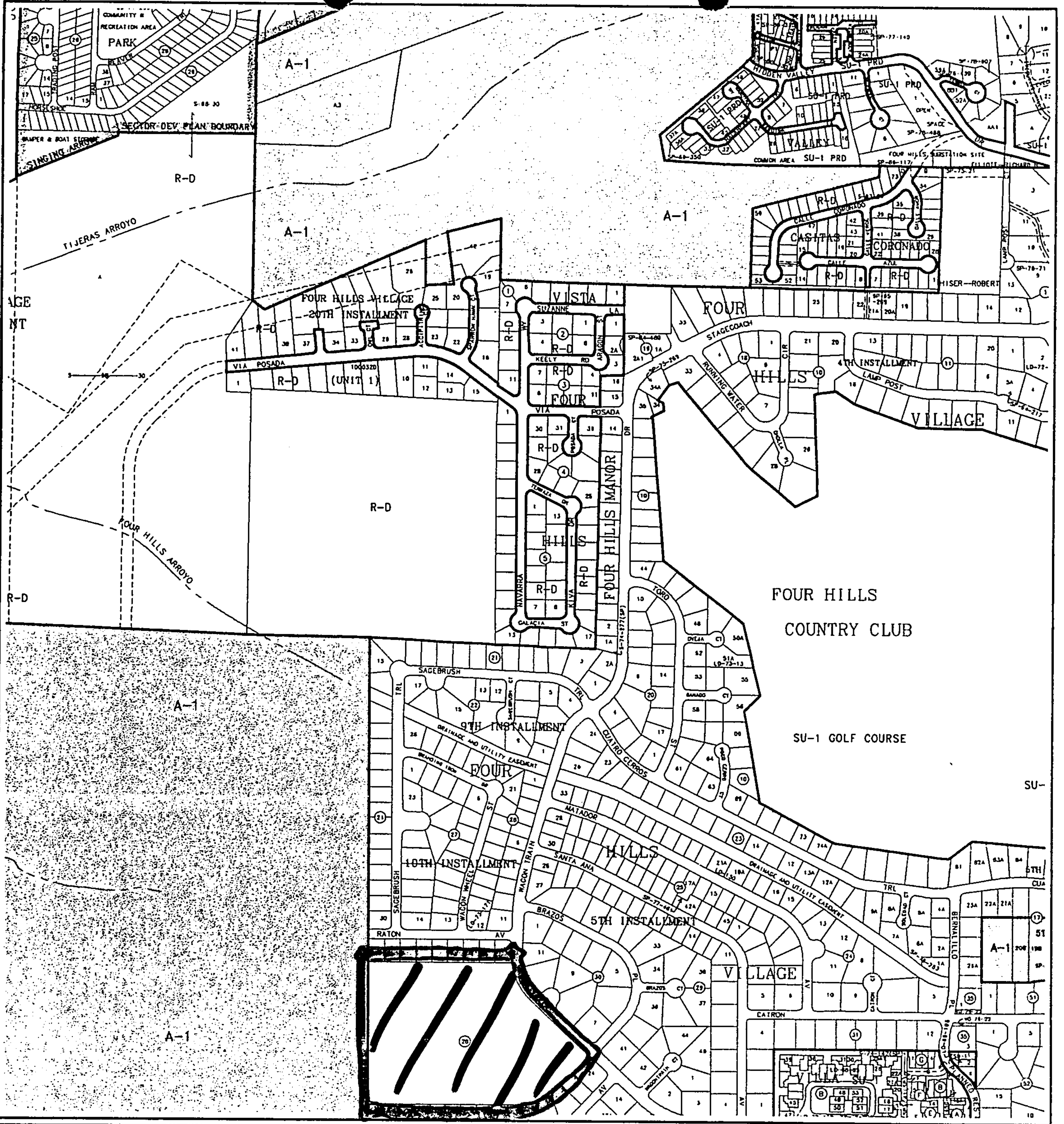
Please contact me if I can be of further assistance.

Sincerely,

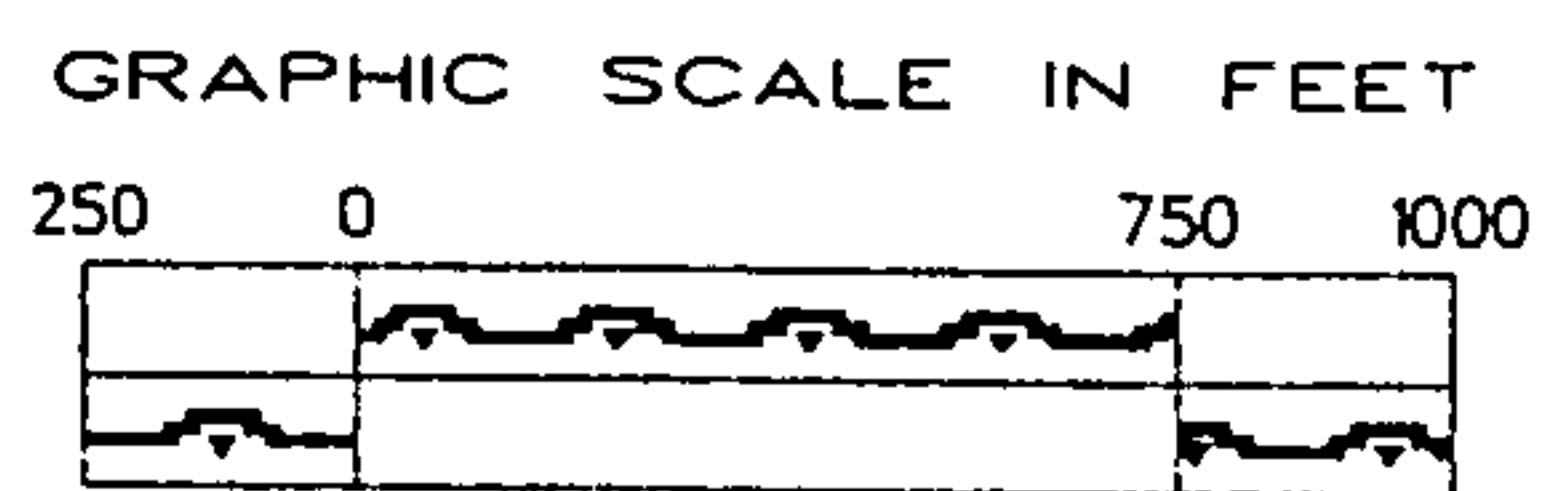
MARK GOODWIN & ASSOCIATES, P.A.

  
Amy L. Driscoll, PE

f:\4hillssub\drb.ltr



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page  
**M-22-Z**  
Map Amended through July 23, 2001