



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 9, 2004

2. Project # 1001916
04DRB-00743 Major-One Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for, **PINON POINTE @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9)

At the June 9, 2004, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 24, 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: Sandia Properties Ltd., Co., 10 Tramway Loop NE, 87122
Bohannon Huston Inc., 7500 Jefferson NE, 87109
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: 1001916 AGENDA#: 2 DATE: 6-9-04

1. Name: Stephanie Analtan BHI Address: _____ 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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001916

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:() SIGN-OFF:() EXTN:(x) AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

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: June 9, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 9, 2004

Project # 1001916
04DRB-00743 Major-Two Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD.,
CO request(s) the above action(s) for **PINON POINTE SUBDIVISION @**
VENTANA RANCH, UNIT 3, zoned R-LT, located on RAINBOW BLVD
NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing
approximately 12 acre(s). [REF: 02DRB-01007] (B-9)

AMAFCA No comment.

COG No comments received.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letter sent to Ventana Ranch (R) Neighborhood Association.

APS No comments received.

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.

Maintenance of landscaping.

Fire Department No adverse comments.

PNM Electric & Gas PNM approves 2 year 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

The Hydrology section has no objection to the extension request.

Transportation Development

No objection to request.

Parks & Recreation

No objection.

Utilities Development

No objection to Extension request, defer to Transportation.

Planning Department

No objection to the requested one-year extension.

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

cc: Sandia Properties LTD Co., 10 Tramway Loop NE, 87122

Bohannon Huston, Inc., 7500 Jefferson St. NE, 87109

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

Meeting Date: JUNE 9, 2004
Zone Atlas Page: B-9-Z
Notification Radius: 100 Ft.

Project# 1001916
App# 04DRB-00743

Cross Reference and Location: N/A

Applicant: SANDIA PROPERTIES LTD CO.
Address: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

Agent: BOHANNAN HUSTON, INC.
Address: 7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: MAY 21, 2004

Signature: KYLE TSETHLIKAI

RECORDS WITH LABELS

PAGE 1

100906630604840105	LEGAL: TR A PLA T OF TRS A & B LANDS OF NEW MEXICO SCHOOL LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: BOARD OF EDUCATION OF CITY OF OWNER ADDR: 00000	ALBUQUERQUE NM	87125
100906622203330120	LEGAL: T11N R2E SEC 4 EU/2 WU/2 SE1/4 SE1/4 SW1/4 CONT 3. LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: KOZLOWSKI JANICE A OWNER ADDR: 03427 WINNETKA	GLENVIEW IL	60025
100906624803430121	LEGAL: SEC 4 T1 1N R2E TR IN E/2 SE/4 SE/4 SW/4 CONT 5.0 A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GOLDSWORTHY VERNON P & BETTY L OWNER ADDR: 12209 OAKLAND	AV NE ALBUQUERQUE NM	87122
100906620603330111	LEGAL: W/2 W/2 OF SE OF SE OF SW OF SEC 4 T11N R2E CONT 2 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: KIME ARNEST A ETUX OWNER ADDR: 03812 BROOKDALE	ST FORT WORTH TX	76116
100906530050512311	LEGAL: TR 2 9B 8 ULK PLAT OF TRACTS 29B, 29C, 29D & 29E VEN LAND USE: PROPERTY ADDR: 00000 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906520452122748	LEGAL: LT 4 2 PL AT OF PINON POINTE SUBDIVISION UNIT 4 AT V LAND USE: PROPERTY ADDR: 00000 CEDAR WAXHING OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906521052122501	LEGAL: LT 2 9 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906521552122502	LEGAL: LT 2 8 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906522152122503	LEGAL: LT 2 7 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906522652122504	LEGAL: LT 2 6 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 CEDAR WAXHING OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906523252122505	LEGAL: LT 2 5 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

PAGE 2

100906523852122506	LEGAL: LT 2 4 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906524652122507	LEGAL: LT 2 3 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: VALENCIA MATTHEW T OWNER ADDR: 10532 ROSEFINCH	DR NW ALBUQUERQUE NM	87114
100906524951522508	LEGAL: LT 2 2 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSE FINCH OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906524951022509	LEGAL: LT 2 1 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSE FINCH OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906520450422732	LEGAL: LT 2 6 PL AT OF PINON POINTE SUBDIVISION UNIT 4 AT V LAND USE: PROPERTY ADDR: 00000 CEDAR WAXHING OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906521050422731	LEGAL: LT 5 2 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 CEDAR WAXHING OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906522350822614	LEGAL: LT 5 1 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 WILLARD OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906523350722613	LEGAL: LT 3 0 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: BARBERA RONALD L & MADELINE OWNER ADDR: 10523 ROSEFINCH	DR NW ALBUQUERQUE NM	87114
100906524950422510	LEGAL: LT 2 0 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906522350222615	LEGAL: LT 5 0 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 WILLARD OWNER NAME: HERNANDEZ ANTHONY R & GERALDIN OWNER ADDR: 10516 WILLARD	RD NW ALBUQUERQUE NM	87114
100906523350222612	LEGAL: LT 3 1 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: GONZALEZ MIGUEL S & REBECCA D OWNER ADDR: 10519 ROSEFINCH	DR NW ALBUQUERQUE NM	87114

RECORDS WITH LABELS

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100906524949822511	LEGAL: LT 1 9 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: JARAMILLO HILARIO I & THERESA OWNER ADDR: 10516 ROSEFINCH	DR NW ALBUQUERQUE NM	87114
100906527149512301	LEGAL: LT 4 8 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 BRINDISI OWNER NAME: RAYLEE HOMES INC OWNER ADDR: 04011 BARBARA	LP NE RIO RANCHO NM	87124
100906527549512302	LEGAL: LT 4 9 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 BRINDISI OWNER NAME: MILLHOLLON DREW A OWNER ADDR: 07135 BRINDISI	PL NW ALBUQUERQUE NM	87114
100906522349622616	LEGAL: LT 4 9 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 WILLARD OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906523349622611	LEGAL: LT 3 2 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906520249222729	LEGAL: LT 2 5 PL AT OF PINON POINTE SUBDIVISION UNIT 4 AT V LAND USE: PROPERTY ADDR: 00000 KINGFISHER OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906520949122730	LEGAL: LT 5 3 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 KINGFISHER OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906524949322512	LEGAL: LT 1 8 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906522249122617	LEGAL: LT 4 8 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906523249022610	LEGAL: LT 3 3 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906524848722513	LEGAL: LT 1 7 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

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100906522248522618	LEGAL: LT 4 7 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 WILLARD OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906523248422609	LEGAL: LT 3 4 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: WELSH RICHARD E JR OWNER ADDR: 10505 ROSEFINCH	DR NW ALBUQUERQUE NM	87114
100906524848122514	LEGAL: LT 1 6 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: ALTENDORF JOHN B & CAROLE L OWNER ADDR: 10504 ROSEFINCH	DR NW ALBUQUERQUE NM	87114
100906527347612422	LEGAL: LT 4 7 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906522247922619	LEGAL: LT 4 6 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906519547622717	LEGAL: LT 1 3 PL AT OF PINON POINTE SUBDIVISION UNIT 4 AT V LAND USE: PROPERTY ADDR: 00000 KINGFISHER OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906523247822608	LEGAL: LT 3 5 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906520147522716	LEGAL: LT 1 2 PL AT OF PINON POINTE SUBDIVISION UNIT 4 AT V LAND USE: PROPERTY ADDR: 00000 KINGFISHER OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906520747322715	LEGAL: LT 5 4 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 KINGFISHER OWNER NAME: DREW JEFFREY W & SHARP PORTIA OWNER ADDR: 07400 KINGFISHER	CT NW ALBUQUERQUE NM	87114
100906524747622515	LEGAL: LT 1 5 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: FRISCH WILLIAM H & SUSAN P OWNER ADDR: 10500 ROSEFINCH	DR NW ALBUQUERQUE NM	87114
100906522147422620	LEGAL: LT 4 5 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 WILLARD OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

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100906523147222607	LEGAL: LT 3 6 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906527046912401	LEGAL: LT 2 6 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906524747022516	LEGAL: LT 1 4 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSE FINCH OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906522046922621	LEGAL: LT 4 4 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906527446512402	LEGAL: LT 2 7 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906518746422712	LEGAL: LT 1 0 PL AT OF PINON POINTE SUBDIVISION UNIT 4 AT V LAND USE: PROPERTY ADDR: 00000 JUNCO OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906523046722606	LEGAL: LT 3 7 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: GOODRICH NOELLE LYNN OWNER ADDR: 10427 ROSEFINCH	DR NW ALBUQUERQUE NM	87114
100906519346322713	LEGAL: LT 1 1 PL AT OF PINON POINTE SUBDIVISION UNIT 4 AT V LAND USE: PROPERTY ADDR: 00000 JUNCO OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906524646522517	LEGAL: LT 1 3 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906520046222714	LEGAL: LT 5 5 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 JUNCO OWNER NAME: CORDOVA ROBERT J & CDE VACA FE OWNER ADDR: 07401 JUNCO	PL NW ALBUQUERQUE NM	87114
100906521846322622	LEGAL: LT 4 3 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

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100906522946122605	LEGAL: LT 3 8 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: ANDERSON VINCENT W & JOANNA M OWNER ADDR: 10423 ROSEFINCH	DR NW ALBUQUERQUE NM	87114
100906524445922518	LEGAL: LT 1 2 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSE FINCH OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906521245622601	LEGAL: LT 4 2 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906521845422602	LEGAL: LT 4 1 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906522345222603	LEGAL: LT 4 0 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906524345422519	LEGAL: LT 1 1 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: JACO MARY T & STEVEN E OWNER ADDR: 10420 ROSEFINCH	DR NW ALBUQUERQUE NM	87114
100906522945122604	LEGAL: LT 3 9 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906526645912519	LEGAL: LT 2 5 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: RAYLEE HOMES INC OWNER ADDR: 04011 BARBARA	LP NE RIO RANCHO NM	87124
100906518544922702	LEGAL: LT 1 PLA T OF PINON POINTE SUBDIVISION UNIT 4 AT VE LAND USE: PROPERTY ADDR: 00000 JUNCO OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906519244722701	LEGAL: LT 5 6 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906527145612518	LEGAL: LT 2 4 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 AVIGNON OWNER NAME: KRAEMER KLARENCE E & LAUREL J OWNER ADDR: 07120 AVIGNON	CT NW ALBUQUERQUE NM	87114

RECORDS WITH LABELS

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100906524244822520	LEGAL: LT 1 0 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906527445312517	LEGAL: LT 2 3 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906520444322529	LEGAL: LT 1 PLA T OF PINON POINTE SUBDIVISION UNIT 3 AT VE LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906524044322521	LEGAL: LT 9 PLA T OF PINON POINTE SUBDIVISION UNIT 3 AT VE LAND USE: PROPERTY ADDR: 00000 ROSEFINCH OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906521044122528	LEGAL: LT 2 PLA T OF PINON POINTE SUBDIVISION UNIT 3 AT VE LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906521543922527	LEGAL: LT 3 PLA T OF PINON POINTE SUBDIVISION UNIT 3 AT VE LAND USE: PROPERTY ADDR: 00000 JUNCO OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906526543812501	LEGAL: LT 7 PLA T OF TRAVILLA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 OWNER NAME: RAYLEE HOMES INC OWNER ADDR: 04011 BARBARA	LP NE RIO RANCHO NM	87124
100906522043622526	LEGAL: LT 4 PLA T OF PINON POINTE SUBDIVISION UNIT 3 AT VE LAND USE: PROPERTY ADDR: 00000 JUNCO OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906523943822522	LEGAL: LT 8 PLA T OF PINON POINTE SUBDIVISION UNIT 3 AT VE LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906527043712502	LEGAL: LT 8 PLA T OF TRAVILLA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 MONTECITO OWNER NAME: MARTINEZ JOSEPH A & JENNIFER Y OWNER ADDR: 07119 MONTECITO	CT NW ALBUQUERQUE NM	87114
100906522543422525	LEGAL: LT 5 PLA T OF PINON POINTE SUBDIVISION UNIT 3 AT VE LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109

RECORDS WITH LABELS

PAGE 8

100906523843422523	LEGAL: LT 7 PLA T OF PINON POINTE SUBDIVISION UNIT 3 AT VE LAND USE: PROPERTY ADDR: 00000 ROSE FINCH OWNER NAME: GARLETT DAVID W & DEBORAH J OWNER ADDR: 10404 ROSEFINCH	DR NW ALBUQUERQUE NM	87114
100906523442922524	LEGAL: LT 6 PLA T OF PINON POINTE SUBDIVISION UNIT 3 AT VE LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NM INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
100906517742920915	LEGAL: LOT 8B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II LAND USE: PROPERTY ADDR: 00000 CRIPPLE CREEK OWNER NAME: FERNANDEZ PABLO J OWNER ADDR: 07405 CRIPPLE CREEK	RD NW ALBUQUERQUE NM	87114
100906518242820916	LEGAL: LOT 7B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II LAND USE: PROPERTY ADDR: 00000 CRIPPLE CREEK OWNER NAME: CASIAS ROBERT E & MARY JOYCE OWNER ADDR: 07401 CRIPPLE CREEK	RD NW ALBUQUERQUE NM	87114
100906519742320621	LEGAL: LOT 6B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II LAND USE: PROPERTY ADDR: 00000 CRIPPLE CREEK OWNER NAME: ODANIEL MATTHEW & JENNIFER OWNER ADDR: 07323 CRIPPLE CREEK	RD NW ALBUQUERQUE NM	87114
100906520142220620	LEGAL: LOT 5B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II LAND USE: PROPERTY ADDR: 00000 CRIPPLE CREEK OWNER NAME: SILVER CHARLES M & MILLER BRIA OWNER ADDR: 11005 PAGOSA	DR NW ALBUQUERQUE NM	87114
100906526542212606	LEGAL: LT 6 PLA T OF TRAVILLA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM	87122
100906520642020619	LEGAL: LOT 4B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II LAND USE: PROPERTY ADDR: 00000 CRIPPLE CREEK OWNER NAME: ERSELIUS ROBERT E & KENNETH R OWNER ADDR: 02035 SHERER LANE	GLENDAL CA	91208
100906527542112605	LEGAL: LT 5 PLA T OF TRAVILLA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 MONTECITO OWNER NAME: CHAVEZ LEONARD M & MILDRED E M OWNER ADDR: 07116 MONTECITO	CT NW ALBUQUERQUE NM	87114
100906521041820618	LEGAL: LOT 3B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II LAND USE: PROPERTY ADDR: 00000 CRIPPLE CREEK OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE NM	87109
100906521541720617	LEGAL: LOT 2B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II LAND USE: PROPERTY ADDR: 00000 CRIPPLE CREEK OWNER NAME: BARTLETT MARY E TRUSTEE BARTLE OWNER ADDR: 07305 CRIPPLE CREEK	RD NW ALBUQUERQUE NM	87114

100906522141520616	LEGAL: LT 1 B-1- P1 PLAT OF LOT 1B-1 & TR E-1 WEST POINT SU LAND USE:
	PROPERTY ADDR: 00000 CRIPPLE CREEK
	OWNER NAME: ANDRIJESKI JULIE C
	OWNER ADDR: 07301 CRIPPLE CREEK RD NW ALBUQUERQUE NM 87114
100906522641520615	LEGAL: TR E -1 P LAT OF LOT 1B-1 & TRACT E-1 WEST POINT SUB LAND USE:
	PROPERTY ADDR: 00000
	OWNER NAME: CITY OF ALBUQUERQUE
	OWNER ADDR: 00000 ALBUQUERQUE NM 87103
100906523141520601	LEGAL: LOT 908- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II LAND USE:
	PROPERTY ADDR: 00000 FLAGSTAFF
	OWNER NAME: WOLF ADAM & SARAH
	OWNER ADDR: 10352 FLAGSTAFF DR NW ALBUQUERQUE NM 87114
100906523141220602	LEGAL: LOT 91B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II LAND USE:
	PROPERTY ADDR: 00000 FLAGSTAFF
	OWNER NAME: COX ROY DUSTIN & REBECCA R
	OWNER ADDR: 10348 FLAGSTAFF DR NW ALBUQUERQUE NM 87114
100906526040011501	LEGAL: LOT 14 P LAT OF TERRAZAS SUBDIVISION AT VENTANA RAN LAND USE:
	PROPERTY ADDR: 00000 PINTURA
	OWNER NAME: HANKINS DAVID E & SALLY J
	OWNER ADDR: 10352 PINTURA PL NW ALBUQUERQUE NM 87114
100906526739711502	LEGAL: LOT 13 P LAT OF TERRAZAS SUBDIVISION AT VENTANA RAN LAND USE:
	PROPERTY ADDR: 00000 PINTURA
	OWNER NAME: DUBBS CLYDE M
	OWNER ADDR: 10348 PINTURA PL NW ALBUQUERQUE NM 87114



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: May 12, 2004

TO CONTACT NAME: Stephanie Stiation
 COMPANY/AGENCY: Bolannan Houston
 ADDRESS/ZIP: 7500 Jefferson NE 87109
 PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 5-12-04 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Pinon Pointe Unit 3

zone map page(s) B-9

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

Ventana Ranch

Neighborhood Association

Contacts: Laura Horton
7224 Cascada Rd NW 87114
898-8103 (L) 710-0646 (cell)

Bruce Nyberg
6824 Brushfield Rd NW
890-6559 (L) 87114

Neighborhood Association

Contacts: _____

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 S. Carmona
 OFFICE OF 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: 5-12-04 Time Entered: 12:30pm OCNC Rep. Initials: PC

Post-It® Fax Note	7671	Date	# of pages
To <u>Stephanie</u>	From <u>Tom S</u>		
Co./Dept. <u>BHI</u>	Co. <u>SPL</u>		
Phone #	Phone #		
Fax #	Fax #		

FIGURE 12

ION IMPROVEMENTS
UBLIC AND/OR PRIVATE
odified Non-Work Order)
ct No. 658684

**AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 19th day of JUNE, 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 SANDIA PROPERTIES LTD., CO. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A NEW MEXICO LTD. LIAB. CO., whose address is 10 TRAMWAY LOOP, NE ALBUQUERQUE, NM 87122 and whose telephone number is 856-6419 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:] PINON POINTE III @ VENTANA RANCH

, recorded on MAY 7, 2002 in the records of the Bernalillo County Clerk at Book 2002-C pages 158 through N/A (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:] LAS VENTANAS LIMITED PARTNERSHIP ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PINON POINTE III 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 22ND day of MAY, 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.



Mary Herrera

Bern. Co. AGRE

R 23.00

2882078776

5685917

Page: 1 of 9

06/21/2002 10:18A

Bk-A37 Pg-8552



**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, June 9, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001862

04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-6, **OAKLAND COURT SUBDIVISION**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20)

Project # 1001916

04DRB-00743 Major-Two Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO request(s) the above action(s) for **PINON POINTE SUBDIVISION @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9)

Project # 1002632

04DRB-00760 Major-Bulk Land Variance
04DRB-00761 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES INC. (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area for R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). (B-10/B-11)

Project # 1002718

04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B and 334B1, M.R.G.C.D. MAP 35, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between the RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). (H-12)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003445

04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub
Right-of-Way
04DRB-00752 Major-Vacation of Public
Easements
04DRB-00753 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN
EAGLE L.P.c/o R.J. SCHAEFER REALTY &
INVESTMENTS, request(s) the above action(s) for all
or a portion of Lot(s) 6-A, Tract(s) B, C & D,
ALBUQUERQUE WEST, UNIT 1, zoned SU-1 PDA
TO INCLUDE C-3 USES, located on NUNZIO AVE NW,
between PARADISE BLVD NW and EAGLE RANCH
RD NW containing approximately 26 acre(s). [REF: AX-
83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12)

Project # 1003447

04DRB-00756 Major-SiteDev Plan
BldPermit

DORMAN & BREEN ARCHITECTS agent(s) for THE
CHAPMAN COMPANIES, INC. request(s) the above
action(s) for all or a portion of Lot(s) 11A, **JOURNAL
CENTER 2, UNIT 1**, zoned IP industrial park zone,
located on WASHINGTON ST NE, between WOLCOTT
AVE NE and MASTHEAD ST. NE containing
approximately 1 acre(s). [REF: 02DRB-00076, 03DRB-
00999] (D-17)

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, MAY 24, 2004.



3/3/03 No Yellow Sheet DRB > Record Jm

Completed
3-3-03
Jm

DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03-00230 (FP)

Project # 1001916

Project Name: PINON POINTE @ VEN. RANCH
UNIT 4

EPC Application No.:

Agent: BOHANNAN HUSTON INC.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/26/03 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): _____
 - ☐ 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: _____
 - 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.
 - ☒ Copy of recorded plat AND a DXF File for Planning.

Project Number

1001916



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 26, 2003

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
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: 12:35 P.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 # 1002461**
03DRB-00164 Minor-Prelim&Final Plat
Approval
03DRB-00163 Major-Bulk Land Variance

ALDRICH LAND SURVEYING agent(s) for CURB INC request(s) the above action(s) for all or a portion of El Rancho Grande 1, Tract(s) 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 and 13-B, (to be known as **EL RANCHO GRANDE 9A & 9B**) and a portion of Tract(s) 1, Salazar-Davis Tracts EL RANCHO GRANDE I, zoned R-LT, located on BLAKE RD SW, between UNSER BLVD SW and FUTURE 98TH ST SW containing approximately 84 acre(s). [REF: 02DRB-00609] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 1) AMAFCA EASEMENT DEFINITION. A NOTE STATING THE INCLUSION OF A BETTER DEFINED BLANKET DRAINAGE EASEMENT. 3) ADD TRACT 8A TO NOTE 12. VERIFY THAT ALL TRACTS CAN SUPPORT THE OFF-SITE STREET INFRASTRUCTURE. THIS INCLUDES AND DRAINAGE CROSSINGS.**

2. **Project # 1001347**
03DRB-00165 Major-Bulk Land Variance
03DRB-00167 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, D, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE 6, 7 & 8**, zoned RLT, located on SNOW VISTA BLVD SW, between BENAVIDES RD SW and DE ANZA DR SW containing approximately 58 acre(s). [REF: 02DRB-01829] (M-9) **BULK LAND VARIANCE APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 1) AMAFCA'S SIGNATURE. 2)AMOLE DRAINAGE RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE. 3) ADD EXISTING EASEMENT TO TRACT C-1.**

3. **Project # 1001579**
03DRB-00133 Major-Vacation of Pub
Right-of-Way
03DRB-00132 Minor-Prelim&Final Plat
Approval

GREATER ALBUQUER. HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Lot(s) 21, 22, 23, AND 24, Block(s) 13, **EMIL-MANN ADDITION**, zoned R-2, located on BELL AVE SE, between MESILLA SE and ESPANOLA SE containing approximately 1 acre(s). [REF: 01EPC-01613, 01EPC-01614, 02DRB-00612] (L-19) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND PLANNING FOR THE 15-DAY APPEAL PERIOD.**

4. **Project # 1002243**
03DRB-00121 Major-Preliminary Plat
Approval
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:02EPC01460] [DEFERRED FROM 2/26/03] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

5. **Project # 1001067**
03DRB-00123 Major-SiteDev Plan
BldPermit

JIM MEDLEY ARCHITECT agent(s) for AMERITUS HOSPITALITY INC request(s) the above action(s) for all or a portion of Lot(s) 1& 2, Block(s) 4-A, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between 1-25 SE and UNIVERSITY SE containing approximately 3 acre(s). (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 1) UTILITY PLAN SHOWING METER SIZE AND LOCATION, FIRE LINES AND SEWER CONNECTIONS, TO TRANSPORTATION DEVELOPMENT FOR 1) SHOW DRIVEWAY-DEVELOPMENTS ON THE OPPOSITE SIDE OF THE ADJACENT STREETS. 2) CLARIFY THE NEW STREET IMPROVEMENTS VERSUS EXISTING STREET INFRASTRUCTURE. 3) 8-FOOT SIDEWALK REQUIRED WHERE THERE IS VEHICULAR OVERHANGING IN THE PARKING LOT, TO PLANNING FOR RELEASE LETTER FROM ENVIRONMENTAL HEALTH.**

6. **Project # 1002002**
03DRB-00168 Major-Vacation of Public
Easements

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: PUBLIC WATER AND SANITARY SEWER EASEMENTS WILL BE REQUIRED. THIS SUPERCEDES THE PRIOR VACATION REQUEST.**

7. **Project # 1002462**
03DRB-00166 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [DEFERRED FROM 2/26/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

8. **Project # 1002141**
02DRB-01230 Major-Vacation of Pub
Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE.[REF:DRB-99-193,1001686,02-00489] [DEFERRED FROM 11/13/02, 12/4/02 & 2/12/03 & 2/26/03] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

9. **Project # 1002400**
03DRB-00094 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 MONKBRIDGE ADDITION, **LOS CANDELARIAS SUBDIVISION**, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03 & 2/26/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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 DEVELOPMENT PLANS THIS WEEK...

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

10. **Project # 1001516**
03DRB-00218 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for MARIE COLEMAN request(s) the above action(s) for all or a portion of Tract(s) 210, 211 and Tracts 212, 215-A & 215-B, MRGCD MAP 38, **LANDS OF COLEMAN AND SANZARI**, zoned H-1, located on CHURCH ST NW, between ROMERO ST NW and SAN FELIPE ST NW containing approximately 1 acre(s). (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A CROSS DRAINAGE EASEMENT.**

11. **Project # 1001916**
03DRB-00230 Minor-Final Plat Approval

BOHANNAN HUSTON INC. agent(s) for SIVAGE THOMAS HOMES, INC., request(s) the above action(s) for all or a portion of Tract(s) Y1A1A2, Ventana Ranch, (to be known as **PINON POINTE @ VENTANA RANCH, UNIT 4**, zoned R-LT, located on IRVING BLVD NW WEST OF RAINBOW BLVD NW containing approximately 9 acre(s). [REF: 02-00651] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002183**
03DRB-00227 Major-Final Plat Approval
03DRB-00305 Street Name Change

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) S, **EAGLE SPRINGS SUBDIVISION – UNIT 2**, and Tract 2, Lot(s) 18-19, Block(s) 4, Unit 3, NORTH ALBUQUERQUE ACRES, zoned RD-7 DU/AC, located on SIGNAL AVE NW, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF:02DRB01317,02DRB01570/01572/01573]C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND OPEN SPACE NOTE AND PLANNING FOR SIGNATURE FROM EAGLE SPRINGS HOMEOWNERS ASSOCIATION. THE STREET NAME CHANGE WAS APPROVED TO CHANGE STREET FROM WILLOW SPRINGS CT NE TO WILLOW SPRINGS RD NE.**

13. **Project # 1002033**
03DRB-00201 Minor-Vacation of Private Easements
03DRB-00203 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s). [REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2] [DEFERRED FROM 2/19/03] (D-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR UTILITY COMPANY SIGNATURES.**

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

14. **Project # 1002478**
03DRB-00232 Minor-Sketch Plat or Plan

RAYMOND LEE DENNIS, PE agent(s) for JOHN KUSIANOVICH, request(s) the above action(s) for all or a portion of Tract(s) T-4, **VISTA DEL NORTE**, zoned M-2, located adjacent to EL PUEBLO RD NE between JEFFERSON ST NE AND EDITH ST NE containing approximately 23 acre(s). [REF: S-99-130] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002479**
03DRB-00233 Minor-Sketch Plat or Plan

FRED ARFMAN agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1 for PRD/8 du's ac, located on WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002480**
03DRB-00234 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A-I, **ARROWOOD RANCH DEVELOPMENT**, (to be known as **ANDERSON HILLS WEST SUBDIVISION**) zoned RLT, R-2, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 98TH ST SW containing approximately 208 acre(s). [REF: 1001979, Z-99-58] (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002483**
03DRB-00242 Minor-Sketch Plat or Plan

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, agent(s) for CITY OF ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 3, **LOMA VERDE**, zoned P-R, located on CENTRAL AVE NE, between GROVE ST NE and CHARLESTON ST NE containing approximately 3 acre(s). [REF: Z-79-144](K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board minutes for February 12, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: NONE

ADJOURNED: 12:35 P.M.



DRB CASE ACTION LOG

REVISED 1/16/2003

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.:03-00230 (FP)

Project # 1001916

Project Name:PINON POINTE @ VEN.RANCH
UNIT 4

EPC Application No.:

Agent: BOHANNAN HUSTON INC.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/26/09 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): _____
☐ 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: _____
 - 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.
- ☒ Copy of recorded plat AND a DXF File for Planning.

Project Number

1001916



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: 1001916

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:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

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

RESOLUTION:

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: February 26, 2003

CITY OF ALBUQUERQUE
Planning Department
Development Review Board Comments
2/26/03

ITEM# 11

PROJECT # 1001916

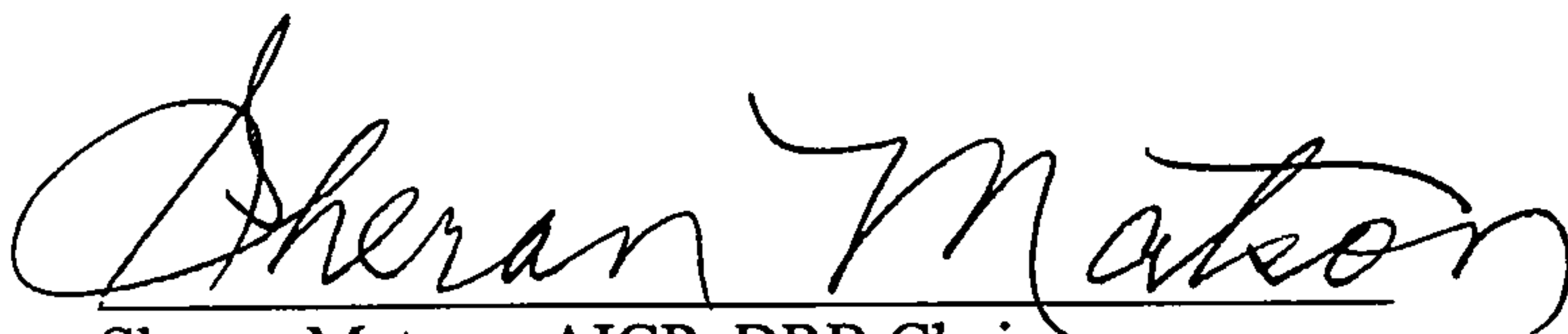
APPLICATION # 03DRB-00230

RE: Pinon Pointe, Ventana Ranch, Unit 4/final plat approval

No objection to the final plat approval.

Applicant may file this plat as there are no vacation actions. Please provide Planning with a recorded copy of the plat to close the file.

Please provide a digital dxf file showing easement, parcel and right of way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. You may e-mail the information to jmcSorley@cabq.gov or provided on a disk.



Sheran Matson, AICP DRB Chairperson
924-3880 Fax 924-3864



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

Project Number: 1001916

Application Number: 03DRB-00230

DRB Date: 2/26/03

Item Number: 11

Subdivision: Pinion Pointe 2 Ventana Ranch, Unit 4
Tracts Y1A1A2, Ventana Ranch, Unit 4

Zoning: RLT

Zone Page: J-13

New Lots (or units) : 42

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:

The park dedication and development requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 10/23/95, and as amended 2/2/98, as follows:

The park dedication requirements for Pinon Pointe III & IV will be met through dedication of a two-acre neighborhood park (Park Site 5) in Tract Y-1A-1B. The conveyance of unconditional fee simple title will be deferred until all subdivision plats for the group of tracts allocated to park site 5 have been platted.

The developer has the option of paying park development fees, or, prior to issuance of Building Permit, providing written notice to the City that park development requirements for Tract Y-1A-1B will be the responsibility of the developer based on the existing Development and Maintenance Agreement.

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

1-31-2003

18. Project # 1001916
03DRB-00080 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-98, **PINON POINTE @ VENTANA RANCH - UNITS 3 & 4**, zoned R-LT, located on RAINBOW BLVD NW, SOUTH OF IRVING BLVD NW and containing approximately 20 acre(s). [REF: 02DRB-00651] (B-9)

At the January 29, 2003, Development Review Board meeting, a One-Year Extension of the Preliminary Plat was approved.

If you wish to appeal this decision, you must do so by February 13, 2003, 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 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.)

Roger Green
Acting, DRB Chair

Cc: Bohannon Huston Inc., 7500 Jefferson NE, 87109
Sivage Thomas Homes, 7445 Pan American Frwy NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File



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: 1001916

AGENDA ITEM NO: 18

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:() SIGN-OFF:() EXTN:(x) AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

1 yr

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: January 29, 2003

CITY OF ALBUQUERQUE
Planning Department
Development Review Board Case Comments
1/29/03

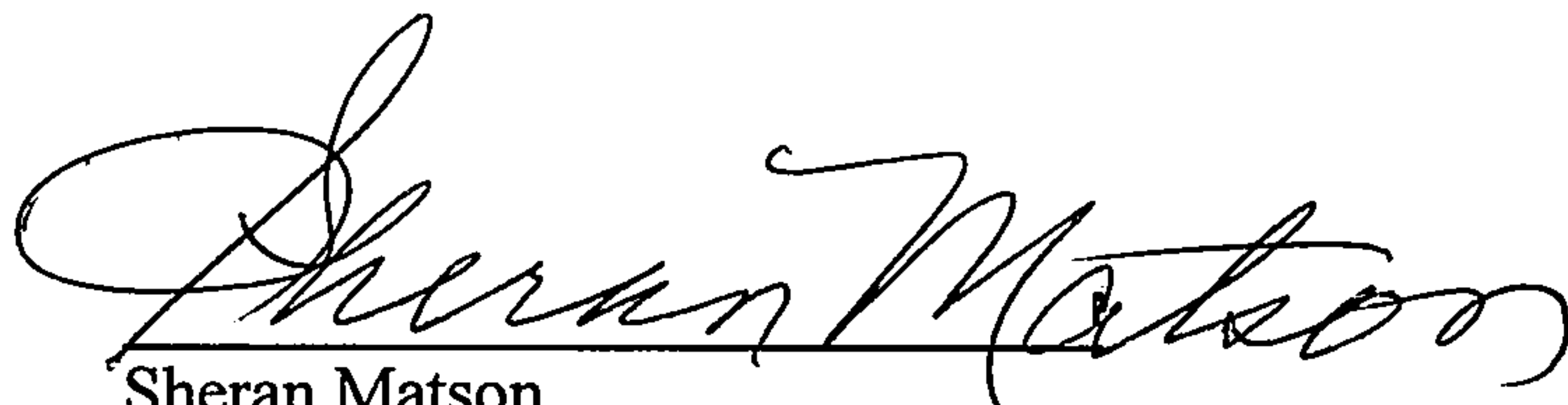
Item # 18

Project# 1001916

Case # 03DRB-00080

Subject: Pinon Pointe @ Ventana Ranch/ Ext. of Preliminary Plat

No objection to the extension.



Sheran Matson
Phone# 924-3880 Fax# 924-3864



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 29, 2003

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: 11:49 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 # 1000187**
03DRB-00013 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for LOS SUENOS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-195, **LOS SUENOS, UNIT 1**, zoned R-T residential zone, located on MCMAHON BLVD NW, between PARK SOUTH PL. NW and PINON GRANDE RD NW containing approximately 41 acre(s). [REF: 00110-01234, 02DRB-01645] (A-11) **ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000420**
03DRB-00012 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for AGB ALBUQUERQUE, LLC request(s) the above action(s) for all or a portion of Tract(s) A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L, **THE 25**, zoned IP industrial park zone, located NORTH OF JEFFERSON ST NE, between JEFFERSON ST NE and NORTH I-25 containing approximately 50 acre(s). [REF: Z-99-9, 01410-00295] (E-17/ F-17) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001050**
03DRB- 00028 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE INTERNATIONAL BALLOON FIESTA, request(s) the above action(s) for all or a portion of Lot(s) 26, **RICHFIELD PARK SUBDIVISION**, zoned IP and located on BALLOON MUSEUM DR NE BETWEEN ALAMEDA BLVD NE AND WASHINGTON ST NE containing approximately 2 acre(s). [REF:Z-85-70-1, DRB-87-644] (C-17) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001376**
02DRB-01965 Major-Preliminary Plat Approval
02DRB-01966 Major-Vacation of Pub Right-of-Way
02DRB-01967 Minor-Sidewalk Waiver
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH, NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 1/29/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 2/12/03.**

5. **Project # 1001534**
03DRB-00009 Major-Vacation of Public Easements

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES - UNIT 4A**, zoned RD, located on VENTURA NE, between ANAHEIM NE and CARMEL NE containing approximately 2 acre(s). [REF: 01DRB-01446] (C-20) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

02DRB-01931 Minor-Prelim&Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4A**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] [Deferred from 1/8/03] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/29/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/20/02 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED.**

6. **Project # 1002207**
03DRB-00006 Major-Preliminary Plat Approval
03DRB-00007 Major-Vacation of Public Easements
03DRB-00008 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 24, 25 & 26, Block(s) 18 and Lot 27, Block 18, **NORTH ALBUQUERQUE ACRES, Tract 3, Unit 3**, (to be known as **VINEYARD ESTATES, UNIT 4A**, zoning is RD on all lots except RD 5DU/A for North Albuquerque Acres, Tract 3, Unit 3, Block 18, Lot 27 which is zoned various, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LISTED DATED 1/29/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. 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.**

7. **Project # 1002271**
03DRB-00002 Major-Preliminary Plat
Approval
03DRB-00003 Major-Vacation of Pub
Right-of-Way
03DRB-00004 Major-Vacation of Public
Easements
03DRB-00005 Minor-Temp Defer SDWK

JEFF MORTENSEN ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 6-9 & 24-27, Block 19, Unit 3, NORTH ALBUQUERQUE ACRES, Tract 3, (to be known as **LAS VIGILS SUBDIVISION**, zoned SU-2 special neighborhood zone, R-T, located SOUTH OF CARMEL, NORTH OF HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 8 acre(s). [REF: (1001463, 02DRB-01509), 02DRB-01365, 02DRB-01391, AX-94-1, Z-94-6](C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LISTED DATED 1/29/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/31/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. 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.**

8. **Project # 1002409**
03DRB-00010 Major-Vacation of Public
Easements
03DRB-00011 Minor-Prelim&Final Plat
Approval

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPT. request(s) the above action(s) for all or a portion of Lot(s) 19A & 20A, Block(s) C & 1, Tract(s) L & M, **INDIAN MESA SUBDIVISION, INDIAN REST ADDITION**, zoned R-2 residential zone, located WEST OF LAFAYETTE DR NE, between COMANCHE RD NE and AZTEC RD NE containing approximately 1 acre(s). [REF: Z-95-16, DRB-95-302] (G-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

9. **Project # 1002410**
03DRB-00014 Major-SiteDev Plan
BldPermit

STERLING CAPITAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1, **CRYER PROPERTIES**, zoned SU-1 for C-3 & IP Uses, located on OFFICE BLVD NE, between PAN AMERICAN FREEWAY and OFFICE BLVD NE containing approximately 1 acre(s). [REF: Z-97-121, Z-97-129, DRB-98-31, DRB-98-38] (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER.**

10. **Project # 1001986**
02DRB-01927 Major-Preliminary Plat
Approval
02DRB-01928 Minor-Temp Defer SDWK
02DRB-01929 Minor-Subd Design
Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION**, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [Deferred from 1/29/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO FEBRUARY 5, 2003.**

11. **Project # 1002119**
02DRB-01594 Major-SiteDev Plan
BldPermit
02DRB-01705 Minor-Prelim&Final Plat
Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION**, zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] [DEFERRED FROM 11/13/02] [DEFERRED FROM 1/15/03] (G-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO UTILITIES DEVELOPMENT AND CITY ENGINEER (FOR SIA). THE INFRASTRUCTURE LIST DATED 1/29/03 WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

12. **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 1/29/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

- 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 and 1/29/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

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.

13. **Project # 1000032**
03DRB-00088 Minor-Amendment to
Sector Plan Subd/EPC

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, UNIVERSITY OF ALBUQUERQUE SECTOR PLAN, COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 58 acre(s). [REF: 01EPC-01744, 02EPC-01161, Z-95-94, Z-99-84, DRB-96-361] [Juanita Vigil, EPC Case Planner] [Heard under Project #1001624 in error] (F-11) **THE AMENDMENT TO THE SECTOR PLAN WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1001206**
03DRB-00085 Minor-Amended SiteDev
Plan Subd/EPC
03DRB-00086 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for DOUBLE CHEESE CORPORATION - BLACK DEVELOPMENT TWO request(s) the above action(s) for all or a portion of Tract(s) 2A and 3E-1 and various UPC numbers and zoning, **BLACK RANCH**, zoned SU-1/C-1 permissive uses and hotel not to exceed 2 stories and restaurant with full service liquor (6.4 acres) and SU-1/C-2 (1.4 acres) located on COORS BLVD NW, between PASEO DEL NORTE NW and IRVING NW containing approximately 8 acres. [REF: 02EPC-01341, 02EPC-01345, 01EPC-00557, 01EPC-00556, 01EPC-00558, 02DRB-00420, AX-83-17, Z-83-93] [Debbie Stover, EPC Case Planner] (C-13) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER.**

03DRB-00081 Minor-Prelim&Final Plat
Approval

SURV-TEK, INC. agent(s) for BLACK DEVELOPMENT ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2A, 3E-1, 3F-1 & 3G-1, **BLACK RANCH**, zoned O-1, SU-1/C-1 & SU-1/C-2, located South and East of VALLEY VIEW PL NW, between COORS BLVD NW and CORRALES CANAL NW containing approximately 10 acre(s). [REF: DRB-90-121, DRB-92-340, 02DRB-01560, 02DRB-01561& 62] (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/29/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/23/02 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

15. **Project # 1002430**
03DRB-00083 Minor-Prelim&Final Plat
Approval
03DRB-00084 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON INC. request(s) the above action(s) for all or a portion of Lot(s) 27-P1, Tract(s) F, **EAGLE SPRINGS SUBDIVISION**, zoned RD (7DU/AC), located on EAGLE SPRINGS DR NE, between ALAMEDA AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [REF: 1000428, 02DRB-00622, 02DRB-00084] (C-19) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS.**

16. **Project # 1002435**
03DRB-00092 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for EUROPA INTERNATIONAL, INC. request(s) the above action(s) for all or a portion of Lot(s) 30A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and NORTH I-25 NE containing approximately 2 acre(s). [REF: S-96-44, DRB-96-352] (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND TRANSPORTATION DEVELOPMENT.**

17. **Project # 1001817**
03DRB-00030 Minor-SiteDev Plan
BldPermit/EPC

HDR ENGINEERING agent(s) for CITY OF ALBUQUERQUE, SOUTH SIDE WATER RECLAMATION. request(s) the above action(s) for all or a portion of Tract(s) V-5 (formerly Tract Q) **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 special use zone, FOR IP USES, located on the SOUTH SIDE OF EL PUEBLO RD NE, between LAS LOMITAS DR NE and NORTH DIVERSION CHANNEL containing approximately 3 acre(s). [REF: 02EPC-00435, Z-89-56] [Russell Brito, EPC Case Planner] [Deferred from 1/22/03] (D-16). **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND TRANSPORTATION DEVELOPMENT. THE INFRASTRUCTURE LIST DATED 1/29/03 WAS APPROVED AND SIGNED BY THE BOARD. THE AGENT IS RESPONSIBLE FOR OBTAINING A PUBLIC WORKS OFFICIAL SIGNATURE ON THE INFRASTRUCTURE LIST AND RETURNING IT TO THE BOARD.**

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

18. **Project # 1001916**
03DRB-00080 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-98, **PINON POINTE @ VENTANA RANCH - UNITS 3 & 4**, zoned R-LT, located on RAINBOW BLVD NW, SOUTH OF IRVING BLVD NW and containing approximately 20 acre(s). [REF: 02DRB-00651] (B-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

19. **Project # 1000147**
03DRB-00074 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC., request(s) the above action(s) for all or a portion of Lot(s) 1-21, 1, 41-43, 15-28, Block(s) 1, 2 and 3, **WHISPERING POINTE SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, (9DU/AC) and located on the SOUTH SIDE OF SUNSET GARDENS RD SW, between 82ND ST SW and UNSER BLVD SW containing approximately 16 acre(s). [REF: DRB-97-497, Z-97-78, 01DRB-00128 FP, 00DRB-00077 XT PP, 01DRB-00005 XT PP, 01DRB-00039 AmPP] (L-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

02DRB-01961 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC., request(s) the above a action(s) for all or a portion of Tract(s) A, Unit 1, **WHISPERING POINTE SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located on the southside of SUNSET GARDENS RD SW, between 82ND ST SW and UNSER BLVD SW containing approximately 16 acre(s). [REF: DRB-97-497, Z-97-78, 01DRB-00128 FP, 00DRB-00077 XT PP, 01DRB-00005 XT PP, 01DRB-00039 AmPP][Deferred from 1/29/03] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/5/03.**

20. **Project # 1000485**
03DRB-00073 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for AMERICAN SOUTHWEST HOMES request(s) the above action(s) for all or a portion of Block(s) 6 and Encanto Village One (Tract(s)1-18 / Blk 1) (Tract(s) 1-19 / Blk 11) (Tract(s) 1-4 / Blk 12) (Tract(s) 1-21 / Blk 2) (Tract(s)1-13 / Blk 3) (Tract(s)1-15 / Blk 7), **ENCANTO VILLAGE ONE**, zoned R-T & RD-9, located on EUCARIZ AVE SW, between UNSER BLVD SW AND STINSON ST SW and containing approximately 31 acre(s). [REF: DRB-98-176, 01440-00875, 01410-00146, 00440-01522, 02-01171, 02-01172] (L-10) **A TWO-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

21. **Project # 1002427**
03DRB-00069 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST, LTD. agent(s) for JOEL BACA request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 3, **PANORAMA ADDITION**, zoned R-3 residential zone, and located on west of GEORGENE DR NE, south of COPPER AVE NE and east of CHELWOOD PARK BLVD NE containing approximately 1 acre(s). [REF: DRB-95-25] (K-22) **COMMENTS WERE RECEIVED.**

22. Other Matters: NONE

ADJOURNED: 11:49 A.M.



DRB CASE TRACKING LOG

REVISED 6/27/2002

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.: 02-01007

Project # 1001916

Project Name: PINON POINT UNIT 3 @ Ven Ra.

EPC Application No.:

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/10/02 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): _____
 - ☐ 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: _____
 - 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.

CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

- | | | | |
|---|-------------------------------|--------------------|--------------------------|
| ☐ TRANSPORTATION | Dates: Routed: _____ | Disapproved: _____ | Approved: _____ |
| ☐ UTILITIES | Dates: Routed: _____ | Disapproved: _____ | Approved: _____ |
| ☐ CITY ENGINEER / AMAFCA | Dates: Routed: _____ | Disapproved: _____ | Approved: _____ |
| ☐ PARKS / CIP | Dates: Routed: _____ | Disapproved: _____ | Approved: _____ |
| ☒ PLANNING (Last to sign) | Dates: Routed: <u>7-11-02</u> | Disapproved: _____ | Approved: <u>7/11/02</u> |

PLANS RELEASED TO APPLICANT OR AGENT

Date Released: _____
Print Name: _____
Signed: _____

Date Returned: 7/11/02
Firm: Bohannon Huston Inc.

Date Released: _____
Print Name: Larry Barbour
Signed: Larry Barbour

Date Returned: _____
Firm: _____

Made 2 copies of the plat

(no other sheets)

7/12/02
Called agent
for P.U.
Ar

Project Number

1001916

7/12/02
Completed
Ar



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 10, 2002

12. Project #1001916
Application # 02DRB-01007
Pinon Pointe Subdivision, Unit 3

1. The proposed final plat must be in substantial conformity to the preliminary plat approved on May 22, 2002. State any changes in writing.
2. Include the Project # and Application # on the plat.
3. Planning signs last. All other City/utility company/neighborhood association signatures are required prior to requesting final sign-off by Planning.
4. Property Management's signature is required only on plats that vacate public right-of-way or dedicate parkland. Otherwise, the signature line may be marked "n/a".
5. Major subdivisions and those completing vacations must be recorded by Planning. Appropriate fees (checks payable to Bernalillo County), a tax certification from the County Treasurer's Office showing that taxes are current, a tax printout from the County Assessor's Office and two mylars must be provided. A recorded mylar will be returned to the agent/applicant.
6. Please provide a digital dxf file showing easement, parcel and right-of-way lines on the final plat in New Mexico State Plane Feet, NAD 1927.



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



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

Development Review Board Comments

Project Number: 1001916

Application Number: 02DRB-01007

DRB Date:

7/10/02

Item Number:

012

Subdivision: Pinon Pointe Unit 3

Tract Y1A1A1 Ventana Ranch

Zoning: R-LT

Zone Page: B-9

New Lots (or units) : 56

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:

The park dedication and development requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 10/23/95, and as amended 2/2/98, as follows: The park dedication requirements for Pinon Pointe III will be met through dedication of a two-acre neighborhood park (Park Site 5) in Tract Y-1A-1B. The conveyance of unconditional fee simple title will be deferred until all subdivision plats for the group of tracts allocated to park site 5 have been platted. The developer has the option of paying park development fees, or, prior to issuance of Building Permit, providing written notice to the City that park development requirements for Tract Y-1A-1B will be the responsibility of the developer based on the existing Development and Maintenance Agreement. Any trails and/or landscaping proposed within public right-of-way, will be subject to a Streetscape Agreement between the developer and the City prior to issuance of building permit.

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328



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: 1001916

AGENDA ITEM NO: 12

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 required for Final Plat sign-off.

RESOLUTION:

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: July 10, 2002



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 10, 2002

9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
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
- 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 # 1000614**
02DRB-00912 Major-Two Year SIA
02DRB-00913 Minor-Temp Defer SDWK

TERRY O BROWN PE agent(s) for PASEO DEL NORTE PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 3-12 & 21-29, Block(s) 33 and 34, **NORTH ALBUQUERQUE ACRES – UNIT B**, zoned R-1, located on CARMEL AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 37 acre(s). [REF: DRB-97-293, DRB-95-121, 01410-00622] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 7/10/04. A TWO-YEAR EXTENSION OF THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 7/10.04.**

2. **Project # 1001122**
02DRB-00896 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) (Modified Procedure B Non-Work Order) for all Lot(s), **STONEBRIDGE SUBDIVISION, UNIT 1**, zoned SU-1 for R-2 Uses, located on N. & E. OF MC MAHON BLVD NW, between TUSCANY DR. NW and STONEBRIDGE DR. NW containing approximately 28 acre(s). [REF: 01410-01298, 01410-00348] (A-12) **A 9-MONTH EXTENSION (Modified Procedure B Non-Work Order) WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATED OF 4/10/03.**

3. **Project # 1001937**
02DRB-00906 Major-Vacation of Pub
Right-of-Way

JEFF MAULDIN agent(s) request(s) the above action(s) for all or a portion of Tract(s) A and S & 50' of Tract C, **CROUCH'S SUBDIVISION** and a portion of Tract 1, **PUEBLO ALTO ADDITION**, zoned C-2, located on LOMAS NE, between SAN MATEO NE and TRUMAN NE containing approximately 1 acre(s). [REF: 02DRB 00707] (J-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: A PUBLIC SANITARY SEWER EASEMENT SHALL BE RETAINED OR THE EXISTING SEWER LINE SHALL BE RELOCATED AS APPROVED BY THE CITY.**

4. **Project # 1002002**
02DRB-00870 Major-Vacation of
Public Easements

DAVID CAMPBELL agent(s) for JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s), **BEAR CANYON ARROYO DRAINAGE EASEMENT**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and ACADEMY NE containing approximately 5 acre(s). [REF: Z-78-47] (E-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: PRIOR TO PRELIMINARY PLAT AN APPROVED DRAINAGE REPORT IS REQUIRED IN ORDER TO DETERMINE THE SIZE AND LOCATION OF THE PUBLIC DRAINAGE EASEMENT NEEDED.**

5. **Project # 1001725**
02DRB-00767 Major-Preliminary Plat
Approval
02DRB-00766 Major-Bulk Land
Variance
02DRB-01038 Minor – Site Dev Plan
Subd/EPC

TIERRA WEST, LLC agent(s) for UNIVERSITY OF
NEW MEXICO request(s) the above action(s) for all or
a portion of Tract(s) B, **EVER READY OIL
SUBDIVISION**, zoned C-1, located on GIBSON BLVD
SE, between UNIVERSITY BLVD SE and 1-25
NORTH FRONTAGE ROAD [REF: 02500 00161,
02110 00648/02128 00649] [DEFERRED FROM 6/19
AND 6/26/02] (L-15) **PRELIMINARY PLAT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED
TO TRANSPORTATION DEVELOPMENT AND
PLANNING. BULK LAND VARIANCE WAS
APPROVED. SITE PLAN FOR SUBDIVISION WAS
APPROVED WITH FINAL SIGN OFF DELEGATED
TO TRANSPORTATION DEVELOPMENT AND
PLANNING.**

**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.**

6. **Project # 1000216**
02DRB-00948 Minor-SiteDev Plan
BldPermit/EPC

SAM PATEL agent(s) request(s) the above action(s)
for all or a portion of Lot(s) A-3-A, **J GROUP
ADDITION**, zoned SU-1 for C-1 (motel), located on
SAN ANTONIO AVE. NE between I-25 and SAN
PEDRO AVE NE containing approximately 2 acre(s).
[REF: 01128 00675] [**Debbie Stover, EPC Case
Planner**] [Deferred from 7/10/02] (E-18) **DEFERRED
AT THE AGENT'S REQUEST TO 7/24/02.**

7. **Project # 1001150**
02DRB-00693 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) J-1 and a portion of Tract M, Vista Del Norte Subdivision (to be known as **RANCHO MIRAGE @ VISTA DEL NORTE**) zoned R-2 residential zone, located on OSUNA RD NE, between VISTA DEL NORTE DR NE and NORTH DIVERSION CHANNEL NE containing approximately 22 acre(s). [REF: 01450-00411, 02128-00136, 02110-00138] [Deferred from 6/5/02, 6/19/02] [**Russell Brito, EPC Case Planner**] [Deferred from 7/10/02] (E-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/24/02.**

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

8. **Project # 1001130**
02DRB-00985 Minor-Final Plat
Approval
02DRB-00983 Minor-Amnd Prelim Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for YES HOUSING INC request(s) the above action(s) for all or a portion of Tract(s) A1A2C, **HUBBELL PLAZA**, zoned R-2, located on CAMINO AZUL NW, between BLUEWATER NW and AVALON NW and COORS RD NW containing approximately 7 acre(s). [REF: DRB-98-283, Z-94-153/SD-81-21-20, DRB-95-154, ZA-97-217, DRB-96-272] (K-10) **THE AMENDED INFRASTRUCTURE LIST DATED 7/10/02 WAS APPROVED AND INITIALED BY THE DEVELOPMENT REVIEW BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

9. **Project # 1002040**
02DRB-00943 Minor-Vacation of
Private Easements

ISAACSON & ARFMAN, PA agent(s) for APD PLANNING request(s) the above action(s) for all or a portion of Lot(s) 1-A, **CHELWOOD PARK ADDITION**, zoned SU-1 Police Substation, located on LOMAS BLVD NE between GEORGENE DR NE and NAKOMIS DR NE containing approximately 2 acre(s). [REF: Z-98-60, V-99-105, DRB-98-387] (K-22) **THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

10. **Project # 1002050**
02DRB-00960 Minor-Prelim&Final Plat
Approval
02DRB-00961 Minor-Vacation of
Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADES SUBDIVISION**, zoned C-1, located on GOLF COURSE RD NW between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107] [Deferred from 7/10/02] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/7/02.**

11. **Project # 1000339**
02DRB-01010 Minor-Prelim&Final Plat
Approval

CLINT SHERRILL & ASSOC. agent(s) for VISTA MANAGEMENT CO LLC request(s) the above action(s) for all or a portion of Block(s) 8, Tract(s) 3A, **ORA M CLARK**, zoned C-1 neighborhood commercial zone, located on LOUISIANA BLVD SE, between ZUNI RD SE and BELL AVE SE containing approximately 1 acre(s). [REF: Z-316, 01ZHE-01654] [Deferred from 7/10/02] [Heard under Project #1001595 in error.](L-19) **DEFERRED AT THE AGENT'S REQUEST TO 7/17/02.**

12. **Project # 1001916**
02DRB-01007 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for SIVAGE THOMAS HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) Y1A1A1, **PINON POINTE SUBDIVISION, UNIT 3 @ VENTANA RANCH**, zoned R-LT residential zone, located on WEST OF RAINBOW BLVD NW, between LAS VENTANAS RD. NW and IRVING BLVD. NW containing approximately 11 acre(s). [REF: 02DRB-00651] (B-09) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

13. **Project # 1001946**
02DRB-01008 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HIW INC request(s) the above action(s) for all or a portion of Tract(s) A1, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between I-25 NE and SAN PEDRO NE containing approximately 32 acre(s). [REF: Z-84-42, Z-84-84, DRB-97-224, DRB-97-372] (D-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/10/02 THE PRELIMINARY PLAT WS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED.**

14. **Project # 1001101**
02DRB-01009 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A, TRAVILLA SUBDIVISION @ VENTANA RANCH, TRACT B, (to be known as **COUNTRY MEADOWS, UNIT 3 @ VENTANA RANCH**, zoned R-LT residential zone, located SOUTH OF IRVING BLVD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 49 acre(s). [REF: 00DRB-00600, 01410-00442, 01440-00460] (B-09) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

15. **Project # 1002072**
02DRB-01012 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS, INC. agent(s) for GLADDEN & ASSOCIATES LTD., CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 8, Unit 1, **MIRAMONTES PARK**, zoned C-2 community commercial zone, located on SAN MATEO BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 1 acre(s). [Deferred from 7/10/02] (H-18) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 7/31/02.**

16. **Project # 1001731**
02DRB-00851 Minor-Prelim&Final Plat
Approval

LARRY READ & ASSOCIATES, INC. agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 23, Tract(s) 2, **SAHAR SUBDIVISION**, zoned R-D 7du/ac, located on OAKLAND NE, between LOUISIANA BLVD. NE and WYOMING BLVD. NE containing approximately 1 acre(s). [REF: DRB-99-438, 02DRB 00168][Deferred from 5/14/02] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/1002 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE MAINTENANCE OF THE 5-FOOT PRIVATE DRAINAGE EASEMENT SHALL BE ADDRESSED AT FINAL PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

17. **Project # 1000997**
02DRB-00979 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for PASSEMHEIM & WILEY PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-B, 2 and a portion of Lot 1-A, **MERCHENBIER MANOR**, zoned RA-1, located on GABALDON RD NW, between VILLA RIO CT NW and ALBUQUERQUE DRAINAGE CANAL containing approximately 7 acre(s). [REF: Z-93-125, 01460 00028, DRB-99-97] (H-12) **THE ABOVE REQUEST WAS**

18. **Project # 1001935**
02DRB-00970 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, **NORTH ALBUQUERQUE ACRES**, zoned RD 7 du acre, located on the SE CORNER OF SIGNAL NE, between ALAMEDA NE and PASEO DEL NORTE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS**

19. **Project # 1002051**
02DRB-00963 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for GELTMORE INC. request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE SUBDIVISION**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and

20. **Project # 1002071**
02DRB-01011 Minor-Sketch Plat or Plan

MARK MCCARTHY agent(s) request(s) the above action(s) for all or a portion of Lot(s) 44B Tract(s) 33B4A, **MRGCD MAP 35**, zoned RA-2, located on CARLOTA NW between LOS LUCEROS NW and GABALDON NW containing approximately 1 acre(s). [REF: DRB-98-261] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Other Matters:

Approval of the Development Review Board Minutes for June 19 and June 26, 2002.
THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.

ADJOURNED: 11:54 A.M.



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

5-22-02

3. Project # 1001916

02DRB-00652 Major-Vacation of Public Easements
02DRB-00653 Major-Vacation of Public Easements
02DRB-00651 Major-Preliminary Plat Approval
02DRB-00654 Minor-Sidewalk Waiver
02DRB-00655 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LP/SIVAGE THOMAS HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) Y1A1A1 and Tract Y1A1A2, **VENTANA RANCH SUBDIVISION**, zoned R-LT, located on RAINBOW BLVD. NW, between SOUTH OF IRVING BLVD. NW and RAINBOW BLVD. NW containing approximately 20 acre(s). (B-9)

At the May 22, 2002, Development Review Board meeting, with the signing of the Infrastructure List dated 5/22/02 and approval of the Grading Plan engineer stamp dated 4/24/02 the Preliminary Plat was approved with the following condition of Final Plat:

CONDITION:

1. A pedestrian connection that connects Irving Boulevard or Las Ventanas Road to the internal street network of the subdivision is needed.

The Vacations were approved as shown on Exhibit A in the Planning file, 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



OFFICIAL NOTICE PAGE 2

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 B in the Planning file.

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

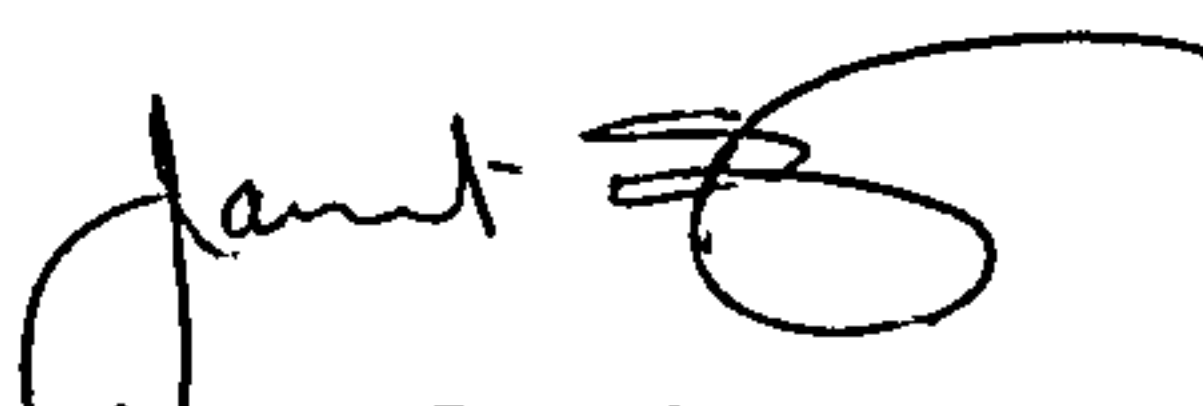
If you wish to appeal this decision, you must do so by June 6, 2002, in the manner described below.

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: Las Ventanas Limited Partnership, 10 Tramway Loop NE, 87122
Bohannon Huston, Inc., 7500 Jefferson NE, 87109
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File



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: 1001916

AGENDA ITEM NO: 3

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 4-24-02 is on file for Preliminary Plat approval.
Comments on infrastructure list and Preliminary Plat ~~(Tract A)~~.
The Hydrology Section has no objection to the vacation request.
The Hydrology Section has no objection to the sidewalk deferral. Sidewalks should extend to trail in Tract A

RESOLUTION:

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: May 22, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 22, 2002

Project #1001916

Application # 02DRB-00652, 02DRB-00651, 02DRB-00654, 02DRB-00655

Ventana Ranch Subdivision – Pinon Pointe III & IV

-
1. No objection to the vacation of the blanket drainage or switchgear easements. Defer to those entities having an interest in the easement/s.
 2. No objection to the temporary deferral of sidewalk construction or the sidewalk waiver. Defer to Transportation Development.
 3. Grades are to be blended to the extent practicable per the Subdivision Regulations. Please provide a letter of justification/explanation for the use of any retaining walls.
 4. The City Surveyor and property owner/s must sign the preliminary plat prior to DRB approval action.

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: 1001916 AGENDA#: 3 DATE: 5/22/02

1. Name: KURT BROWNING Address: # 10 TATUMWAY Loop Zip: 87122

2. Name: Kevin Patten Address: Cowdycroft 1
7500 Le Baron St Zip: 87109

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
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
May 22, 2002
Project #1001916

Project # 1001916

02DRB-00652 Major-Vacation of Public Easements

02DRB-00651 Major-Preliminary Plat Approval

02DRB-00654 Minor-Sidewalk Waiver

02DRB-00655 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LP/SIVAGE THOMAS HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) Y1A1A1 and Tract Y1A1A2, **VENTANA RANCH SUBDIVISION**, zoned R-LT, located on RAINBOW BLVD. NW, between SOUTH OF IRVING BLVD. NW and RAINBOW BLVD. NW containing approximately 20 acre(s). (B-9)

AMAFCA

No comment.

COG Reviewed - No adverse comment.

***Irving Boulevard** is proposed as a **Minor Arterial** at this location in accordance with the Long Range Roadway System map for the Albuquerque Urban Area.

***Rainbow Boulevard** is an existing **Principal Arterial** at this location.

***Rainbow Boulevard** is proposed as both a **Bike Lane** and **Bike Trail/Path** at this location in accordance with the Long Range Bikeway Systems map for the Albuquerque Urban Area.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comments.

Neighborhood Coord.

Letter sent to Ventana Ranch (R) Homeowners Assn.

APS: The requests above for **Ventana Ranch Subdivision (Las Ventanas /Sivage Thomas Homes** (98 lots on 20 acres zoned RL-T) located on Rainbow NW between south of Irving NW and Rainbow NW. This development will affect Sierra Vista Elementary School, Monroe Middle School, and Cibola High School. The above High School is currently enrolled at its designed capacity and is projected, together with the elementary and middle schools to substantially increase further in population.

The APS facilities in the area have recently, and continue to be expanded and upgraded. The APS elementary/middle school facilities in the area

continue to be upgraded and expanded. An elementary school (7-Bar) and middle school (Monroe) opened in this area in the fall of 2001. **All planned additions to existing educational facilities are contingent upon taxpayer approval.** This region's growth has outpaced the district's ability to construct new schools. As schools become 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. .

Fire Department Street width's do not meet minimum Fire Department requirement of 32'.

PNM Gas Approved.

PNM Electric PNM reserves switchgear easement for existing switchgear box.

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: No objection to sidewalk deferral. Sidewalks at cul-de-sac should extend to trail in Tract A. Tract A should be dedicated to HOA for maintenance. An approved drainage report is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development:

- ☐ Refer the agencies having interest in the easements for comments on the vacation actions.
- ☐ A traffic distribution layout is needed.
- ☐ No objection to the sidewalk deferral or waiver requested.
- ☐ Irving Boulevard is proposed to have a bike lane. This issue needs to be addressed.

Parks & Recreation

The park dedication and development requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 10/23/95, and as amended 2/2/98, as follows:

The park dedication requirements for Pinon Pointe III & IV will be met through dedication of a two-acre neighborhood park (Park Site 5) in Tract Y-1A-1B. The conveyance of unconditional fee simple title will be deferred until all subdivision plats for the group of tracts allocated to park site 5 have been platted.

The developer has the option of paying park development fees, or, prior to issuance of Building Permit, providing written notice to the City that park development requirements for Tract Y-1A-1B will be the responsibility of the developer based on the existing Development and Maintenance Agreement.

Any trails and/or landscaping proposed within public right-of-way, will be subject to a Streetscape Agreement between the developer and the City prior to issuance of building permit.

Utilities Development

1. No objection to vacation. No objection to sidewalk waiver/temp deferral.
2. Require water line loop in Tract A from Cedar Waxwing Pl. to Junco Pl. Revise infrastructure list.

Planning Department

1. No objection to the vacation of the blanket drainage or switchgear easements. Defer to those entities having an interest in the easement/s.
2. No objection to the temporary deferral of sidewalk construction or the sidewalk waiver. Defer to Transportation Development.
3. Grades are to be blended to the extent practicable per the Subdivision Regulations. Please provide a letter of justification/explanation for the use of any retaining walls.
4. The City Surveyor and property owner/s must sign the preliminary plat prior to DRB approval action.

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

xc: Las Ventanas LP/Sivage Thomas Homes, Inc., 10 Tramway Loop NE 87122
Bohannon Huston, Inc., 7500 Jefferson NE 87109

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

Meeting Date: May 24, 2006

Zone Atlas Page: B-9-E

Notification Radius: 100 Ft.

App#	<u>02DRB-00651</u>
Proj#	<u>1001916</u>
Other#	<u>02DRB-00652</u>
	<u>02DRB-00654</u>
	<u>02DRB-00655</u>

Cross Reference and Location: _____

Applicant: Las Ventanas LP/Sivage Thomas Homes, Inc. ✓

Address: 10 Tramway Loop NE, 87122

Agent: Bohannon-Huston, Inc ✓

Address: 7500 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: May 3, 2006

Signature: K. Tse-Hikari

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-9	1009065	207-423	202-01	✓ ml 1069066
		060-382	201-02	✓ ml 248-034
		179-359	202-10	✓ ml 301 212
		221-358	102-82	✓
		438-423	101-01	✓ ml
B-8	1008065	463-312	101-30	✓
		465-455	40	✓
A-8	1008064	463-024	401-09	✓
		525-025	25	✓
A-9	1009066	017-050	301-03	✓
		017-017	39	✓
		050-133	40	✓
		100-032	28	✓
		139-033	04	✓
		152-133	13	✓
		170-033	12	✓ "no ownership"
		189-033	09	✓
		200-033	11	✓
		222-033	20	✓

100906605003330140 LEGAL: POR OF T R 14 IN E OF SW OF SW OF SW SEC 4 T11N R2E LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SOTOS TAKIS
OWNER ADDR: 08507 W NORMAL NILES IL 60648

100906610003230128 LEGAL: SEC 4 T1 1N R2E TR OF LAND IN SW1/4 CONT 10.00AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTERN LAND PARTNERSHIP
OWNER ADDR: 01315 CAMINO AMPARO NW ALBUQUERQUE NM 87107

100906613903330104 LEGAL: W1/2 OF W1/2 OF SW OF SE OF SW OF SEC 4 T11N R2E C LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: OLSEN EDWARD O ETUX
OWNER ADDR: 02493 DESERT HILLS DR ALAMOGORDO NM 88310

100906615203330113 LEGAL: POR OF T R 14 IN SW OF SE OF SW SEC 4 T11N R2E CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MARTIN ROGERS W
OWNER ADDR: 00000 PO BOX 90491 ALBUQUERQUE NM 87199

100906617003330112 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

100906618903330109 LEGAL: E1/2 OF E1/2 OF SW OF SE OF SW OF SEC 4 T11N R2E C LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BARBER VAN
OWNER ADDR: 05201 CENTRAL NW ALBUQUERQUE NM 87105

100906620603330111 LEGAL: W/2 W/2 OF SE OF SE OF SW OF SEC 4 T11N R2E CONT 2 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: KIME ARNEST A ETUX
OWNER ADDR: 03812 BROOKDALE ST FORT WORTH TX 76116

100906622203330120 LEGAL: T11N R2E SEC 4 EU/2 WU/2 SE1/4 SE1/4 SW1/4 CONT 3. LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: KOZLOWSKI JANICE A
OWNER ADDR: 03427 WINNETKA GLENVIEW IL 60025

100906624803430121 LEGAL: SEC 4 T1 1N R2E TR IN E/2 SE/4 SE/4 SW/4 CONT 5.0 A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GOLDSWORTHY VERNON P & BETTY L

OWNER ADDR: 12209 OAKLAND

AV NE ALBUQUERQUE NM 87122

100906630604840105 LEGAL: TR A PLA T OF TRS A & B LANDS OF NEW MEXICO SCHOOL LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: BOARD OF EDUCATION OF CITY OF

OWNER ADDR: 00000 PO BOX 25704 ALBUQUERQUE NM 87125

1009065	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE
100906520747320201	LEGAL: TR 1 3A B ULK LAND PLAT OF TRS 13A, 15, 16 17A, 18A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
100906506038220102	LEGAL: TR Y -1 B ULK LAND PLAT OF TRS 13A, 15, 16, 17A, 18A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
100906517935920210	LEGAL: TR 1 5 BU LK LAND PLAT OF TRS 13A, 15, 16, 17A, 18A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
100906527135810202	LEGAL: TR 2 2A B ULK LAND PLAT FOR TRACTS 19A, 20A, 22A, 26 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SANDIA PROPERTIES LTD OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
100906543842310101	LEGAL: TR X -1-A BULK LAND PLAT FOR TRS 25A, 25B, 26B-1-A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
100806546336210130	LEGAL: N1/2 S1/ 2 N1/2 TR 10 EXC W 2640 SEC 8 11N2E LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GOODMAN RENEE ETAL OWNER ADDR: 00269 GRAND CENTRAL PK FLORAL PARK NY 11005
100806546545510140	LEGAL: SEC 8 T1 1N R2E TR OF LAND IN N1/2 N1/2 OF TR 10 EX LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GROWNEY THOMAS F TRUSTEE OWNER ADDR: 02301 CANDELARIA NE ALBUQUERQUE NM 87107
100806646302440109	LEGAL: TRAC T IN SE OF SE SEC 5 T11N R2E CONT 5.00 ACRES LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: BARELA ELOY A AND OWNER ADDR: 02900 SAN JOAQUIN SE ALBUQUERQUE NM 87106
100806650502540125	LEGAL: A TR OF LAND IN THE SE1/4 SE1/4 SE1/4 CONT 5.00 AC LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: ROMERO FRED E & WARD ELIZABETH
OWNER ADDR: 03410 AMESBURY RD LOS ANGELES CA 90027

100906601705030103 LEGAL: ARCE L 14 8 TR 14 LAND DIVISION OF PARADISE HILLS DE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GONZALES MARK & JENNIE T &
OWNER ADDR: 01100 JUAN TABO NE ALBUQUERQUE NM 87112

100906601701730139 LEGAL: PORT ION OF TRACT 14 IN SW OF SW OF SW OF SW SEC 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ZENEZ NICKOLAS ETUX
OWNER ADDR: 06327 W EDDY ST CHICAGO IL 60634

"Attachment A"

Mary Snyder, BHI
Zone Map: B-9

VENTANA RANCH N.A. (R)

Laura Horton

7224 Cascada Rd. NW/87114 898-8103 (h)

June Brothers

9512 Toucan Pl. NW/87114 897-3550 (h)

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



BOHANNAN-HUSTON, INC.

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505.821.0892

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

April 24, 2002

Laura Horton
7224 Cascada Road N.W.
Albuquerque, New Mexico 87114

Re: Pinon Pointe Subdivision Units III and IV
Preliminary Plat, Grading Plan, Sidewalk Variance and Waiver and Vacation Request Approval

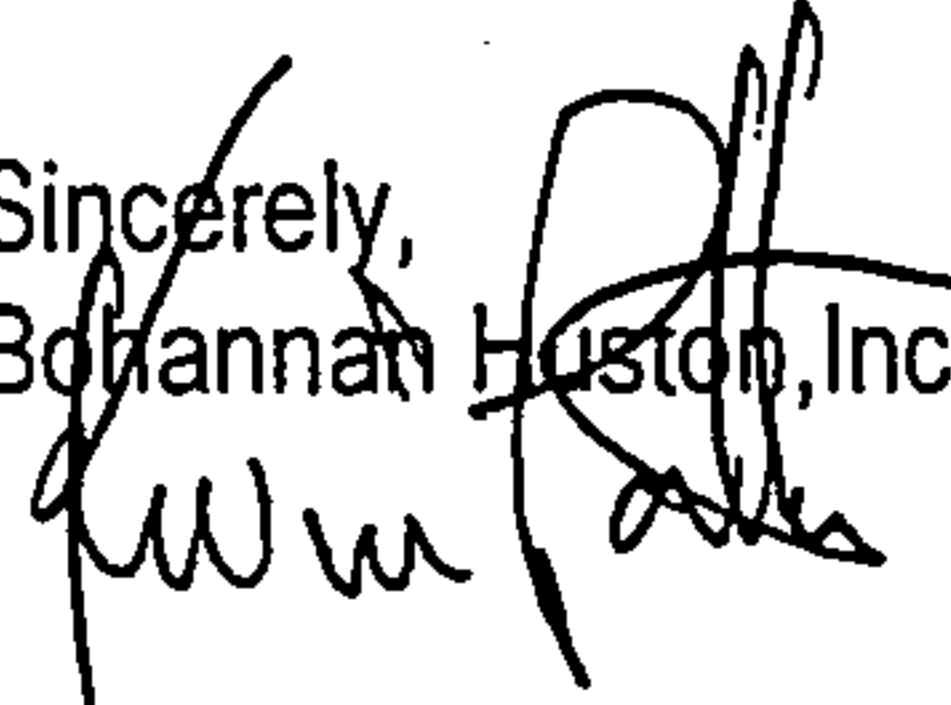
Dear Ms. Horton:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Ventana Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Las Ventanas Limited Partnership, Inc., is seeking approval of a Preliminary Plat, Grading Plan, Sidewalk Variance and Waiver and Vacation Request from the City of Albuquerque's Development Review Board (DRB) in connection with the above referenced project.

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,
Bohannon Huston, Inc


Kevin Patton, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

Proj# ~~1007413~~ 1001916

Bohannon - Huston, Inc.
7500 Jefferson St. NE
Albuq., NM 87109

JUNE BROTHERS
Ventana Ranch Neigh. Assoc.
9512 TOUCAN PL. NW
ALBUQ., NM 87114

100806546545510140

GROWNEY THOMAS F TRUSTEE
2301 CANDELARIA NE
ALBUQUERQUE NM 87107

100906601705030103

GONZALES MARK & JENNIE T &
1100 JUAN TABO NE
ALBUQUERQUE NM 87112

100906610003230128

WESTERN LAND PARTNERSHIP
1315 CAMINO AMPARO NW
ALBUQUERQUE NM 87107

100906618903330109

BARBER VAN
5201 CENTRAL NW
ALBUQUERQUE NM 87105

100906624803430121

GOLDSWORTHY VERNON P & BETTY
12209 OAKLAND AV NE
ALBUQUERQUE NM 87122

Proj# ~~1001413~~ 1001916

Las Ventanas Limited Partnership
10 Tramway Loop NE
Albuq., NM 87122

100906527135810202

SANDIA PROPERTIES LTD
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

100806646302440109

BARELA ELOY A AND
2900 SAN JOAQUIN SE
ALBUQUERQUE NM 87106

100906601701730139

ZENEZ NICKOLAS ETUX
6327 W EDDY ST
CHICAGO IL 60634

100906613903330104

OLSEN EDWARD O ETUX
2493 DESERT HILLS DR
ALAMOGORDO NM 88310

100906620603330111

KIME ARNEST A ETUX
3812 BROOKDALE ST
FORT WORTH TX 76116

100906630604840105

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125

LAURA HORTON
Ventana Ranch Neigh. Assoc.
7224 CASCADA RD NW
ALBUQ., NM 87114

100806546336210130

GOODMAN RENEE ETAL
269 GRAND CENTRAL PK
FLORAL PARK NY 11005

100806650502540125

ROMERO FRED E & WARD ELIZABET
3410 AMESBURY RD
LOS ANGELES CA 90027

100906605003330140

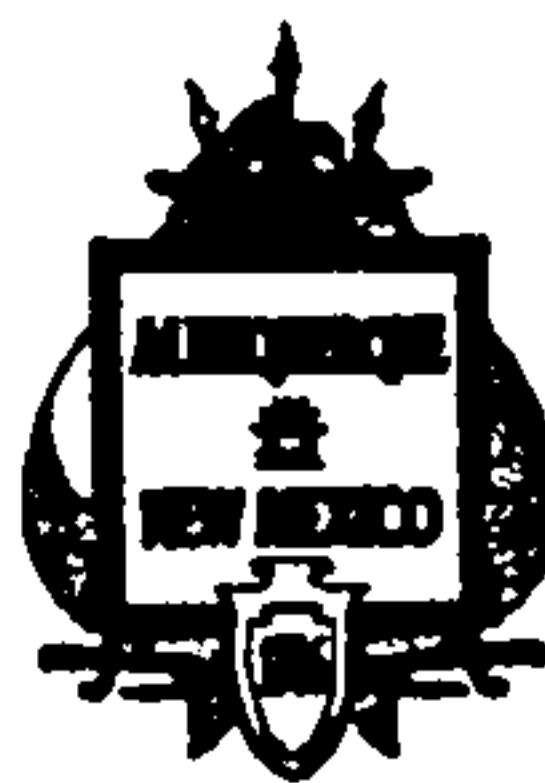
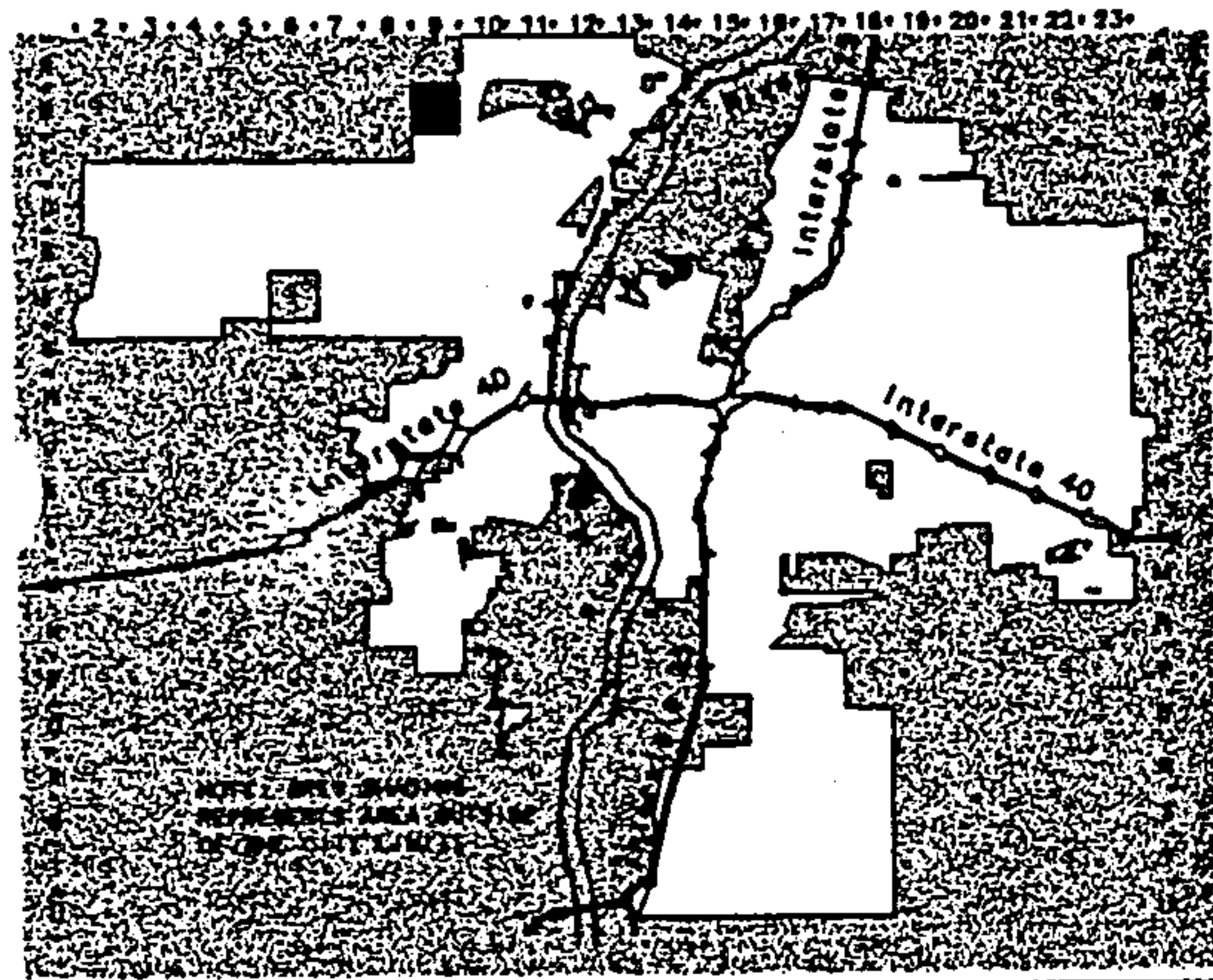
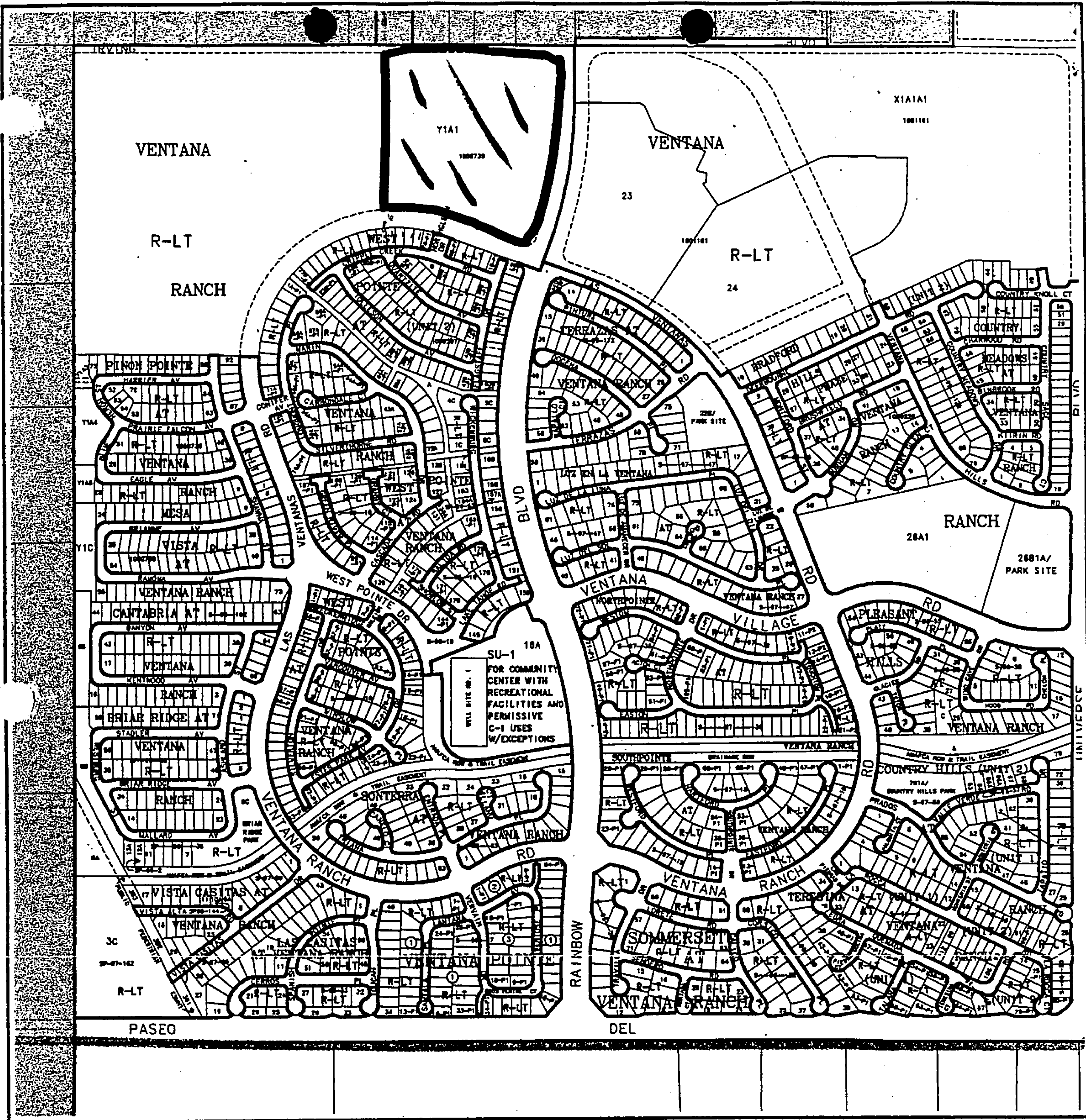
SOTOS TAKIS
8507 W NORMAL
NILES IL 60648

100906615203330113

MARTIN ROGERS W
PO BOX 90491
ALBUQUERQUE NM 87199

100906622203330120

KOZLOWSKI JANICE A
3427 WINNETKA
GLENVIEW IL 60025

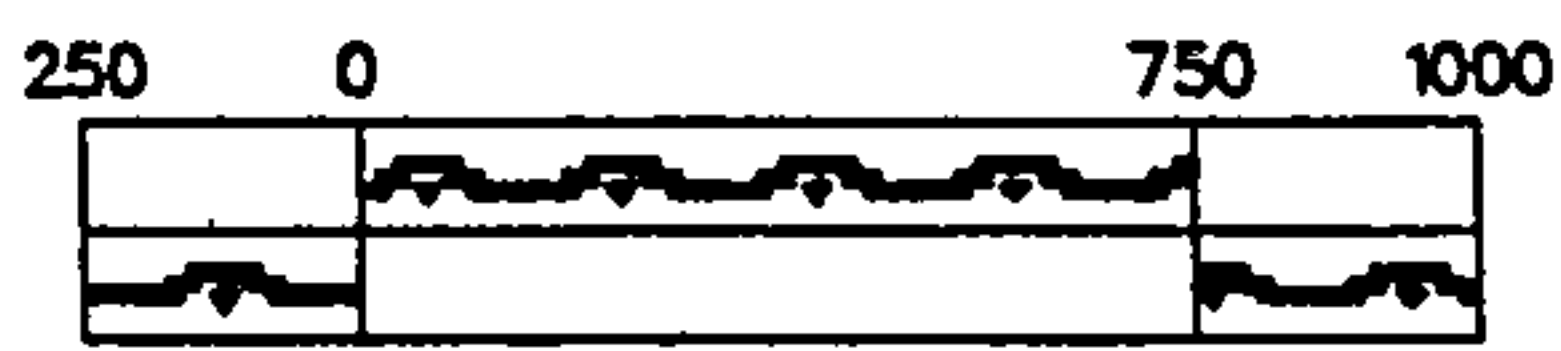


CITY OF
Albuquerque



© Copyright 2001

GRAPHIC SCALE IN FEET



Zone Atlas Page

B-9-Z

Map Amended through July 20, 2001

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.

KEVIN PATTON

Applicant name (print)

Applicant signature / date

pdf Form revised Sept. 2001



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

Application case numbers

02DRB-00652

02DRB-00654

02DRB-00655

Planner signature / date

Project # 1001916



**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, May 22, 2002, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000486

02DRB-00628 Major-Two Year SIA

SANDIA PROPERTIES LTD. CO. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 7A & 7B, **COUNTRY HILLS SUBDIVISION**, zoned R-LT, located on UNIVERSE BLVD. NW, between UNIVERSE BLVD. NW and PARADISE BLVD. NW containing approximately 1 acre(s). [REF: 00440 00573] (B-9)

Project # 1000662

02DRB-00656 Major-SiteDev Plan
BldPermit

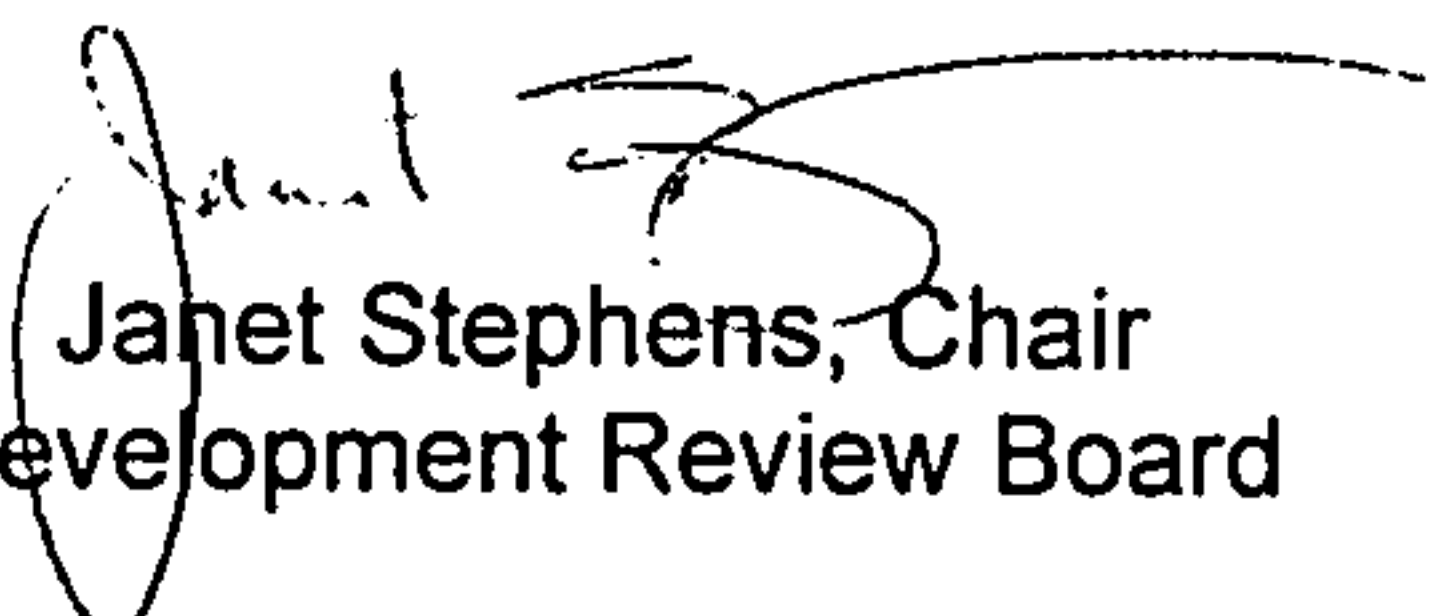
TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2 request(s) the above action(s) for all or a portion of Tract(s) 3A3A1 and Tract 3A3A2, **RENAISSANCE CENTER**, zoned SU-1 IP Uses, located on MISSION AVE. NE, between ALEXANDER BLVD. NE and CULTURE DRIVE NE [REF: A-99-105, DRB-98-227, 00420 01283, 00420 01284, 01450 00395/01450 00396, 01134 01549] (F-16)

Project # ~~1001916~~

~~02DRB-00652-Major-Vacation of Public Easements~~
~~02DRB-00651-Major-Preliminary Plat Approval~~
02DRB-00654 Minor-Sidewalk Waiver
02DRB-00655 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LP/SIVAGE THOMAS HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) Y1A1A1 and Tract Y1A1A2, **VENTANA RANCH SUBDIVISION**, zoned R-LT, located on RAINBOW BLVD. NW, between SOUTH OF IRVING BLVD. NW and RAINBOW BLVD. NW containing approximately 20 acre(s). (B-9)

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, MAY 6, 2002.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form S

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

SITE DEVELOPMENT PLAN P

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

ZONING & PLANNING Z

- ☐ 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 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: Sandia Properties LTD. CO. PHONE: 856-6419
ADDRESS: 10 Tramway hp. NE FAX: 856-6335
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: owner List all owners:
AGENT (if any): Behannan Huston, Inc. PHONE: 823-1000
ADDRESS: 7500 Jefferson NE FAX: 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: Extension of Subdivision Improvements Agreement

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. Pinon Pointe Subdivision Unit 3 Block: Unit:
Subdiv. / Addn. La Ventana Ranch
Current Zoning: R-LT Proposed zoning:
Zone Atlas page(s): B-9 No. of existing lots: 1 No. of proposed lots: 56
Total area of site (acres): 11.1916 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. 100906505642320102 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Rainbow Blvd. NW
Between: Irving Blvd. NW and Las Ventanas Rd. NW

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# 1001916 / 02 DRB- 01004

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

SIGNATURE Stephanie Stratton DATE 5-12-04
(Print) Stephanie Stratton ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☐ 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

04DRB- 00743
conf. fee
Advert. fee

Action

S1A

S.F.

Fees

\$ 50.00
\$ 20.00
\$ 75.00
\$
\$
Total
\$ 145.00

Hearing date 6-9-04

Project # 1001916

Planner signature / date 5/13/04

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. NIASS
- ☒ — Previous SIA extension notice, if one has been issued. If not applicable, please initial. NIASS
- ☒ — 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.

Stephanie Shatten

Applicant name (print)

Stephanie Shatten

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

04DRB - 00743

Planner signature / date

Project # 1001916

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 14, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Extension of Subdivision Improvements Agreement
Pinon Pointe Unit 3 DRB # 1001916 02DRB-01007 City # 6586.84

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Plat reduced to 8 ½ X 11
- Official Notice
- Approved Infrastructure List
- Previous SIA Extension notice
- Neighborhood Notification
- Letter briefly describing, explaining, and justifying the extension
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$145.00

We are requesting an additional one year extension to the existing Subdivision Improvements Agreement. The reason for this request is we are preparing to construct the portion of Irving, which is Rainbow Blvd. NW to the west end of Pinon Pointe Unit 3. In order to complete this project we need the extension in order to comply with the construction deadline.

Please place this item on the DRB Agenda to be heard on June 9, 2004. If you have any questions or require further information, please contact me.

Sincerely,

Stephanie Stratton

JP

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Date	# of pages
To <u>Stephanie</u>	From <u>Tony S</u>
Co./Dept. <u>BHI</u>	Co. <u>SPL</u>
Phone #	Phone #
Fax #	Fax #

FIGURE 12

ION IMPROVEMENTS
PUBLIC AND/OR PRIVATE
Modified Non-Work Order)
ct No. 658684

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 19th day of JUNE, 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 SANDIA PROPERTIES LTD., CO. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A NEW MEXICO LTD. LIAB. CO., whose address is 10 TRAMWAY LOOP, NE ALBUQUERQUE, NM 87122 and whose telephone number is 856-6419, 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:) PINON POINTE III @ VENTANA RANCH

in the records of the Bernalillo County Clerk at Book MAY 7, 2002 pages 158 through N/A (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:) LAS VENTANAS LIMITED PARTNERSHIP ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PINON POINTE III 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 22ND day of MAY, 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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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: BOND # 929249061
 Amount: \$40,867.20 Name of Financial Institution or Surety
 providing Guaranty: CONTINENTAL CASUALTY CO
 Date City first able to call Guaranty: MAY 22, 2004
 [Construction Completion Deadline]: MAY 22, 2004
 If Guarantee other than a Bond, last day City able to call on Guaranty
 is: _____, 20____
 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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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. Authorized Signature. If the Subdivider signing below is not the Owner of the Subd  attorney below.

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Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: SANDIA PROPERTIES LTD., CO.

CITY OF ALBUQUERQUE

By (Signature): [Signature]
 Name: ROBERT M. MURPHY
 Title: PRESIDENT
 Dated: 6-3-02

[Signature]
 City Engineer, Public Works Dept.
 Dated: 6-19-02

2/12/02
2/13/02

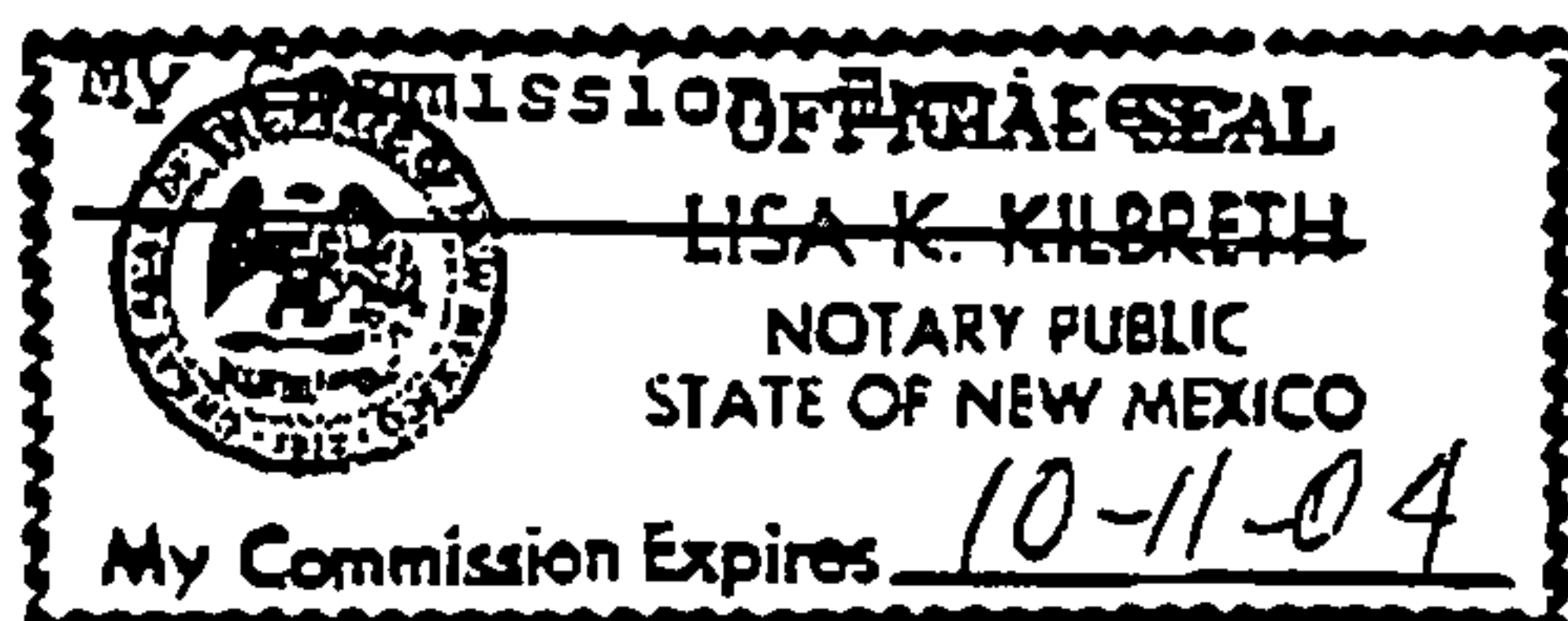
STATE OF NEW MEXICO)

SUBDIVIDER'S NOTARY

COUNTY OF BERNALILLO)

ss.

This instrument was acknowledged before me on 3rd day of JUNE, 2002 by [name(s) of person(s)]: ROBERT M. MURPHY [title or capacity, for instance, "President" or "Owner":] PRESIDENT of [Subdivider:] SANDIA PROPERTIES LTD. CO.



[Signature]
 Notary Public

STATE OF NEW MEXICO)

CITY'S NOTARY

COUNTY OF BERNALILLO)

ss.

This instrument was acknowledged before me on 19th day of June, 2002 by Fred J. Aguirre, City Engineer, Public Works Department of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
 Notary Public

My Commission Expires:

11-15-2003



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Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

**PINON POINTE - UNITS III & IV
(TRACTS Y-1A-1A-1 & Y-1A-1A-2, VENTANA RANCH)**

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.

PINON POINTE - UNITS II & IV
(TRACTS Y-1A-1A-1 & Y-1A-1A-2, VENTANA RANCH)

SIA Sequence #	COA DRC Description	Size	Time of Day
1	10' x 10' concrete pad for fire hydrant	10' x 10'	
2	10' x 10' concrete pad for fire hydrant	10' x 10'	
3	10' x 10' concrete pad for fire hydrant	10' x 10'	
4	10' x 10' concrete pad for fire hydrant	10' x 10'	
5	10' x 10' concrete pad for fire hydrant	10' x 10'	
6	10' x 10' concrete pad for fire hydrant	10' x 10'	
7	10' x 10' concrete pad for fire hydrant	10' x 10'	
8	10' x 10' concrete pad for fire hydrant	10' x 10'	
9	10' x 10' concrete pad for fire hydrant	10' x 10'	
10	10' x 10' concrete pad for fire hydrant	10' x 10'	
11	10' x 10' concrete pad for fire hydrant	10' x 10'	
12	10' x 10' concrete pad for fire hydrant	10' x 10'	
13	10' x 10' concrete pad for fire hydrant	10' x 10'	
14	10' x 10' concrete pad for fire hydrant	10' x 10'	
15	10' x 10' concrete pad for fire hydrant	10' x 10'	
16	10' x 10' concrete pad for fire hydrant	10' x 10'	
17	10' x 10' concrete pad for fire hydrant	10' x 10'	
18	10' x 10' concrete pad for fire hydrant	10' x 10'	
19	10' x 10' concrete pad for fire hydrant	10' x 10'	
20	10' x 10' concrete pad for fire hydrant	10' x 10'	
21	10' x 10' concrete pad for fire hydrant	10' x 10'	
22	10' x 10' concrete pad for fire hydrant	10' x 10'	
23	10' x 10' concrete pad for fire hydrant	10' x 10'	
24	10' x 10' concrete pad for fire hydrant	10' x 10'	
25	10' x 10' concrete pad for fire hydrant	10' x 10'	
26	10' x 10' concrete pad for fire hydrant	10' x 10'	
27	10' x 10' concrete pad for fire hydrant	10' x 10'	
28	10' x 10' concrete pad for fire hydrant	10' x 10'	
29	10' x 10' concrete pad for fire hydrant	10' x 10'	
30	10' x 10' concrete pad for fire hydrant	10' x 10'	
31	10' x 10' concrete pad for fire hydrant	10' x 10'	
32	10' x 10' concrete pad for fire hydrant	10' x 10'	
33	10' x 10' concrete pad for fire hydrant	10' x 10'	
34	10' x 10' concrete pad for fire hydrant	10' x 10'	
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39	10' x 10' concrete pad for fire hydrant	10' x 10'	
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41	10' x 10' concrete pad for fire hydrant	10' x 10'	
42	10' x 10' concrete pad for fire hydrant	10' x 10'	
43	10' x 10' concrete pad for fire hydrant	10' x 10'	
44	10' x 10' concrete pad for fire hydrant	10' x 10'	
45	10' x 10' concrete pad for fire hydrant	10' x 10'	
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52	10' x 10' concrete pad for fire hydrant	10' x 10'	
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55	10' x 10' concrete pad for fire hydrant	10' x 10'	
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58	10' x 10' concrete pad for fire hydrant	10' x 10'	
59	10' x 10' concrete pad for fire hydrant	10' x 10'	
60	10' x 10' concrete pad for fire hydrant	10' x 10'	
61	10' x 10' concrete pad for fire hydrant	10' x 10'	
62	10' x 10' concrete pad for fire hydrant	10' x 10'	
63	10' x 10' concrete pad for fire hydrant	10' x 10'	
64	10' x 10' concrete pad for fire hydrant	10' x 10'	
65	10' x 10' concrete pad for fire hydrant	10' x 10'	
66	10' x 10' concrete pad for fire hydrant	10' x 10'	
67	10' x 10' concrete pad for fire hydrant	10' x 10'	
68	10' x 10' concrete pad for fire hydrant	10' x 10'	
69	10' x 10' concrete pad for fire hydrant	10' x 10'	
70	10' x 10' concrete pad for fire hydrant	10' x 10'	
71	10' x 10' concrete pad for fire hydrant	10' x 10'	

Date Submitted: 5-22-07
 Date Site Plan Approved: 5/22/07
 Date Preliminary Plat Approved: 5/22/07
 Date Preliminary Plat Expires: 5/22/08
 DRB Project No. 1001916

△ 5-24-02

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Engr Engineer
1	658684	PINON POINTE SUBDIVISION - PHASE III (TRACT Y-1A-1A-1)							
		PUBLIC ROADWAY IMPROVEMENTS - PHASE II - ON-SITE (SIVAGE THOMAS HOMES)							
		22' F-F (11)	RESIDENTIAL PAVING W/ PCC	PETREL DRIVE	LAS VENTANAS ROAD	JUNCO PLACE			
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		PETREL DRIVE	JUNCO PLACE	CEDAR WAXWING PLACE			
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE	UNIT 4 (LOT 11)	PETREL DRIVE			
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE	UNIT 3 (LOT 56) PL	ROSEFINCH DRIVE			
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE	PETREL DRIVE	PETREL DRIVE			
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE	UNIT 4 (LOT 12)	PETREL DRIVE			
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE	UNIT 3 (LOT 54) PL	ROSEFINCH DRIVE			
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE	UNIT 4 (LOT 26)	JUNCO PLACE			
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE	UNIT 3 (LOT 52) PL	LOT 23 / LOT 6 (respectively)			
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
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		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
		24' F-F (OUT) 12' CURB & GUTTER & PCC 4' WIDE		JUNCO PLACE					
		28' F-F (11) 17' RESIDENTIAL PAVING W/ PCC		JUNCO PLACE					
</									

SIA
Sequence #

COA ORC
Project #

ORIGINAL

UNIT 3 65608

Size Type of Improvement Location From To

PRION POINTE SUBDIVISION PHASE II TRACT Y-1A-1A-II CONTINUED

PUBLIC (IN/OUT) WATERLINE IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)

6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	PETREL DRIVE	LAS VENTANAS ROAD	CEDAR WAXWING PLACE
6" - 8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	JUNCO PLACE	UNIT 4 (LOT 1) UNIT 3 (LOT 56) PL	ROSEFINCH DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	KINGFISHER COURT	UNIT 4 (LOT 12) UNIT 3 (LOT 54) PL	PETREL DRIVE
6" - 8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	CEDAR WAXWING PLACE	UNIT 4 (LOT 26) UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE
8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	PUBLIC WATERLINE EASEMENT (LOT 23)	CEDAR WAXWING PLACE	IRVING BLVD

Private Inspector	City Inspector	City Cost Engineer
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PUBLIC (IN/OUT) SANITARY SEWER IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)

8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	PETREL DRIVE	LAS VENTANAS ROAD	CEDAR WAXWING PLACE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	JUNCO PLACE	UNIT 4 (LOT 1) UNIT 3 (LOT 56) PL	ROSEFINCH DRIVE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	KINGFISHER COURT	UNIT 4 (LOT 12) UNIT 3 (LOT 54) PL	PETREL DRIVE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	CEDAR WAXWING PLACE	UNIT 4 (LOT 26) UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE

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PUBLIC STORM SEWER IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)

48" DIA	RCP W/ NEC. MHS, LATERALS & INLETS	PETREL DRIVE	LAS VENTANAS ROAD	JUST NORTH OF JUNCO PLACE
24" DIA	RCP W/ NEC. MHS, LATERALS & INLETS	JUNCO PLACE	PETREL DRIVE	ROSEFINCH DRIVE
24" DIA	RCP W/ NEC. MHS, LATERALS & INLETS	ROSEFINCH DRIVE	JUST SOUTH OF JUNCO PLACE	CEDAR WAXWING PLACE

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT III IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES FOR UNIT III.

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Project #

ORIGINAL

MB-2

6-9884

MB-1

Size Type of Improvement Location From To

PINON POINTE SUBDIVISION PHASE III (TRACT Y-1A-1A-1) CONTINUED

DEFERRED PUBLIC ROADWAY IMPROVEMENTS - PHASE III - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP)

25' F-F 380 ARTERIAL PAVING W/ PCC MDN & IRVING BLVD 360 RAINBOW BLVD UNIT III LOT 29/ UNIT IV LOT 42 PL
STD CURB & GUTTER & PCC 6'
WIDE SIDEWALK ON SOUTH SIDE

25' F-F 940 ARTERIAL PAVING W/ PCC MDN & RAINBOW BLVD LAS VENTANAS ROAD IRVING BLVD
STD CURB & GUTTER & 10' WIDE
ASPHALT TRAIL ON WEST SIDE

NOTE: THE NECESSARY CONDUITS AND PULL BOXES FOR FUTURE SIGNALIZATION ALONG WITH THE NECESSARY RIGHT TURN LANES (W/ ISLANDS) WILL BE REQUIRED AT THE INTERSECTION OF IRVING BLVD AND RAINBOW BLVD

Private Inspector	City Inspector	City Cnst Engineer

MB-1

MB-2

PUBLIC STORM SEWER IMPROVEMENTS - PHASE III - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP) (DEFERRED)

18" DIA 200 RCP W/ NEC. MH'S, LATERALS & INLETS PUBLIC STORM DRAIN EASEMENT (LOT 23) CEDAR WAXWING PLACE IRVING BLVD PINON POINTE (LOT 23)

PINON POINTE SUBDIVISION - PHASE IV (TRACT Y-1A-1A-2)

PUBLIC ROADWAY IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)

26' F-F RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES JUNCO PLACE UNIT 4 (LOT 11) UNIT 3 (LOT 56) PL WEST CUL-DE-SAC TERMINUS

26' F-F RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES KINGFISHER COURT UNIT 4 (LOT 12) UNIT 3 (LOT 54) PL WEST HAMMER HEAD TERMINUS

26' F-F RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES CEDAR WAXWING PLACE UNIT 4 (LOT 26) UNIT 3 (LOT 52) PL WEST CUL-DE-SAC TERMINUS

8' WIDE ASPHALT PATH TRACT A; PUBLIC PED ACCESS EASEMENT JUNCO PL WEST CUL-DE-SAC TERMINUS CEDAR WAXWING WEST CUL-DE-SAC TERMINUS

*SIDEWALKS TO BE DEFERRED

STREET LIGHTS AS PER COA DPM

PUBLIC (MAIN) SANITARY SEWER IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)

8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES JUNCO PLACE UNIT 4 (LOT 11) UNIT 3 (LOT 56) PL WEST CUL-DE-SAC TERMINUS

8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES KINGFISHER COURT UNIT 4 (LOT 12) UNIT 3 (LOT 54) PL WEST HAMMER HEAD TERMINUS

8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES KINGFISHER COURT UNIT 4 (LOT 26) UNIT 3 (LOT 52) PL WEST CUL-DE-SAC TERMINUS



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PINON POINTE SUBDIVISION PHASE IV (TRACT Y-1A-1A-2) CONTINUED

Size	Type of Improvement	Location	From	To
6" DIA	WATERLINE W/ NEG. VALVES F.H.S. MJS & RJS	JUNCO PLACE	UNIT 4 (LOT 17) UNIT 3 (LOT 56) PL	WEST CUL-DE-SAC TERMINUS
6" DIA	WATERLINE W/ NEG. VALVES F.H.S. MJS & RJS	KINGFISHER COURT	UNIT 4 (LOT 127) UNIT 3 (LOT 54) PL	WEST HAMMER HEAD TERMINUS
6" DIA	WATERLINE W/ NEG. VALVES F.H.S. MJS & RJS	CEDAR WALKING PLACE	UNIT 4 (LOT 267) UNIT 3 (LOT 52) PL	WEST CUL-DE-SAC TERMINUS
6" DIA	WATERLINE W/ NEG. VALVES F.H.S. MJS & RJS	TRACT A PIERCE PLEASANT	JUNCO PLACE	GEORGE WALKING PLACE

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT IV IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES FOR UNIT IV.

DEFERRED PUBLIC ROADWAY IMPROVEMENTS - PHASE IV - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP)

25" F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & PCC 6"	IRVING BLVD	PINON POINTE IV WEST BDRY	PINON POINTE III/IV BDRY
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AGENT/OWNER

PREPARED BY: PRINT NAME
KEVIN PATTON, P.E.

FIRM: BOHANNAN HUSTON INC.

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

5-22-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR
5/22/02
DATE

TRANSPORTATION DEVELOPMENT

DATE

5-23-02

UTILITY DEVELOPMENT

DATE

5/22/02

CITY ENGINEER

AMAFCA

DATE

NEW MEXICO UTILITIES INCORPORATED

DATE

5-16-02

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER
1	5-24-02		Brady J. Byler	



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006/014

OFF-SITE - Irving

Irving
PP3

FINANCIAL GUARANTY AMOUNT

05/24/2002

Type of Estimate: SIA Procedure - B - Modified Non-W.O.- w/F.G.

Project Description:

Project ID #: 658684, Pinon Pointe III @ Ventana Ranch, Phase/Unit #: 1

Requested By: Kevin Patton, PE w/ Bohannon Huston Inc.

Approved estimate amount:		\$24,292.66
Contingency Amount:	15.00%	\$3,643.90
Subtotal:		\$27,936.56
NMGRT	5.8125%	\$1,623.81
Subtotal:		\$29,560.37
Engineering Fee	6.60%	\$1,950.98
Testing Fee	4.00%	\$1,182.41
Subtotal:		\$32,693.76
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$40,867.20</u>

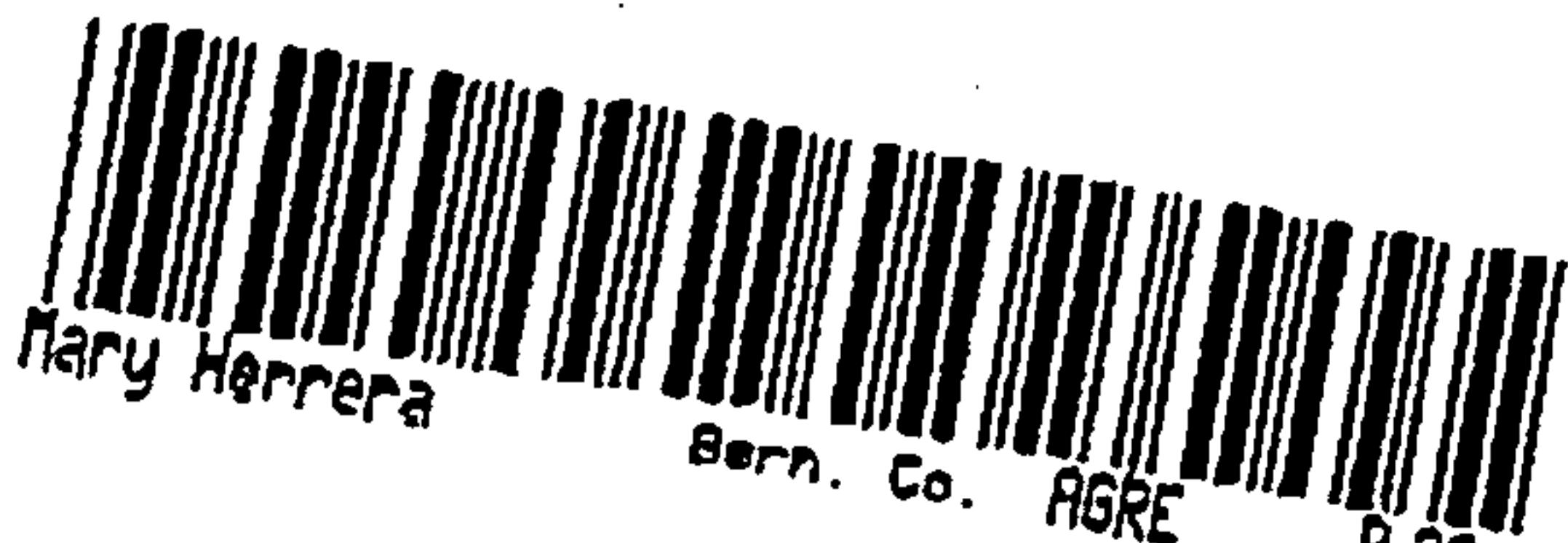
APPROVAL:

DATE:

[Signature]

5-24-2002

Notes: 15% contingency, plans not approved. Certification for grading & drainage prior to release of financial guaranty. This FG is for paying on Irving Blvd but not the Irving/Rainbow intersection. 213



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FIGURE 16
SUBDIVISION BOND
(Procedure B)

Bond No. [Surety's No:] 929249061

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we SANDIA PROPERTIES LTD. CO. a [state type of business entity, for Instance, "New Mexico corporation," "general partnership," joint venture", "Individual," etc:] NEW MEXICO LIMITED LIABILITY COMPANY "Principal," and CONTINENTAL CASUALTY COMPANY as organized and existing under and by virtue of the laws of the State of ILLINOIS and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE In the penal sum of FOURTY THOUSAND EIGHT Dollars, HUNDRED SIXTY SEVEN DOLLARS AND 20/100 (\$40,867.20), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made,, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as OFFSITE IRVING BLVD. PINON POINTE III No. 658684, and ("Subdivision"), City Project

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various improvements by the Principal, and

WHEREAS, the Subdivision Ordinance requires the Principal to install and construct the following improvements at the Subdivision: [list the Improvements, e.g., water, sewer, pavement, sidewalks:] STREET IMPROVEMENTS

("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between SANDIA PROPERTIES LTD. CO. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. 8552 A 37 pages through 8552, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before May 22 2004

("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 31th day of May 20 02

SUBDIVIDER Sandia Properties LTD Co.

By [signature:] [Signature]
Name: Robert M. Murphy
Title: President
Dated: 6-3-02

SURETY

By [signature:] [Signature]
Name: SHERRYL L. QUINT
Title: ATTORNEY-IN-FACT
Dated: May 31, 2002

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

Subscribed and sworn to before me this 31TH day of May 20 02

My Commission Expires: 4-16-06

[Signature]
Notary Public

• NOTE: Power of Attorney for Surety must be attached.



OFFICIAL SEAL
CHRISTIAN B. DOWNEY
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 4-16-06

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That Continental Casualty Company, an Illinois corporation, National Fire Insurance Company of Hartford, a Connecticut corporation, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania corporation (herein called "the CNA Companies"), are duly organized and existing corporations having their principal offices in the City of Chicago, and State of Illinois, and that they do by virtue of the signatures and seals herein affixed hereby make, constitute and appoint
Roger N. Downey, Kathryn L. Corcoran, Sheryl L. Quint, Christian B. Downey, Individually

of Albuquerque, New Mexico
their true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on their behalf
bonds, undertakings and other obligatory instruments of similar nature
— In Unlimited Amounts —

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of their corporations and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Boards of Directors of the corporations.

In Witness Whereof, the CNA Companies have caused these presents to be signed by their Vice President and their corporate seals to be hereto affixed on this 28th day of February, 2002.



Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

Michael Gengler

Michael Gengler

Group Vice President

State of Illinois, County of Cook, ss:

On this 28th day of February, 2002, before me personally came Michael Gengler to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Chicago, State of Illinois; that he is a Group Vice President of Continental Casualty Company, an Illinois corporation, National Fire Insurance Company of Hartford, a Connecticut corporation, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania corporation described in and which executed the above instrument; that he knows the seals of said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed pursuant to authority given by the Boards of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



My Commission Expires September 17, 2005

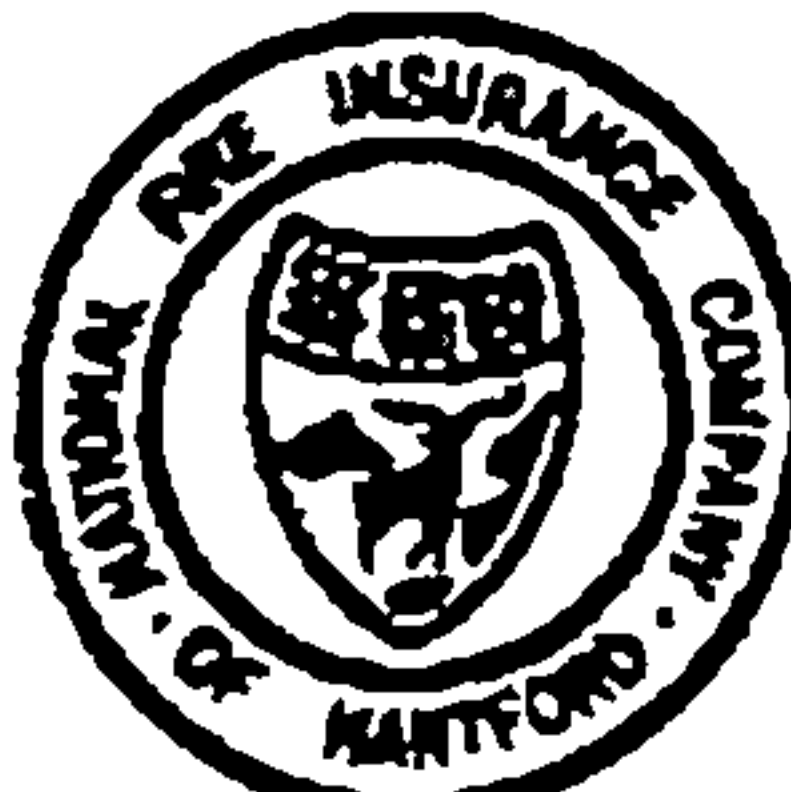
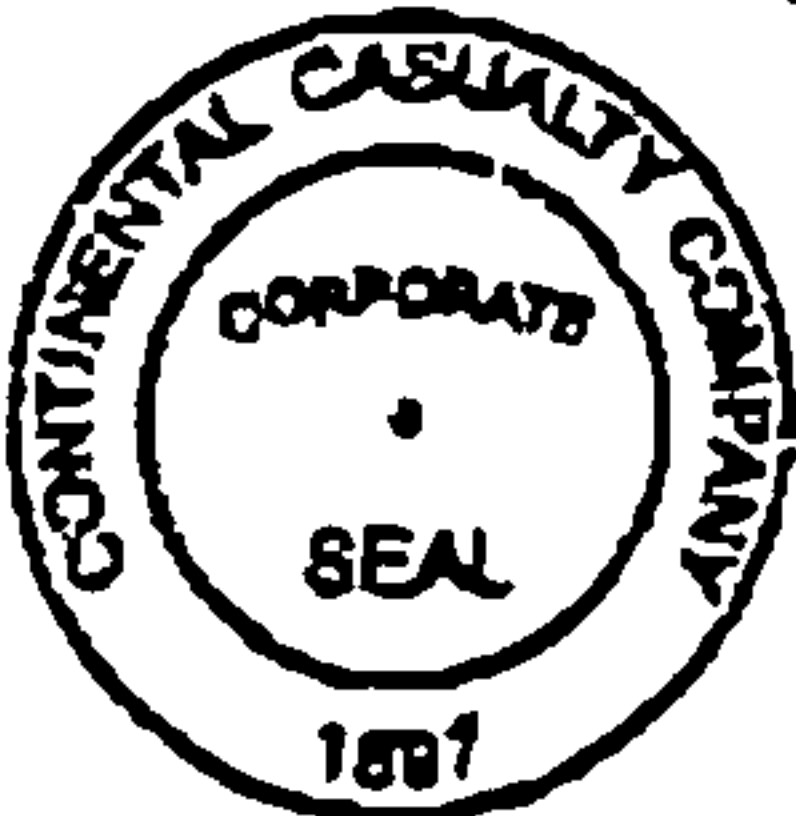
Diane Faulkner

Diane Faulkner

Notary Public

CERTIFICATE

I, Mary A. Ribikawskis, Assistant Secretary of Continental Casualty Company, an Illinois corporation, National Fire Insurance Company of Hartford, a Connecticut corporation, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania corporation do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the corporations printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporations this 30th day of May, 2002.



Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

Mary A. Ribikawskis

Mary A. Ribikawskis

Assistant Secretary

POWER OF ATTORNEY

#658684

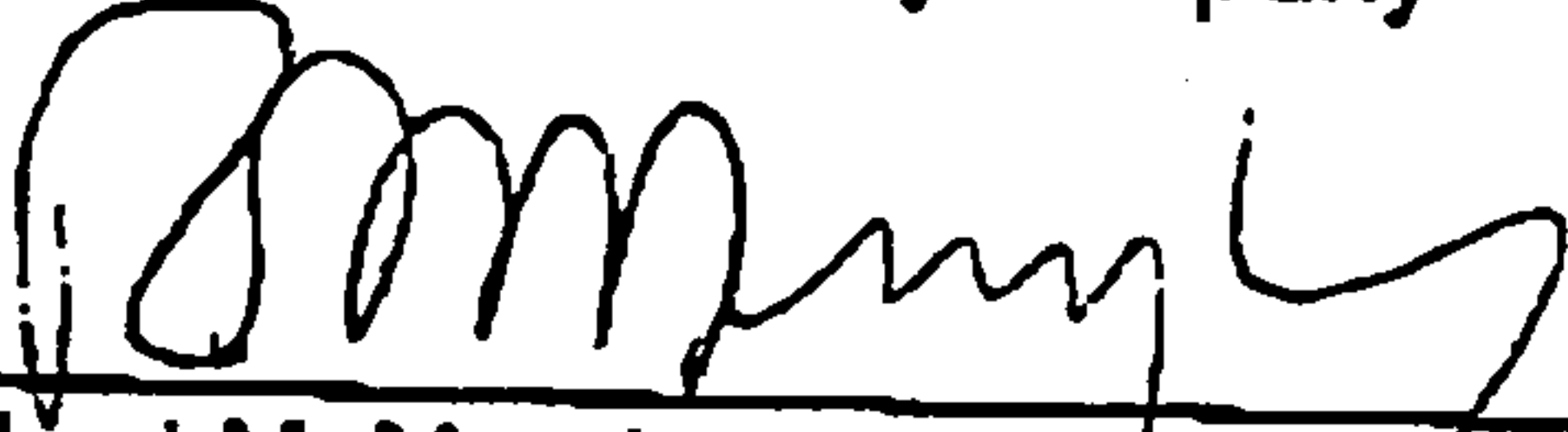
STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

SANDIA PROPERTIES LTD., CO., a New Mexico limited liability company ("Owner") of 10 Tramway Loop, NE, Albuquerque, New Mexico 87122, hereby makes, constitutes and appoints, LAS VENTANAS LIMITED PARTNERSHIP, a New Mexico limited partnership as its Agent, giving unto the Agent full power to do and perform all and every act that it may legally do through an attorney in fact, and every proper power necessary to meet the city of Albuquerque's ("City") subdivision requirements regarding the real estate owned by it and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Agent lawfully does or causes to be done by virtue of the power herein conferred upon the Agent.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

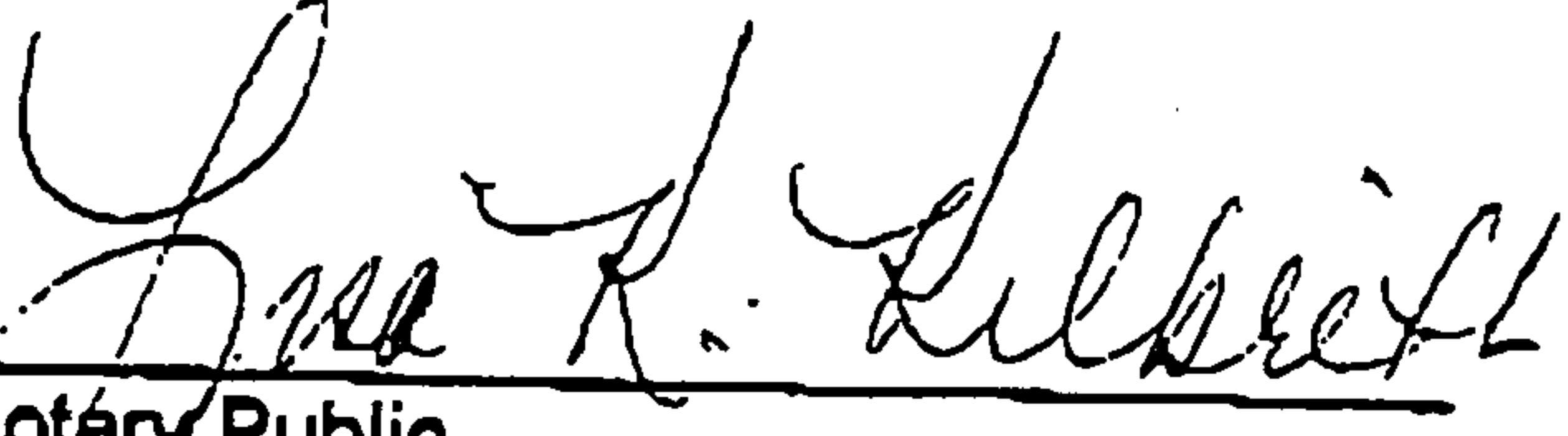
SANDIA PROPERTIES LTD., CO.
a New Mexico limited liability company

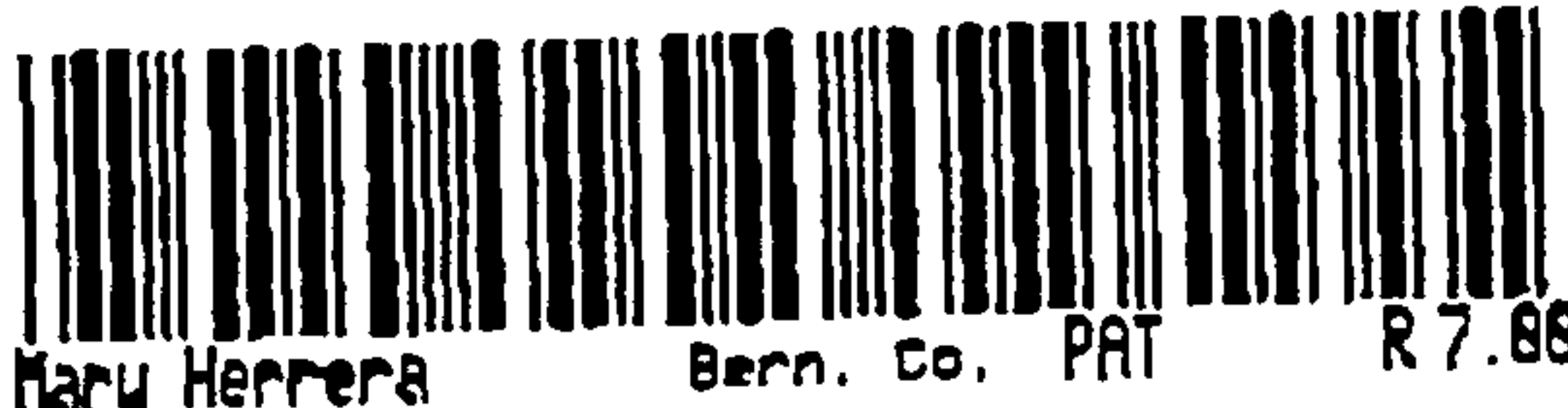
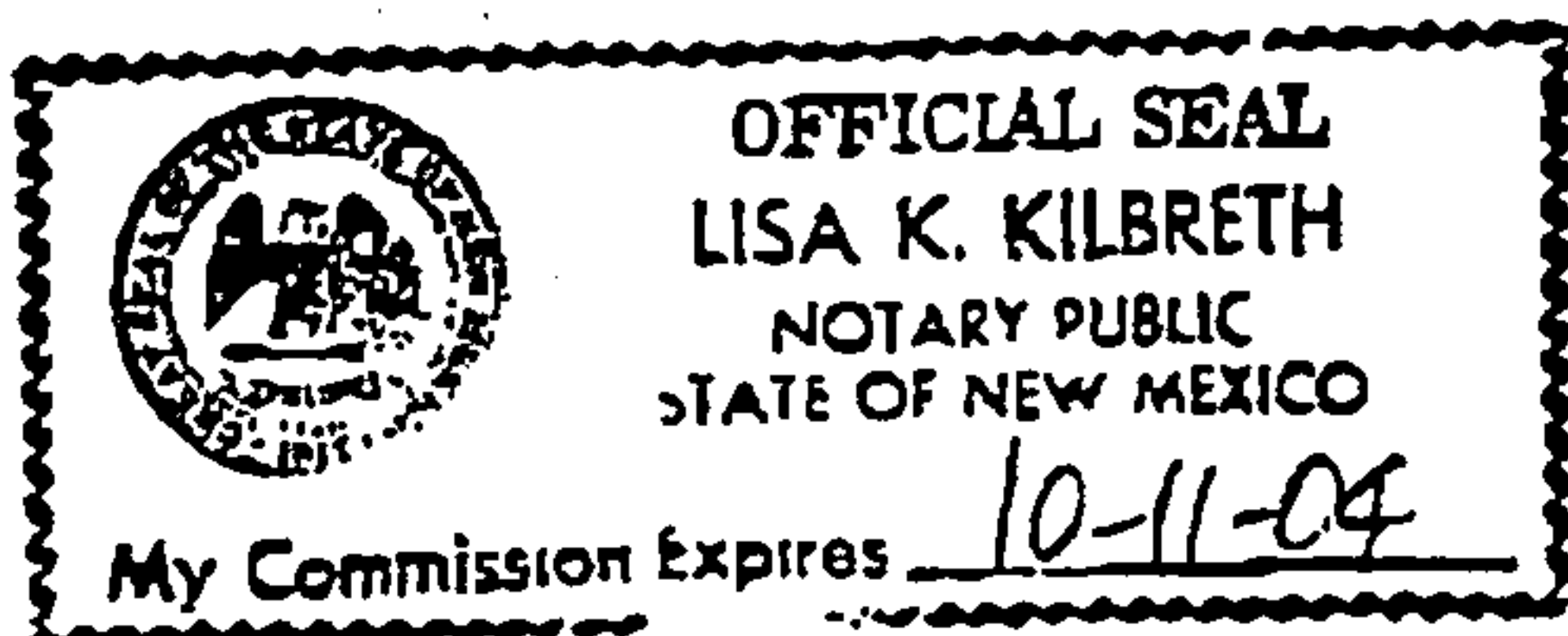
By:


Robert M. Murphy, President

The foregoing instrument was acknowledged before me this 31st day of May, 2002 by Robert M. Murphy, President of Sandia Properties Ltd., Co., a New Mexico limited liability company.

My commission expires:


Notary Public



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Page: 1 of 1
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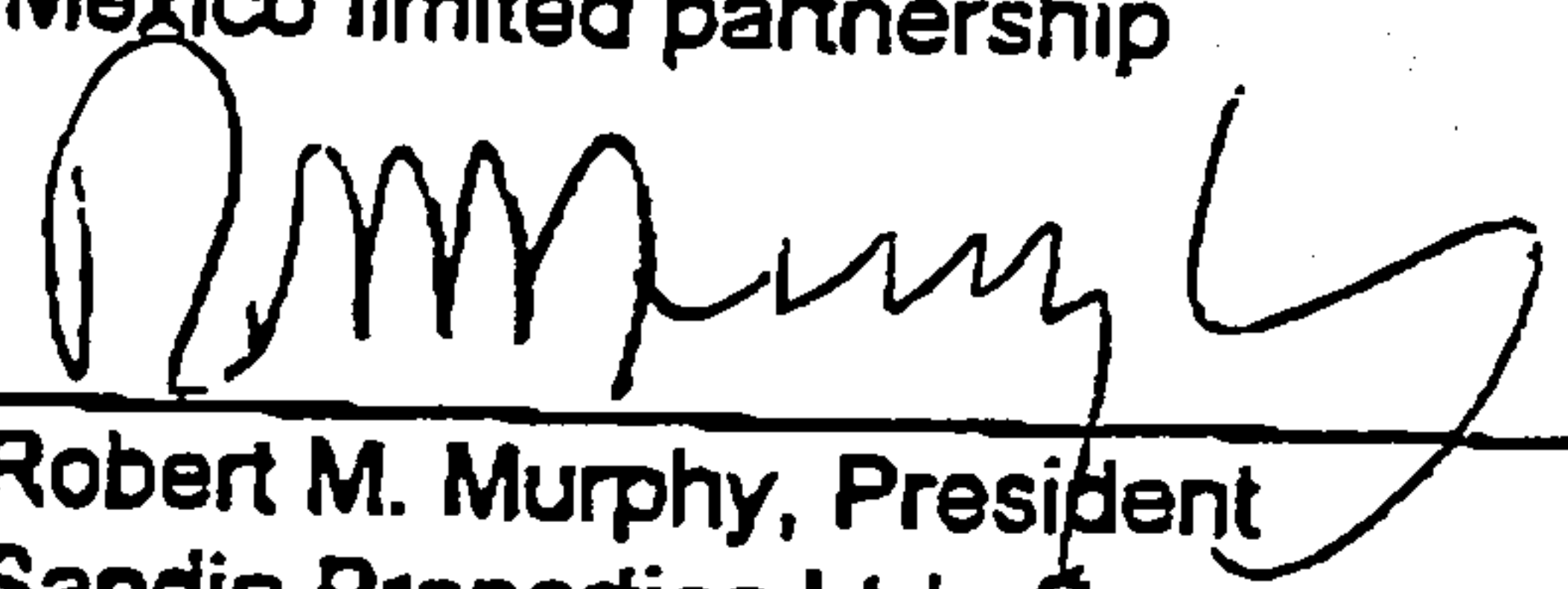
POWER OF ATTORNEY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

LAS VENTANAS LIMITED PARTNERSHIP, a New Mexico limited partnership ("Owner") of 10 Tramway Loop, NE, Albuquerque, New Mexico 87122, hereby makes, constitutes and appoints SANDIA PROPERTIES LTD., CO., a New Mexico limited liability company, as its Agent, giving unto the Agent full power to do and perform all and every act that it may legally do through an attorney in fact, and every proper power necessary to meet the city of Albuquerque's ("City") subdivision requirements regarding the real estate owned by it and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Agent lawfully does or causes to be done by virtue of the power herein conferred upon the Agent.

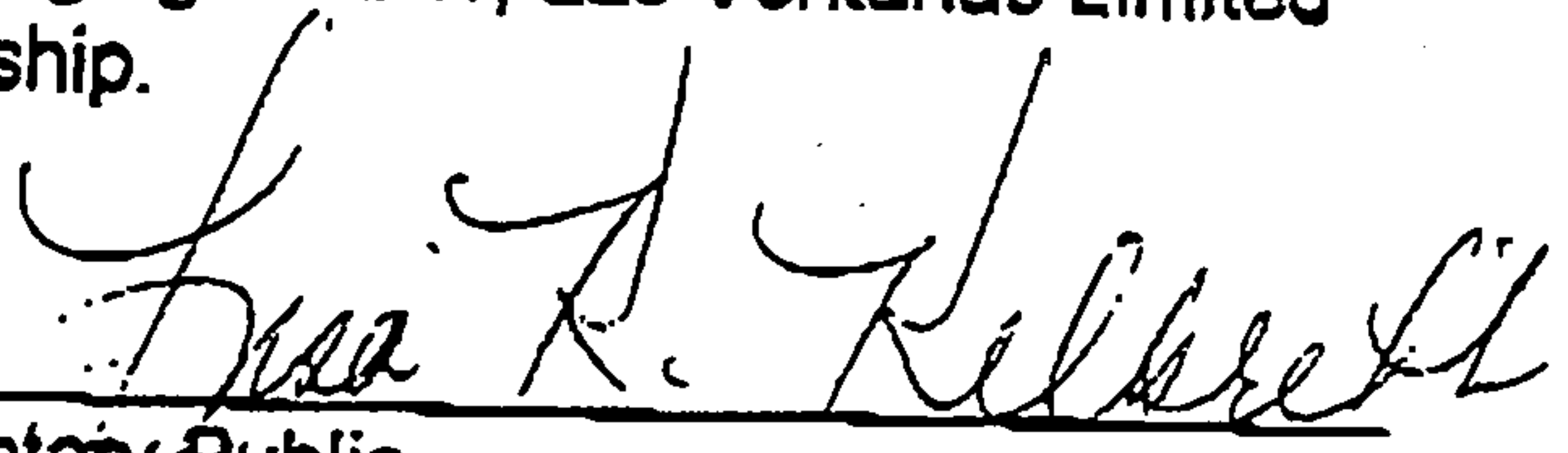
This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

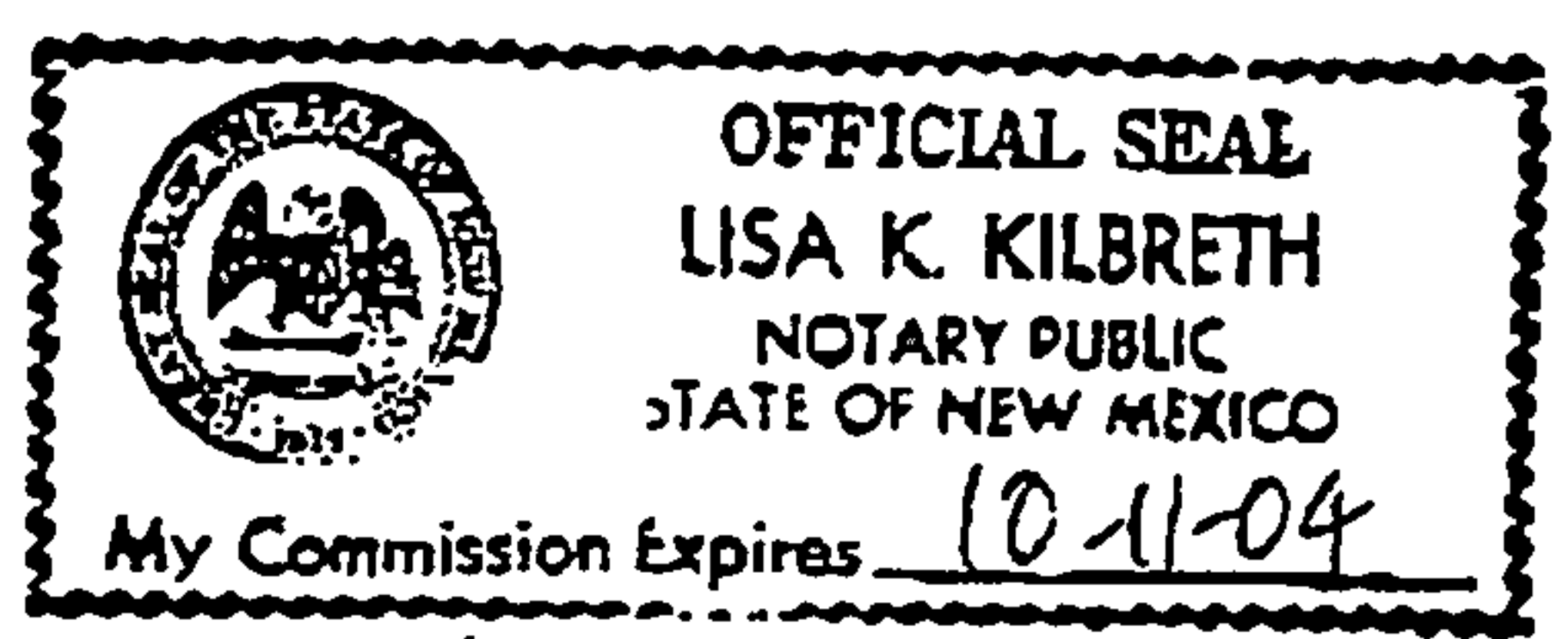
LAS VENTANAS LIMITED PARTNERSHIP,
a New Mexico limited partnership

By: 
Robert M. Murphy, President
Sandia Properties Ltd., Co.
a New Mexico limited liability company
Managing Partner

The foregoing instrument was acknowledged before me this 31st day of May, 2002 by ROBERT M. MURPHY, President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner, Las Ventanas Limited Partnership, a New Mexico limited partnership.

My commission expires:


Notary Public





Piven Route 3+4
RECEIVED BAH MAY 24 2002

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

5-22-02

3. Project # 1001916

02DRB-00652 Major-Vacation of Public Easements
02DRB-00653 Major-Vacation of Public Easements
02DRB-00651 Major-Preliminary Plat Approval
02DRB-00654 Minor-Sidewalk Waiver
02DRB-00655 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LP/SIVAGE THOMAS HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) Y1A1A1 and Tract Y1A1A2, **VENTANA RANCH SUBDIVISION**, zoned R-LT, located on RAINBOW BLVD. NW, between SOUTH OF IRVING BLVD. NW and RAINBOW BLVD. NW containing approximately 20 acre(s). (B-9)

At the May 22, 2002, Development Review Board meeting, with the signing of the Infrastructure List dated 5/22/02 and approval of the Grading Plan engineer stamp dated 4/24/02 the Preliminary Plat was approved with the following condition of Final Plat:

CONDITION:

1. A pedestrian connection that connects Irving Boulevard or Las Ventanas Road to the internal street network of the subdivision is needed.

The Vacations were approved as shown on Exhibit A in the Planning file, 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



OFFICIAL NOTICE PAGE 2

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 B in the Planning file.

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

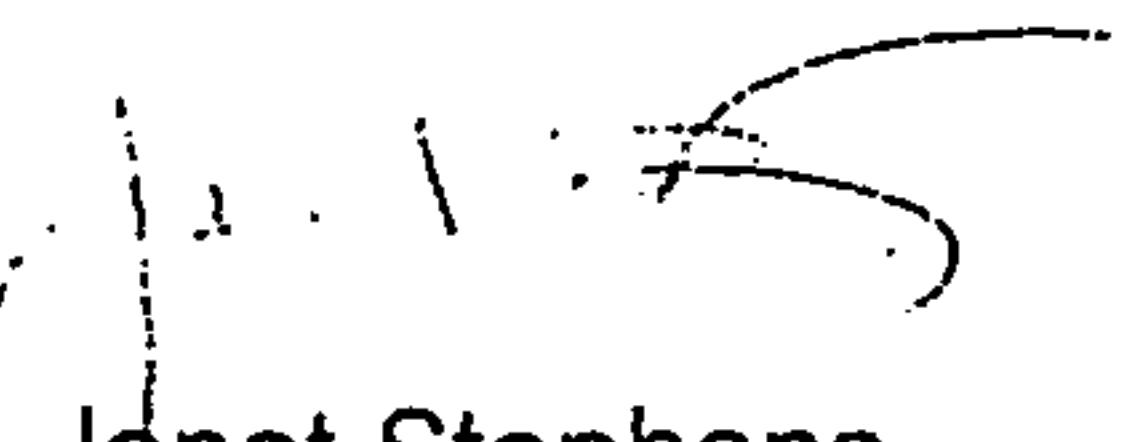
If you wish to appeal this decision, you must do so by June 6, 2002, in the manner described below.

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: Las Ventanas Limited Partnership, 10 Tramway Loop NE, 87122
Bohannon Huston, Inc., 7500 Jefferson NE, 87109
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File



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: May 12, 2004

TO CONTACT NAME: Stephanie Stiation
 COMPANY/AGENCY: Bokannan Huston
 ADDRESS/ZIP: 7500 Jefferson NE 82109
 PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 5-12-04 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Pinon Pointe Unit 3

zone map page(s) B-9

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

Ventana Ranch

Neighborhood Association

Contacts: Laura Horton
7224 Cascada Rd NW 87114
898-8103 (L) 710-0646 (cell)

Bruce Nyberg
6824 Brushfield Rd NW
890-6559 (L) 87114

Neighborhood Association

Contacts: _____

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, __

Dolana S. Carmona
 OFFICE OF 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: 5-12-04 Time Entered: 12:30pm OCNC Rep. Initials: PC

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 12, 2004

Ms. Laura Horton
7224 Cascada Rd. NW
Albuquerque, New Mexico 87114

RE: Extension of Subdivision Improvements Agreement
Pinon Pointe Unit 3 at Ventana Ranch

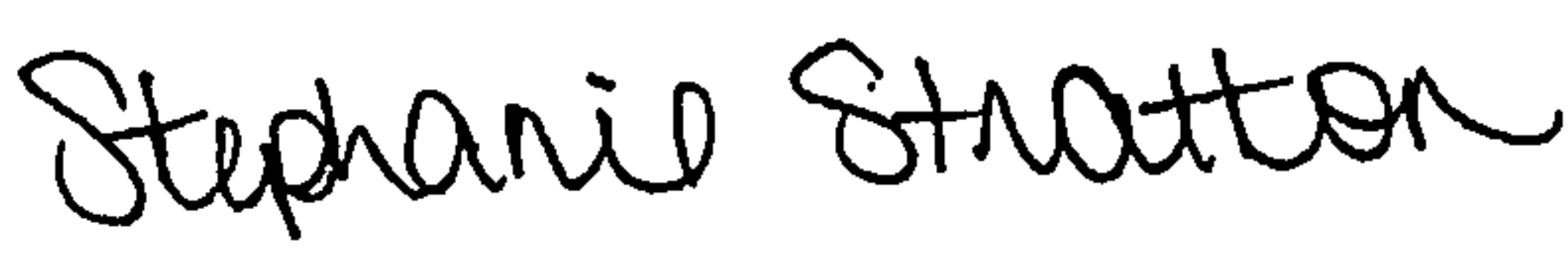
Dear Ms. Horton:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Ventana Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Sandia Properties Limited Company, is seeking approval of an Extension of Subdivision Improvements Agreement for Pinon Pointe Unit 3 at Ventana Ranch. This project is for the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for 
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 12, 2004

Mr. Bruce Nyberg
6824 Brushfield Rd. NW
Albuquerque, New Mexico 87114

RE: Extension of Subdivision Improvements Agreement
Pinon Pointe Unit 3 at Ventana Ranch

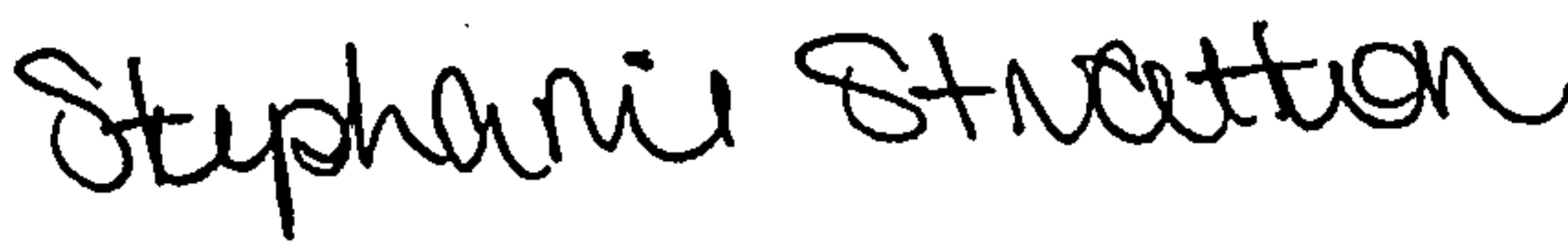
Dear Mr. Nyberg:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Ventana Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Sandia Properties Limited Company, is seeking approval of an Extension of Subdivision Improvements Agreement for Pinon Pointe Unit 3 at Ventana Ranch. This project is for the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for 
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

ENGINEERING

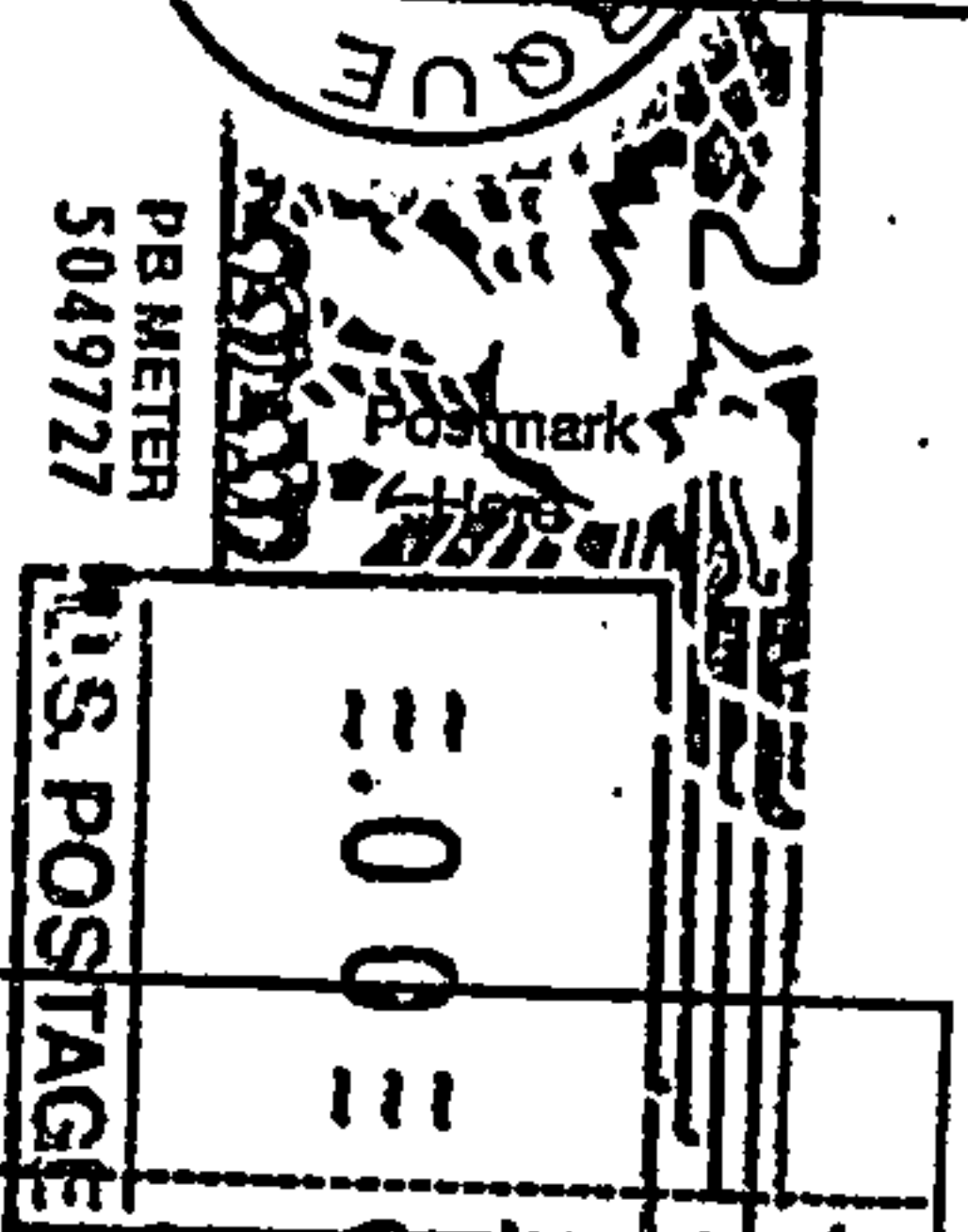
SPATIAL DATA

ADVANCED TECHNOLOGIES

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

OFFICIAL U.S. MAIL

Postage	\$ 60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



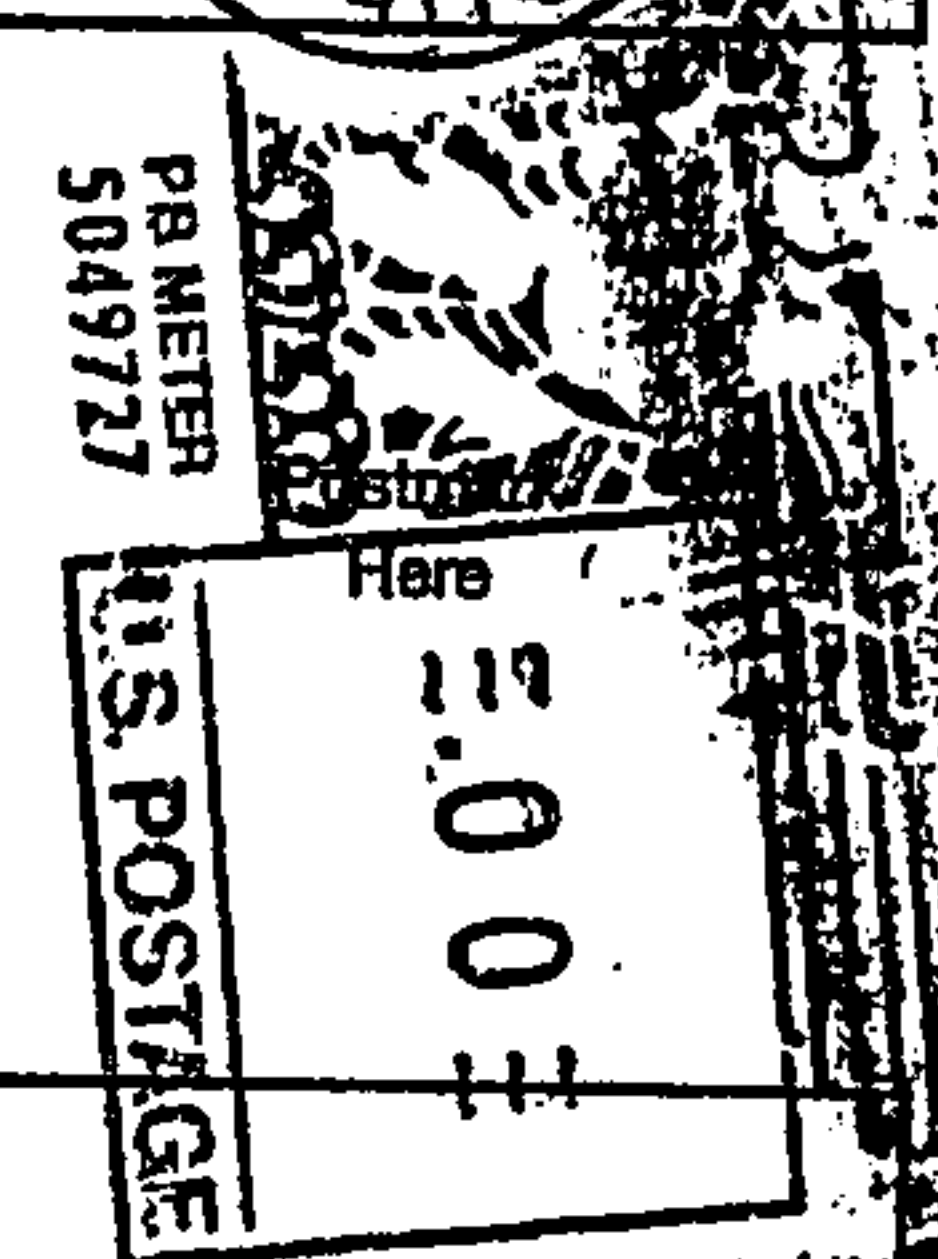
Sent To
Bruce Nyberg
Street, Apt. No.,
or PO Box No. 1924 Bushfield Rd. NW
City, State, ZIP+4
Albuquerque, NM 87114
PS Form 3800, January 2001

See Reverse for Instructions

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

OFFICIAL U.S. MAIL

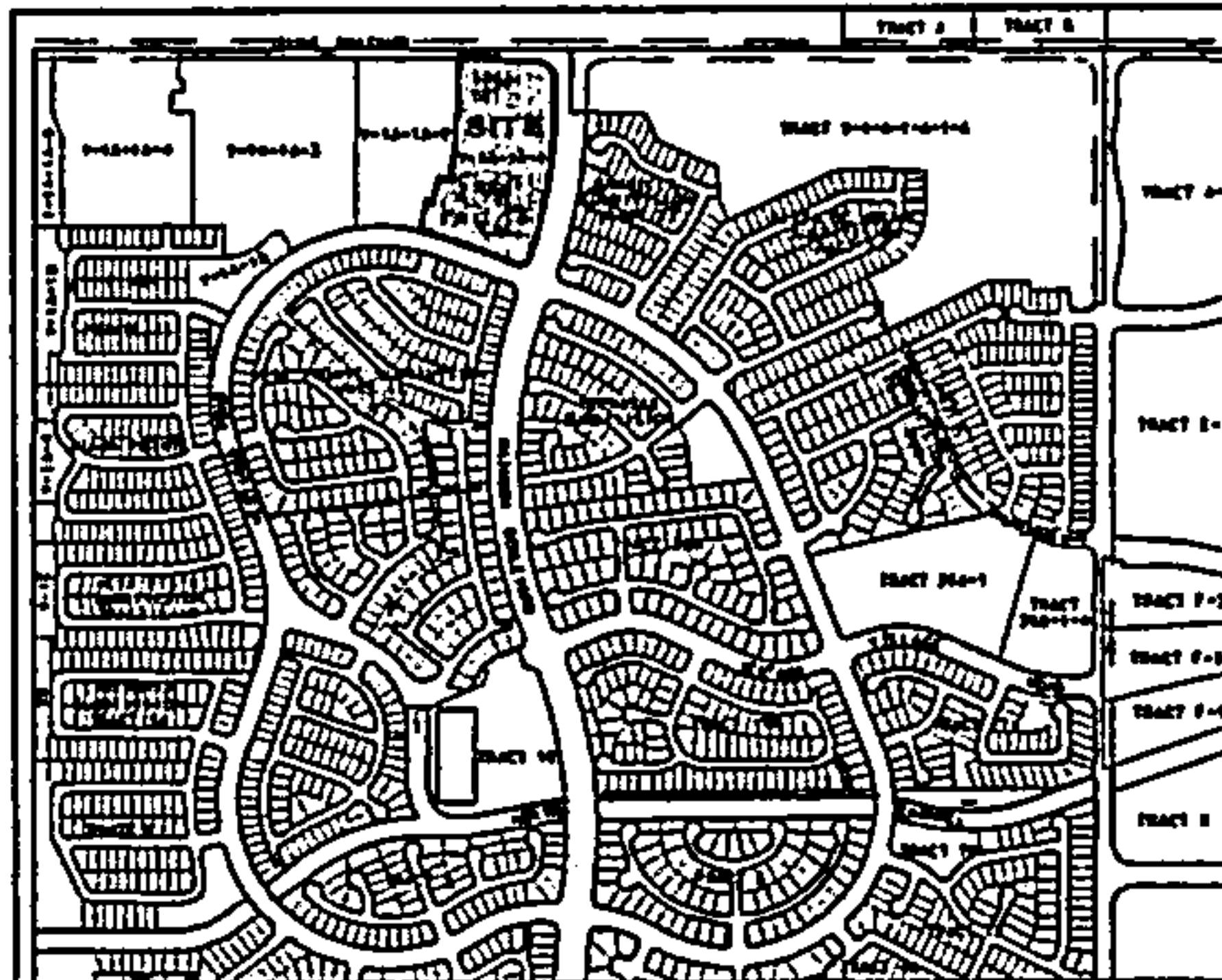
Postage	\$ 60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To
Laura Horton
Street, Apt. No.,
or PO Box No. 7224 Casada Rd. NW
City, State, ZIP+4
Albuquerque, NM 87114
PS Form 3800, January 2001

See Reverse for Instructions

SP-2002282471



LOCATION MAP
ZONE ATLAS INDEX MAP No. B-9-2
NOT TO SCALE
SUBDIVISION DATA

1. DBS No. _____
2. Zone Atlas Index Map No. B-9-2.
3. Gross Subdivision Acreage: 11.1196 Acres.
4. Total Number of Lots created: Fifty-six (56) lots.
5. Total Mileage of full width Streets created: 0.4484 mile.
6. Date of Survey: May, 2002.
7. Plot is located within the Town of Alameda Grant, within projected Section 9, T11N, R2E, N34M.

DISCLOSURE STATEMENT

The purpose of this PLAT is to subdivide Tract Y-1A-1A-1 of the BULLHEAD PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5 VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 as Document No. 2002052524 in Book 2002C, Page 158 into Fifty-six (56) Lots, to dedicate additional public street right-of-way to the City of Albuquerque, to grant easements, and to vacate an existing easement.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

1. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
2. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. QWEST for the installation, maintenance, and service of all buried 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 the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
5. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (but not parallel within).

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 easements, 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, deck, 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situated within the Town of Alameda Grant, within the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1A-1 of the BULLHEAD PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4, & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 in Book 2002C, Page 158, as Document No. 2002052524 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the northeast corner of said Tract Y-1A-1A-1, a point on the westerly right-of-way line of Rainbow Boulevard NW, whence the Albuquerque City Survey (ACS) monument "2-810 1988" a standard ACS brass tablet set in a concrete post, having New Mexico State Plane Grid Coordinates: Central Zone (NAD 1927) of X=567,543.73 and Y=1,527,976.48 bears S82°34'31"E, a distance of 3144.19 feet and from said point of beginning running thence along the easterly boundary line of said Tract Y-1A-1A-1 and also along said right-of-way line:
 S00°20'43"E, a distance of 144.68 feet to a point of curvature thence,
 745.00 feet along the arc of a curve to the right having a radius of 2172.00 feet and a chord which bears S10°10'22"E, a distance of 741.43 feet to a point of compound curvature thence,
 18.54 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord which bears S45°00'00"E, a distance of 10.71 feet to a point of tangency on the easterly boundary line of said Tract Y-1A-1A-1 and also being a point on the northerly right-of-way line of Los Ventanas Road NW, thence running along the easterly boundary line of said Tract Y-1A-1A-1 and also along said right-of-way line:
 N70°00'00"E, a distance of 416.41 feet to a point of curvature thence,
 93.95 feet along the arc of a curve to the left having a radius of 825.80 feet and a chord which bears N73°15'45"E, a distance of 93.90 feet to the southwest corner of said Tract Y-1A-1A-1, thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract Y-1A-1A-1:
 N13°28'31"E, a distance of 155.00 feet to a point of curvature (non-tangent) thence,
 29.58 feet along the arc of a curve to the right having a radius of 980.00 feet and a chord which bears S75°39'36"E, a distance of 29.58 feet to a point of non-tangency thence,
 N15°12'16"E, a distance of 123.00 feet to a point of curvature (non-tangent) thence,
 60.53 feet along the arc of a curve to the right having a radius of 1103.00 feet and a chord which bears S73°12'47"E, a distance of 60.52 feet to a point of non-tangency thence,
 N06°48'59"E, a distance of 182.28 feet to a point thence,
 S43°11'01"E, a distance of 4.58 feet to a point thence,
 N00°13'00"E, a distance of 133.66 feet to a point thence,
 S89°45'02"E, a distance of 11.61 feet to a point thence,
 N00°29'43"E, a distance of 173.33 feet to a point thence,
 S19°47'08"E, a distance of 1.08 feet to a point thence,
 N00°29'43"E, a distance of 117.00 feet to the northeast corner of said Tract Y-1A-1A-1 and also being a point on the easterly right-of-way line of Irving Boulevard NW, thence running along the northerly boundary line of said Tract Y-1A-1A-1 and also along said right-of-way line:
 S89°47'08"E, a distance of 174.09 feet to a point of curvature thence,
 68.57 feet along the arc of a curve to the right having a radius of 300.00 feet and a chord which bears S43°13'31"E, a distance of 68.52 feet to a point of reverse curvature thence,
 36.63 feet along the arc of a curve to the left having a radius of 160.00 feet and a chord which bears S83°13'31"E, a distance of 36.55 feet to a point of tangency thence,
 S89°47'08"E, a distance of 102.28 feet to a point of curvature thence,
 137.38 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord which bears S44°43'08"E, a distance of 141.58 feet to the point and place of beginning.

Tract contains 11.1196 acres, more or less.

NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on PLAT OF VENTANA RANCH, Filed November 30, 1955 as Document No. 55122531 in Volume 55C, Folio 430.
2. Distances are Ground Distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.
5. Centerline (in lieu of R/R documentation) to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
6. Tract Y-1A-1A-1 is subject to a temporary blanket drainage easement granted to the City of Albuquerque and Recorded December 10, 2001 in Book 2001C, Folio 322 to be vacated by Vacation Action Y-0208B-00632.
7. Park Dedication Requirements shall be met with the Park Site within Tract Y-1A-1A-1 in accordance with the Park Dedication Agreement between the City of Albuquerque and Las Ventanas Limited Partnership dated October 23, 1995 and as amended with the 1st. amendment recorded January 23, 2001.
8. No individual lot shall be allowed direct access to Rainbow Boulevard, Irving Boulevard, or Los Ventanas Road.
9. Lot 12 Switchgear Note: Existing switchgear to remain in place. Wells to be constructed on easement boundary or within easement as shown. Gate to be installed for PNM operation and maintenance on west wall with PNM owned lock on east side of gate. No trees, structures, or impedances to be allowed on either side of gate.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situated within the Town of Alameda Grant, within the Northeast one-quarter of the northeast one-quarter (NE1/4 NE1/4) of Projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1A-1 of the BULLHEAD PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 as Document No. 2002052524 in Book 2002C, Page 158 now comprising Lots 1 thru 56, PINON POINTE SUBDIVISION, UNIT 3 AT VENTANA RANCH, Albuquerque, New Mexico 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 additional public street right-of-way shown hereon to the City of Albuquerque in fee Simple with Easements and do hereby grant: All access, Utility, and Drainage Easements hereon, 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 and/or overhead distribution lines, conduits, pipes for underground and/or overhead 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. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the City, if work effects any improvements or encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

SIVAGE THOMAS HOMES, INC.

By:

John E. Hardin, President
 Savage Thomas Homes, Inc.

State of New Mexico)
 County of Bernalillo)

This instrument was acknowledged before me on _____ day of _____, 2002 by John E. Hardin, President of Savage Thomas Homes, Inc., a New Mexico Corporation.

My Commission Expires: _____ Notary Public

PNM EASEMENT RELEASE APPROVAL

Public Service Company of New Mexico does hereby release, waive, quitclaim and discharge its right, title, and interest in the easements (granted by prior plat replat, or document shown to be vacated on this plat).

PUBLIC SERVICE COMPANY OF NEW MEXICO

By:

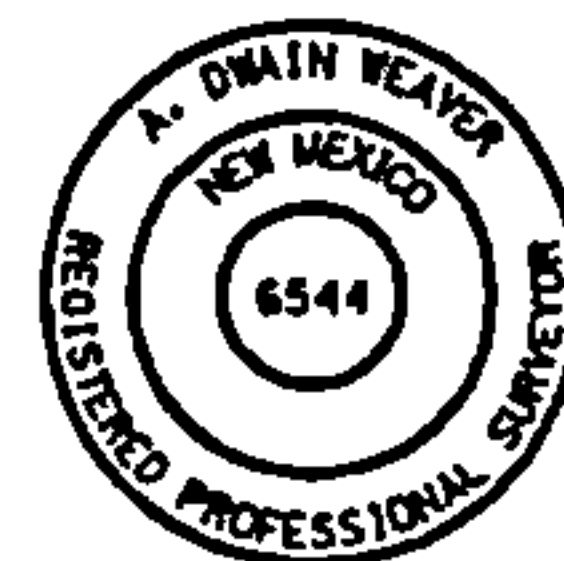
State of New Mexico)
 County of Bernalillo)

The foregoing instrument was acknowledged before me this _____ day of _____, 2002, by _____ of the Public Service Company of New Mexico, a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: _____ Notary Public

SURVEYOR'S CERTIFICATION

I, A. Duain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for certification and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



A. Duain Weaver
 New Mexico Professional Surveyor 6544
 Date: June 27, 2002

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston



Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 1 OF 3

P:\2002\7500survey\006 photo\unit 3\PinonPointe3.dgn
 10-MAY-2004 10:14

JOB NO. 020278 006 01

USC & GS BRASS TABLE "UNION 1963"
GEOGRAPHIC POSITION (MAD 1927)
NM STATE PLANE COORDINATES
(CENTRAL ZONE)
X=353,409.02 Y=1,523,440.96
GROUND TO GRID FACTOR = 0.99966044
DELTA ALPHA = -00°16'58"
MGVD 1929 TRIG ELEVATION = 5522.0

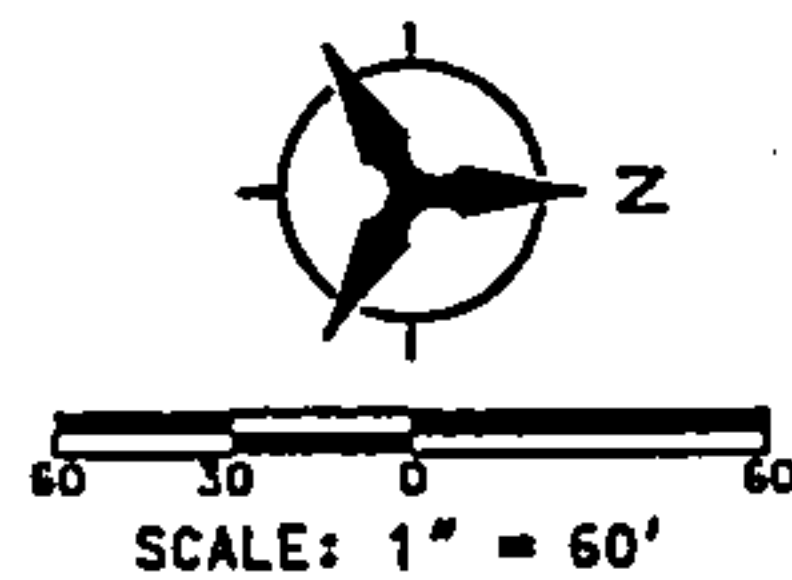
WESTPOINTE
SUBDIVISION
UNIT II
AT VENTANA RANCH
FILED: AUGUST 31, 2000
(2000C-7281)

15' PUBLIC PEDESTRIAN
ACCESS EASEMENT TO
BE GRANTED TO THE CITY
OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT
TRAIL/LANDSCAPING TO BE
OPERATED AND MAINTAINED
BY THE VENTANA RANCH
HOMEOWNERS ASSOCIATION

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- 3/4" REBAR WITH 14" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6344"

HATCHED AREA DESIGNATES
2.6145 ACRES PUBLIC STREET
RIGHT-OF-WAY TO BE DEDICATED
TO THE CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT



Y-1A-1A-2
BULKHEAD PLAT OF
TRACTS Y-1A-1A-1, Y-1A-1A-2,
Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5
VENTANA RANCH
FILED: MAY 7, 2002 (2002C-158)

PLAT OF PINON POINTE SUBDIVISION UNIT 3 AT VENTANA RANCH (A REPLAT OF TRACT Y-1A-1A-1, VENTANA RANCH) ALBUQUERQUE, NEW MEXICO JUNE, 2002

UNPLATTED LAND

25' PUBLIC WATERLINE
EASEMENT TO BE GRANTED
TO THE CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT

25' PUBLIC STORM DRAIN &
PUBLIC PEDESTRIAN ACCESS
EASEMENT TO BE GRANTED
TO THE CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT
TRAIL/LANDSCAPING TO BE
OPERATED AND MAINTAINED BY
THE VENTANA RANCH HOMEOWNERS
ASSOCIATION

HATCHED AREA DESIGNATES
2.6145 ACRES PUBLIC STREET
RIGHT-OF-WAY TO BE DEDICATED
TO THE CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT

RAINBOW BOULEVARD NW

EXISTING PUBLIC ROADWAY,
DRAINAGE, & UTILITY EASEMENT
FILED: NOVEMBER 30, 1995
(1995C-4301)

ACS BRASS TABLE STAMPED "2-810 1980"
GEOGRAPHIC POSITION (MAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=351,543.73 Y=1,521,976.48
GROUND TO GRID FACTOR = 0.99966354
DELTA ALPHA = -00°16'30"
MGVD 1929 ELEVATION = 5429.35

Bohannon & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 2 OF 3

PinonPt20278.dwg 1008 plot1work 3/1/2004 1:00 PM
10-0-2004

JOB NO. 020278 BOH H

PLAT OF
PINON POINTE SUBDIVISION
UNIT 3
AT VENTANA RANCH
(A REPLAT OF TRACT Y-1A-1A-1,
VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
JUNE, 2002

TANGENT DATA	
ID	BEARING DISTANCE
11	S81°11'00"E 4.81'
12	S81°11'00"E 11.00'
13	S81°11'00"E 11.00'
14	S25°20'43"W 33.35'
15	S25°20'43"W 6.11'
16	N63°47'00"W 9.08'
17	S00°20'43"W 33.08'
18	N75°48'24"W 33.08'
19	N87°45'00"W 33.08'
20	N87°45'00"W 33.08'
21	N87°45'00"W 33.08'

CURVE DATA			
ID	BELTA	TANGENT	CHORD
01	01°43'45"	14.79'	23.53'
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Bohannon & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Sandia Properties LTD
AGENT Bahannon Huston INC
ADDRESS 7500 Jefferson NE
PROJECT & APP # 1001916/04DRB 00743
PROJECT NAME Pinon Pointe Subd unit 3

\$ 20.00 469099/4916000 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.

DUPLICATE
City of Albuquerque
Treasury Division

05/13/2004 1:35PM LOC: ANN
RECEIPT# 00022618 WSW 006 TRANS# 0024

Las Ventanas LTD Partnership

10 Tramway Loop
Albuquerque, NM 87122

Wells Fargo Bank

11199 Montgomery Blvd NE
Albuquerque, NM 87111

City 49995-219/1070

CHECK NO.

008535

One Hundred Forty Five Dollars And 00 Cents

Pay to the Order of:

CITY OF ALBUQUERQUE

TREASURY DIVISION

P O BOX 27801

ALBUQUERQUE, NM 87125-7801

DATE

05/12/2004

AMOUNT

\$145.00

Void after 90 days

05/13/2004 1:35PM

RECEIPT# 00022618

Account 441018

Activity 4971000

Trans Amt

J24 Misc

OK

Two signatures required over \$50,000.00

008535 1070021921

10602915924

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 crosshairs 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 May 25 To June 9, 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.

Stephanie Stratton
(Applicant or Agent)

5-13-04
(Date)

I issued 2 signs for this application, 5-13-04
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1001916

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form S

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

V

SITE DEVELOPMENT PLAN P

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

ZONING Supplemental form Z

- ☐ Annexation & Zone Establishment
☐ Sector Plan
☐ Zone Change
☐ Text Amendment

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 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: SIVAGE THOMAS HOMES, INC. PHONE: 341-6800
ADDRESS: 7445 PAN AM FWY NE FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: 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 Y1A1A2 Block: _____ Unit: _____
Subdiv. / Addn. VENTANA RANCH *Pinon Piente @ VR Unit 4*
Current Zoning: R-LT Proposed zoning: _____
Zone Atlas page(s): B-9 No. of existing lots: 1 No. of proposed lots: 42
Total area of site (acres): 8.67 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 100906505642320102 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW
Between: _____ and WEST OF RAINBOW BLVD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1001916/02-00651

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

SIGNATURE *Kevin Patton* DATE _____
(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 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.F.	Fees
<u>DRB - 00230</u>	<u>FP</u>	<u>S3</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>FEB 26 2003</u>			Total \$ <u>0</u>

gm 2/18/03
Planner signature / date

Project # 1001916

FORM S(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 *RG/MS/gm*
- ✓ 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.
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- ___ 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.

Kevin Patton
KEVIN PATTON
Applicant name (print)
Kevin Patton
Applicant signature / date



Form revised September 2001

- ☒ Checklists complete
 - ☐ Fees collected
 - ☒ Case #s assigned
 - ☒ Related #s listed
- Application case numbers
03 DRB - *00230*
- -
- -

gm 2/18/03
Planner signature / date
Project # *1001916*

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 25, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Final Plat Approval - Pinon Pointe Subdivision Unit 4 at Ventana Ranch
DRB Case No. 1001916

Dear Sheran:

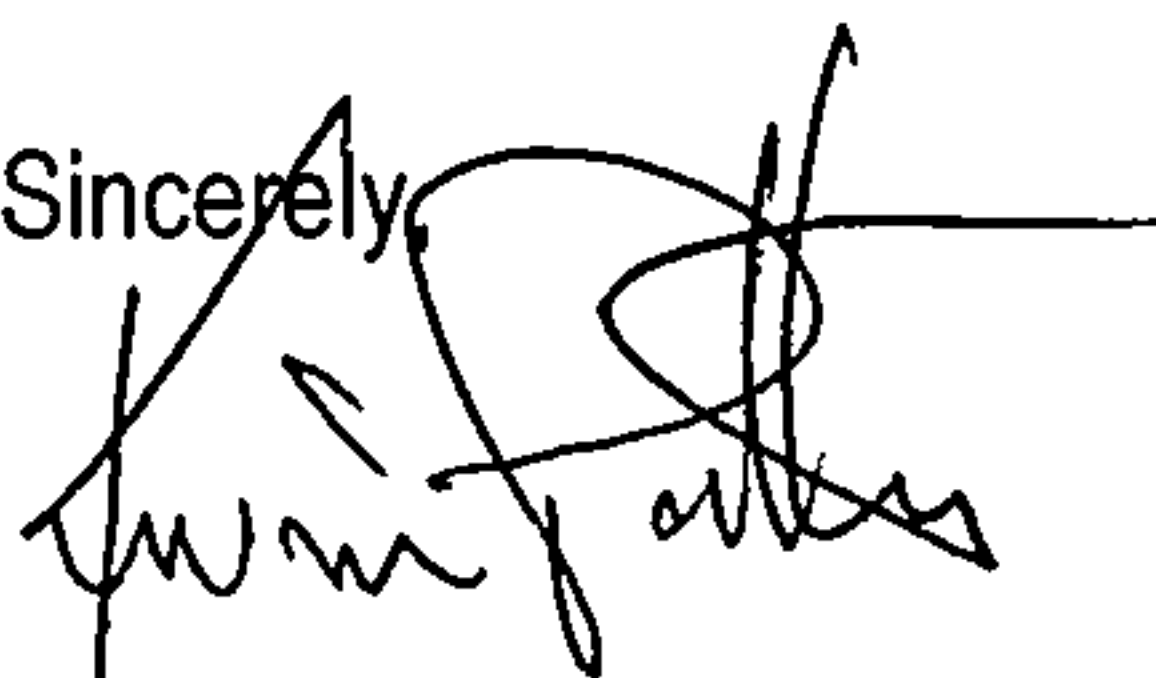
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to subdivide Tract Y-1A-1A-2 into forty-two lots and one tract, grant easements and dedicate public right-of-way. The preliminary plat for Pinon Pointe Units 3 and 4 was approved on May 22, 2002. Vacation of public easements was also approved with the preliminary plat. On January 29, 2003, the DRB approved a one year extension of the preliminary plat so that we would not have to extend the proposed SIA's for Unit 4. With the above submittal we intend to record the final plat for Unit 4 prior to the vacation action expiration. The SIA's for Unit 4 were submitted to the city for processing on Thursday, February 13, 2002.

Please place this item on the DRB Agenda to be heard on February 26, 2003. If you have any questions or require additional information, please contact me.

Sincerely,



Kevin Patton, P.E.
Vice President
Community Development and Planning Group

mls
Enclosures

cc: Robert Lupton, Sivage Thomas Homes, (w/ encl.)
Kurt Browning, LVLP (w/ encl.)

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form
SUBDIVISION
☒ Major Subdivision action **XPP** **S**
☐ Minor Subdivision action
☐ Vacation **V**
☐ Variance (Non-Zoning)

Supplemental form
ZONING **Z**
☐ Annexation & Zone Establishment
☐ Sector Plan
☐ Zone Change
☐ Text Amendment

SITE DEVELOPMENT PLAN **P**
☐ ...for Subdivision Purposes
☐ ...for Building Permit
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC) **L**

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 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: SIVAGE THOMAS HOMES PHONE: 341-6800
ADDRESS: 7445 PAN AM FWY NE FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY PLAT

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. LOTS 1-98 Block: _____ Unit: _____
Subdiv. / Addn. PINON POINTE UNITS 3 AND 4 AT VENTANA RANCH
Current Zoning: R-LT Proposed zoning: _____
Zone Atlas page(s): B-9 No. of existing lots: _____ No. of proposed lots: 98
Total area of site (acres): 19.7966 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 100906505642320102 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: RAINBOW BOULEVARD NW
Between: _____ and SOUTH OF IRVING BLVD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
1001916/02DRB-00651

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

SIGNATURE [Signature] DATE 1/21/03
(Print) KEVIN PATTON _____ Applicant ☒ Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

☐ INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	<u>03DRB</u> - <u>00080</u>	<u>XPP</u>	<u>S3</u>	\$ <u>0</u>
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date <u>Jan 29 2003</u>			\$ <u>0</u>

[Signature] 1/21/03
Planner signature / date

Project # 1001916

FORM S(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
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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
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Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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- ☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes)
- ☐ AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)
- ☐ AMENDMENT TO GRADING PLAN (with minor changes)

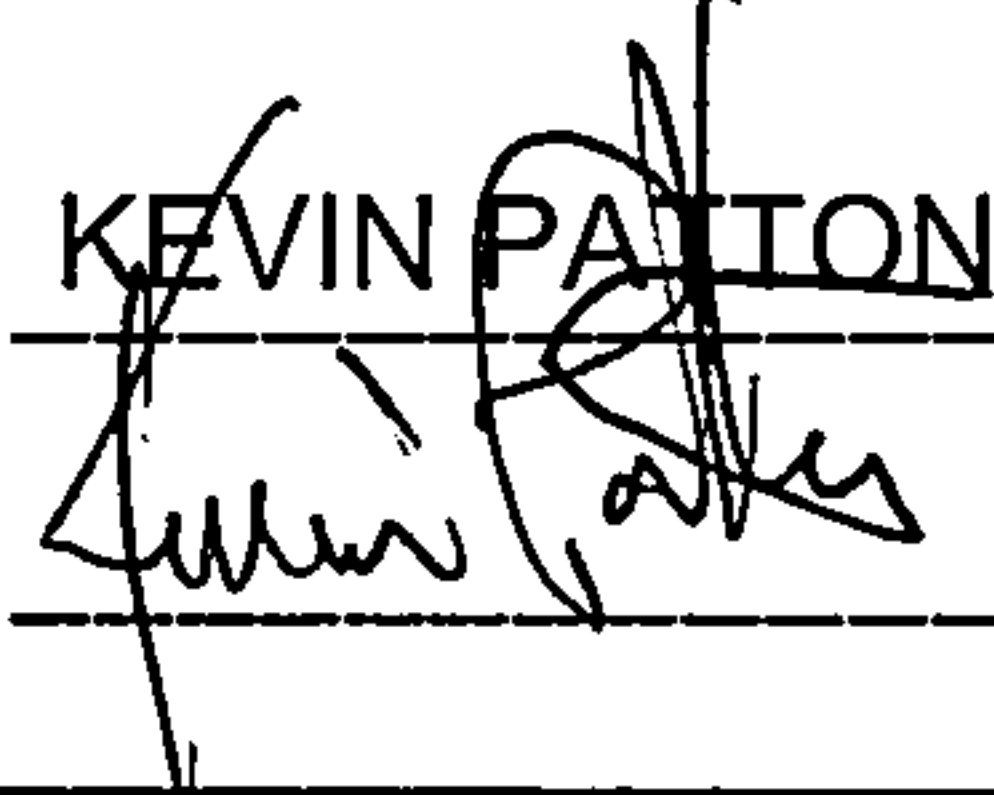
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

KEVIN PATTON


Applicant name (print)

1/21/03

Applicant signature / date



Form revised September 2001

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

Application case numbers
03DRB - 00080

 1/21/03
Planner signature / date

Project # 1001916

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

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facsimile: 505.798.7988
toll free: 800.877.5332

January 21.,2003

Roger Green, Acting Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: PRELIMINARY PLAT EXTENSION
Pinon Pointe Units 3 and 4 at Ventana Ranch

Dear Roger:

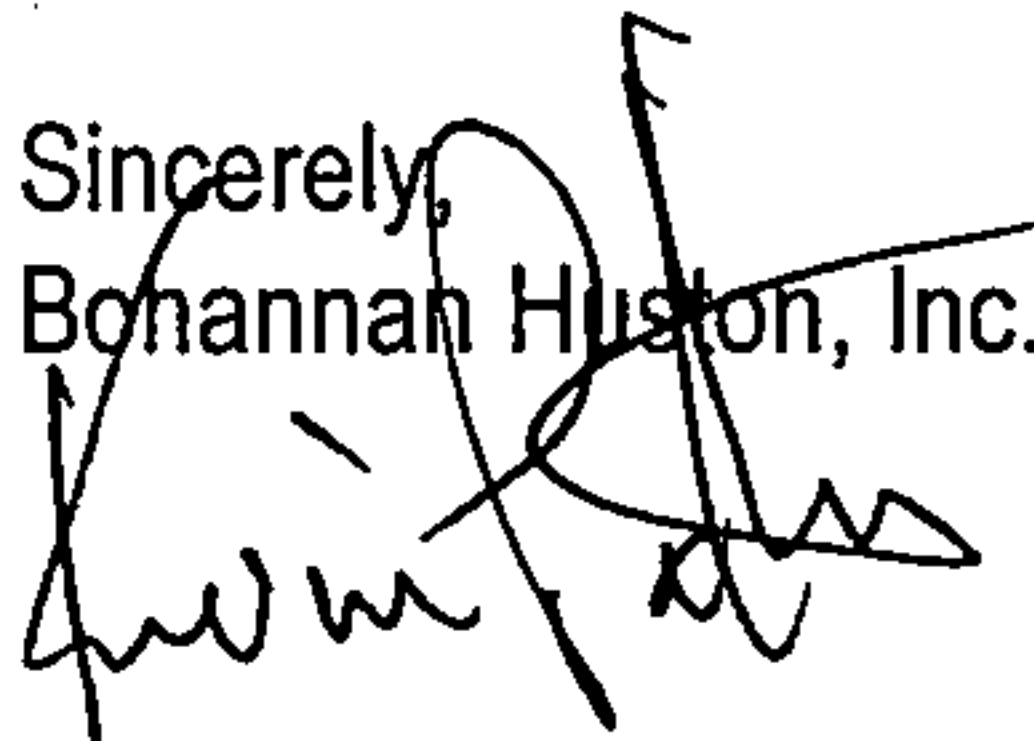
Submitted herewith are the completed Development Review Board Applications and 6 copies of the approved Preliminary Plat, along with the approved Infrastructure List and Notification of Decision from the Development Review Board (DRB) in connection with the above referenced project.

We are at this time requesting a 1 year extension to the Preliminary Plat for Pinon Pointe Units 3 and 4 at Ventana Ranch which was approved by the DRB on May 22, 2002.

The Preliminary Plat expires May 22, 2003. We are requesting to extend the plat at this time so as to submit the Subdivision Improvements Agreements for Unit 4 without having to amend them in May.

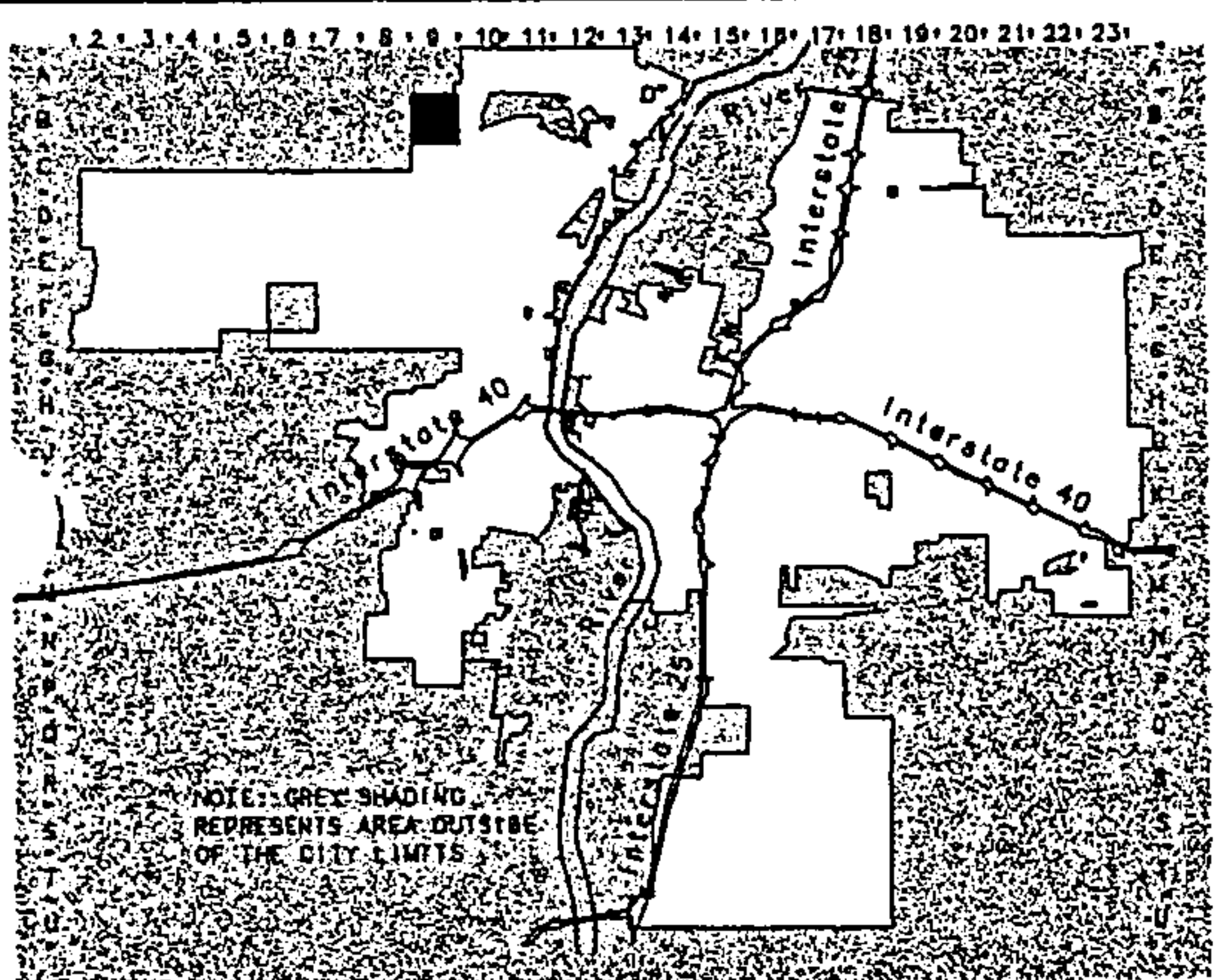
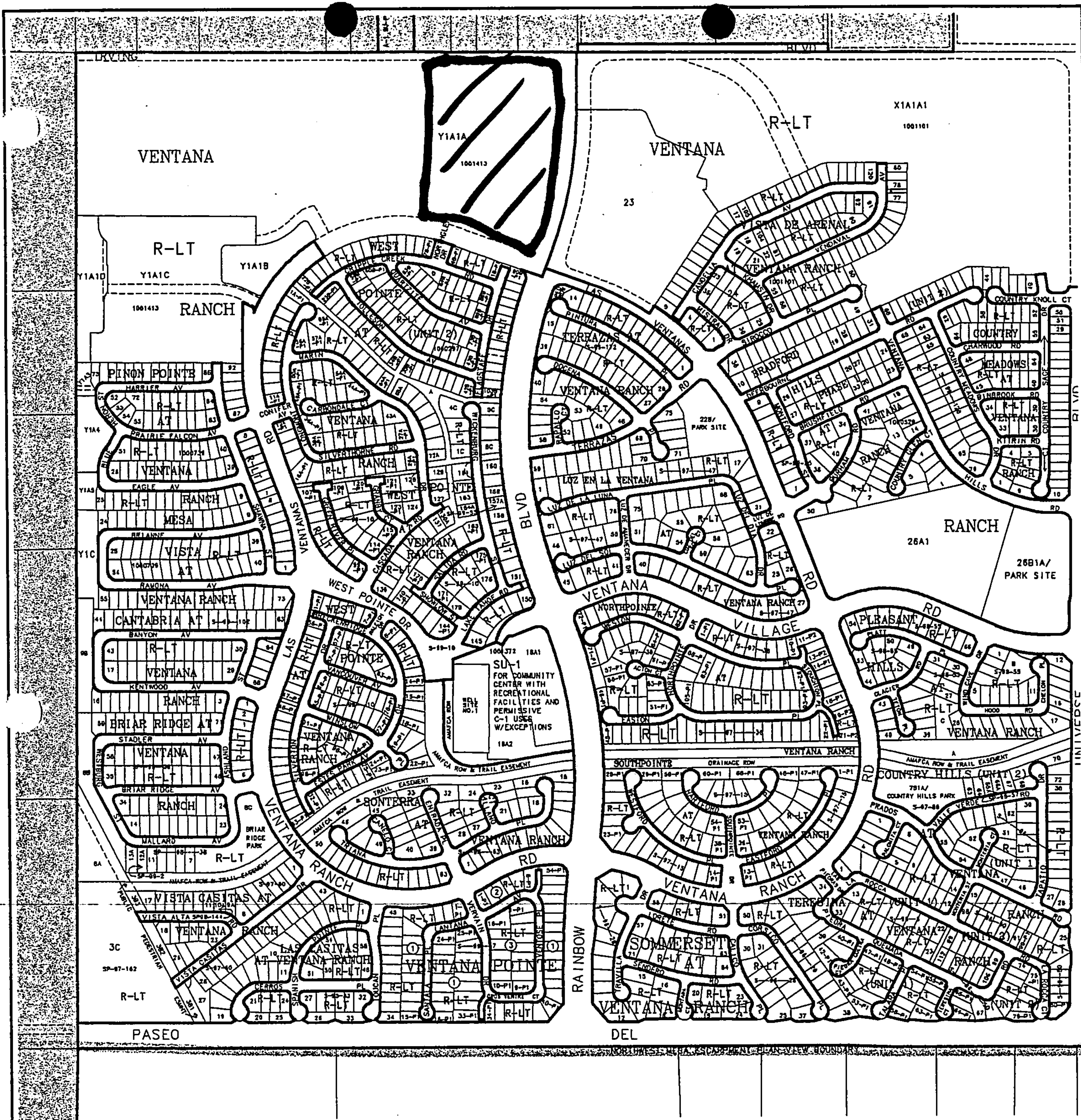
Please place this item on the DRB Agenda for hearing on January 29, 2003. If you have any questions or require further information, please call me.

Sincerely,
Bohannon Huoton, Inc.

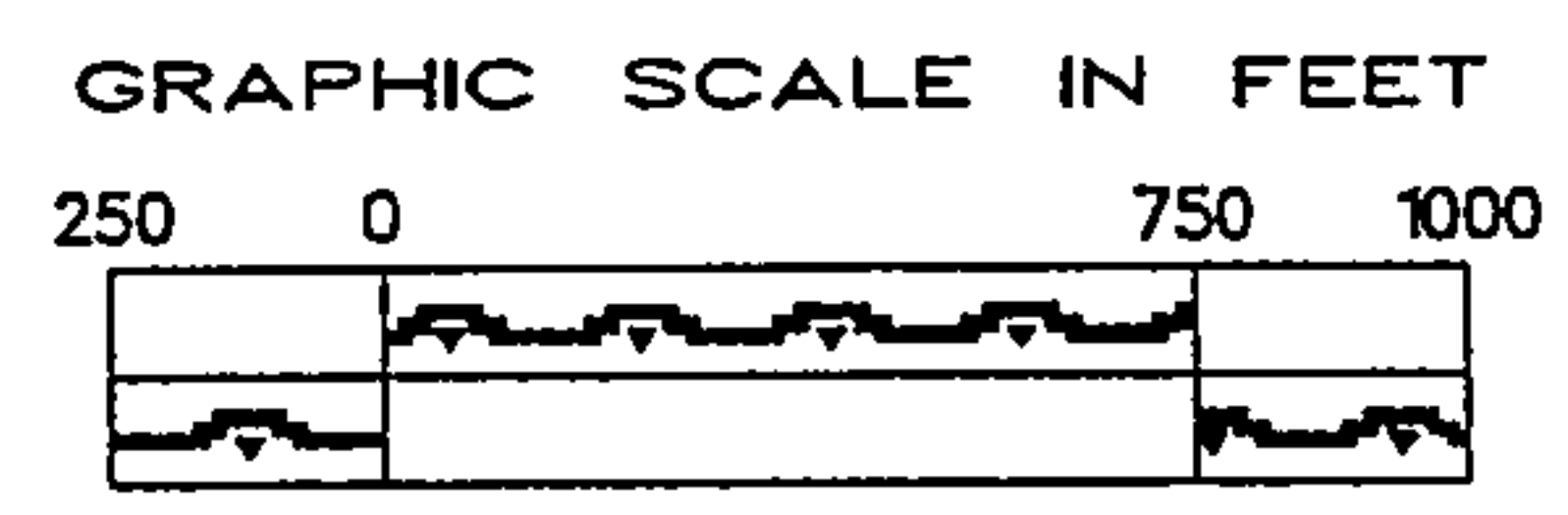


Kevin Patton, P.E.
Vice President
Community Development and Planning Group

mls
Enclosures



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page
B-9-Z
Map Amended through April 03, 2002



Pinon Pointe 324
RECEIVED BY MAY 24 2002

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

5-22-02

3. Project # 1001916

02DRB-00652 Major-Vacation of Public Easements
02DRB-00653 Major-Vacation of Public Easements
02DRB-00651 Major-Preliminary Plat Approval
02DRB-00654 Minor-Sidewalk Waiver
02DRB-00655 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LP/SIVAGE THOMAS HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) Y1A1A1 and Tract Y1A1A2, **VENTANA RANCH SUBDIVISION**, zoned R-LT, located on RAINBOW BLVD. NW, between SOUTH OF IRVING BLVD. NW and RAINBOW BLVD. NW containing approximately 20 acre(s). (B-9)

At the May 22, 2002, Development Review Board meeting, with the signing of the Infrastructure List dated 5/22/02 and approval of the Grading Plan engineer stamp dated 4/24/02 the Preliminary Plat was approved with the following condition of Final Plat:

CONDITION:

1. A pedestrian connection that connects Irving Boulevard or Las Ventanas Road to the internal street network of the subdivision is needed.

The Vacations were approved as shown on Exhibit A in the Planning file, 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



OFFICIAL NOTICE PAGE 2

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 B in the Planning file.

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

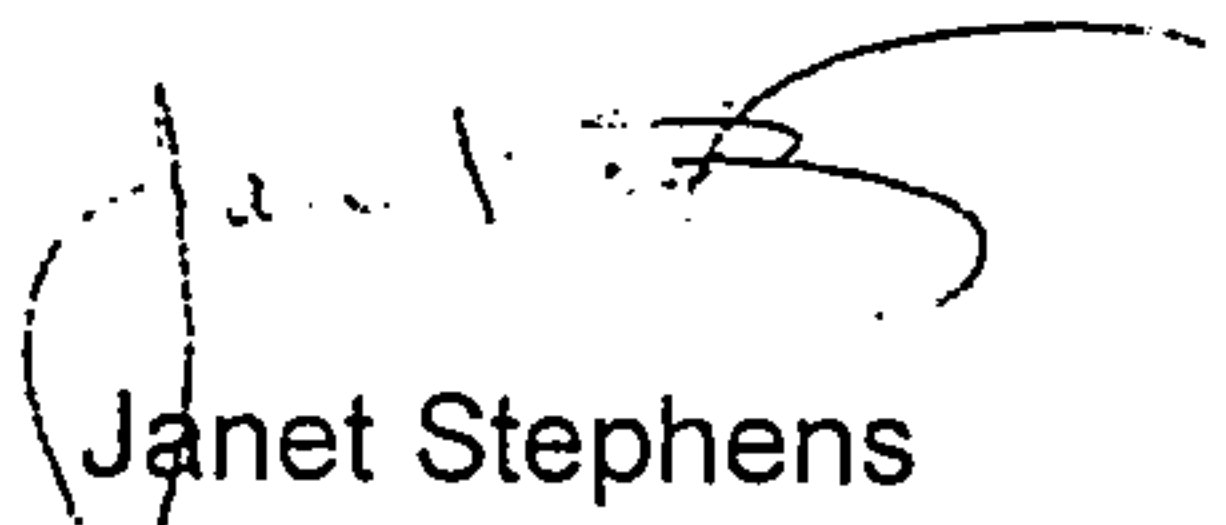
If you wish to appeal this decision, you must do so by June 6, 2002, in the manner described below.

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: Las Ventanas Limited Partnership, 10 Tramway Loop NE, 87122
Bohannon Huston, Inc., 7500 Jefferson NE, 87109
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

Date Submitted: 5-22-02
Date Site Plan Approved: 5/22/02
Date Preliminary Plat Approved: 5/22/02
Date Preliminary Plat Expires: 5/22/03

DRB Project No. 1001916
DRB applic no. 02DRB-006

1 5-24-02

2 6-17-02 plat

File Fax Note 7671	Date 6-19	# of pages 4
From Kevin P.	Co. KUH-Browning	
Co./Dept.	Co.	
Phone #	Phone #	
Fax #	Fax #	

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
SLOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PINON POINTE - UNITS III & IV
(TRACTS Y-1A-1A-1 & Y-1A-1A-2, VENTANA RANCH)

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 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
PINON POINTE SUBDIVISION - PHASE III (TRACT Y-1A-1A-1)						
PUBLIC ROADWAY IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)						
		22' F-F (IN) 24' F-F (OUT) W/ 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	PETREL DRIVE WILLARD ROAD	LAS VENTANAS ROAD	JUNCO PLACE
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PETREL DRIVE WILLARD ROAD	JUNCO PLACE	CEDAR WAXWING PLACE
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUNCO PLACE	UNIT 4 (LOT 14) UNIT 3 (LOT 56) PL	PETREL WILLARD DRIVE ROAD
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUNCO PLACE	PETREL WILLARD DRIVE ROAD	ROSEFINCH DRIVE
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	KINGFISHER COURT	UNIT 4 (LOT 124) UNIT 3 (LOT 54) PL	PETREL WILLARD DRIVE ROAD
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CEDAR WAXWING PLACE	UNIT 4 (LOT 264) UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE
		22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	ROSEFINCH DRIVE	CEDAR WAXWING PL / JUNCO PLACE	LOT 23 / LOT 6 (respectfully)
*SIDEWALKS TO BE DEFERRED						
STREET LIGHTS AS PER COA OPM						

Private Inspector	City Inspector	City Enst Engineer
/	/	/
/	/	/
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/	/	/

SIA
Sequence #

ORIGINAL

ACOA DRC
Project #

Size	Type of Improvement	Location	From	To
PINON POINTE SUBDIVISION PHASE III (TRACT Y-1A-1A-1) CONTINUED				
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PETREL DRIVE WILLARD ROAD	LAS VENTANAS ROAD	CEDAR WAXWING PLACE
6" - 8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	JUNCO PLACE	UNIT 4 (LOT 11) UNIT 3 (LOT 56) PL	ROSEFINCH DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KINGFISHER COURT	UNIT 4 (LOT 12) UNIT 3 (LOT 54) PL	PETREL DRIVE WILLARD ROAD
6" - 8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEDAR WAXWING PLACE	UNIT 4 (LOT 26) UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WATERLINE EASEMENT (LOT 23)	CEDAR WAXWING PLACE	IRVING BLVD

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)				
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	PETREL DRIVE WILLARD ROAD	LAS VENTANAS ROAD	CEDAR WAXWING PLACE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	JUNCO PLACE	UNIT 4 (LOT 11) UNIT 3 (LOT 56) PL	ROSEFINCH DRIVE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	KINGFISHER COURT	UNIT 4 (LOT 12) UNIT 3 (LOT 54) PL	PETREL DRIVE WILLARD ROAD
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	CEDAR WAXWING PLACE	UNIT 4 (LOT 26) UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE

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PUBLIC STORM SEWER IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)				
48" DIA	RCP W/ NEC. MHS, LATERALS & INLETS	PETREL DRIVE WILLARD ROAD	LAS VENTANAS ROAD	JUST NORTH OF JUNCO PLACE
24" 36" DIA	RCP W/ NEC. MHS, LATERALS & INLETS	JUNCO PLACE	PETREL DRIVE WILLARD ROAD	ROSEFINCH DRIVE
24" DIA	RCP W/ NEC. MHS, LATERALS & INLETS	ROSEFINCH DRIVE	JUST SOUTH OF JUNCO PLACE	CEDAR WAXWING PLACE

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NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT 18 IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES FOR UNIT III.

06/19/02 08:04

SIA
Sequence #

COA ORC
Project #

ORIGINAL

Size	Type of Improvement	Location	From	To
PINON POINTE SUBDIVISION PHASE III (TRACT Y-1A-1A-1) CONTINUED				
DEFERRED PUBLIC ROADWAY IMPROVEMENTS - PHASE III - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP)				
25' F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & PCC 6' WIDE SIDEWALK ON SOUTH SIDE	IRVING BLVD	RAINBOW BLVD	UNIT III LOT 23/ UNIT IV LOT 42 PL
25' F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & 10' WIDE ASPHALT TRAIL ON WEST SIDE	RAINBOW BLVD	LAS VENTANAS ROAD	IRVING BLVD
NOTE:	THE NECESSARY CONDUITS AND PULL BOXES FOR FUTURE SIGNALIZATION ALONG WITH THE NECESSARY RIGHT TURN LANES (W/ ISLANDS) WILL BE REQUIRED AT THE INTERSECTION OF IRVING BLVD AND RAINBOW BLVD			

PUBLIC STORM SEWER IMPROVEMENTS - PHASE III - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP) (DEFERRED)

18" DIA	RCP W/ NEC. MHS, LATERALS & INLETS	PUBLIC STORM DRAIN EASEMENT (LOT 23)	CEDAR WAXWING PLACE	IRVING BLVD PINON POINTE (LOT 23)
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PINON POINTE SUBDIVISION - PHASE IV (TRACT Y-1A-1A-2)

PUBLIC ROADWAY IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)

25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	WEST CUL-DE-SAC TERMINUS
25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	WEST HAMMER HEAD TERMINUS
25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	WEST CUL-DE-SAC TERMINUS
8' WIDE	ASPHALT PATH	TRACT A; PUBLIC PED ACCESS EASEMENT	JUNCO PL WEST CUL-DE-SAC TERMINUS	CEDAR WAXWING WEST CUL-DE-SAC TERMINUS
*SIDEWALKS TO BE DEFERRED				
STREET LIGHTS AS PER COA DPM				

PUBLIC (RMUL) SANITARY SEWER IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)

8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	WEST CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	WEST HAMMER HEAD TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	WEST CUL-DE-SAC TERMINUS

Private Inspector	City Inspector	City Cost Engineer
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FOR REVIEW NOTICE ATTENDING 444

ORIGINAL

SIA
Sequence #

COA DRC
Project #

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Size	Type of Improvement	Location	From	To
PINON POINTE SUBDIVISION PHASE IV (TRACT Y-1A-1A-2) CONTINUED				
PUBLIC (RMU) WATER LINE IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)				
6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	JUNCO PLACE	UNIT 4 (LOT 1Y) UNIT 3 (LOT 56) PL	WEST CUL-DE-SAC TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	KINGFISHER COURT	UNIT 4 (LOT 12Y) UNIT 3 (LOT 54) PL	WEST HAMMER HEAD TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	CEDAR WAXWING PLACE	UNIT 4 (LOT 26Y) UNIT 3 (LOT 52) PL	WEST CUL-DE-SAC TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	TRACT A PUBLIC W/ EASEMENT JUNCO PLACE		CEDAR WAXWING PLACE
PUBLIC STORM DRAIN IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)				
NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN FOR UNIT IV IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES FOR UNIT IV.				

Private Inspector	City Inspector	City Cnst Engineer
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>

DEFERRED PUBLIC ROADWAY IMPROVEMENTS - PHASE IV - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP)				
25' F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & PCC 6' WIDE SIDEWALK ON SOUTH SIDE	IRVING BLVD	PINON POINTE IV WEST BDRY	PINON POINTE III / IV BDRY

AGENT/OWNER

KEVIN PATTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
5-22-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR
5/22/02
DATE

TRANSPORTATION DEVELOPMENT
5-22-02
DATE

UTILITY DEVELOPMENT
5/22/02
DATE

CITY ENGINEER
5/22/02
DATE

PARKS & GENERAL SERVICES
5/22/02
DATE

AMAFCA
5-16-02
DATE

NEW MEXICO UTILITIES INCORPORATED
5-16-02
DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
1	5-24-02		Brady J. Burt	
2	6-17-02			

CO: 50 70/RT/00

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **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**

ZONING Supplemental form **Z**

☐ Annexation & Zone Establishment

☐ Sector Plan

☐ Zone Change

☐ Text Amendment

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 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: SIVAGE THOMAS HOMES, INC. PHONE: 341-6800

ADDRESS: 7445 PAM AMERICAN FREEWAY NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: 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 Y1A1A1 Block: _____ Unit: _____

Subdiv. / Addn. VENTANA RANCH

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): B-9 No. of existing lots: 1 No. of proposed lots: 56

Total area of site (acres): 11.1196 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 100906505642320102 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: RAINBOW BOULEVARD NW

Between: _____ and SOUTH OF IRVING BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

1001916/02DRB051-651

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

SIGNATURE [Signature] DATE 7-2-02

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

☐ INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	<u>02DRB</u> - <u>01007</u>	<u>FPA</u>	<u>33</u>	\$ <u>0</u>
☒ 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	_____	_____	_____	\$ _____
	Hearing date <u>JULY 10th 2000</u>			Total \$ <u>0</u>

[Signature] 7/2/02
Planner signature / date

Project # 1001916

FORM S(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 (*expected this week*) *ba*
 - ☒ 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.

KEVIN PATTON
[Signature]

Applicant name (print)

7.202

Applicant signature / date



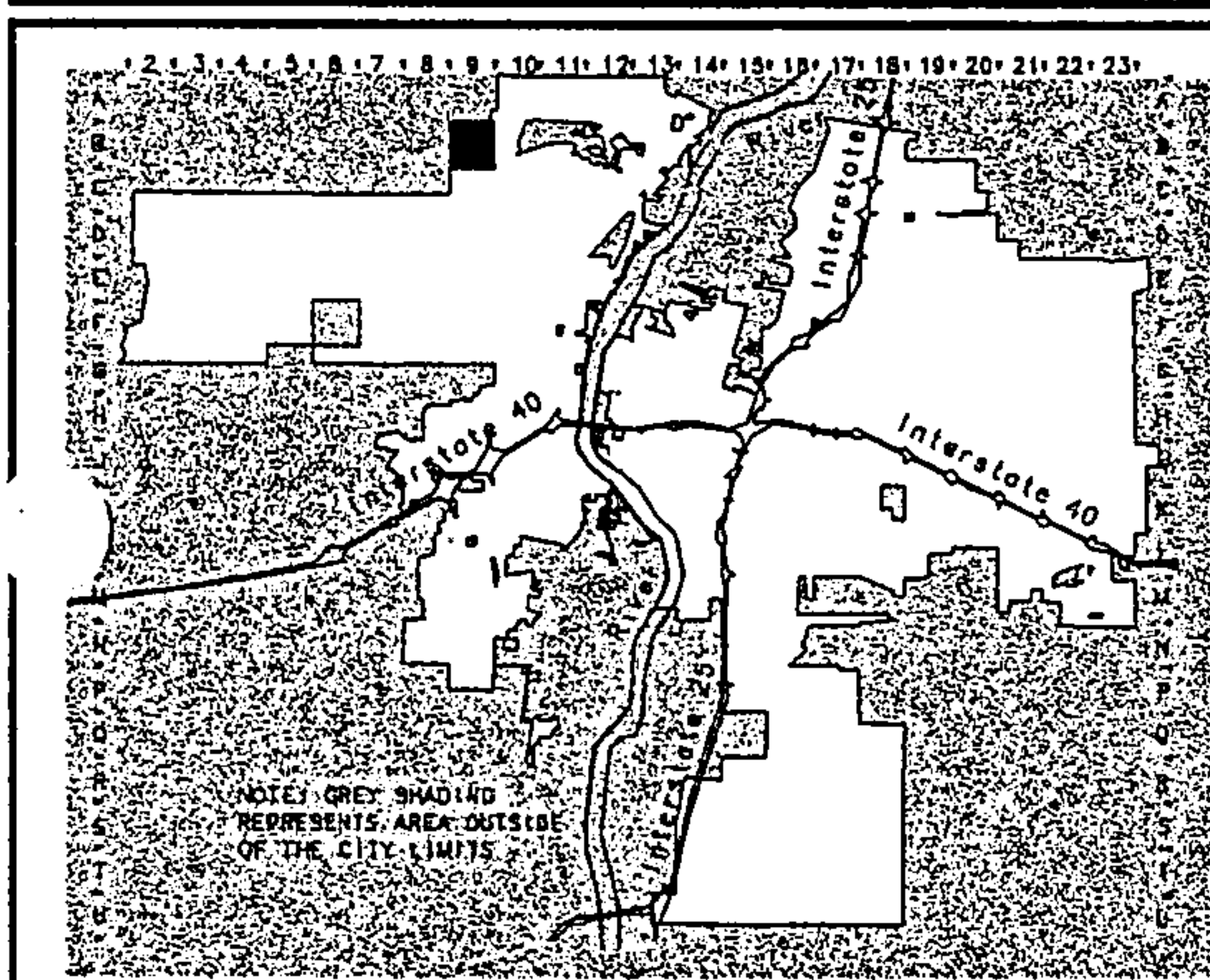
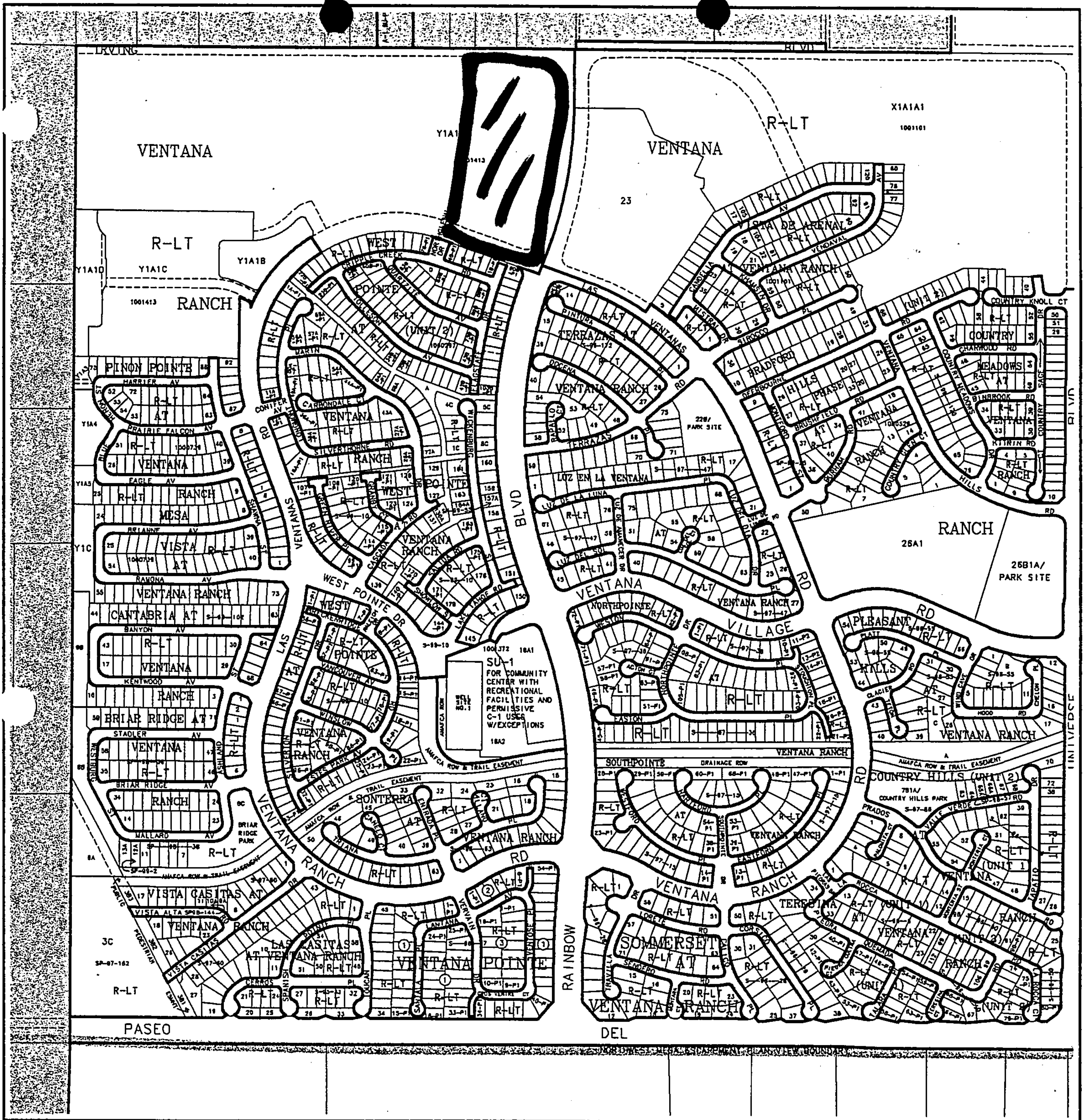
Form revised September 2001

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

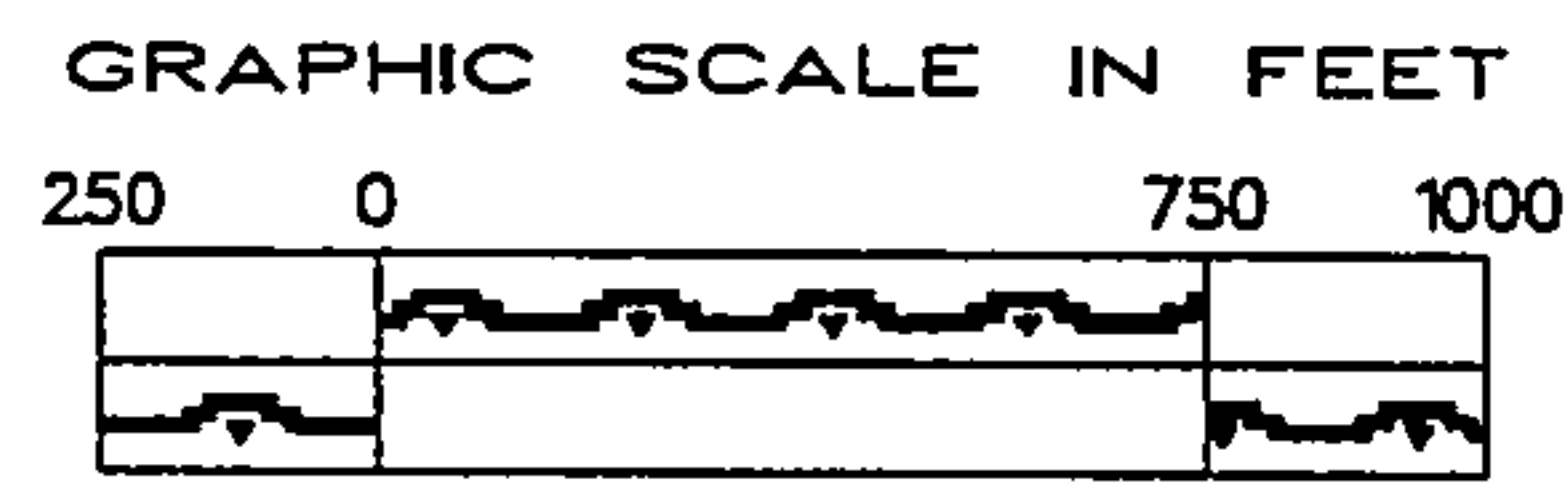
Application case numbers
020PB - *01007*
_____-_____
_____-_____

[Signature] 7/02/02
Planner signature / date

Project # *1001916*



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

B-9-Z

Map Amended through April 03, 2002

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 2, 2002

Janet Stephens, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Final Plat Approval
Pinon Pointe Subdivision Unit 3 at Ventana Ranch

Dear Janet:

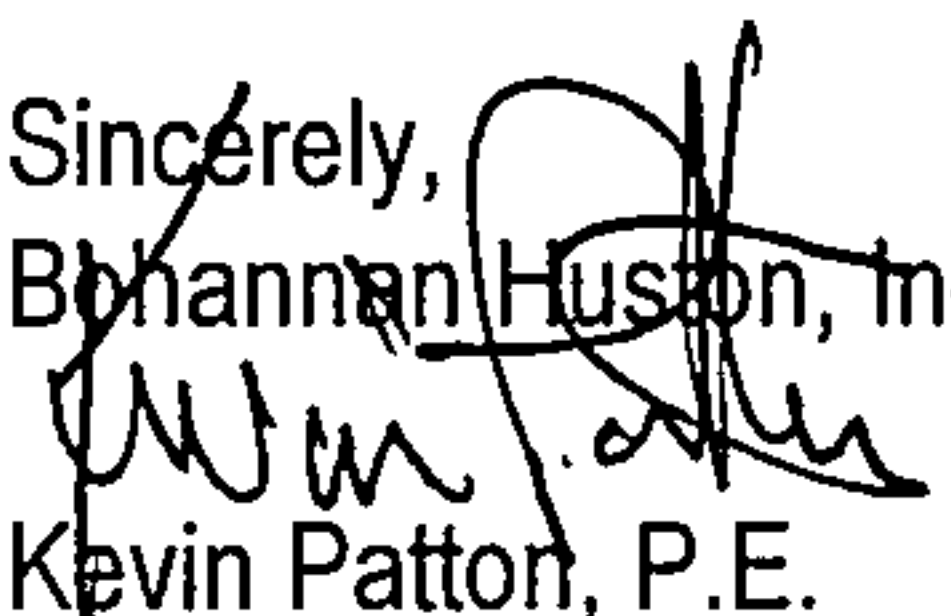
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- SIA Financial Guarantee verification
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to subdivide Tract Y-1A-1A-1 into 56 lots, dedicate public street right-of-way and to grant and vacate easements.

Please place this item on the DRB Agenda to be heard on July 10, 2002. If you have any questions or require additional information, please contact me.

Sincerely,
Bohannon Huston, Inc.


Kevin Patton, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

a:/msnyder/02078/data/006/final.plat

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Janet

Date Submitted: 5-22-02
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 5/22/02
Date Preliminary Plat Expires: 5/22/03

DRB Project No. 1001916

Figure 12

INFRASTRUCTURE LIST

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

PINON POINTE - UNITS III & IV
(TRACTS Y-1A-1A-1 & Y-1A-1A-2, VENTANA RANCH)

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 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
PINON POINTE SUBDIVISION - PHASE III (TRACT Y-1A-1A-1)									
PUBLIC ROADWAY IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)									
		22' F-F (IN) 24' F-F (OUT) W/ 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	PETREL DRIVE	LAS VENTANAS ROAD	JUNCO PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PETREL DRIVE	JUNCO PLACE	CEDAR WAXWING PLACE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	PETREL DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUNCO PLACE	PETREL DRIVE	ROSEFINCH DRIVE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	PETREL DRIVE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE	/	/	/
		22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	ROSEFINCH DRIVE	CEDAR WAXWING PL / JUNCO PLACE	LOT 23 / LOT 6 (respectfully)	/	/	/
		*SIDEWALKS TO BE DEFERRED							
		STREET LIGHTS AS PER COA DPM							

SIA
Sequence #

ACOA DRC
Project #

ORIGINAL

Size	Type of Improvement	Location	From	To
PINON POINTE SUBDIVISION PHASE III (TRACT Y-1A-1A-1) CONTINUED				
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PETREL DRIVE	LAS VENTANAS ROAD	CEDAR WAXWING PLACE
6" - 8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	ROSEFINCH DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	PETREL DRIVE
6" - 8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WATERLINE EASEMENT (LOT 23)	CEDAR WAXWING PLACE	IRVING BLVD

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
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/	/	/

PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PETREL DRIVE	LAS VENTANAS ROAD	CEDAR WAXWING PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	ROSEFINCH DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	PETREL DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE

/	/	/
/	/	/
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PUBLIC STORM SEWER IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)				
48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PETREL DRIVE	LAS VENTANAS ROAD	JUST NORTH OF JUNCO PLACE
24" 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	JUNCO PLACE	PETREL DRIVE	ROSEFINCH DRIVE
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ROSEFINCH DRIVE	JUST SOUTH OF JUNCO PLACE	CEDAR WAXWING PLACE
NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT III IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES FOR UNIT III.			

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ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PINON POINTE SUBDIVISION PHASE III (TRACT Y-1A-1A-1) CONTINUED				
DEFERRED PUBLIC ROADWAY IMPROVEMENTS - PHASE III - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP)				
25' F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & PCC 6' WIDE SIDEWALK ON SOUTH SIDE	IRVING BLVD	RAINBOW BLVD	UNIT III LOT 29/ UNIT IV LOT 42 PL
25' F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & 10' WIDE ASPHALT TRAIL ON WEST SIDE	RAINBOW BLVD	LAS VENTANAS ROAD	IRVING BLVD
NOTE:	THE NECESSARY CONDUITS AND PULL BOXES FOR FUTURE SIGNALIZATION ALONG WITH THE NECESSARY RIGHT TURN LANES (W/ ISLANDS) WILL BE REQUIRED AT THE INTERSECTION OF IRVING BLVD AND RAINBOW BLVD			

Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC STORM SEWER IMPROVEMENTS - PHASE III - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP)				
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC STORM DRAIN EASEMENT (LOT 23)	CEDAR WAXWING PLACE	IRVING BLVD PINON POINTE (LOT 23)

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PINON POINTE SUBDIVISION - PHASE IV (TRACT Y-1A-1A-2)				
PUBLIC ROADWAY IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)				
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	WEST CUL-DE-SAC TERMINUS
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	WEST HAMMER HEAD TERMINUS
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	WEST CUL-DE-SAC TERMINUS
8' WIDE	ASPHALT PATH	TRACT A; PUBLIC PED ACCESS EASEMENT	JUNCO PL WEST CUL-DE-SAC TERMINUS	CEDAR WAXWING WEST CUL-DE-SAC TERMINUS
*SIDEWALKS TO BE DEFERRED				
STREET LIGHTS AS PER COA DPM				

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PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	WEST CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	WEST HAMMER HEAD TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	WEST CUL-DE-SAC TERMINUS

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ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PINON POINTE SUBDIVISION PHASE IV (TRACT Y-1A-1A-2) CONTINUED				
PUBLIC (NMUI) WATER LINE IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)				
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	WEST CUL-DE-SAC TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	WEST HAMMER HEAD TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	WEST CUL-DE-SAC TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT A PUBLIC W/LEASEMENT JUNCO PLACE		CEDAR WAXWING PLACE
PUBLIC STORM DRAIN IMPROVMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)				

Private Inspector	City Inspector	City Cnst Engineer
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NOTE: A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT IV IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES FOR UNIT IV.

DEFERRED PUBLIC ROADWAY IMPROVEMENTS - PHASE IV - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP)

25' F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & PCC 6' WIDE SIDEWALK ON SOUTH SIDE	IRVING BLVD	PINON POINTE IV WEST BDRY	PINON POINTE III / IV BDRY
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AGENT/OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

KEVIN PATTON, P.E. PREPARED BY: PRINT NAME	<i>Janet Cunningham</i> DRB CHAIR	5/22/02 DATE	<i>Adrianne E. Condit</i> PARKS & GENERAL SERVICES 5/22/02 DATE
BOHANNAN HUSTON INC. FIRM:	<i>John D. Brown</i> TRANSPORTATION DEVELOPMENT	5-22-02 DATE	
<i>Kevin Patton</i> SIGNATURE	<i>Harry D. Hunsford</i> UTILITY DEVELOPMENT	5/22/02 DATE	AMAFCA <i>[Signature]</i> NEW MEXICO UTILITIES INCORPORATED 5-16-02 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION 5-22-04	<i>Bradley D. Bringham</i> CITY ENGINEER	5/22/02 DATE	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No. _____

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

DRB Project No. 1001916

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

PINON POINTE - UNITS III & IV
(TRACTS Y-1A-1A-1 & Y-1A-1A-2, VENTANA RANCH)

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
<u>PINON POINTE SUBDIVISION - PHASE III (TRACT Y-1A-1A-1)</u>									
<u>PUBLIC ROADWAY IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)</u>									
		22' F-F (IN) 24' F-F (OUT) W/ 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	PETREL DRIVE	LAS VENTANAS ROAD	JUNCO PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PETREL DRIVE	JUNCO PLACE	CEDAR WAXWING PLACE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	PETREL DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUNCO PLACE	PETREL DRIVE	ROSEFINCH DRIVE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	PETREL DRIVE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE	/	/	/
		22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	ROSEFINCH DRIVE	CEDAR WAXWING PL / JUNCO PLACE	LOT 23 / LOT 6 (respectfully)	/	/	/
			*SIDEWALKS TO BE DEFERRED				/	/	/
			STREET LIGHTS AS PER COA DPM						

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PINON POINTE SUBDIVISION PHASE III (TRACT Y-1A-1A-1) CONTINUED				
PUBLIC (NMUI) WATERLINE IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PETREL DRIVE	LAS VENTANAS ROAD	CEDAR WAXWING PLACE
6" - 8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	ROSEFINCH DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	PETREL DRIVE
6" - 8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WATERLINE EASEMENT (LOT 23)	CEDAR WAXWING PLACE	IRVING BLVD

Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PETREL DRIVE	LAS VENTANAS ROAD	CEDAR WAXWING PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	ROSEFINCH DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	PETREL DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	ROSEFINCH DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ROSEFINCH DRIVE	CEDAR WAXWING PLACE	JUNCO PLACE

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PUBLIC STORM SEWER IMPROVEMENTS - PHASE III - ON-SITE (SIVAGE THOMAS HOMES)				
48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PETREL DRIVE	LAS VENTANAS ROAD	JUST NORTH OF JUNCO PLACE
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	JUNCO PLACE	PETREL DRIVE	ROSEFINCH DRIVE
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ROSEFINCH DRIVE	JUST SOUTH OF JUNCO PLACE	CEDAR WAXWING PLACE
NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN FOR UNIT III IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES FOR UNIT III.			

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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PINON POINTE SUBDIVISION PHASE III (TRACT Y-1A-1A-1) CONTINUED				
DEFERRED PUBLIC ROADWAY IMPROVEMENTS - PHASE III - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP)				
25' F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & PCC 6' WIDE SIDEWALK ON SOUTH SIDE	IRVING BLVD	RAINBOW BLVD	UNIT III LOT 29/ UNIT IV LOT 42 PL
25' F-F	ARTERIAL PAVING W/ PCC MDN & STD CURB & GUTTER & 10' WIDE ASPHALT TRAIL ON WEST SIDE	RAINBOW BLVD	LAS VENTANAS ROAD	IRVING BLVD
NOTE:	THE NECESSARY CONDUITS AND PULL BOXES FOR FUTURE SIGNALIZATION ALONG WITH THE NECESSARY RIGHT TURN LANES (W/ ISLANDS) WILL BE REQUIRED AT THE INTERSECTION OF IRVING BLVD AND RAINBOW BLVD			

Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC STORM SEWER IMPROVEMENTS - PHASE III - OFF-SITE (LAS VENTANAS LIMITED PARTNERSHIP)				
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC STORM DRAIN EASEMENT (LOT 23)	CEDAR WAXWING PLACE	IRVING BLVD PINON POINTE (LOT 23)

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PINON POINTE SUBDIVISION - PHASE IV (TRACT Y-1A-1A-2)

PUBLIC ROADWAY IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)				
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	WEST CUL-DE-SAC TERMINUS
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	WEST HAMMER HEAD TERMINUS
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	WEST CUL-DE-SAC TERMINUS
8' WIDE	ASPHALT PATH	TRACT A; PUBLIC PED ACCESS EASEMENT	JUNCO PL WEST CUL-DE-SAC TERMINUS	CEDAR WAXWING WEST CUL-DE-SAC TERMINUS
	*SIDEWALKS TO BE DEFERRED			
	STREET LIGHTS AS PER COA DPM			

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PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - PHASE IV - ON-SITE (SIVAGE THOMAS HOMES)				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	JUNCO PLACE	UNIT 4 (LOT 1)/ UNIT 3 (LOT 56) PL	WEST CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KINGFISHER COURT	UNIT 4 (LOT 12)/ UNIT 3 (LOT 54) PL	WEST HAMMER HEAD TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEDAR WAXWING PLACE	UNIT 4 (LOT 26)/ UNIT 3 (LOT 52) PL	WEST CUL-DE-SAC TERMINUS

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City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan	
☒ Vacation	V	☐ Zone Change	
☒ Variance (Non-Zoning)		☐ Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
☐ ...for Subdivision Purposes		☐ Decision by: DRB, EPC,	
☐ ...for Building Permit		LUCG, Planning Director or Staff,	
☐ IP Master Development Plan		ZHE, Zoning Board of Appeals	
☐ Cert. of Appropriateness (LUCG) L			

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 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: LAS VENTANAS LP/SIVAGE THOMAS HOMES, INC. PHONE: 856-6419
 ADDRESS: 10 TRAMWAY LOOP N.E. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 98122 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON N.E. FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, GRADING PLAN, SIDEWALK DEFERRAL AND WAIVER AND VACATION REQUESTS

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 Y1A1A1 AND Y1A1A2 Block: _____ Unit: _____
 Subdiv. / Addn. VENTANA RANCH
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): B-9 No. of existing lots: 1 No. of proposed lots: 98
 Total area of site (acres): 19.7966 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 100906505642320102 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: RAINBOW BLVD N.W.
 Between: SOUTH OF IRVING BLVD N.W. and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____

1000739

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

SIGNATURE [Signature] DATE _____

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 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.F.	Fees
<u>02DRB - 00651</u>	<u>PP</u>	<u>5(2)</u>	<u>\$ 25.80</u>
<u>02DRB - 00652</u>	<u>VPE</u>	<u>L</u>	<u>\$ 40.00</u>
~~<u>02DRB - 00653</u>~~	~~<u>LS</u>~~	~~<u>L</u>~~	~~<u>\$</u>~~
<u>02DRB - 00654</u>	<u>SW</u>	<u>V</u>	<u>\$</u>
<u>02DRB - 00655</u>	<u>TDSW</u>	<u>V</u>	<u>\$</u>
Total			<u>\$ 26.95</u>

Hearing date May 22, 2002

+ Adv. Fee
75.00

[Signature]

Planner signature / date

4/25/02 Project # 1001916

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.

KEVIN PATTON

Applicant name (print)

Applicant signature / date

.pdf Form revised Sept. 2001



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

Application case numbers

02DRB-00652
~~02DRB-00653~~
02DRB-00654
02DRB-00655

Planner signature / date

Project # 1001916

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 *on original 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.

KEVIN PATTON

Applicant name (print)

Applicant signature / date

Form revised September 2001



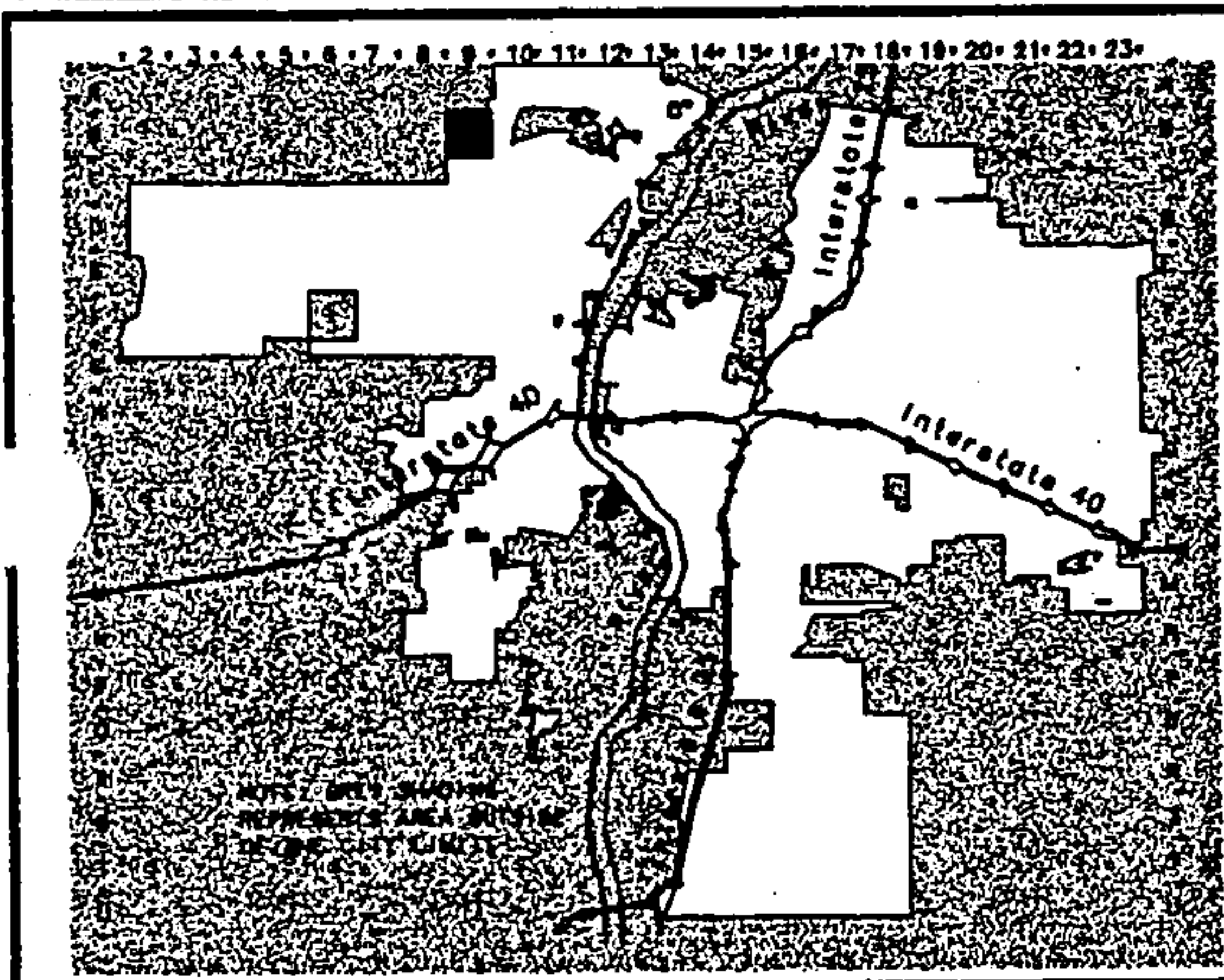
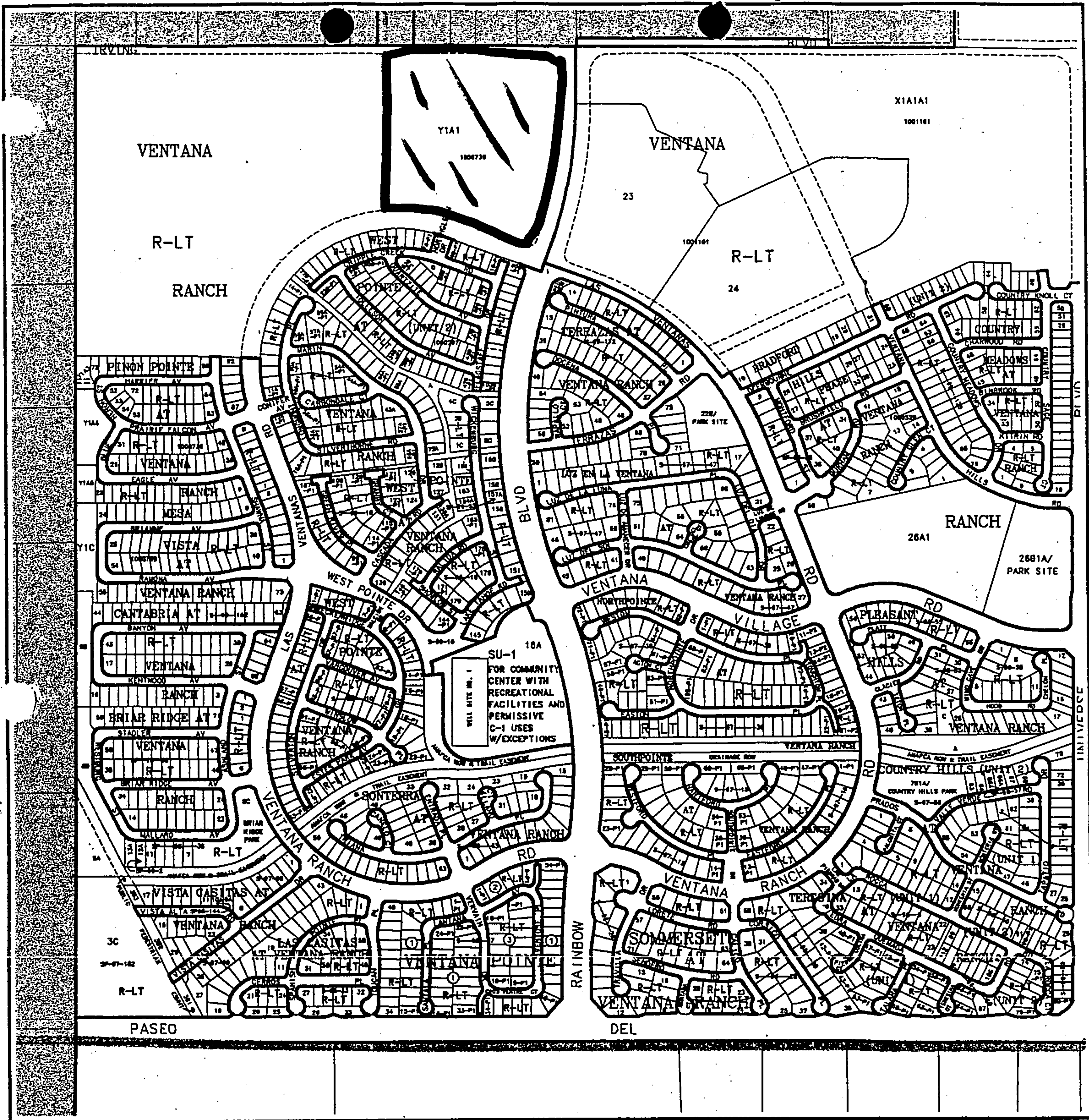
- ☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers

02DRB-00651

Planner signature / date

Project # 1001916



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page
B-9-Z
Map Amended through July 20, 2001



BOHANNAN-HUSTON, INC.

April 26, 2002

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505.798.7988

Janet Stephens, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary Plat, Grading Plan, Vacation Request and Sidewalk Deferral and Waiver Approval
Pinon Pointe at Ventana Ranch Units III and IV

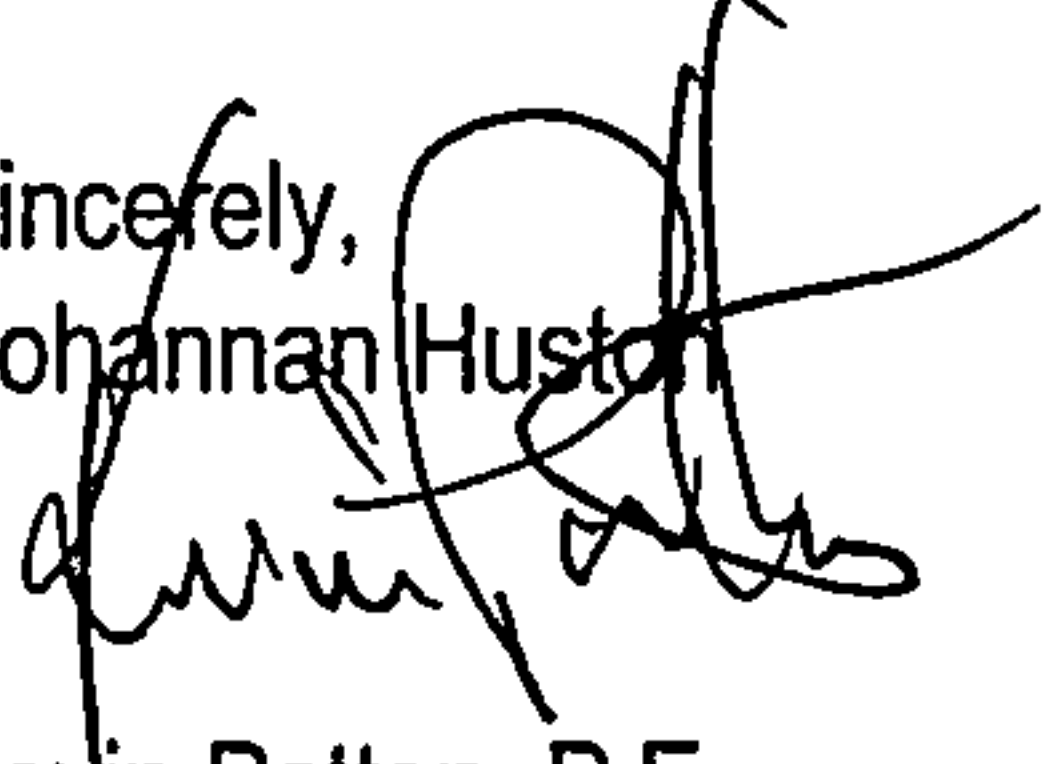
Dear Janet::

Enclosed for Development Review Board (DRB) review and approval are copies of the following information:

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Letter from the Office of Neighborhood Coordination and related data
- Form DR/WS
- Reason/Location of Request for vacation of blanket drainage and switchgear easements (Exhibit A)
- Reason/Location of Request for sidewalk deferral and waiver (Exhibit B)
- Fee in the amount of \$ 2,695.00.

Please place this item on the DRB Agenda to be heard on May 22, 2002. If you have any questions or require further information, please call me.

Sincerely,
Bohannon-Huston


Kevin Patton, P.E.
Project Manager
Community Development and Planning Group
mls
Enclosures



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.

April 17, 2002

Mary Snyder
Bohannon Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 821-0892

Dear Mary:

Thank you for your inquiry of April 17, 2002 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at TRACT Y-1A1 - VENTANA RANCH zone map #B-9.

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.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(01/30/02)

"Attachment A"

Mary Snyder, BHI
Zone Map: B-9

VENTANA RANCH N.A. (R)

Laura Horton

7224 Cascada Rd. NW/87114 898-8103 (h)

June Brothers

9512 Toucan Pl. NW/87114 897-3550 (h)

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



BOHANNAN-HUSTON, INC.

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505.821.0892

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

April 24, 2002

Laura Horton
7224 Cascada Road N.W.
Albuquerque, New Mexico 87114

Re: Pinon Pointe Subdivision Units III and IV
Preliminary Plat, Grading Plan, Sidewalk Variance and Waiver and Vacation Request Approval

Dear Ms. Horton:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Ventana Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Las Ventanas Limited Partnership, Inc., is seeking approval of a Preliminary Plat, Grading Plan, Sidewalk Variance and Waiver and Vacation Request from the City of Albuquerque's Development Review Board (DRB) in connection with the above referenced project.

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,
Bohannon Huston, Inc.

Kevin Patton, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures



BOHANNAN-HUSTON, INC.

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505.821.0892

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

April 24, 2002

June Brothers
9512 Toucan Place N.W.
Albuquerque, New Mexico 87114

Re: Pinon Pointe Subdivision Units III and IV
Preliminary Plat, Grading Plan, Sidewalk Variance and Waiver and Vacation Request Approval

Dear Ms. Brothers:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Ventana Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Las Ventanas Limited Partnership, Inc., is seeking approval of a Preliminary Plat, Grading Plan, Sidewalk Variance and Waiver and Vacation Request from the City of Albuquerque's Development Review Board (DRB) in connection with the above referenced project.

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,
Bohannon Huston, Inc.

Kevin Patton, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

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

1298 E4TE 5200 0250 0002

KJR	
Postage	\$ 80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.40
Recipient's Name (Please Print Clearly) (To be completed by mailer) Kiera Horton	
Street, Apt. No.; or PO Box No. 7254 Cascade Dr	
City, State, ZIP+4 Hill WA 97114	

PS Form 3800, February 2000 See Reverse for Instructions

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

5228 E4TE 5200 0250 0002

KJR	
Postage	\$ 80
Certified Fee	2.10
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City, State, ZIP+4 Hill WA 97114	

PS Form 3800, February 2000 See Reverse for Instructions

TO BE COMPLETED BY APPLICANT
TRANSPORTATION DEVELOPMENT
ENVIRONMENTAL HEALTH

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Los Ventanos / Surge Date of request: 4/24/02 Zone atlas page(s): B-9

CURRENT: Zoning B-LT Legal Description - Lot or Tract # _____ Block # _____

Parcel Size (acres / sq.ft.) _____ Subdivision Name _____

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 [X]
c) Amendment []

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

No construction / development [] # of units - 98
New Construction [] Building Size - _____ (sq. ft.)
Expansion of existing development []

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative May Suter Date 4/24/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

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.

Bruce L. Bitt 4/25/02
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:

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 an 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

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 PINON POINTE III AND IV AT VENTANA RANCH

AGIS MAP # B-9

LEGAL DESCRIPTION TRACTS Y-1A-1A-1 AND Y-1A-1A-2, VENTANA RANCH

XXX **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 _____ [date].

Ken Palta for

Applicant / Agent

4/25/02

Date

Brad Bingham

Hydrology Division Representative

4/25/02

Date

XXX **WATER AND SEWER AVAILABILITY STATEMENT** NEW MEXICO UTILITIES, INC.

A Water and Sewer Availability Statement for this project was requested from ~~THE CITY OF ALBUQUERQUE~~
~~XXXXXX Development Division XXXX XXXX Plaza del Sol XXXX~~ on _____ [date].

Ken Palta for

Applicant / Agent

4/25/02

Date

[Signature]

Utilities Division Representative

4-24-02

Date

DRB# _____



April 24, 2002

Ms Mary Snyder
Bohannon Huston
Courtyard One
7500 Jefferson NE
Albuquerque, NM 87109

Re: Pinion Pointe III & IV at Ventana Ranch

Dear Ms Snyder:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.



Bob Gay
Vice President

ONE STOP SHOP . . . FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS
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

Las Ventanas

AGENT

Bahannon Huston

ADDRESS (w/zipCode)

7500 Jefferson NE

PROJECT NO.

1001916 00651/00652

APPLICATION NO.

02 DRB - 00651

\$ 2620⁰⁰ 441006 / 4981000 (City Cases)

\$ _____ 441018 / 4921000 (County)

\$ _____ 441011 / 7000110 (LUCC)

\$ 7500 441018 / 4981000 (Notification)

\$ 2695⁰⁰ **Total amount due**

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
Albuquerque, NM 87125-6148

95-660
1070

Date
Apr 23, 2002

Check Number
BOA-00001387

Pay

Two Thousand Six Hundred Ninety Five Dollars 00 Cents

Amount
\$2,695.00

To
The
Order
Of

City of Albuquerque (permits)
Albuquerque, NM

Per John Hardin
City of Albuquerque
Treasury Division

PAYABLE IN US DOLLARS
04/25/2002 4:38PM LOC: ANEX
RECEIPT# 00020285 WSH 006 TRANSH 0059
Account 441006 Fund 0000
Activity 4981000 TRSKDM
Trans Amt \$2,695.00
J24 Misc \$2,620.00
9/25/01

⑈00001387⑈ ⑆107006606⑆ 7827209591⑈

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

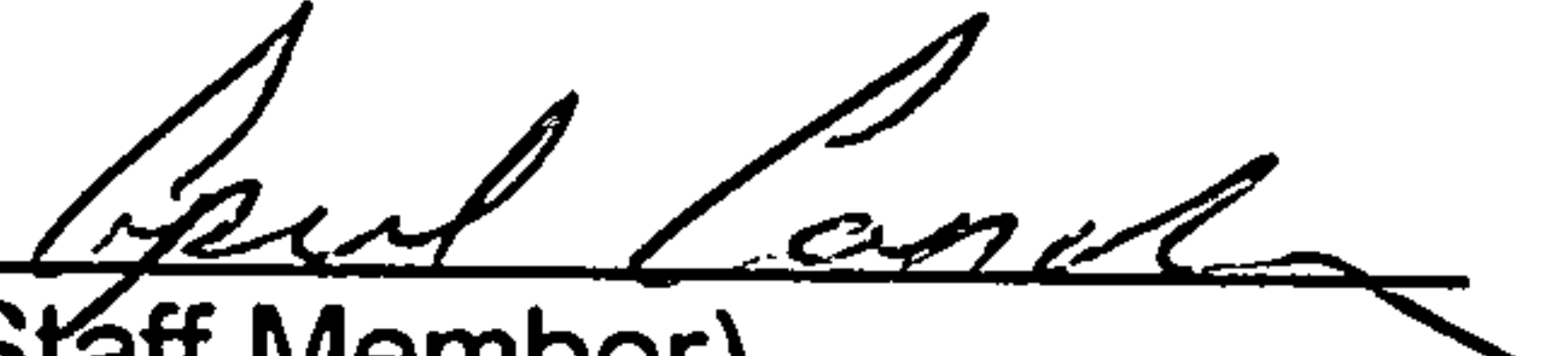
Signs must be posted from May 7 To May 22, 2002

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.

 4/24/02
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4/25/02, 
(Date) (Staff Member)

GENERAL NOTES

1. EXISTING ZONING: RLT
PROPOSED ZONING: RLT
PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

2. TRACT Y-1A-1A-1 PINON POINTE (PHASE III) ACREAGE: 11.1196 ACRES
TOTAL NUMBER OF LOTS: 56 LOTS
PROPOSED DENSITY: 5.0362 D.U. PER ACRE

TRACT Y-1A-1A-2 PINON POINTE (PHASE IV) ACREAGE: 6.8770 ACRES
TOTAL NUMBER OF LOTS: 42 LOTS
PROPOSED DENSITY: 4.8404 D.U. PER ACRE

3. MINIMUM LOT DIMENSIONS 50' x 110'

4. ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC. TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.

5. THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMU) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES AREA-BASED ON NMU'S FACILITIES AND NOT ON THE CITY OF ALBUQUERQUE'S WATER AND SANITARY SEWER INFRASTRUCTURE. IMPROVEMENTS MUST BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMU.

6. ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE DEDICATED FOR MAINTENANCE TO NMU.

7. NO INDIVIDUAL LOT SHALL BE ALLOWED DIRECT ACCESS TO RAINBOW BOULEVARD, IRVING BOULEVARD, LAS VENTANAS ROAD OR TRACT A

8. LOT SETBACKS SHALL CONFORM TO RLT ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:
FRONT YARD: 20' (TYP.)
(15' w/20' TO GARAGE MIN.)
SIDE YARD: 5' (MIN.)
BACK YARD: 15' (MIN.)
CORNER SIDEYARD: 10' TO R/W

9. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT Y-1A-1B, ADJACENT TO PINON POINTE UNIT II IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995, DOCUMENT NO. 95114157, OR AS OTHERWISE AGREED TO.

10. THAT PORTION OF THE EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT OVER LOTS 1-56 PHASE III AND LOTS 1-42 PHASE IV AND TRACT A TO BE VACATED BY VACATION ACTION

11. TRACT A IS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE AS NON-VEHICULAR PUBLIC PEDESTRIAN ACCESS RIGHT OF WAY. NO PEDESTRIAN ACCESS WILL BE ALLOWED FROM ADJACING BACKYARDS.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

ROBERT M. MURPHY, PRESIDENT
SANDIA PROPERTIES LTD. CO.
MANAGING PARTNER

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS (1-1) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".

2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS (1-1) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".

3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.

4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.

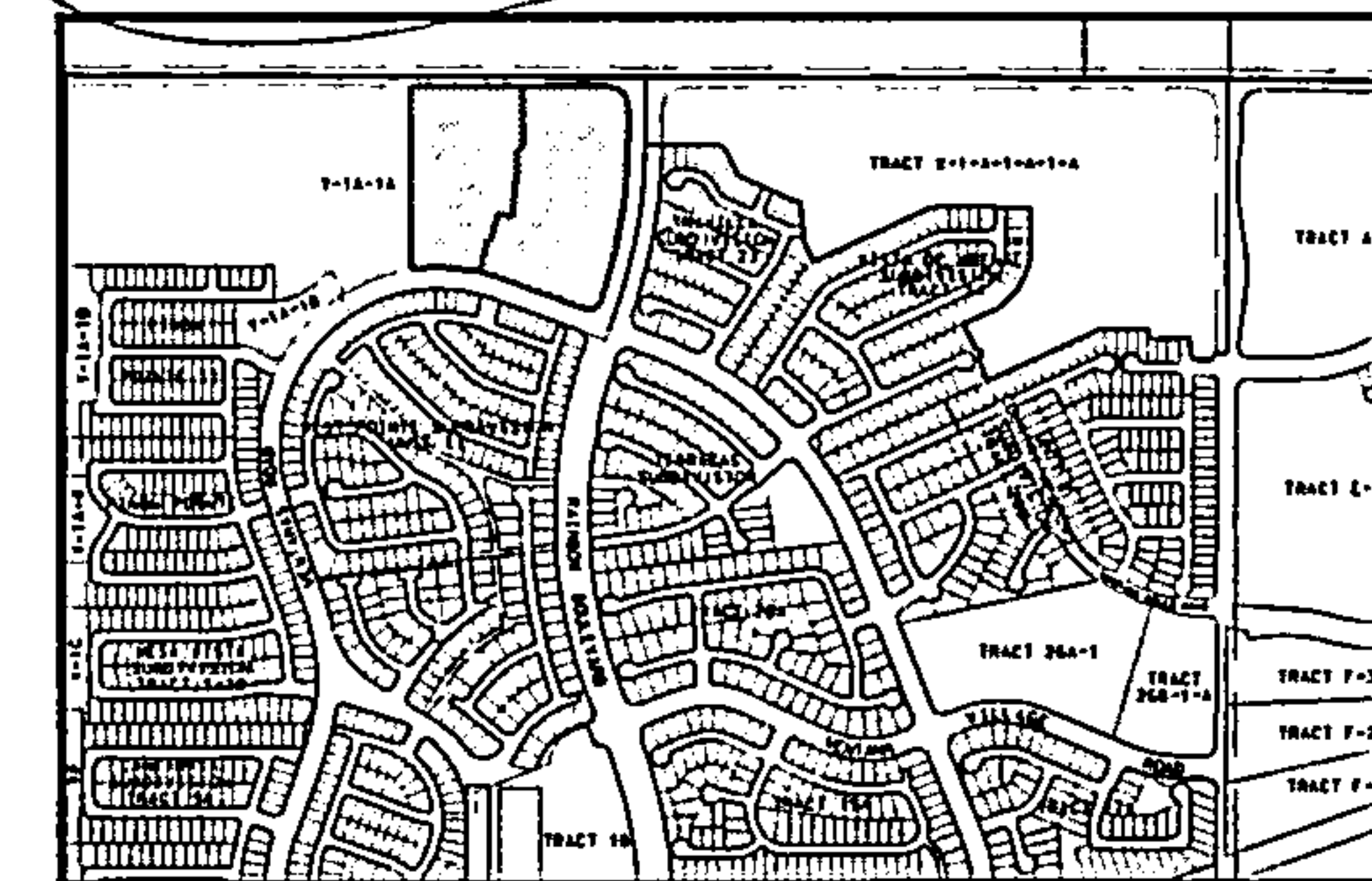
5. DISTANCES SHALL BE GROUND DISTANCES.

6. MONUMENTS WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR

DATE

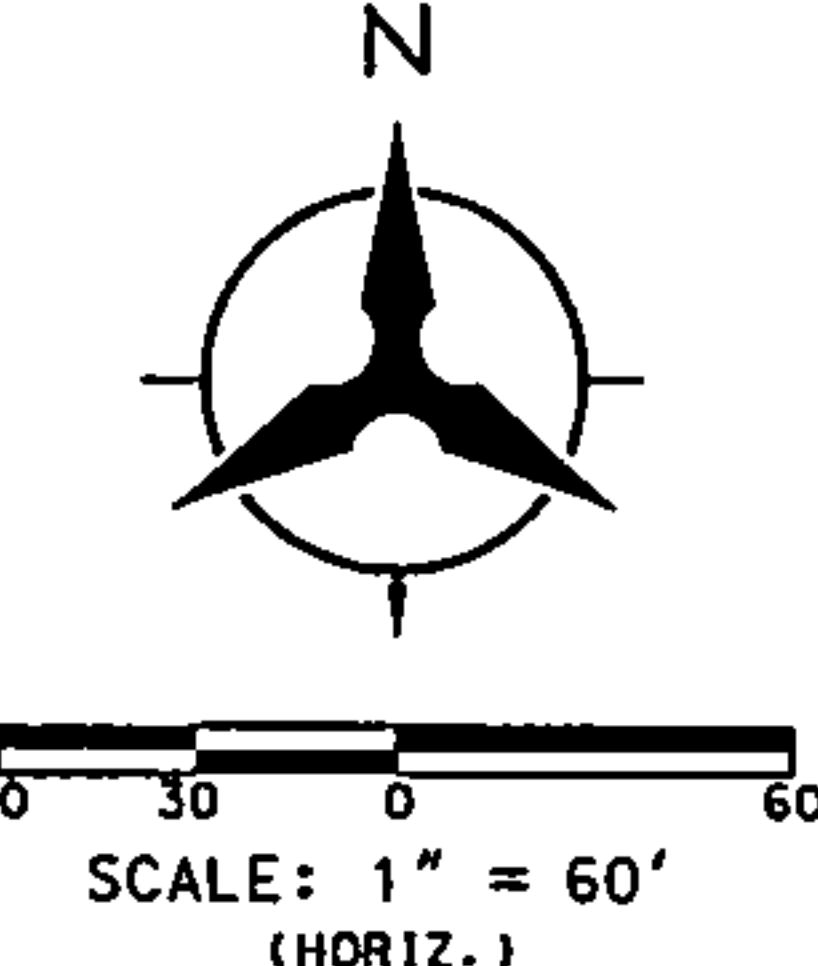
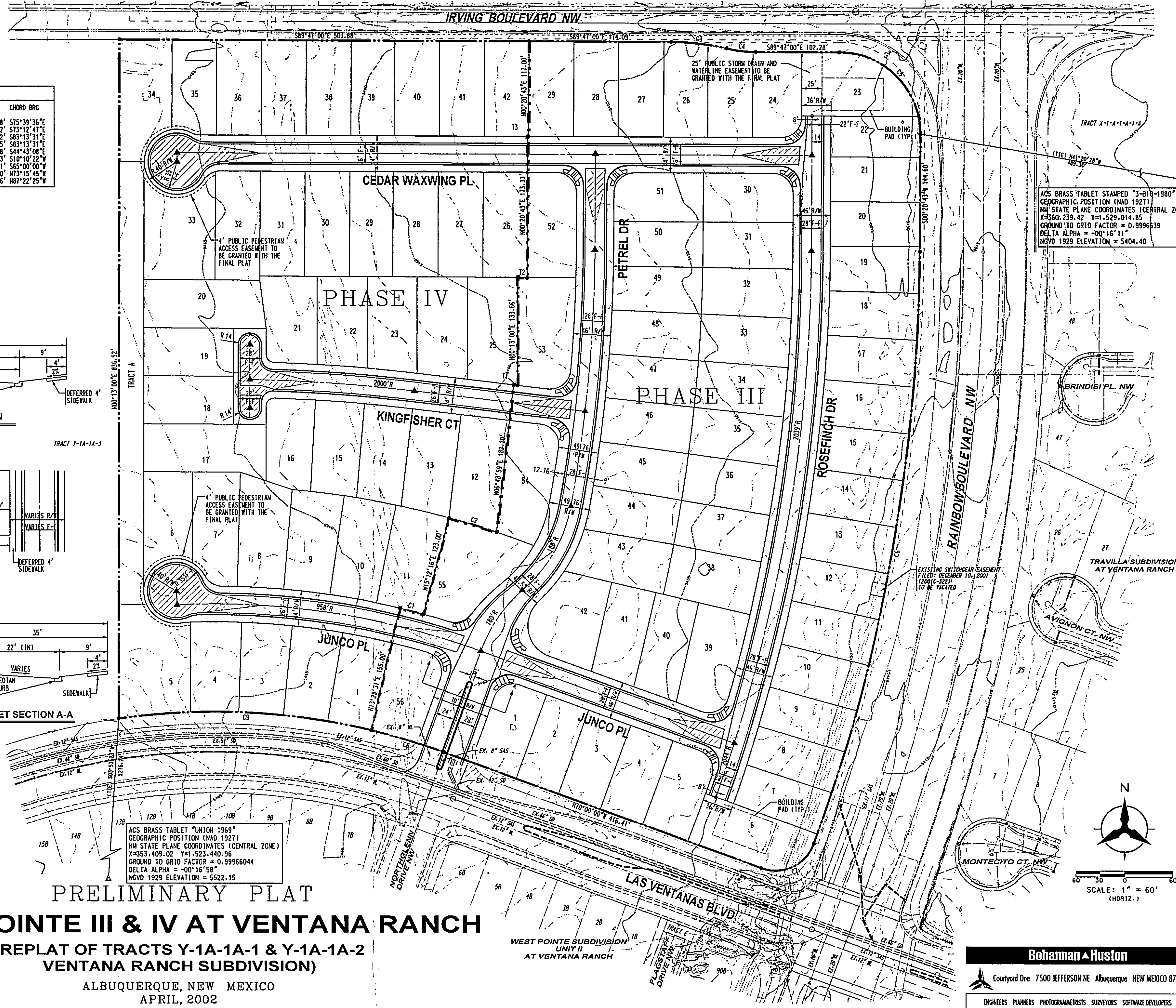
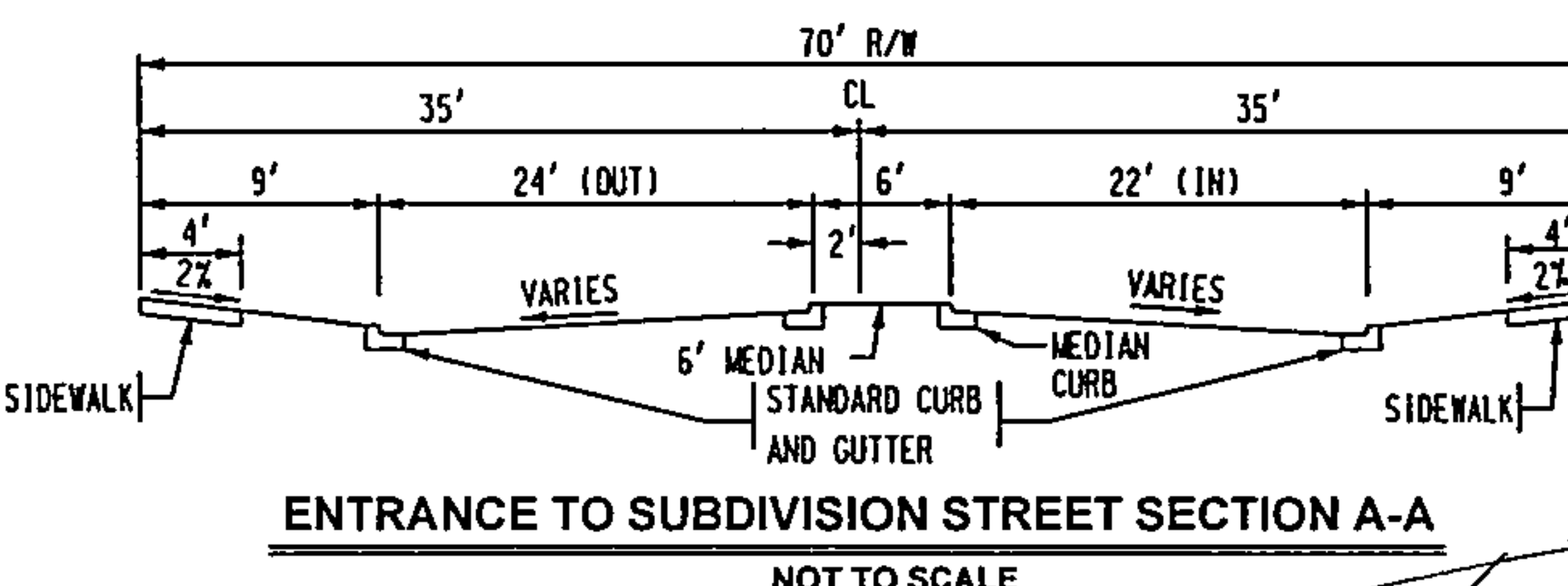
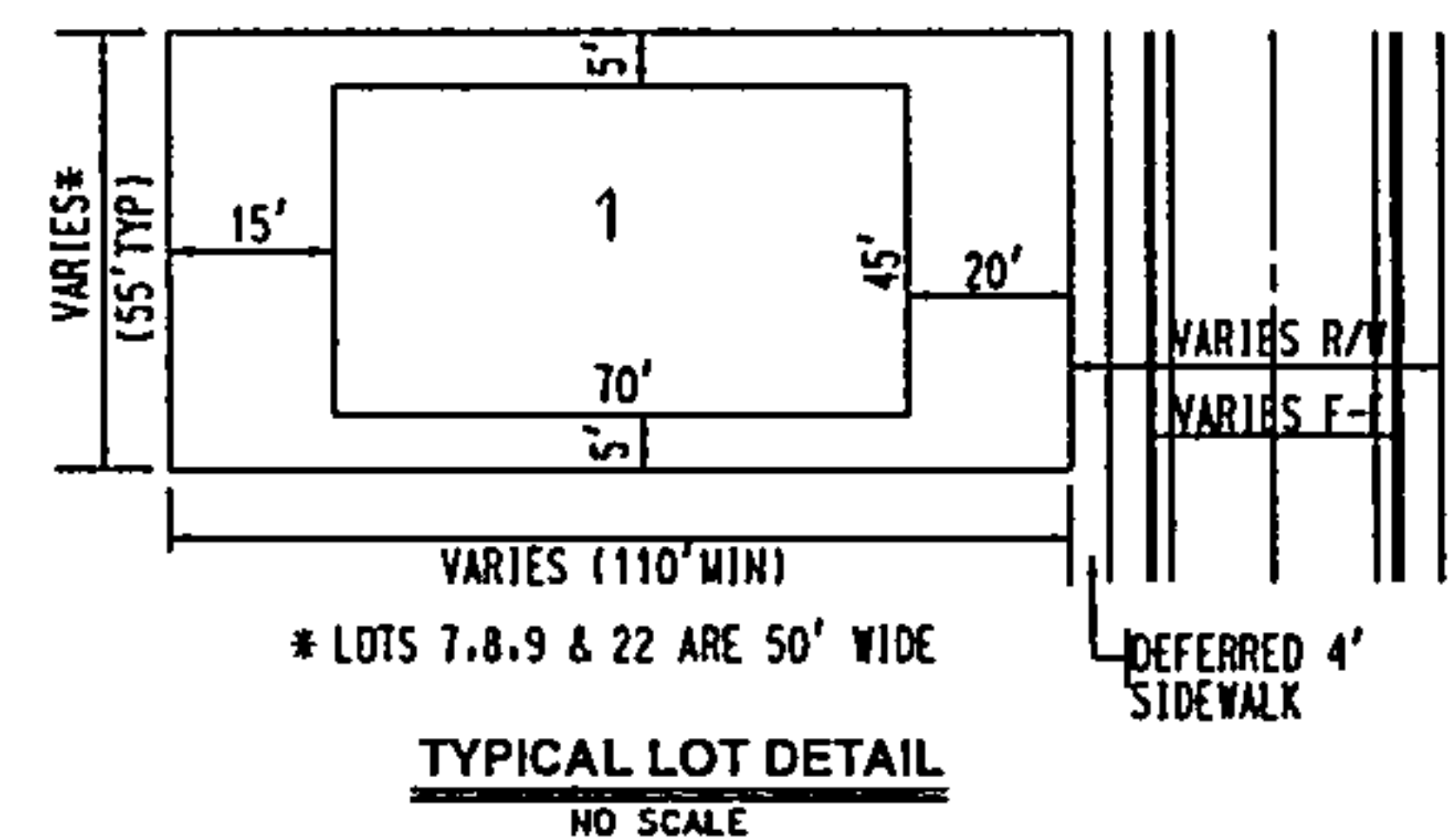
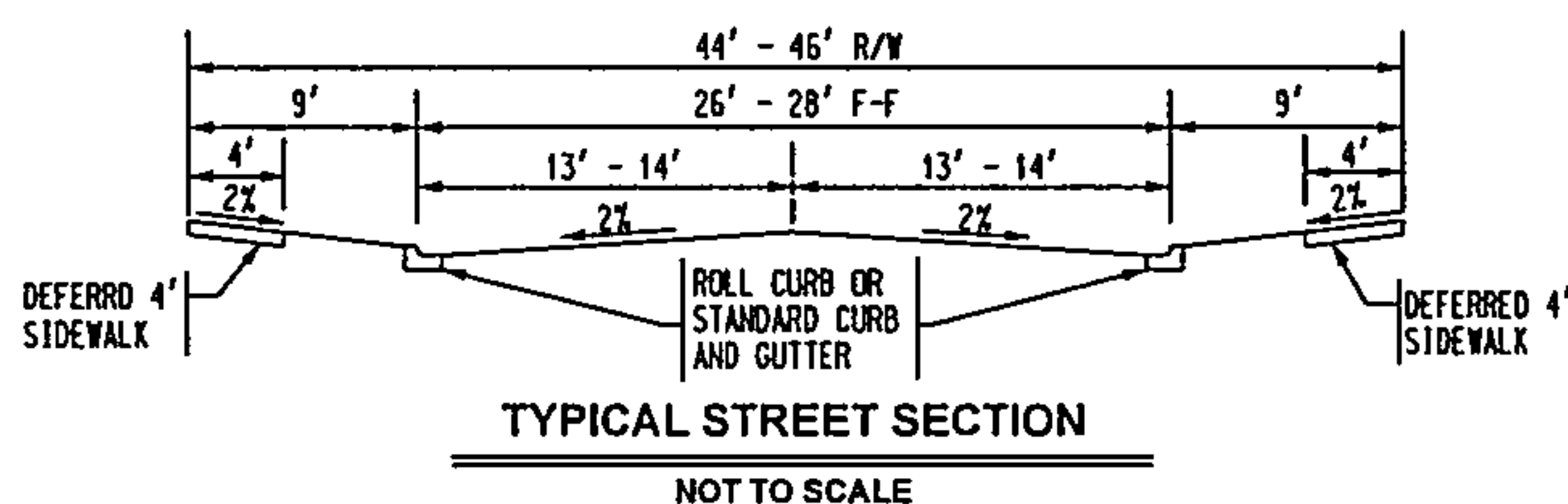


LOCATION MAP

ZONE ATLAS MAP NO. 8-9
NOT TO SCALE

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	01°43'45"	14.79'	29.58'	980.00'	29.58'	S75°39'36"E
C2	03°09'54"	30.47'	60.93'	1103.00'	60.92'	S73°12'47"E
C3	13°06'57"	34.49'	68.67'	300.00'	68.52'	S83°13'31"E
C4	13°06'57"	19.39'	36.63'	160.00'	36.55'	S83°13'31"E
C5	50°07'43"	100.22'	157.30'	100.00'	141.58'	S44°43'08"E
C6	19°39'17"	376.24'	745.08'	2172.00'	741.43'	S10°10'22"W
C7	90°00'00"	50.00'	78.54'	50.00'	70.71'	S65°00'00"W
C8	06°31'29"	47.03'	93.95'	825.00'	93.90'	N73°15'45"W
C9	21°41'52"	158.11'	312.43'	825.00'	310.56'	N87°22'25"W

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S83°11'01"E	4.98'
T2	S89°45'02"E	11.61'
T3	S89°47'00"E	1.00'



Bohannon & Huston

Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

APPROVED FOR ROUGH GRADING DATE

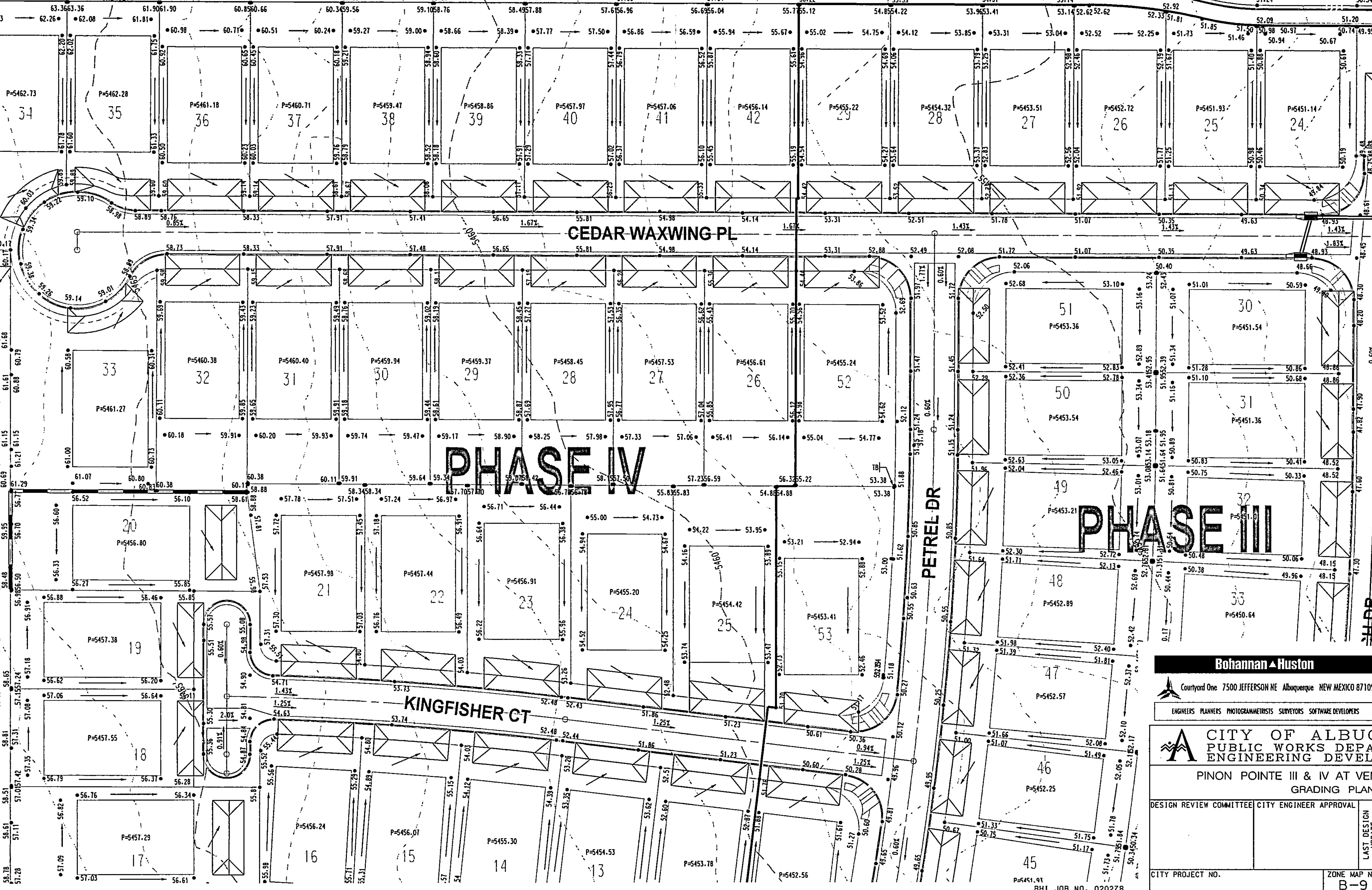


IRVING BLVD

0998

FUTURE THIS PROJECT

SCALE: 1"=30'
(HORIZONTAL)



PHASE IV

PHASE III

Bohannon & Huston

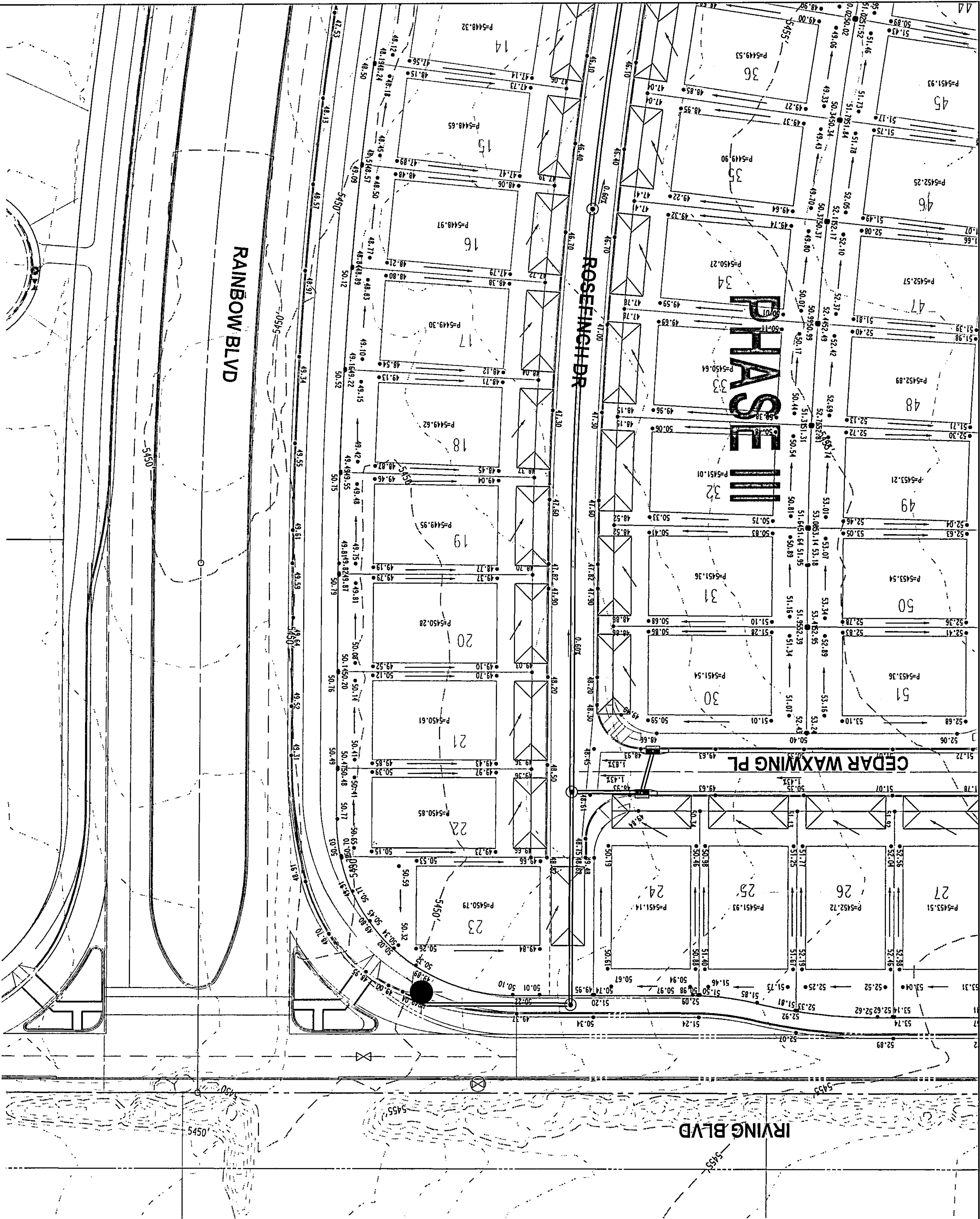
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE III & IV AT VENTANA RANCH
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-9	2	5

ENGINEER'S SEAL SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	DATE	CONTRACTOR	NO.
				ACS BRASS TABLET STAMPED "1-98 1980"	
				STAKED BY	
				ACCEPTANCE BY	
				DATE	
				FIELD INFORMATION BY	
				DATE	
				REVISIONS	
				Y=1.529, 0.566-93	
				GROUND-TO-GRID FACTOR = .99966334	
				DELTA ALPHA = 00°16'47"	
				RECORDED BY	
				NGVD 1929 ELEVATION = 5450.51	
				NO.	



30' 15' 0' 30'
SCALE: 1"=30'
(HORIZ.)

BH1 JOB NO. 020278

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
PINON POINTE III & IV AT VENTANA RANCH	
GRADING PLAN	
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL	MO. DAY/YR. MO. DAY/YR.
CITY PROJECT NO.	ZONE MAP NO. B-9 SHEET 3 OF 5

Boltonman & Huston	
Geoplot One 7500 JEFFERSON HE Albuquerque NEW MEXICO 87109	
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS	

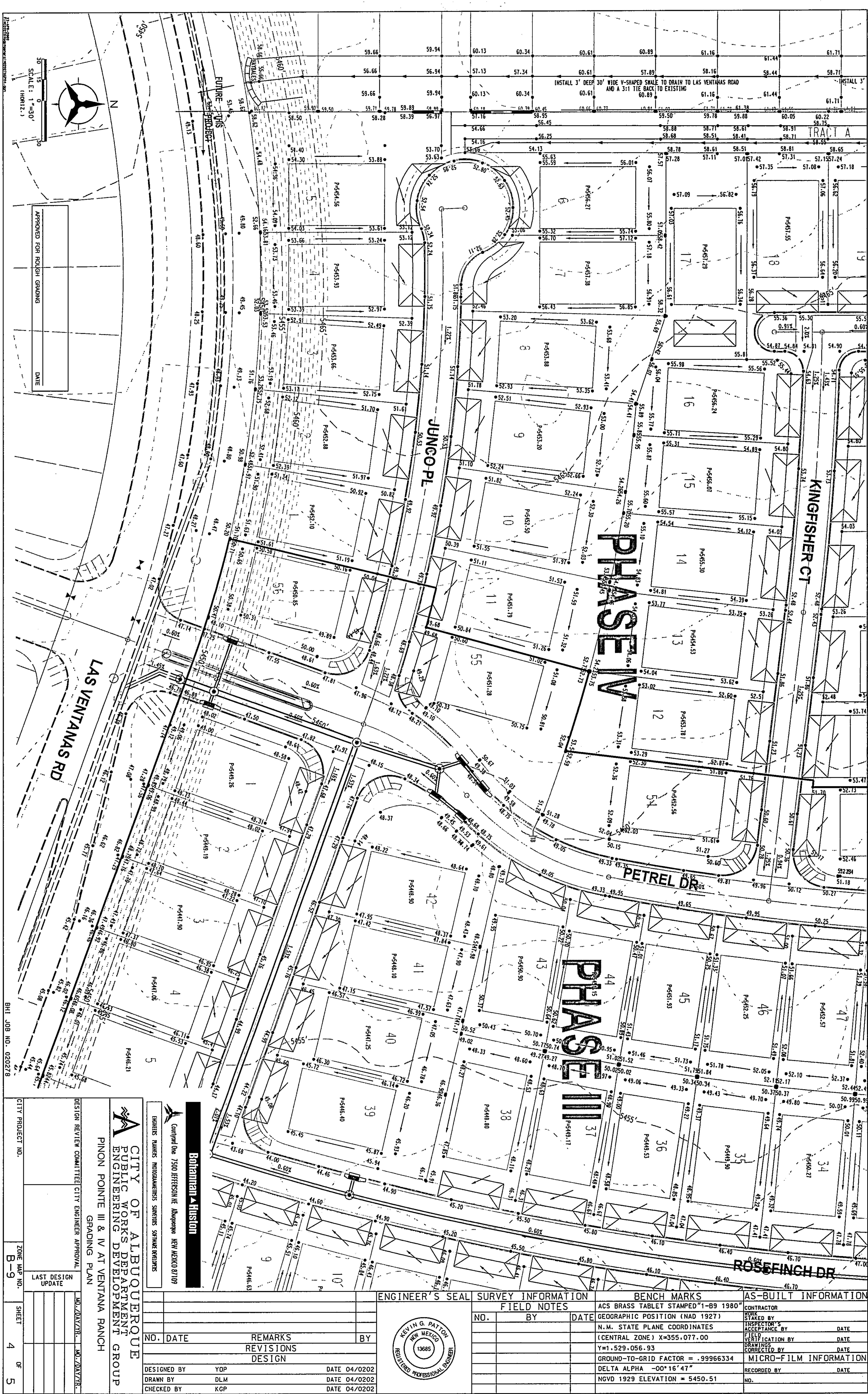
APPROVED FOR ROUGH GRADING	DATE
----------------------------	------

NO.	DATE	REMARKS	BY
DESIGN REVISIONS			
DESIGN			
DESIGNED BY	YDP	DATE	04/0202
DRAWN BY	DLM	DATE	04/0202
CHECKED BY	KGP	DATE	04/0202

ENGINEER'S SEAL	SURVEY INFORMATION
	FIELD NOTES
	NO. BY DATE

BENCH MARKS	
ACS BRASS TABLE STAMPED "1-B9 1980"	
GEOGRAPHIC POSITION (NAD 1927)	
N.M. STATE PLANE COORDINATES	
(CENTRAL ZONE) X=355,077.00	
Y=1,529,056.93	
GROUND-TO-GRID FACTOR = .99966334	
DELTA ALPHA -00°16'47"	
NGVD 1929 ELEVATION = 5450.51	

AS-BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
	FIELD NOTES			ACS BRASS TABLET STAMPED "1-B9 1980"		CONTRACTOR	
	NO.	BY	DATE	GEOGRAPHIC POSITION (NAD 1927)		WORK ORDER BY	
				N.M. STATE PLANE COORDINATES		INSPECTOR'S ACCEPTANCE BY DATE	
				(CENTRAL ZONE) X=355,077.00		VERIFICATION BY DATE	
				Y=1,529,056.93		DRAWINGS CORRECTED BY DATE	
				GROUND-TO-GRID FACTOR = .99966334		MICRO-FILM INFORMATION	
				DELTA ALPHA -00° 16' 47"		RECORDED BY DATE	
				NGVD 1929 ELEVATION = 5450.51		NO.	

EXHIBIT B

5/22/02

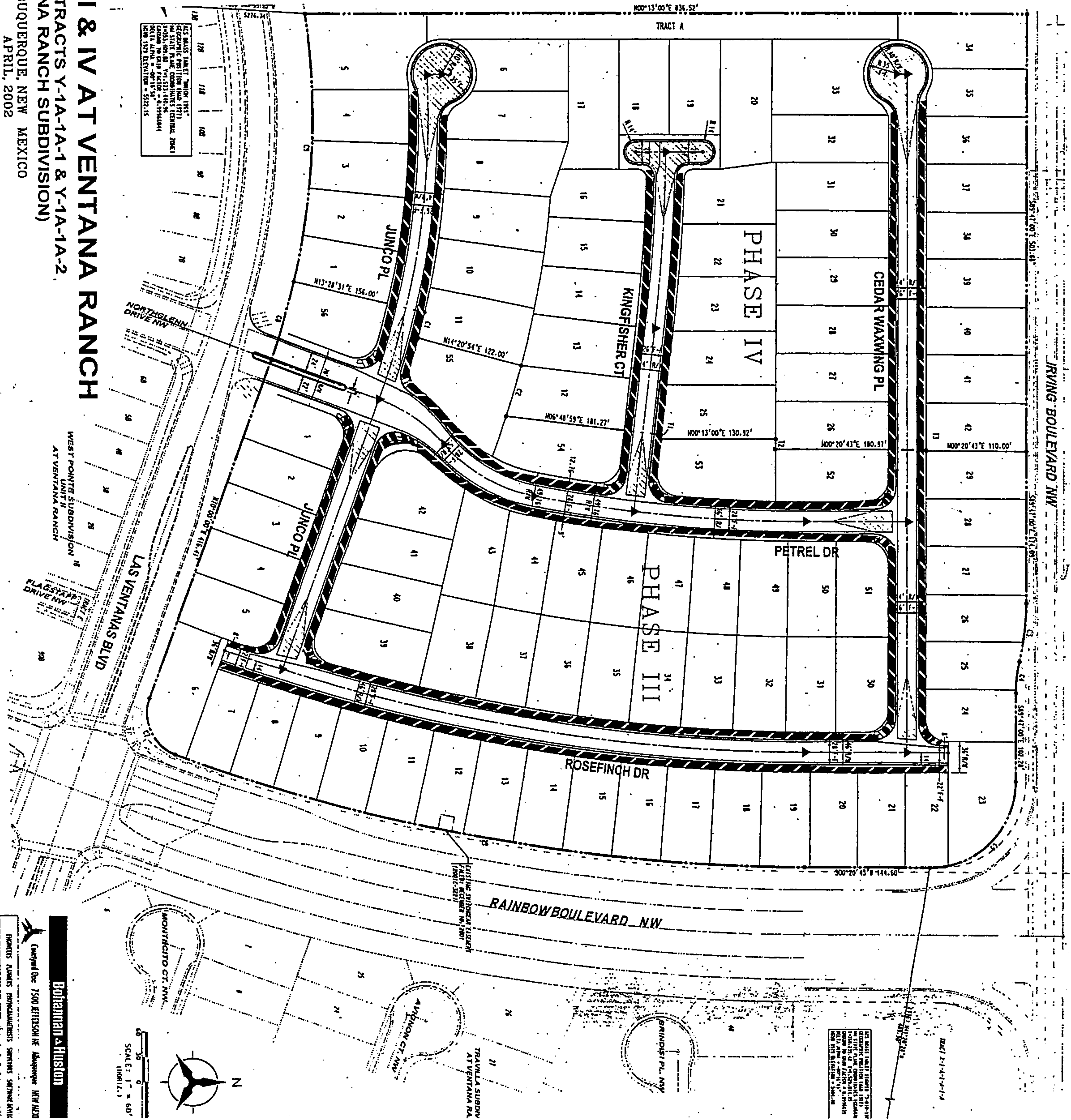
REASON FOR REQUEST/LOCATION OF REQUEST SIDEWALK DEFERRAL AND WAIVER

PINON POINTE III AND IV AT VENTANA RANCH

Deferred sidewalks to be built on a lot-by-lot basis as home construction is completed. 

Waived sidewalks requested at hammer-head cul-de-sac.

PINON POINTE III & IV AT VENTANA RANCH
(REPLAT OF TRACTS Y-1A-1A-1 & Y-1A-1A-2,
VENTANA RANCH SUBDIVISION)
ALBUQUERQUE, NEW MEXICO
APRIL, 2002



5/22/02

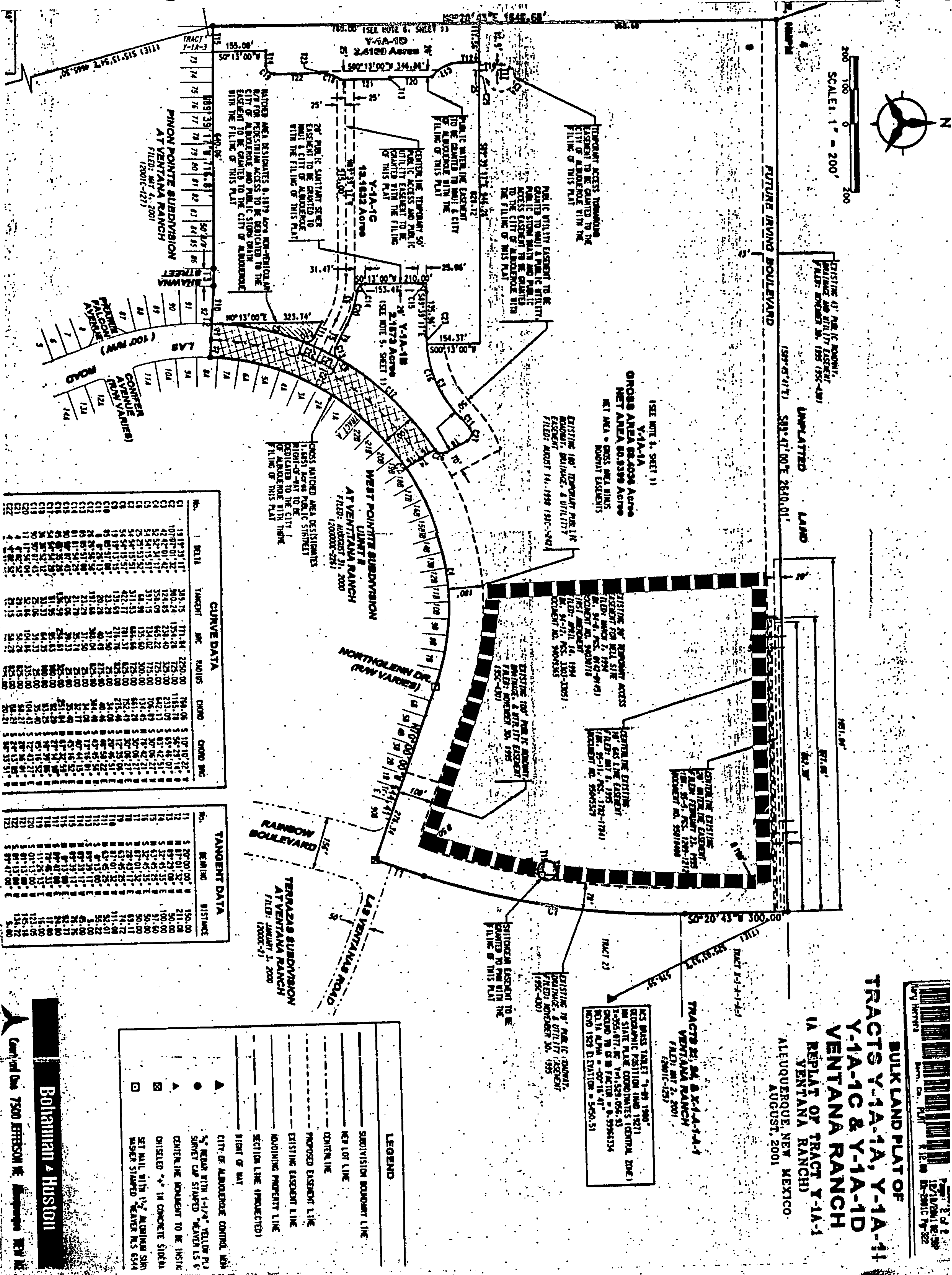
REASON FOR REQUEST/LOCATION OF REQUEST

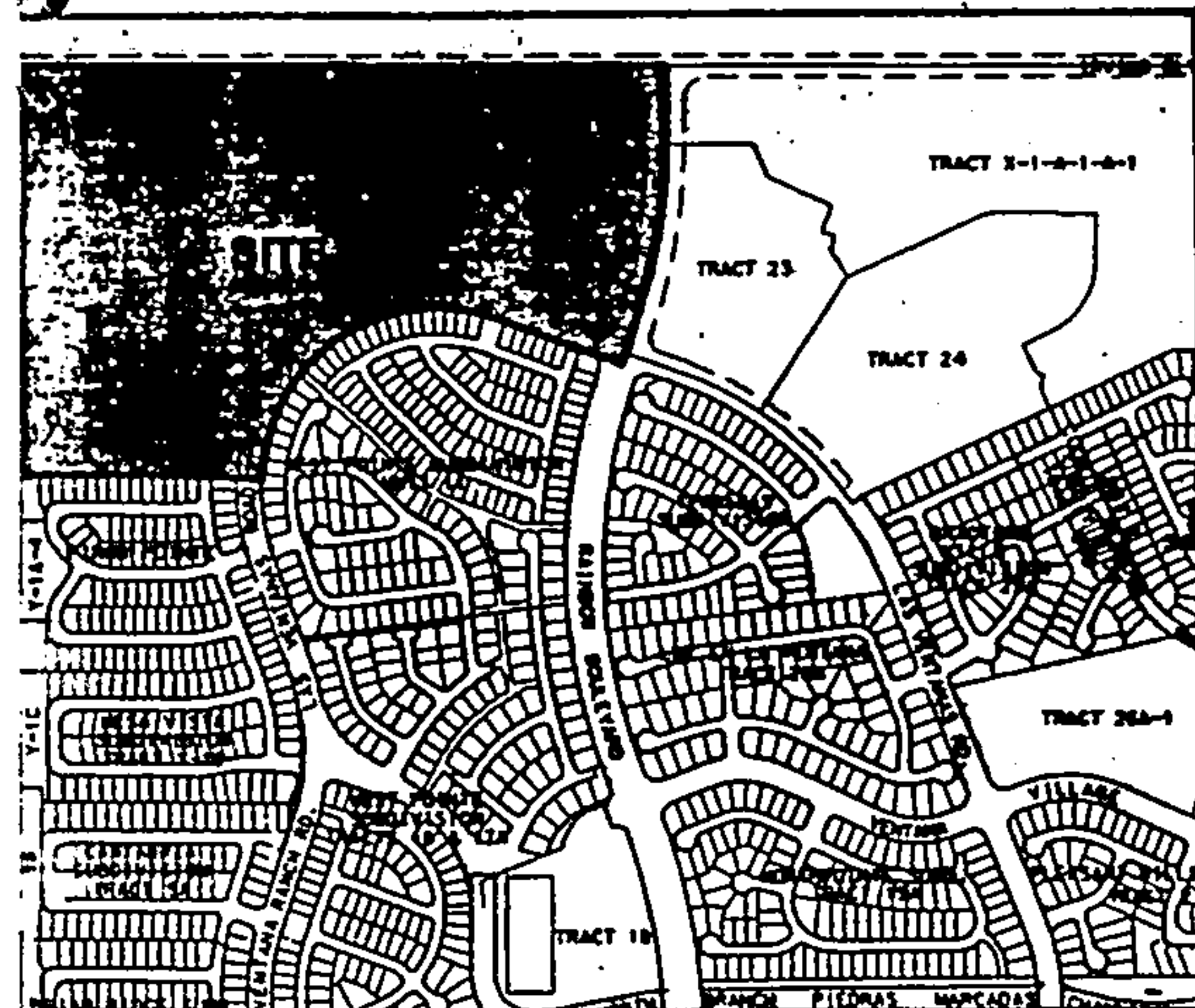
PINON POINTE III AND IV AT VENTANA RANCH

VACATON OF BLANKET DRAINAGE AND SWITCHGEAR EASEMENT

TEMPORARY PUBLIC BLANKET DRAINAGE EASEMENT NO LONGER REQUIRED. ALL STORMWATER WILL BE CONTAINED WITHIN THE PUBLIC STREETS.

SWITCHGEAR EASEMENT NO LONGER NEEDED.





LOCATION MAP

ZONE ATLAS INDEX MAP No. B-9-Z
NOT TO SCALE

SUBDIVISION DATA

ORB No. _____
Zone Atlas Index No. B-9-Z.
Gross Subdivision Acreage: 78.0130 Acres.
Total Number of Tracts created: Four (4) Tracts.
Total Mileage of full width Streets created: 0.134 mile.
Date of Survey: December, 2000.
Plat is located within the Town of Alameda Grant, within projected Section 9, T11N, R2E, N4PM.

DISCLOSURE STATEMENT

Purpose of this BULKLAND PLAT is to subdivide Tract Y-1A-1 of the BULKLAND PLAT ACTS Y-1A-1, Y-1A-2, Y-1A-3, Y-1A-4, & Y-1A-5 VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 2001 as Document No. 2001007924 in Book 2001C, Page 30 into four (4) Tracts, to dedicate a total public street right-of-way to the City of Albuquerque, and to grant easements.

PUBLIC UTILITY EASEMENTS

UTILITY EASEMENTS shown on this plat are for the common joint use of:

- PNM Electric Services for the installation, maintenance and service of underground and overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWEST for the installation, maintenance, and service of all buried 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 the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable-TV service.
- New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (but not parallel with).

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, move, operate, and maintain facilities for the purposes described above, together with free access to, from, and over easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, bushes which interfere with the purposes set forth herein. No building, fence, wall, (above ground or subsurface), hot tub, concrete or wood pool

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1 of the BULKLAND PLAT OF TRACTS Y-1A-1, Y-1A-2, Y-1A-3, Y-1A-4, & Y-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 2001 as Document No. 2001007924 in Book 2001C, Page 30, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the northeast corner of said Tract Y-1A-1, a point on the northerly line of said projected Section 9, and also being a point on the centerline of a 156 foot wide Public Roadway, Drainage & Utility Easement, filed November 30, 1995 in Volume 95C, folio 430, whence the Albuquerque City Survey (ACS) monument "I-89 1980" a standard ACS brass tablet set in a concrete post, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1927) of X=355,0770.00 and Y=4,529,056.93 bears S25°03'53"E, a distance of 576.59 feet and from said point of beginning leaving the northerly line of said projected Section 9 and running thence along the easterly boundary line of said Tract Y-1A-1 and also along said centerline:
S00°28'43"W, a distance of 308.00 feet to a point of curvature thence,
771.84 feet along the arc of a curve to the right having a radius of 2258.00 feet and a chord which bears S10°10'22"W, a distance of 788.06 feet to a point of tangency thence,
S20°08'00"W, a distance of 150.00 feet to the southeast corner of said Tract Y-1A-1, a point on the southerly line of a 100 foot wide Temporary Public Roadway, Drainage & Utility Easement filed August 14, 1998 in Book 98C, Page 242, thence running along the southerly boundary line of said Tract Y-1A-1 and also along said southerly line of said 100 foot wide Temporary Public Roadway, Drainage & Utility Easement,
N70°00'00"W, a distance of 544.41 feet to a point of curvature thence,
1354.26 feet along the arc of a curve to the left having a radius of 725.00 feet and a chord which bears S56°29'14"W, a distance of 1165.78 feet to a point of non-tangency on the southerly boundary line of said Tract Y-1A-1, thence leaving said 100 foot wide Temporary Public Roadway, Drainage & Utility Easement and running thence along the southerly boundary line of said Tract Y-1A-1,
N87°01'32"E, a distance of 211.08 feet to a point thence,
N89°29'08"W, a distance of 50.00 feet to a point thence,
N89°39'17"W, a distance of 716.81 feet to the southwest corner of said Tract Y-1A-1, also being a point on the westerly line of said projected Section 9, thence running along the westerly boundary line of said Tract Y-1A-1 and also along the westerly line of said projected Section 9,
N04°26'43"E, a distance of 1648.68 feet to the northeast corner of said Tract Y-1A-1 and also being the northeast corner of said projected Section 9, thence running along the northerly boundary line of said Tract Y-1A-1 and also along the northerly line of said projected Section 9,
S89°47'00"E, a distance of 2640.01 feet to the point and place of beginning.

Tract contains 78.0130 acres, more or less.

12/10/01 A28-S147

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND "TURNS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on PLAT OF VENTANA RANCH, Filed: November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430.
2. Distances are Ground Distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.
5. Tract Y-1A-1 is subject to a floating 2.0 acre Parkland Easement filed January 25, 2001 in Book 2001C, page 30. The recording of this plat confines and defines the floating 2.0 acre Parkland Easement to Tract Y-1A-1B.
6. Tract Y-1A-1B is private open space that will be owned and maintained by the Ventana Ranch Community Association, Inc. There shall be no direct pedestrian or vehicular access from Tract Y-1A-1C across Tract Y-1A-1B.
7. Centerline in lieu of R/W monumentation to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements or will consist of a standard 3"-7/8" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SPRINKLER MARKER", "DO NOT DISTURB", "PLS #6544".
8. A temporary public blanket drainage easement is granted over Tract Y-1A-1A to the City of Albuquerque with the filing of this plat.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1 of the BULKLAND PLAT OF TRACTS Y-1A-1, Y-1A-2, Y-1A-3, Y-1A-4, & Y-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 2001 as Document No. 2001007924 in Book 2001C, Page 30 now comprising Tracts Y-1A-1A, Y-1A-1B, Y-1A-1C and Y-1A-1D VENTANA RANCH, Albuquerque, New Mexico 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 additional public street right-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility, and Drainage Easements hereon, inspect, and maintain facilities thereon and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried and/or overhead distribution lines, conduits, pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to him interfering trees and shrubs. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the City, if work effects any improvements or encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments, if in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

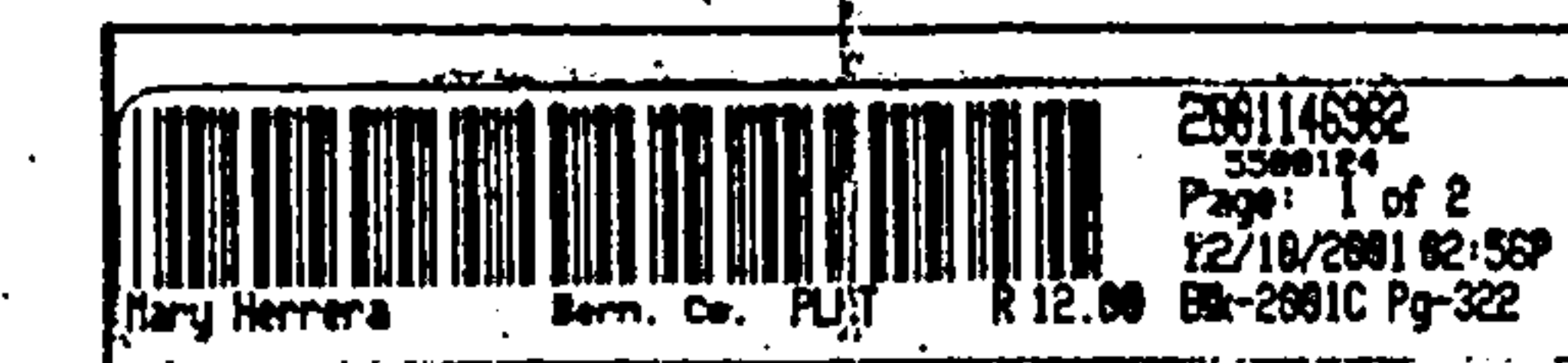
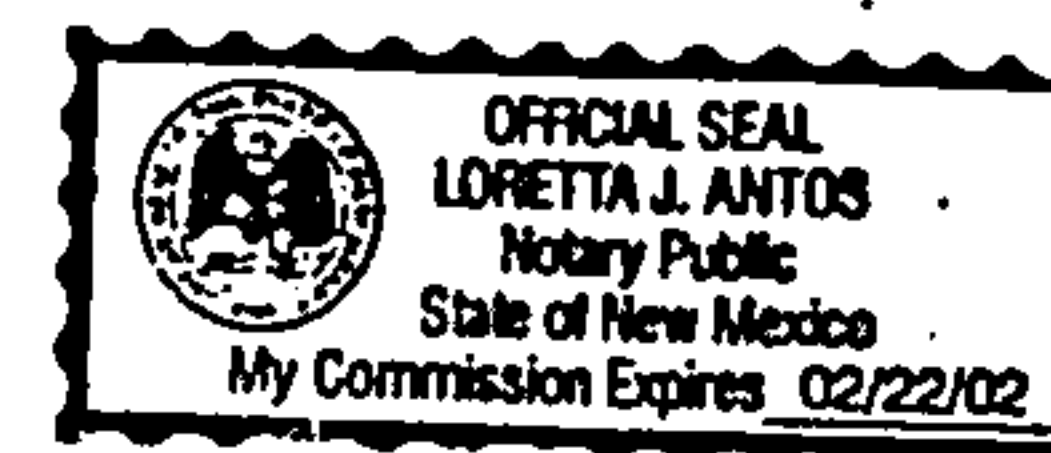
BY:

Robert M. Murphy, President
Sandia Properties Ltd., Co.
Managing Partner

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 16 day of August, 2001 by Robert M. Murphy, President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico limited partnership.

My Commission Expires: 02-22-02 Loretta J. Antos
Notary Public



BULK LAND PLAT OF TRACTS Y-1A-1A, Y-1A-1B, Y-1A-1C & Y-1A-1D VENTANA RANCH (A REPLAT OF TRACT Y-1A-1 VENTANA RANCH) ALBUQUERQUE, NEW MEXICO AUGUST, 2001

APPROVALS

PLAT NUMBER: <u>1001412/01410-00000-01516</u>	
PLANNING DIRECTOR: <u>Bradley S. Bishop</u>	DATE: <u>10/24/01</u>
CITY ENGINEER: <u>John O. Aguirre</u>	DATE: <u>10-24-01</u>
AMFCA: <u>Michael J. [Signature]</u>	DATE: <u>10-24-01</u>
TRAFFIC ENGINEER: <u>Michael B. [Signature]</u>	DATE: <u>8-16-01</u>
CITY SURVEYOR: <u>N/A</u>	DATE: _____
PROPERTY MANAGEMENT: <u>Roger A. [Signature]</u>	DATE: <u>10/24/01</u>
UTILITY DEVELOPMENT DEPARTMENT: <u>Loretta E. [Signature]</u>	DATE: <u>10/24/01</u>
RECREATION: <u>David [Signature]</u>	DATE: <u>9-11-01</u>
QUEST: <u>Rita [Signature]</u>	DATE: <u>9-11-01</u>
COMCAST CABLE: <u>Robert [Signature]</u>	DATE: <u>9-13-01</u>
PNM ELECTRIC SERVICES: <u>Robert [Signature]</u>	DATE: <u>9-13-01</u>
PNM GAS SERVICES: <u>[Signature]</u>	DATE: <u>9-23-01</u>
NEW MEXICO UTILITIES, INC.: <u>[Signature]</u>	DATE: <u>9-20-01</u>
VENTANA RANCH COMMUNITY ASSOCIATION, INC.: <u>[Signature]</u>	DATE: _____

TAX CERTIFICATION

HIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # 1-009-065 060 382 20102
1-009 065 . 201473 202 01

PROPERTY OWNER OF RECORD: Las Ventanas Partnership

James [Signature] 11-28-01
BERNALILLO COUNTY TREASURER'S OFFICE DATE

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATION

I, A. Duin Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



A. Duin Weaver
A. Duin Weaver