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Completed  
4-14-03  
Bo

### DRB CASE ACTION LOG

REVISED 3/20/2003

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.: 03-00524 (FP)  
Project Name **EL RANCHO GRANDE 1 UNIT 5B**  
Agent: Mark Goodwin & Associates PA

Project # **1001918**  
EPC Application No.:  
Phone No.: 828-2200

Project Number

1001918

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/9/03 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): \_\_\_\_\_
- 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 final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

*Already approved*

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1001918 Subdivision Name El Rancho Grande I unit 5B  
Surveyor Tim Aldrich Company Mark Goodwin  
Contact person Stephen Staszewcz Phone # 828-2200 email

Neal Weinberg Approved \_\_\_\_\_ \*Not Approved \_\_\_\_\_ Date 3/31/03

DXF RECEIVED / agisinfo 3-31-03 DATE  
 HARD-COPY RECEIVED 3-31-03 DATE  
 DISCLOSURE STATEMENT

Scale to Grid Rotated Grid NMSP NAD83

\*Not Approved for one or more of the following reasons:

File Format and naming

- 1) \_\_\_ Format is not DXF file in ASCII format
- 2) \_\_\_ No hard copy of the final plat submitted
- 3) \_\_\_ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) \_\_\_ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) \_\_\_ Submittal does not specify if coordinates are based on ground or grid distances
- 6) \_\_\_ Submittal does not include information necessary to rotate from ground to grid
- 7) \_\_\_ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) \_\_\_ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) \_\_\_ Digital submittal does not match final plat
- 10) \_\_\_ Parcel lines are not in one separate layer
- 11) \_\_\_ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) \_\_\_ All other easement lines are not in a third separate layer

Comments:

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

AGIS Use Only: Copied cov  to agiscov on 3/31/03 Client Notified \_\_\_\_\_

15



# DRB CASE ACTION LOG

REVISED 3/20/2003

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.: 03-00524 (FP)	Project # 1001918
Project Name EL RANCHO GRANDE 1 UNIT 5B	EPC Application No.:
Agent: Mark Goodwin & Associates PA	Phone No.: 828-2200

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

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\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

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\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

*Already approved*

Project Number 1001918



**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: 1001918**

**AGENDA ITEM NO: 15**

**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:** April 9, 2003

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board Comments  
4/09/03**

**Item # 15**

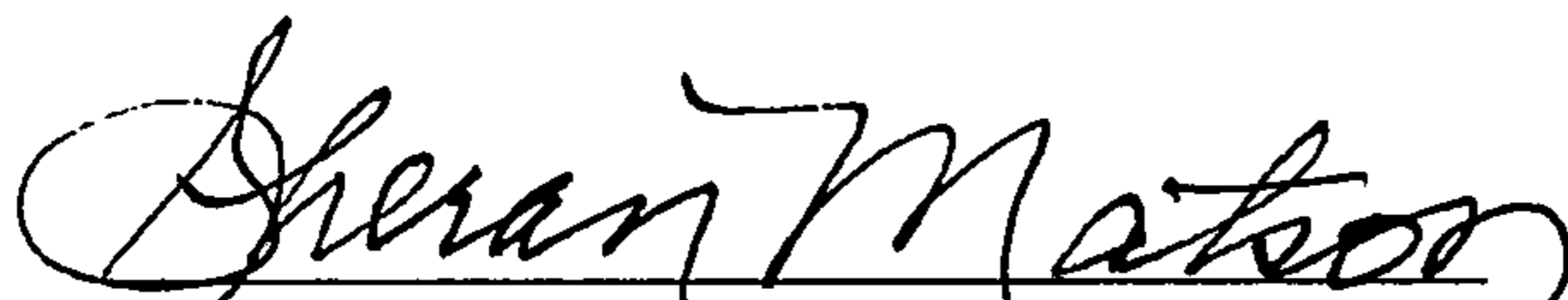
**Project # 1001918**

**Application # 03DRB-00524**

**SUBJECT: El Rancho Grande I Unit 5B**

No objection to the requested platting action.

Provided there are no changes to the plat prior to final DRB sign off, the AGIS approval for the digital dxf file has already been obtained.

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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 9, 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.
- B. Changes and/or Additions to the Agenda
- C. Announcements

Adjourned: 12:15 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1001122**  
03DRB-00389 Major-Two Year SIA

03DRB-00526 Minor-Ext of SIA for Temp Defer  
SDWK

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 R-1 residential zone, & SU-1 for R-2 USES, located North and East of McMahon Blvd NW between Tuscany Dr NW and Stonebridge Dr NW containing approximately 28 acre(s). [REF: 01DRB-01298, 02DRB-00896, DRB-98-124, Z-98-18] (A-12) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1000984**  
03DRB-00378 Major-Vacation of Pub Right-of-Way  
03DRB-00380 Major-Vacation of Pub Right-of-Way  
03DRB-00381 Major-Vacation of Public Easements  
03DRB-00382 Major-Bulk Land Variance  
03DRB-00383 Minor-Prelim&Final Plat Approval

BOKAY CONSTRUCTION MANAGEMENT agent(s) for CURB INC. - R. J. SCHAEFER REALTY, & INVESTMENTS INC., request(s) the above action(s) for all or a portion of Tract(s) A & B, Lot(s) B-34, B-35, B-36, B-37, B-38, B1B, Town of Atrisco Grant Unit 5 – (to be known as **AVALON SUBDIVISION, UNIT 4**, Tracts A, B & C, **NINETY EIGHTH STREET LAND IMPROVEMENT**, zoned IP, located on 94<sup>th</sup> ST NW, between I-40 NW and BLUEWATER RD NW containing approximately 57 acre(s). (K-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WTH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE AND THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002322**  
03DRB-00420 – Major-Preliminary Plat Approval

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90<sup>th</sup> St SW and 94<sup>th</sup> St SW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [Deferred from 4/9/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

4. **Project # 1002377**  
03DRB-00415 Major-Preliminary Plat Approval  
03DRB-00416 Major-Vacation of Public Easements  
03DRB-00417 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

5. **Project # 1002492**  
03DRB-00261 Major-Vacation of Public Easements

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 4/9/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 4/9/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

6. **Project # 1001021**  
03DRB-00221 Major-Vacation of Public Easements  
03DRB-00222 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 4/2/03] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

7. **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 4/9/03] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**



**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.

8. **Project # 1000694**  
03DRB-00540 Minor-SiteDev Plan  
Subd/EPC
- JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, Block(s) 2, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72<sup>nd</sup> ST NW containing approximately 8 acre(s). [REF: 00EPC-01020, 00EPC-01021] [Mary Piscitelli, EPC Case Planner] [Deferred from 4/9/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/23/03.**
9. **Project # 1001104**  
03DRB-00288 Minor- SiteDev Plan Subd  
03DRB-00289 Minor-Prelim&Final Plat  
Approval  
  
03DRB-00522 Minor-Sidewalk Waiver
- RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, **NORTH ALBUQUERQUE ACRES (to be known as OAKLAND MEADOWS SUBDIVISON)** zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**
10. **Project # 1000074**  
03DRB-00392 Minor-SiteDev Plan Subd/EPC  
03DRB-00394 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-00395 Minor- Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] [Russell Brito (for Len Malry) EPC Case Planner] [Deferred from 3/19/03 and 3/26/03 and deferred at the Board's request on 4/2/03, we later received notice from agent to defer to 4/16/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

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

11. **Project # 1000505**  
03DRB-00531 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for ALBERT GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A, Block(s) 5, **GRANT TRACT**, zoned SU-2/O, located on 6<sup>th</sup> ST NW, between MOUNTAIN RD NW and LOMAS NW containing approximately 1 acre(s). (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**
12. **Project # 1000893**  
03DRB-00536 Minor-Prelim&Final Plat  
Approval
- COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Lot(s) 157-161, **RIDGEVIEW VILLAGE, UNIT 2**, zoned R-2, located on BANDELIER DR NW, between NIGHT WHISPER RD NW and PINON DR NW containing approximately 1 acre(s). (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**
13. **Project # 1001067**  
03DRB-00530 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for RAHIM KASSAM 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 UNIVERSITY BLVD SE and SUNPORT PL SE containing approximately 3 acre(s). (M-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

14. **Project # 1001347**  
03DRB-00538 Minor-Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) B1, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE UNIT 6**, zoned Under Rio Bravo SDP, located on VALLEY VIEW DR SW, between BENAVIDES SW and DE ANZA AVE SW containing approximately 20 acre(s). [03DRB-00165, 00167, 02DRB-00764, 00765, 01829, 00960, 00962] (M-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

~~15. **Project # 1001918**~~  
~~03DRB-00524 Minor-Final Plat~~  
~~Approval~~

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for Parcel 6A, **EL RANCHO GRANDE I - UNIT 5B**, zoned RT, located on MUSTANG RIDGE DR SW, between BLAKE RD SW and BLACK STALLION RD SW containing approximately 10 acre(s). (N-9) FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

16. **Project # 1002077**  
03DRB-00513 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9A & A, **EL RANCHO GRANDE I (D & S ADDITION)**, zoned R-2, located on UNSER RD SW, between BLAKE RD SW and THE AMOLE CHANNEL SW containing approximately 29 acre(s). (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1001903**  
03DRB-00535 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, **DESERT LANE SUBDIVISION**, zoned RD-7, located on DESERT EAGLE RD NE, between EAGLE ROCK AVE NE and OAKLAND AVE NE containing approximately 1 acre(s). (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR**

18. **Project # 1001463**  
03DRB-00479 Major-Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 6A, Block(s) 19, Tract(s) 3, Unit 3, North Albuquerque Acres (to be known as **VENTURA VILLAGE** , zoned R-D residential and related uses zone, developing area, located on VENTURA NE between HOLLY NE and VENTURA NE containing approximately 5 acre(s). [REF: 01460-01291, 01494, 02EPC00148, 02EPC10058] [Deferred from 4/2/03, agent not present.] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

19. **Project # 1001534**  
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] [Final Plat was Indefinitely Deferred] [Deferred from 4/2/03 agent was not present.] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

20. **Project # 1002021**  
03DRB-00528 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for WELSH IRREVOCABLE TRUST II - CAROLYN PICKA request(s) the above action(s) for all or a portion of Tract(s) E-2-A, **ONE PRESIDENTIAL PLAZA**, zoned IP, located on JEFFERSON ST NE, between PRESIDENTIAL DR NE and PAN AMERICAN FRWY NE containing approximately 3 acre(s). [REF: 02DRB-00919, DRB-99-206] (E-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SHARED SEWER AGREEMENT, VERIFICATION OF PRIVATE FIRE HYDRANT ACCOUNT AND PRIVATE WATER AND SEWER EASEMENTS ON THE PLAT AND TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION THAT ADEQUATE ACCESS AND PARKING ARE PROVIDED FOR EACH LOT AND FOR THE DXF FILE.**
21. **Project # 1002315**  
03DRB-00539 Minor-Final Plat Approval
- BOHANNAN HUSTON INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13A, **WILDERNESS ESTATES @ HIGH DESERT**, zoned SU-2/HD/R-R, located on TRAMWAY BLVD NE, between IMPERATA NE and WEST OF TRACT A FOREST SERVICE LAND, containing approximately 38 acre(s). [REF: 02DRB-01650] (F-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RELABELING THE EASEMENT ON LOT 9, SHOW ADJOINER EASEMENTS ON THE PLAT AND AN ACCESS AGREEMENT FOR LOT 9 AND TO PLANNING FOR THE DXF FILE.**
22. **Project # 1002471**  
03DRB-00533 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 90-B, **MRGCD MAP 39**, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [AX-70-27] (K-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1001934**  
02DRB-01864 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] [Final plat was indefinitely deferred for the SIA] [Deferred from 4/2/03 agent was not present] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

24. **Project # 1002539**  
03DRB-00532 Minor-Prelim&Final Plat  
Approval

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned S-R, located on 15<sup>TH</sup> ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

25. **Project # 1002194**  
03DRB-00537 Minor-Sketch Plat  
or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2 & 2B, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on KATHRYN AVE SE, between GIRARD SE and GIBSON SE containing approximately 2 acre(s). (L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1002566**  
03DRB-00512 Minor-Sketch Plat  
or Plan

WILSON & COMPANY request(s) the above action(s) for **BNSF RAILROAD CROSSING FACILITY**, located on WOODWARD EAST OF SECOND SE, between SECOND SE and BROADWAY SE. (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1002567**  
03DRB-00514 Minor-Sketch Plat  
or Plan

SURVEYS SOUTHWEST LTD agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5A, **COLEMAN ADDITION**, zoned R-2, located on 12<sup>TH</sup> ST NW, between MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for March 26, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:15 P.M.



# DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01395	Project # 1001918
Project Name: EL RANCHO GRANDE 5A	EPC Application No.:
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/18/02 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: Show well site as a separate Tract  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- CITY ENGINEER / AMAFCA: Verification of maintenance on R/W tract @ Dry Gulch  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_  
 See comments dated 9/18/02  
 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.

Project Number 1001918





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

Development Review Board Comments

**Project Number:** 1001918  
**Application Number:** 02DRB-01395

**DRB Date:** 9/18/02  
**Item Number:** 5

**Subdivision:** El Rancho Grande 1, Unit 5A  
Lots 5A & 6, Tract A El Rancho Grande 1, Unit 5A

**Zoning:** R-LT

**Zone Page:** M-9

**New Lots (or units) :** 98

**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 well site with-in the park parcel should be a separate parcel, property lines should not be eliminated.

This request is subject to the Park Dedication and Development Ordinance. The park dedication requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 9/24/01, as follows:

The developer shall dedicate to the City Parcel 5A as shown on the bulk plat no later than 8/31/02. The dedication entitles the developer to "credits" in the amount of 776 single-family units to be applied within the geographic area shown on Exhibit C. The approval of El Rancho Grande 1, Unit 4A for 98 lots left a balance of 678; the approval of El Rancho Grande 1 Unit 4B, for 85 lots left a balance of 593 single-family units. The approval of this request, El Rancho Grande I, Units 5A & 5B for 150 lots will leave a remaining balance of 443 single-family units.

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

**Signed:**

Christina Sandoval, (PRD)

Phone: 768-5328



**City of Albuquerque**  
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: 1001918**

**AGENDA ITEM NO: 5**

**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:** September 18, 2002



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 18, 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.

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**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 # 1000415**  
02DRB-01285 Major-One Year SIA  
AIM MANAGEMENT CORPORATION agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) ALL, **CHAMISA COVE SUBDIVISION**, zoned R-D -10 DU/A, located on MAIDEN GRASS RD NW, between OURAY NW and MIAMI NW [REF: 00410-01432, 00440-01437] (H-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 9/18/03**

2. **Project # 1001871**  
02DRB-01176 Major – Preliminary Plat approval  
02DRB-01177 Minor - Temp Defer SDWK  
02DRB-01178 Major – Vacation of Public Right-of-Way

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block 12, Unit 3, Tract 1, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT HIGHLANDS @ LA CUEVA**) zoned RD 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). [DEFERRED FROM 9/18/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/2/02.**

**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.**

3. **Project # 1001756**  
02DRB-01393 Minor-Amend SiteDev Plan BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES agent(s) for VERIZON WIRELESS request(s) the above action(s) for all or a portion of Lot(s) 3, **CALMAT SUBDIVISION**, zoned SU-1 special use zone for Communication Facility, located on EUBANK NE, between OSUNA NE and MONTGOMERY BLVD NE containing approximately 1 acre(s). [REF: Z-90-75, Z-90-80, 02EPC-00284] **[Russell Brito for Lola Bird, EPC Case Planner] (F-20) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THIS INCLUDES APPROVAL OF THE GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 2/20/02.**

4. **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 9/18/02] (E-18) DEFERRED AT THE AGENT'S REQUEST TO 10/2/02.**

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

5. **Project # 1001918**  
02DRB-01395 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Lot(s) 5A & 6, Tract(s) A, **EL RANCHO GRANDE 1, UNIT 5A** zoned R-LT, located on MUSTANG RIDGE DR SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 35 acre(s). (M-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, UTILITIES DEVELOPMENT AND PLANNING.**
  
6. **Project # 1002094**  
02DRB-01392 Minor-Preliminary Plat Approval

WAYJOHN SURVEYING INC. agent(s) for TRELIS PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, located on the east side of TRELIS ST NW, between CAMPBELL RD NW and ORO VISTA RD NW containing approximately 3 acre(s). [REF: ZA-78-16, 02DRB-01069][Deferred from 9/18/02] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/2/02.**
  
7. **Project # 1001112**  
02DRB-00898 Minor-Prelim&Final Plat Approval

RICHARD HALL agent(s) for JOHN SPARKS request(s) the above action(s) for all or a portion of Tract(s) S1/2 OF 33, **ALVARADO GARDENS ADDITION**, zoned RA-2, located on RIO GRANDE BLVD. NW, between CANDELARIA NW and GRIEGOS NW. [Preliminary Plat & Infrastructure List were approved 6/19/0, Final Plat Indefinitely deferred] [Deferred from 9/18/02](G-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/2/02.**

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

8. **Project # 1001717**  
02DRB-01388 Minor-Sketch Plat or Plan
- ABQ ENGINEERING INC. agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) A, PARK AND DRAINAGE MANAGEMENT AREA, TOWN OF ATRISCO GRANT, EL RANCHO ATRISCO SUBDIVISION, PHASE III, zoned R-D residential and related uses zone, developing area, located on WEST SIDE OF 72ND ST NW, between PARKWOOD DR NW and HANOVER RD NW containing approximately 8 acre(s). [REF: DRB-95-348, DRB-97-268, 02DRB-00207, 02EPC-00133] (H/J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
9. **Project # 1002207**  
02DRB-01391 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 18, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on the north side of CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF:AX-94-1,Z-94-6](C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
10. Approval of the Development Review Board minutes for September 4, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:14 A.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 18, 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

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

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9. **Project # 1002207**  
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10. Approval of the Development Review Board minutes for September 4, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:14 A.M.





## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

5-30-02

### 2. Project # 1001918

02DRB-00658 Major-Vacation of Public Easements  
02DRB-00659 Minor-Temp Defer SDWK  
02DRB-00657 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 5A - 6 to be known as El Rancho Grande I (5A & 5B), **EL RANCHO GRANDE I**, zoned R-LT residential zone, located on MUSTANG RIDGE DR SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 34 acre(s). [REF: 1000176, 1000883] (M-9)

At the May 29, 2002, Development Review Board meeting, with the signing of the Infrastructure List dated May 29, 2002, and approval of the Grading Plan engineer stamp dated May 20, 2002 the Preliminary Plat was approved.

The Vacation was approved as shown on Exhibit B 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 C in the Planning file.

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

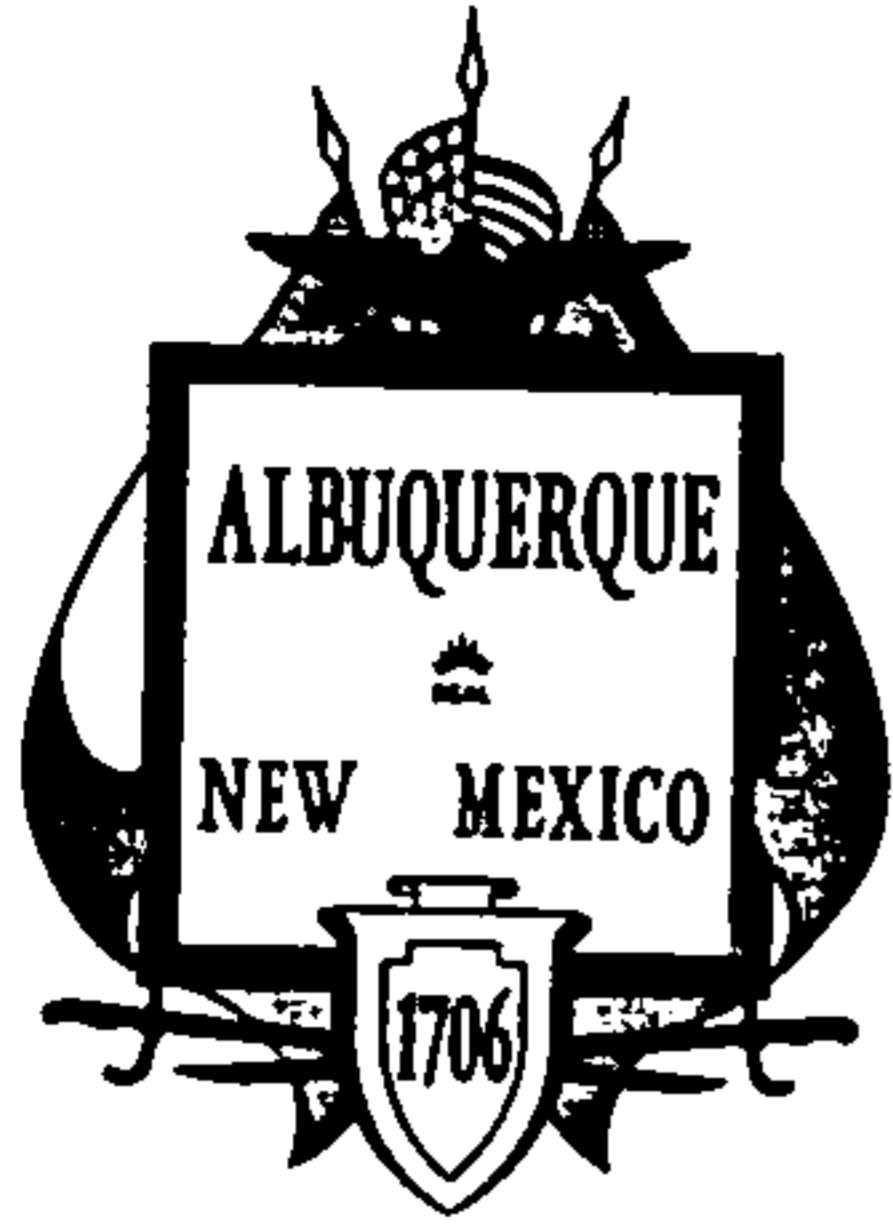
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 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: Curb, Inc., 6301 Indian School Rd NE 87110  
Mark Goodwin & Associates, PA, 8916 Adams NE 87199  
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**, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001918**

**AGENDA ITEM NO: 2**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.  
 The Hydrology Section has no objection to either sidewalk issue.

**RESOLUTION:** *Signed I.L.*

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

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

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

FOR:

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

**DATE:** May 29, 2002



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 29, 2002

**Project #1001232**  
**Application # 02DRB-00672**  
**El Rancho Grande – Units 5A & 5B**

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1. No objection to the proposed temporary deferral of sidewalk construction.
2. No objection to the proposed vacations. Defer to Public Works and those entities having an interest in the easements.
3. Per the Subdivision Regulations, grades are to be blended to the extent practicable. Please provide a letter of justification/explanation for the use of any retaining walls.
4. Include the zoning classification on the final plat.

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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: 1001918 AGENDA#: 2 DATE: 5/29/02

1. Name: Bo Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

3. Name: Mark Goodwin: Ass<sup>st</sup> 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 29, 2002  
**Project #1001918**

**Project # 1001918**

02DRB-00658 Major-Vacation of Public Easements  
02DRB-00659 Minor-Temp Defer SDWK  
02DRB-00657 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 5A-6 (to be known as **EL RANCHO GRANDE – UNITS 5A & 5B**), EL RANCHO GRANDE I, zoned R-LT residential zone, located on MUSTANG RIDGE DR SW between GIBSON BLVD SW and BLAKE RD SW containing approximately 34 acre(s). [REF: 1000176, 1000883] (M-9)

AMAFCA

No comment.

COG

Reviewed - No adverse comment.

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

\***Snow Vista Boulevard** is proposed as a **Principal Arterial** at this location.

\***Blake Road** is an existing **Collector** at this location.

\***Snow Vista Boulevard** is proposed as a **Bike Lane** route at this location in accordance with the Long Range Bikeway System map for the Albuquerque Urban Area.

Transit

No comment.

Zoning Enforcement

Reviewed, no comments.

Neighborhood Coord.

Letter sent to Westgate Heights (R) Neighborhood Association.

APS The requests above for the **El Rancho Grande (I) Units 5A & 5B**, on 34 acres (150 lots zoned R-LT), located on Mustang Ridge SW between Gibson SW and Blake SW, will affect Mary Ann Binford and Carlos Rey Elementary Schools, Truman Middle School, and West Mesa High School. The above elementary and middle schools are currently enrolled beyond their designed capacities and are projected to substantially increase further in population. The High School is operating close to capacity.

The APS facilities in the area have recently, and continue to be expanded and upgraded. In the fall of 1998, the district opened a new elementary school (Painted Sky) and a middle school (Jimmy Carter) opened in the fall of 2000. **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. Lighting issues. Maintenance of landscaping.

Fire Department      All streets do not meet minimum 32' width requirements of Fire Department.

PNM Gas      Approved.

PNM Electric      PNM currently reviewing the preliminary Plat entitled El Rancho Grande Unit I. PNM has no objections to the vacation of the westerly ten (10) feet of the existing 60 foot Public Roadway, Utility and Drainage Easements. This vacation is approved on the condition that the Public Utility Easements shown on those lots adjoining Mustang Ridge SW are shown and granted on the final Plat.

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 comments received.

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

## Transportation Development

- Does this development follow the Rio Bravo Sector Plan #1 traffic and transportation element (1999)
- Intersections that are located on or near the inside of a curve need to have verification that adequate sight distance is provided.
- Comments on the infrastructure list.

## Parks & Recreation

This request is subject to the Park Dedication and Development Ordinance. The park dedication requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 9/24/01, as follows:

The developer shall dedicate to the City Parcel 5A as shown on the bulk plat no later than 8/31/02. The dedication entitles the developer to "credits" in the amount of 776 single-family units to be applied within the geographic area shown on Exhibit C. The approval of El Rancho Grande 1, Unit 4A for 98 lots left a balance of 678; the approval of El Rancho Grande 1 Unit 4B, for 85 lots left a balance of 593 single-family units. The approval of this request, El Rancho Grande I, Units 5A & 5B for 150 lots will leave a remaining balance of 443 single-family units.

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

## Utilities Development

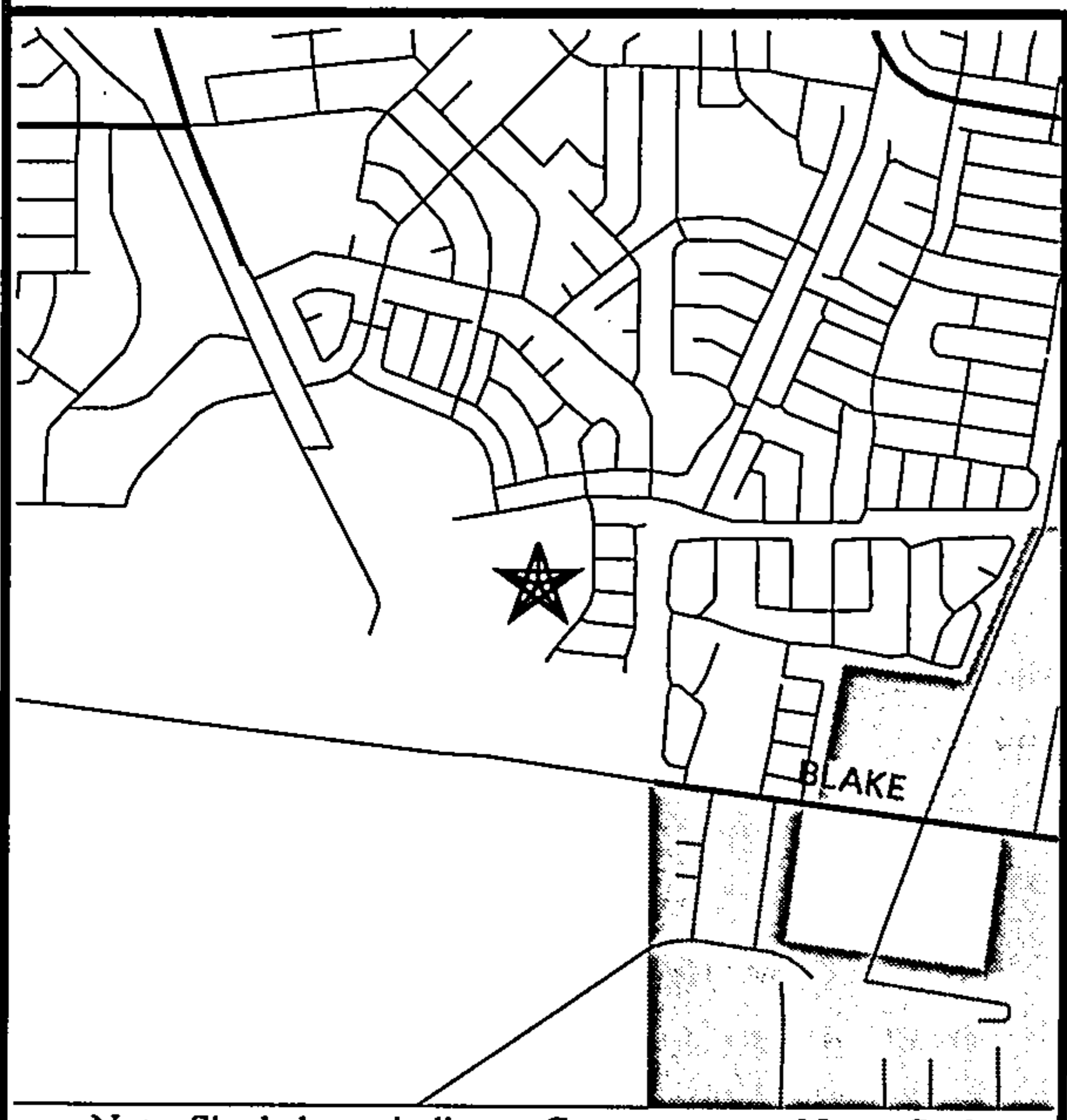
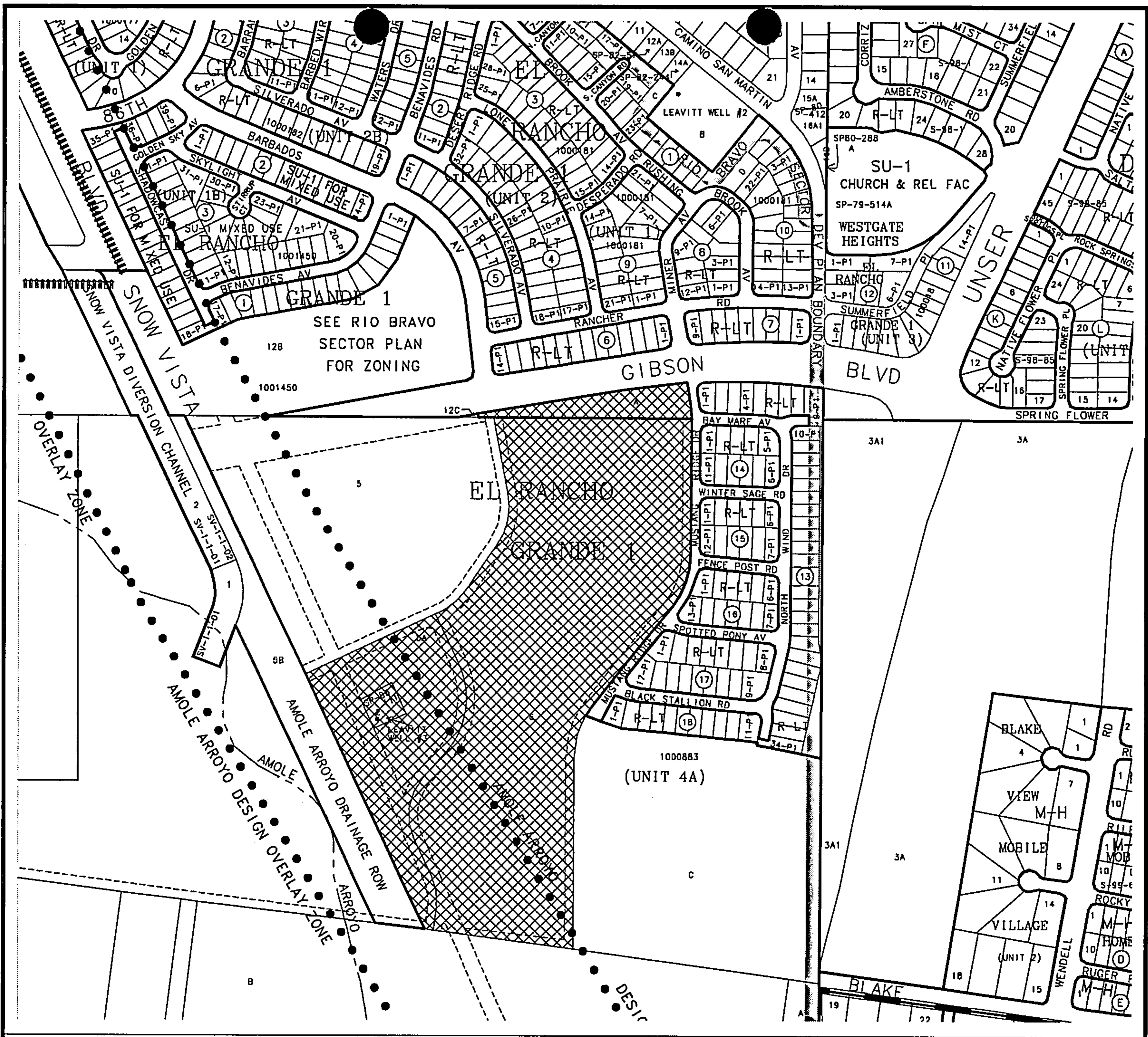
No comments received.

## Planning Department

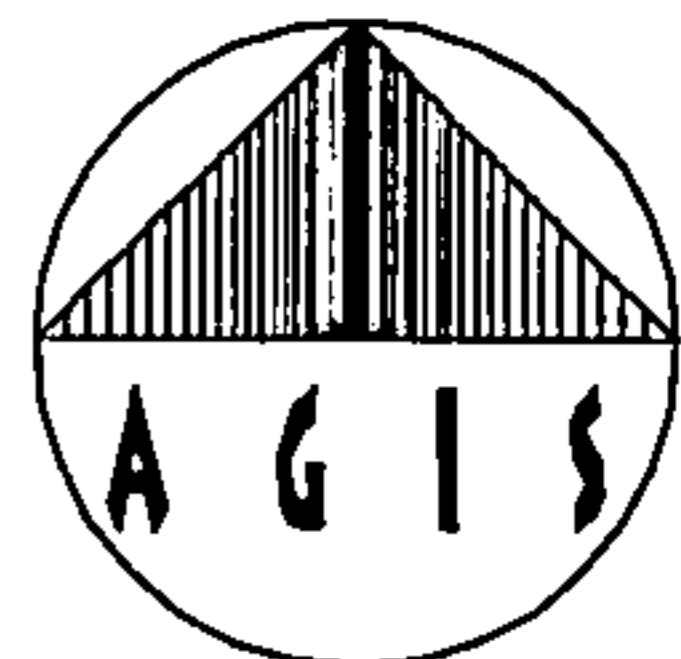
1. No objection to the proposed temporary deferral of sidewalk construction.
2. No objection to the proposed vacations. Defer to Public Works and those entities having an interest in the easements.
3. Per the Subdivision Regulations, grades are to be blended to the extent practicable. Please provide a letter of justification/explanation for the use of any retaining walls.
4. Include the zoning classification on the final plat.

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

xc: Curb, Inc., 6301 Indian School Road NE 87110  
Mark Goodwin & Associates, PA, PO Box 90606 87199



**ZONING MAP**



Scale 1" = 507'

PROJECT NO.  
1001918

HEARING DATE  
5-29-02

MAP NO.  
M-9

ADDITIONAL CASE NUMBER(S)  
02DRB-00657  
02DRB-00658  
02DRB-00659

Note: Shaded area indicates County Not to Scale

# 1024

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

Meeting Date: May 29, 2002

Zone Atlas Page: M-9-2 & N-9-2

Notification Radius: 100 Ft.

App#	<u>02DRB-00657</u>
Proj#	<u>1001918</u>
Other#	<u>02DRB-00658</u>
	<u>02DRB-00659</u>

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

Applicant: Curb, Inc. ✓

Address: 12301 Indian School NE, 87110

Agent: Mark Goodwin & Associates, PA ✓

Address: P.O. Box 90606, Albuquerque, NM 87199

SPECIAL INSTRUCTIONS

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

Date Mailed: May 9, 2002

Signature: K. Tsechileai

100905447251010202 TRACT A PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT 1.3338 AC  
PROPERTY ADDR: N/A  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

PARCEL 6 CORRECTION PLAT NO. 2 CORRECTION PLAT BULK LAND PLAT FOR EL  
RANCHO GRNDE  
PROPERTY ADDR: N/A  
OWNER NAME: JAMES YOO & Y. HEE & KYUNG KENNY YOO & BERNADETTE R  
OWNER ADDR: 1306 BROADWAY BLVD SE  
ALBUQ., NM 87102

PARCEL 5A CORRECTION PLAT NO. 2 CORRECTION PLAT BULK LAND PLAT FOR EL  
RANCHO GRNDE  
PROPERTY ADDR: N/A  
OWNER NAME: JAMES YOO & Y. HEE & KYUNG KENNY YOO & BERNADETTE R  
OWNER ADDR: 1306 BROADWAY BLVD SE  
ALBUQ., NM 87102

100905437642310340 TR. 2 SALAZAR--DAVIS TRS. PLAT SHOWING PORS.OF PROJECTED SEC 4 & AN ELY  
POR. OF SEC.  
PROPERTY ADDR: N/A  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: P.O. BOX 1293  
ALBUQ., NM 87103

PARCEL 5 CORRECTION PLAT NO. 2 CORRECTION PLAT BULK LAND PLAT FOR EL  
RANCHO GRNDE  
PROPERTY ADDR: N/A  
OWNER NAME: JAMES YOO & Y. HEE & KYUNG KENNY YOO & BERNADETTE R  
OWNER ADDR: 1306 BROADWAY BLVD SE  
ALBUQ., NM 87102

TRACT OF LAND BEING A PORTION OF TR. 1 SALAZAR--DAVIS TRACTS CONT 122.7164  
AC  
PROPERTY ADDR: N/A  
OWNER NAME: JAMES YOO & Y. HEE & KYUNG KENNY YOO & BERNADETTE R  
OWNER ADDR: 1306 BROADWAY BLVD SE  
ALBUQ., NM 87102

100905449935510401 TRACT C PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT 16.3563 AC  
PROPERTY ADDR: N/A  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905447140111111 LOT 1-P1 BLOCK 18 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1419  
AC  
PROPERTY ADDR: 8516 BLACK STALLION RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905447740011110 LOT 2-P1 BLOCK 18 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1242  
AC  
PROPERTY ADDR: 8512 BLACK STALLION RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905448139911109    **LOT 3-P1 BLOCK 18 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1040 AC**  
PROPERTY ADDR:    8508 BLACK STALLION RD SW  
OWNER NAME:        CURB, INC  
OWNER ADDR:        6301 INDIANSCHOOL RD NE  
                          ALBUQ., NM 87110

100905448639911108    **LOT 4-P1 BLOCK 18 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1040 AC**  
PROPERTY ADDR:    8504 BLACK STALLION RD SW  
OWNER NAME:        CURB, INC  
OWNER ADDR:        6301 INDIANSCHOOL RD NE  
                          ALBUQ., NM 87110

100905449039811107    **LOT 5-P1 BLOCK 18 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1040 AC**  
PROPERTY ADDR:    8500 BLACK STALLION RD SW  
OWNER NAME:        CURB, INC  
OWNER ADDR:        6301 INDIANSCHOOL RD NE  
                          ALBUQ., NM 87110

100905448041511010    **LOT 17-P1 BLOCK 17 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1936 AC**  
PROPERTY ADDR:    8509 BLACK STALLION RD SW  
OWNER NAME:        CURB, INC  
OWNER ADDR:        6301 INDIANSCHOOL RD NE  
                          ALBUQ., NM 87110

100905448641311011    **LOT 16-P1 BLOCK 17 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1139 AC**  
PROPERTY ADDR:    8505 BLACK STALLION RD SW  
OWNER NAME:        CURB, INC  
OWNER ADDR:        6301 INDIANSCHOOL RD NE  
                          ALBUQ., NM 87110

100905449141311012    **LOT 15-P1 BLOCK 17 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033 AC**  
PROPERTY ADDR:    8501 BLACK STALLION RD SW  
OWNER NAME:        CURB, INC  
OWNER ADDR:        6301 INDIANSCHOOL RD NE  
                          ALBUQ., NM 87110

100905449541211013    **LOT 14-P1 BLOCK 18 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033 AC**  
PROPERTY ADDR:    8423 BLACK STALLION RD SW  
OWNER NAME:        CURB, INC  
OWNER ADDR:        6301 INDIANSCHOOL RD NE  
                          ALBUQ., NM 87110

100905448742311009    **LOT 1-P1 BLOCK 17 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1746 AC**  
PROPERTY ADDR:    8428 SPOTTED PONY AVE SW  
OWNER NAME:        CURB, INC  
OWNER ADDR:        6301 INDIANSCHOOL RD NE  
                          ALBUQ., NM 87110

100905449442211008 **LOT 2-P1 BLOCK 17 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1284 AC**  
PROPERTY ADDR: 8424 SPOTTED PONY AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905449942211007 **LOT 3-P1 BLOCK 17 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1174 AC**  
PROPERTY ADDR: 8420 SPOTTED PONY AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905449843710908 **LOT 13-P1 BLOCK 16 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1523 AC**  
PROPERTY ADDR: 8427 SPOTTED PONY AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905450343610909 **LOT 12-P1 BLOCK 16 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033 AC**  
PROPERTY ADDR: 8423 SPOTTED PONY AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905450843610910 **LOT 11-P1 BLOCK 16 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033 AC**  
PROPERTY ADDR: 8419 SPOTTED PONY AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905451243510911 **LOT 10-P1 BLOCK 16 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033 AC**  
PROPERTY ADDR: 8415 SPOTTED PONY AVE SW  
OWNER NAME: TORRES MARY ANN & HERNANDEZ ANN C  
OWNER ADDR: 8415 SPOTTED PONY AVE SW  
ALBUQ., NM 87121

100905450244610907 **LOT 1-P1 BLOCK 16 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1502 AC**  
PROPERTY ADDR: 8420 FENCE POST RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905450844610906 **LOT 2-P1 BLOCK 16 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033 AC**  
PROPERTY ADDR: 8416 FENCE POST RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110



100905451244610905 LOT 3-P1 BLOCK 16 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033  
AC  
PROPERTY ADDR: 8412 FENCE POST RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905451744510904 LOT 4-P1 BLOCK 16 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033  
AC  
PROPERTY ADDR: 8408 FENCE POST RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905450346210808 LOT 12-P1 BLOCK 15 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT  
.1154 AC  
PROPERTY ADDR: 8423 FENCE POST RD SW  
OWNER NAME: MOLINA JESSE PERALTA & MEZA VERONICA  
OWNER ADDR: 8423 FENCE POST RD SW  
ALBUQ., NM 87121

100905450846210809 LOT 11-P1 BLOCK 15 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT  
.1155 AC  
PROPERTY ADDR: 8419 FENCE POST RD SW  
OWNER NAME: ROGERS SUE  
OWNER ADDR: 8419 FENCE POST RD SW  
ALBUQ., NM 87121

100905451346210810 LOT 10-P1 BLOCK 15 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT  
.1181 AC  
PROPERTY ADDR: 8415 FENCE POST RD SW  
OWNER NAME: GARCIA ANTONIO  
OWNER ADDR: 8415 FENCE POST RD SW  
ALBUQ., NM 87121

100905451746110811 LOT 9-P1 BLOCK 15 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1207  
AC  
PROPERTY ADDR: 8409 FENCE POST RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905450347210807 LOT 1-P1 BLOCK 15 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1154  
AC  
PROPERTY ADDR: 8420 WINTER SAGE RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905450847210806 LOT 2-P1 BLOCK 15 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033  
AC  
PROPERTY ADDR: 8416 WINTER SAGE RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905451347210805 LOT 3-P1 BLOCK 15 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033  
AC  
PROPERTY ADDR: 8412 WINTER SGAE RD SW  
OWNER NAME: ROSALES MARIA LETICIA  
OWNER ADDR: 8412 WINTER SAGE RD SW  
ALBUQ., NM 87121

100905451747210804 LOT 4-P1 BLOCK 15 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1033  
AC  
PROPERTY ADDR: 8408 WINTER SAGE RD SW  
OWNER NAME: MENDOZA FELIXNZNDO  
OWNER ADDR: 8404 WINTER SAGE RD SW  
ALBUQ., NM 87121

100905450348810707 LOT 11-P1 BLOCK 14 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT  
.1308 AC  
PROPERTY ADDR: 8423 WINTER SAGE RD SW  
OWNER NAME: REMIREZ EDGAR E & CASTILLO DORA  
OWNER ADDR: 8423 WINTER SAGE AVE SW  
ALBUQ., NM 87121

100905450848810708 LOT 10-P1 BLOCK 14 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT  
.1157 AC  
PROPERTY ADDR: 8419 WINTER SAGE RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905451248710709 LOT 9-P1 BLOCK 14 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1157  
AC  
PROPERTY ADDR: 8415 WINTER SAGE RD SW  
OWNER NAME: MARQUEZ ANGNES ANNETTE  
OWNER ADDR: 8415 WINTER SAGE AVE SW  
ALBUQ., NM 87121

100905451748710710 LOT 8-P1 BLOCK 14 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1157  
AC  
PROPERTY ADDR: 8409 WINTER SAGE RD SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905450449810706 LOT 1-P1 BLOCK 14 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1261  
AC  
PROPERTY ADDR: 8416 BAY MARE AVE SW  
OWNER NAME: PARKS JOANNA KAY & PARKS CAROL J  
OWNER ADDR: 8416 BAY MARE AVE SW  
ALBUQ., NM 87121

100905450949810705 LOT 2-P1 BLOCK 14 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1148  
AC  
PROPERTY ADDR: 8412 BAY MARE AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905451449810704 LOT 3-P1 BLOCK 14 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1148  
AC  
PROPERTY ADDR: 8408 BAY MARE AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905451949810703 LOT 4-P1 BLOCK 14 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1148  
AC  
PROPERTY ADDR: 8404 BAY MARE AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905450351310601 LOT 1-P1 BLOCK 13 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1453  
AC  
PROPERTY ADDR: 8423 BAY MARE AVE SW  
OWNER NAME: ORTIZ REYNALDO & DURAN LORELLA  
OWNER ADDR: 8423 BAY MARE AVE SW  
ALBUQ., NM 87121

100905450951310602 LOT 2-P1 BLOCK 13 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1159  
AC  
PROPERTY ADDR: 8415 BAY MARE AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIANSCHOOL RD NE  
ALBUQ., NM 87110

100905451351310603 LOT 3-P1 BLOCK 13 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1178  
AC  
PROPERTY ADDR: 8409 BAY MARE AVE SW  
OWNER NAME: AQUILA FRANK J  
OWNER ADDR: 8409 BAY MARE AVE SW  
ALBUQ., NM 87121

100905451851310604 LOT 4-P1 BLOCK 13 PLAT FOR EL RANCHO GRANDE I UNIT 4A SUBDIVISION CONT .1189  
AC  
PROPERTY ADDR: 8405 BAY MARE AVE SW  
OWNER NAME: DOMINGUEZ OSCAR  
OWNER ADDR: 8405 BAY MARE AVE SW  
ALBUQ., NM 87121

100905542500841801 LOT 14-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1292 AC  
PROPERTY ADDR: 8716 RANCHER AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIAN SCHOOL RD NE  
ALBUQ., NM 87110

100905543100941802 LOT 13-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1095 AC  
PROPERTY ADDR: 8712 RANCHER AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIAN SCHOOL RD NE  
ALBUQ., NM 87110

100905543501041803 LOT 12-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1100 AC  
PROPERTY ADDR: 8708 RANCHER AVE SW  
OWNER NAME: SANCHEZ ROBERT V JR. & SUTTON BRIANA E.  
OWNER ADDR: 8708 RANCHER AVE SW  
ALBUQ., NM 87121

100905544001141804 **LOT 11-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1106 AC**  
PROPERTY ADDR: 8704 RANCHER AVE SW  
OWNER NAME: CURB, INC  
OWNER ADDR: 6301 INDIAN SCHOOL RD NE  
ALBUQ., NM 87110

100905544401241805 **LOT 10-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1113 AC**  
PROPERTY ADDR: 8700 RANCHER AVE SW  
OWNER NAME: PEREA ALBERT L. JR.  
OWNER ADDR: 8700 RANCHER AVE SW  
ALBUQ., NM 87121

100905544901341806 **LOT 9-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1122 AC**  
PROPERTY ADDR: 8616 RANCHER AVE SW  
OWNER NAME: LUCERO RONNIE G. JR.  
OWNER ADDR: 8616 RANCHER AVE SW  
ALBUQ., NM 87121

100905545301441807 **LOT 8-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1131 AC**  
PROPERTY ADDR: 8612 RANCHER AVE SW  
OWNER NAME: GARIBAY ALFERDO & LAURA A.  
OWNER ADDR: 8612 RANCHER AVE SW  
ALBUQ., NM 87121

100905545801441808 **LOT 7-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1141 AC**  
PROPERTY ADDR: 8608 RANCHER AVE SW  
OWNER NAME: CHAVEZ ERIC D. & OLGA L.  
OWNER ADDR: 8608 RANCHER AVE SW  
ALBUQ., NM 87121

100905546201541809 **LOT 6-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1153 AC**  
PROPERTY ADDR: 8604 RANCHER AVE SW  
OWNER NAME: PETERSON DUSTIN T.  
OWNER ADDR: 8604 RANCHER AVE SW  
ALBUQ., NM 87121

100905546601641810 **LOT 5-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1165 AC**  
PROPERTY ADDR: 8600 RANCHER AVE SW  
OWNER NAME: OROZCO-GONZALES JULIO  
OWNER ADDR: 8600 RANCHER AVE SW  
ALBUQ., NM 87121

100905547101641811 **LOT 4-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1178 AC**  
PROPERTY ADDR: 8512 RANCHER AVE SW  
OWNER NAME: ROMERO RICHARD S.  
OWNER ADDR: 8512 RANCHER AVE SW  
ALBUQ., NM 87121

100905547501741812 **LOT 3-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1193 AC**  
PROPERTY ADDR: 8508 RANCHER AVE SW  
OWNER NAME: GONZALES MICHAEL A.  
OWNER ADDR: 8508 RANCHER AVE SW  
ALBUQ., NM 87121

100905548001841813 **LOT 2-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1208 AC**  
PROPERTY ADDR: 8504 RANCHER AVE SW  
OWNER NAME: MAGANA ALFONSO & MANUELA  
OWNER ADDR: 8504 RANCHER AVE SW  
ALBUQ., NM 87121

100905548501941814 LOT 1-P1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1282 AC  
PROPERTY ADDR: 8500 RANCHER AVE SW  
OWNER NAME: LOPEZ VERONICA O.  
OWNER ADDR: 8500 RANCHER AVE SW  
ALBUQ., NM 87121

100905549502041701 LOT 9-P1 BLOCK 7 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1367 AC  
PROPERTY ADDR: 8416 RANCHER AVE SW  
OWNER NAME: SEGURA GEBRIEL  
OWNER ADDR: 8416 RANCHER AVE SW  
ALBUQ., NM 87121

100905550002041702 LOT 8-P1 BLOCK 7 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1275 AC  
PROPERTY ADDR: 8412 RANCHER AVE SW  
OWNER NAME: GURULE JOSEPH E.  
OWNER ADDR: 8412 RANCHER AVE SW  
ALBUQ., NM 87121

100905550502141703 LOT 7-P1 BLOCK 7 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1279 AC  
PROPERTY ADDR: 8408 RANCHER AVE SW  
OWNER NAME: GUTIERREZ JOSE BENITO  
OWNER ADDR: 8408 RANCHER AVE SW  
ALBUQ., NM 87121

100905550902141704 LOT 6-P1 BLOCK 7 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1280 AC  
PROPERTY ADDR: 8404 RANCHER AVE SW  
OWNER NAME: TRUJILLO DAVID M. & TINA M.  
OWNER ADDR: 8404 RANCHER AVE SW  
ALBUQ., NM 87121

100905551402141705 LOT 5-P1 BLOCK 7 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1420 AC  
PROPERTY ADDR: 8400 RANCHER AVE SW  
OWNER NAME: CAMARGO CUTBERTO  
OWNER ADDR: 8400 RANCHER AVE SW  
ALBUQ., NM 87121

100905542802242201 LOT 15-P1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1303 AC  
PROPERTY ADDR: 8400 SILVERADO AVE SW  
OWNER NAME: PARRA SUSANA  
OWNER ADDR: 8400 SILVERADO AVE SW  
ALBUQ., NM 87121

100905544302542101 LOT 18-P1 BLOCK 4 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1151 AC  
PROPERTY ADDR: 8401 SILVERADO AVE SW  
OWNER NAME: SANCHEZ ROBERT V JR. & SUTTON BRIANA E.  
OWNER ADDR: 8401 SILVERADO AVE SW  
ALBUQ., NM 87121

100905545302742102 LOT 17-P1 BLOCK 4 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1220 AC  
PROPERTY ADDR: 8400 LONE PRAIRIE AVE SW  
OWNER NAME: SALAS JESUS C & JULIA R  
OWNER ADDR: 8400 LONE PRAIRIE AVE SW  
ALBUQ., NM 87121

100905546902841901 LOT 21-P1 BLOCK 9 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1271 AC  
PROPERTY ADDR: 8401 LONE PRAIRIE AVE SW  
OWNER NAME: BUSTILLOS SERGIO & HILDA ISSA  
OWNER ADDR: 8401 LONE PRAIRIE AVE SW  
ALBUQ., NM 87121

**100905548003141902**    **LOT 1-P1 BLOCK 9 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1375 AC**  
PROPERTY ADDR:    1809 MINER AVE SW  
OWNER NAME:        STRADER EDWARD A. JR.  
OWNER ADDR:        1809 MINER AVE SW  
                          ALBUQ., NM 87121

**100905546703341601**    **LOT 21-P1 BLOCK 8 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1230 AC**  
PROPERTY ADDR:    1808 MINER AVE SW  
OWNER NAME:        McCLOSKEY TREVOR O. & MARIA D.  
OWNER ADDR:        1808 MINER AVE SW  
                          ALBUQ., NM 87121

**100905550703441602**    **LOT 1-P1 BLOCK 8 PLAT FOR EL RANCHO GRANDE I UNIT 1 CONT .1303 AC**  
PROPERTY ADDR:    8200 RUSHING BROOK AVE SW  
OWNER NAME:        CRUZ ALFREDO & MANES THERESA  
OWNER ADDR:        8200 RUSHING BROOK AVE SW  
                          ALBUQ., NM 87121

**100905536501140125**    **PARCEL 12-B BULK PLAT FOR PARCEL 12-A, 12-B, & 12-C EL RANCHO GRANDE I CONT  
10.8 AC**  
PROPERTY ADDR:    SNOW VISTA BLVD SW  
OWNER NAME:        CURB, INC.  
OWNER ADDR:        6301 INDIAN SCHOOL RD NE  
                          ALBUQ., NM 87110



# 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: April 25, 2002

TO CONTACT NAME: Bernadette Mares  
COMPANY/AGENCY: Mark Goodwin + Assoc.  
ADDRESS/ZIP: PO Box 90606 / 87199  
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 4-25-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Parcel 6, El Rancho Grande I

zone map page(s) M-N-9

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

Westgate Heights  
Neighborhood Association  
Contacts: Sheresa Rios Samadval  
1505 Oschwind Pl. SW  
831-6168 (h) 87121  
Arthur Gonzales  
8704 Stone SW  
831-2168 (h) 87121

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 Carmena  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

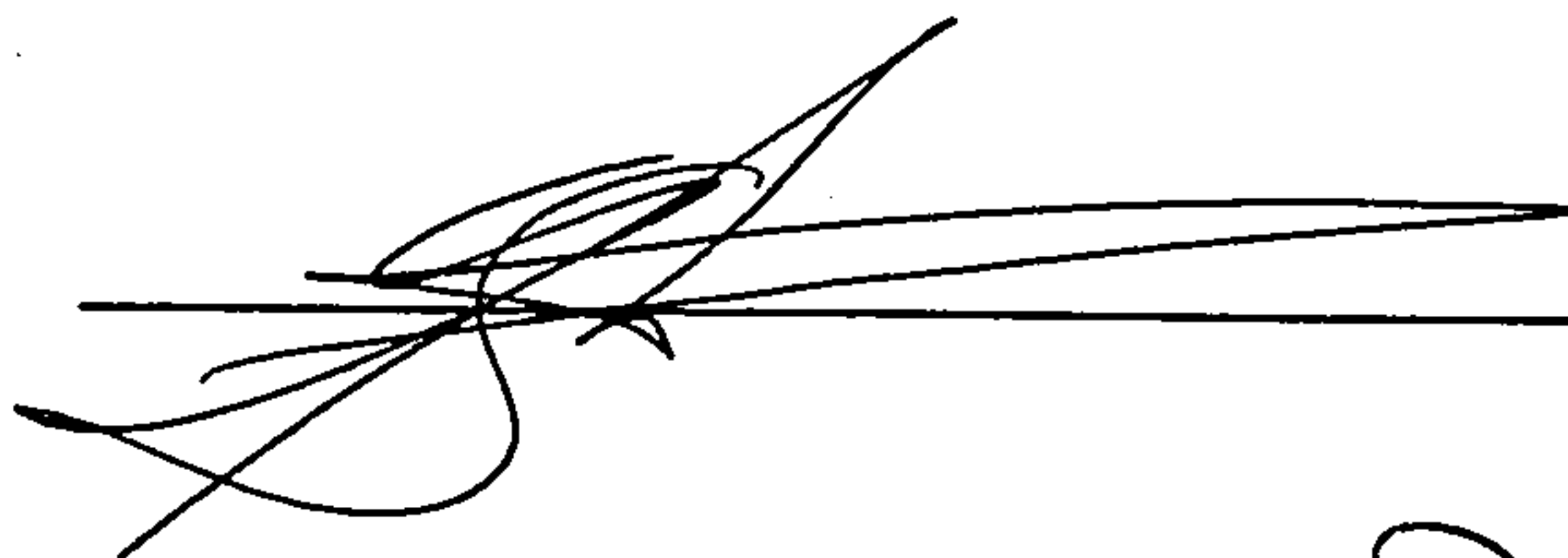
PROJECT NAME EL RANCHO GRANDE I - UNITS 5A & 5B

AGIS MAP # M-9 & N-9


LEGAL DESCRIPTION PARCEL 5A AND 6, EL RANCHO GRANDE I

**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 4-26-02 [date].

  
\_\_\_\_\_  
Applicant / Agent

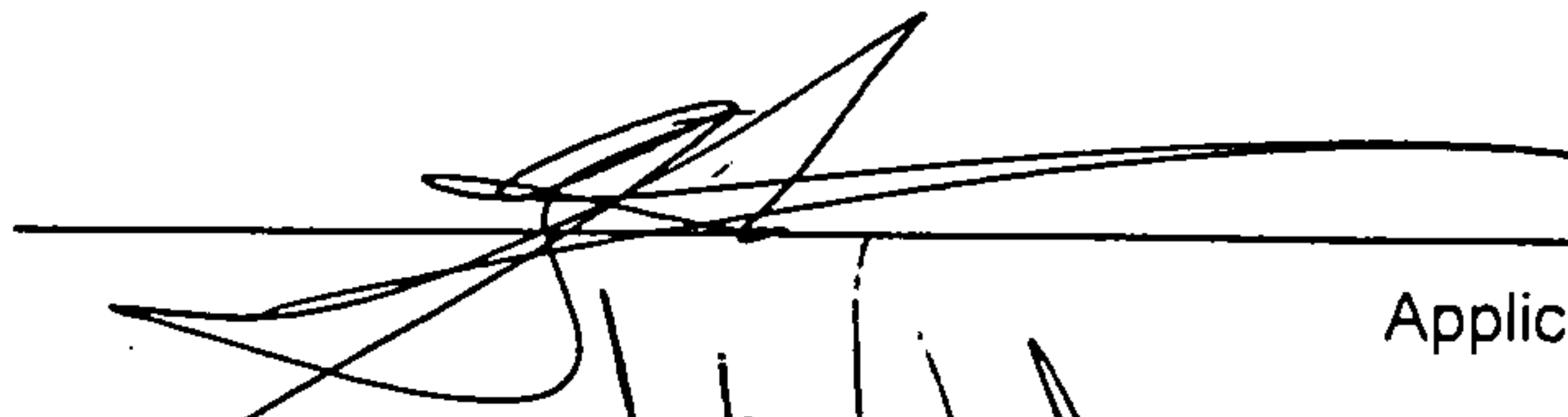
4-26-02  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Hydrology Division Representative

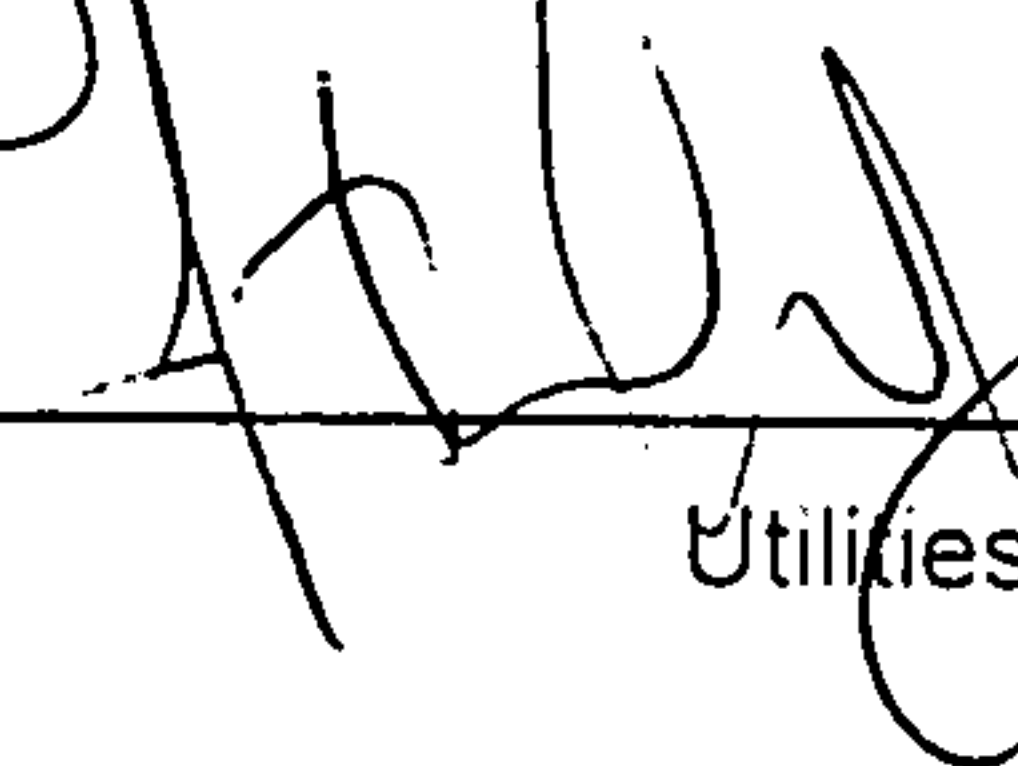
4-26-02  
\_\_\_\_\_  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

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

  
\_\_\_\_\_  
Applicant / Agent

4-26-02  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Utilities Division Representative

4-26-02  
\_\_\_\_\_  
Date

DRB# - 1006488



Proj# 1001918

Curb, Inc  
6301 Indian School Rd NE  
Albuq., NM 87110

ARTHUR GONZALES  
Westgate Heights Neigh. Assoc.  
8704 SHONE SW  
ALBUQ., NM 87121

100905450346210808

Jesse Peralta Molina & Veronica Meza  
8423 Fence Post Rd SW  
Albuq., NM 87121

100905451347210805

Maria Leticia Rosales  
8412 Winter Sage Rd SW  
Albuq., NM 87121

100905451248710709

Angnes Annette Marquez  
8415 Winter Sage Rd SW  
Albuq., NM 87121

100905451351310603

Frank J. Aquila  
8409 Bay Mare Ave SW  
Albuq., NM 87121

100905544401241805

Albert L. Perea Jr.  
8700 Rancher Ave SW  
Albuq., NM 87121

100905545801441808

Eric D. Chavez & L. Olga  
8608 Rancher Ave SW  
Albuq., NM 87121

100905547101641811

Richard S. Romero  
8512 Rancher Ave SW  
Albuq., NM 87121

100905548501941814

Veronica O. Lopez  
8500 Rancher Ave SW  
Albuq., NM 87121

Proj# 1001918

Mark Goodwin & Associates, P.A.  
P.O. Box 90606  
Albuq., NM 87199

James Yoo & Y. Hee & Kyung Kenny Yoo  
& Bernadette R  
1306 Broadway Blvd SE  
Albuq., NM 87102

100905450846210809

SUE ROGERS  
8419 FENCE POST RD SW  
ALBUQ., NM 87121

100905451747210804

Felixnando Mendoza  
8404 Winter Sage Rd SW  
Albuq., NM 87121

100905450449810706

Joanna K. Parks & Carol J. Parks  
8416 Bay Mare Ave SW  
Albuq., NM 87121

100905451851310604

Oscar Dominguez  
8405 Bay Mare Ave SW  
Albuq., NM 87121

100905544901341806

Ronnie G. Lucero, Jr.  
8616 Rancher Ave SW  
Albuq., NM 87121

100905546201541809

Dustion T. Peterson  
8604 Rancher Ave SW  
Albuq., NM 87121

100905547501741812

Michael A. Gonzales  
8508 Rancher Ave SW  
Albuq., NM 87121

100905549502041701

Gebriel Segura  
8416 Rancher Ave SW  
Albuq., NM 87121

THERESA RIOS SANDOVAL  
Westgate Heights Neigh. Assoc.  
1505 GSCHWIND PL. SW  
ALBUQ., NM 87121

100905451243510911

Mary Ann Torres & Ann C Hernandez  
8415 Spotted Pony Rd SW  
Albuq., NM 87121

100905451346210810

ANTONIO GARCIA  
8415 FENCE POST RD SW  
ALBUQ., NM 87121

100905450348810707

Edgar E Remirez & Dora Castillo  
8423 Winter Sage Rd SW  
Albuq., NM 87121

100905450351310601

Reynaldo Ortiz & Lorella Duran  
8423 Bay Mare Ave SW  
Albuq., NM 87121

100605543501041803

Robert V. Sanchez Jr. & Briana E Sutton  
8708 Rancher Ave SW  
Albuq., NM 87121

100905545301441807

Alfredo & Laura A. Garibay  
8612 Rancher Ave SW  
Albuq., NM 87121

100905546601641810

Julio Orozco-Gonzales  
8600 Rancher Ave SW  
Albuq., NM 87121

100905548001841813

Alfonso & Manuela Magana  
8504 Rancher Ave Sw  
Albuq., NM 87121

100905550002041702

Joseph Gurule  
8412 Rancher Ave SW  
Albuq., NM 87121

100905550502141703

Jose Benito Gutierrez  
8408 Rancher Ave SW  
Albuq., NM 87112

100905542802242201

Susana Parra  
8400 Silverado Ave SW  
Albuq., NM 87121

100905546902841901

Sergio Bustillos & Issa Hilda  
8401 Lone Prairie Ave Sw  
Albuq., NM 87121

100905550703441602

Cruz Alfredo & Manes Theresa  
8200 Rushing Brook Ave SW  
Albuq., NM 87121

100905550902141704

David M. & Tina M. Trujillo  
8404 Rancher Ave SW  
Albuq., NM 87121

100905544302542101

Robert V. Sanchez Jr & Briana E. Sutton  
8401 Silverado Ave SW  
Albuq., NM 87121

100905548003141902

Edward A. Strader, Jr  
1809 Miner Ave SW  
Albuq., NM 87121

100905551402141705

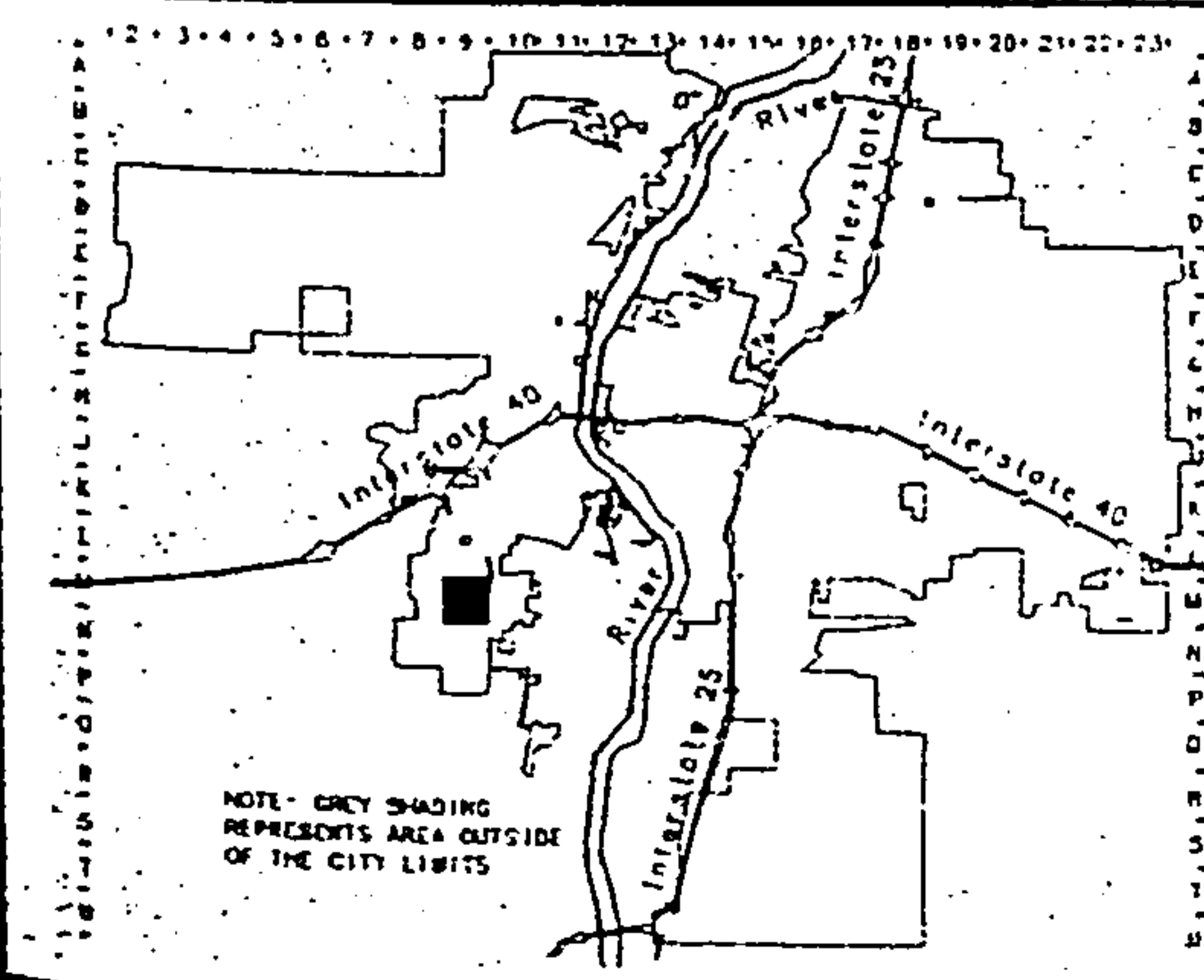
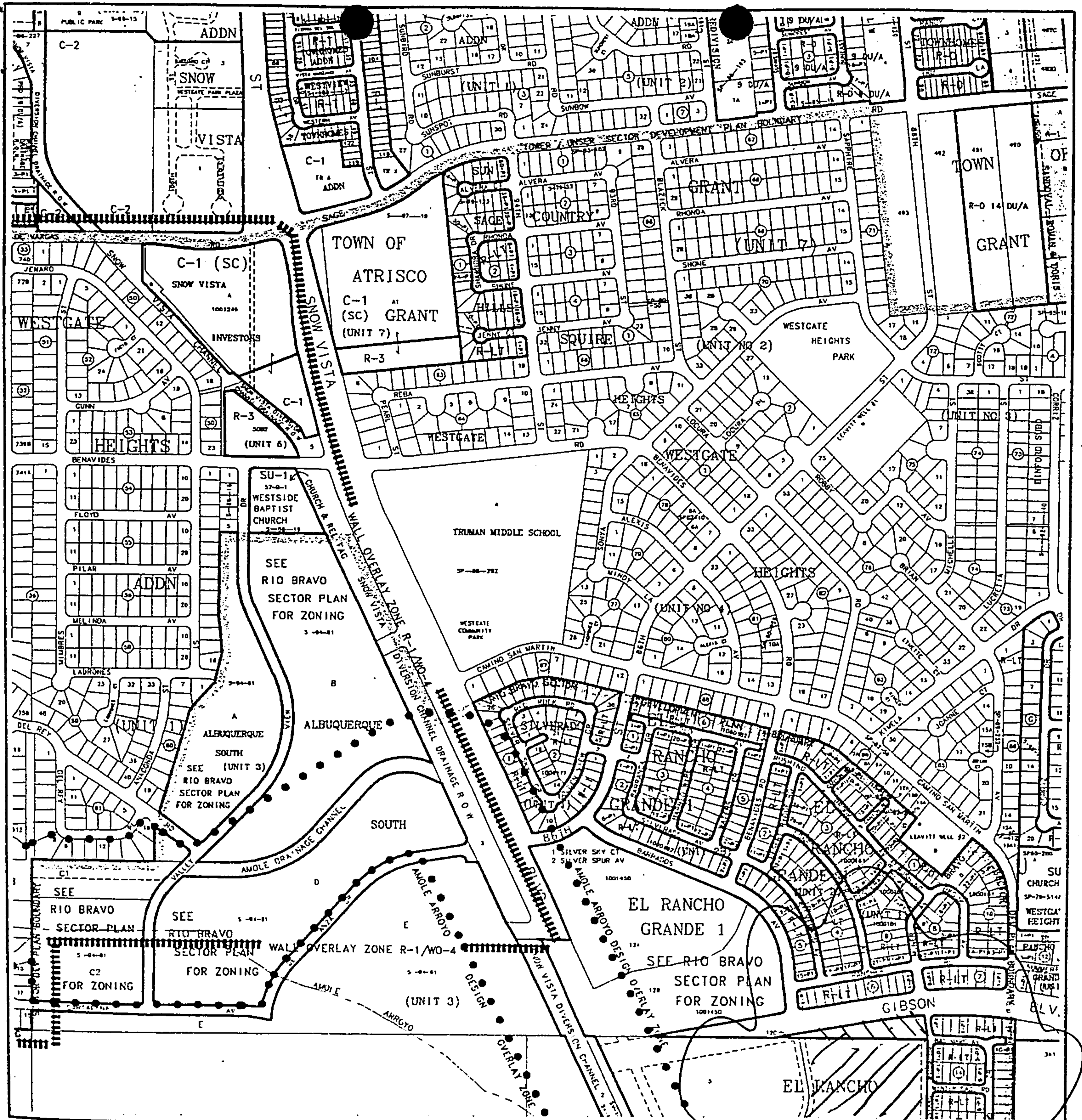
Cutberto Camargo  
8400 Rancher Ave SW  
Albuq., NM 87121

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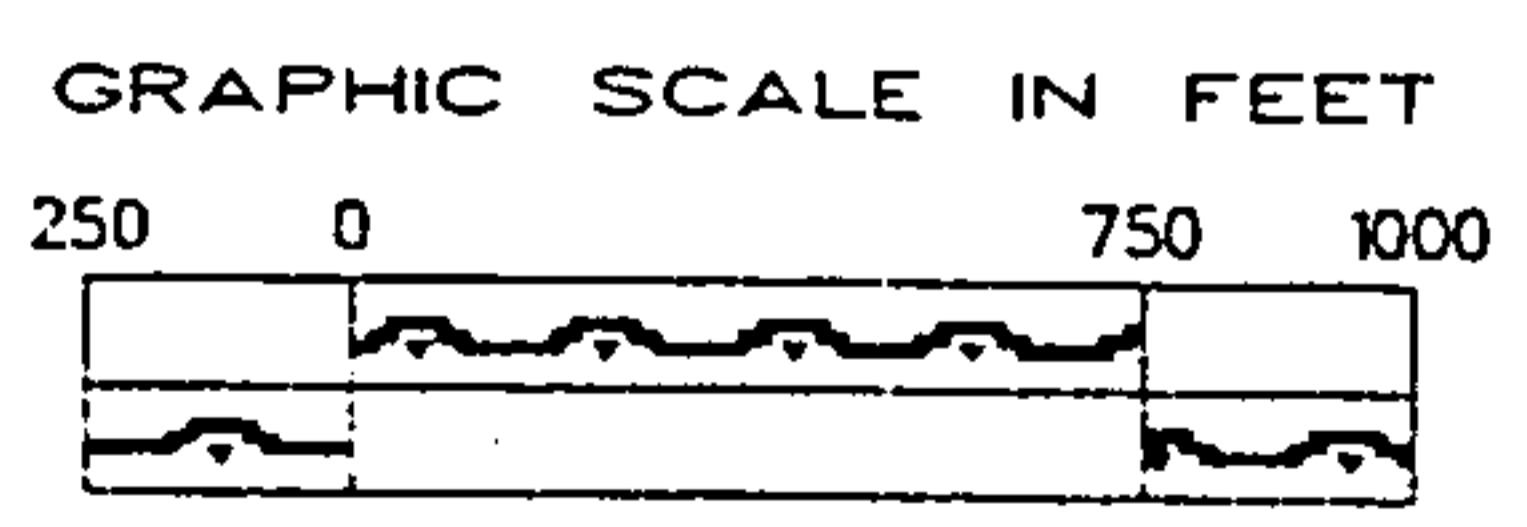
Jesus C & Julia R Salas  
8400 Lone Prairie Ave SW  
Albuq., NM 87121

100905546703341601

Trevor O. & Maria D. McCloskey  
1808 Miner Ave SW  
Albuq., NM 87121



CITY OF  
Albuquerque  
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PLANNING DEPARTMENT  
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# Zone Atlas Page

# M-9-Z

Map Amended through April 02, 2002

**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.
  - 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**

DEED

- 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) 40
  - 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.

GREGORY J. KRENK  
Applicant name (print)  
[Signature]  
Applicant signature / date

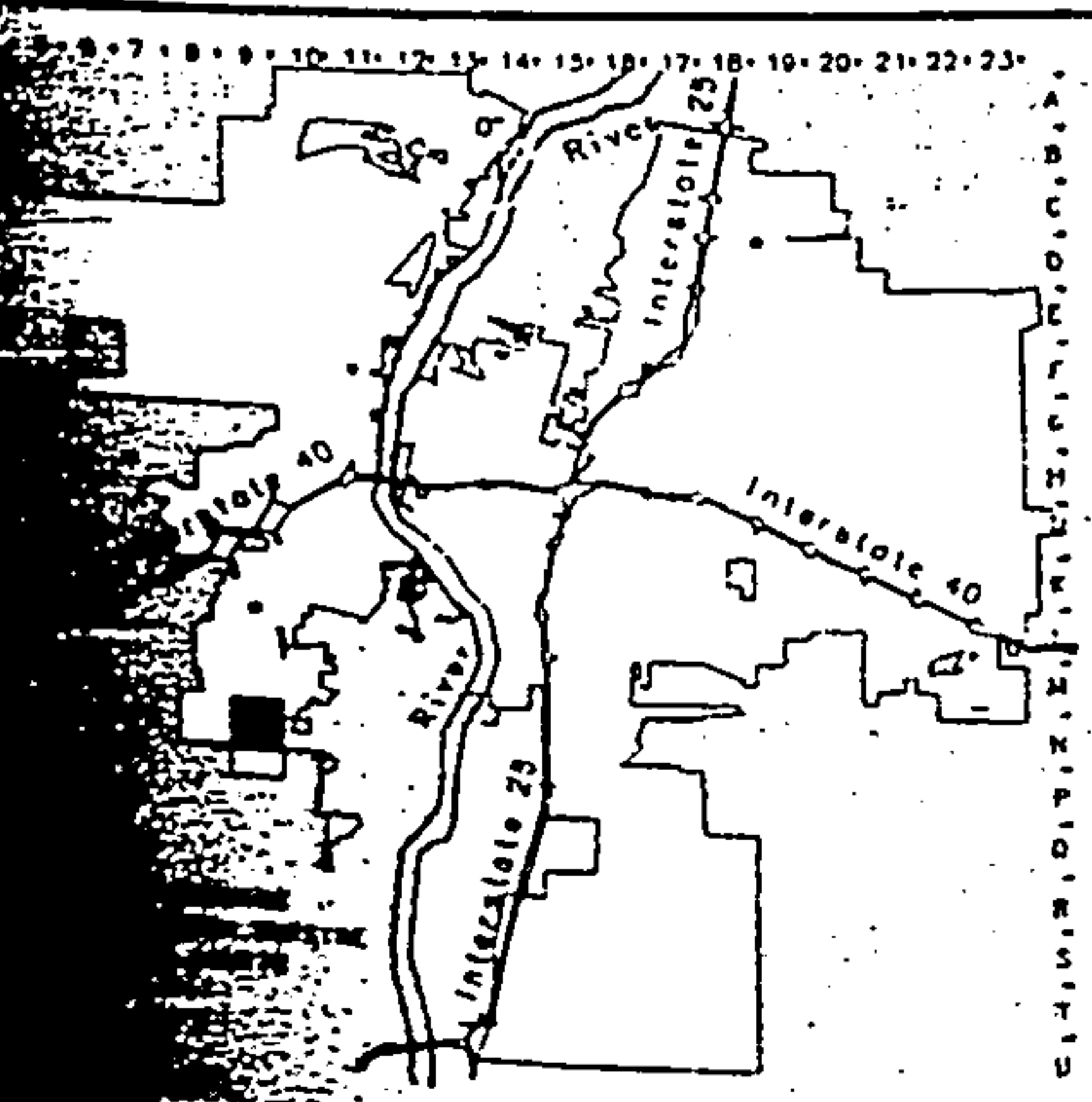
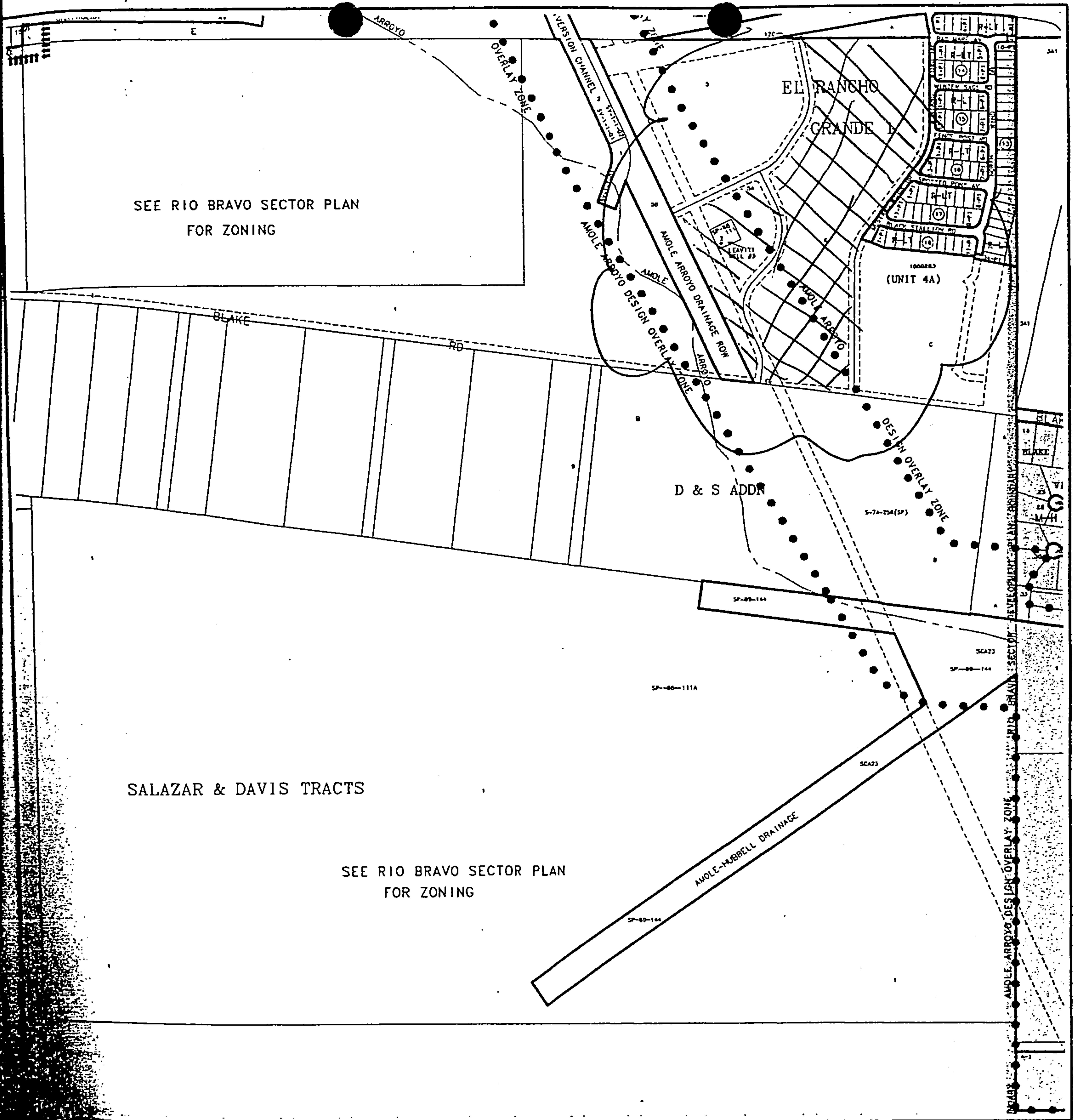


Form revised September 2001

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

Application case numbers  
 C2DRB - 00657  
 \_\_\_\_\_  
 \_\_\_\_\_

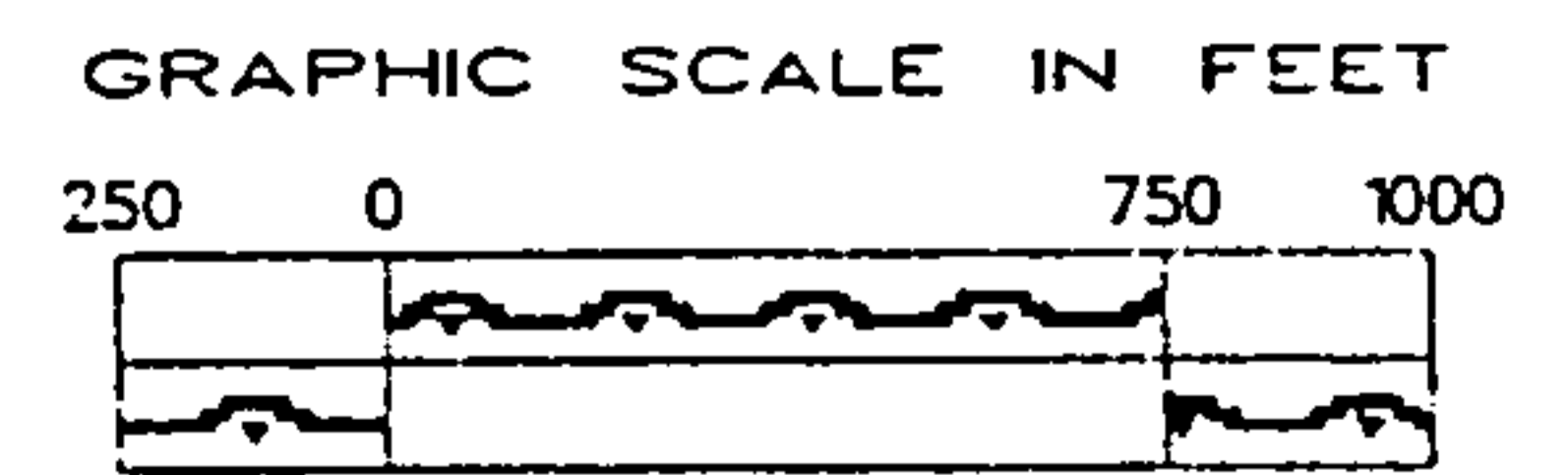
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 Planner signature / date  
**Project #** 1001915



CITY OF Albuquerque

Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

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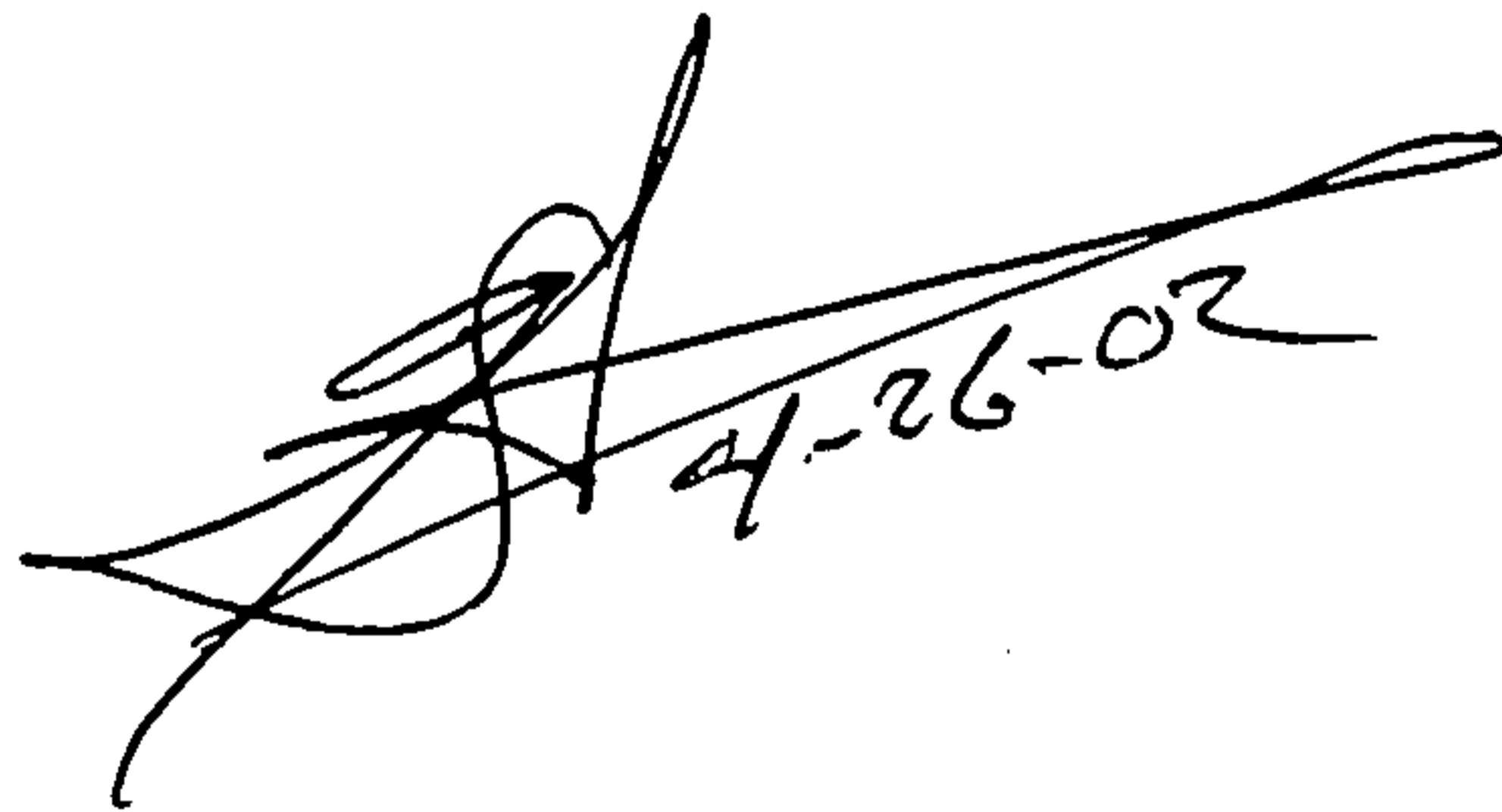
**Zone Atlas Page**

**N-9-Z**

Map Amended through April 02, 2002

**EL RANCHO GRANDE I — UNIT 5A & 5B**

*The owner wishes to subdivide his property into 150 lots. To do this, portions of two public easements will need to be vacated. Also the owner wishes to defer the interior side walk construction for the project to avoid damage during house construction.*

 4-26-02



**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 29, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

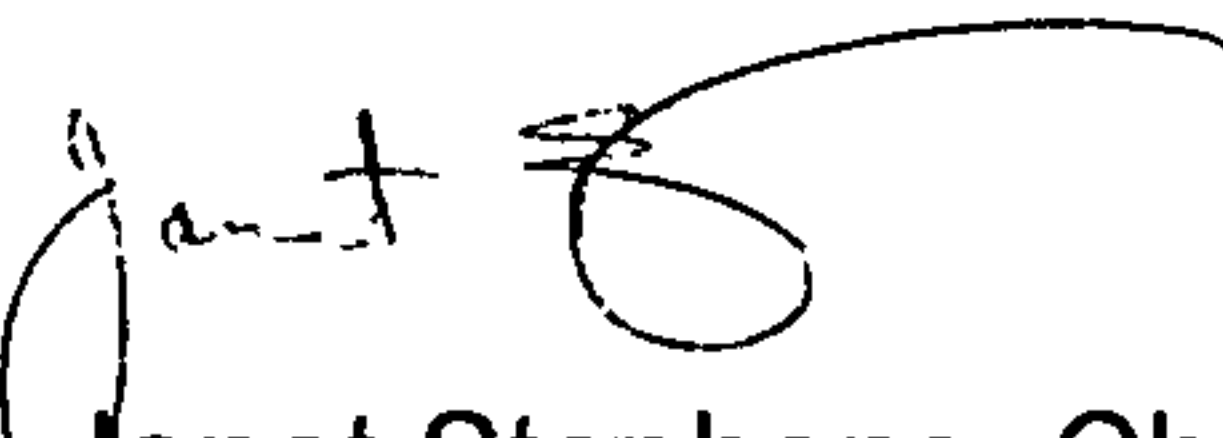
**Project # 1001232**  
02DRB-00672 Major-Two Year SIA

VISTA MOBILE HOME COMMUNITY agent(s) for VISTA MANAGEMENT HOME COMMUNITY LP request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, **VISTA SUBDIVISION**, zoned SU-1/MP, located on CENTRAL AVE. SW, between 94TH ST. SW and 98TH ST. SW containing approximately 25 acre(s). [REF: DRB-94-621, DRB-85-298, Z-79-40, V-85-43 ] (L-9)

**Project # 1001918**  
02DRB-00658 Major-Vacation of Public Easements  
02DRB-00659 Minor-Temp Defer SDWK  
02DRB-00657 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 5A - 6 (to be known as **EL RANCHO GRANDE - UNITS 5A & 5B**), EL RANCHO GRANDE I, zoned R-LT residential zone, located on MUSTANG RIDGE DR SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 34 acre(s). [REF: 1000176, 1000883 ] (M-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 13, 2002.**





**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**

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  - 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
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 Extension of preliminary plat approval expires after one year.  
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**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)
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  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - 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
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**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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  - 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)
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  - 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)
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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)**

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.
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- Amended preliminary plat approval expires after one year.  
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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.

Gregory J. Krenik, PE

Applicant name (print)

3/28/03

Applicant signature / date



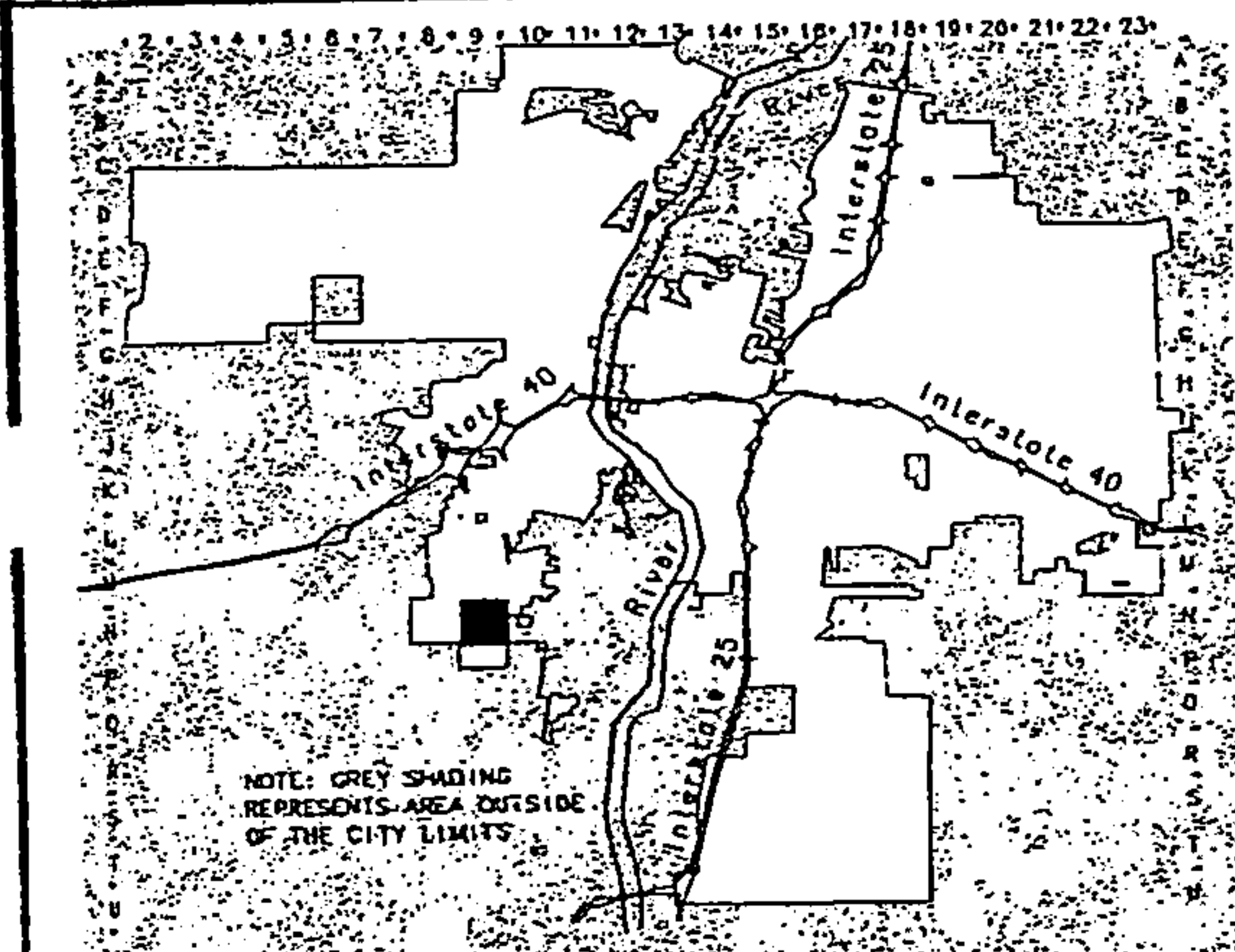
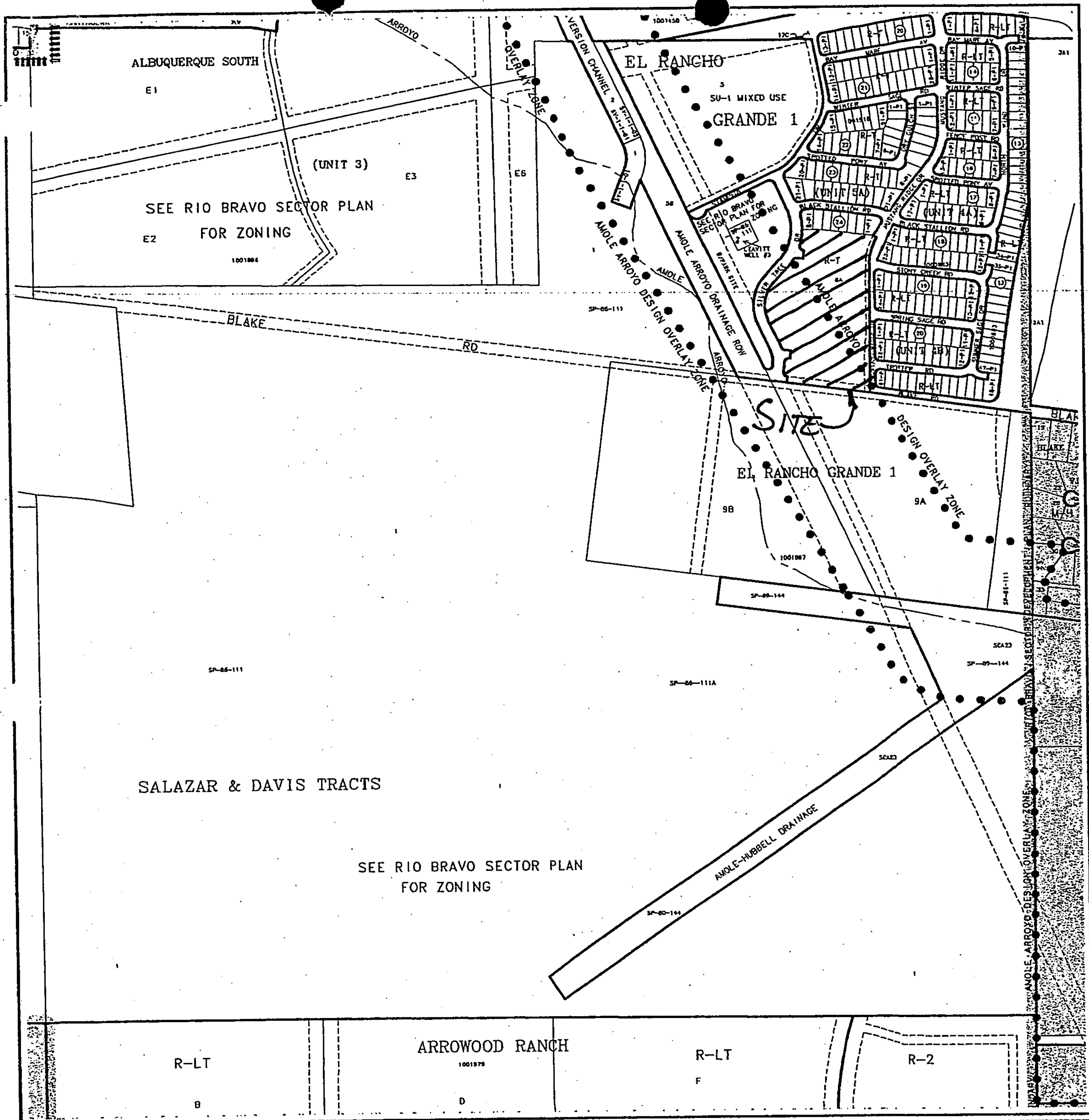
Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 03 DRB - 00524

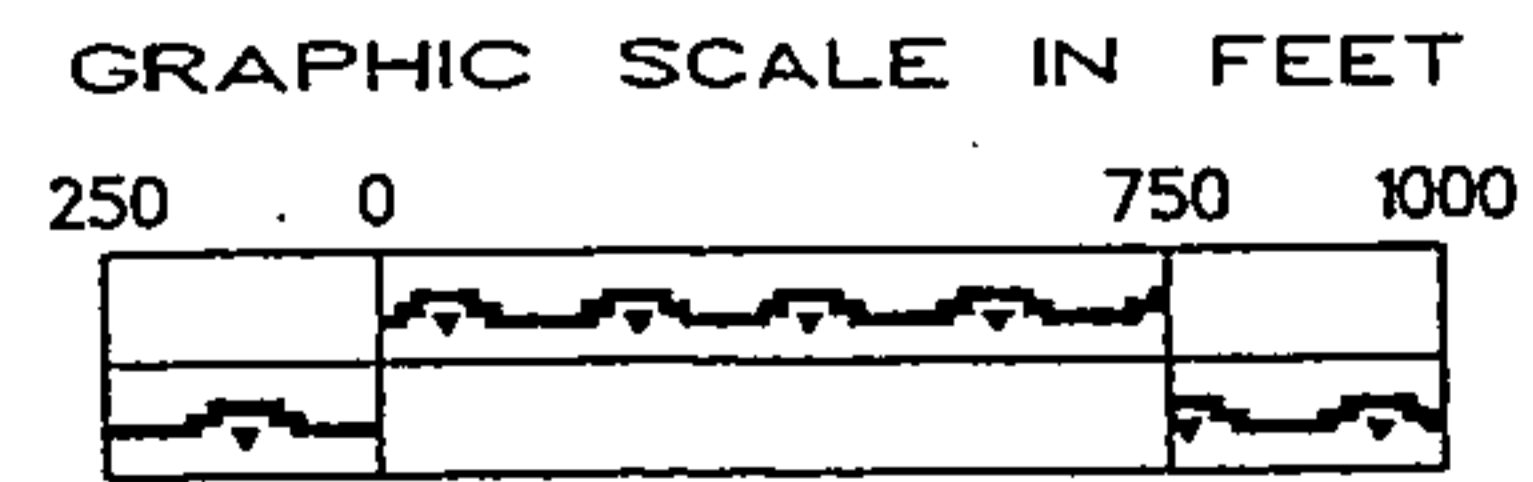
JM 3/31/03

Planner signature / date

Project # 1001918



CITY OF  
Albuquerque  
A lbuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page

**N-9-Z**

Map Amended through January 22, 2003

No. of Lots: 52  
Nearest Major Streets  
Gibson and Unser SW

FIGURE 12

SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B)

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 12<sup>th</sup> day of December, 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 Curb, Inc.

(“Subdivider”), a [state the type of business entity, for instance, “New Mexico corporation,” “general partnership,” “joint venture,” “individual,” etc.:] New Mexico corporation, whose address is 6301 Indian Sch. Rd. NE Ste. 208, 87110 and whose telephone number is 881-9190, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

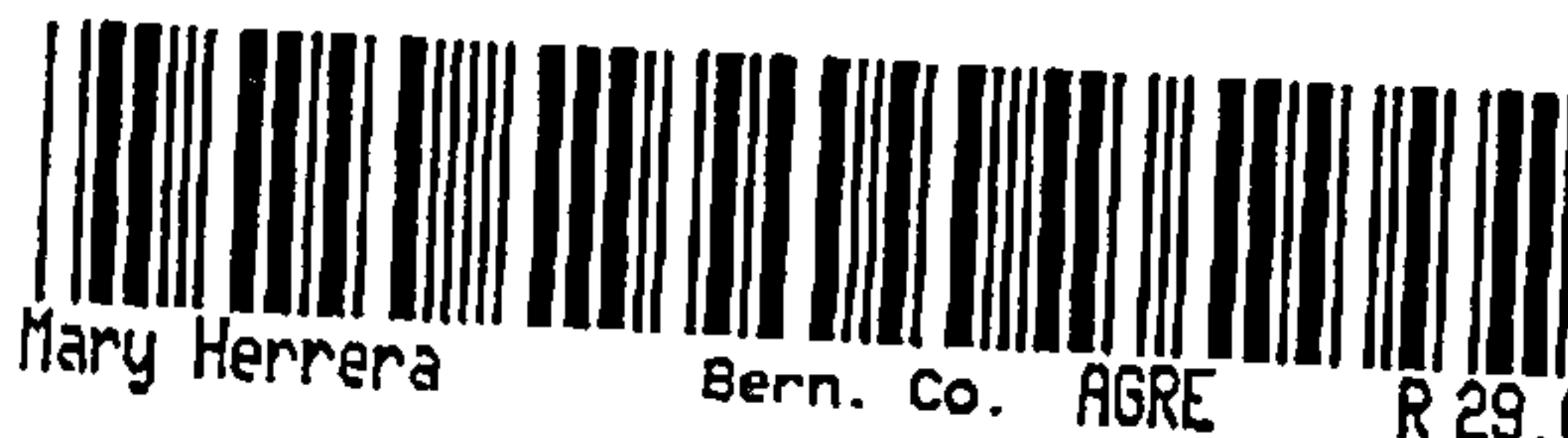
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] see attached Exhibit “B”, recorded on \_\_\_\_\_ in the records of the Bernalillo County Clerk at Book \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_ (the “Subdivision”). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Curb, Inc. (“Owner”).

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as E1 Rancho Grande 1, Units 5A & 5B describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance (“S.O.”) and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing (“Improvements”), to the satisfaction of the City, on or before the 29th day of May, 2004 (“Construction Completion Deadline”), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 645689

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (“DRB”), unless



2002170425  
577685  
Page: 1 of 11  
12/19/2002 03:32P  
Bk-A46 Pg-9981

07/02

5



*Ampl*

# DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01395  
Project Name: **EL RANCHO GRANDE 5A**  
Agent: Mark Goodwin & Associates

Project # **1001918**  
EPC Application No.:  
Phone No.: **828-2200**

Your request for (SDP for SUB), (SDP for BP), (**FINAL PLATS**), (MASTER DEVELOP. PLAN), was approved on 9/18/02 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: Show well site as a separate Tract  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: Verification of maintenance on R/W tract @ Dry Gulch OK B2B  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLANNING (Last to sign): Not signed 10.22.02  
 See comments dated 9/18/02  
 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: 10/22/02
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**

Project Number 1001918

Completed 10/22/02  
CS

PROJECT NO.	1001918	APPLICATION NO.	02-01395
PROJECT NAME	EL RANCHO GRANDE 5A		
EPC APPLICATION NO.			
APPLICANT / AGENT	MARY GOODWIN ASSOC.	PHONE NO.	828-2200
ZONE ATLAS PAGE	M-9 & N-9		
<b>ONE STOP COMMENT FORM LOG</b>			

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RAM</i>	DATE <i>9/20/02</i>	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BAB</i>	DATE <i>9/20/02</i>	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>SPM</i>	DATE <i>10-22-02</i>	DATE
COMMENTS:		

(Return form with plat / site plan)

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</b>	<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		

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

**APPLICANT INFORMATION:**

NAME: <u>Curb Inc.</u>	PHONE: <u>881-9190</u>
ADDRESS: <u>6301 Indian School Rd. NE</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87110</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin &amp; Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>8916 Adams NE</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

**DESCRIPTION OF REQUEST:** Final Plat for Unit 5A

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. Parcel 5A & 6 (Tract A) Block: \_\_\_\_\_ Unit: 4

Subdiv. / Addn. El Rancho Grande I

Current Zoning: R-LT Proposed zoning: R-LT

Zone Atlas page(s): M-9 & N-9 No. of existing lots: 3 No. of proposed lots: 98, 1 PARCEL & 2 TRACTS

Total area of site (acres): 34.4456 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. 100905439043810344 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Mustang Ridge Dr. SW  
Between: Gibson Blvd. SW and Blake Road SW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1001918

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

SIGNATURE [Signature] DATE 9-9-02

(Print) Gregory J. Krenik, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02DRB - 01395</u>	<u>7P</u>	<u>23</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Sept. 18, 2002</u>			\$ <u>0</u>

[Signature] 9/10/02 Project # 1001918  
Planner signature / date

**FORM S(3): SUBDIVISION D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

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**AMENDMENT TO INFRASTRUCTURE LIST (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.

Gregory J. Krenik, PE

Applicant name (print)

*[Handwritten Signature]*  
9-9-02

Applicant signature / date

Form revised September 2001



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

Application case numbers

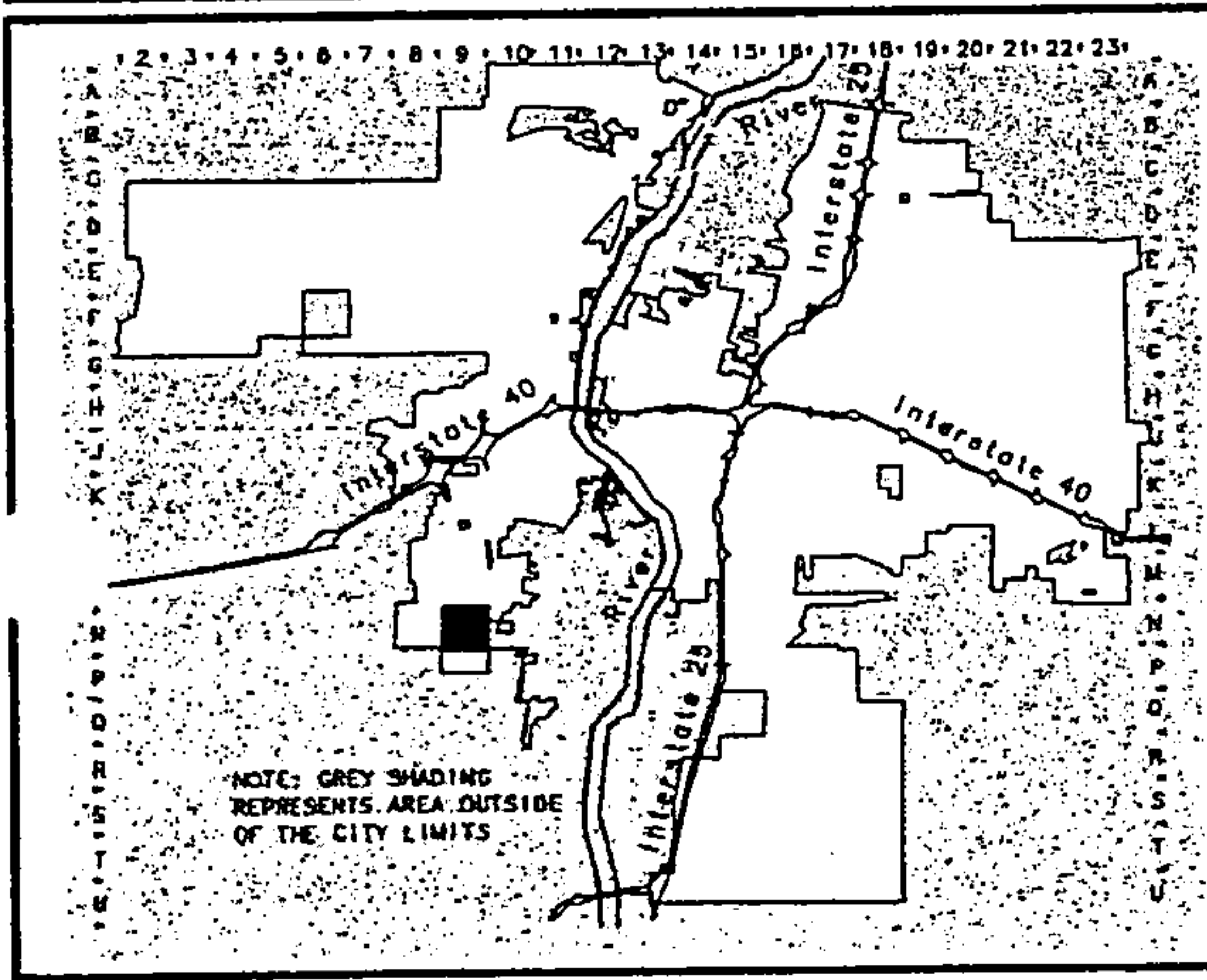
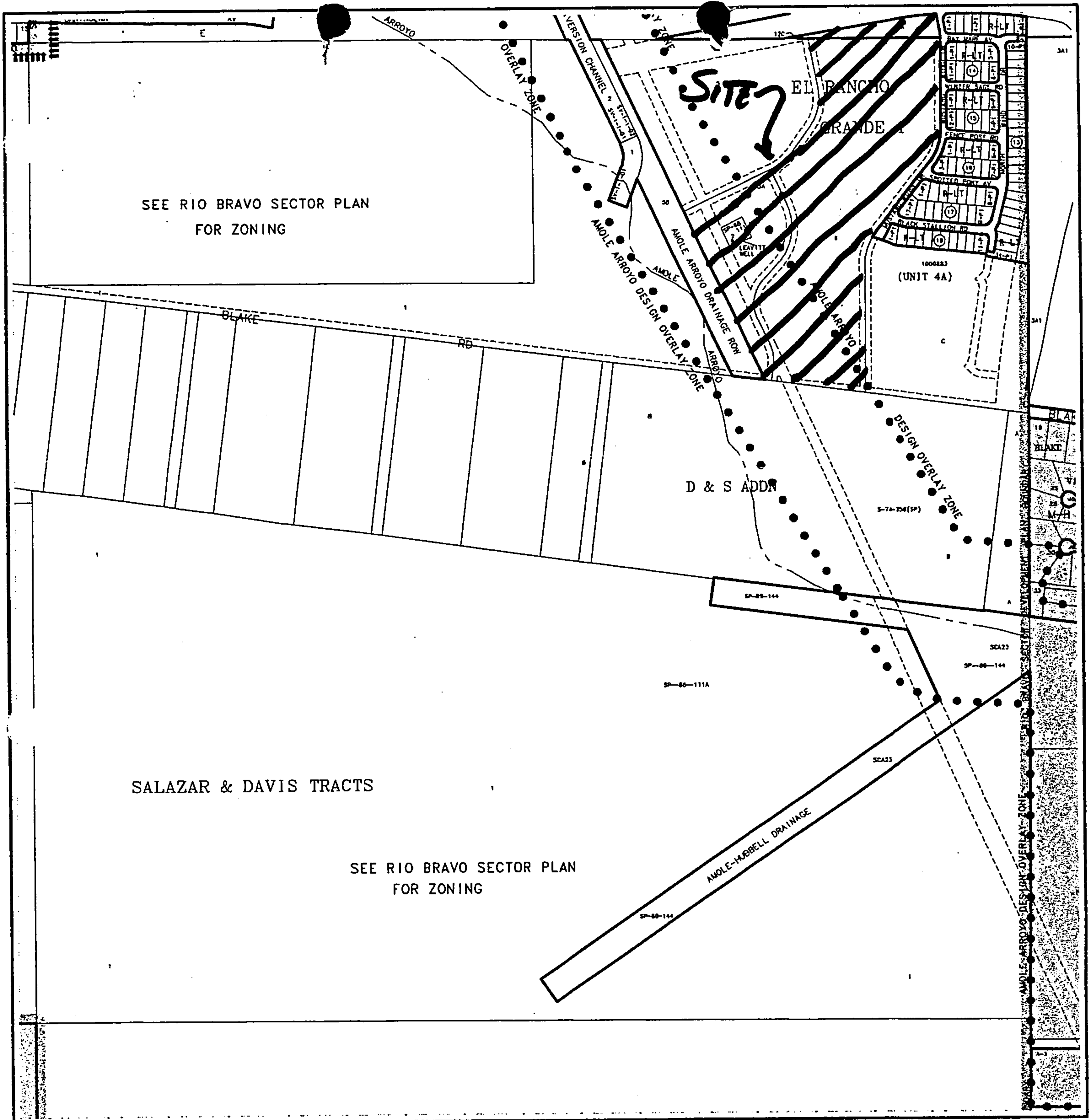
0200B - 01395

*[Handwritten Signature]* 9/10/02

Planner signature / date

**Project #**

1001918

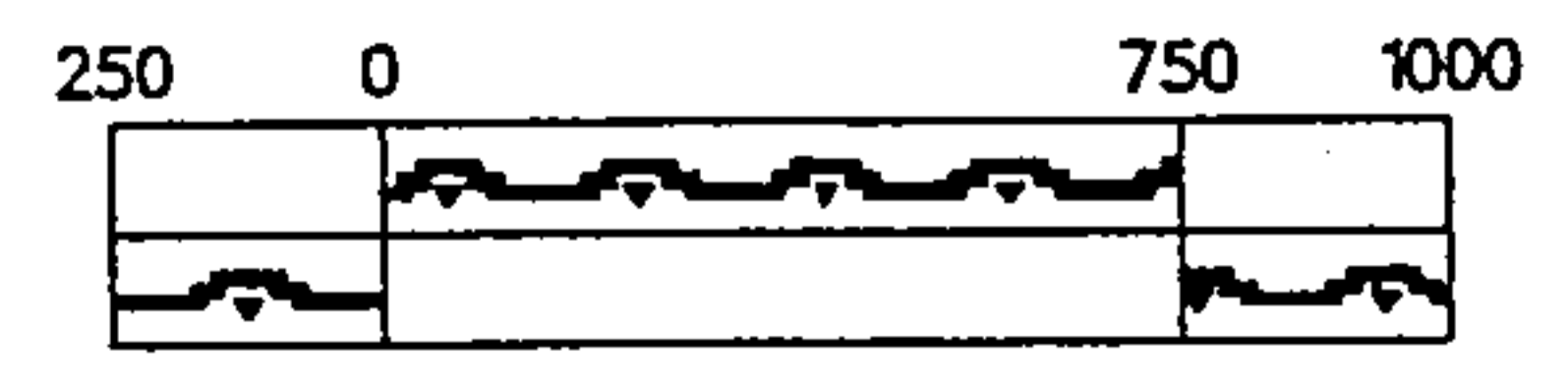


CITY OF Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET



Zone Atlas Page

**N-9-Z**

Map Amended through April 02, 2002



ORIGINAL

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

*Janet*

Date Submitted: 5-29-02  
Date Site Plan Approved: N/A  
Date Preliminary Plat Approved: 5/29/02  
Date Preliminary Plat Expires: 5/29/03  
DRB Project No.: 1001918  
DRB Application No.: 02 DRB-00657

INFRASTRUCTURE LIST

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

El Rancho Grande I - Units 5A & 5B  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcel 5A and 6 El Rancho Grande I  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

		5A				Private Inspector	City Inspector	City Cnst Engineer
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To		
		28' F-F	PAVING Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Black Stallion Rd.	Mustang Ridge Dr.	Silver Tree Dr.	/	/
		28' F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Spotted Pony Ave.	Dry Gulch St.	Stampede Dr.	/	/
		40' F-F	Perm Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)	Stampede Dr.	Gibson Blvd.	Silvertree Dr.	/	/
		28' F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Winter Sage Rd.	Mustange Ridge Dr.	Stampede Dr.	/	/
		28' F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Bay Mare Ave.	Mustange Ridge Dr.	Stampede Dr.	/	/
		28' F-F	Res Pvmt Curb & Gutter (both side) 4' sidewalk (both sides) *	Dry Gulch St.	Winter Sage Rd	Spotted Pony Ave.	/	/
		24' F-E	Res Pvmt Curb & Gutter (west side) 4' sidewalk (west side)	Mustang Ridge Dr.	Gibson Blvd.	Lot 15 Blk 25	/	/
		40' F-F 36'	Perm Pvmt Curb & Gutter (both side) 4' sidewalk (both sides)	Silver Tree Dr.	Stampede Dr.	Lot 8, Blk 25	/	/
		25' F-F	Art Pvmt Curb & Gutter (south side) 6' Extruded concrete Curb S. Side Median sidewalk (south side)	Gibson Blvd.	Stampede Dr.	Mustang Ridge Dr.	/	/
		26' F-F **	Res Pvmt 4' Curb & Gutter (both side) sidewalk (both sides) *	Fence Post Road	Mustang Ridge Dr	North Wind Dr	/	/

**ORIGINAL**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>WATER</b>									
		6"	PVC Waterline	Black Stallon Dr.			/	/	/
		6"	PVC Waterline	Spotted Pony Ave.	Entire Length		/	/	/
		6"	PVC Waterline	Bay Mare Ave.	Entire Length		/	/	/
		12"	PVC Waterline	Silver Tree Dr.	Lot 8, Blk 25	Stampede Dr.	/	/	/
		<del>12"</del> 12"	PVC Waterline	Stampede Dr.	Winter Sage Rd.	Silver Tree Rd.	/	/	/
		6"	PVC Waterline	Dry Gulch St.	Winter Sage Rd.	Spotted Pony Ave.	/	/	/
		6"	PVC Waterline	30' Public Sanitary Sewer Waterline and Drainage Easement	Dry Gultch St.	Mustang Ridge Dr.	/	/	/
			<b>3" PVC Waterline</b>	<b>WINTER SAGE RD</b>	<b>STAMPEDE DR</b>	<b>MUSTANG RIDGE DR.</b>			
<b>SANATARY SEWER</b>									
		8"	SAS Gravity Line	Black Stallon Rd.	Entire Length		/	/	/
		8"	SAS Gravity Line	Spotted Pony Ave.	Entire Length		/	/	/
		8"	SAS Gravity Line	Winter Sage Rd.	Entire Length		/	/	/
		8"	SAS Gravity Line	Bay Mare Ave.	Entire Length		/	/	/
		8"	SAS Gravity Line	Dry Gulch St.	Entire Length		/	/	/
		8"	SAS Gravity Line	Stampede Dr..	Bay Mare Ave.	Silver Tree Dr.	/	/	/
		8"	SAS Gravity Line	30' Public Sanitary Sewer Waterline and Drainage Easement	Dry Gultch St.	Mustang Ridge Dr.	/	/	/
<b>STORMDRAIN</b>									
		18"-36"	RCP Stormdrain	Stampede Dr.	Lot 13, Blk 21	Gibson Blvd	/	/	/
		18" & 24"	RCP Stormdrain	Mustang Ridge Dr.	At Fence Post Rd.		/	/	/
		9'	Concrete Channel	30' Public Sanitary Sewer Waterline & Drainage Easement	Dry Gultch St.	Mustang Ridge Dr.	/	/	/
		24"-48" **	RCP Stormdrain	Fence Post Rd	Mustang Ridge Dr	Tr 3-A-1 Exist Pond	/	/	/
<b>5B</b>									
<b>PAVING</b>									
		28' FF	Res Pvmt Curb & Gutter ( both sides) 4' sidewalk (both sides) *	Trotter Road	Mustang Ridge Dr.	Silver Tree Drive	/	/	/
		28' FF	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)*	Spring Sage Ct.	Mustand Ridge Rd.	To Terminus	/	/	/
		28' FF	Res Pvmt Crub & Gutter (both sides) 4' sidewalk (both sides) *	Stony Creek Ave	Mustand Ridge Rd.	Silver Tree Drive	/	/	/
		<del>24'</del> 36' FF	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)	Silver Tree Drive	Blake Road	Lot 8, Blk 25	/	/	/
		24' F-E	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)	Mustand Ridge Dr.	Blake Rd.	Lot 15, Blk 25	/	/	/
		24' F-E	Perm Pvmt C & G (North Side) 4' Sidewalk (north side)	Blake Road	Silver Tree Dr.	Mustang Ridge Dr.	/	/	/
		28' FF	Res Pvmt Curb & Gutter ( both sides) 4' sidewalk (both sides) *	Trotter Road	Mustang Ridge Dr	Summer Sage Dr	/	/	/

Perimeter wall at back of lots of site use.

Silver Tree Dr

FRONTAGE OF LOTS 17-PI+18-PI BLK 26



*Janet*

Date Submitted: 5/29/02  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 5/29/02  
 Date Preliminary Plat Expires: 5/29/03  
 DRB Project No.: 1000565  
 DRB Application No.: 02 DRB-00634

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Plat of Lots 1-A-1 thru 1-A-6  
 LANDS of MANUEL AND CATHY GONZALEZ

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LANDS of MANUEL AND CATHY GONZALEZ

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SANITARY Sewer	Corte GONZALEZ	Montoya Rd	Cul-de-Sac	1	1	1
		4"	Waterline	Corte GONZALEZ	111	1111	1	1	1
			Flood wall	Property line	Perimeter	Sub.D.	1	1	1
		25' F&F	Resi. PAVING, <del>not</del> Est. C&G (Both sides)	Corte GONZALEZ	Cul-de-Sac	Montoya Rd	1	1	1
			4' sidewalk, south side only				1	1	1
			Residential Street Light	Per. DPM			1	1	1
			DRAINAGE COVENANT prior to Release	Grading & DRAINAGE	Cert.	FINANCIAL GUARANTEE	1	1	1
							1	1	1
							1	1	1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ralph Romero  
NAME (print)

Marquez Surveying Co.  
FIRM

Ralph Romero  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 5-29-04

Janet L. Cunningham 5/29/02  
DRB CHAIR - date

[Signature] 5-29-02  
TRANSPORTATION DEVELOPMENT - date

Robert Heen 5/29/02  
UTILITY DEVELOPMENT - date

Bruce L. Byrnes 5/29/02  
CITY ENGINEER - date

Adrienne E. Condit 5/29/02  
PARKS & GENERAL SERVICES - date  
*Recreation*

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**ORIGINAL**

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

**El Rancho Grande I - Units 5A & 5B**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Parcel 5A and 6 El Rancho Grande I**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

**5B**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PAVING</b>									
<input type="text"/>	<input type="text"/>	28" FF	Res Pvmt Curb & Gutter ( both sides) 4' sidewalk (both sides) *	Trotter Road	Mustang Ridge	Silver Tree Drive	/	/	/
<input type="text"/>	<input type="text"/>	28" FF	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)*	Spring Sage Rd.	Mustang Ridge	To Terminus	/	/	/
<input type="text"/>	<input type="text"/>	28" FF	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Stony Creek Ave	Mustange Ridge	Silver Tree Drive	/	/	/
<input type="text"/>	<input type="text"/>	40" FF	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)	Silver Tree Drive	Blake Road	Lot 8, Blk 25	/	/	/
<input type="text"/>	<input type="text"/>	24" F-E	Res Pvmt Curb & Gutter (west sides) 4' sidewalk (west sides)	Mustange Ridge	Blake Rd.	Lot 15, Blk 25	/	/	/
<b>WATER</b>									
<input type="text"/>	<input type="text"/>	8"	PVC Waterline	Trotter Road	Entire Length		/	/	/
<input type="text"/>	<input type="text"/>	6"	PVC Waterline	Spring Sage Rd.	Mustang Ridge	Silver Tree Dr.	/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC Waterline	Stony Creek Ave	Entire Length		/	/	/
<input type="text"/>	<input type="text"/>	12"	PVC Waterline	Silver Tree Drive	Blake Rd.	Lot 8, Blk 25	/	/	/

GIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
			<b>Sanitary Sewer</b>							
		8"	SAS Gravity Line	Trotter Road	entire lenth		/	/	/	
		8"	SAS Gravity Line	Spring Sage Rd.	Mustang Ridge	To Terminus				
		8"	SAS Gravity Line	Stony Creek Ave.	entire lenth		/	/	/	
<b>UNIT 5A</b>										
			<b>PAVING</b>							
		28" F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Black stallion	Mustang Ridge	Sivertree	/	/	/	
		28" F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Spotted Pony	Mustang Ridge	Stampede Rd.				
		28" F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Winter Sage	Mustange Ridge	Stampede Rd.	/	/	/	
		28" F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Bay Mare	Mustange Ridge	Stampede Rd.	/	/	/	
		28" F-F	Res Pvmt Curb & Gutter ( both side) 4' sidewalk (both sides) *	Dry Gulth	Winter Sage	Spotted Pony	/	/	/	
		24" F-E	Res Pvmt Curb & Gutter (west side) 4' sidewalk (west side)	Mustang Ridge	Gibson Blvd.	Lot 15 Blk 25	/	/	/	
		28" F-F	Res Pvmt Curb & Gutter (west side) 4' sidewalk (west side)	Silver Tree	Stampede	Lot 8, Blk 25	/	/	/	
			<b>WATER</b>							
		6"	PVC Waterline	Black Stallion	Entire Length		/	/	/	
		6"	PVC Waterline	Spotted Pony	Entire Length		/	/	/	
		6"	PVC Waterline	Bay Mare	Entire Length		/	/	/	
		12"	PVC Waterline	Silver Tree	Lot 8, Blk 25	Stampede Rd.	/	/	/	
		10"	PVC Waterline	Stampede Rd.	Winter Sage	Silver Tree	/	/	/	
		6"	PVC Waterline	Dry Gulth	Winter Sage	Spotted Pony	/	/	/	





# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</b>	Supplemental form <b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input checked="" type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		

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

**APPLICANT INFORMATION:**

NAME: Curb Inc. PHONE: 881-9190  
 ADDRESS: 6301 Indian School Rd. NE FAX: 875-1723  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL:  
 Proprietary interest in site: Owner  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: 8916 Adams NE FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Preliminary Plat, Vacation of Easmt, Temp deferral of sidewalk const, & a portion of grading 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. Parcel 5A and 6 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. El Rancho Grande I *(to be known as El Rancho Grande I 5A & 5B)*  
 Current Zoning: RLT Proposed zoning: RLT  
 Zone Atlas page(s): M-9 & N-9 No. of existing lots: 3 No. of proposed lots: 150  
 Total area of site (acres): 33.4456 Density if applicable: dwellings per gross acre: \_\_\_\_\_ 1 TRACT & 1 PARCEL 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. 100905439043810344 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Mustand Ridge Dr. SW  
 Between: Gibson Blvd. SW and Blake Rd. SW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1000~~788~~ 1000883 <sup>176</sup>

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

SIGNATURE \_\_\_\_\_ DATE 4-26-02  
 (Print) Gregory J. Krenik  Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02 DRB - 00657</u>	<u>PP</u>	<u>S2</u>	\$ <u>3225.-</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>02 DRB - 00658</u>	<u>VAC</u>	<u>V</u>	\$ <u>40.-</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>02 DRB - 00659</u>	<u>IDSW</u>		\$ <u>0.-</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>Adv</u>		\$ <u>75.-</u>
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ <u>3340.-</u>

Hearing date MAY 29, 2002

Project # 1001918

AM/26/02  
 Planner signature / date

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form *previously completed*
  - Fee (see schedule) *3225.*
  - 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.

GREGORY J. KRENK  
Applicant name (print)

[Signature] 4-26-02  
Applicant signature / date



Form revised September 2001

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

Application case numbers	
02DRB	-
-	-
-	-

[Signature] 4/26/02  
Planner signature / date

**Project #** 1001918

**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.
  - 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**

*DEED*

- 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) **40**
  - 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.

GREGORY J. KRENK

Applicant name (print)

4-26-02

Applicant signature / date



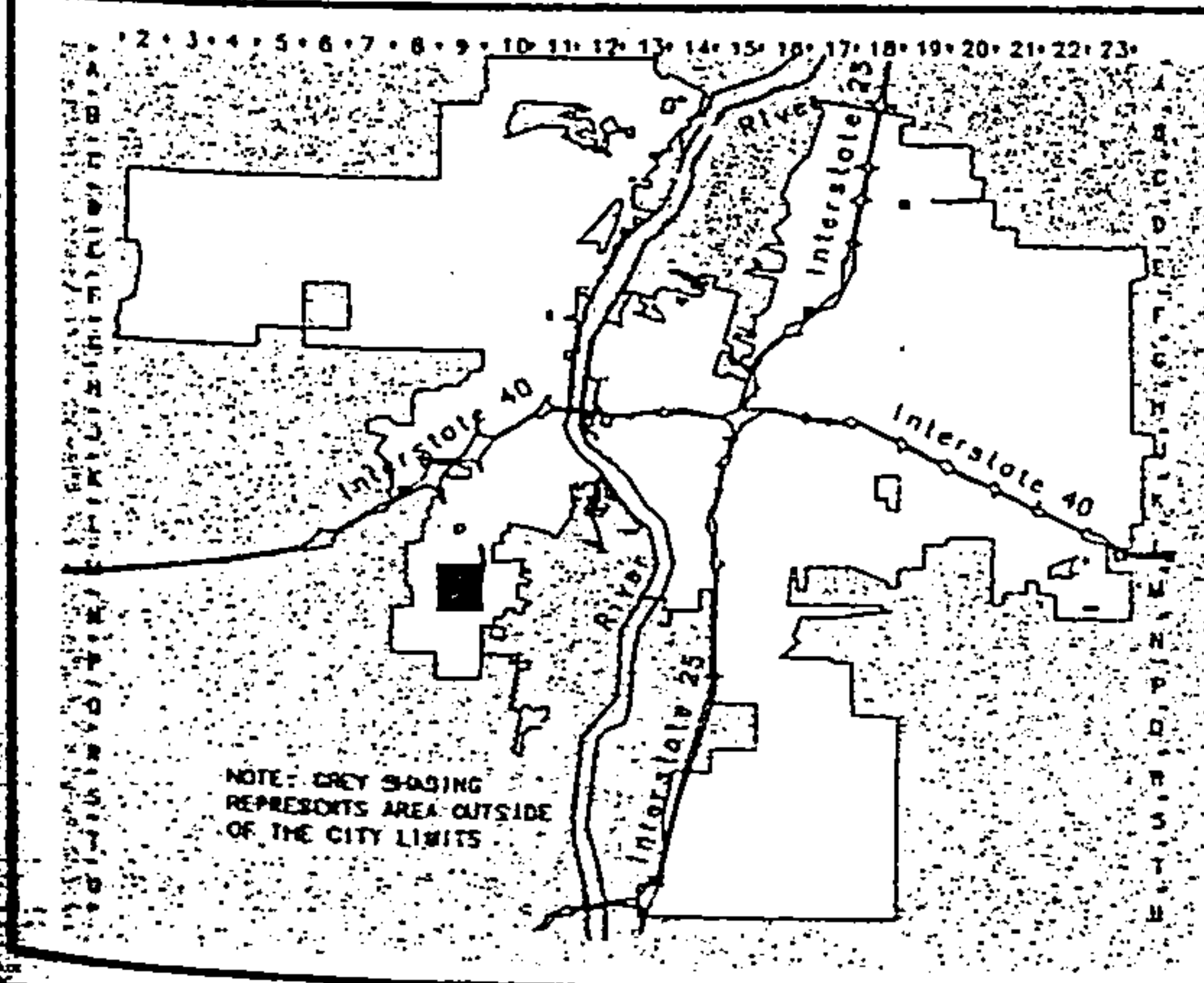
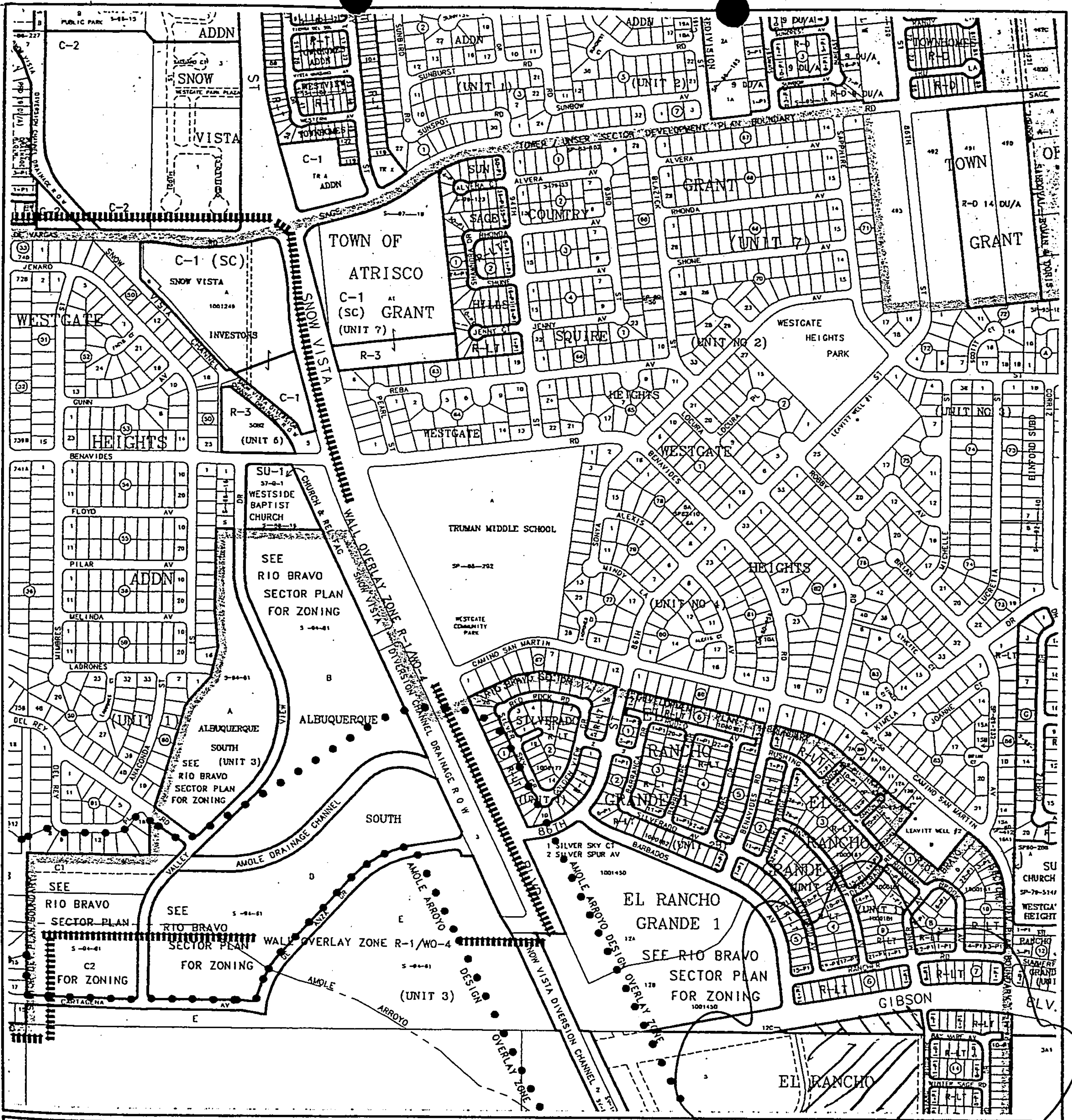
Form revised September 2001

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

Application case numbers  
02DRB - - 00657

[Signature] 4/26/02  
 Planner signature / date

**Project #** 1001918



CITY OF  
Albuquerque  
A G I S  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

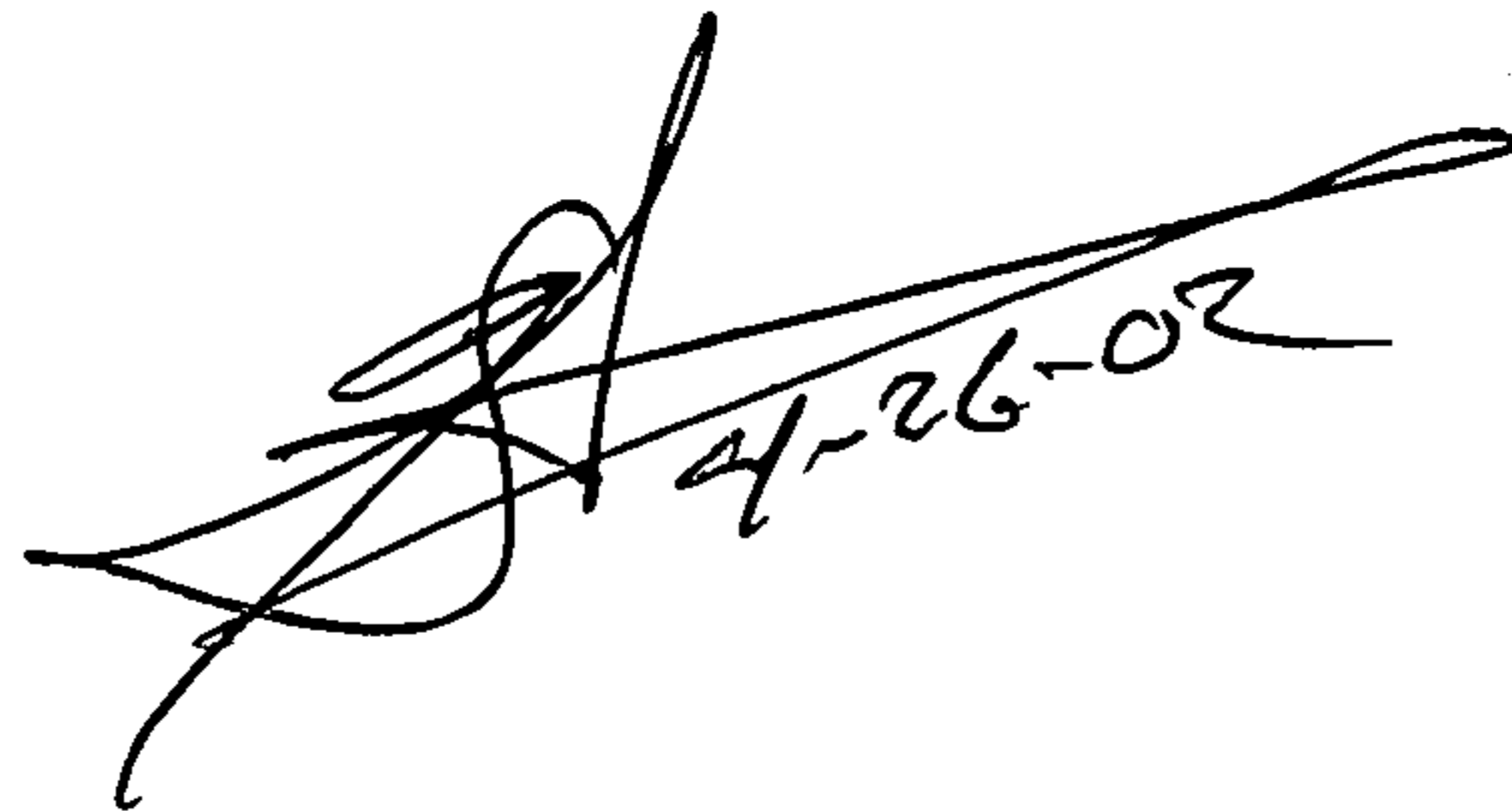
**M-9-Z**

Map Amended through April 02, 2002



**EL RANCHO GRANDE I — UNIT 5A & 5B**

*The owner wishes to subdivide his property into 150 lots. To do this, portions of two public easements will need to be vacated. Also the owner wishes to defer the interior side walk construction for the project to avoid damage during house construction.*

 4-26-02

**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

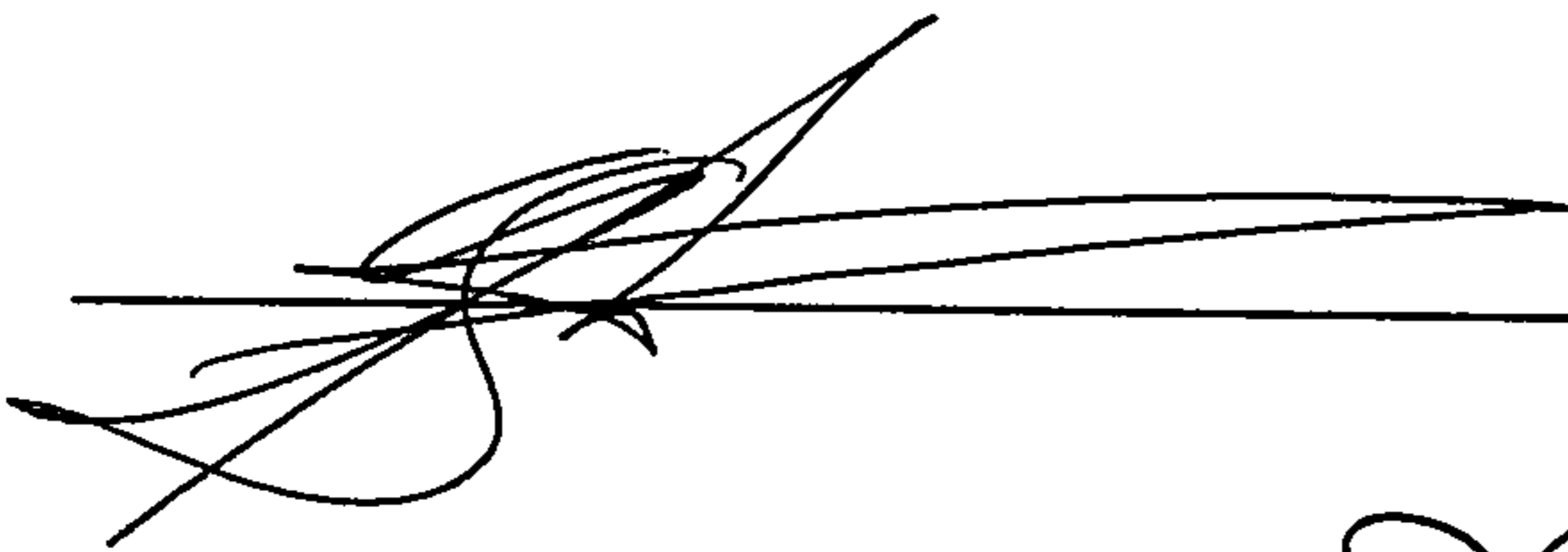
PROJECT NAME EL RANCHO GRANDE I - UNITS 5A & 5B

AGIS MAP # M-9 & N-9


LEGAL DESCRIPTION PARCEL 5A AND 6, EL RANCHO GRANDE I

**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 4-26-02 [date].

  
\_\_\_\_\_  
Applicant / Agent


4-26-02  
\_\_\_\_\_  
Date

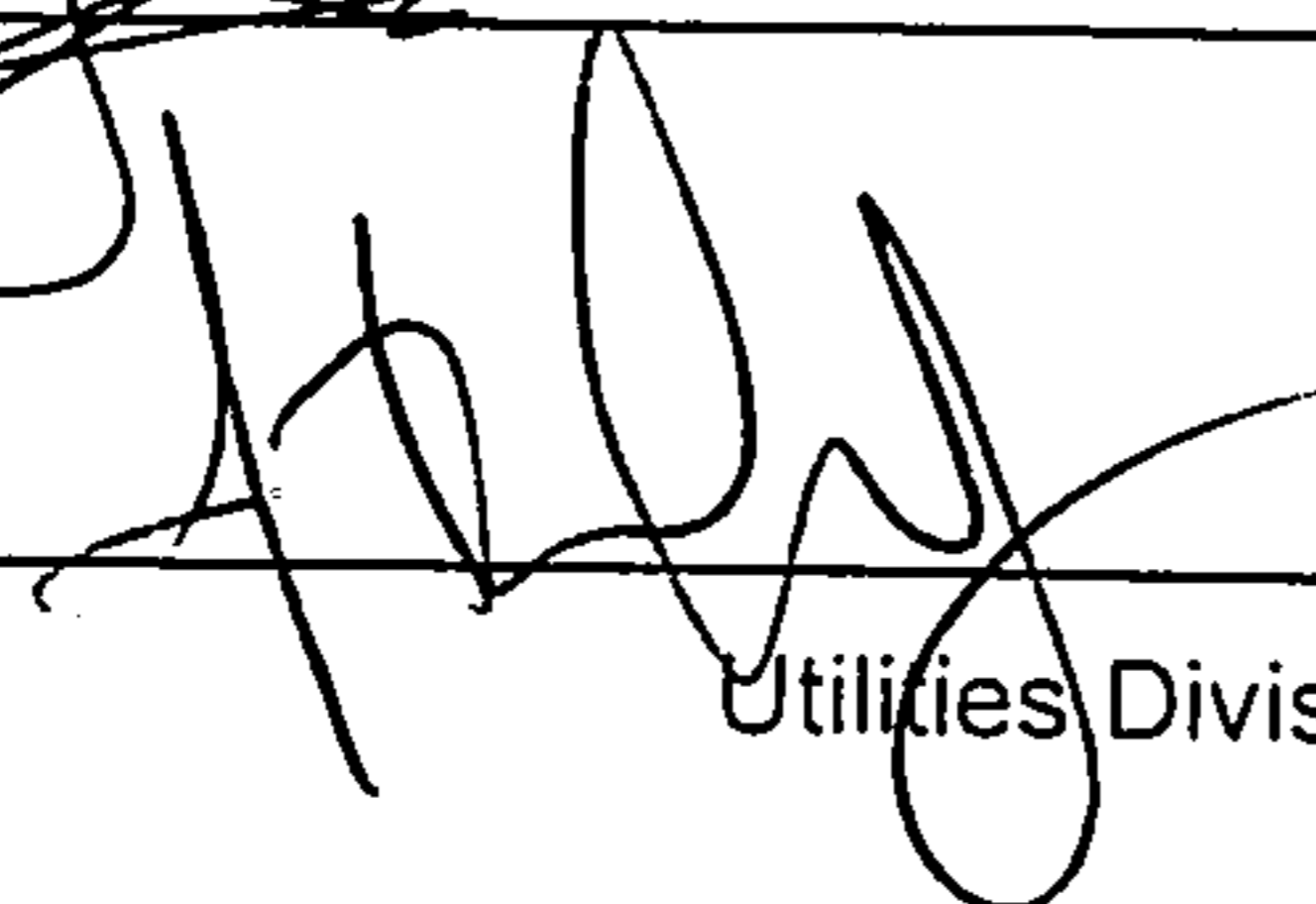
  
\_\_\_\_\_  
Hydrology Division Representative

4-26-02  
\_\_\_\_\_  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

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

  
\_\_\_\_\_  
Applicant / Agent

  
\_\_\_\_\_  
Utilities Division Representative

4-26-02  
\_\_\_\_\_  
Date

4-26-02  
\_\_\_\_\_  
Date

DRB# - 1006488



# 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: April 25, 2002

TO CONTACT NAME: Bernadette Mares  
COMPANY/AGENCY: Maria Goodwin + Assoc.  
ADDRESS/ZIP: PO Box 90606 1,87199  
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 4-25-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Parcel 6, El Rancho Grande I

zone map page(s) M-N-9

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

Westgate Heights  
Neighborhood Association  
Contacts: Sheresa Rios Sandoval  
1505 Oschwind Pl. SW  
831-6168 (h) 87121  
Arthur Gonzalez  
8704 Stone SW  
831-2168 (h) 87121

Neighborhood Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,  
Dalarna S. Carmena  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

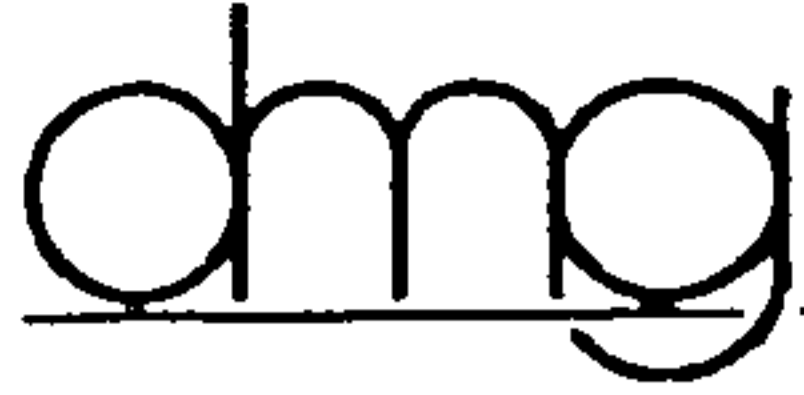
### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 4-25-02 Time Entered: 4:15 pm OCNC Rep. Initials: OC



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: [dmg@swcp.com](mailto:dmg@swcp.com)

April 25, 2002

Ms. Theresa Rios Sandoval  
Westgate Heights  
Neighborhood Association  
1505 Gschwind Pl. SW  
Albuquerque, NM 87121

Mr. Arthur Gonzales  
Westgate Heights  
Neighborhood Association  
8704 Shone SW  
Albuquerque, NM 87121

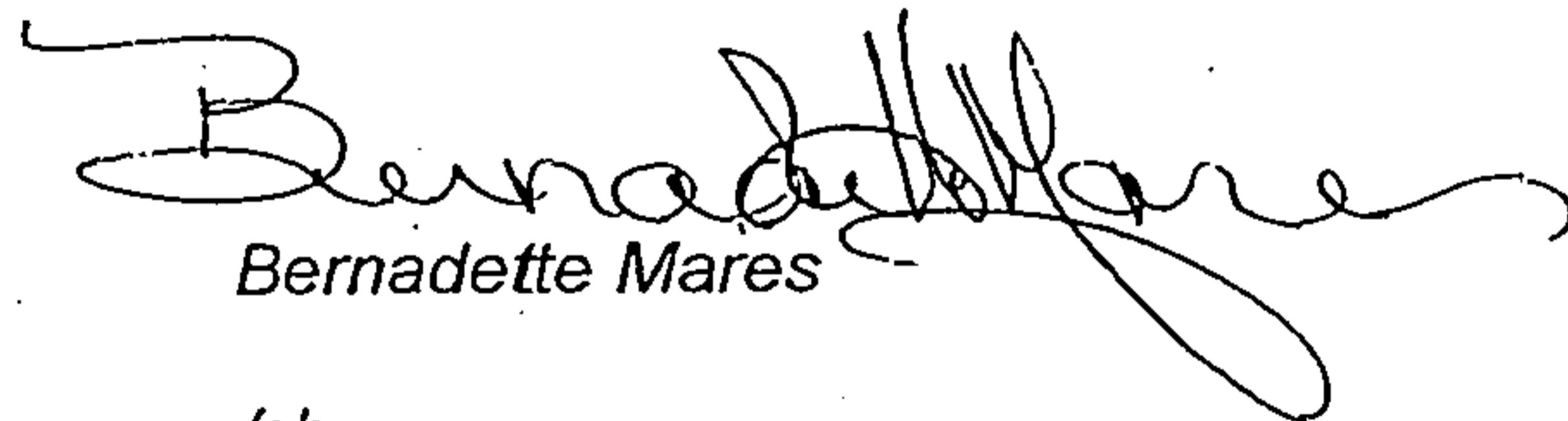
Re: **Parcel 5A and 6 of El Rancho Grande I**

Dear Ms. Sandoval and Mr. Gonzales:

Enclosed please find a copy of the DRB application and Plat for the referenced project. The anticipated date to be heard is May 22, 2002. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

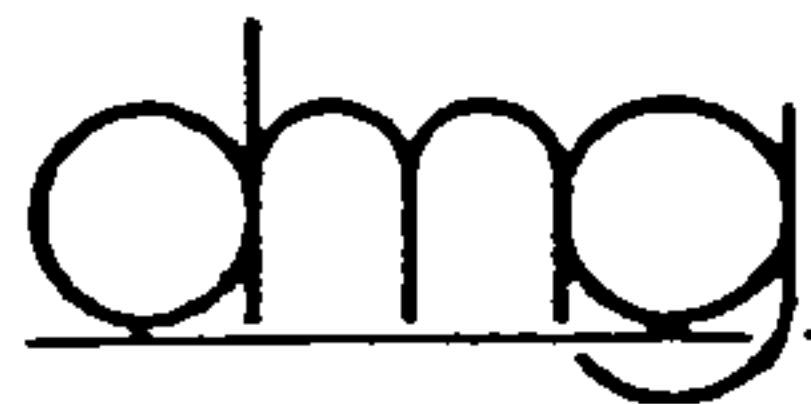
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Bernadette Mares

/sb

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

April 25, 2002

Ms. Theresa Rios Sandoval  
Westgate Heights  
Neighborhood Association  
1505 Gschwind Pl. SW  
Albuquerque, NM 87121

Mr. Arthur Gonzales  
Westgate Heights  
Neighborhood Association  
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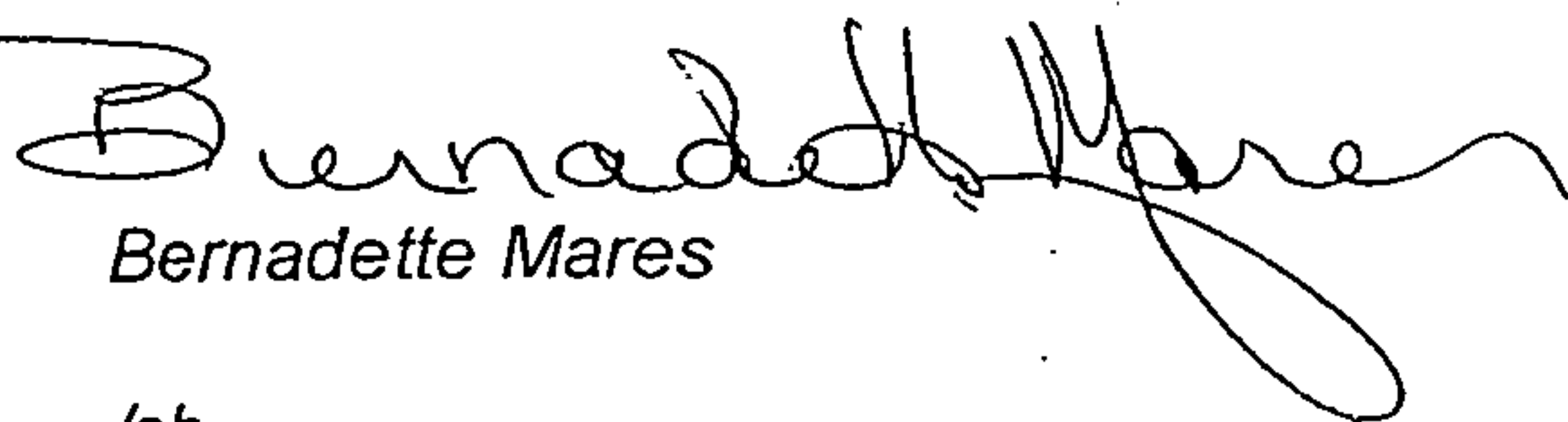
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Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Bernadette Mares

/sb

Enclosure

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

7001 2510 0009 4512 7804

ALBUQUERQUE, NH 87121 OFFICIAL USE

Postage	\$ 1.95
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.55</b>

UNIT ID: 0109 30  
 Postmark Here  
 Clerk: KSM4TV  
 04/26/02

Sent To  
 Mc Arthur Gonzales  
 Street, Apt. No.,  
 or PO Box No. 8704 Shone SW  
 City, State, ZIP+4  
 Albuquerque NM 87121

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

7001 0320 0006 0677 8135

ALBUQUERQUE, NH 87121 OFFICIAL USE

Postage	\$ 1.95
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.55</b>

UNIT ID: 0109 30  
 Postmark Here  
 Clerk: KSM4TV  
 04/26/02

Sent To  
 Ms Theresa Rios Sandoval  
 Street, Apt. No.,  
 or PO Box No. 1505 Gschwind Pl SW  
 City, State, ZIP+4  
 Albuquerque NM 87121

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 CVRB Inc  
AGENT MGA  
ADDRESS (w/ZipCode) \_\_\_\_\_  
PROJECT NO. 1001918  
APPLICATION NO. 02DRB - 00658  
02DRB - 00659

\$ 40. 441006 / 4981000 (City Cases)  
\$ \_\_\_\_\_ 441018 / 4921000 (County)  
\$ \_\_\_\_\_ 441011 / 7000110 (LUCC)  
\$ 75. 441018 / 4981000 (Notification)  
  
\$ 115 Total amount due

City Of Albuquerque  
Treasury Division

04/26/2002 1:24PM LOC: ANEX  
RECEIPT# 00020336 WSH 006 TRANSH 0030  
Account 441018 Fund 0110  
Activity 4981000 TRSKIM  
Trans Amt \$115.00  
J24 Misc \$75.00  
CK \$115.00  
CHANGE \$0.00

D. MARK GOODWIN AND ASSOCIATES, P.A.  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199  
(505) 828-2200

3619

95-681/1070

PAY TO THE ORDER OF City of Albuquerque DATE April 24, 02 \$ 40.00  
Forty 00/100 DOLLARS

BANK OF THE WEST  
ALBUQUERQUE, NM

FOR El Rancho Grande 5 Swainson  
⑈003619⑈ ⑆107006813⑆ 283007003⑈

D. MARK GOODWIN AND ASSOCIATES, P.A.  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199  
(505) 828-2200

3620

95-681/1070

PAY TO THE ORDER OF City of Albuquerque DATE April 26, 02 \$ 75.00  
Seventy Five 00/100 DOLLARS

BANK OF THE WEST  
ALBUQUERQUE, NM

FOR El Rancho Grande 5 Swainson  
⑈003620⑈ ⑆107006813⑆ 283007003⑈

City Of Albuquerque  
Treasury Division

04/26/2002 1:24PM LOC: ANEX  
RECEIPT# 00020335 WSH 006 TRANSH 0030  
Account 441006 Fund 0110  
Activity 4981000 TRSKIM  
Trans Amt \$115.00  
J24 Misc \$40.00

Thank You

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** CURB INC  
**AGENT** MGA  
**ADDRESS (w/ZipCode)** \_\_\_\_\_  
**PROJECT NO.** 1061918  
02 DRB - 00657  
**APPLICATION NO.** \_\_\_\_\_

\$ 3225. 441006 / 4981000 (City Cases)  
\$ \_\_\_\_\_ 441018 / 4921000 (County)  
\$ \_\_\_\_\_ 441011 / 7000110 (LUCC)  
\$ \_\_\_\_\_ 441018 / 4981000 (Notification)  
  
\$ 3225. **Total amount due**

**CURB, INC.** 95-660/1070 4482  
PH. 881-9190 2025113388  
6301 INDIAN SCHOOL RD. NE, SUITE 208  
ALBUQUERQUE, NM 87110 DATE 4/24/02

PAY TO THE ORDER OF City of Albuquerque \$ 3,225.<sup>00</sup>/<sub>100</sub>  
Three thousand two hundred twenty five and 00/100 DOLLARS

**BANK OF ALBUQUERQUE**  
Albuquerque, New Mexico  
www.bankofalbuquerque.com  
MEMO ERS 4-17-02 PLSI SA/SS [Signature] MP

⑆ 107006606⑆ 2025113388⑆ 4482

City Of Albuquerque  
Treasury Division

04/26/2002 1:04PM LOC: ANEX  
RECEIPT# 00020329 WS# 006 TRANS# 0025  
Account 441006 Fund 0110  
Activity 4981000 TRSKDM  
Trans Amt \$3,225.00  
J24 Misc \$3,225.00  
CK 9/25/01 \$3,225.00  
CHANGE \$0.00

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

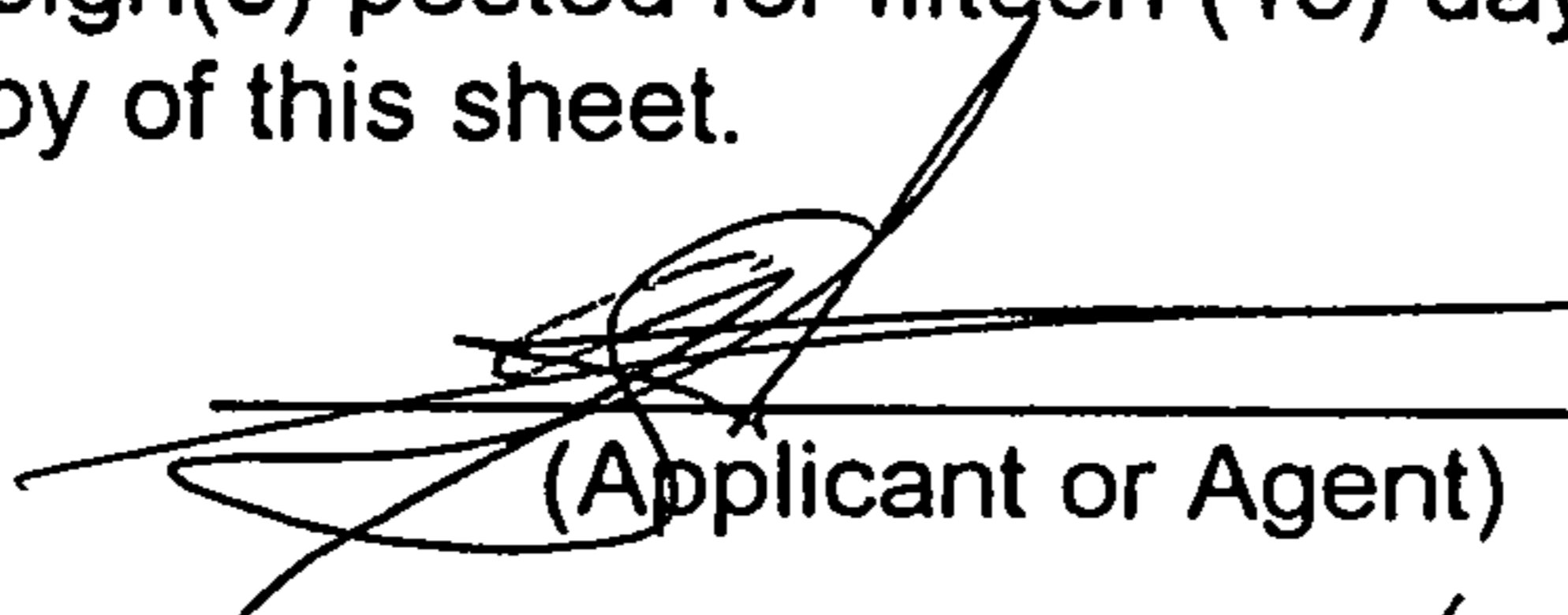
### 4. TIME

Signs must be posted from MAY 14 2002 To MAY 29 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.

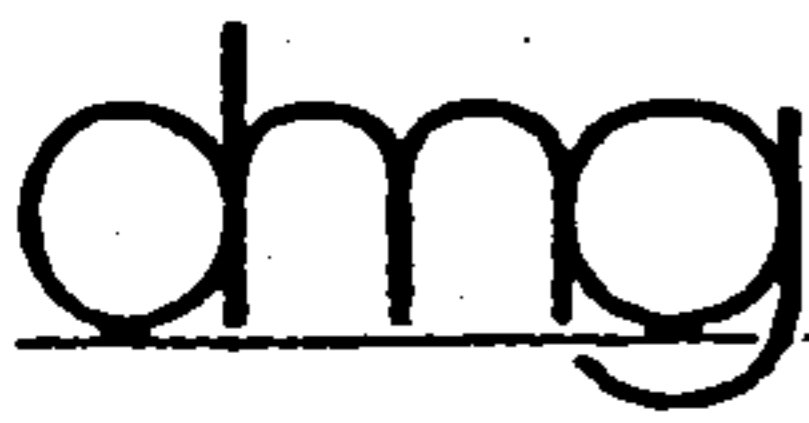
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
\_\_\_\_\_  
(Applicant or Agent)                      4-26-02  
(Date)

I issued 3 signs for this application, 4/26/02, JM  
\_\_\_\_\_  
(Date)    (Staff Member)

02 DRB-00657  
02 DRB-00658  
02 DRB-00659

# LETTER OF TRANSMITTAL



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

DATE 5-8-02	JOB NO.
ATTENTION	
RE: EL RANCHO GRANDE I - UNITS 5A/5B	
1001918	

TO JANET STEPHENS  
DRB CHAIR  
ONE STOP

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings      Prints      Plans      Samples      Specifications  
 Copy of letter      Change order      \_\_\_\_\_

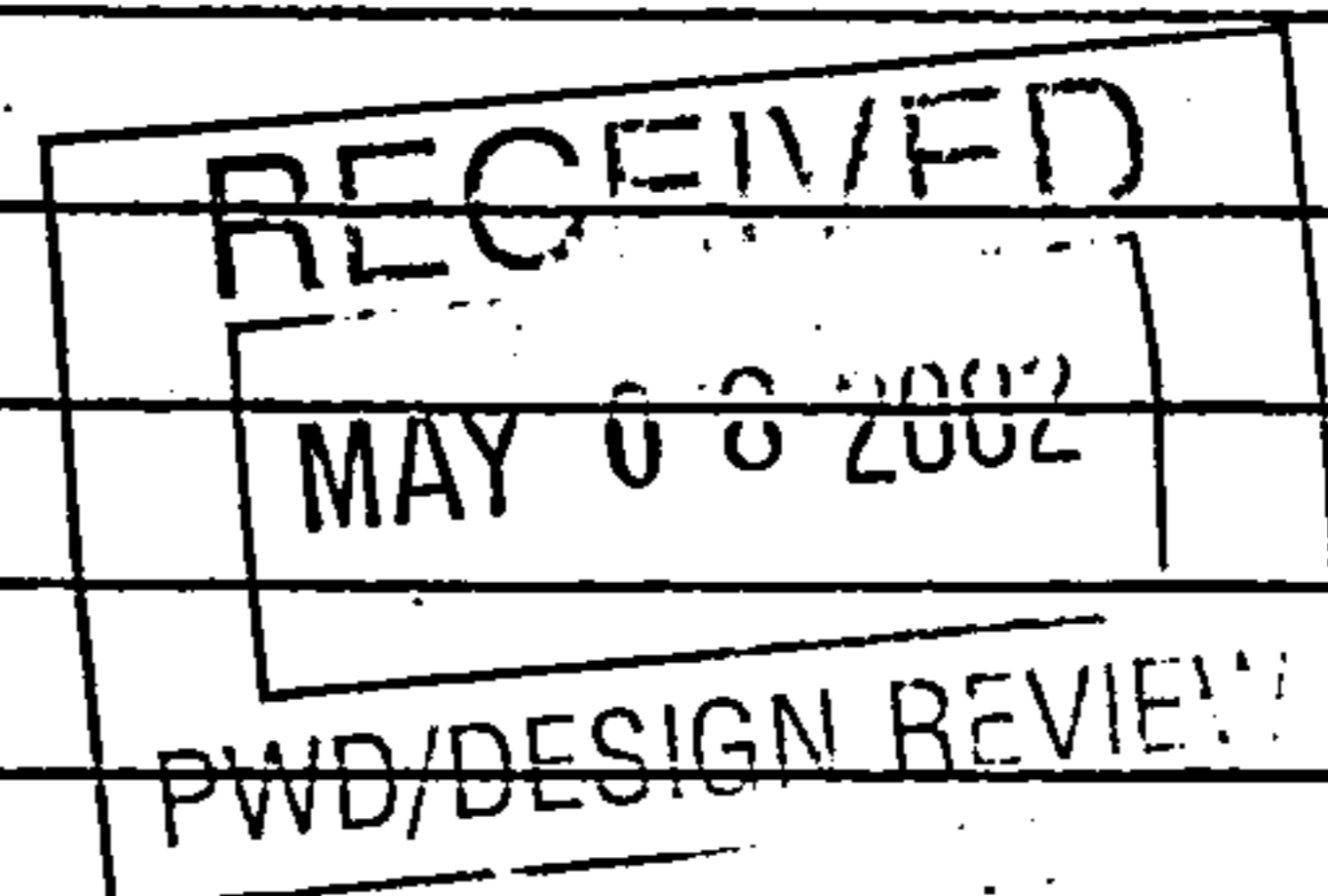
COPIES	DATE	NO.	DESCRIPTION
1/CA			REVISED G+D plans - Added DRAINAGE BASINS
1			REVISED INFNS LIST - Added GIBSON BLVD

THESE ARE TRANSMITTED as checked below:

- For approval      Approved as submitted      Resubmit \_\_\_\_\_ copies for approval  
 For your use      Approved as noted      Submit \_\_\_\_\_ copies for distribution  
 As requested      Returned for corrections      Return \_\_\_\_\_ corrected prints  
 For review and comment      \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS

TO BE HEARD MAY 29



COPY TO \_\_\_\_\_

SIGNED:



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 5-1-02

INFRASTRUCTURE LIST

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1001918

DRB Application No.: \_\_\_\_\_

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

El Rancho Grande I - Units 5A & 5B  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcel 5A and 6 El Rancho Grande I  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well

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.

5A

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28" F-F	<b>PAVING</b> Res Pvmnt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Black Stallion Rd.	Mustang Ridge Dr.	Silver Tree Dr.	/	/	/
		28" F-F	Res Pvmnt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Spotted Pony Ave.	Mustang Ridge Dr.	Stampede Dr.	/	/	/
		40" F-F	Perm Pvmnt Curb & Gutter (both sides) 4' sidewalk (both sides)	Stampede Dr.	Gibson Blvd.	Silvertree Dr.	/	/	/
		28" F-F	Res Pvmnt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Winter Sage Rd.	Mustange Ridge Dr.	Stampede Dr.	/	/	/
		28" F-F	Res Pvmnt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Bay Mare Ave.	Mustange Ridge Dr.	Stampede Dr.	/	/	/
		28" F-F	Res Pvmnt Curb & Gutter (both side) 4' sidewalk (both sides) *	Dry Gulch St.	Winter Sage Rd.	Spotted Pony Ave.	/	/	/
		24" F-E	Res Pvmnt Curb & Gutter (west side) 4' sidewalk (west side)	Mustang Ridge Dr.	Gibson Blvd.	Lot 15 Blk 25	/	/	/
		40" F-F	Perm Pvmnt Curb & Gutter (both side) 4' sidewalk (both sides)	Silver Tree Dr.	Stampede Dr.	Lot 8, Blk 25	/	/	/
		25" F-F	Art Pvmnt Curb & Gutter (south side) Extruded concrete Curb S. Side Median 4' sidewalk (south side)	Gibson Blvd.	Stampede Dr.	Mustang Ridge Dr.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>WATER</b>									
		6"	PVC Waterline	Black Stallon Dr.			/	/	/
		6"	PVC Waterline	Spotted Pony Ave.	Entire Length		/	/	/
		6"	PVC Waterline	Bay Mare Ave.	Entire Length		/	/	/
		12"	PVC Waterline	Silver Tree Dr.	Lot 8, Blk 25	Stampede Dr.	/	/	/
		10"	PVC Waterline	Stampede Dr.	Winter Sage Rd.	Silver Tree Rd.	/	/	/
		6"	PVC Waterline	Dry Gulch St.	Winter Sage Rd.	Spotted Pony Ave.	/	/	/
<b>SANATARY SEWER</b>									
		8"	SAS Gravity Line	Black Stallon Rd.	Entire Length		/	/	/
		8"	SAS Gravity Line	Spotted Pony Ave.	Entire Length		/	/	/
		8"	SAS Gravity Line	Winter Sage Rd.	Entire Length		/	/	/
		8"	SAS Gravity Line	Bay Mare Ave.	Entire Length		/	/	/
		8"	SAS Gravity Line	Dry Gulch St.	Entire Length		/	/	/
		8"	SAS Gravity Line	Stampede Dr..	Bay Mare Ave.	Silver Tree Dr.	/	/	/
<b>STORMDRAIN</b>									
		18"	RCP Stormdrain	Stampede Dr.	Lot 13, Blk 21	Bay Mare Ave.	/	/	/
		30"	RCP Stormdrain	Stampede Dr.	Lot 13, Blk 21	Bay Mare Ave.	/	/	/
		36"	RCP Stormdrain	Stampede Dr.	Lot 13, Blk 21	Gibson Blvd	/	/	/
		18" & 24"	RCP Stormdrain	Mustang Ridge Dr.	At Fence Post Rd.		/	/	/
<b>5B</b>									
<b>PAVING</b>									
		28" FF	Res Pvmt Curb & Gutter ( both sides) 4' sidewalk (both sides) *	Trotter Road	Mustang Ridge Dr.	Silver Tree Drive	/	/	/
		28" FF	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)*	Spring Sage Ct.	Mustand Ridge Rd.	To Terminus	/	/	/
		28" FF	Res Pvmt Crub & Gutter (both sides) 4' sidewalk (both sides) *	Stony Creek Ave	Mustand Ridge Rd.	Silver Tree Drive	/	/	/
		40" FF	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)	Silver Tree Drive	Blake Road	Lot 8, Blk 25	/	/	/
		24" F-E	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)	Mustand Ridge Dr.	Blake Rd.	Lot 15, Blk 25	/	/	/
		24" F-E	Perm Pvmt C & G (North Side) 4' Sidewalk (north side)	Blake Road	Silver Tree Dr.	Mustang Ridge Dr.	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>WATER</b>				
8"	PVC Waterline	Trotter Road	Entire Length	
6"	PVC Waterline	Spring Sage Ct.	Mustang Ridge Dr.	Silver Tree Dr.
8"	PVC Waterline	Stony Creek Ave	Entire Length	
12"	PVC Waterline	Silver Tree Drive	Blake Rd.	Lot 8, Blk 25
<b>Sanitary Sewer</b>				
8"	SAS Gravity Line	Trotter Road	entire lenth	
8"	SAS Gravity Line	Spring Sage Ct.	Mustang Ridge Dr.	To Terminus
8"	SAS Gravity Line	Stony Creek Ave.	entire lenth	

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

**NOTES**

- 1 Stormdrain to include manholes, inlets, riprap and outfall.
- 2 Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item.
- 3 Water infrastructure to include valves, fittings, valveboxes and fire hydrants.
- 4 Sanitary sewer to include manholes and service connections.
- 5 \* deferred Sidewalk

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Gregory Krenik, PE.

NAME (print)

Mark Goodwin & Associates, PE  
FIRM

*[Signature]*  
SIGNATURE - date 5-01-02

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: \_\_\_\_\_

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

P.O. Box 90606 ❖ Albuquerque, NM 87199  
(505) 828-2200 ❖ (505) 797-9539 fax  
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

TO: JANET STEPHENS  
DRB CHAIR  
ONE STOP

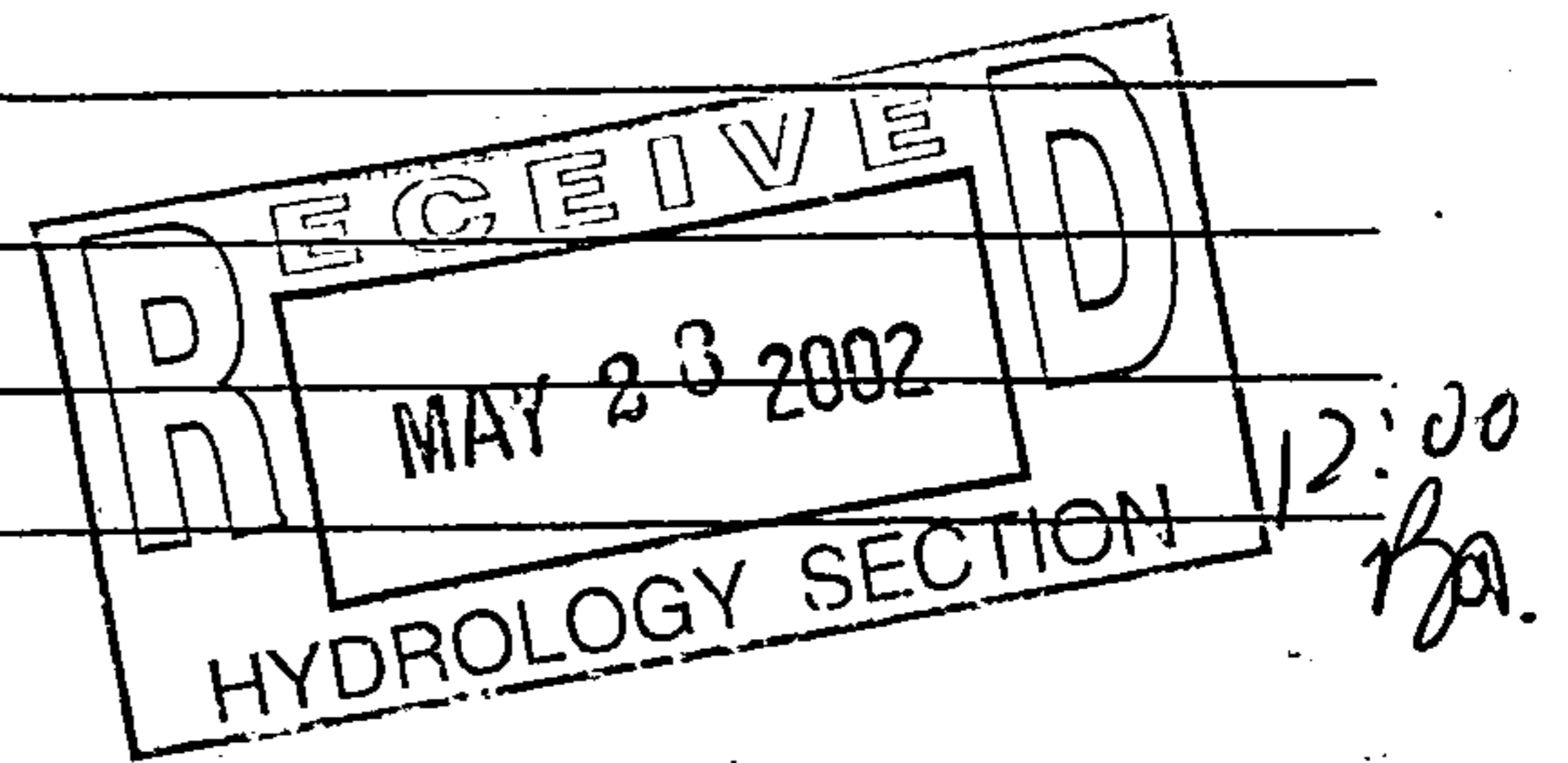
DATE: 5-28-02  
EL RANCHO GRANDE I  
UNITS 5A + 5B  
DRB 1001918

We are sending:

Quantity	Date	Description
<u>1</u>		<u>REVISED Plat to Match Revised G+D</u> <u>plan + INFRASTRUCTURE LIST</u> <u>TO BE FENCED TOMORROW</u>

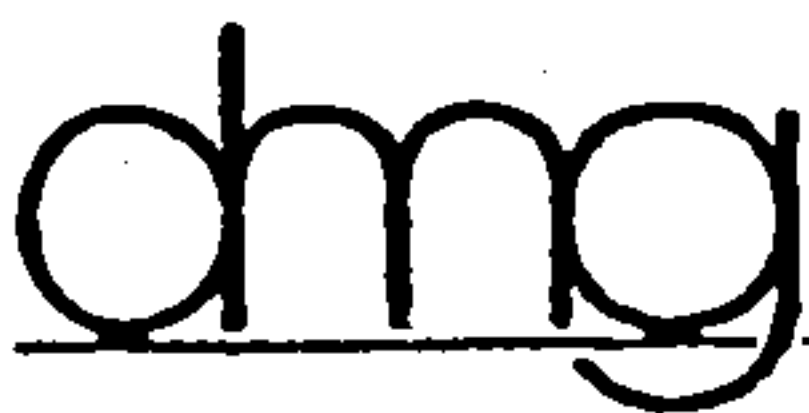
- For your approval       For your information  
 As you requested       For your comments  
 Pre-Design Meeting

Project Engineer \_\_\_\_\_



SIGNED: [Signature]  
GREGORY J. KRENK

# LETTER OF TRANSMITTAL



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

DATE	5-20-02	JOB NO.
ATTENTION		
RE:	EL RANCHO GRANDE I	
	UNITS SA 1 SB	
	1001918	

TO JANET STEPHENS  
DRB CHAIR  
ONE STOP

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings       Prints       Plans       Samples       Specifications  
 Copy of letter       Change order       \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			REVISED INFND LIST WITH HYDROLOGY COMMENTS ADDRESSED
1			REVISED G+D plan WITH HYDROLOGY COMMENTS ADDRESSED

RECEIVED  
 MAY 21 2002  
 PWD/DESIGN REVIEW

THESE ARE TRANSMITTED as checked below:

- For approval       Approved as submitted       Resubmit \_\_\_\_\_ copies for approval  
 For your use       Approved as noted       Submit \_\_\_\_\_ copies for distribution  
 As requested       Returned for corrections       Return \_\_\_\_\_ corrected prints  
 For review and comment       \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_       PRINTS RETURNED AFTER LOAN TO US

REMARKS

~~TO BE HEARD MAY 29, 02~~

CHANGES ARE THE ADDITION OF THE KNUCKLE AND CONCRETE CHANNEL AT SPOTTED PONY AND DRY GULCH. ALSO BACKYARD POND ON LOTS 7-PI TO 13-PI, BLOCK 20 WERE ADDED.

COPY TO \_\_\_\_\_

SIGNED:  GREGORY J. KREUK

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 5-20-02  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1001918  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

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

**El Rancho Grande I - Units 5A & 5B**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Parcel 5A and 6 El Rancho Grande I**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

		<b>5A</b>							
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PAVING</b>									
		28" F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Black Stallion Rd.	Mustang Ridge Dr.	Silver Tree Dr.	/	/	/
		28" F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Spotted Pony Ave.	Dry Gulch St.	Stampede Dr.	/	/	/
		40" F-F	Perm Pvmt Curb & Gutter (both sides ) 4' sidewalk (both sides)	Stampede Dr.	Gibson Blvd.	Silvertree Dr.	/	/	/
		28" F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Winter Sage Rd.	Mustange Ridge Dr.	Stampede Dr.	/	/	/
		28" F-F	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides) *	Bay Mare Ave.	Mustange Ridge Dr.	Stampede Dr.	/	/	/
		28" F-F	Res Pvmt Curb & Gutter ( both side) 4' sidewalk (both sides) *	Dry Gulch St.	Winter Sage Rd.	Spotted Pony Ave.	/	/	/
		24" F-E	Res Pvmt Curb & Gutter (west side) 4' sidewalk (west side)	Mustang Ridge Dr.	Gibson Blvd.	Lot 15 Blk 25	/	/	/
		40" F-F	Perm Pvmt Curb & Gutter (both side) 4' sidewalk (both sides)	Silver Tree Dr.	Stampede Dr.	Lot 8, Blk 25	/	/	/
		25" F-F	Art Pvmt Curb & Gutter (south side) Extruded concrete Curb S. Side Median 4' sidewalk (south side)	Gibson Blvd.	Stampede Dr.	Mustang Ridge Dr.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>WATER</b>									
		6"	PVC Waterline	Black Stallon Dr.			/	/	/
		6"	PVC Waterline	Spotted Pony Ave.	Entire Length		/	/	/
		6"	PVC Waterline	Bay Mare Ave.	Entire Length		/	/	/
		12"	PVC Waterline	Silver Tree Dr.	Lot 8, Blk 25	Stampede Dr.	/	/	/
		10"	PVC Waterline	Stampede Dr.	Winter Sage Rd.	Silver Tree Rd.	/	/	/
		6"	PVC Waterline	Dry Gulch St.	Winter Sage Rd.	Spotted Pony Ave.	/	/	/
		6"	PVC Waterline	30' Public Sanitary Sewer Waterline and Drainage Easement	Dry Gultch St.	Mustang Ridge Dr.	/	/	/
<b>SANATARY SEWER</b>									
		8"	SAS Gravity Line	Black Stallon Rd.	Entire Length		/	/	/
		8"	SAS Gravity Line	Spotted Pony Ave.	Entire Length		/	/	/
		8"	SAS Gravity Line	Winter Sage Rd.	Entire Length		/	/	/
		8"	SAS Gravity Line	Bay Mare Ave.	Entire Length		/	/	/
		8"	SAS Gravity Line	Dry Gulch St.	Entire Length		/	/	/
		8"	SAS Gravity Line	Stampede Dr..	Bay Mare Ave.	Silver Tree Dr.	/	/	/
		8"	SAS Gravity Line	30' Public Sanitary Sewer Waterline and Drainage Easement	Dry Gultch St.	Mustange Ridge Dr.	/	/	/
<b>STORMDRAIN</b>									
		18"	RCP Stormdrain	Stampede Dr.	Lot 13, Blk 21	Bay Mare Ave.	/	/	/
		30"	RCP Stormdrain	Stampede Dr.	Lot 13, Blk 21	Bay Mare Ave.	/	/	/
		36"	RCP Stormdrain	Stampede Dr.	Lot 13, Blk 21	Gibson Blvd	/	/	/
		18" & 24"	RCP Stormdrain	Mustang Ridge Dr.	At Fence Post Rd.		/	/	/
		9'	Concrete Channel	30' Public Sanitary Sewer Waterline & Drainge Easement	Dry Gultch St.	Mustang Ridge Dr.	/	/	/
<b>5B</b>									
<b>PAVING</b>									
		28" FF	Res Pvmt Curb & Gutter ( both sides) 4' sidewalk (both sides) *	Trotter Road	Mustang Ridge Dr.	Silver Tree Drive	/	/	/
		28" FF	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)*	Spring Sage Ct.	Mustand Ridge Rd.	To Terminus	/	/	/
		28" FF	Res Pvmt Crub & Gutter (both sides) 4' sidewalk (both sides) *	Stony Creek Ave	Mustand Ridge Rd.	Silver Tree Drive	/	/	/
		40" FF	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)	Silver Tree Drive	Blake Road	Lot 8, Blk 25	/	/	/
		24" F-E	Res Pvmt Curb & Gutter (both sides) 4' sidewalk (both sides)	Mustand Ridge Dr.	Blake Rd.	Lot 15, Blk 25	/	/	/
		24" F-E	Perm Pvmt C & G (North Side) 4' Sidewalk (north side)	Blake Road	Silver Tree Dr.	Mustang Ridge Dr.	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>WATER</b>				
8"	PVC Waterline	Trotter Road	Entire Length	
6"	PVC Waterline	Spring Sage Ct.	Mustang Ridge Dr.	Silver Tree Dr.
8"	PVC Waterline	Stony Creek Ave	Entire Length	
12"	PVC Waterline	Silver Tree Drive	Blake Rd.	Lot 8, Blk 25
<b>Sanitary Sewer</b>				
8"	SAS Gravity Line	Trotter Road	entire lenth	
8"	SAS Gravity Line	Spring Sage Ct.	Mustang Ridge Dr.	To Terminus
8"	SAS Gravity Line	Stony Creek Ave.	entire lenth	

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

**NOTES**

- 1 Stormdrain to include manholes, inlets, riprap and outfall.
- 2 Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees Financial Guarantee is not required for this item.
- 3 Water infrastructure to include valves, fittings, valveboxes and fire hydrants.
- 4 Sanitary sewer to include manholes and service connections.
- 5 \* deferred Sidewalk

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Gregory Krenik, PE.

NAME (print)

Mark Goodwin & Associates, PE  
FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



85 90123

0 688

GRANT OF EASEMENT

This Grant of Easement is given this 11 day of October, 1985, by BELLAMAH COMMUNITY DEVELOPMENT, a New Mexico general partnership ("Grantor"), to the CITY OF ALBUQUERQUE, New Mexico ("Grantee").

1. For valuable consideration received, Grantor hereby grants and conveys to Grantee a certain permanent access road and underground waterline utility easement and certain permanent waterline easements, none of which are exclusive, upon and across a portion of Section 4, T9N, R2E, N.M.P.M., as more particularly described and depicted as such in Exhibits "A" and "A-1" attached hereto and incorporated herein by reference (collectively "Premises"), subject to all easements, reservations, and restrictions of record.

2. Grantor hereby reserves to themselves the right to use the Premises to the extent such use does not unreasonably interfere with Grantee's use of the Premises, including, but not limited to, the right to improve and upgrade any roadway thereon. Grantor shall not use the Premises or grant to others rights to use the Premises in any manner that would violate any policy, rule or regulation of the City of Albuquerque.

3. The easements herein granted are for the sole purpose of constructing, operating and maintaining roadways and underground waterlines, and for no other purpose or use.

4. As part of the consideration of this grant, Grantee does hereby release Grantor from any and all claims for damages for whatsoever cause arising from the exercise of the rights herein granted, and further, the Grantee agrees to indemnify the Grantor from any and all liability that may arise as a result of Grantee's negligence in the construction and use of the easements for the purposes set forth herein to the extent allowed by New Mexico law.

5. Grantee, at its sole expense and responsibility, shall operate and maintain said easements in such a manner as not to interfere with the aforesaid rights of the Grantor in and to the Premises, and after each period of construction or maintenance by Grantee, Grantee shall, at its sole expense and responsibility, promptly restore the Premises to their same condition immediately prior to each such construction or maintenance.

6. Grantee shall be responsible for and pay any increase in ad valorem taxes assessed against the premises solely as a result of and directly attributable to the use of, or the construction or placement of improvements on, the Premises pursuant to the grant of this easement.

*[Handwritten signature]*

0 669

7. Said easement is and shall remain in effect until terminated in writing by the Grantee.

Executed on the day and year written above.

BELLAMAH COMMUNITY DEVELOPMENT,  
a New Mexico general partnership.

By

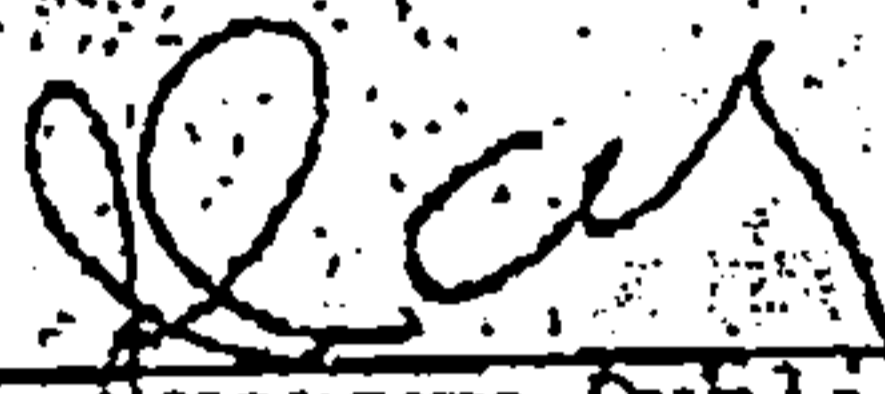


D. T. Robertson  
Senior Vice President  
and Regional Manager

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 19th day of October, 1985, by D. T. Robertson, Senior Vice President and Regional Manager of BELLAMAH COMMUNITY DEVELOPMENT, a partnership.



Notary Public

My commission expires

12/19/88

0 670

DESCRIPTION OF PROPERTY WELL SITE

A tract of land situated within the SE 1/4 of the SW 1/4 of Section 2, T. 20N., R. 10E., S. 10E., Bernalillo County, New Mexico, being a portion of the land described in a plat filed in the office of the Bernalillo County Clerk on August 21, 1971, File # 211-113, being more particularly described as follows:

Beginning at a point on the east line of the SW 1/4 of Section 2, (100 feet) being 10 feet from the east line of a 20-foot wide strip of land being 100 feet wide, the POINT OF BEGINNING BEING THE POINT OF BEGINNING OF THE STRIP OF LAND BEING 100 FEET WIDE, FROM THE CORNER OF SAID SECTION 2 TO THE POINT OF BEGINNING OF SAID STRIP OF LAND;

120.00 feet to a point on the east line of said Public Service Company of New Mexico, 120.00 feet to the point of beginning of the land being 100 feet wide from the east line of said Public Service Company of New Mexico;

120.00 feet to a point on the east line of said Public Service Company of New Mexico, 120.00 feet to the point of beginning of the land being 100 feet wide from the east line of said Public Service Company of New Mexico;

120.00 feet to a point on the east line of said Public Service Company of New Mexico, 120.00 feet to the point of beginning of the land being 100 feet wide from the east line of said Public Service Company of New Mexico;

DESCRIPTION OF PROPERTY CONSTRUCTION EASEMENT

A fifty foot (50') wide strip of land being contiguous to all four (4) sides of the above described PERMIT WELL SITE, being 100 feet wide strip of land being 100 feet wide, the POINT OF BEGINNING BEING THE POINT OF BEGINNING OF THE STRIP OF LAND BEING 100 FEET WIDE, FROM THE CORNER OF SAID SECTION 2 TO THE POINT OF BEGINNING OF SAID STRIP OF LAND;

DESCRIPTION OF PROPERTY ACCESS ROAD AND UTILITY EASEMENT

Beginning at a point on the north line of Section 2, T. 20N., R. 10E., S. 10E., (said point also being 55.35 feet along the north line of Section 2, from the east line of a Public Service Co. of New Mexico easement, as recorded in the office of the Bernalillo County Clerk on August 21, 1971, File # 211-113), from the north corner of said Section 2 (100 feet) being 100 feet wide, 100.00 feet, thence;

120.00 feet, parallel to the east line of said Public Service Co. of New Mexico easement, 120.00 feet to the northeast corner of the above described PERMIT WELL SITE;

120.00 feet, along the east line of the above described PERMIT WELL SITE, 120.00 feet, thence;

120.00 feet, to a point on the east line of said Public Service Co. of New Mexico easement, 120.00 feet, thence;

120.00 feet, along the east line of said Public Service Co. of New Mexico easement, 120.00 feet to a point on the north line of said Section 2;

120.00 feet, along the north line of said Section 2, 120.00 feet to the point of beginning of the land being 100 feet wide from the east line of said Public Service Company of New Mexico.

DESCRIPTION OF PROPERTY ACCESS ROAD AND UTILITY EASEMENT

A 20 foot wide strip of land situated within the SE 1/4 of Section 2, T. 20N., R. 10E., S. 10E., being 10 feet wide north, and 10 feet wide south, at the following described corners:

Beginning at a point on the east line of Section 2, T. 20N., R. 10E., S. 10E., from the northeast corner of said Section 2 (100 feet) being 100 feet wide, a distance of 10.00 feet, thence;

10.00 feet, parallel to the east line of said Section 2, along said east line, a distance of 10.00 feet to a point on the east line of the above described PERMIT WELL SITE AND UTILITY EASEMENT, being 10 feet wide of the above described easement, containing 0.7073 acres more or less.

DESCRIPTION OF PROPERTY CONSTRUCTION EASEMENT

A 20 foot wide strip of land being contiguous with the north boundary of the above described PERMIT WELL SITE, containing 0.7073 acres more or less.

DESCRIPTION OF PROPERTY CONSTRUCTION EASEMENT

A 20 foot wide strip of land situated within the SE 1/4 of Section 2, T. 20N., R. 10E., S. 10E., being 10 feet wide north, and 10 feet wide south, at the following described corners:

Beginning at a point on the north line of the above described PERMIT WELL SITE AND UTILITY EASEMENT, being 10 feet wide from the north line of said Section 2, (100 feet) being 100 feet wide, 100.00 feet, thence;

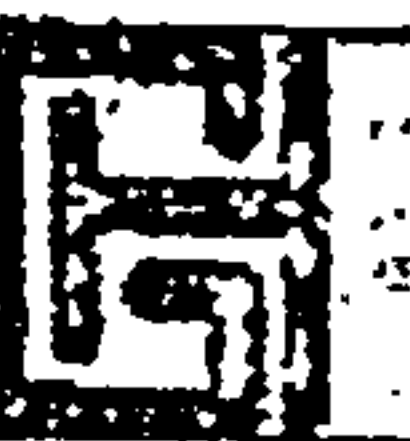
10.00 feet, parallel to the north line of said Section 2, along said north line, a distance of 10.00 feet to a point on the north line of the above described PERMIT WELL SITE AND UTILITY EASEMENT, being 10 feet wide of the above described easement, containing 0.7073 acres more or less.

DESCRIPTION OF PROPERTY CONSTRUCTION EASEMENT

A 20 foot wide strip of land being contiguous with the northern boundary of the above described PERMIT WELL SITE, containing 0.7073 acres more or less.

ALBUQUERQUE NEW MEXICO

LEWITT WELL # 3

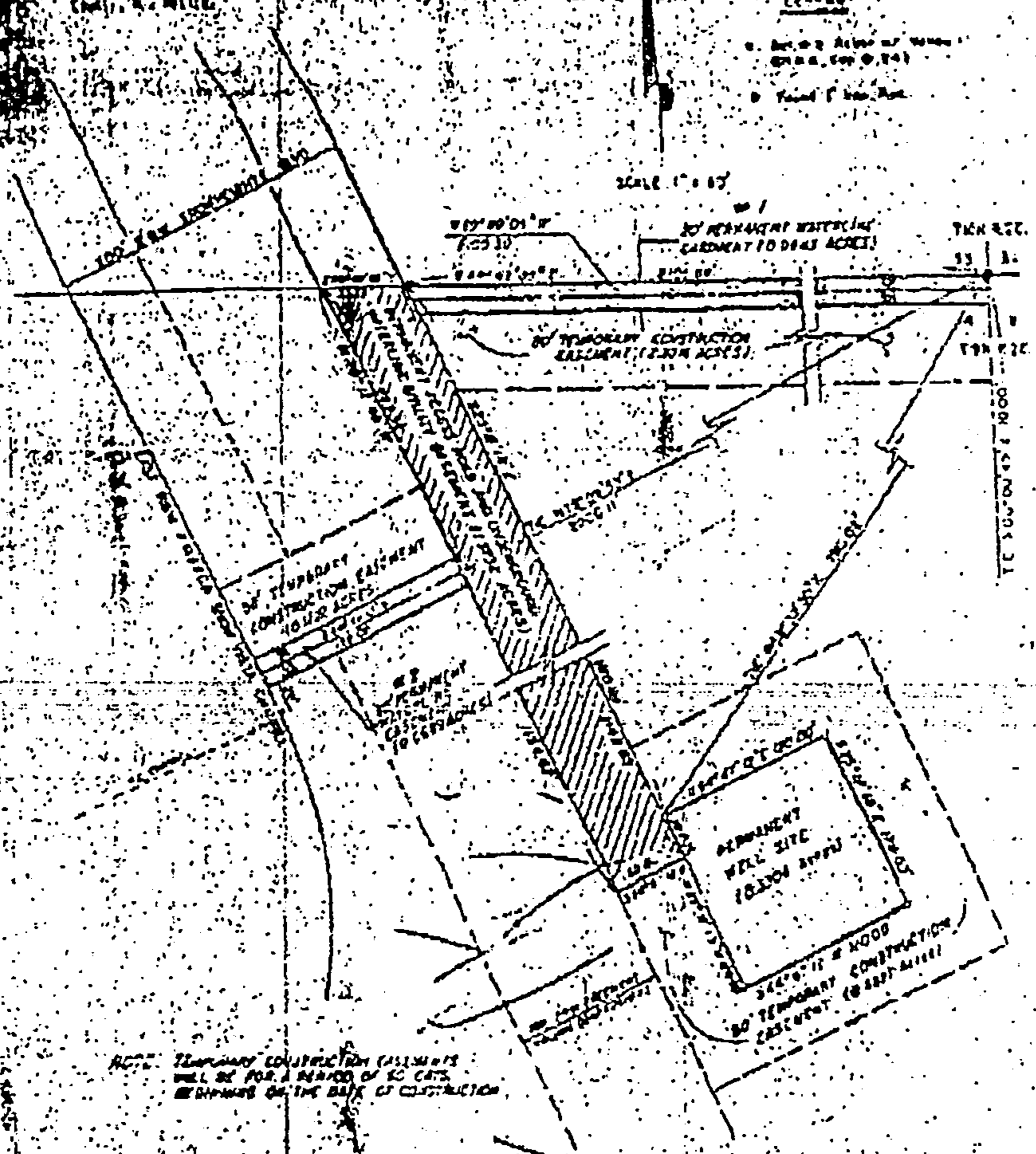


LAND REQUIRED FOR:  
WELL SITE  
WASH LINE  
COLLECTOR LINE

OWNER	PCS
DATE	MARCH 82
SCALE	AS SHOWN

GORDON HERKENHOFF & ASSOCIATES, INC.  
PLANNERS ARCHITECTS ENGINEERS

0 671



NOTE: TEMPORARY CONSTRUCTION EASEMENTS WILL BE FOR A PERIOD OF 90 DAYS BEGINNING ON THE DATE OF CONSTRUCTION.

I, the undersigned, hereby certify that the following contained herein are true and correct copies of the original records, and I have no objection to the same being used for any purpose.

*[Signature]*



BERNARD... EXHIBIT #A-1

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FIELD OFFICE

1985 OCT 25 PM 2:06

*M-284* PG. 668 671  
JES. C. VALLE  
LENY S. RECORDER

*[Handwritten initials]*