13

completed 12-10-02 Bo

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.: 02-01797 Project # 1001939

Project Name: Cielo Desta EPC Application No.:

Agent: Bohannan Huston Phone No.: 823.1000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP PLAN)**, was approved on 12.4.02 by the DRB with delegation of signature(s) to the following departments.

Mary Snyder

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐
- ☒ PLANNING (Last to sign): Need Prop Mgmt Signature
  - ☐ **See comments dated**
  - ☐ **EPC comments (name)**
  - ☒ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE:
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

Project Number 1001939

completed 12-10-02

PROJECT NO. 1001939	APPLICATION NO. 02-1797
PROJECT NAME CIELO OESTE	
EPC APPLICATION NO.	
APPLICANT / AGENT Bohannan / Huston	PHONE NO. 823-7000
ZONE ATLAS PAGE H & J-9	Scott Stefan

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS ~~DISAPPROVED~~	DATE 12-10-02	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

Blaine has recording fee $ 12/09/02
Bd.

(Return form with plat / site plan)

13

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.: 02-01797 Project # 1001939

Project Name: EPC Application No.:

Agent: Bohannan Huston Phone No.: 823.1000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP PLAN)**, was approved on 12.4.02 by the DRB with delegation of signature(s) to the following departments. Mary Snyder

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ UTILITIES: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ CITY ENGINEER / AMAFCA: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☒ PLANNING (Last to sign): Need Prop Mgmt Signature
  - ☐ **See comments dated** _____
  - ☐ **EPC comments (name)** _____
  - ☒ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat *with the County Clerk.***
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

Project Number 1001939

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: December 4, 2002

Agenda Item: 13 Project #: 1001939
Application # 02DRB-01797

Subject: Cielo Oeste Subdivision

No adverse comments to the approval of the final plat.

Include the Project # and Application # on the final plat.

Please provide a digital DXF file showing easement, parcel and right of way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. The information may be emailed to jmcsorley@cabq.gov or provided on a disk.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001939 **AGENDA ITEM NO: 13**

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

ENGINEERING COMMENTS:

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

RESOLUTION:

discussed

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 14, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001939	**DRB Date:** 12/4/02
Application Number: 02DRB-01797	**Item Number:** 13

Subdivision: Cielo Oeste Subdivision

Tracts A-1 & H-1, Tierra Oeste, Unit 3

Zoning: RD

Zone Page: H-9

New Lots (or units) : 75

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:

This request is subject to the Park Dedication and Development Ordinance. The park requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 7/20/01, as follows:

The park dedication requirements for 76 lots of Tierra Oeste Unit 4 and an additional 78 lots for Painted Sky Units 5 & 6 have been met via the transfer of the deed for Tract D the Crossings. This plat will use an additional 75 credits for a total of 229 credits, leaving a remaining 586 credits.

Park development requirements will be met at time of building permit.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Open Space credits are available per the park dedication agreement sighted above.

Signed: CS

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: 1001939 **AGENDA ITEM NO: 13**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(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. No adverse comments on plat.

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: December 4, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 4, 2002 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Sheran Matson, Planning
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 11:41 a.m.
B. Changes and/or Additions to the Agenda
C. Announcements

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

1. **Project # 1001717**
02DRB-01728 Major-Vacation of Pub Right-of-Way
02DRB-01729 Major-Preliminary Plat Approval
02DRB-01730 Minor-Temp Defer SDWK
02DRB-01727 Major-SiteDev Plan Subd

ABQ ENGINEERING INC agent(s) for WESTLAND DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, EL RANCHO ATRISCO, PHASE 3, TOWN OF ATRISCO GRANT, (TO BE KNOWN AS **LAURELWOOD PARK SUBDIVISION,** zoned RD, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: DRB-97-268, DRB-95-348, 02DRB-01391, 02DRB-00207, 02EPC-00133] [Deferred from 12/4/02] (H-10/J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

2. **Project # 1002321**
02DRB-01722 Major-Preliminary Plat Approval
02DRB-01723 Major-Vacation of Pub Right-of-Way
02DRB-01724 Major-Vacation of Pub Easement
02DRB-01725 Minor-Sidewalk Waiver
02DRB-01726 Minor-Temp Defer Sdwk

BOHANNAN HUSTON, INC. agent(s) for TIBURON INVESTMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER PHASE 2, UNIT 1,** zoned IP industrial park zone, located on the westside of WASHINGTON ST NE, between HAWKINS ST NE and NORTH PINO DRAINAGE R.O.W. containing approximately 53 acre(s).[REF: DRB-95-268,02DRB-01663] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/20/02 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1001932**
02DRB-01578 Major-Preliminary Plat Approval
02DRB-01579 Major-Vacation of Pub Right-of-Way
02DRB-01580 Major-Vacation of Public Easements
02DRB-01581 Major- SiteDev Plan Subd
02DRB-01583 Minor-Sidewalk Waiver
02DRB-01584 Minor-Temp Deferral of SW Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] [DEFERRED FROM 11/13/02 & 12/4/02] (G-9/10, H-9/10) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

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

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION,** zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE.[REF:DRB-99-193,1001686,02500-00489] [DEFERRED FROM 11/13/02 & 12/4/02] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

5. **Project # 1002315**
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/25/02 THE PRELIMINARY PLAT WAS APPROVED WITH 2 ADDITIONAL CONDITIONS OF FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

6. **Project # 1001523**
02DRB-01794 Minor- SiteDev Plan Subd
02DRB-01795 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for UNSER - 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 Light Industrial, located on UNSER BLVD NW, between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-10, Z-81-49, 01EPC-01405, 02DRB-00518]**[Russell Brito, EPC Case Planner]**(H-10) **A SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING. (THE BOARD REAPPROVED THE ORIGINAL SITE DEVELOPMENT PLAN) THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 12/4/02. THIS WILL NOT EXTEND THE APPROVAL OF THE ORIGINAL PRELIMINARY PLAT.**

7. **Project # 1001749**
02DRB-01799 Minor-SiteDev Plan BldPermit/EPC

W. MARK SNAPP DESIGN, INC. agent(s) for WILLIAM GARDNER request(s) the above action(s) for all or a portion of Lot(s) 11A & 12A, Block(s) 20, Tract(s) 2, Unit 3, NORTH ALBUQUERQUE ACRES, **JARDINERO PROFESSIONAL PLAZA;** zoned SU-1 Per use, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 4 acre(s). [REF: 02EPC-00254] **[Debbie Stover, EPC Case Planner]** [Deferred from 12/4/02] (C-19) **DEFERRED TO BE HEARD WITH THE PRELIMINARY AND FINAL PLAT AT THE AGENT'S REQUEST TO 12/11/02.**

8.	**Project # 1001907** 02DRB-01803 Minor-SiteDev Plan Subd/EPC	CONSENSUS PLANNING INC agent(s) for JEFFREY R HARRIS request(s) the above action(s) for all or a portion of Lot(s) 10A, **EAGLE RANCH,** zoned SU-1 for C-1, located on NORTHWEST CORNER OF IRVING BLVD NW AND CONGRESS AVE NW and containing approximately 2 acre(s). [REF: Z-92-52, DRB-94-345, 01410-01374, DRB-99-279] **[Russell Brito, EPC Case Planner]** (B-13) **SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**
9.	**Project # 1000375** 02DRB-01756 Minor-Amnd SiteDev Plan Subd 02DRB-01757 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC agent(s) for CARLISLE PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) C, **DUKE CITY INDUSTRIAL AREA,** zoned C-2 (SC), located on CLAREMONT ST NE, between WELLESLEY DR NE and CARLISLE BLVD NE containing approximately 7 acre(s). [REF: Z-99-76, Z-96-43, DRB-99-281, DRB-96-173] [DEFERRED FROM 11/27/02] (H-16) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

10. **Project # 1000217**
02DRB-01800 Minor-Final Plat Approval
02DRB-01811 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1, **PAINTED SKY UNITS 5 & 6,** zoned SU-1 / RT, located on LADERA DR NW, between I-40 NW and GAVIN RD NW containing approximately 9 acre(s). [REF: Z-99-8, S-98-65, 00DRB-00162, 00DRB-00931, 01DRB-00849, 01DRB-00850] (J-9) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR UNIT 5. THE FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR UNIT 6.**

11. **Project # 1000928**
02DRB-01801 Minor-Ext of SIA for Temp Defer SDWK

JUDE BACA agent(s) for MESA PRIETA LLC, request(s) the above action(s) for all or a portion of Lot(s) 19, 25, 32, 34, 90, 97 and 94, **MESA PRIETA SUBDIVISION,** zoned RD, located on 65TH ST. NW, between EVERITT ROAD NW and ST. JOSEPH RD. NW containing approximately 7 acre(s). [REF: DRB-93-389, 00440-01621 (TDS)] (G-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

02DRB-01802 Minor-Ext of SIA for Temp Defer SDWK

R. A. MONOGUE agent(s) for R. A. MANOGUE request(s) the above action(s) for all or a portion of Lot(s) 19, 25, 32, 34, 90, 97 and 94, **MESA PRIETA SUBDIVISION,** zoned RD, located on 65TH ST. NW, between EVERITT ROAD NW and ST. JOSEPH RD. NW containing approximately 7 acre(s). [REF: DRB-94-504, S-95-26, V-95-79, 00440-01621 (TDS), 00440-01739 (TDS)] (G-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project # 1001731**
02DRB-01806 Minor-Sidewalk Waiver

LARRY READ & ASSOCIATES INC. agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES - UNIT 3, **SAHAR SUBDIVISION,** zoned R-D, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02-00851 (P&F), 02-01423 (APP), 02-01424 (TDS)] (C-19) **A SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1001939**
02DRB-01797 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A-1 & H-1, TIERRA OESTE, UNIT 3, **CIELO OESTE SUBDIVISION,** zoned RD, located on UNSER BLVD NW, between LADERA NW and UNSER BLVD NW [REF: 02DRB-00714, PP, 02-01218 APP] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING.**

14. **Project # 1002323**
02DRB-01805 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 7A, **VOLCANO BUSINESS PARK - PHASE I,** zoned SU-1 for C-1 & IP uses, located on TODOS SANTOS ST NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 2 acre(s). [REF: 02DRB-01669, Z-95-38, V-87-114] (H-10) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING.**

15. **Project # 1002365**
02DRB-01804 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC. agent(s) for ALBERT J. ADAMSKO and EDWARD N. VILLELLA request(s) the above action(s) for all or a portion of Lot(s) 15A & 16A, **JOSEPH W. VON CLEAVE HOMESTEAD ADDITION,** zoned C-3, located on GENERAL HODGES SE, between SUSAN SE and TRUMBULL SE containing approximately 1 acre(s). [REF: ZA-00-192] (L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

16. **Project # 1002361**
02DRB-01780 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for VICTOR LIMARY request(s) the above action(s) for all or a portion of Lot(s) 1A, 45, D1 AND E-1, Block(s) 10, Unit 2, **LA MESA ADDITION,** zoned C-1 and C-2, located on LOUISIANA BLVD SE, between CENTRAL AVE SE and ALCAZAR ST SE containing approximately 5 acre(s). [REF: 1001679, 1001920 (EPC), 1001844 (ZHE)] (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

17. **Project # 1000267**
02DRB-01555 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE, UPWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, **BREEZE @ SOUTH PEAK,** zoned R-3 residential zone, located on OCEAN BREEZE DR NE, between CHELWOOD PARK BLVD. NE and EASTRIDGE DR. NE containing approximately 1 acre(s). [REF: 02DRB-00954 SIA, 00460-00223 SK,00440-01100 FPA,00410-00399] [INDEFINITELY DEFERRED FROM 10/23/02 AND 11/20/02] (J-22) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK...

18. Approval of the Development Review Board Minutes for 11/20/02. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:41 A.M.

Completed. 9-18-02
BH.

DRB CASE TRACKING LOG

REVISED 6/27/2002

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

DRB Application No.: 02-01217, 02-01216	Project # **1001939**
Project Name: **TIERRA OESTE UNIT 3**	EPC Application No .:
Agent: Bohannan Huston Inc.	Phone No.: 823-1000

Project Number 1001939

Your request for (SDP for SUB), (SDP for BP), **(PREL/FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/14/02 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:_____
- ☐ UTILITIES:_____
- ☐ CITY ENGINEER / AMAFCA:_____
- ☐ PARKS / CIP:_____
- ☑ PLANNING (Last to sign):_____
  - ☐ **See comments dated** _____
  - ☐ **EPC comments (name)** _____
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☑ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

- ☐ TRANSPORTATION
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ UTILITIES
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ CITY ENGINEER / AMAFCA
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ PARKS / CIP
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☑ PLANNING (Last to sign)
  Dates: Routed:_____ Disapproved:_____ Approved: 9/17/02

PLANS RELEASED TO APPLICANT OR AGENT

Date Released:_____
Print Name:_____
Signed:_____
Date Returned: 9/16/02
Firm: BHI / Huston

Date Released: 9/18/02
Print Name: M SNYDER
Signed: [signature]
Date Returned:_____
Firm:_____

PROJECT NO. 1001939	APPLICATION NO. 02DRB -01217
PROJECT NAME Terra Oeste - 3	02DRB-01218
EPC APPLICATION NO.	
APPLICANT / AGENT BHJ Mary	PHONE NO. 823 -1000
ZONE ATLAS PAGE H-9	
J-9	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 9/17/02	DATE

COMMENTS:

Distribution done.

(Return form with plat / site plan)

9/17/02 Called agent for P.U. Bpel

DRB CASE TRACKING LOG

REVISED 6/27/2002

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

DRB Application No.: 02-01217, 02-01216	Project # **1001939**
Project Name: **TIERRA OESTE UNIT 3**	EPC Application No .:
Agent: Bohannan Huston Inc.	Phone No.: 823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), **(PREL/FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/14/02 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:_____
- ☐ UTILITIES:_____
- ☐ CITY ENGINEER / AMAFCA:_____
- ☐ PARKS / CIP:_____
- ☑ PLANNING (Last to sign):_____
  - ☐ **See comments dated** _____
  - ☐ **EPC comments (name)** _____
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☑ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

- ☐ TRANSPORTATION
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ UTILITIES
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ CITY ENGINEER / AMAFCA
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ PARKS / CIP
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☑ PLANNING (Last to sign)
  Dates: Routed:_____ Disapproved:_____ Approved:_____

PLANS RELEASED TO APPLICANT OR AGENT

Date Released:_____ Date Returned:_____
Print Name:_____ Firm:_____
Signed:_____

Date Released:_____ Date Returned:_____
Print Name:_____ Firm:_____
Signed:_____

Project Number 1001939

F

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001939	**DRB Date:** 8/14/02
Application Number: 02DRB-01217	**Item Number:** 7

Subdivision: Tierra Oreste Unit 3

Tracts A-1 & H-1 Tierra Oreste Unit 3

Zoning: RD

Zone Page: H-9

New Lots (or units) : 75

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

Amnd Prelim Plat

Parks and Recreation Comments:

No objection to the amendment.

This subdivision is covered under an existing agreement for the "crossings park".

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: August 14, 2002

Agenda Item: **7** **Project #:** **1001939**
Application #: 02DRB-01217, 02DRB-01216, 02DRB-01218
Subject: **Tierra Oeste, Unit 3**

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1. The site development plan for subdivision and building permit was approved by the DRB on June 5, 2002 with final sign-off delegated to the City Engineer and Planning representatives. In order to approve an amended site plan, the original must be approved (with all signatures).
2. The area being amended on the site plan should be "clouded" and text included describing the change.
3. According to Note #6 on the site plan, privacy walls will be constructed of either cmu block or wood picket/rail. With respect to Unser Boulevard, the privacy wall should be constructed of cmu block. Please specify in the note.
4. No objection to the amended preliminary plat.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001939 **AGENDA ITEM NO: 7**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved amended drainage plan dated 8-6-02 is on file for Preliminary Plat approval.

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 14, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 14, 2002 9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order
B. Changes and/or Additions to the Agenda
C. Announcements

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

1. **Project # 1000610**
02DRB-01101 Major-Two Year SIA
02DRB-01104 Major-Vacation of Pub Right-of-Way

MARK GOODWIN & ASSOCIATES PA, agent(s) for DOS PIEDRAS LLC, request(s) the above action(s) for all or a portion of Tract(s) 333-a-1-C-1, **TOWN OF ATRISCO GRANT, UNIT 8**, WEST MESA MINI STORAGE, zoned SU-2 for C-2, and located on the east side of 57th St NW between Ouray Rd NW and Miami Rd NW, containing approximately 3 acre(s). [REF: DRB-94-87, DRB-94-185, DRB-98-3, Z-94-53] (H-11) **A ONE-YEAR SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/14/03. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL FINDING AND CONDITION.**

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

MARK GOODWIN & ASSOCIATES PA, agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A, FOUR HILLS VILLAGE, 5TH INSTALLMENT, (to be known as **RESERVE AT FOUR HILLS**) zoned R-1, and located on Wagon Train SE between Raton Ave SE and Rio Arriba Ave SE, containing approximately 17 acre(s). [Deferred from 8/14/02] [REF: Z-1283] (M-22) **DEFERRED AT THE AGENT'S REQUEST TO 8/21/02.**

3. **Project # 1001764**
02DRB-01105 Major-Preliminary Plat Approval
02DRB-01106 Major-Vacation of Pub Right-of-Way
02DRB-01107 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AIM request(s) the above action(s) for all or a portion of Tract(s) 169,171 and 170, Lots 1 & 2, to be known as **VISTA PACIFICA**, TOWN OF ATRISCO GRANT - UNIT 6, zoned R-LT residential zone, located on GONZALES RD SW, between CORREGIDOR DR SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130, DRB-95-82, 02500-00420, 02EPC-00629] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/14/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/19/02 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1001625**
02DRB-01099 Major-Preliminary Plat Approval
02DRB-01100 Major-Vacation of Public Easements
02DRB-01102 Minor-Sidewalk Waiver
02DRB-01103 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LONGFORD GROUP, INC. request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1B and 2, 3 and 4, **SUNRISE RANCH SOUTH SUBDIVISION**, LANDS OF ATRISCO GRANT, zoned R-T residential zone, located on the WEST SIDE OF 98TH ST SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 20 acre(s). [REF: 02DRB-00536] [Deferred from 8/14/02] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/21/02.**

5. **Project # 1001931**
02DRB-01093 Major-Preliminary Plat Approval
02DRB-01094 Minor-Temp Defer SDWK
02DRB-01095 Major-Vacation of Public Easements
02DRB-01264 Minor – Waiver of Sidewalks

MARK GOODWIN & ASSOC., PA agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) T-1, VISTA DEL NORTE, (to be known as **ESCONDIDO @ VISTA DEL NORTE**) zoned SU-1 special use zone, for R-T, R-LT or R-2, located on the EAST SIDE OF LOS LOMITAS DR NE between EL PUEBLO RD NE and VISTA DEL NORTE DR NE containing approximately 12 acre(s). [REF: 02DRB-00689] [Deferred from 8/14/02] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/28/02.**

6. **Project # 1000187**
02DRB-01046 Major-Preliminary Plat Approval
02DRB-01048 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for LOS SUENOS LLC request(s) the above action(s) for all or a portion of Tract(s) F & G, **LOS SUENOS SUBDIVISION,** zoned R-T and located on MCMAHON BLVD NW between UNSER BLVD NW and ROCKCLIFF BLVD NW containing approximately 3 acre(s). [REF: 00110-00123, 00460-00776, 00410-01285, 00440-01286, 01440-00920, 01440-01217] [DEFERRED FROM 8/7/02] (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/14/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/6/02 THE PRELIMINARY PLAT WAS APPROVED. 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.**

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.

7. **Project # 1001939**
02DRB-01217 Minor-Amnd SiteDev Plan BldPermit
02DRB-01216 Minor-Amnd SiteDev Plan Subd/EPC
02DRB-01218 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC. agent(s) for WESTLAND DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) A-1 & H-1, **TIERRA OESTE UNIT 3,** zoned RD, located on UNSER NW, between UNSER NW and LADERA NW [REF: S-94-73] (H-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATE 8/6/02 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE AMENDED PRELIMINARY PLAT.** ***THIS ACTION REPLACES THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WHICH WERE APPROVED/DELEGATED ON 6/5/02 AND WHICH ARE NOW VOID.*** **THE SITE PLAN FOR SUBDIVISION (02-01217) WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SITE PLAN FOR BUILDING PERMIT (02-01216) WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

8. **Project # 1001762**
02DRB-01221 Minor-SiteDev Plan BldPermit/EPC

PNM request(s) the above action(s) for all or a portion of the easterly portion of Lots 27 & 28, Original Townsite of the Town of Atrisco Grant, **TOWN OF ATRISCO GRANT,** zoned RA-2, located on VOLCANO NW, between 75TH ST. NW and CENTRAL AVE. NW containing approximately 2 acre(s). **[Makita Hill, EPC Case Planner]** (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 8/14/02.**

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

SAM PATEL agent(s) for SAM PATEL 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). **[Debbie Stover, EPC Case Planner]** [REF: 01128 00675] [Deferred from 7/31/02] (E-18) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST ON A NO SHOW.**

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

10. **Project # 1000044**
02DRB-01212 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for APS REAL ESTATE request(s) the above action(s) for all or a portion of Tract(s) A-1 and Lots 2 & 3, Block 10, Rio Grande Park Addition and vacated 5' alley and MRGCD Tract 103A1A1 & 103A1A2, Map 40, and portion of El Bordo storm sewer right-of-way, **DOLORES GONZALES ELEMENTARY SCHOOL,** zoned R-1, located on ATLANTIC AVE. SW, between 8TH STREET SW and 10TH STREET SW containing approximately 5 acre(s). [REF: 02DRB 00786/00787/00788] (K-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

11. **Project # 1000912**
02DRB-01220 Minor-Prelim&Final Plat Approval

JLS Architects, agent(s) for Biggie Enterprises LLC, request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B, **ALLWOODS SUBDIVISION and MCLEOD CROSSING,** zoned C-3, located on MCLEOD RD NE, between SAN MATEO BLVD NE and HARDWARE DR NE containing approximately 3 acre(s). (F-17) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

12. **Project # 1000296**
02DRB-01215 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for ALTURA WEST LTD. CO. request(s) the above action(s) for all or a portion of Tract(s) B1, **OXBOW PARK,** zoned SU-3 special center zone, located on the southside of ST. JOSEPHS DR NW, between COORS BLVD NW and ALAMOGORDO DR NW containing approximately 12 acre(s). [REF: 02400-00550, 02DRB-00857] (G-11) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS AND PLANNING.**

13. **Project # 1001068**
02DRB-01228 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Blocks 5, 6 and 1, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE TRAILS SUBDIVISION,** zoned RD, located on FLORENCE AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 76 acre(s). (B-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 8/15/01.**

14. **Project # 1000893**
02DRB-01064 Minor-Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A1A, B1 & 2A, **RIDGEVIEW VILLAGE, UNIT 1,** zoned SU-1 special use zone, for R-2 and Mixed Uses, located on the NORTH SIDE OF MCMAHON BLVD NW, between MCMAHON BLVD. NW and the WEST SIDE OF UNSER BLVD. NW containing approximately 10 acre(s). [REF: 02DRB-00679, 02DRB-00681, 02DRB-00713, 00110-01639, 00128-01640] [Deferred from 8/14/02] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/21/02.**

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

15. **Project # 1002138**
02DRB-01219 Minor-Sketch Plat or Plan

LARRY READ & ASSOC., INC. agent(s) for SHAKEEL RIZVY request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on the northside of OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s).(C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Other Matters:

17. Approval of the Development Review Board Minutes for July 31, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:27 A.M.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 5, 2002,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000893
02DRB-00679 Major-Preliminary Plat Approval
02DRB-00681 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) B-1-A and Lot B-2-A, **RIDGEVIEW VILLAGE, UNIT 2,** zoned SU-1 for R-2 Uses/SU-1 for Mixed Uses, located on MCMAHON BLVD. NW, between UNSER BLVD. NW and BANDELIER DRIVE NW containing approximately 10 acre(s). [REF: Z-97-119, 01110 01639, 00128 01640] (A-11)

02DRB-00713 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) B1 & B2 & Curb Inc, to be known as **RIDGEVIEW VILLAGE, UNIT 2,** ZOLIN KUNATH TRES ESQUINAS LLC, zoned SU-1 Mixed Use / SU-1 R-2, located on the northwest corner of UNSER & MCMAHON BLVD NW, between UNSER NW and MCMAHON NW containing approximately 21 acre(s). [REF:00110-01639, 00128-01640, 01450-00888] **[Russell Brito, EPC Case Planner]** (A-11)

Project # 1000908
02DRB-00721 Major-Preliminary Plat Approval
02DRB-00722 Major-Vacation of Pub Right-of-Way
02DRB-00723 Minor-Sidewalk Waiver
02DRB-00724 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for THOMSON REAL ESTATE request(s) the above action(s) for all or a portion of Tract(s) 439 (to be known as **CASITA DE LA MESA - UNIT 4**, TOWN OF ATRISCO GRANT, zoned R-D residential and related uses zone, developing area, located EAST OF 94TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF 01440-00186] (L-9)

Project # 1001656
02DRB-00710 Major-Bulk Land Variance
02DRB-00711 Major-Preliminary Plat Approval
02DRB-00712 Minor-Final Plat Approval

MOLZEN-CORBIN & ASSOC agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for the Airport and Adjacent Lands (to be known as **DOUBLE EAGLE II**), SEC 17 TOA T11N R1E, zoned SU-1 Airport / SU-1 Major Public Open Space, located on PASEO DEL VOLCAN NW, between SHOOTING RANGE PARK RD NW and DOUBLE EAGLE II AIRPORT containing approximately 6337 acre(s). (C-4)

SEE PAGE 2....

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

[redacted]
02DRB-00717 Minor-Temp Defer SDWK
02DRB-00718 Minor-Sidewalk Waiver
02DRB-00714 Major-Preliminary Plat Approval
02DRB-00715 Major-Vacation of Pub Right-of-Way
02DRB-00716 Major-Vacation of Public Easements
02DRB-00719 Major-SiteDev Plan Subd
02DRB-00720 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) A-1 & H-1, **TIERRA OESTE, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on WEST OF UNSER BLVD NW, north of LADERA DR. NW and 98TH ST. NW [REF: 02DRB-00159, 1000515, 02DRB-00567, 00DRB-00631 & 2] (H-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 20, 2002.

ALBUQUERQUE
NEW MEXICO
1706

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

ALBUQUERQUE NM 87101

RETURN
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PB METER 7213863

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OWENS DENNIS R & DONNA L
8134 CAMINO DEL VANADO NW
ALBUQUERQUE NM 87120

#100 1639

Current DRC
Project No. _____

ORIGINAL

Claire

Date Submitted:	May 9, 2002
Date Site Plan Approved:	6/5/02
Date Preliminary Plat Approved:	6/5/02
Date Preliminary Plat Expiers:	6/5/03
DRB Project No.	1001939

Figure 12

INFRASTRUCTURE LIST

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

CIELO OESTE SUBDIVISION
TRACTS A-1 AND H-1 OF TIERRA OESTE UNIT 3
PLAT & SITE PLAN

Application No. 02DRB-00714

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* **	CASA FLORIDA PLACE	CASA VISTOSA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* ** W/EMERGENCY ACCESS TO UNSER BOULEVARD NON-VEHICULAR PEDESTRIAN ACCESS TO UNSER BLVD	CIELO OESTE PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
		40' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE	CALLE DE ENTRADA	NORTH BOUNDARY TRACT A-1	CIELO OESTE PLACE	/	/	/
			* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON WEST SIDE OF CALLE DE ENTRADA						
			** SIDEWALKS WAIVED AROUND CUL-DE-SACS PER EXHIBIT						
			NON-VEHICULAR PEDESTRIAN ACCESS TO BE PROVIDED FROM CASA FLORIDA PLACE AND CIELO OESTE PLACE TO THE MIREHAVEN CHANNEL.				/	/	/
			STREET LIGHTS AS PER COA DPM						
			PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CASA FLORIDA PLACE	CASA VISTOSA COURT	MIREHAVEN CHANNEL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN CHANNEL	CASA FLORIDA PLACE	CIELO OESTE PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CIELO OESTE PLACE	MIREHAVEN CHANNEL	CALLE DE ENTRADA	/	/	/
		8" ~~6"~~ DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CIELO OESTE PLACE	CALLE DE ENTRADA	EAST CUL-DE-SAC TERMINUS	/	/	/
		~~8" 6" DIA~~	~~WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S~~	~~PUBLIC WATERLINE EASEMENT~~	~~CALLE DE ENTRADA~~	~~CIELO OESTE PLACE EAST CUL-DE-SAC TERMINUS~~	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	~~CALLE DE ENTRADA~~ PUBLIC WATERLINE EASEMENT	~50' NORTH OF NORTH BOUNDARY TRACT A-1, VALVE #98 UNSER BLVD.	CIELO OESTE PLACE EAST CUL-DE-SAC TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CASA FLORIDA PLACE	CASA VISTOSA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CIELO OESTE PLACE	WEST CUL-DE-SAC TERMINUS	UNSER BOULEVARD	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS						
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CALLE DE ENTRADA	NORTH BOUNDARY TRACT A-1	MIREHAVEN DIVERSION CHANNEL	/	/	/

NOTE: MIREHAVEN ARROYO CHANNEL IMPROVEMENTS GUARANTEED AS PART OF THE CROSSING, COA PROJECT 545380, MUNICIPAL LIEN FILED: JUNE 29, 2000 BK-A7, PG-2699
SIA "B" NON-WORK ORDER FILED: JUNE 29, 2000 BK-A7, PG-2698.
POND IMPROVEMENTS & 30' SPILLWAY
WATER QUALITY MANHOLE AND RIPRAP BASIN ENERGY DISAPPATOR WILL BE PROVIDED AT THE OUTLET TO THE MIREHAVEN DIVERSION CHANNEL.

A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

LOMR FOR MIREHAVEN CHANNEL REQUIRED PRIOR TO FINAL PLAT

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
SCOTT STEFFEN PREPARED BY: PRINT NAME	Janet L. Cummings 6/5/02 DRB CHAIR — DATE	Christina Sandoval 6/5/02 PARKS & RECREATION DEPARTMENT — DATE
BOHANNAN HUSTON INC. FIRM:	6-05-02 TRANSPORTATION DEVELOPMENT — DATE	AMAFCA — DATE
Scott J. Steffen 5/8/2002 SIGNATURE — DATE	Roger A Green 6/5/02 UTILITY DEVELOPMENT — DATE	Brad S. Bingham 6/5/02 CITY ENGINEER — DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION 6-05-04	N/A NEW MEXICO UTILITIES INC. — DATE	DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	5-20-04			

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: WESTLAND DEVELOPMENT COMPANY, INC. PHONE: 831-9600
ADDRESS: 401 COORS NW FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACTS A-1 AND H-1 Block: ____ Unit: ____
Subdiv. / Addn. TIERRA OESTE UNIT 3 Cielo Oeste
Current Zoning: RD Proposed zoning: ____
Zone Atlas page(s): H-9 No. of **existing** lots: 2 No. of **proposed** lots: 75
Total area of site (acres): 62.95 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? ____
UPC No. 100905832543012022/100905924012040969 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: NW CORNER OF UNSER AND LADERA N.W.
Between: ____ and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1001939/02DRB-00714

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

SIGNATURE [signature] DATE 11/25/02
(Print) SCOTT STEFFEN ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers	Action	S.F.	Fees
02DRB - ____ - 01797	FP	____	$ Ø
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ Ø

Hearing date Dec. 4, 2002

[signature] 11/25/02 Project # 1001939
Planner signature / date

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

☐ **SKETCH PLAT REVIEW AND COMMENT**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

SCOTT STEFFEN
Applicant name (print)

Scott Steffen 11/25/02
Applicant signature / date

Form revised September 2001

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
02DRB - ____ - 01797
____ - ____ - ____
____ - ____ - ____

April Candelaria 11/25/02
Planner signature / date

Project # 1001939

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 26, 2002

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

Re: Final Plat Approval
Cielo Oeste

Dear Roger:

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

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

The purpose of this plat is to subdivide Tracts A-1 and H-1 into 75 lots and 5 tracts and to vacate and grant easements.

Please place this item on the DRB Agenda to be heard on December 4, 2002. If you have any questions or require additional information, please contact me.

Sincerely,

Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

No. of Lots: 75
Nearest Major Streets
Unser & Ladera NW

FIGURE 12

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

CIELO OESTE SUBDIVISION CPN 691581

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 14th day of November, 2002, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and WESTLAND DEVELOPMENT COMPANY, 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 401 COORS BLVD NW 87121 and whose telephone number is 831-9600, 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:] TRS. A, C, E AND H PLAT OF THE CROSSING, recorded on 7/9/96 in the records of the Bernalillo County Clerk at Book 96C, pages 302 ~~thxxxxxxxxxx~~ (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:] WESTLAND DEVELOPMENT COMPANY, INC. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as CIELO OESTE SUBDIVISION 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 5 day of JUNE, 12003 ("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. 691581.

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

Mary Herrera Bern. Co. AGRE R 29.00
2002152199
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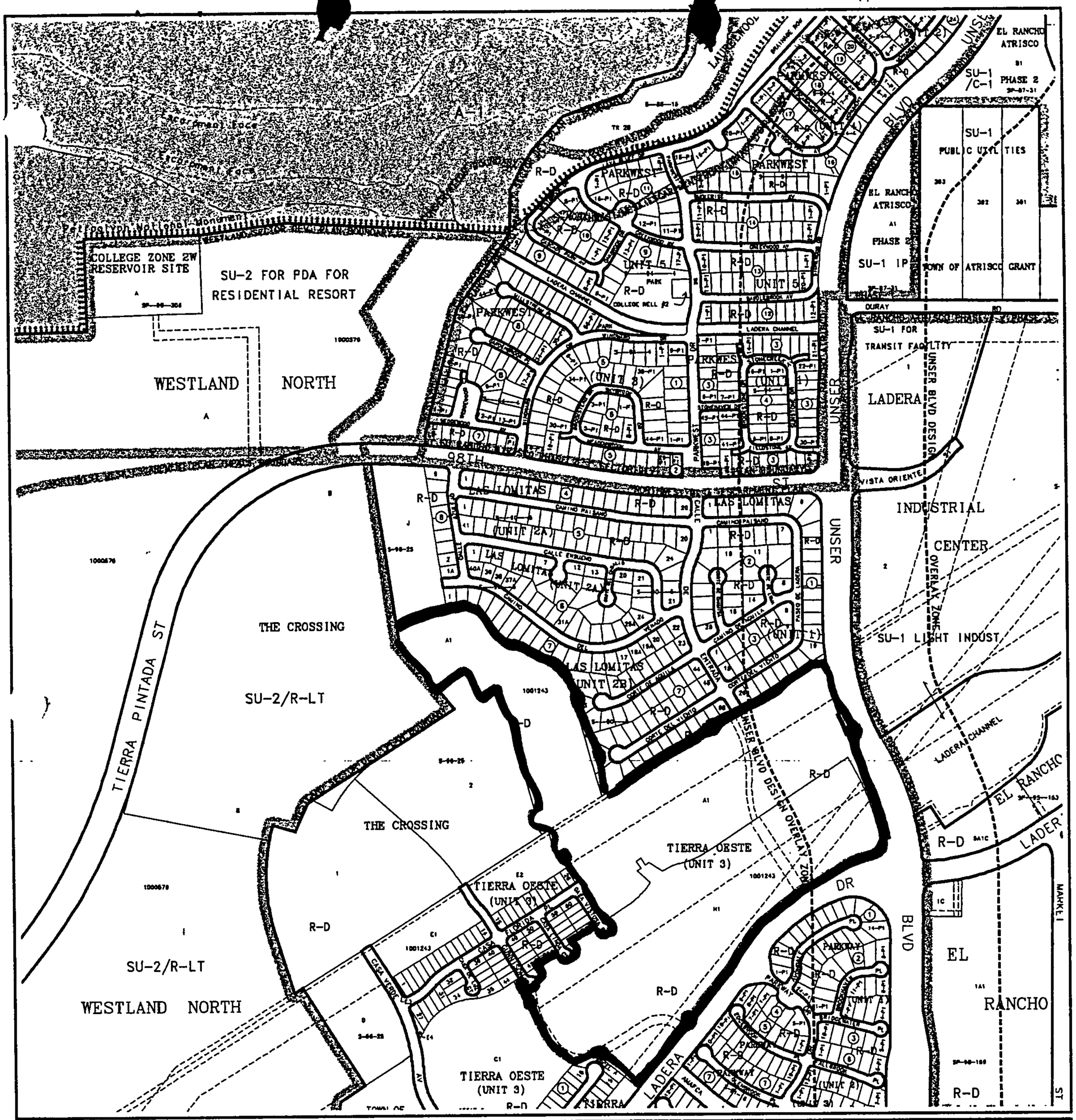
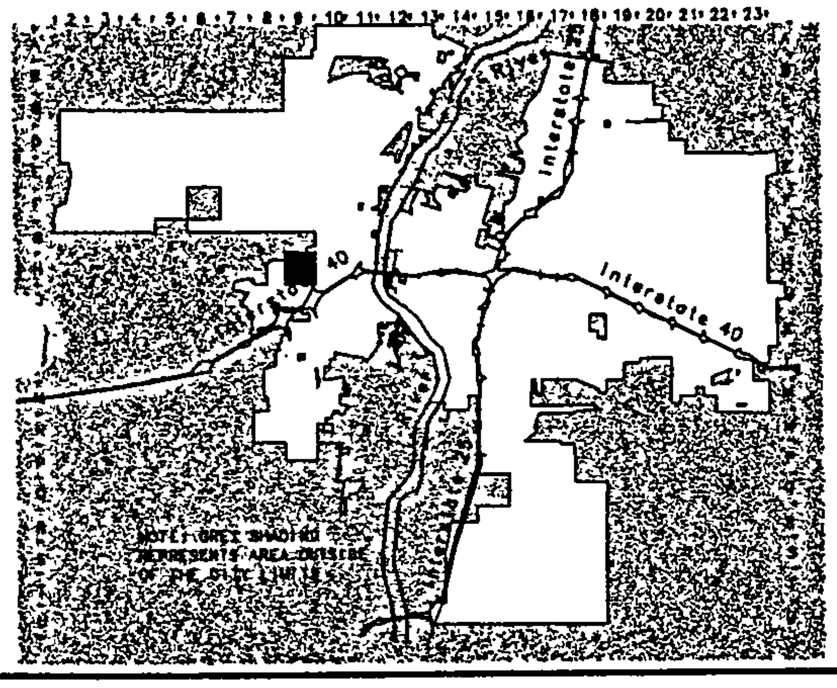
Page: 1 of 11
11/19/2002 02:59P
Bk-A45 Pg-1789





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through April 03, 2002

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: WESTLAND DEVELOPMENT COMPANY, INC. PHONE: 831-9600
ADDRESS: 401 COORS NW FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: ~~AMENDED SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT,~~ PRELIMINARY PLAT AND GRADING PLAN

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. TRACTS A-1 AND H-1 Block: ____ Unit: ____
Subdiv. / Addn. TIERRA OESTE UNIT 3
Current Zoning: RD Proposed zoning: ____
Zone Atlas page(s): H-9 No. of **existing** lots: 2 No. of **proposed** lots: 75
Total area of site (acres): ____ 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. 100905832543012022/100905924012040969 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: NW CORNER OF UNSER AND LADERA N.W.
Between: ____ and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): S-94-73 Z-85-30
1001939/02-00719/02-00720/02-00715

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

SIGNATURE ____ DATE 8/6/02
(Print) SCOTT STEFFEN ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers			Action	S.F.	Fees
02DRB	-	-01216	ASPS	P(3)	$ [illegible]
02DRB	-	-01217	ASPBP	P(3)	$ [illegible]
02DRB	-	-01218	APP&G	S(3)	$ [illegible]
	-	-			$
	-	-			$
					Total $ [illegible]

Hearing date August 14, 2002.

[signature] 8/6/02 Project # 1001939
Planner signature / date

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

☐ **SKETCH PLAT REVIEW AND COMMENT**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

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

✓ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

SCOTT STEFFEN
Applicant name (print)

Scott J Steffen 8/6/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB-_____-01218
_____-_____-_____
_____-_____-_____

April Candelaria 8/6/02
Planner signature / date

Project # 1001939

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ 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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
✓ 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
✓ Letter of authorization from the property owner if application is submitted by an agent
N/A Infrastructure List, if relevant to the site plan
N/A Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

SCOTT STEFFEN
Applicant name (print)

Scott J Steffen 8/6/02
Applicant signature / date

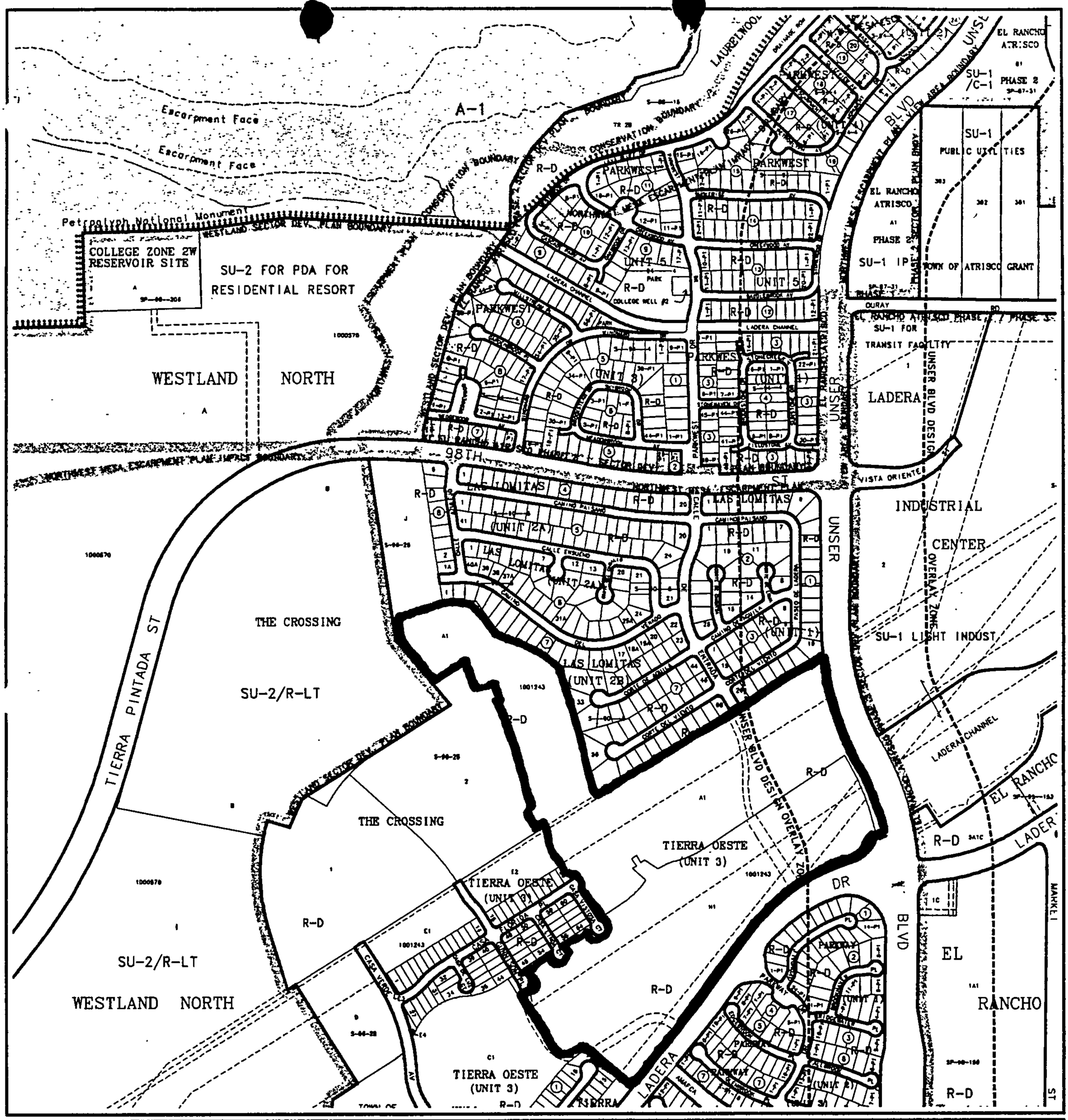
Form revised September 2001

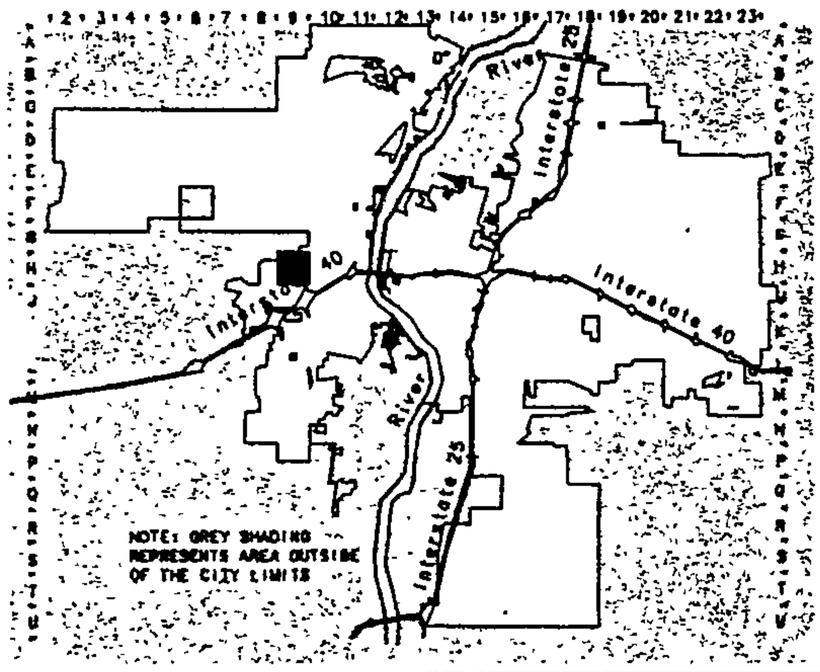
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB - ____ - 01216
02DRB - ____ - 01217
____ - ____ - ____

Paul Candelaria 8/6/02
Planner signature / date

Project # 1001939





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through April 03, 2002

20258 002

Westland Development Co., Inc.

401 Coors Blvd. N.W.
Albuquerque, New Mexico 87121
(505) 831-9600
FAX (505) 831-4865
1-800-726-1350

May 9, 2002

Janet Cunningham
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: CIELO OESTE SUBDIVISION

Dear Janet:

Westland Development Company, Inc. hereby authorizes Bohannan Huston, Inc. to act as its agent in any and all matters pertaining to the subdivision development process for the above referenced project.

Sincerely,
Westland Development Company, Inc.

Fred Ambrogi

Fred Ambrogi

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 6, 2002

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

Re: Amended Preliminary Plat,Grading Plan and Site Plan for Subdivision and Building Permit
Cielo Oeste Subdivision (DRB Case No. 1001939)

Dear Janet:

Enclosed for Development Review Board (DRB) review and approval of an amended Preliminary Plat, Grading Plan and Site Plan for Subdivision and Building Permit are copies of the following information:

- Completed Development Review Applications
- Fee in the amount of $255.00
- Six (6) copies of the Amended Preliminary Plat and Grading Plan
- Six (6) copies of the Amended Site Plan for Subdivision and Building Permit, and
- Zone Atlas Map showing location of subject property.

The Preliminary Plat and Grading Plan are being amended to reflect the revised layout for the Cielo Oeste Subdivision. The current tract boundary between Tracts A-1 and H-1, Tierra Oeste Unit 3, is shown as the southerly boundary of the Cielo Oeste subdivision on the approved preliminary plat. This line also corresponds to the northerly line of an existing 100-foot El Paso Electric easement. The revised layout moves the proposed southerly boundary of the subdivision to the north by 30 feet. The purpose of the revision is to provide an additional buffer between the proposed lots and the El Paso easement. As a result of the revision, the total number of lots in the subdivision has decreased from 76 to 75 (Lot 1 has been eliminated). The acreages and minimum lot dimensions have been revised under the general notes section on the amended preliminary plat.

The Site Plan for Subdivision and Building Permit are being amended to reflect the changes to the layout described above. In addition to showing the revised lot configuration, the amended Site Plan shows the revised geometry for Cielo Oeste Place. The open space calculations shown on the amended plan have been revised to reflect the new lot areas for the proposed development. This revision increased the "Remaining Open Space Requirement" for the Cielo Oeste Subdivision from 7,669 square feet to 12,992 square feet.

Please place this item on the DRB Agenda to be heard on August 14, 2002. If you have any questions or require further information, please contact me.

Sincerely,
Bohannan Huston, Inc.

Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

a:\msnyder/020258\data\002\amend.gd/pre

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. *Site Plan (including utilities and easements)*
2. *Landscaping Plan*
3. *Grading Plan*
4. *Building Elevations*

*Submitted shall be organized in the above manner. In addition, 81/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as **NA**, if not applicable.*

SHEET #1 - SITE PLAN

A. General Information

✓ 1. *Scale*

Under 1.0 acre	*1" = 10'*
1.0 - 5.0 acres	*1" = 20'*
Over 5 acres	*1 = 50'*
Over 20 acres	*1" = 100'*
Other scales as approved by staff	

✓ 2. *Bar Scale*
✓ 3. *North Arrow*
✓ 4. *Scaled Vicinity Map*
✓ 5. *Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.*
✓ 6. *Property lines*
✓ 7. *Existing and proposed easement (identify each)*

B. Proposed Development

1. *Structural*

✓ A. *Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls*
✓ B. *Square footage of each structure* (OPEN SPACE CHART)
✓ C. *Proposed of each structure*
✓ D. *Temporary structures, sign and other improvements*
✓ E. *Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.*
✓ F. *Dimensions of all principal site elements*
N/A G. *Loading facilities*
✓ H. *Site lighting (height, type, and intensity)*

2. Non-Structural and Parking

N/A A. Parking design with spaces numbered per aisle and totaled.

N/A 1. Location
___ 2. Arrangements
___ 3. Dimensions
___ 4. Turning spaces
___ 5. Drives
___ 6. Aisles
___ 7. Ingress
___ 8. Egress
___ 9. Number of spaces required: _____
Provided: _____
___ 10. Handicapped parking, spaces required: _____
Provided: _____

N/A B. Bicycle racks, spaces required: _____
Provided: _____

N/A C. Refuse container and enclosure, if applicable.

C. Street and Circulation

✓ 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
✓ 2. Curve radii
✓ 3. Right-of-Way width
✓ 4. Pavement width, flow line to flow line including medians and median cuts.
✓ 5. Sidewalk widths and locations, existing and proposed.
N/A 6. Rail spurs, if applicable
✓ 7. Location of traffic signs and signals related to the functioning of the proposal.
✓ 8. Bikeways
✓ 9. Bus facilities, including bays and shelters where required.
✓ 10. Curb cut size and type.
N/A 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

CONCEPTUAL UTILITY PLAN

✓ 1. Fire hydrant locations, existing and proposed.
✓ 2. Distribution lines
✓ 3. Right-of-Way and easements, existing and proposed , on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ 4. Existing water, sawer, storm drainage facilities (public and/or private).
✓ 5. Proposed water, sawer, storm drainage facilities (public and/or private)

E. Phasing

N/A 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff. See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

✓ 1. Scale - must be same as scale on sheet #1 - Site plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Identify nature of ground cover materials
   ✓ A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
   ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
   ✓ C. Ponding areas either for drainage or landscaping/recreational use. (GRADING PLAN)
✓ 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
   ___ A. Existing, indicating whether it is to preserved or removed.
   ___ B. Proposed, to be established for general landscaping.
   ___ C. Proposed, to be established for screening/buffering.
N/A 8. Irrigation System
N/A 9. Planting Beds
✓ 10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
✓ 11. Responsibility for maintenance
✓ 12. Statement of Water Waste, etc.
N/A 13. Landscaped area requirement, in square feet and percent:_____
N/A 14. Landscaped area provided, in square and percent:_____

SHEET #3 - GRADING PLAN

A. General Information

✓ 1. Scale - must be same as Sheet #1 - Site Plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
✓ 5. Property Lines
✓ 6. Existing and proposed easements
✓ 7. Proposed contours and/or spot elevations
✓ 8. Retaining walls

B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:
   A. Conceptual grading and drainage plan
   B. Drainage plan (maybe required for other submittals)
   C. Drainage Report (maybe required for other submittals)

✓ A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

✓ B. *Spot Elevation*
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

✓ C. *Grade Changes*
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

DESIGN GUIDELINES (TEXT)

✓ 1. *Scale (minimum of 1/8" or as approved by Planning Staff).*
✓ 2. *~~Bar Scale~~*
✓ 3. *Facade orientation (elevation of all sides of the buildings)*
✓ 4. *Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.*
✓ 5. *Location materials and colors of windows and building entrances*
✓ 6. *Materials and colors of buildings and structures*

B. Signage

N/A 1. *Elevations*
2. *Location*
3. *Height and width*
4. *Sign face area*
5. *Lighting*
6. *Materials and Colors*
7. *Additional information including, renderings, perspective drawings may be submitted.*

N/A A. *Samples*
N/A 1 *Presentation Models*
N/A 2. *Photos*

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request
___ D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s)
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
✓ 9. Any Internal Circulation Requirements
✓ 10. For each lot:
  - ✓ a. Maximum Building Height
  - ✓ b. Minimum Building Setback
  - ✓ c. Maximum Total Dwelling Units and / or
  - n/a d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional, but STRONGLY recommended)

INCLUDED ON PLAN WHICH IS ALSO FOR BLDG. PERMIT

✓ 1. Overall Design Theme and Land Use Concept
✓ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
✓ 3. Street Design
✓ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
✓ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
✓ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
✓ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
✓ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
✓ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

6-6-02

4. Project #1001939
02DRB-00717 Minor-Temp Defer SDWK
02DRB-00718 Minor-Sidewalk Waiver
02DRB-00714 Major-Preliminary Plat Approval
02DRB-00715 Major-Vacation of Pub Right-of-Way
02DRB-00716 Major-Vacation of Public Easements
02DRB-00719 Major-SiteDev Plan Subd
02DRB-00720 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) A-1 & H-1, **TIERRA OESTE, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on WEST OF UNSER BLVD NW, north of LADERA DR. NW and 98TH ST. NW [REF: 02DRB-00159, 1000515, 02DRB-00567, 00DRB-00631 & 2] (H-9)

At the June 5, 2002, Development Review Board meeting, with the signing of the Infrastructure List dated June 5, 2002, and approval of the Grading Plan engineer stamp dated June 4, 2002, the Preliminary Plat was approved.

The Site Development Plan for Building Permit and Subdivision was approved with final sign-off delegated to City Engineer and Planning.

The Vacations were 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 TWO

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

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

If you wish to appeal this decision, you must do so by June 20, 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

xc: Westland Development Co., Inc., 401 Coors Blvd NW 87121
Darlene Motley, 8139 Corte de Aguila NW 87120
Bohannan Huston, Inc., 7500 Jefferson NE 87109
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

4

DRB CASE TRACKING LOG

REVISED 5/18/2000

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

Application No: 02DRB-00719 **(SDP/SUBD)** **Project #1001939**
02DRB-00720 **(SDP/BP)**
Project Name: **TIERRA OESTE, UNIT 3** Fee:
Agent: Bohannan Huston, Inc. Phone # 823-1000
Your request for **(SDP for SUBD), (SDP for BP), (PRELIM/FINAL PLATS), (MASTER DEV. PLAN)**, was approved on 6/5/02 by the DRB with delegation of signature(s) to the following Departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: DFA
- PARKS / CIP: _____
- PLANNING (Last to sign): See Comments

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

CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

- TRANSPORTATION
  Dates: Routed: _____ Disapproved: _____ Approved: _____
- UTILITIES
  Dates: Routed: _____ Disapproved: _____ Approved: _____
- CITY ENGINEER / AMAFCA
  Dates: Routed: _____ Disapproved: _____ Approved: _____
- PARKS / CIP
  Dates: Routed: _____ Disapproved: _____ Approved: _____
- PLANNING (Last to sign)
  Dates: Routed: _____ Disapproved: _____ Approved: _____

PLANS RELEASED TO APPLICANT OR AGENT

Date Released: _____ Date Returned: _____
Print Name: _____ Firm: _____
Signed: _____

Date Released: _____ Date Returned: _____
Print Name: _____ Firm: _____
Signed: _____

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: 1001939 **AGENDA ITEM NO: 4**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 6-4-02 is on file for Preliminary Plat approval.
No objection to the vacation requests w/ condition that LOMR be approved prior to Final Plat.
Comment on Infrastructure List and Plat.

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN signed I.L.

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 5, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001939 AGENDA#: 4 DATE: 6/5/02

1. Name: Scott Steffen Address: ~~6700~~ Courtyard I Jefferson 7500 Zip: 87109
2. Name: Darlene Motley Address: 8139 Corte De Abuela Zip: 87120
3. Name: Fred Ambrogi Address: 401 Coors Blvd NW Zip: 87121
4. Name: Kevin Patton Address: Courtyard I 7500 Jefferson St Zip: 87109
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: _____

From Ons

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 5, 2002,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000893
02DRB-00679 Major-Preliminary Plat Approval
02DRB-00681 Minor-Temp Defer SDWK

Skies West (R)

COMMUNITY SCIENCES CORP. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) B-1-A and Lot B-2-A, **RIDGEVIEW VILLAGE, UNIT 2,** zoned SU-1 for R-2 Uses/SU-1 for Mixed Uses, located on MCMAHON BLVD. NW, between UNSER BLVD. NW and BANDELIER DRIVE NW containing approximately 10 acre(s). [REF: Z-97-119, 01110 01639, 00128 01640] (A-11)

02DRB-00713 Major-SiteDev Plan BldPermit

Horizon Hills (R)
Skies West (R)

CONSENSUS PLANNING agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) B1 & B2 & Curb Inc, to be known as **RIDGEVIEW VILLAGE, UNIT 2,** ZOLIN KUNATH TRES ESQUINAS LLC, zoned SU-1 Mixed Use / SU-1 R-2, located on the northwest corner of UNSER & MCMAHON BLVD NW, between UNSER NW and MCMAHON NW containing approximately 21 acre(s). [REF:00110-01639, 00128-01640, 01450-00888] **[Russell Brito, EPC Case Planner]** (A-11)

Project # 1000908
02DRB-00721 Major-Preliminary Plat Approval
02DRB-00722 Major-Vacation of Pub Right-of-Way
02DRB-00723 Minor-Sidewalk Waiver
02DRB-00724 Minor-Temp Defer SDWK

Westgate Heights (R)

ISAACSON & ARFMAN PA agent(s) for THOMSON REAL ESTATE request(s) the above action(s) for all or a portion of Tract(s) 439 (to be known as **CASITA DE LA MESA - UNIT 4**, TOWN OF ATRISCO GRANT, zoned R-D residential and related uses zone, developing area, located EAST OF 94TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF 01440-00186] (L-9)

Project # 1001656
02DRB-00710 Major-Bulk Land Variance
02DRB-00711 Major-Preliminary Plat Approval
02DRB-00712 Minor-Final Plat Approval

No association

MOLZEN-CORBIN & ASSOC agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for the Airport and Adjacent Lands (to be known as **DOUBLE EAGLE II**), SEC 17 TOA T11N R1E, zoned SU-1 Airport / SU-1 Major Public Open Space, located on PASEO DEL VOLCAN NW, between SHOOTING RANGE PARK RD NW and DOUBLE EAGLE II AIRPORT containing approximately 6337 acre(s). (C-4)

SEE PAGE 2....

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1001939
02DRB-00717 Minor-Temp Defer SDWK
02DRB-00718 Minor-Sidewalk Waiver
02DRB-00714 Major-Preliminary Plat Approval
02DRB-00715 Major-Vacation of Pub Right-of-Way
02DRB-00716 Major-Vacation of Public Easements
02DRB-00719 Major-SiteDev Plan Subd
02DRB-00720 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) A-1 & H-1, **TIERRA OESTE, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on WEST OF UNSER BLVD NW, north of LADERA DR. NW and 98TH ST. NW [REF: 02DRB-00159, 1000515, 02DRB-00567, 00DRB-00631 & 2] (H-9)

Laurelwood (R), Ladera West (R)
Parkway (R), Los Lomitas (R)

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 20, 2002.

Janet,
Mary Snyder requested the neighborhoods for this submittal but had incorrectly marked the subject tracts on the zone atlas page. Mary's request attached.
Don

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 30, 2002

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on April 30, 2002
(date)

TO CONTACT NAME: Mary Snyder
COMPANY/AGENCY: Bohannan Huston Inc.
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 798-7988

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tracts A & E, The Crossing
zone map page(s) H-9.

Our records indicate that as of 4-30-02, there were **no Recognized Neighborhood Associations** in this area.
(date)

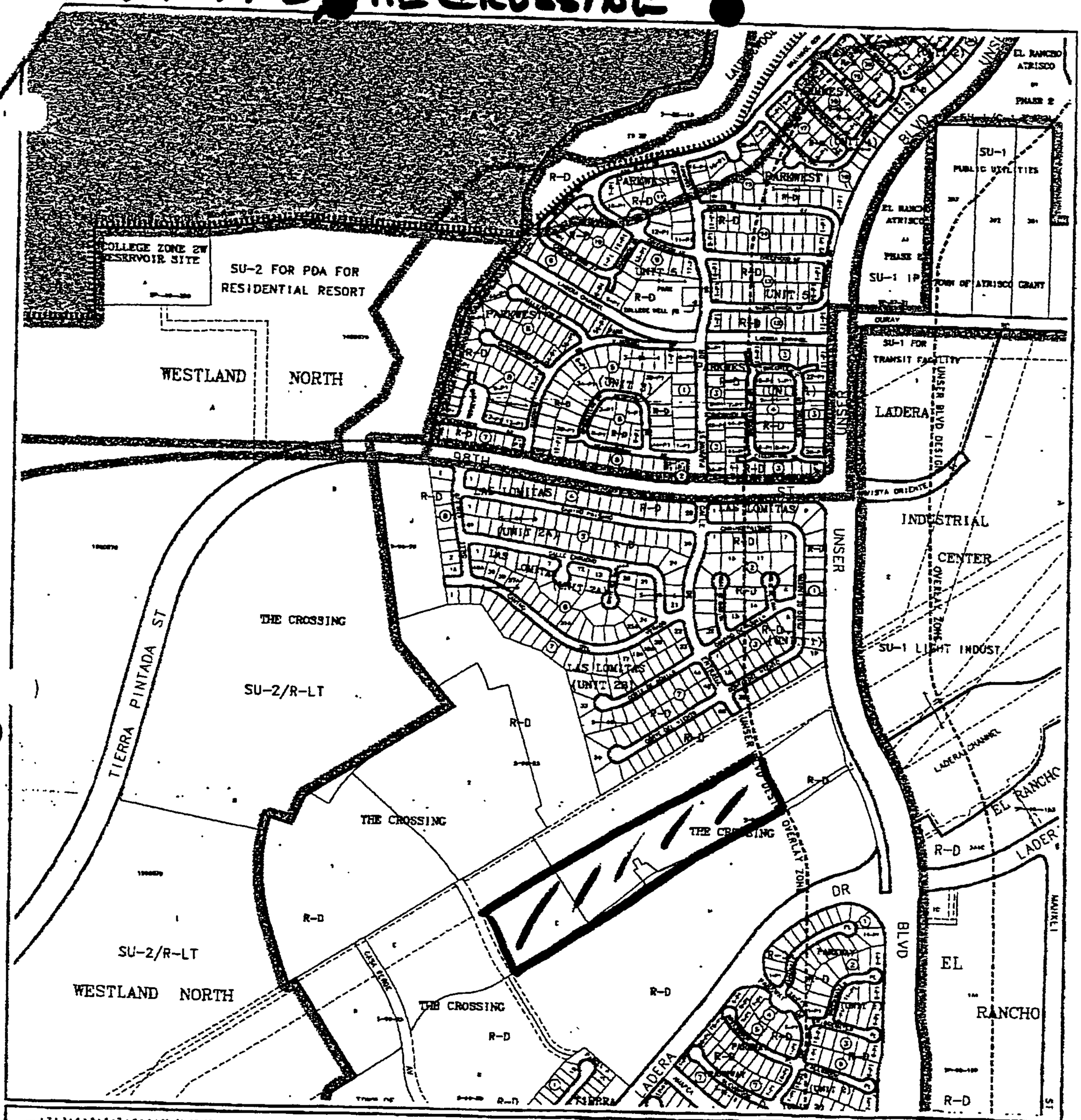
If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(05/08/01)

MRS. A & E THE CROSSING



t-it® Fax Note 7671	Date	# of pages ▶ 1
To STEPHANI W.	From MARY SNYDER	
Co./Dept. ONC	Co. BHI	
Phone #	Phone #	
Fax # 924-3913	Fax # 798-7988	

CITY OF Albuquerque
Geographic Information System
ING DEPARTMENT
Copyright 2001

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through July 19, 2001

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 5, 2002

Project #1001939
Application # 02DRB-00717, 02DRB-00718, 02DRB-00714, 02DRB-00715, 02DRB-00716, 02DRB-00719, 02DRB-00720
Tierra Oeste, Unit 3

---

1. No objection to the temporary deferral of sidewalk construction or to the sidewalk waiver. Defer to Transportation Development.
2. No objection to the vacation of public right-of-way. Defer to Transportation Development.
3. No objection to the vacation of easements. Defer to Public Works and those entities having an interest in the easements.
4. The vacation application numbers must be indicated in keyed notes or adjacent to the area being vacated.
5. According to the Subdivision Regulations, grades are to be blended to the extent possible. Please provide a letter of explanation/justification for the use of any retaining walls.
6. No objection to the site development plan. Three complete sets of the site plan approved by the DRB must be provided at time of final sign-off for internal distribution.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
June 5, 2002
Project #1001939

Project # 1001939
02DRB-00717 Minor-Temp Defer SDWK
02DRB-00718 Minor-Sidewalk Waiver
02DRB-00714 Major-Preliminary Plat Approval
02DRB-00715 Major-Vacation of Pub Right-of-Way
02DRB-00716 Major-Vacation of Public Easements
02DRB-00719 Major-SiteDev Plan Subd
02DRB-00720 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) A-1 & H-1, **TIERRA OESTE, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on WEST OF UNSER BLVD NW, north of LADERA DR. NW and 98TH ST. NW [REF: 02DRB-00159, 1000515, 02DRB-00567, 00DRB-00631 & 2] (H-9)

AMAFCA No objection to requested actions. AMAFCA has submitted written approval of the Preliminary Plat and is coordinating with the consultant and City Hydrology on work order plans.

COG Question raised regarding whether bike/pedestrian access from Cielo Oeste Place to Unser Boulevard will be provided.
***Unser Boulevard** is proposed as a **Limited Access Roadway** at this location.
***Unser Boulevard** is an existing **Bike Trail/Path** and a proposed **Bike Lane** route at this location.

Transit Direct bicycle and pedestrian access should be provided to existing transit and trails on Unser Blvd. from Cielo Oeste Pl.

Zoning Enforcement 10-foot separation between buildings is required.

Neighborhood Coor. Letters sent to Laurelwood (R), Ladera West (R), Parkway (R), and Las Lomitas (R) Neighborhood Associations.

APS

The requests above for **Tierra Oeste Unit 3 subdivision,** on 11 acres (76 lots zoned R-D), located west of Unser NW between Ladera NW and 98th NW, will affect Painted Sky Elementary School, Jimmy Carter 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.

APS (cont'd)

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. No comments.

Fire Department	No adverse comment.
PNM Gas	Approved.
PNM Electric	No objections to vacation of drainage easements.
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 adverse comment.
Open Space Division	No Adverse Comment.
City Engineer	An approved drainage report is required for Preliminary Plat approval. No objection to sidewalk issues. Vacations of AMAFCA easements must be approved by AMAFCA. Comment on Infrastructure List.

Transportation Development

1. A pedestrian easement should be incorporated to Unser.
2. No objection to the sidewalk deferral or waiver.
3. No objection to the vacation of the public right-of-way on the condition that adequate right-of-way will be retained for the permanent street improvements.
4. Refer to the agencies having interest in the public easement for comments on that vacation request.

Parks & Recreation

This request is subject to the Park Dedication and Development Ordinance. The park requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 7/20/01, as follows:

The park dedication requirements for 76 lots of Tierra Oeste Unit 4 (formerly Tract A of the Crossing) have been met via the transfer of the deed for Tract D.

Park development requirements will be met at time of building permit.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. The Open Space requirements have been met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 7/20/01. There are 35729.83 square feet of credits available for future dedication.

Utilities Development

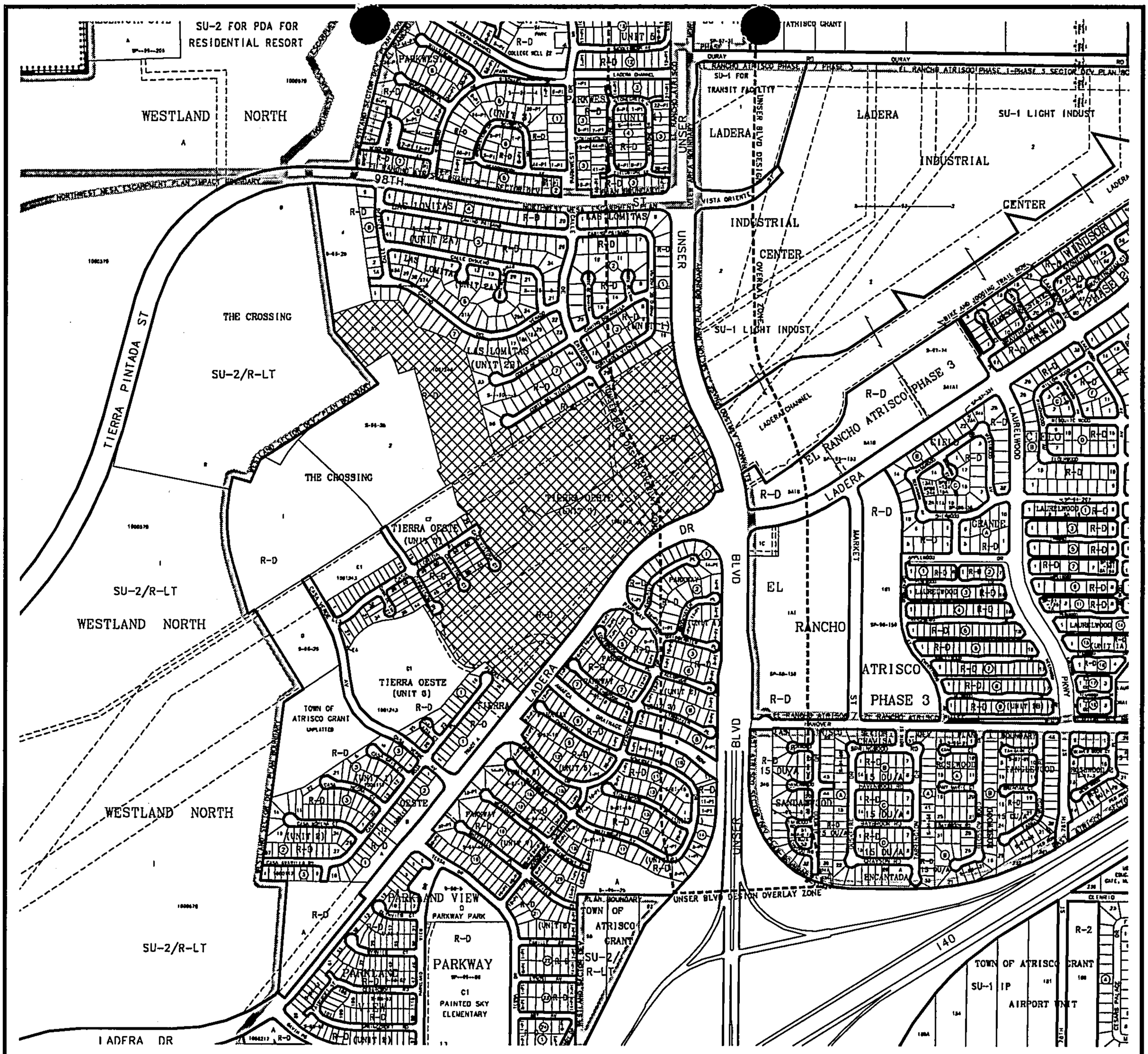
1. No objection to Vacation requests.
2. Revise water line easement and infrastructure list if possible in accordance with Availability Statement.
3. No objection to Sidewalk Deferral and Waiver.
4. No objection to Site Plan approval.

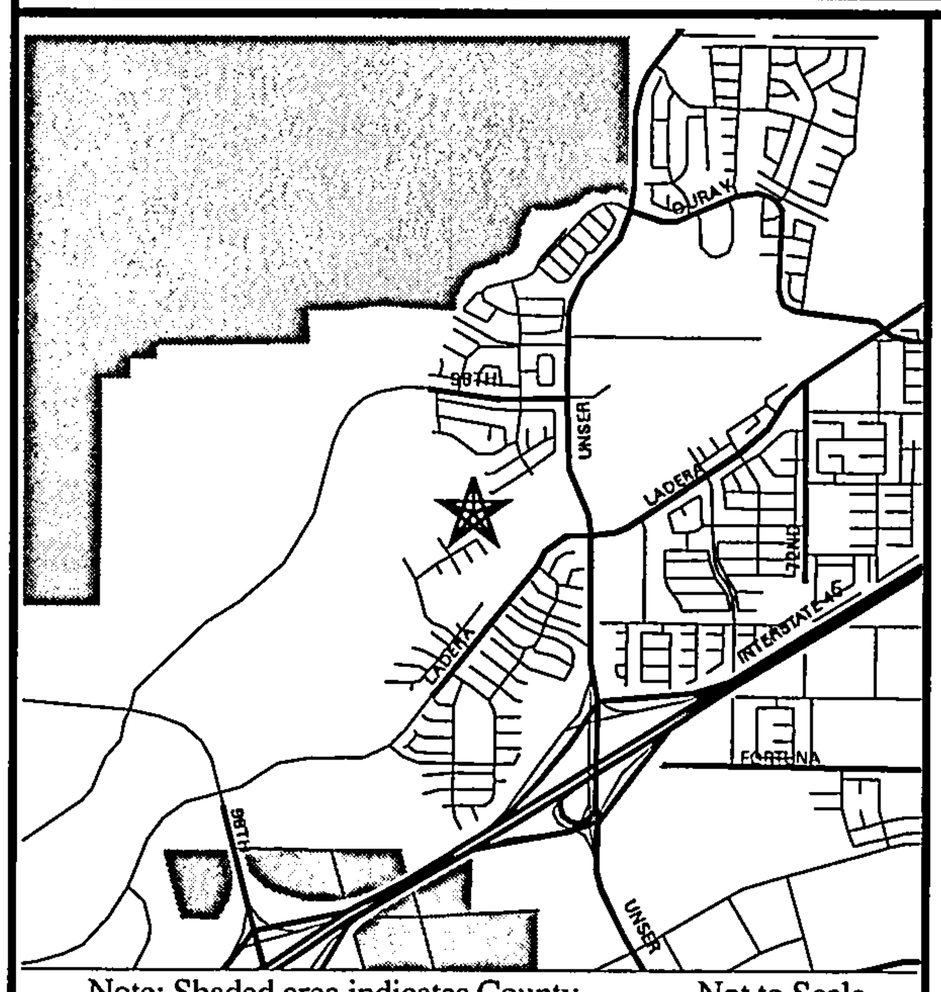
Planning Department

1. No objection to the temporary deferral of sidewalk construction or to the sidewalk waiver. Defer to Transportation Development.
2. No objection to the vacation of public right-of-way. Defer to Transportation Development.
3. No objection to the vacation of easements. Defer to Public Works and those entities having an interest in the easements.
4. The vacation application numbers must be indicated in keyed notes or adjacent to the area being vacated.
5. According to the Subdivision Regulations, grades are to be blended to the extent possible. Please provide a letter of explanation/justification for the use of any retaining walls.
6. No objection to the site development plan. Three complete sets of the site plan approved by the DRB must be provided at time of final sign-off for internal distribution.

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

xc: Westland Development Co., Inc., 401 Coors Blvd NW 87121
Bohannan Huston, Inc., 7500 Jefferson NE 87109





Note: Shaded area indicates County Not to Scale

ZONING MAP

02DRB-00715
02DRB-00716
02DRB-00719
02DRB-00720

AGIS

Scale 1"= 964 '

PROJECT NO.
1001939

HEARING DATE
6-5-02

MAP NO.
H-9

ADDITIONAL CASE NUMBER(S)
02DRB-00714
02DRB-00717
02DRB-00718

#708

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

App#	02DRB-00714
Proj#	1001939
Other#	02DRB-00717 02DRB-00718
	02DRB-00715 02DRB-00716

Meeting Date: 6-5-02

Zone Atlas Page: H-9-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Westland Development Co, Inc.

Address: 401 Coors Blvd NW, 87121

Agent: Bohannan-Huston, Inc.

Address: 7500 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: ~~6-21-02~~ 5-21-02

Signature: Kathleen

101005909033320105 LEGAL: LOT 2 PL AT OF LOTS 1 & 2 LADERA INDUSTRIAL CENTER LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNSER/ 98TH STREET PTNS LLC
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

100905919825730107 LEGAL: TR J PLA T OF THE CROSSING CONT 5.2311 AC M/L OR 22 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905913119030106 LEGAL: TR B PLA T OF THE CROSSING CONT 50.0000 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905921422740902 LEGAL: LOT 2 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.14 LAND USE:
PROPERTY ADDR: 00000 8324 CAMINO DEL VENADO
OWNER NAME: FITCH ROGER W & ELEANOR J CO-T
OWNER ADDR: 08324 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905922022740903 LEGAL: LOT 3 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.14 LAND USE:
PROPERTY ADDR: 00000 8320 CAMINO DEL VENADO
OWNER NAME: BUNNELL DALE R & DARLEEN E
OWNER ADDR: 08320 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905920822640901 LEGAL: LOT 1 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.15 LAND USE:
PROPERTY ADDR: 00000 8328 CAMINO DEL VENADO
OWNER NAME: GRANAT CHARLES & REGINA
OWNER ADDR: 08328 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905922622440904 LEGAL: LOT 4 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.15 LAND USE:
PROPERTY ADDR: 00000 8308 CAMINO DEL VENADO
OWNER NAME: RHOADES JEAN & RAY
OWNER ADDR: 08308 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905923122040905 LEGAL: LOT 5 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.17 LAND USE:
PROPERTY ADDR: 00000 8304 CAMINO DEL VENADO
OWNER NAME: GAXIOLA RENE R & SUSANA V
OWNER ADDR: 08304 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905923521640906 LEGAL: LOT 6 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.19 LAND USE:
PROPERTY ADDR: 00000 8300 CAMINO DEL VENADO
OWNER NAME: TURNBOW S TAYLOR & MARTINEZ TU
OWNER ADDR: 08300 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905930009440969 LEGAL: TR A PLA T OF THE CROSSING CONT 35.2901 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905924021240907 LEGAL: LOT 7 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.21 LAND USE:
PROPERTY ADDR: 00000 8220 CAMINO DEL VENADO
OWNER NAME: THOMAS DOUGLAS E & DORA M
OWNER ADDR: 08220 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905924520940908 LEGAL: LOT 8 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.20 LAND USE:
PROPERTY ADDR: 00000 8216 CAMINO DEL VENADO
OWNER NAME: KOSOWSKI ROBERT S & MARTHA S
OWNER ADDR: 08216 CAMINO DEL VENADO ST NW ALBUQUERQUE NM 87120

100905925020540909 LEGAL: LOT 9 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.17 LAND USE:
PROPERTY ADDR: 00000 8208 CAMINO DEL VENADO
OWNER NAME: GAY JACKSON G
OWNER ADDR: 08208 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905940520840309 LEGAL: LT 1 8 BL K 1 CORRECTED PLAT FOR LAS LOMITAS UNIT I LAND USE:
PROPERTY ADDR: 00000 2100 PASEO DE LADERA NW
OWNER NAME: BIRD DAVID & PAM
OWNER ADDR: 02100 PASEO DE LADERA NW ALBUQUERQUE NM 87120

100905925520340910 LEGAL: LT 1 0 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.15 LAND USE:
PROPERTY ADDR: 00000 8204 CAMINO DEL VENADO
OWNER NAME: MARTINEZ ELFIDO & SANDRA M
OWNER ADDR: 08204 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905926019940911 LEGAL: LT 1 1 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.14 LAND USE:
PROPERTY ADDR: 00000 8200 CAMINO DEL VENADO
OWNER NAME: BURATTI RICHARD M & C DIANE
OWNER ADDR: 08200 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905940519840308 LEGAL: LT 1 9 BL K 1 CORRECTED PLAT FOR LAS LOMITAS UNIT I LAND USE:
PROPERTY ADDR: 00000 8000 CORTE DEL VIENTO N
OWNER NAME: SPEARS HAROLD F & ALICE W
OWNER ADDR: 00000 WAGNER SD 57380

100905926619640912 LEGAL: LT 1 2 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.17 LAND USE:
PROPERTY ADDR: 00000 8138 CAMINO DEL VENADO
OWNER NAME: PARKER LAWRENCE A & BETTY B TR
OWNER ADDR: 08138 CAMINO DEL VENDO NW ALBUQUERQUE NM 87120

100905927319340913 LEGAL: LT 1 3 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.19 LAND USE:
PROPERTY ADDR: 00000 8136 CAMINO DEL VENADO
OWNER NAME: THOM KENNETH & ANNE
OWNER ADDR: 08136 CAMINO DEL VENADO NW ALBUQUERQUE NM 87120

100905939819440307 LEGAL: LT 2 0 BL K 1 CORRECTED PLAT FOR LAS LOMITAS UNIT I LAND USE:
PROPERTY ADDR: 00000 8004 CORTE DE VIENTO NW
OWNER NAME: OLIVAS NICK & ROMERO M GRACE
OWNER ADDR: 08004 CORTE DE VIENTO NW ALBUQUERQUE NM 87120

100905928019140914 LEGAL: LT 1 4 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.17 LAND USE:
PROPERTY ADDR: 00000 8134 CAMINO DEL VENADO
OWNER NAME: OWENS DENNIS R & DONNA L
OWNER ADDR: 08134 CAMINO DEL VANADO NW ALBUQUERQUE NM 87120

100905939219040306 LEGAL: LT 2 1 BL K 1 CORRECTED PLAT FOR LAS LOMITAS UNIT I LAND USE:
PROPERTY ADDR: 00000 8008 CORTE DE VIENTO NW
OWNER NAME: CRAWLEY CHUCKIE D & BRIDGETT L
OWNER ADDR: 08008 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905938718740305 LEGAL: LT 2 2 BL K 1 CORRECTED PLAT FOR LAS LOMITAS UNIT I LAND USE:
PROPERTY ADDR: 00000 8012 CORTE DEL VIENTO N
OWNER NAME: MARTINEZ LARRY M & CONSUELO E
OWNER ADDR: 08012 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905922512130105 LEGAL: UNIT 2 P LAT OF THE CROSSING CONT 13.7510 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905938218440304 LEGAL: LT 2 3 BL K 1 CORRECTED PLAT FOR LAS LOMITAS UNIT I LAND USE:
PROPERTY ADDR: 00000 8016 CORTE DEL VIENTO ST
OWNER NAME: ATENCIO ELOY HECTOR & ERNESTIN
OWNER ADDR: 08016 CORTE DEL VIENTO ST NW ALBUQUERQUE NM 87120

100905928719440932 LEGAL: LT 3 2 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.40 LAND USE:
PROPERTY ADDR: 00000 8143 CORTE DE AGUILA NW
OWNER NAME: MILLER GARY E & EMILY ANN
OWNER ADDR: 08143 CORTE DE AGUILA NW ALBUQUERQUE NM 87120

100905937818140303 LEGAL: LT 2 4 BL K 1 CORRECTED PLAT FOR LAS LOMITAS UNIT I LAND USE:
PROPERTY ADDR: 00000 8020 CORTE DE VIENTO NW
OWNER NAME: PARTCH RUSSELL
OWNER ADDR: 08020 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905937217840302 LEGAL: LT 2 5 BL K 1 CORRECTED PLAT FOR LAS LOMITAS UNIT I LAND USE:
PROPERTY ADDR: 00000 8024 CORTE DEL VIENTO N
OWNER NAME: GRIEGO ROBERT E & NANCY
OWNER ADDR: 08024 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905936717440301 LEGAL: LT 2 6 BL K 1 CORRECTED PLAT FOR LAS LOMITAS UNIT I LAND USE:
PROPERTY ADDR: 00000 8028 CORTE DE VIENTO NW
OWNER NAME: PETERSON HERBERT J & JANE ELLE
OWNER ADDR: 08028 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905928618340933 LEGAL: LT 3 3 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.23 LAND USE:
PROPERTY ADDR: 00000 8147 CORTE DE AGUILA NW
OWNER NAME: GONZALES DIANA S
OWNER ADDR: 08147 CORTE DE AGUILA NW ALBUQUERQUE NM 87120

100905936118040968 LEGAL: LT 6 8 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.14 LAND USE:
PROPERTY ADDR: 00000 8100 CORTE DEL VIENTO N
OWNER NAME: TIANO GREGORY S & JENNIFER L
OWNER ADDR: 08100 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905935617740967 LEGAL: LT 6 7 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.13 LAND USE:
PROPERTY ADDR: 00000 8104 CORTE DEL VIENTO N
OWNER NAME: SANCHEZ ALFREDO & SOPHIE M
OWNER ADDR: 08104 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905929017440934 LEGAL: LT 3 4 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.28 LAND USE:
PROPERTY ADDR: 00000 8144 CORTE DE AGUILA ST
OWNER NAME: MITCHELL CELESTE & TERRENCE Q
OWNER ADDR: 08144 CORTE DE AGUILA ST NW ALBUQUERQUE NM 87120

100905929917540935 LEGAL: LT 3 5 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.16 LAND USE:
PROPERTY ADDR: 00000 8140 CORTE DE AGUILA NW
OWNER NAME: PEREZ FRANK D & LYNDA M
OWNER ADDR: 08140 CORTE DE AGUILA NW ALBUQUERQUE NM 87104

100905935117440966 LEGAL: LT 6 6 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.13 LAND USE:
PROPERTY ADDR: 00000 8108 CORTE DEL VIENTO N
OWNER NAME: DALE CHARLES E & LEONA F TRUST
OWNER ADDR: 08108 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905934617140965 LEGAL: LT 6 5 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.13 LAND USE:
PROPERTY ADDR: 00000 8116 CORTE DEL VIENTO N
OWNER NAME: SHIRKEY PAUL R & VICTORIA L
OWNER ADDR: 08116 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905934116840964 LEGAL: LT 6 4 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.13 LAND USE:
PROPERTY ADDR: 00000 8120 CORTE DEL VIENTO N
OWNER NAME: QUINTANA JOSE V & ELEANOR L
OWNER ADDR: 08120 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905933616540963 LEGAL: LT 6 3 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.13 LAND USE:
PROPERTY ADDR: 00000 8124 CORTE DEL VIENTO N
OWNER NAME: VALDEZ EUGENE R & CORINE M
OWNER ADDR: 08124 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905929816440955 LEGAL: LT 5 5 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.24 LAND USE:
PROPERTY ADDR: 00000 8143 CORTE DEL VIENTO N
OWNER NAME: MITCHELL LAWRENCE E & EARNESTI
OWNER ADDR: 08143 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905933116140962 LEGAL: LT 6 2 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.13 LAND USE:
PROPERTY ADDR: 00000 8128 CORTE DEL VIENTO N
OWNER NAME: FORD JULIE
OWNER ADDR: 08128 CORTE DEL VIENTO DR NW ALBUQUERQUE NM 87120

100905929415640956 LEGAL: LT 5 6 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.35 LAND USE:
PROPERTY ADDR: 00000 8147 CORTE DEL VIENTO N
OWNER NAME: SANCHEZ LOUIE E J & MICHELE E
OWNER ADDR: 08147 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905932615840961 LEGAL: LT 6 1 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.13 LAND USE:
PROPERTY ADDR: 00000 8132 CORTE DEL VIENTO N
OWNER NAME: GALLARDO JORGE & LOUANN
OWNER ADDR: 08132 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905932015540960 LEGAL: LT 6 0 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.13 LAND USE:
PROPERTY ADDR: 00000 8136 CORTE DEL VIENTO N
OWNER NAME: COREY CRAIG R& DEBORAH L
OWNER ADDR: 08136 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

100905931515240959 LEGAL: LT 5 9 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.13 LAND USE:
PROPERTY ADDR: 00000 8140 CORTE DEL VIENTO N
OWNER NAME: BUSTOS LORENA R
OWNER ADDR: 08140 CORTE DEL VIENTO NW ALBUQUERQUE NM 87120

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100905931014840958   LEGAL: LT 5 8 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.16  LAND USE:
                     PROPERTY ADDR: 00000    8144 CORTE DEL VIENTO  N
                        OWNER NAME: LEASURE DENNIS L
                        OWNER ADDR: 08144   CORTE DEL VIENTO          NW ALBUQUERQUE      NM 87120

100905934604240970   LEGAL: TR H  PLA T OF THE CROSSING CONT 29.4970 AC M/L      LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: WESTLAND DEVELOPMENT CO INC
                        OWNER ADDR: 00401   COORS                   BL NW ALBUQUERQUE      NM 87121

100905930014440957   LEGAL: LT 5 7 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.40  LAND USE:
                     PROPERTY ADDR: 00000    8148 CORTE DEL VIENTO  N
                        OWNER NAME: SEDILLO LARRY J & EVANGELINE
                        OWNER ADDR: 08148   CORTE DEL VIENTO          NW ALBUQUERQUE      NM 87120

100905949310541007   LEGAL: TR 5 -A-1 C PLAT OF TRS 5-A-1A, 5-A-1B & 5-A-1C OF E  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: WESTLAND DEVELOPMENT CO INC
                        OWNER ADDR: 00401   COORS                   BL NW ALBUQUERQUE      NM 87121

100905923003930103   LEGAL: TR E  PLA T OF THE CROSSING CONT 13.1005 AC M/L      LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: WESTLAND DEVELOPMENT CO INC
                        OWNER ADDR: 00401   COORS                   BL NW ALBUQUERQUE      NM 87121

100905950900240105   LEGAL: TR 1 A1 P LAT OF TRS 1A1 & 1B1 EL RANCHO ATRISCO PHA  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: WESTLAND DEVELOPMENT CO INC
                        OWNER ADDR: 00401   COORS                   BL NW ALBUQUERQUE      NM 87121

100905948305640101   LEGAL: TR 1 -C P LAT OF TRS 1-A, 1-B & 1-C EL RANCHO ATRISC  LAND USE:
                     PROPERTY ADDR: 00000    7940 LADERA NW
                        OWNER NAME: DIAMOND SHAMROCK REFINING & MA
                        OWNER ADDR: 00000                           SAN ANTONIO        TX 78269

100905942106440611   LEGAL: LT 1 1P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1943 AVONDALE  NW
                        OWNER NAME: ORNELAS MARGIE N
                        OWNER ADDR: 01943   AVONDALE                PL NW ALBUQUERQUE      NM 87120

100905942806340612   LEGAL: LT 1 2P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000     847 CENTRAL  NW
                        OWNER NAME: CORDOVA EDWARD E & TINA L
                        OWNER ADDR: 01947   AVONDALE                PL NW ALBUQUERQUE      NM 87120

100905941606140610   LEGAL: LT 1 OP1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1939 AVONDALE  NW
                        OWNER NAME: GONZALES ROBERT Q & ANAYA ALIC
                        OWNER ADDR: 01939   AVONDALE                PL NW ALBUQUERQUE      NM 87120

100905941106040609   LEGAL: LOT  9P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1935 AVONDALE PL NW
                        OWNER NAME: TRUJILLO ALBERT J & CONSUELO T
                        OWNER ADDR: 01935   AVONDALE                PL NW ALBUQUERQUE      NM 87120
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100905943405940613   LEGAL: LT 1 3P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1951 AVONDALE PL NW
                        OWNER NAME: ROYBAL JOSEPH G & MICHELLE T
                        OWNER ADDR: 01951   AVONDALE                PL NW ALBUQUERQUE      NM 87120

100905940705740608   LEGAL: LOT  8P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1931 AVONDALE  NW
                        OWNER NAME: JONES AUDREY M
                        OWNER ADDR: 01931   AVONDALE                PL NW ALBUQUERQUE      NM 87120

100905940205440607   LEGAL: LOT  7P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1927 AVONDALE PL NW
                        OWNER NAME: MAESTAS EMMA JEAN & LIVIE
                        OWNER ADDR: 01927   AVONDALE                   NW ALBUQUERQUE      NM 87120

100905939705240606   LEGAL: LOT  6P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1923 AVONDALE PL NW
                        OWNER NAME: MAXWELL GARY W & CAROLYN I
                        OWNER ADDR: 01923   AVONDALE                PL NW ALBUQUERQUE      NM 87120

100905943605240614   LEGAL: LT 1 4P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1942 AVONDALE  NW
                        OWNER NAME: KERSUL JOSEPH A
                        OWNER ADDR: 01942   AVONDALE                PL NW ALBUQUERQUE      NM 87120

100905939404940605   LEGAL: LOT  5P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1919 AVONDALE  NW
                        OWNER NAME: FLOWERS DANIEL J & TINA C
                        OWNER ADDR: 01919   AVONDALE                PL NW ALBUQUERQUE      NM 87120

100905938904540604   LEGAL: LOT  4P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1915 AVONDALE PL NW
                        OWNER NAME: COY EDWARD M & MATURINO APRIL
                        OWNER ADDR: 01915   AVONDALE                PL NW ALBUQUERQUE      NM 87120

100905944004040632   LEGAL: LOT  8P1  BLK 2 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1931 BROOKHAVEN PL NW
                        OWNER NAME: RODOLPH JOE K & SYLVIA R
                        OWNER ADDR: 01931   BROOKHAVEN              PL NW ALBUQUERQUE      NM 87120

100905938604040603   LEGAL: LOT  3P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1909 AVONDALE PL NW
                        OWNER NAME: JOSEPH SANDRA A
                        OWNER ADDR: 01909   AVONDALE                PL NW ALBUQUERQUE      NM 87120

100905830045620160   LEGAL: TR C  PLA T OF THE CROSSING CONT 10.2750 AC M/L      LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: WESTLAND DEVELOPMENT CO INC
                        OWNER ADDR: 00401   COORS                   BL NW ALBUQUERQUE      NM 87120

100905938503440602   LEGAL: LOT  2P1  BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI  LAND USE:
                     PROPERTY ADDR: 00000    1905 AVONDALE  NW
                        OWNER NAME: JARVIS IRA E
                        OWNER ADDR: 01905   AVONDALE                PL NW ALBUQUERQUE      NM 87120
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100905938502840601 LEGAL: LOT 1P1 BLK 1 CORRECTION SUBD PLAT FOR PARKWAY UNI LAND USE:
PROPERTY ADDR: 00000 1930 AVONDALE PL NW
OWNER NAME: PEREA JOSEPH L & THERESA J
OWNER ADDR: 01901 AVONDALE PL NW ALBUQUERQUE NM 87120

100905936601340707 LEGAL: LT 8 -P1 BLK 5 SUBD FOR PARKWAY UNIT 2 CONT 0.1944 LAND USE:
PROPERTY ADDR: 00000 8131 EDGEBROOK PL NW
OWNER NAME: CUMBIE JEFFERY L & ELIZABETH J
OWNER ADDR: 08131 EDGEBROOK PL NW ALBUQUERQUE NM 87120

100905936201540708 LEGAL: LT 9 -P1 BLK 5 SUBD FOR PARKWAY UNIT 2 CONT 0.1637 LAND USE:
PROPERTY ADDR: 00000 8135 EDGEBROOK PL NW
OWNER NAME: MAES ADRIAN & GERALDINE B
OWNER ADDR: 08135 EDGEBROOK PL NW ALBUQUERQUE NM 87120

100905937601540701 LEGAL: LOT 1P1 BLK 4 CORRECTION SUBD PLAT FOR PARKWAY UNI LAND USE:
PROPERTY ADDR: 00000 8116 PARKWAY DR NW
OWNER NAME: ROMERO JOSEPH ABEL & BERTHA
OWNER ADDR: 08116 PARKWAY DR NW ALBUQUERQUE NM 87120

100905937801040702 LEGAL: LOT 2P1 BLK 4 CORRECTION SUBD PLAT FOR PARKWAY UNI LAND USE:
PROPERTY ADDR: 00000 8112 PARKWAY DR NW
OWNER NAME: ADAMS MICHAEL W & PRAPAISRI
OWNER ADDR: 08112 PARKWAY DR NW ALBUQUERQUE NM 87120

100905936700640706 LEGAL: LT 7 -P1 BLK 5 SUBD FOR PARKWAY UNIT 2 CONT 0.13328 LAND USE:
PROPERTY ADDR: 00000 8127 EDGEBROOK PL NW
OWNER NAME: PEARSON JOEY B & VELINDA M
OWNER ADDR: 08127 EDGEBROOK PL NW ALBUQUERQUE NM 87120

100905834952910701 LEGAL: LT 1 0-P1 BLK 5 SUBD FOR PARKWAY UNIT 2 CONT 0.1554 LAND USE:
PROPERTY ADDR: 00000 8136 EDGEBROOK PL NW
OWNER NAME: CORTEZ CHARLIE
OWNER ADDR: 08136 EDGEBROOK PL NW ALBUQUERQUE NM 87120

100905835352510702 LEGAL: LT 1 1-P1 BLK 5 SUBD FOR PARKWAY UNIT 2 CONT 0.1184 LAND USE:
PROPERTY ADDR: 00000 8132 EDGEBROOK PL NW
OWNER NAME: WAGENER LAWRENCE D & B LUCILLE
OWNER ADDR: 08132 EDGEBROOK PL NW ALBUQUERQUE NM 87120

100905834452210720 LEGAL: LT 1 0-P1 BLK 7 PARKWAY UNIT 3 CONT 0.1354 AC M/L O LAND USE:
PROPERTY ADDR: 00000 8139 GLENBROOK PL NW
OWNER NAME: GARCIA MICHAEL R & JUDE
OWNER ADDR: 08139 GLENBROOK PL NW ALBUQUERQUE NM 87120

100905834851910719 LEGAL: LT 9 -P1 BLK 7 PARKWAY UNIT 3 CONT 0.1163 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 8135 GLENBROOK PL NW
OWNER NAME: MARTINEZ TINA F
OWNER ADDR: 08135 GLENBROOK PL NW ALBUQUERQUE NM 87120

100905833451010721 LEGAL: LT 1 1-P1 BLK 7 PARKWAY UNIT 3 CONT 0.1349 AC M/L O LAND USE:
PROPERTY ADDR: 00000 8140 GLENBROOK PL NW
OWNER NAME: ESQUIBEL DAMIAN O & THERESA M
OWNER ADDR: 08140 GLENBROOK PL NW ALBUQUERQUE NM 87120

100905830149812214 LEGAL: PARC EL A BLOCK 1 A SUBDIVISION PLAT FOR TIERRA OES LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905833750610722 LEGAL: LT 1 2-P1 BLK 7 PARKWAY UNIT 3 CONT 0.1170 AC M/L O LAND USE:
PROPERTY ADDR: 00000 8136 GLENBROOK PL NW
OWNER NAME: DURAN GLEN KIM & LARA J
OWNER ADDR: 08136 GLENBROOK PL NW ALBUQUERQUE NM 87120

100905829149112213 LEGAL: LOT 16 B LOCK 1 A SUBDIVISION PLAT FOR TIERRA OESTE LAND USE:
PROPERTY ADDR: 00000 1405 CASA ROJA PL NW
OWNER NAME: GARCIA YVETTE MARIE
OWNER ADDR: 01405 CASA ROJA PL NW ALBUQUERQUE NM 87120

100905836048010937 LEGAL: TR A SUB DIVISION PLAT OF PARKWAY UNIT 4 CONT 1.257 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NW ALBUQUERQUE NM 87107

100905828848712212 LEGAL: LOT 17 B LOCK 1 A SUBDIVISION PLAT FOR TIERRA OESTE LAND USE:
PROPERTY ADDR: 00000 1401 CASA ROJA PL NW
OWNER NAME: JAECKS-JAMES ELLEN L & CHRISTO
OWNER ADDR: 01401 CASA ROJA PL NW ALBUQUERQUE NM 87120

100905830848712215 LEGAL: LOT 15 B LOCK 1 A SUBDIVISION PLAT FOR TIERRA OESTE LAND USE:
PROPERTY ADDR: 00000 1412 CASA ROJA PL NW
OWNER NAME: SALAZAR TRICIA R
OWNER ADDR: 01412 CASA ROJA PL NW ALBUQUERQUE NM 87120

100905829545612230 LEGAL: TRAC T A. A SUBDIVISION PLAT FOR TIERRA OESTE UNIT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TIERRA OESTE HOMEOWNERS ASSOC
OWNER ADDR: 00401 COORS NW ALBUQUERQUE NM 87121

100905832349210912 LEGAL: LT 1 2-P1 BLK 9 SUBD PLAT FOR PARKWAY UNIT 4 CONT 0 LAND USE:
PROPERTY ADDR: 00000 8147 OAKDALE PL NW
OWNER NAME: DUNN PATRICK TIMOTHY
OWNER ADDR: 08147 OAKDALE PL NW ALBUQUERQUE NM 87120

100905830548312216 LEGAL: LOT 14 B LOCK 1 A SUBDIVISION PLAT FOR TIERRA OESTE LAND USE:
PROPERTY ADDR: 00000 1408 CASA ROJA PL NW
OWNER NAME: OLGUIN RONALD JAMES
OWNER ADDR: 01408 CASA ROJA PL NW ALBUQUERQUE NM 87121

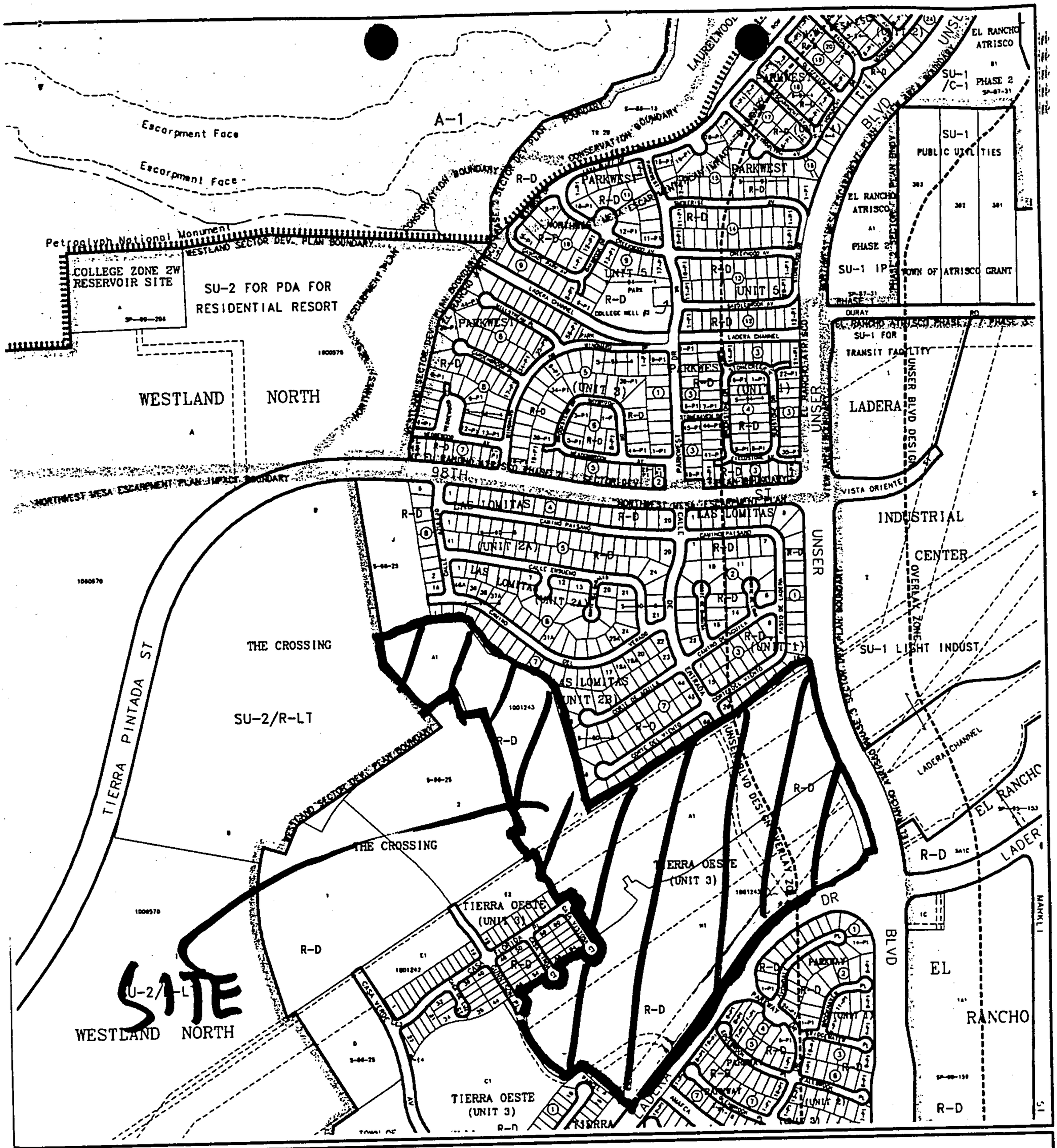
100905832748910911 LEGAL: LT 1 1-P1 BLK 9 SUBD PLAT FOR PARKWAY UNIT 4 CONT 0 LAND USE:
PROPERTY ADDR: 00000 8143 OAKDALE PL NW
OWNER NAME: WILLIAMSON STEPHEN & PATRICIA
OWNER ADDR: 08143 OAKDALE PL NW ALBUQUERQUE NM 87120

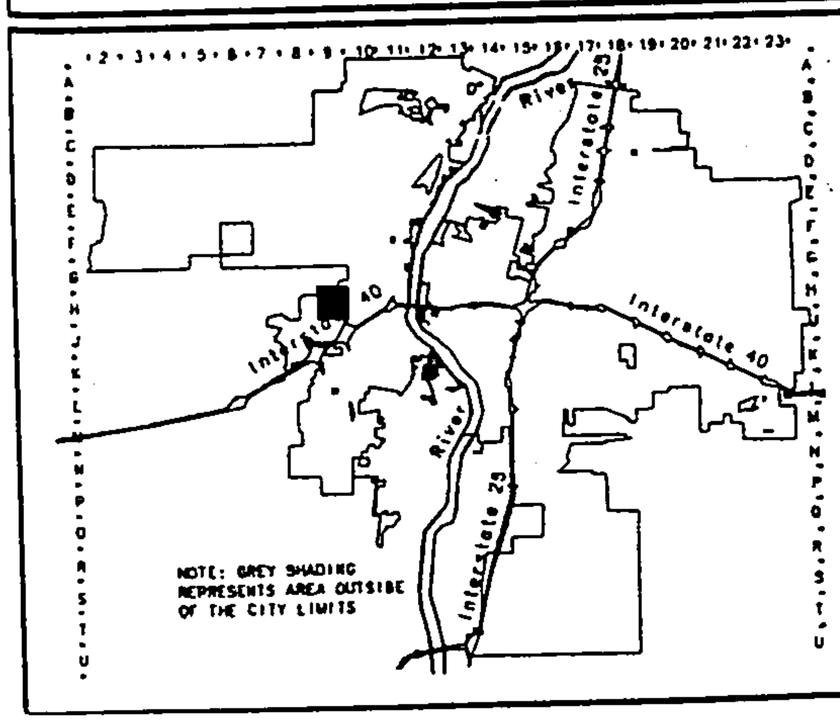
100905831247910913 LEGAL: LT 1 3-P1 BLK 9 SUBD PLAT FOR PARKWAY UNIT 4 CONT 0 LAND USE:
PROPERTY ADDR: 00000 8148 OAKDALE PL NW
OWNER NAME: GOMEZ GLORIA G & RODOLFO JR
OWNER ADDR: 08148 OAKDALE PL NW ALBUQUERQUE NM 87120

100905831747510914 LEGAL: LT 1 4-P1 BLK 9 SUBD PLAT FOR PARKWAY UNIT 4 CONT 0 LAND USE:
PROPERTY ADDR: 00000 8144 OAKDALE PL NW
OWNER NAME: HOUSER SARAH
OWNER ADDR: 08144 OAKDALE PL NW ALBUQUERQUE NM 87120

Tr. A, A Subdivision Plat for Tierra Oeste unit 1 Cont. 1.0390 AC

O.N.: Tierra Oeste Homeowners
c/o West land Development Co., Inc.
401 Coors Blvd NW, 87121





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through April 03, 2002

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- ✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ✓ 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
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- NA Copy of the document delegating approval authority to the DRB
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ 6 copies of the Infrastructure List, if relevant to the site plan
- ✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ✓ Fee (see schedule) $350.00
- ✓ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
- ✓ Solid Waste Management Department signature on Site Plan
- ✓ 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
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- NA Copy of the document delegating approval authority to the DRB
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Completed Site Plan for Building Permit Checklist
- ✓ 6 copies of the Infrastructure List, if relevant to the site plan
- ✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ✓ Blue-line copy of Site Plan with Fire Marshal's stamp
- ✓ Fee (see schedule) $350.00
- ✓ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
- ___ 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
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ___ 6 copies of the Infrastructure List, if relevant to the site plan
- ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

SCOTT STEFFEN
Applicant name (print)

Scott Steffen 5/9/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB - ____ - 00719
02DRB - ____ - 00720
____ - ____ - ____

B. Serpent 5/10/02
Planner signature / date

Project # 1001939

#234

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

App#	03DRB-01752
Proj#	1001939
Other#	03DRB-01753

Meeting Date: 6-4-03

Zone Atlas Page: H-9-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Westland Development Company, Inc. ✓

Address: 401 Coors Blvd Nw, 87121

Agent: Wilson & Company, Inc - Attn: Chris Medina ✓

Address: 4900 Lang Ave NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: May 16, 2003

Signature: [illegible]

```
100905919825730107   LEGAL: TR J  PLA T OF THE CROSSING CONT 5.2311 AC M/L OR 22  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: WESTLAND DEVELOPMENT CO INC
                        OWNER ADDR: 00401   COORS                    BL NW ALBUQUERQUE      NM 87121

100905913119030106   LEGAL: TR B  PLA T OF THE CROSSING CONT 50.0000 AC M/L      LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: WESTLAND DEVELOPMENT CO INC
                        OWNER ADDR: 00401   COORS                    BL NW ALBUQUERQUE      NM 87121

100905921422740902   LEGAL: LOT  2 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.14  LAND USE:
                     PROPERTY ADDR: 00000    8324 CAMINO DEL VENADO
                        OWNER NAME: FITCH ROGER W & ELEANOR J CO-T
                        OWNER ADDR: 08324   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120

100905922022740903   LEGAL: LOT  3 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.14  LAND USE:
                     PROPERTY ADDR: 00000    8320 CAMINO DEL VENADO
                        OWNER NAME: BUNNELL DALE R & DARLEEN E
                        OWNER ADDR: 08320   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120

100905920822640901   LEGAL: LOT  1 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.15  LAND USE:
                     PROPERTY ADDR: 00000    8328 CAMINO DEL VENADO
                        OWNER NAME: GRANAT CHARLES & REGINA
                        OWNER ADDR: 08328   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120

100905922622440904   LEGAL: LOT  4 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.15  LAND USE:
                     PROPERTY ADDR: 00000    8308 CAMINO DEL VENADO
                        OWNER NAME: RHOADES JEAN & RAY
                        OWNER ADDR: 08308   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120

100905923122040905   LEGAL: LOT  5 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.17  LAND USE:
                     PROPERTY ADDR: 00000    8304 CAMINO DEL VENADO
                        OWNER NAME: GAXIOLA RENE R & SUSANA V
                        OWNER ADDR: 08304   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120

100905923521640906   LEGAL: LOT  6 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.19  LAND USE:
                     PROPERTY ADDR: 00000    8300 CAMINO DEL VENADO
                        OWNER NAME: TURNBOW S TAYLOR & MARTINEZ TU
                        OWNER ADDR: 08300   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120

100905926915330108   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905924021240907   LEGAL: LOT  7 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.21  LAND USE:
                     PROPERTY ADDR: 00000    8220 CAMINO DEL VENADO
                        OWNER NAME: THOMAS DOUGLAS E & DORA M
                        OWNER ADDR: 08220   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120

100905924520940908   LEGAL: LOT  8 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.20  LAND USE:
                     PROPERTY ADDR: 00000    8216 CAMINO DEL VENADO
                        OWNER NAME: KOSOWSKI ROBERT S & MARTHA S
                        OWNER ADDR: 08216   CAMINO DEL VENADO      ST NW ALBUQUERQUE      NM 87120

100905925020540909   LEGAL: LOT  9 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.17  LAND USE:
                     PROPERTY ADDR: 00000    8208 CAMINO DEL VENADO
                        OWNER NAME: GAY JACKSON G
                        OWNER ADDR: 08208   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120
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100905925520340910   LEGAL: LT 1 0 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.15  LAND USE:
                     PROPERTY ADDR: 00000    8204 CAMINO DEL VENADO
                        OWNER NAME: MARTINEZ ELFIDO & SANDRA M
                        OWNER ADDR: 08204   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120

100905926019940911   LEGAL: LT 1 1 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.14  LAND USE:
                     PROPERTY ADDR: 00000    8200 CAMINO DEL VENADO
                        OWNER NAME: BURATTI RICHARD M & C DIANE
                        OWNER ADDR: 08200   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120

100905926619640912   LEGAL: LT 1 2 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.17  LAND USE:
                     PROPERTY ADDR: 00000    8138 CAMINO DEL VENADO
                        OWNER NAME: PARKER LAWRENCE A & BETTY B TR
                        OWNER ADDR: 08138   CAMINO DEL VENDO         NW ALBUQUERQUE      NM 87120

100905927319340913   LEGAL: LT 1 3 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.19  LAND USE:
                     PROPERTY ADDR: 00000    8136 CAMINO DEL VENADO
                        OWNER NAME: THOM KENNETH & ANNE
                        OWNER ADDR: 08136   CAMINO DEL VENADO        NW ALBUQUERQUE      NM 87120

100905928019140914   LEGAL: LT 1 4 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.17  LAND USE:
                     PROPERTY ADDR: 00000    8134 CAMINO DEL VENADO
                        OWNER NAME: OWENS DENNIS R & DONNA L
                        OWNER ADDR: 08134   CAMINO DEL VANADO        NW ALBUQUERQUE      NM 87120

100905922512130105   LEGAL: UNIT  2 P LAT OF THE CROSSING CONT 13.7510 AC M/L    LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: WESTLAND DEVELOPMENT CO INC
                        OWNER ADDR: 00401   COORS                    BL NW ALBUQUERQUE      NM 87121

100905928719440932   LEGAL: LT 3 2 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.40  LAND USE:
                     PROPERTY ADDR: 00000    8143 CORTE DE AGUILA  NW
                        OWNER NAME: MILLER GARY E & EMILY ANN
                        OWNER ADDR: 08143   CORTE DE AGUILA         NW ALBUQUERQUE      NM 87120

100905928618340933   LEGAL: LT 3 3 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.23  LAND USE:
                     PROPERTY ADDR: 00000    8147 CORTE DE AGUILA  NW
                        OWNER NAME: GONZALES DIANA S
                        OWNER ADDR: 08147   CORTE DE AGUILA         NW ALBUQUERQUE      NM 87120

100905929017440934   LEGAL: LT 3 4 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.28  LAND USE:
                     PROPERTY ADDR: 00000    8144 CORTE DE AGUILA ST
                        OWNER NAME: MITCHELL CELESTE & TERRENCE Q
                        OWNER ADDR: 08144   CORTE DE AGUILA       ST NW ALBUQUERQUE      NM 87120

100905929917540935   LEGAL: LT 3 5 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.16  LAND USE:
                     PROPERTY ADDR: 00000    8140 CORTE DE AGUILA  NW
                        OWNER NAME: PEREZ FRANK D & LYNDA M
                        OWNER ADDR: 08140   CORTE DE AGUILA         NW ALBUQUERQUE      NM 87104

100905934012441268   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905929816440955   LEGAL: LT 5 5 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.24  LAND USE:
                     PROPERTY ADDR: 00000    8143 CORTE DEL VIENTO  N
                        OWNER NAME: MITCHELL LAWRENCE E & EARNESTI
                        OWNER ADDR: 08143   CORTE DEL VIENTO         NW ALBUQUERQUE      NM 87120
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100905929415640956   LEGAL: LT 5 6 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.35  LAND USE:
                     PROPERTY ADDR: 00000    8147 CORTE DEL VIENTO  N
                        OWNER NAME: SANCHEZ LOUIE E J & MICHELE E
                        OWNER ADDR: 08147   CORTE DEL VIENTO            NW ALBUQUERQUE      NM 87120

100905930014440957   LEGAL: LT 5 7 BL K 7 PLAT FOR LAS LOMITAS UNIT 2B CONT 0.40  LAND USE:
                     PROPERTY ADDR: 00000    8148 CORTE DEL VIENTO  N
                        OWNER NAME: SEDILLO LARRY J & EVANGELINE
                        OWNER ADDR: 08148   CORTE DEL VIENTO            NW ALBUQUERQUE      NM 87120
100905931909341248   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905931509141247   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905926008930113   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905931208741246   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905931007541245   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905929808030316   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905929407830315   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905929007530314   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905928607330313   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905928308930312   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905928008630311   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
100905927708330310   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
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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 17, 2003

TO CONTACT NAME: Christopher Medina
COMPANY/AGENCY: Wilson & Co.
ADDRESS/ZIP: 4900 Lang Ave NE 87109
PHONE/FAX #: 348-4132 / 348-4055

Thank you for your inquiry of 4-17-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A-1-B, Plat of Cielo Oeste (a replat of Tracts A-1 & H-1, Suma Oeste Subdivision, Unit 3)
zone map page(s) H-9.

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

Las Lomitas
Neighborhood Association
Contacts: Darlene Motley
8139 Corte De Aguila NW
839-9789 (h) 235-5802 (w) 87120
Sharon Pruitt
2139 Calle Azulejo NW
831-0277 (h) 379-1258 (w) 87120

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

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

7000 0520 0023 2750 5365

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

ALBUQUERQUE NM ACADEMY
Postmark Here
MAY - 7 2003
USPS

Recipient's Name (Please Print Clearly) (To be completed by mailer)
Sharon Pruitt
Street, Apt. No.; or PO Box No.
2139 Calle Azulejo NW
City, State, ZIP+ 4
Albuquerque, NM 87120

PS Form 3800, February 2000 See Reverse for Instructions

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

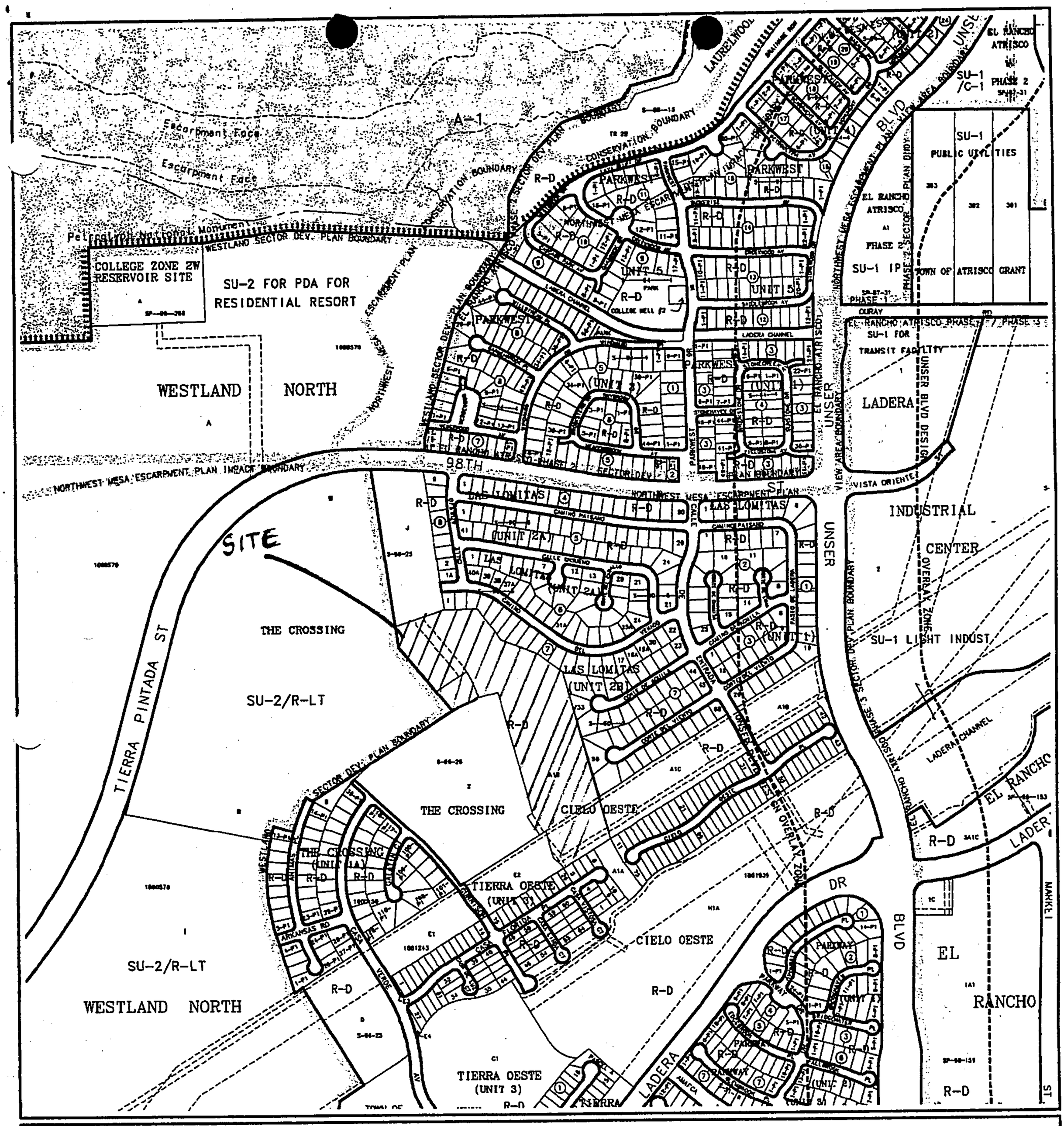
7000 0520 0023 2750 5358

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

ALBUQUERQUE NM ACADEMY
Postmark Here
MAY - 7 2003
USPS

Recipient's Name (Please Print Clearly) (To be completed by mailer)
Darlene Motley
Street, Apt. No.; or PO Box No.
8139 Corte De Aguila NW
City, State, ZIP+ 4
Albuquerque NM 87120

PS Form 3800, February 2000 See Reverse for Instructions


Escarpment Face
Escarpment Face
A-1
Petroglyph National Monument
WESTLAND SECTOR DEV. PLAN BOUNDARY
COLLEGE ZONE ZW
RESERVOIR SITE
SU-2 FOR PDA FOR
RESIDENTIAL RESORT
WESTLAND NORTH
NORTHWEST MESA ESCARPMENT PLAN
CONSERVATION BOUNDARY
LAUREL WOOD
R-D
PARKWEST
UNIT 5
UNIT 3
UNIT 1
LADERA CHANNEL
EL RANCHO ATRISCO
SU-1 /C-1 PHASE 2
SU-1
PUBLIC UTILITIES
EL RANCHO ATRISCO
PHASE 2
SU-1 IP
TOWN OF ATRISCO GRANT
PHASE 1
EL RANCHO ATRISCO PHASE 1 / PHASE 3
SU-1 FOR
TRANSIT FACILITY
LADERA
UNSER
98TH
ST
VISTA ORIENTE
INDUSTRIAL
CENTER
OVERLAY ZONE
SU-1 LIGHT INDUST
LAS LOMITAS
(UNIT 2A)
LAS LOMITAS
(UNIT 2B)
THE CROSSING
SITE
TIERRA PINTADA ST
SU-2/R-LT
THE CROSSING
(UNIT 1A)
CIELO OESTE
TIERRA OESTE
(UNIT 2)
TIERRA OESTE
(UNIT 3)
CIELO OESTE
SU-2/R-LT
WESTLAND NORTH
LADERA
EL
RANCHO
BLVD
DR
MAHKEI
ST
NOTE: GREY SHADING
REPRESENTS AREA OUTSIDE
OF THE CITY LIMITS
Interstate 40
Interstate 25
River
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
H-9-Z
Map Amended through January 21, 2003

Legal Description

Tract A-1-B of Cielo Oeste
Book 2002C Page 393
Filed 12/10/2002

Portion of Tract A of Unit 2A The Crossing
Book 2003C Page 86
Filed 3/31/2003

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 5, 2002,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000893 02DRB-00679 Major-Preliminary Plat Approval 02DRB-00681 Minor-Temp Defer SDWK	COMMUNITY SCIENCES CORP. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) B-1-A and Lot B-2-A, **RIDGEVIEW VILLAGE, UNIT 2,** zoned SU-1 for R-2 Uses/SU-1 for Mixed Uses, located on MCMAHON BLVD. NW, between UNSER BLVD. NW and BANDELIER DRIVE NW containing approximately 10 acre(s). [REF: Z-97-119, 01110 01639, 00128 01640] (A-11)
02DRB-00713 Major-SiteDev Plan BldPermit	CONSENSUS PLANNING agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) B1 & B2 & Curb Inc, to be known as **RIDGEVIEW VILLAGE, UNIT 2,** ZOLIN KUNATH TRES ESQUINAS LLC, zoned SU-1 Mixed Use / SU-1 R-2, located on the northwest corner of UNSER & MCMAHON BLVD NW, between UNSER NW and MCMAHON NW containing approximately 21 acre(s). [REF:00110-01639, 00128-01640, 01450-00888] **[Russell Brito, EPC Case Planner]** (A-11)
Project # 1000908 02DRB-00721 Major-Preliminary Plat Approval 02DRB-00722 Major-Vacation of Pub Right-of-Way 02DRB-00723 Minor-Sidewalk Waiver 02DRB-00724 Minor-Temp Defer SDWK	ISAACSON & ARFMAN PA agent(s) for THOMSON REAL ESTATE request(s) the above action(s) for all or a portion of Tract(s) 439 (to be known as **CASITA DE LA MESA - UNIT 4**, TOWN OF ATRISCO GRANT, zoned R-D residential and related uses zone, developing area, located EAST OF 94TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF 01440-00186] (L-9)
Project # 1001656 02DRB-00710 Major-Bulk Land Variance 02DRB-00711 Major-Preliminary Plat Approval 02DRB-00712 Minor-Final Plat Approval	MOLZEN-CORBIN & ASSOC agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for the Airport and Adjacent Lands (to be known as **DOUBLE EAGLE II**), SEC 17 TOA T11N R1E, zoned SU-1 Airport / SU-1 Major Public Open Space, located on PASEO DEL VOLCAN NW, between SHOOTING RANGE PARK RD NW and DOUBLE EAGLE II AIRPORT containing approximately 6337 acre(s). (C-4)

SEE PAGE 2....

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1001939
02DRB-00717 Minor-Temp Defer SDWK
02DRB-00718 Minor-Sidewalk Waiver
02DRB-00714 Major-Preliminary Plat Approval
02DRB-00715 Major-Vacation of Pub Right-of-Way
02DRB-00716 Major-Vacation of Public Easements
02DRB-00719 Major-SiteDev Plan Subd
02DRB-00720 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) A-1 & H-1, **TIERRA OESTE, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on WEST OF UNSER BLVD NW, north of LADERA DR. NW and 98TH ST. NW [REF: 02DRB-00159, 1000515, 02DRB-00567, 00DRB-00631 & 2] (H-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 20, 2002.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

02DRB-00717 Minor-Temp Defer SDWK 02DRB-00718 Minor-Sidewalk Waiver 02DRB-00714 Major-Preliminary Plat Approval 02DRB-00715 Major-Vacation of Pub Right-of-Way 02DRB-00716 Major-Vacation of Public Easements 02DRB-00719 Major-SiteDev Plan Subd 02DRB-00720 Major-SiteDev Plan BldPermit	BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) A-1 & H-1, **TIERRA OESTE, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on WEST OF UNSER BLVD NW, north of LADERA DR. NW and 98TH ST. NW [REF: 02DRB-00159, 1000515, 02DRB-00567, 00DRB-00631 & 2] (H-9)

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Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 20, 2002.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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SEE PAGE 2....

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

ALBUQUERQUE NM 87101

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

ALBUQUERQUE NM MAY 22'02

PB METER 7213863

=034=

U.S. POSTAGE

DRB

10090592552034091 0

MARTINEZ ELEIDO & SANDRA M
8204 CAMINO DEL VENADO NW
ALBUQUERQUE NM 87120

1001939

87120+3950 B1233

Current DRC
Project No.

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

CIELO OESTE SUBDIVISION
TRACTS A-1 AND H-1 OF TIERRA OESTE UNIT 3
PLAT & SITE PLAN

Janet

Date Submitted:
Date Site Plan Approved: 6/5/02
Date Preliminary Plat Approved: 6/5/02
Date Preliminary Plat Expiers: 6/5/03

DRB Project No. 1001939

Application No. 02DRB-00714

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CASA FLORIDA PLACE	CASA VISTOSA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* W/EMERGENCY ACCESS TO UNSER BOULEVARD NON-VEHICULAR PEDESTRIAN ACCESS TO UNSER BLVD	CIELO OESTE PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
		40' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE	CALLE DE ENTRADA	NORTH BOUNDARY TRACT A-1	CIELO OESTE PLACE	/	/	/
			* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON WEST SIDE OF CALLE DE ENTRADA						
			NON-VEHICULAR PEDESTRIAN ACCESS TO BE PROVIDED FROM CASA FLORIDA PLACE AND CIELO OESTE PLACE TO THE MIREHAVEN CHANNEL.				/	/	/
			STREET LIGHTS AS PER COA DPM						
			PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CASA FLORIDA PLACE	CASA VISTOSA COURT	MIREHAVEN CHANNEL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN CHANNEL	CASA FLORIDA PLACE	CIELO OESTE PLACE	/	/	/
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		8" ~~6"~~ DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CIELO OESTE PLACE	CALLE DE ENTRADA	EAST CUL-DE-SAC TERMINUS	/	/	/
		~~8" 6" DIA~~	~~WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S~~	~~PUBLIC WATERLINE EASEMENT~~	~~CALLE DE ENTRADA~~	~~CIELO OESTE PLACE EAST CUL-DE-SAC TERMINUS~~	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	~~CALLE DE ENTRADA~~ PUBLIC WATERLINE EASEMENT	~50' NORTH OF NORTH BOUNDARY TRACT A-1, VALVE #98 UNSER BLVD.	CIELO OESTE PLACE EAST CUL-DE-SAC TERMINUS	/	/	/

ORIGINAL

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chief Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CASA FLORIDA PLACE	CASA VISTOSA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CIELO OESTE PLACE	WEST CUL-DE-SAC TERMINUS	UNSER BOULEVARD	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS						
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CALLE DE ENTRADA	NORTH BOUNDARY TRACT A-1	MIREHAVEN DIVERSION CHANNEL	/	/	/
							/	/	/
							/	/	/

NOTE: MIREHAVEN ARROYO CHANNEL IMPROVEMENTS GUARANTEED AS PART OF THE CROSSING, COA PROJECT 545380, MUNICIPAL LIEN FILED: JUNE 29, 2000 BK-A7, PG-2699
SIA "B" NON-WORK ORDER FILED: JUNE 29, 2000 BK-A7, PG-2698.
POND IMPROVEMENTS & 30' SPILLWAY
WATER QUALITY MANHOLE AND RIPRAP BASIN ENERGY DISAPPATOR WILL BE PROVIDED AT THE OUTLET TO THE MIREHAVEN DIVERSION CHANNEL.

A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

LOMR FOR MIREHAVEN CHANNEL REQUIRED PRIOR TO FINAL PLAT

AGENT/OWNER

SCOTT STEFFEN
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

Scott J. Steffen 5/8/2002
SIGNATURE DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
6-05-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Janet L. Cunningham 6/5/02
DRB CHAIR DATE

6-05-02
TRANSPORTATION DEVELOPMENT DATE

Roger A. Green 6/5/02
UTILITY DEVELOPMENT DATE

N/A
NEW MEXICO UTILITIES INC. DATE

Christina Sandoval 6/5/02
PARKS & RECREATION DEPARTMENT DATE

AMAFCA DATE

Brad L. Bingham 6/5/02
CITY ENGINEER DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

June 4, 2002

BOHANNAN-HUSTON, INC.

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505.821.0892

Ms. Janet Stephens
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

Re: Cielo Oeste Subdivision (DRB Project #1001939)

Dear Ms. Stephens:

The purpose of this letter is to provide you with justification for the need for retaining walls with the above referenced subdivision. Cielo Oeste is located west of Unser Boulevard, east of the Tierra Oeste Unit 3 subdivision, north of Ladera Road, and south of the Las Lomitas Subdivision. The site is 11.3 acres. In addition to the retaining walls, there are garden walls required with a maximum grade differential of 1.5 feet. All of the proposed exterior garden/retaining walls are either adjacent to the Mirehaven Arroyo or tracts of lands that are encumbered by various electric power line easements (see attached preliminary plat).

Factors that contribute to the need for retaining/garden walls shown on the grading plan are the existing power lines adjacent to the proposed development, an existing AMAFCA Pond (Ladera Pond #12), existing topography, offsite drainage concerns, an AMAFCA maintenance road, an emergency connection to Unser Boulevard, and the proposed construction of the Mirehaven Channel.

The proposed construction of the Mirehaven Channel from Pond #12 dictates the adjacent development grades. The proposed location of drop structures in the channel requires the use of garden and retaining walls (maximum height of 2.5 feet) adjacent to the channel. Proposed grades for the Mirehaven Channel in relation to the existing grades of the Ladera Pond #12 dam dictates the use of garden walls for those lots adjacent to the dam. Along the north boundary a combination of garden and retaining walls (maximum height of 2 feet) are used to overcome the existing topography and address off-site drainage issues. Along the south boundary garden walls are used to overcome existing topography, accommodate the AMAFCA maintenance road, including drainage of the road, and minimize grading beneath the existing power lines. At the east end of Cielo Oeste Place, the emergency access to Unser Boulevard dictates the street flow line grades. These grades result in the need for a retaining wall (maximum height of 3 feet) in the southeast corner of the subdivision to overcome the existing topography, accommodate the AMAFCA maintenance road, including drainage of the road, and minimize grading beneath the existing power lines.

As you review the grading plan, you should notice that the amount of retaining walls proposed around the perimeter of the subdivision is minor and that we are blending into the natural grade, as much is possible given the constraints listed above.

P:\020258\cdp\corres\002-prel_plat_site_plan\blending doc

Current DRC
Project No. _____

Date Submitted: May 9, 2002

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expiers: _____

DRB Project No. 1001939

Figure 12

INFRASTRUCTURE LIST

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

CIELO OESTE SUBDIVISION
TRACTS A-1 AND H-1 OF TIERRA OESTE UNIT 3

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

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		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* W/EMERGENCY ACCESS TO UNSER BOULEVARD	CIELO OESTE PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
		40' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE	CALLE DE ENTRADA	NORTH BOUNDARY TRACT A-1	CIELO OESTE PLACE	/	/	/
			* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON WEST SIDE OF CALLE DE ENTRADA						
			NON-VEHICULAR PEDESTRIAN ACCESS TO BE PROVIDED FROM CASA FLORIDA PLACE AND CIELO OESTE PLACE TO THE MIREHAVEN CHANNEL.				/	/	/
			STREET LIGHTS AS PER COA DPM						
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		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CASA FLORIDA PLACE	CASA VISTOSA COURT	MIREHAVEN CHANNEL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN CHANNEL	CASA FLORIDA PLACE	CIELO OESTE PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CIELO OESTE PLACE	MIREHAVEN CHANNEL	CALLE DE ENTRADA	/	/	/
		8" ~~6"~~ DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CIELO OESTE PLACE	CALLE DE ENTRADA	EAST CUL-DE-SAC TERMINUS	/	/	/
		~~8" 6" DIA~~	~~WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S~~	~~PUBLIC WATERLINE EASEMENT~~	~~CALLE DE ENTRADA~~	~~CIELO OESTE PLACE EAST CUL-DE-SAC TERMINUS~~	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	~~CALLE DE ENTRADA~~ PUBLIC WATERLINE EASEMENT	~50' NORTH OF NORTH BOUNDARY TRACT A-1, VALVE #98 UNSER BLVD.	CIELO OESTE PLACE EAST CUL-DE-SAC TERMINUS	/	/	/

Current DRC
Project No. _____

Date Submitted: May 9, 2002
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expiers: _____

DRB Project No. 1001939

Figure 12

INFRASTRUCTURE LIST

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

CIELO OESTE SUBDIVISION
TRACTS A-1 AND H-1 OF TIERRA OESTE UNIT 3

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			STREET LIGHTS AS PER COA DPM						
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		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CASA FLORIDA PLACE	CASA VISTOSA COURT	MIREHAVEN CHANNEL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN CHANNEL	CASA FLORIDA PLACE	CIELO OESTE PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CIELO OESTE PLACE	MIREHAVEN CHANNEL	CALLE DE ENTRADA	/	/	/
		8" ~~6"~~ DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CIELO OESTE PLACE	CALLE DE ENTRADA	EAST CUL-DE-SAC TERMINUS	/	/	/
		~~8" 6" DIA~~	~~WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S~~	~~PUBLIC WATERLINE EASEMENT~~	~~CALLE DE ENTRADA~~	~~CIELO OESTE PLACE EAST CUL-DE-SAC TERMINUS~~	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	~~CALLE DE ENTRADA~~ PUBLIC WATERLINE EASEMENT	~50' NORTH OF NORTH BOUNDARY TRACT A-1, VALVE #98 UNSER BLVD.	CIELO OESTE PLACE EAST CUL-DE-SAC TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CASA FLORIDA PLACE	CASA VISTOSA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CIELO OESTE PLACE	WEST CUL-DE-SAC TERMINUS	UNSER BOULEVARD	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS						
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CALLE DE ENTRADA	NORTH BOUNDARY TRACT A-1	MIREHAVEN DIVERSION CHANNEL	/	/	/
		NOTE:	MIREHAVEN ARROYO CHANNEL IMPROVEMENTS GUARANTEED AS PART OF THE CROSSING, COA PROJECT 545380, MUNICIPAL LIEN FILED: JUNE 29, 2000 BK-A7, PG-2699 SIA "B" NON-WORK ORDER FILED: JUNE 29, 2000 BK-A7, PG-2698. POND IMPROVEMENTS & 30' SPILLWAY WATER QUALITY MANHOLE AND RIPRAP BASIN ENERGY DISAPPATOR WILL BE PROVIDED AT THE OUTLET TO THE MIREHAVEN DIVERSION CHANNEL. A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. LOMR FOR MIREHAVEN CHANNEL REQUIRED PRIOR TO FINAL PLAT				/	/	/
							/	/	/

AGENT/OWNER

SCOTT STEFFEN
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

Scott J Steffen 5/8/2002
SIGNATURE DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & RECREATION DEPARTMENT	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
NEW MEXICO UTILITIES INC.	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

If you have questions or require additional information, please call me at 823-1000.

Sincerely,
Bohannan Huston, Inc.

Scott J. Steffen, P.E.
Community Development
and Planning Group

Attachments

Cc: Fred Ambrogi, Westland Development Company

If you have questions or require additional information, please call me at 823-1000.

Sincerely,
Bohannan Huston, Inc.

Scott J. Steffen, P.E.
Community Development
and Planning Group

Attachments

Cc: Fred Ambrogi, Westland Development Company

CLIENT/COURIER TRANSMITTAL

BOHANNAN HUSTON
Courtyard One
7500 JEFFERSON NE
Albuquerque
NEW MEXICO 87109
voice 505.823.1000
fax 505.821.0892

To: Janet Stephens
City of Albuquerque
One Stop Shop
600 2nd Street 2nd Floor
505-924-3986

Requested By: Scott Steffen

Date: June 4, 2002

Time Due: ☒ This A.M. ☐ This P.M.
☐ Rush ____ ☐ By Tomorrow

Job No.: 020258

Job Name: Cielo Oeste Subdivision

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other _____

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Revised Preliminary Plat
2	1	Amended Infrastructure List
3	1	Conceptual Utility Layout
4	1	Site Plan for Subdivision/Building Permit
5	1	Letter of explanation/justification for use of retaining walls

RECEIVED
JUN 03 2002
HYDROLOGY SECTION

COMMENTS / INSTRUCTIONS

The conceptual utility layout, preliminary plat, infrastructure list, and site plan for Cielo Oeste (#1001939) have been modified to address DRB comments. Enclosed are the revised sheets for your review. This project is scheduled for June 5, 2002. If you have any questions, please call.

RECEIVED
JUN 03 2002
HYDROLOGY SECTION

REC'D BY: _____ *DATE:* _____ *TIME:* 9:25 Am

BOHANNAN-HUSTON, INC.

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505.798.7988

May 22, 2002

Ms. Janet Cunningham, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
MAY 2 2 2002
PWD/DESIGN REVIEW

Re: Cielo Oeste Subdivision - DRB Case No. 1001939

Dear Janet:

Enclosed for Development Review Board (DRB) review are the building elevations as required for the approval of the Site Development Plan for Building Permit. These items were not included in our original submittal package dated May 9, 2002.

Also, enclosed is an updated Site Development Plan for Subdivision and Building Permit. The open space calculations shown on the plan have been revised to reflect the maximum building footprint for the proposed development. This revision reduced the "Remaining Open Space Requirement" for the Cielo Oeste Subdivision from 12,044 square feet to 7,669 square feet.

These items are supplemental information to be included in the review of the above referenced project to be heard by the DRB on June 5, 2002. If you have any questions or require further information please call me at 823-1000.

Sincerely,
Bohannan Huston, Inc.

Scott J. Steffen, P.E.
Project Engineer
Community Development and Planning Group

Enclosures

cc: Fred Ambrogi, Westland Development Co. Inc.
Jeff Dorwart, KB Home of New Mexico

Current DRC
Project No. _____

Date Submitted: May 9, 2002

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expiers: _____

DRB Project No. 1001939

ORIGINAL

Figure 12

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		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CIELO OESTE PLACE	MIREHAVEN CHANNEL	CALLE DE ENTRADA	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CIELO OESTE PLACE	CALLE DE ENTRADA	EAST CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WATERLINE EASEMENT	CALLE DE ENTRADA	CIELO OESTE PLACE EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CALLE DE ENTRADA	NORTH BOUNDARY TRACT A-1	CIELO OESTE PLACE	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CASA FLORIDA PLACE	CASA VISTOSA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CIELO OESTE PLACE	WEST CUL-DE-SAC TERMINUS	UNSER BOULEVARD	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS						
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CALLE DE ENTRADA	NORTH BOUNDARY TRACT A-1	MIREHAVEN DIVERSION CHANNEL	/	/	/
							/	/	/
							/	/	/

NOTE: MIREHAVEN ARROYO CHANNEL IMPROVEMENTS GUARANTEED AS PART OF THE CROSSING, COA PROJECT 545380,
MUNICIPAL LIEN FILED: JUNE 29, 2000 BK-A7, PG-2699
SIA "B" NON-WORK ORDER FILED: JUNE 29, 2000 BK-A7, PG-2698.

WATER QUALITY MANHOLE AND RIPRAP BASIN ENERGY DISAPPATOR WILL BE PROVIDED AT THE OUTLET TO THE MIREHAVEN DIVERSION CHANNEL.

A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

LOMR FOR MIREHAVEN CHANNEL REQUIRED PRIOR TO FINAL PLAT

AGENT/OWNER

SCOTT STEFFEN
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

Scott J. Steffen 5/8/2002
SIGNATURE DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & RECREATION DEPARTMENT	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
NEW MEXICO UTILITIES INC.	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

PART 1

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: WESTLAND DEVELOPMENT COMPANY, INC. PHONE: 831-9600
ADDRESS: 401 COORS N.W. FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: Preliminary Plat, Grading Plan, Sidewalk Deferral and Waiver, Vacation Requests & Site Plan for Subdivision and Building Permit 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. TRACTS A-1 AND H-1 Block: ____ Unit: ____
Subdiv. / Addn. TIERRA OESTE UNIT 3 (CIELO OESTE S/D)
Current Zoning: RD Proposed zoning: ____
Zone Atlas page(s): H-9 No. of **existing** lots: 2 No. of **proposed** lots: 76
Total area of site (acres): 11.3 Density if applicable: dwellings per gross acre: 6.6 dwellings per net acre: 8.3
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. 100905832543012022/100905924012040969 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: NW CORNER OF UNSER AND LADERA N.W.
Between: ____ and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1000515/02-DRB-00159

Check-off if project was previously reviewed by Sketch Plat/Plan ☑, or Pre-application Review Team ☐. Date of review: 2/13/02

SIGNATURE ____ DATE 5/9/02
(Print) SCOTT STEFFEN ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers		Action	S.F.	Fees
02DRB - ____	-00714	PPA (M)	5(2)	$ 1740.00
02DRB - ____	-00717	TOSP.C.	✓	$ Ø
02DRB - ____	-00718	SW/W	✓	$ Ø
02DRB - ____	-00715	VPROW	✓	$ 270.00
02DRB - ____	-00716	VPE.	✓	$ 160.00
			sheet 2	Total 775.00
				$ 2945.00

Hearing date JUNE 5th 2002

Planner signature / date

Project # 1001939

PART 2

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: WESTLAND DEVELOPMENT COMPANY, INC. PHONE: 831-9600
ADDRESS: 401 COORS N.W. FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: Preliminary Plat, Grading Plan, Sidewalk Deferral and Waiver, Vacation Requests & Site Plan for Subdivision and Building Permit 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. TRACTS A-1 AND H-1 Block: ____ Unit: ____
Subdiv. / Addn. TIERRA OESTE UNIT 3
Current Zoning: RD Proposed zoning: ____
Zone Atlas page(s): H-9 No. of **existing** lots: 2 No. of **proposed** lots: 76
Total area of site (acres): 11.3 Density if applicable: dwellings per gross acre: 6.6 dwellings per net acre: 8.3
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. 100905832543012022/100905924012040969 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: NW CORNER OF UNSER AND LADERA N.W.
Between: ____ and ____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1000515/02-DRB-00159

Check-off if project was previously reviewed by Sketch Plat/Plan ☑, or Pre-application Review Team ☐. Date of review: 2/13/02

SIGNATURE ____ DATE 5/9/02
(Print) SCOTT STEFFEN ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	02DRB - - 00719	SDP S/D	P(2)	$ 350.00
☑ All fees have been collected	02DRB - - 00720	SDP B/P	P(2)	$ 350.00
☑ All case #s are assigned	- -			$
☑ AGIS copy has been sent	- -	Adv. Fee		$ 75.00
☑ Case history #s are listed	- -			$
☑ Site is within 1000ft of a landfill	- -			$
☐ ~~F.H.D.P. density bonus~~				Total
☐ ~~F.H.D.P. fee rebate~~	Hearing date JUNE 5th, 2002			$ 775.00

5/10/02
Planner signature / date

Project # 1001939

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Proposed Infrastructure List.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule) $1225.00
✓ 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.

SCOTT STEFFEN
Applicant name (print)

Scott J Steffen 5/9/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB-_____-00714
_____-_____-_____
_____-_____-_____

5/10/02
Planner signature / date

Project # 1001939

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

__ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

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

☑ **VACATION OF PUBLIC RIGHT-OF-WAY**
☑ **VACATION OF PUBLIC EASEMENT** (DRAINAGE)

✓ 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) ROW 270 VPE (4) 40 = 160
✓ 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.

SCOTT STEFFEN
Applicant name (print)

Scott Steffen 5/9/02
Applicant signature / date

.pdf Form revised Sept. 2001

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

Application case numbers
02DRB - - 00715
02DRB - - 00716
02DRB - - 00717
02DRB 00718

Planner signature / date 5/10/02

Project # 1001939

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- ✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ✓ 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
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- NA Copy of the document delegating approval authority to the DRB
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ 6 copies of the Infrastructure List, if relevant to the site plan
- ✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ✓ Fee (see schedule) $350.00
- ✓ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
- ✓ Solid Waste Management Department signature on Site Plan
- ✓ 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
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- NA Copy of the document delegating approval authority to the DRB
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Completed Site Plan for Building Permit Checklist
- ✓ 6 copies of the Infrastructure List, if relevant to the site plan
- ✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ✓ Blue-line copy of Site Plan with Fire Marshal's stamp
- ✓ Fee (see schedule) $350.00
- ✓ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
- ___ 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
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ___ 6 copies of the Infrastructure List, if relevant to the site plan
- ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

SCOTT STEFFEN
Applicant name (print)

Scott Steffen 5/9/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB - ____ - 00719
02DRB - ____ - 00720
____ - ____ - ____

B. Serpent 5/10/02
Planner signature / date

Project # 1001939

Escarpment Face

Escarpment Face

A-1

Petroglyph National Monument

WESTLAND SECTOR DEV. PLAN BOUNDARY

COLLEGE ZONE 2W RESERVOIR SITE

SU-2 FOR PDA FOR RESIDENTIAL RESORT

WESTLAND NORTH

NORTHWEST MESA ESCARPMENT PLAN IMPACT BOUNDARY

98TH ST

LAS LOMITAS

PARKWEST

UNIT 5

UNIT 8

UNIT 2A

UNIT 2B

UNIT 1

R-D

THE CROSSING

SU-2/R-LT

TIERRA PINTADA ST

TIERRA OESTE (UNIT 3)

CASA VERDE

UNSER BLVD DESIGN OVERLAY ZONE

UNSER

EL RANCHO ATRISCO

SU-1 /C-1 PHASE 2

SU-1 PUBLIC UTILITIES

TOWN OF ATRISCO GRANT

SU-1 FOR TRANSIT FACILITY

LADERA

VISTA ORIENTE

INDUSTRIAL CENTER

SU-1 LIGHT INDUST

LADERA CHANNEL

EL RANCHO

LADERA

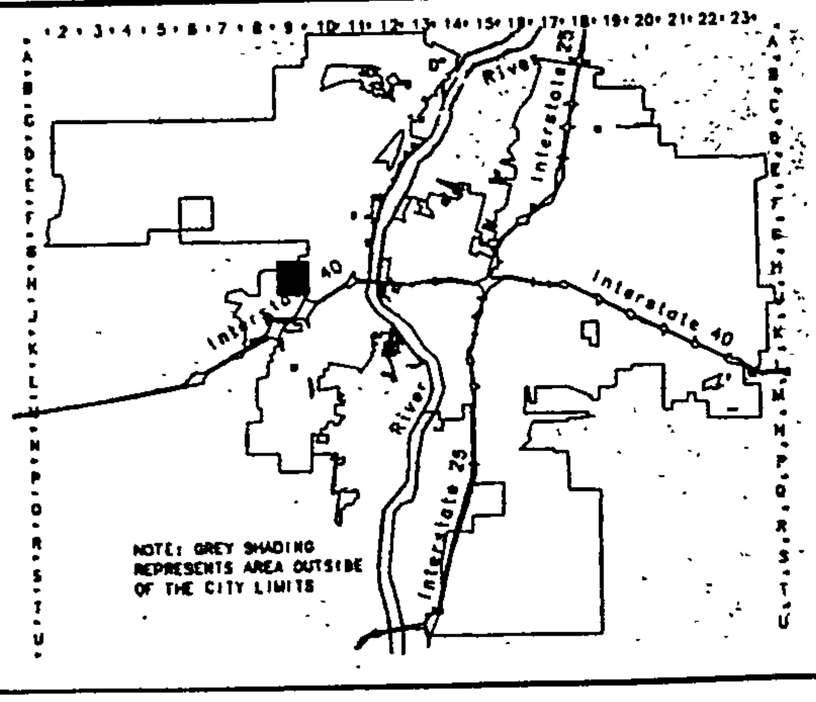
MARKET ST

BLVD

DR

SITE

WESTLAND NORTH



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through April 03, 2002

BOHANNAN-HUSTON, INC.

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505.798.7988

May 10, 002

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

Re: Preliminary Plat, Grading Plan, Vacation Requests and Sidewalk Deferral and Waiver Approval and Site Plan for Subdivision and Building Permit - Cielo Oeste Subdivision

Dear Janet:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Site Plan for Subdivision and Building Permit and checklists
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Letter from the Office of Neighborhood Coordination and related data
- Form DR/WS and Form TIS/AIQS
- Site Plan approval by Fire Marshall and Refuse Department
- Reason/Location of Request for vacation of public easement s (Exhibit A)
- Reason/Location of Request for sidewalk deferral and waiver (Exhibit B)
- Fee in the amount of $2,950.00

In addition, this letter will serve as the written explanation for submittal of the Site Plan for Subdivision and Building Permit purposes. The site is zoned R-D and is located in an area of the City not covered by a Sector Development Plan. The proposed use of the site is for single-family residential units to be constructed in accordance with the R-T Zoning Code Restrictions. In accordance with Paragraph 14-16-2-14(c) of the Comprehensive Zoning Code, this use is permissive and requires the submittal of a Site Plan for Subdivision and Building Permit purposes for review by the Development Review Board. Accordingly, please review this submittal for this purpose.

Please place this item on the DRB Agenda to be heard on June 5, 2002. If you have any questions or require further information, please call me at 823-1000.

Sincerely,
Bohannan Huston

Scott Steffen, P.E.
Project Engineer
Community Development and Planning Group

mls
Enclosures

A:/020258/data/006.pre_plat

Westland Development Co., Inc.

401 Coors Blvd. N.W.
Albuquerque, New Mexico 87121
(505) 831-9600
FAX (505) 831-4865
1-800-726-3250

May 9, 2002

Janet Cunningham
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: CIELO OESTE SUBDIVISION

Dear Janet:

Westland Development Company, Inc. hereby authorizes Bohannan Huston, Inc. to act as its agent in any and all matters pertaining to the subdivision development process for the above referenced project.

Sincerely,
Westland Development Company, Inc.

Fred Ambrogi

Fred Ambrogi

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 CIELO OESTE SUBDIVISION

AGIS MAP # H-9

LEGAL DESCRIPTION TRACTS A-1 AND H-1 TIERRA OESTE UNIT 3

XXX **DRAINAGE REPORT**

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

Scott Sell — Applicant / Agent — 5/9/02 — Date

Bud Bird — Hydrology Division Representative — 5/10/02 — Date

XXX **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 APRIL 18, 2002 [date].

Scott Sell — Applicant / Agent — 5/9/02 — Date

Bud Bird — Utilities Division Representative — 5/10/02 — Date

DRB#____-_____

RECEIVED BY APR 22 2002

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 18, 2002

Bohannan-Huston
7500 Jefferson NE
Albuquerque, New Mexico 87109
Attn: Scott Steffen

Re: Water /Sewer Availability / Tract A1, Tierra Oeste, Unit 3 H-09
Mr. Steffen:

Existing Conditions: The property is a 30-acre 'L'-shapped parcel that wraps around the west and south sides of Las Lomitas Units 1 and 2B. Existing public utilities include water distribution lines and sanitary collectors in that subdivision and master plan facilities in Unser Blvd. to the east. The latter are not available for service connections. Tierra Oeste abuts the southwest corner of the property. Infrastructure for Tierra Oeste Unit 3 is currently in construction. It includes a 12-inch sanitary sewer line across Tract A1 within the 200-foot Plains Electric easement. See your project #671581.

Proposed: The skecth provided shows a 62-lot single family subdivision of the south 11-acres (+/-) of the property: the area between the Plains easement and the Ladera Ponds. All lots face on a single east /west street, essentially a 'hammer head' with access from the north across the Plains easement to Calle De Entrada.

Infrastructure: Service to the single-family subdivision will be contingent on developer construction of standard on-site public infrastructure. No off-site, or master plan facilities will be required. Financial guarantees will be required as a condition of plat approval. The sanitary will be 8-inch gravity lines outfalling to either the 15-inch in Unser, or the new 12-inch 'on-site.' No off-site flows will be routed through the site. The water system must be looped, but the proposal in your sketch has excess nonessential lines. I recommend a straight loop from the new line in Tierra Oeste, east through your development to the 18-inch in Unser. See attached. As an alternative the east looping connection could go north along Unser to the 8-inch at valve #98; but looping through the pond to Calle De Entrada is not acceptable. (Note: This addresses requirements for the 11-acre residential subdivision. The DRB may impose additional requirements for platting of the entire 30-acres.)

Design and construction of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' Public Works Department via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

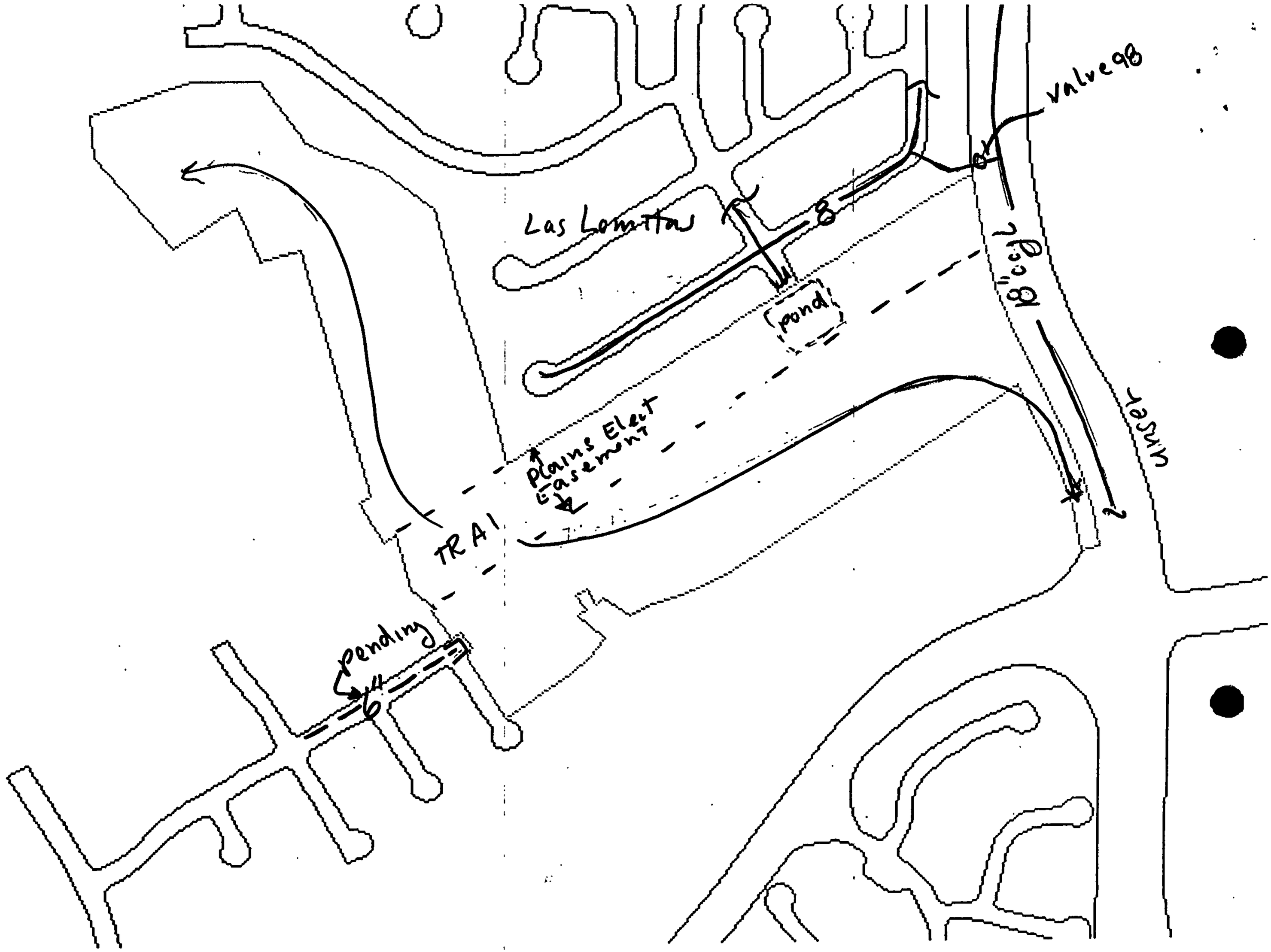
Sincerely,

John F. McDonough
Associate Planner
Development Services, PWD

Attachment: System / Location Map(

c: Josie Jaramillo
f/ readers #20404
f/ availability H-09

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER



H-09
water

see letter of
4-18-02 / Log #20404

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 30, 2002

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on April 30, 2002 (date)

TO CONTACT NAME: Mary Snyder
COMPANY/AGENCY: Bohannan Huston Inc.
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 798-7988

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tiano A & E, The Crossing

zone map page(s) H-9.

Our records indicate that as of 4-30-02 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(05/08/01)

CITY OF ALBUQUERQUE

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

APPLICANT: WESTLAND DEVELOPMENT **Date of request:** 5 / 10/ 02 **Zone atlas page(s):** H-9

CURRENT:
Zoning RD
Parcel Size (acres / sq.ft.) 11.3

Legal Description -
Lot or Tract # TRACT A-1 AND H-1 Block #
Subdivision Name TIERRA OESTE UNIT 3

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan		Zone Change	[ ]	a) Subdivision	[XX]	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[XX]	Other	[ ]
				c) Amendment	[ ]		

PROPOSED DEVELOPMENT:
No construction / development [ ]
New Construction [XXX]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 76
Building Size - _____(sq. ft.)

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

Applicant or Representative [signature] Date 5/10/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[signature] 5-10-02
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

*[signature] for EHD 5/10/02 DOES NOT MEET MIN. THRESHOLD FOR AQIA. [signature]
ENVIRONMENTAL HEALTH DATE

Required **TIS** and / or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	**- SUBMITTED**	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	**- SUBMITTED**	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

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 WESTLAND DEV. CO INC.

AGENT BOHANNAN HUSTON

ADDRESS (w/ZipCode) 7500 JEFFERSON ST. NE

PROJECT NO. 1001939

APPLICATION NO. 02DRB-00714-720

$ 2870 441006 / 4981000 (City Cases)

[redacted]

$ _____ 441011 / 7000110 (LUCC)

$ 75 441018 / 4981000 (Notification)

$ 2945.00 **Total amount due**

counterreceipt.doc

DUPLICATE
City Of Albuquerque
Treasury Division

05/10/2002 12:20PM LOC: ANE
X
RECEIPT# 00015021 WS# C07 TRANS# 0033
Account 441006 Fund 0110
Activity 4981000 TRSCCS
Trans Amt $2,945.00
114 Misc $2,945.00
CK 9/25/01 $2,945.00
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 21st To Jme 5th.

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.

Scott Scott, 5/10/02
(Applicant or Agent) (Date)

I issued 3 signs for this application, 5/10/02, Bob Kent
(Date) (Staff Member)

Rev. 11/8/90 GA

DRB CASE NUMBER: 1001939

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. *Site Plan (including utilities and easements)*
2. *Landscaping Plan*
3. *Grading Plan*
4. *Building Elevations*

Submitted shall be organized in the above manner. In addition, 81/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as ***NA****, if not applicable.*

SHEET #1 - SITE PLAN

A. General Information

✓ *1. Scale*

Under 1.0 acre	*1" = 10'*
1.0 - 5.0 acres	*1" = 20'*
Over 5 acres	*1 = 50'*
Over 20 acres	*1" = 100'*
Other scales as approved by staff	

✓ *2. Bar Scale*
✓ *3. North Arrow*
✓ *4. Scaled Vicinity Map*
✓ *5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.*
✓ *6. Property lines*
✓ *7. Existing and proposed easement (identify each)*

B. Proposed Development

1. Structural

✓ *A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls*
✓ *B. Square footage of each structure* (OPEN SPACE CHART)
✓ *C. Proposed of each structure*
✓ *D. Temporary structures, sign and other improvements*
✓ *E. Wall(s), fence(s), and screening: height, length, color , and materials. Show cross-sections for retaining walls.*
✓ *F. Dimensions of all principal site elements*
N/A *G. Loading facilities*
✓ *H. Site lighting (height, type, and intensity)*

[illegible]

2. Non-Structural and Parking

N/A A. Parking design with spaces numbered per aisle and totaled.

N/A 1. Location
___ 2. Arrangements
___ 3. Dimensions
___ 4. Turning spaces
___ 5. Drives
___ 6. Aisles
___ 7. Ingress
___ 8. Egress
___ 9. Number of spaces required: _____
Provided: _____
___ 10. Handicapped parking, spaces required: _____
Provided: _____

N/A B. Bicycle racks, spaces required: _____
Provided: _____

N/A C. Refuse container and enclosure, if applicable.

C. Street and Circulation

✓ 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
✓ 2. Curve radii
✓ 3. Right-of-Way width
✓ 4. Pavement width, flow line to flow line including medians and median cuts.
✓ 5. Sidewalk widths and locations, existing and proposed.
N/A 6. Rail spurs, if applicable
✓ 7. Location of traffic signs and signals related to the functioning of the proposal.
✓ 8. Bikeways
✓ 9. Bus facilities, including bays and shelters where required.
✓ 10. Curb cut size and type.
N/A 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

CONCEPTUAL UTILITY PLAN

✓ 1. Fire hydrant locations, existing and proposed.
✓ 2. Distribution lines
✓ 3. Right-of-Way and easements, existing and proposed , on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ 4. Existing water, sawer, storm drainage facilities (public and/or private).
✓ 5. Proposed water, sawer, storm drainage facilities (public and/or private)

E. Phasing

N/A 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff. See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

- ✓ 1. *Scale - must be same as scale on sheet #1 - Site plan*
- ✓ 2. *Bar Scale*
- ✓ 3. *North Arrow*
- ✓ 4. *Property Lines*
- ✓ 5. *Existing and proposed easements*
- ✓ 6. *Identify nature of ground cover materials*
  - ✓ A. *Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).*
  - ✓ B. *Pervious areas (planting beds, grass, ground cover vegetation, etc.).*
  - ✓ C. *Ponding areas either for drainage or landscaping/recreational use.* (GRADING PLAN)
- ✓ 7. *Identify nature, location and size of shrubbery and trees (common and/or botanical names).*
  - ___ A. *Existing, indicating whether it is to preserved or removed.*
  - ___ B. *Proposed, to be established for general landscaping.*
  - ___ C. *Proposed, to be established for screening/buffering.*
- N/A 8. *Irrigation System*
- N/A 9. *Planting Beds*
- ✓ 10. *Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.*
- ✓ 11. *Responsibility for maintenance*
- ✓ 12. *Statement of Water Waste, etc.*
- N/A 13. *Landscaped area requirement, in square feet and percent:_____*
- N/A 14. *Landscaped area provided, in square and percent:_____*

SHEET #3 - GRADING PLAN

A. General Information

- ✓ 1. *Scale - must be same as Sheet #1 - Site Plan*
- ✓ 2. *Bar Scale*
- ✓ 3. *North Arrow*
- ✓ 4. *Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).*
- ✓ 5. *Property Lines*
- ✓ 6. *Existing and proposed easements*
- ✓ 7. *Proposed contours and/or spot elevations*
- ✓ 8. *Retaining walls*

B. Proposal

1. *Grading submittals, ponding areas, erosion and sediment control facilities:*
   - *A. Conceptual grading and drainage plan*
   - *B. Drainage plan (maybe required for other submittals)*
   - *C. Drainage Report (maybe required for other submittals)*

✓ *A. Cross Sections*

Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

✓ B. *Spot Elevation*
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

✓ C. *Grade Changes*
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

DESIGN GUIDELINES (TEXT)

✓ 1. *Scale (minimum of 1/8" or as approved by Planning Staff).*
✓ 2. *Bar Scale*
✓ 3. *Facade orientation (elevation of all sides of the buildings)*
✓ 4. *Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.*
✓ 5. *Location materials and colors of windows and building entrances*
✓ 6. *Materials and colors of buildings and structures*

B. Signage

N/A 1. *Elevations*
2. *Location*
3. *Height and width*
4. *Sign face area*
5. *Lighting*
6. *Materials and Colors*
7. *Additional information including, renderings, perspective drawings may be submitted.*

N/A A. *Samples*
N/A 1 *Presentation Models*
N/A 2. *Photos*

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request
___ D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s)
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
✓ 9. Any Internal Circulation Requirements
✓ 10. For each lot:
  ✓ a. Maximum Building Height
  ✓ b. Minimum Building Setback
  ✓ c. Maximum Total Dwelling Units and / or
  n/a d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional, but STRONGLY recommended)

INCLUDED ON PLAN WHICH IS ALSO FOR BLDG. PERMIT

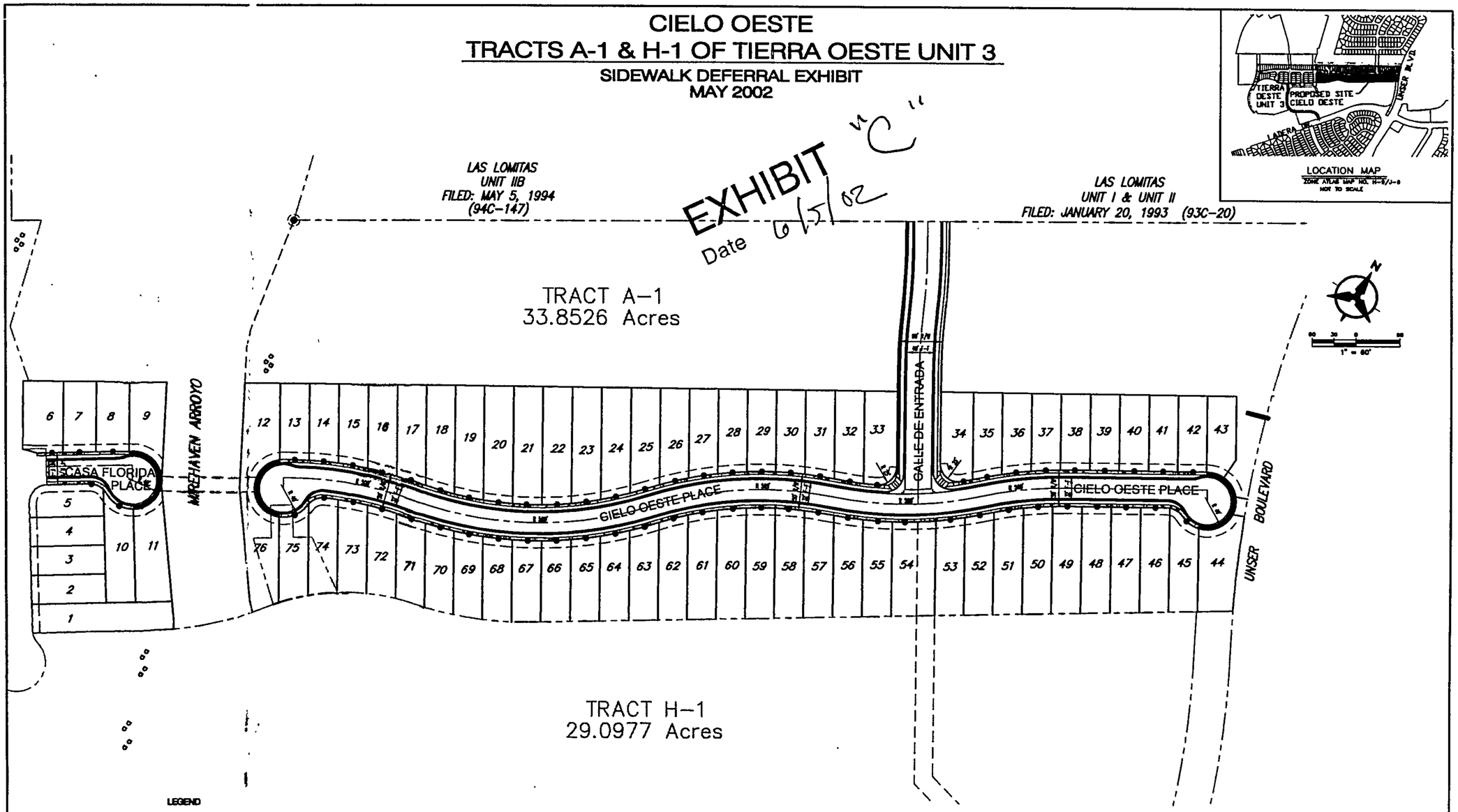
✓ 1. Overall Design Theme and Land Use Concept
✓ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
✓ 3. Street Design
✓ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
✓ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
✓ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
✓ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
✓ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
✓ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

CIELO OESTE

TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

SIDEWALK DEFERRAL EXHIBIT
MAY 2002

EXHIBIT "C"
Date 6/5/02



LEGEND

- DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED. THE DEFERRAL IS REQUESTED TO REDUCE DAMAGE TO SIDEWALKS DUE TO BUILDING CONSTRUCTION ACTIVITY.
- SIDEWALKS TO BE WAIVED ON CUL-DE-SAC AND WEST SIDE OF CALLE DE ENTRADA AS SHOWN.

EXHIBIT "B"
REASON FOR REQUEST / LOCATION OF REQUEST
SIDEWALK DEFERRAL AND WAIVER

Cohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS ENVIRONMENTALISTS SURVEYORS SOFTWARE DEVELOPERS

P:\020258\cdp\general\exhibits\020258_sw_deferral.dwg

Pan/Zoom

x,y: 4.21998,2.80512
dx,dy: -0.36909,1.16880 dist: 1.22569

CIELO OESTE
TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3
VACATION EXHIBIT
MAY 2002

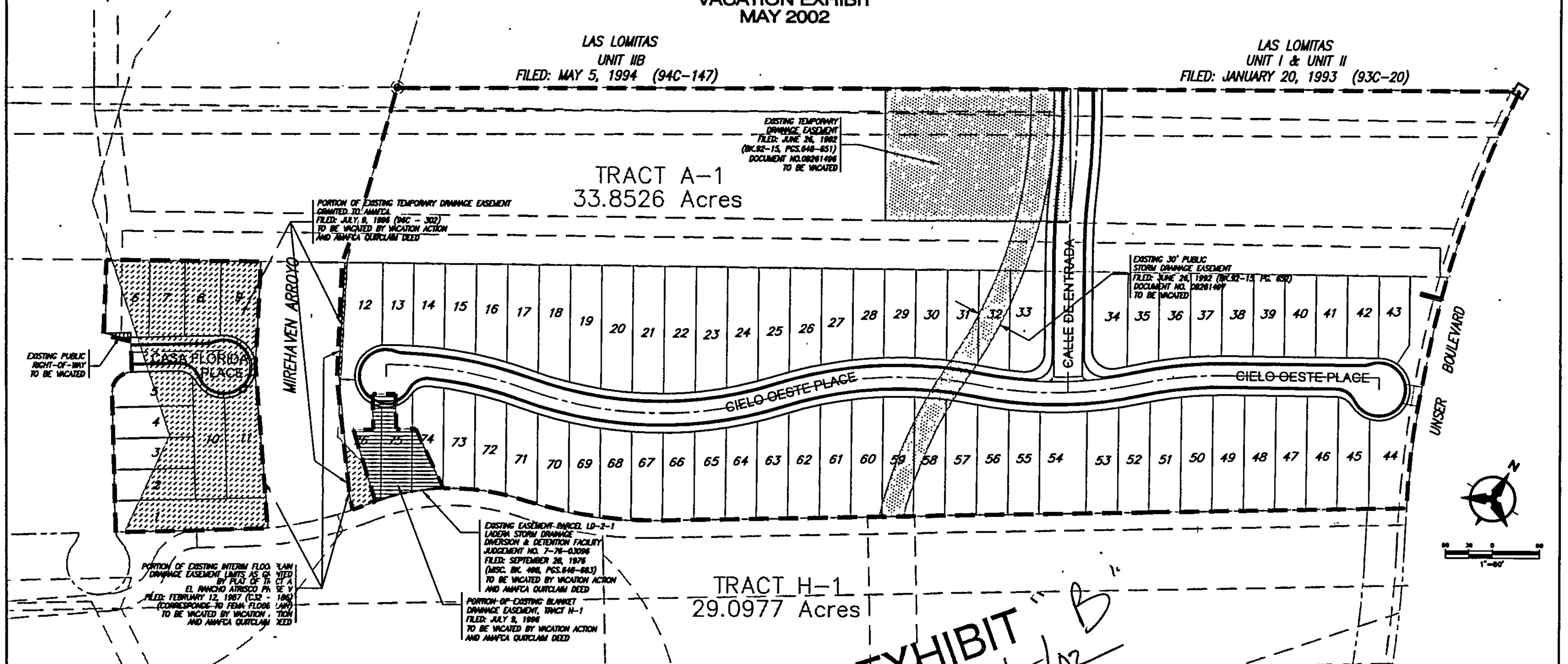


EXHIBIT "B"
Date 6/5/02

EXISTING EASEMENT PARCEL LD-2-1 TO BE VACATED. EASEMENT IS FOR BERM EMBANKMENT FOR LADERA DAM 12. BERM TO BE RELOCATED WITH PROPOSED MIREHAVEN CHANNEL IMPROVEMENTS.

A PORTION OF EXISTING INTERIM FLOOD PLAIN DRAINAGE AND TEMPORARY DRAINAGE EASEMENTS TO BE VACATED. LIMITS OF INTERIM EASEMENT CORRESPOND TO EXISTING FEMA FLOODPLAIN. TEMPORARY DRAINAGE EASEMENT CORRESPONDS TO PRUDENT LINE ESTABLISHED FOR LAS LOMITAS SUBDIVISION. PROPOSED CHANNEL IMPROVEMENTS WILL CONFINE FLOODPLAIN TO CHANNEL. LOMR WILL BE SUBMITTED TO REVISE FLOODPLAIN.

EXISTING PUBLIC STORM DRAIN AND TEMPORARY DRAINAGE EASEMENT TO BE VACATED. STORM DRAIN TO BE RELOCATED IN CALLE DE ENTRADA AND NEW PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT. TEMPORARY EASEMENT IS FOR THE EXISTING RETENTION POND. PORTION OF THE POND WILL BE FILLED FOR THE EXTENSION OF CALLE DE ENTRADA. NEW PUBLIC DRAINAGE EASEMENT TO BE GRANTED FOR REVISED POND.

PORTION OF EXISTING TEMPORARY DRAINAGE EASEMENT THAT ENCUMBERS TRACT A-1 TO BE VACATED.

EXISTING RIGHT-OF-WAY TO BE VACATED. CASA FLORIDA PLACE TO TRANSITION FROM 32' FACE-TO-FACE TO 26' FACE-TO-FACE.

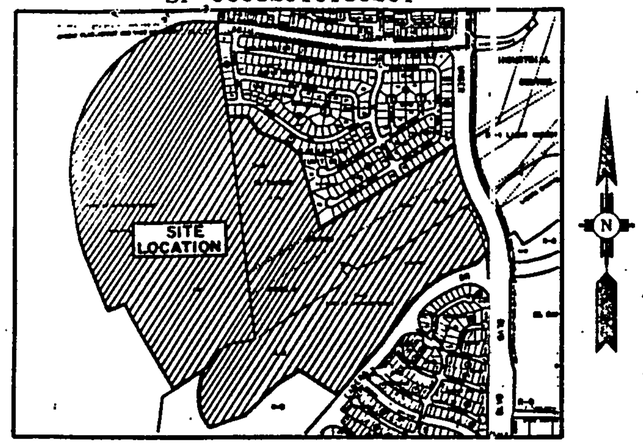
EXHIBIT "A"
REASON FOR REQUEST / LOCATION OF REQUEST

Bohannan ▲ Huston
Centerpoint One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERING PLANNING ENVIRONMENTAL SURVEYING SUPPORT SERVICES

P:\020258\cdp\general\exhibits\020258 vacation.dwg

SHEET 1 OF 1

SP 96032910180261



LOCATION MAP

ZONE ATLAS INDEX MAP No. H-9-Z and J-9-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 95-537
2. Zone Atlas Index No. H-9-Z and J-9-Z.
3. Gross Subdivision Acreage: 180.7309 Acres.
4. Total Number of Tracts created: 9 Tracts
5. Total Mileage of full width Streets created: 0.2911 mile
6. Total Mileage of partial width Streets created: 0.0478 mile.
7. Date of Survey: _____
8. Plat is located within the Town of Atrisco Grant, within projected Sections 9 and 16, T10N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Bulk Land Plat is to Permit Zoning and Annexation of property into the City of Albuquerque, to Subdivide Land within Bernalillo County together with Tract A-2-A of REPLAT OF EL RANCHO, PHASE V, recorded September 25, 1987 in Volume C34, Folio 162, together with all of the 45 6483 acres (Annexed to the City of Albuquerque) described in Document No. 95110034, recorded October 27, 1995 in Book 95-26, Pages 1057-1058, together with a portion of the Ladera Storm Drainage and Detention Facility into Nine (9) Tracts, to dedicate public Street Right-of-Way to the City of Albuquerque and to grant easements.

NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) also being the same as Bearings shown on Subdivision Plat For PARKWAY UNIT 1, Filed: July 23, 1992 in Book 92C, Folio 157.
2. Distances are Ground Distances.
3. All easements of record are shown.
4. Record Bearings and Distances are shown in parenthesis ( )
5. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and shall consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS# 6544"
6. EASEMENT DEDICATION FOR TRACTS A, C, AND H, WESTLAND DEVELOPMENT CO., INC., a New Mexico Corporation "Grantor", hereby Dedicate to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY a political subdivision of the State of New Mexico ("Grantee"), its successors and assigns, an Easement for drainage, flood control, conveyance of storm water stockpiling of sediment, and the construction, reconstruction, operation, maintenance of, and access to such facilities, on, in, under, over and across the real estate designated herein as "Temporary Drainage Easement". This Dedication is with the full force and free consent and in accordance with the desire of the Grantor. This Easement shall be considered temporary and any portion of the Easement granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of Grantee. Any reversion shall be conveyed by quitclaim deed There is reserved to the Grantor, its successors and assigns, the right to use said Easement Area for open space, landscaping and other purposes which will not interfere with the rights and Easements hereby granted, provided the Grantor obtains Grantee's prior written Licensed approval for such use, not to be unreasonably withheld. Grantor hereby acknowledges that the Easement Area is located in an area which is currently being studied as a part of a Drainage Management Plan and understands that all, or a portion of the Easement Area may be determined by the Grantee in the future to be necessary for permanent drainage facilities and improvements for any/or all of the uses referenced above Grantee shall only maintain property and/or improvements that it has constructed or has agreed in writing to maintain.

DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being Unplatted Lands of Westland Development Company, Inc., all of Tract A-2-A of REPLAT OF EL RANCHO ATRISCO, PHASE V as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 25, 1987 in Volume C34, Folio 162, together with all of the 45 6483 acres (Annexed to the City of Albuquerque) described in Document No. 95110034, recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 27, 1995 in Book 95-26, Pages 1057-1058 and also including a portion of the Ladera Storm Drainage and Detention Facility and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD27 Datum) and ground distances as follows:

BEGINNING at the southwest corner of said 45 6483 acre tract, a point on the northerly right-of-way line of the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) Parcel LD-2-1A Easement of said Ladera Storm Drainage Diversion and Detention Facility, said Easement recorded in the office of the County Clerk of Bernalillo County, New Mexico, as District Court Judgement No. 7-76-03096, in Book Misc. 498, Pages 648-683 on September 23, 1976, whence the ACS Monument "BH-40" (having New Mexico State Plane Grid Coordinates Central Zone, NAD83 Datum of X=352,790.66 and Y=1,492,346.53) bears S44°45'15"W, a distance of 754.78 feet and from said point of beginning running thence along the westerly boundary line of said 45.6483 acre tract,
N17°11'16"W, a distance of 334.85 feet to a point of curvature; thence,
506.78 feet along the arc of a curve to the right having a radius of 1032.00 feet and a chord which bears N03°07'11"W, a distance of 501.71 feet to a point of non-tangency, thence leaving the westerly boundary line of said 45 6483 acre tract and running thence along westerly boundary line of the tract herein described,
N79°03'05"W, a distance of 801.22 feet to a point of curvature (non-tangent); thence,
33.59 feet along the arc of a curve to the left having a radius of 1608.00 feet and a chord which bears N15°46'38"E, a distance of 33.59 feet to a point of tangency; thence,
N15°10'44"E, a distance of 1057.13 feet to a point of curvature; thence,
1444.55 feet along the arc of a curve to the right having a radius of 1100 00 feet and a chord which bears N52°48'00"E, a distance of 1342 96 feet to a point of non-tangency; thence,
N08°19'45"W, a distance of 108.75 feet to a point of curvature (non-tangent), thence,
309.11 feet along the arc of a curve to the right having a radius of 4646 34 feet and a chord which bears S87°53'44"E, a distance of 309.05 feet to a point of non-tangency on the northerly right-of-way line of 98th Street NW, and also being the southwest corner of PARKWEST UNIT 3 SUBDIVISION as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 11, 1995 in Volume 95C, Folio 14, thence crossing said right-of-way,
S04°30'40"W, a distance of 107.74 feet to a point on the southerly right-of-way line of said 98th Street NW, said corner being the northwest corner of Lot Nine (9) of Block Eight (8) of PLAT OF LAS LOMITAS UNIT IIA AND UNIT IIB as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 6, 1993 in Volume 93C, Folio 128, thence leaving said right-of-way line and running thence along the westerly boundary line of said LAS LOMITAS UNIT IIA AND UNIT IIB and also along the westerly boundary line of PLAT OF LAS LOMITAS, UNIT IIB as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 21, 1994 in Volume 94C, Folio 425, and also along the westerly boundary line of PLAT OF LAS LOMITAS, UNIT IIB as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 5, 1994 in Volume 94C, Folio 147,
S08°19'45"E, a distance of 761.67 feet to the northwest corner of corner of said Tract A-2-A, thence running along the northeasterly boundary line of said Tract A-2-A,
N88°37'08"E, a distance of 180.00 feet to a point; thence,
S35°38'34"E, a distance of 210.34 feet to a point; thence,
S69°24'28"E, a distance of 216.01 feet to a point; thence,
S53°49'09"E, a distance of 168.93 feet to a point; thence,
S15°51'58"E, a distance of 708.60 feet to a point, thence,
N57°54'25"E, a distance of 1430 45 feet to the northeast corner of said Tract A-2-A, a point of curvature (non-tangent) on the westerly right-of-way line of Unser Boulevard NW, thence running along the easterly boundary line of said Tract A-2-A and also along said right-of-way line,
608.33 feet along the arc of a curve to the left having a radius of 1478 00 feet and a chord which bears S18°03'18"E, a distance of 604 04 feet to a point of reverse curvature, thence,
703.54 feet along the arc of a curve to the right having a radius of 1322 00 feet and a chord which bears S14°36'01"E, a distance of 695.27 feet to the southeast corner of said TRact A-2-A, a point of non-tangency, thence running along the southerly boundary line of said Tract A-2-A,
N89°21'16"W, a distance of 50.00 feet to a point of curvature (non-tangent); thence,
247 68 feet along the arc of a curve to the left having a radius of 1272 00 feet and a chord which bears N04°55'57"W, a distance of 247 28 feet to a point of compound curvature on the northerly right-of-way line of Ladera Drive NW and also being a point on the southerly right-of-way line of said Ladera Storm Drainage and Detention Facility, thence running along said southerly right-of-way line and also along the northerly right-of-way line of said Ladera Drive, NW,
179 26 feet along the arc of a curve to the right having a radius of 200 00 feet and a chord which bears S44°22'36"W, a distance of 173 32 feet to a point of tangency, thence,
S70°03'14"W, a distance of 94 29 feet to a point of curvature; thence,
593 80 feet along the arc of a curve to the left having a radius of 993 00 feet and a chord which bears S52°55'22"W, a distance of 584 99 feet to a point of tangency, thence,
S35°47'30"W, a distance of 407 19 feet to a point of curvature, thence,
66 28 feet along the arc of acurve to the right having a radius of 1047 00 feet and a chord which bears S37°36'19"W, a distance of 66 27 feet to a point of tangency; thence,
S39°25'08"W, a distance of 573.06 feet to a point; thence leaving the northerly right-of-way line of said Ladera Drive NW and running thence along the southerly right-of-way line of said Ladera Storm Drainage and Detention Facility,
N50°34'52"W, a distance of 214.35 feet to a point, thence,
N48°00'34"W, a distance of 111 00 feet to a point, thence
S53°21'54"W, a distance of 135 94 feet to a point, thence,
S39°25'08"W, a distance of 301 00 feet to a point, thence,
S63°39'20"W, a distance of 135 54 feet to a point, thence,
S60°59'20"W, a distance of 195 78 feet to a point of curvature (non-tangent), thence,
48 96 feet along the arc along the arc of a curve to the left having a radius of 443 00 feet and a chord which bears N66°20'41"W, a distance of 48 94 feet to a point of non-tangency,, thence,
S20°29'20"W, a distance of 60 00 feet to a point, thence leaving said southerly right-of-way line and running thence along southwesterly boundary line of the tract herein described,
N69°30'40"W, a distance of 53.96 feet to a point of curvature, thence,
478 75 feet along the arc of a curve to the right having a radius of 410 00 feet and a chord which bears N36°03'33"W, a distance of 452 01 feet to a point of reverse curvature, thence,
101.41 feet along the arc of a curve to the left having a radius of 940 00 feet and a curve which bears N05°41'53"W, a distance of 101 36 feet to a point of compound curvature on the southerly right-of-way line of said Parcel LD-2-1A, thence running along the southerly right-of-way line of said Parcel LD-2-1A,
55.23 feet along the arc of a curve to the right having a radius of 395 09 feet and a chord which bears S52°42'45"W, a distance of 55.18 feet to a point of tangency; thence,
S56°43'01"W, a distance of 242.38 feet to a point, thence,
N32°05'34"W, a distance of 625 15 feet to a point, thence,
S57°54'25"W, a distance of 52.40 feet to the point and place of beginning

Tract contains 180.7310 acres, more or less

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Atrisco Grant, within Projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being Unplatted Lands of Westland Development Company, Inc., together with Tract A-2-A of REPLAT OF EL RANCHO, PHASE V, recorded September 25, 1987 in Volume C34, Folio 162, together with all of the 45 6483 acres (Annexed to the City of Albuquerque) described in Document No. 95110034, recorded October 27, 1995 in Book 95-26, Pages 1057-1058, together with a portion of the Ladera Storm Drainage and Detention Facility, now comprising Tracts A, B, C, D, E, H, J, Units 1, and 2, Plat of THE CROSSING, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility, and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby [illegible] hereby certify that this

96076305

PLAT OF THE CROSSING

ALBUQUERQUE, NEW MEXICO

APRIL, 1996

APPROVALS

PLAT NUMBER S.96.25	
[illegible]	7.8.96 DATE
PLANNING DIRECTOR	DATE 7-3-96
CITY ENGINEER	DATE 5-30-96
AMAFCA	DATE 6-03-96
TRAFFIC ENGINEER	DATE 050796
CITY SURVEYOR	DATE 5-9-96
PROPERTY MANAGEMENT	DATE 5-7-96
UTILITY DEVELOPMENT DEPARTMENT	DATE 5-7-96
PARKS AND GENERAL SERVICES DEPARTMENT	DATE 5/7/96
BERNALILLO COUNTY ZONING	DATE 5-22-96
PNM ELECTRIC SERVICES	DATE 5-14-9
US WEST COMMUNICATIONS	DATE 5-14-9
PNM GAS SERVICES	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-009059270120409009, 1-009059145112301001

PROPERTY OWNER OF RECORD Westland Development Co

Bernardo Santillanes 7-9-96

BERNALILLO COUNTY TREASURER'S OFFICE DATE

1-009058325420120011

NOTICE OF SUBDIVISION PLAT CONDITIONS

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

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

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

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

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

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

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

SURVEYOR'S CERTIFICATION

2002018574
Page: 2 of 4
02/12/2002 11:13A
Bk-2002C Pg-49
Mary Herrera Bern. Co. PLAT R 22.00

PLAT OF TIERRA OESTE SUBDIVISION UNIT 3

(A REPLAT OF TRACTS A, C, E, & H, THE CROSSING)

ALBUQUERQUE, NEW MEXICO
JANUARY, 2002

N

0 200

SCALE: 1" = 200'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT/TRACT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) TRACT LINE
- RIGHT OF WAY

10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

CITY OF ALBUQUERQUE CONTROL MONUMENT

CENTERLINE MONUMENT TO BE INSTALLED

FOUND PK NAIL IN TOP OF CONCRETE WALL

5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

FOUND 5/8" REBAR

FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"

SEE SHEET 4 FOR CURVE TANGENT DATA

ACS BRASS CAP STAMPED "J-H10"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE
X=356,889.72 Y=1,493,922.98
GROUND TO GRID FACTOR = 0.99967504
DELTA ALPHA = -00°16'31"
NGVD 1929 ELEVATION = 5193.38

CAP STAMPED "BH-40"
(NAD 1927)
COORDINATES (CENTRAL ZONE)
X=356,946.53

SEE SHEET 3 FOR SUBDIVISION DETAILS

TRACT A-1
33.8626 Acres
(SEE NOTE 5, SHEET 1)

TRACT H-1
28.0877 Acres
(SEE NOTE 5, SHEET 1)

TRACT C-1
10.2780 Acres
(SEE NOTE 5, SHEET 1)

TRACT E-1 2.8120 Acres

TRACT E-2 2.0038 Acres

THE CROSSING FILED: JULY 9, 1996 (96C-302)

LAS LOMITAS UNIT IIB FILED: MAY 5, 1994 (94C-147)

LAS LOMITAS UNIT I & UNIT II FILED: JANUARY 20, 1993 (93C-20)

UNSER BOULEVARD NW

LADERA DRIVE NW

CALLE DE ENTRADA NW

CASA VERDE AVENUE NW

PARKWAY DRIVE NW

PARKWAY UNIT 1 FILED: JULY 23, 1992 (92C-157)

PARKWAY UNIT 2 FILED: DECEMBER 10, 1992 (92C-266)

PARKWAY UNIT 3 FILED: APRIL 15, 1993 (93C-105)

PARKWAY UNIT 4 FILED: JULY 23, 1993 (93C-218)

EXISTING 60' PRIVATE ACCESS EASEMENT FILED: JULY 9, 1996 (96C-302) EASEMENT IS FOR THE BENEFIT OF TRACT A-1 TO BE MAINTAINED BY THE OWNERS OF TRACT H-1

HATCHED AREA DESIGNATES PORTION OF EXISTING 50' TEMPORARY PUBLIC ACCESS EASEMENT FILED: JULY 9, 1996 (96C-302) VACATED BY VACATION ACTION V-01410-00000-01012

CROSS HATCHED AREA DESIGNATES 0.3920 AC. PORTION OF EXISTING 22' EASEMENT PARCEL LD-2-1A LADERA STORM DRAINAGE DIVERSION & DETENTION FACILITY JUDGEMENT NO. 7-76-03096 FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683) VACATED BY VACATION ACTION V-01410-00000-01012 & AMAFCA QUITCLAIM DEED FILED: [illegible] (SEE NOTE 6, SHEET 1)

CROSS HATCHED AREA DESIGNATES 50' TEMPORARY PUBLIC ACCESS & PERMANENT PUBLIC TRAILS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

PATTERNED AREA DESIGNATES PORTION OF EXISTING BLANKET DRAINAGE EASEMENT FILED: JULY 9, 1996 (96C-302) VACATED BY VACATION ACTION V-01410-00000-01012 AND AMAFCA QUITCLAIM DEED FILED: [illegible]

HATCHED AREA DESIGNATES PORTION OF EXISTING 50' PERMANENT PUBLIC DRAINAGE & TEMPORARY ACCESS EASEMENT FILED: JULY 9, 1996 (96C-302) VACATED BY VACATION ACTION V-01410-00000-01012

SHADED AREA DESIGNATES EXISTING AMAFCA DRAINAGE EASEMENT FILED: 7/9/96 (96C-302) VACATED BY VACATION ACTION V-01410-00000-01012 AND AMAFCA QUITCLAIM DEED FILED: [illegible]

SHADED AREA DESIGNATES 50' PERMANENT WATERLINE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

PATTERNED AREA DESIGNATES 50' PERMANENT PUBLIC TRAIL ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT IS SUBORDINATE TO AMAFCA ACCESS EASEMENTS AND CONSTRUCTION PLANS FOR PUBLIC TRAIL REQUIRE AMAFCA APPROVAL

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: JULY 9, 1996 (96C-302)

EXISTING 10' UNDERGROUND UTILITY EASEMENT FILED: FEBRUARY 12, 1987 (BK.C-32, PG.184)

EXISTING 30' PUBLIC STORM DRAINAGE EASEMENT FILED: JUNE 26, 1992 (BK.92-15, PG. 652, DOCUMENT NO. 09261497

EXISTING TEMPORARY DRAINAGE EASEMENT FILED: JUNE 26, 1992 (BK.92-15, PGS.648-651) DOCUMENT NO.09261496

EXISTING INTERIM FLOOD PLAIN DRAINAGE EASEMENT LIMITS AS GRANTED BY PLAT OF TRACT A EL RANCHO ATRISCO PHASE V FILED: FEBRUARY 12, 1987 (C32-186) (CORRESPONDS TO FEMA FLOOD PLAIN)

PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 30' PUBLIC SANITARY SEWER EASEMENT FILED: JULY 9, 1996 (96C-302)

EXISTING 60' PNM ELECTRIC EASEMENT FILED: MARCH 12, 1953 (BK.0235, PG.619)

EXISTING 200' PLAINS ELECTRIC EASEMENT PER JUDGEMENT (CIVIL ACTION NO.1845) FILED: MAY 14, 1952

EXISTING EASEMENT PARCEL LD-2-1 LADERA STORM DRAINAGE DIVERSION & DETENTION FACILITY JUDGEMENT NO. 7-76-03096 FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS.648-683)

EXISTING 100' EL PASO ELECTRIC EASEMENT

EXISTING 100' PNM EASEMENT

EXISTING 100' PNM R/W EASEMENTS TRACT A FILED: APRIL 12, 1956 (BK.0248, PG.42)

EXISTING 22' EASEMENT PARCEL LD-2-1A LADERA STORM DRAINAGE DIVERSION & DETENTION FACILITY JUDGEMENT NO. 7-76-03096 FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

CENTERLINE EXISTING 50' TEMPORARY ACCESS EASEMENT FILED: APRIL 25, 1996 (BK.96-11, PGS. 7294-7296) DOCUMENT NO. 96-046-260

CENTERLINE 30' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

COURT JUDGEMENT AMAFCA LD-3-1 FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

COURT JUDGEMENT AMAFCA LD-3-1D FILED: SEPTEMBER 28, 1976 (MISC. BK.498, PGS.648-683)

POND 12 COURT JUDGEMENT AMAFCA LD-2-17 FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

POND 11 COURT JUDGEMENT AMAFCA LD-2-1P FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

COURT JUDGEMENT AMAFCA LD-2-10 FILED: 9/28/76 (MISC. BK. 498 PGS.648-683)

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: JULY 9, 1996 (96C-302)

EXISTING 30' PUBLIC STORM DRAINAGE EASEMENT FILED: JUNE 26, 1992 (BK.92-15, PGS.648-651) DOCUMENT NO.09261496

EXISTING AMAFCA TEMPORARY DRAINAGE EASEMENT FILED: JULY 9, 1996 (96C-302)

EXISTING 50' PUBLIC WATERLINE EASEMENT FILED: JULY 9, 1996 (96C-302)

DOCUMENT NO. 093-026151

(TIE) S49°54'09"W 1235.31'

(TIE) N57°03'34"E 410.11'

(TIE) N57°03'34"E 401.19'

(R/W VARIES)

(186' R/W)

ENCROACHMENT AGREEMENT

Public Service Company (PNM) and Landowner, and its successors and assigns agree that encroachments into PNM utility easements as shown on this plat are permissable subject to the following:

1. By granting the right to encroach, PNM does not waive or relinquish any prior easement rights possessed by PNM, nor shall Landowner erect any structure or perform any activity that diminishes PNM's access and maintenance easements rights.
2. PNM shall not be responsible for any damage to facilities, equipment, structures or other property of Landowner if damaged by reason of PNM's use of the easements.
3. Landowner shall indemnify and hold harmless PNM for any and all claims resulting from the encroachments into the PNM easements.
4. All encroachments must comply with clearance provisions of the National Electrical Safety Code (NESC). If not, corrections shall be made at expense of Landowner.

Bohannan ▲ Huston

#4422.84

(DATE) 09261496 0000643

4

TEMPORARY EASEMENT

This grant of Temporary Easement, between Westland Development Co., Inc. ("Grantor"), whose address is 401 Coors Blvd., NW and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico.

1. Grant of Easement. The Grantor grants to the City a temporary easement ("Temporary Easement") in, over, upon and across the Property described on Exhibit "A" attached hereto ("Property") for storm water detention pond.

The grant of the Temporary Easement includes the right of the City to enter upon the Property at any time for construction, inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the City determines they interfere with the appropriate use of the Temporary Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Temporary Easement is not a gift or donation.

2. Warranty of Title. Grantor warranties that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof.

3. Binding on Grantor's Property. The grant and other provisions of this Temporary Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

4. Termination of Temporary Easement. This Temporary Easement shall remain in effect until the City determines the pond is no longer necessary ("Termination"). Upon Termination and demand by the Grantor the City will execute and deliver to Grantor a release of this Temporary Easement.

GRANTOR:

By: Barbara Page President

Its: President and Chief Executive Officer

Dated:

Barbara Page

(Approved by Legal Dept. as to form only-6/90)

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

92 JUL 26 AM 11:05

92-15 PG 648-657

STEPHEN D. DAVIS
COUNTY CLERK RECORDER

DEPUTY

STATE OF New Mexico)
)ss.
COUNTY OF Bernalillo)

0000649

The foregoing instrument was acknowledged before me this 17 day of April, 1992 by Barbara Vale President of Westgate Development Corp.

OFFICIAL SEAL
LINDA J. BLAIR
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 8/5/93

Linda J. Blair
Notary Public

My Commission Expires:

(EXHIBIT "A" ATTACHED)

ID:1

(Approved by Legal Dept.
as to form only-6/90)

A Temporary Drainage Easement situate within projected Section 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, within the Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico, being within Tract A-2-a, El Rancho Atrisco, Phase V as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 25, 1987 in Volume C34, Folio 162, and being more particularly described by New Mexico State Plane Grid Bearings and ground distances as follows:

BEGINNING at a north corner of the herein described Easement, said point being common with the southwest corner of Lot 26, Block 1, Las Lomitas, Unit 1, from whence Albuquerque Control Survey Monument 'BH-39' bears N69°50'00"E, 1,071.95 feet;

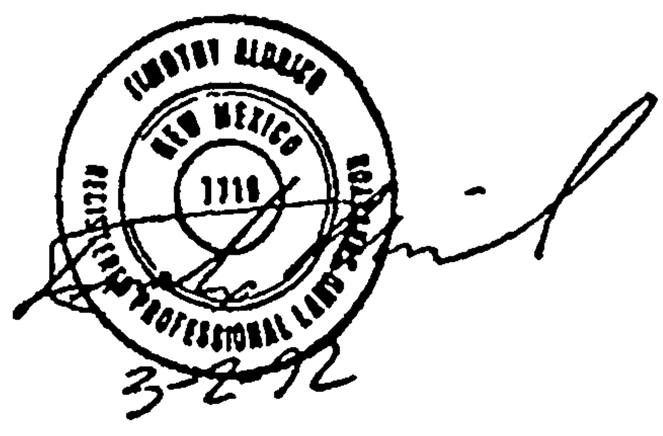
THENCE N57°54'27"E, 20.00 feet to the northeast corner;

THENCE S32°05'33"E, 170.50 feet to the southeast corner;

THENCE S57°54'27"W, 236.00 feet to the southwest corner;

THENCE N32°05'33"W, 170.50 feet to the northwest corner;

THENCE N57°54'27"E, 216.00 feet to the point of beginning and containing 0.9237 acres more or less.



0000651

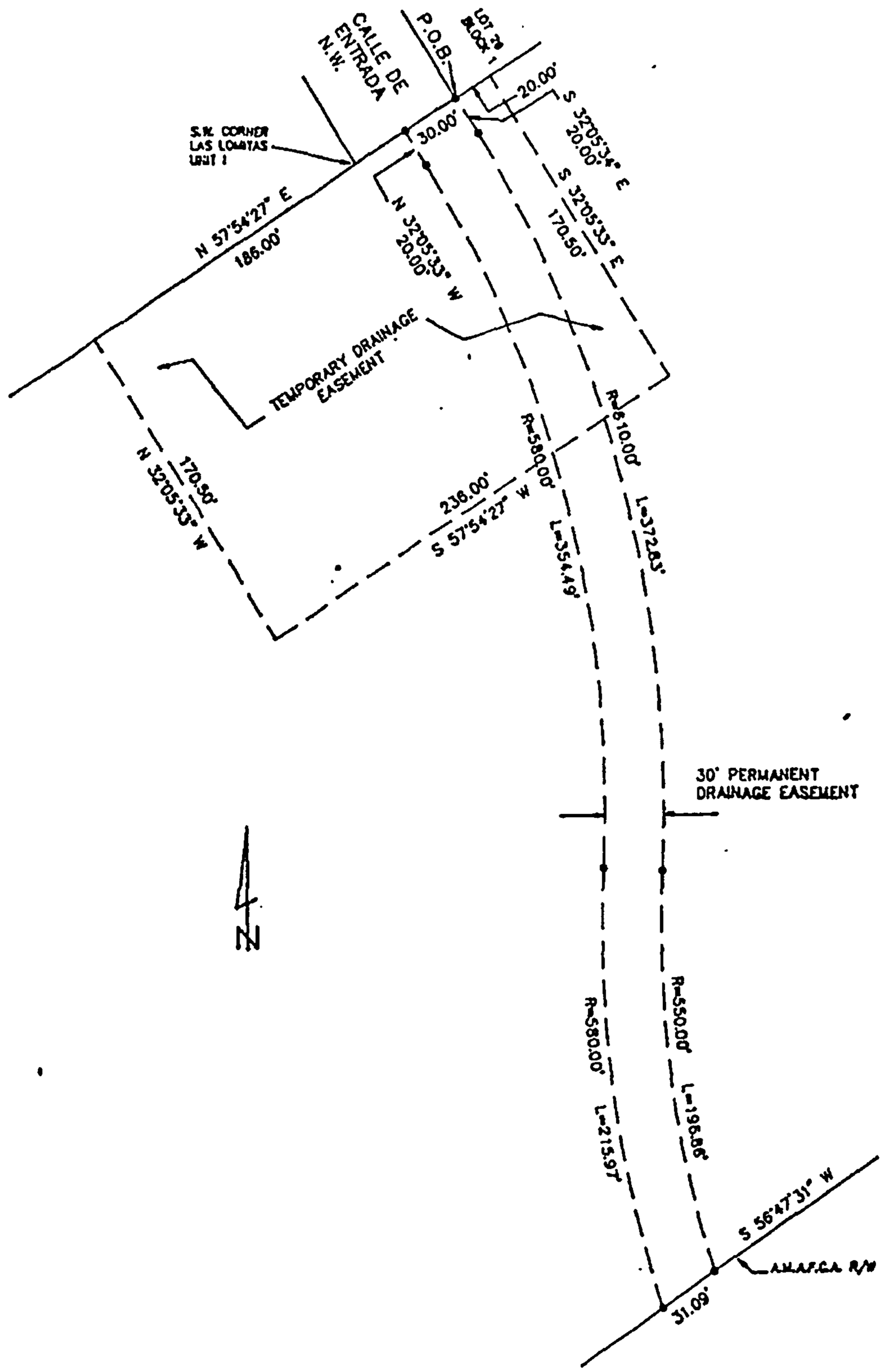


EXHIBIT A PAGE 2 of 2

09261497

4420.83

4

PERMANENT EASEMENT

0000652

Grant of Permanent Easement, between Westland Development Co., Inc. ("Grantor"), whose address is 401 Coors Blvd., NW and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of storm sewer line, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 17 day of April, 1992.

GRANTOR:

_____

(Individual)

GRANTOR:

By: Barbara Page

Its: President and Chief Executive Officer

(Corporation or Partnership)

Barbara Page

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
92 JUN 26 AM 11:05
92-15 652
555
COUNTY CLERK

153C

INDIVIDUAL

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199__, by _____.

_____
Notary Public

My Commission Expires:

_____

CORPORATION

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me this 17 day of April, 1992, by Andrew Vice, President of Restaurant Enterprises Co., a New Mexico corporation, on behalf of the corporation.

OFFICIAL SEAL
LINDA J. BLAIR
NOTARY PUBLIC
Notary Bond Filed
My Commission Expires 7/17/93

Linda J. Blair
Notary Public

My Commission Expires 7/17/93

_____

A Permanent Drainage Easement situate within projected Section 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, within the Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico, being within Tract A-2-a, El Rancho Atrisco, Phase V as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 25, 1987 in Volume C34, Folio 162, and being more particularly described by New Mexico State Plane Grid Bearings and ground distances as follows:

BEGINNING at the northeast corner of the herein described Easement, said point being common with the southwest corner of Lot 26, Block 1, Las Lomitas, Unit 1, from whence Albuquerque Control Survey Monument 'BH-39' bears N69°50'00"E, 1,071.95 feet;

THENCE S32°05'33"E, 20.00 feet to a point of curvature;

THENCE 372.83 feet along a curve to the right, whose radius is 610.00 feet and whose long chord bears S14°35'00"E, 367.05 feet through a central angle of 35°01'07" to a point of reverse curvature;

THENCE 196.86 feet along a curve to the left, whose radius is 550.00 feet and whose long chord bears S07°19'39"E, 195.81 feet through a central angle of 20°30'27" to the southeast corner, said point being on the northerly right-of-way line of the Ladera Channel;

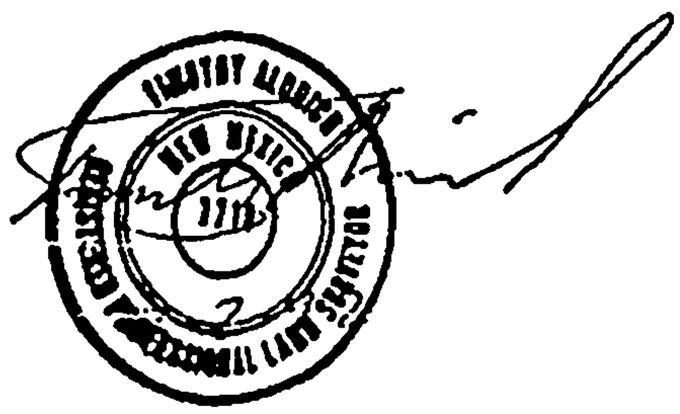
THENCE along said right-of-way line S56°47'31"W, 31.09 feet to the southwest corner;

THENCE leaving said right-of-way line 215.97 feet along a curve to the right, whose radius is 580.00 feet and whose long chord bears N07°44'29"W, 214.72 feet through a central angle of 21°20'05" to a point of reverse curvature;

THENCE 354.49 feet along a curve to the left, whose radius is 580.00 feet and whose long chord bears N14°35'00"W, 349.00 feet through a central angle of 35°01'07" to a point of tangency;

THENCE N32°05'33"W, 20.00 feet to the northwest corner, said point being on the southerly line of Las Lomitas, Unit 1 and further being on the centerline of Calle De Entrada N.W.;

THENCE along said southerly line N57°54'27"E, 30.00 feet to the point of beginning, being 30 feet in width and containing 0.4064 acres more or less.



0000655

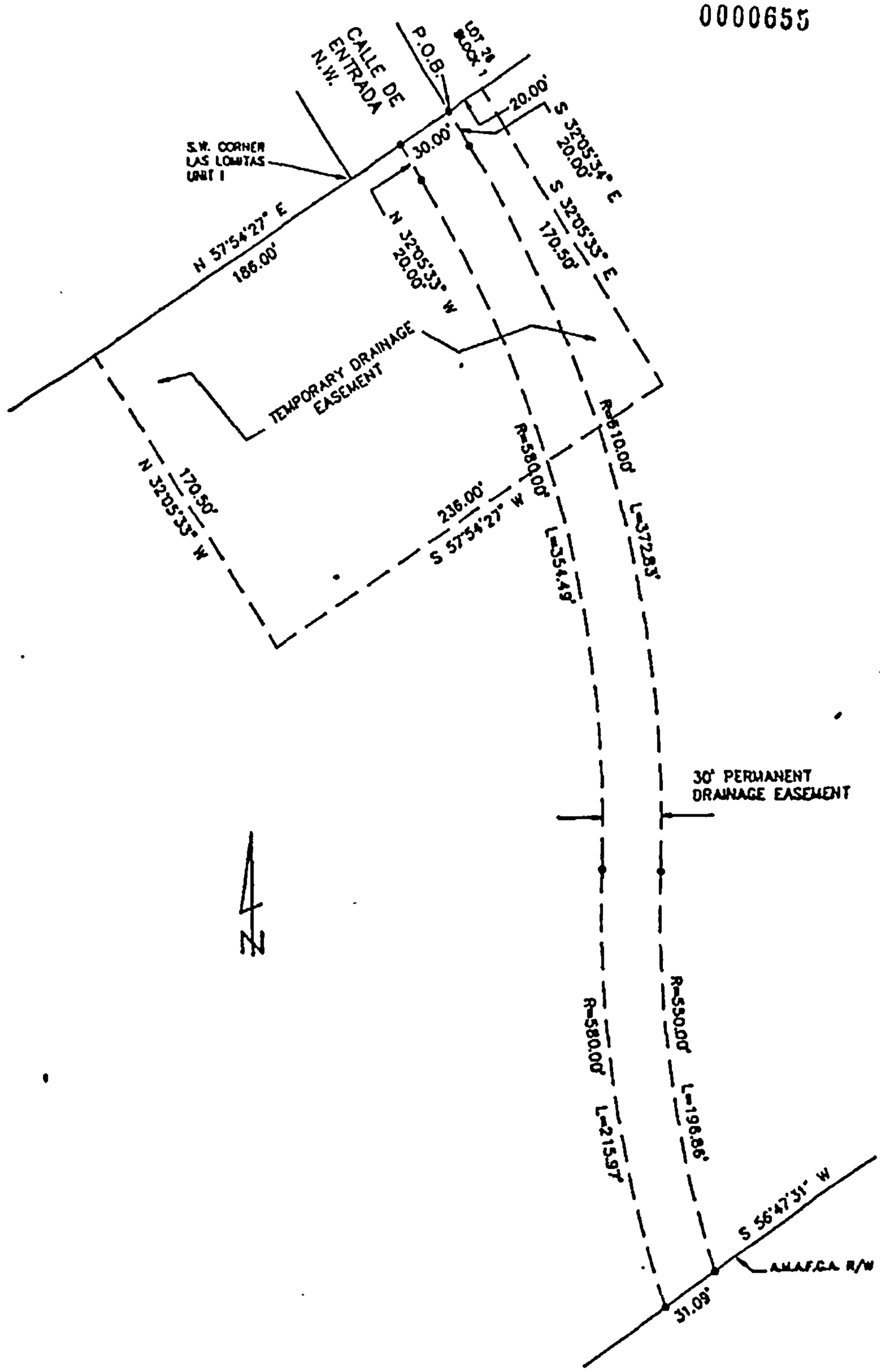
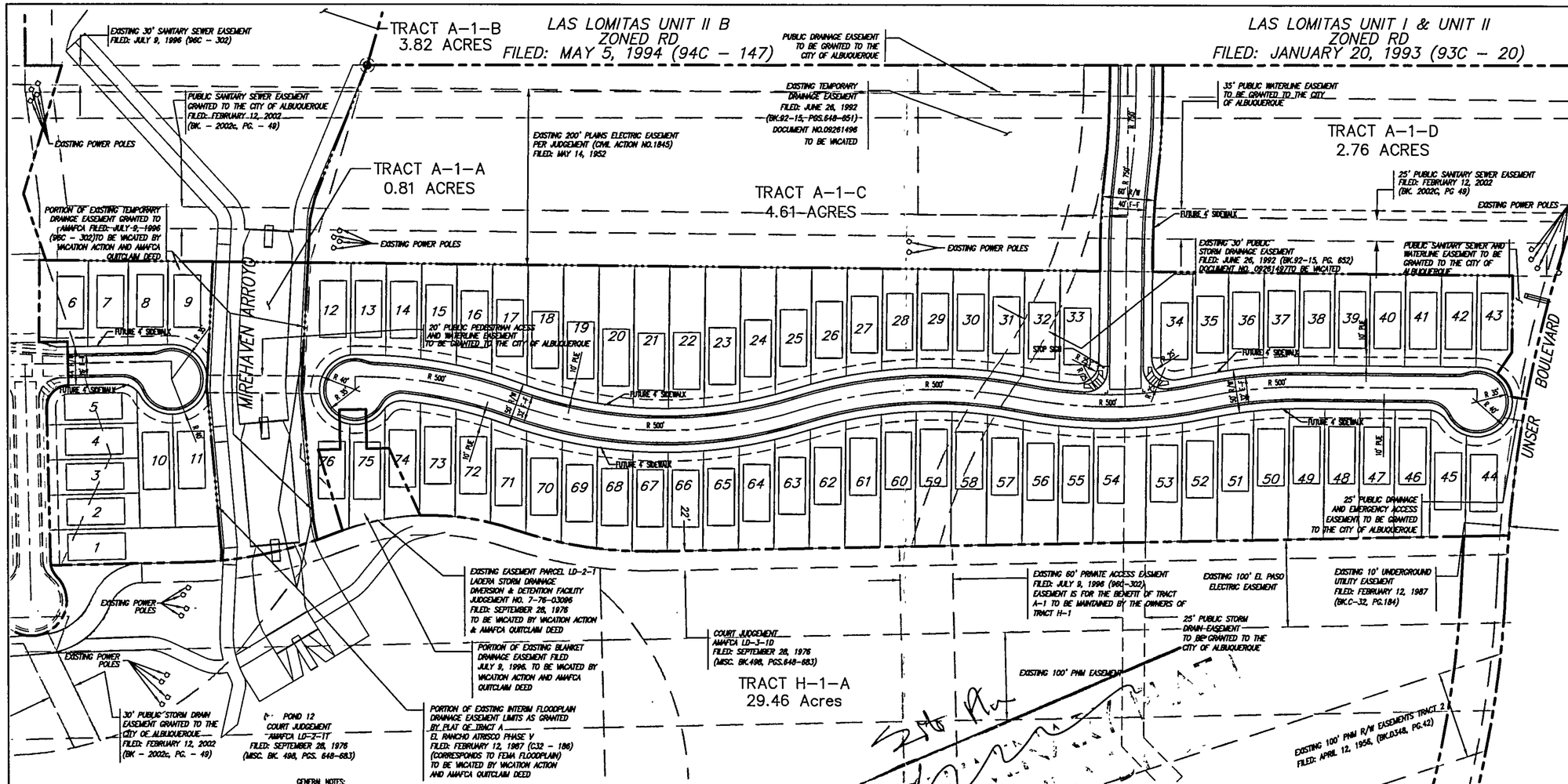


EXHIBIT A PAGE 2 of 2



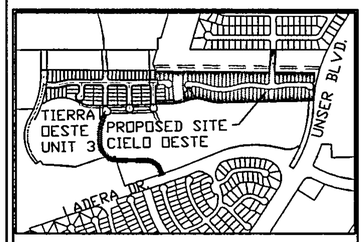
OPEN SPACE CALCULATION CHART				
Lot No	Lot Size (SF)	Bldg & Driveway Area (SF)	Provided Open Space (SF) (2,400 SF Req.)	Remaining Open Space Requirement (SF)
1	7689.20	2420.00	5269.20	none
2	4080.00	2420.00	1660.00	740
3	4080.00	2420.00	1660.00	740
4	4080.00	2420.00	1660.00	740
5	4414.60	2420.00	1994.60	405.4
6	5451.60	2420.00	3031.60	none
7	4390.20	2420.00	1970.20	429.8
8	4327.10	2420.00	1907.10	492.9
9	4992.40	2420.00	2572.40	none
10	5493.20	2420.00	3073.20	none
11	6199.30	2420.00	3779.30	none
12	6573.00	2420.00	4153.00	none
13	4205.40	2420.00	1785.40	614.6
14	4280.60	2420.00	1860.60	539.4
15	4478.80	2420.00	2058.80	341.2
16	4804.20	2420.00	2384.20	15.8
17	5262.50	2420.00	2842.50	none
18	5776.00	2420.00	3356.00	none
19	6163.20	2420.00	3743.20	none
20	6407.20	2420.00	3987.20	none
21	6513.70	2420.00	4093.70	none
22	6485.10	2420.00	4065.10	none
23	6320.50	2420.00	3900.50	none
24	6016.50	2420.00	3596.50	none
25	5571.90	2420.00	3151.90	none
26	5118.50	2420.00	2698.50	none
27	4791.90	2420.00	2371.90	28.1
28	4592.50	2420.00	2172.50	227.5
29	4516.70	2420.00	2096.70	303.3
30	4563.00	2420.00	2143.00	257
31	4732.30	2420.00	2312.30	87.7
32	4992.40	2420.00	2572.40	none
33	5669.80	2420.00	3249.80	none
34	5401.40	2420.00	2981.40	none
35	4640.10	2420.00	2220.10	179.9
36	4373.40	2420.00	1953.40	446.6
37	4231.50	2420.00	1811.50	588.5
38	4200.10	2420.00	1780.10	619.9
39	4200.00	2420.00	1780.00	620
40	4200.00	2420.00	1780.00	620
41	4200.00	2420.00	1780.00	620
42	4200.00	2420.00	1780.00	620
43	4773.20	2420.00	2353.20	46.8
44	6584.60	2420.00	4164.60	none
45	5197.20	2420.00	2777.20	none
46	5810.80	2420.00	3390.80	none
47	5859.30	2420.00	3439.30	none
48	5907.50	2420.00	3487.50	none
49	5954.20	2420.00	3534.20	none
50	5942.60	2420.00	3522.60	none
51	5799.40	2420.00	3379.40	none
52	5534.90	2420.00	3114.90	none
53	5311.70	2420.00	2891.70	none
54	7821.20	2420.00	5401.20	none
55	5295.10	2420.00	2875.10	none
56	5503.20	2420.00	3083.20	none
63	5193.30	2420.00	2773.30	none
64	4836.90	2420.00	2416.90	none
65	4611.10	2420.00	2191.10	208.9
66	4510.60	2420.00	2090.60	309.4
67	4527.40	2420.00	2107.40	292.6
68	4561.90	2420.00	2161.90	238.1
69	4621.70	2420.00	2201.70	198.3
70	4645.80	2420.00	2225.80	174.2
71	4668.30	2420.00	2248.30	151.7
72	4795.70	2420.00	2375.70	24.3
73	5012.00	2420.00	2592.00	none
74	5241.80	2420.00	2821.80	none
75	4697.80	2420.00	2277.80	122.2
76	6570.00	2420.00	4150.00	none

GENERAL NOTES:

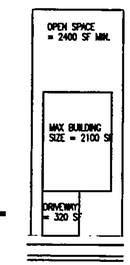
1. EXISTING ZONING OF TRACT A–1 AND H–1: R–D
2. PORTION OF TRACT A–1 BEING DEVELOPED = 11.27 ACRES
3. PORTION OF TRACT H–1 BEING DEVELOPED = 0.20 ACRES
4. PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION, ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
5. PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL.
6. PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING (6' HIGH MAXIMUM).
7. 6–9 LOTS= 45'x95' MINIMUM
   REMAINING LOTS = 40' X 102' MINIMUM
8. SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION
9. TRASH CONTAINER STORAGE SPACE WILL BE PROVIED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE

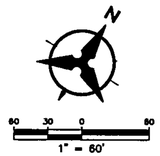
DRB PROJECT #
CASE TRACKING NUMBERS
(SPS)
(SPB)
(PP)
(VRW)
(VPE)
(SW)
(TDS)



LOCATION MAP
ZONE ATLAS MAP NO. H–9/J–9
NOT TO SCALE



TYPICAL LOT
OPEN SPACE CALCULATION



SHEET 1 OF 7

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

CIELO OESTE

TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

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

P:\0202056\cdp\general\SITEPLAN.dwg
May 08, 2002 – 08:50 AM
Layout1

LAS LOMITAS
UNIT IIB
FILED: MAY 5, 1994 (94C-147)

LAS LOMITAS
UNIT I & UNIT II
FILED: JANUARY 20, 1993 (93C-20)

MIREHAVEN ARROYO

UNSER BOULEVARD

EXISTING FH

PROPOSED FH

PROPOSED FH

N

1" = 60'

LOCATION MAP
ZONE ATLAS MAP NO. H-6/J-9
NOT TO SCALE

TIERRA OESTE UNIT 3

PROPOSED SITE CIELO OESTE

UNSER BLVD.

LADERA DR.

CONCEPTUAL UTILITY PLAN

CIELO OESTE

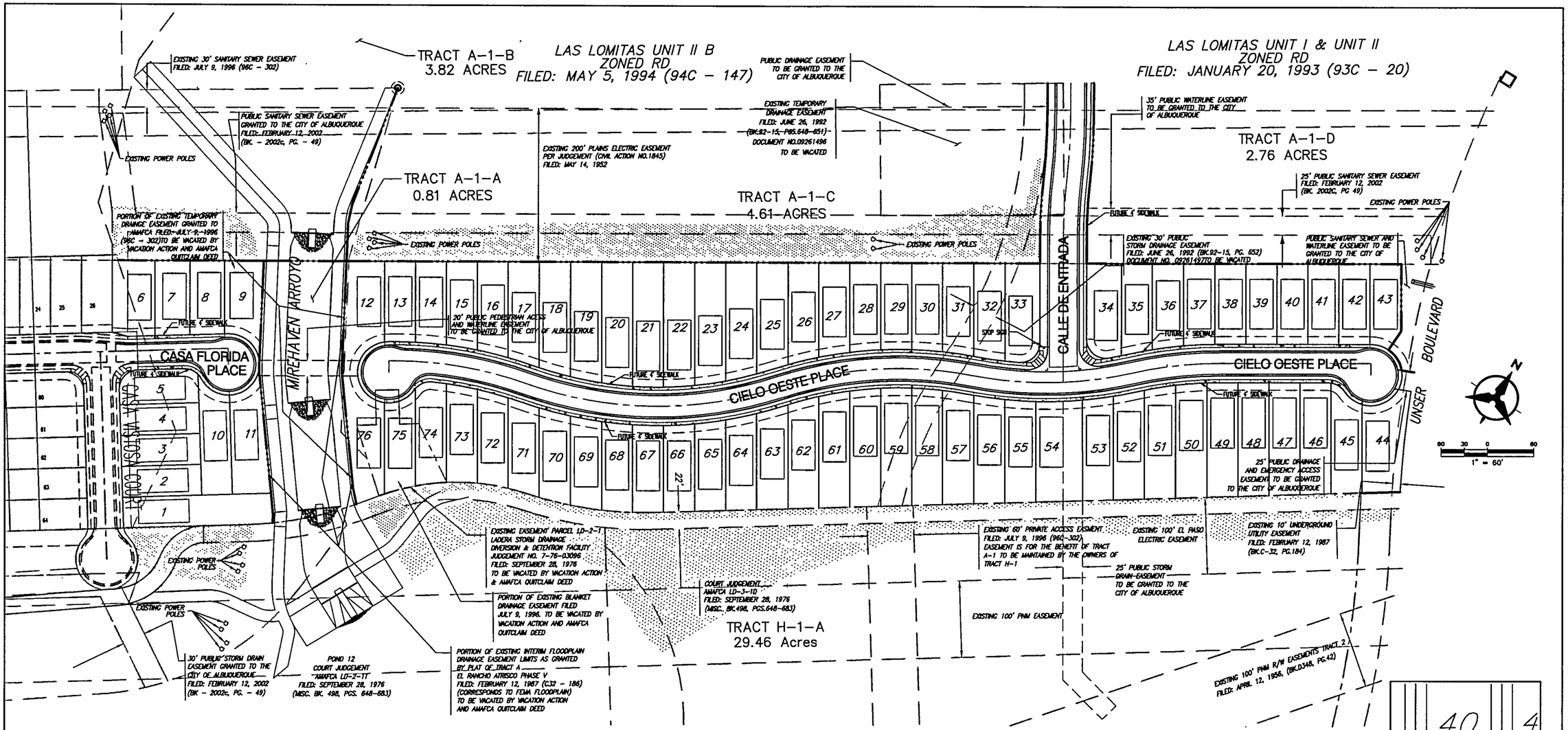
TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

SHEET 2 OF 7

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PROGRAMMERS SURVEYORS SOFTWARE DEVELOPERS



LANDSCAPE PLAN NOTES:

1. ALL ON-SITE LANDSCAPING OTHER THAN THAT INDICATED ON THIS PLAN WILL BE PROVIDED AND MAINTAINED BY THE LOT OWNER
2. SHADED AREAS TO BE RE-SEEDED w/NATURAL VEGETATION.
3. THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER ORDINANCE

INDIVIDUAL LOT LANDSCAPING NOTE:

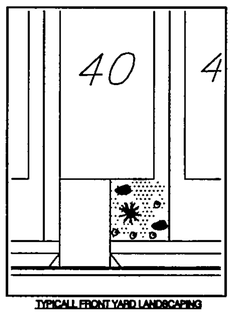
THE FRONT YARDS ON ALL RESIDENTIAL UNITS WILL BE LANDSCAPED WITH:

(1) 4" PALM YUCCA OR 15 GALLON SHADE TREE
(4) 5 GALLON SHRUBS
(2) MEDIUM BOULDERS
3/4" SANTA ANA TAN GRAVEL
COBBLE STONE ACCENTS

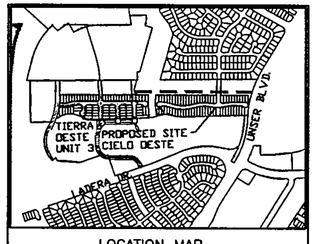
LANDSCAPE MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	20 CU. FT. MIN. BOULDER	BOULDER
	YUCCA TORRII	TORRY YUCCA
	NOLINA MICROCARPA	BEAR GRASS
	PONTENTILLA FRUTICOSA	POTENTILLA
	CHILOPSIS LINEARIS	DESERT WILLOW

NOTE:
SPECIFIC LANDSCAPE VARIETY MAY VARY. PLANT TYPE WILL BE AS SHOWN ON THIS PLAN (i.e. EVERGREEN/DECIDUOUS TREE, ORNAMENTAL SHRUB, etc.)



TYPICAL FRONT YARD LANDSCAPING



LOCATION MAP
ZONE ATLAS MAP NO. H-9/J-9
NOT TO SCALE

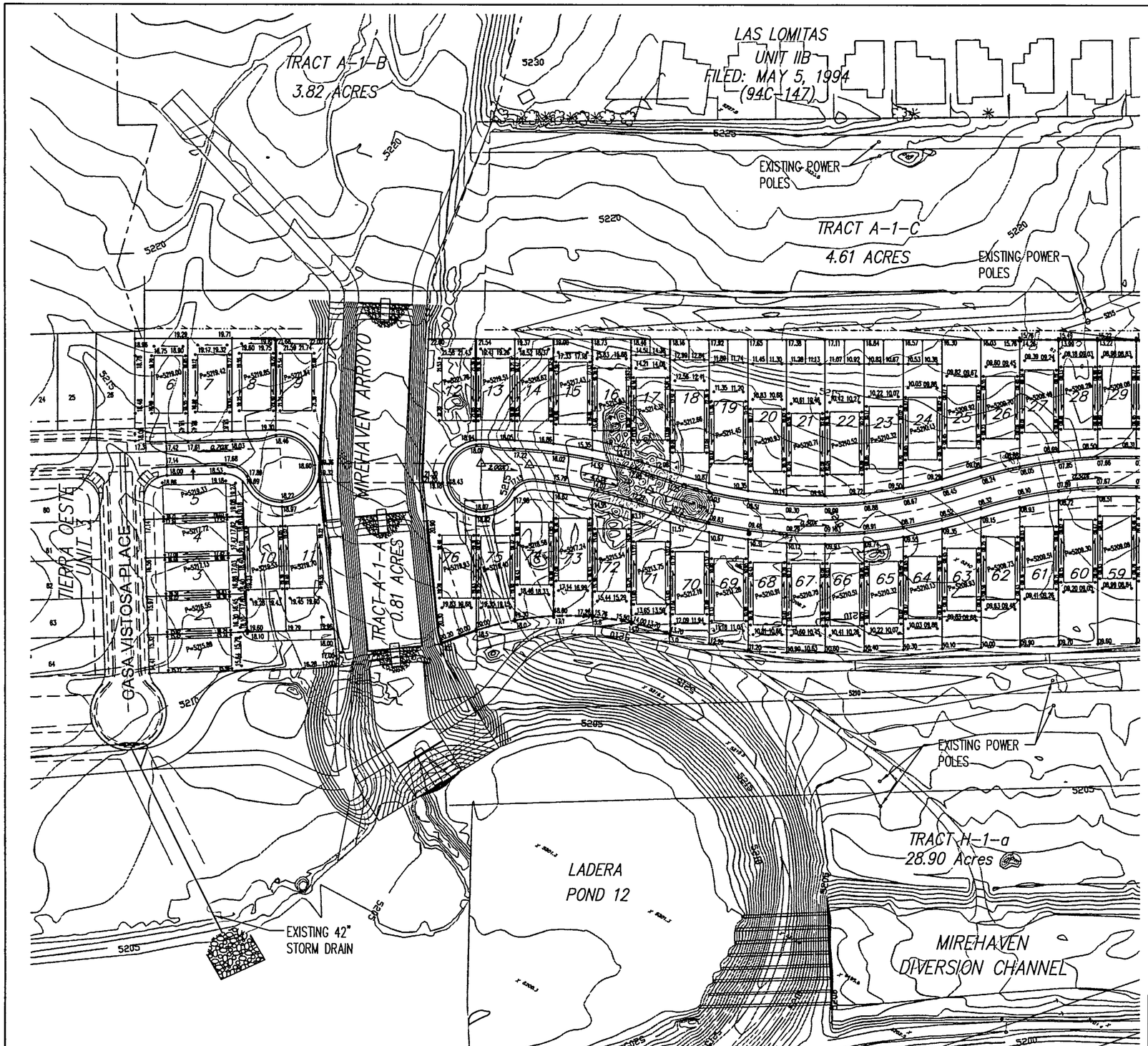
LANDSCAPE PLAN
CIELO OESTE
TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

ALBUQUERQUE, NEW MEXICO
MAY, 2002

SHEET 3 OF 7

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

P:\200250\cdp\general\200250Landscape Plan.dwg
May 08, 2002 - 12:38 PM
Layout1



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY _____, DATED __/__/__

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET __, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

- 91.62 — PROPOSED SPOT ELEVATION
- 92.46 — EXISTING SPOT ELEVATION (GRID & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 — EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED CATTLE GUARD INLET
- WALL DRAIN

NOTES:

1) LOTS 46-51 REAR YARD PONDING. SEE TYPICAL DETAIL SHEET 3.

ROUGH GRADING	(±0.5')
APPROVED FOR ROUGH GRADING	DATE

AS-BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
WORK INSPECTED BY — DATE
FIELD REVISION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
MG.

BENCH MARKS

NO.	BY	DATE

ACS BRASS CAP STAMPED "J-H10"
GEOGRAPHIC POSITION (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 356,888.72 Y= 1,493,922.98
Ground-to-Grid Factor= 0.99967504
∠A = -00°16'31"
NGVD 1929 Elevation= 5193.38

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL

SCOTT J. STEFFEN — NEW MEXICO — 14084 — REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS — DATE: 05/01/02
Drawn By: LSM — DATE: 05/01/02
Checked By: SJS — DATE: 05/01/02

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

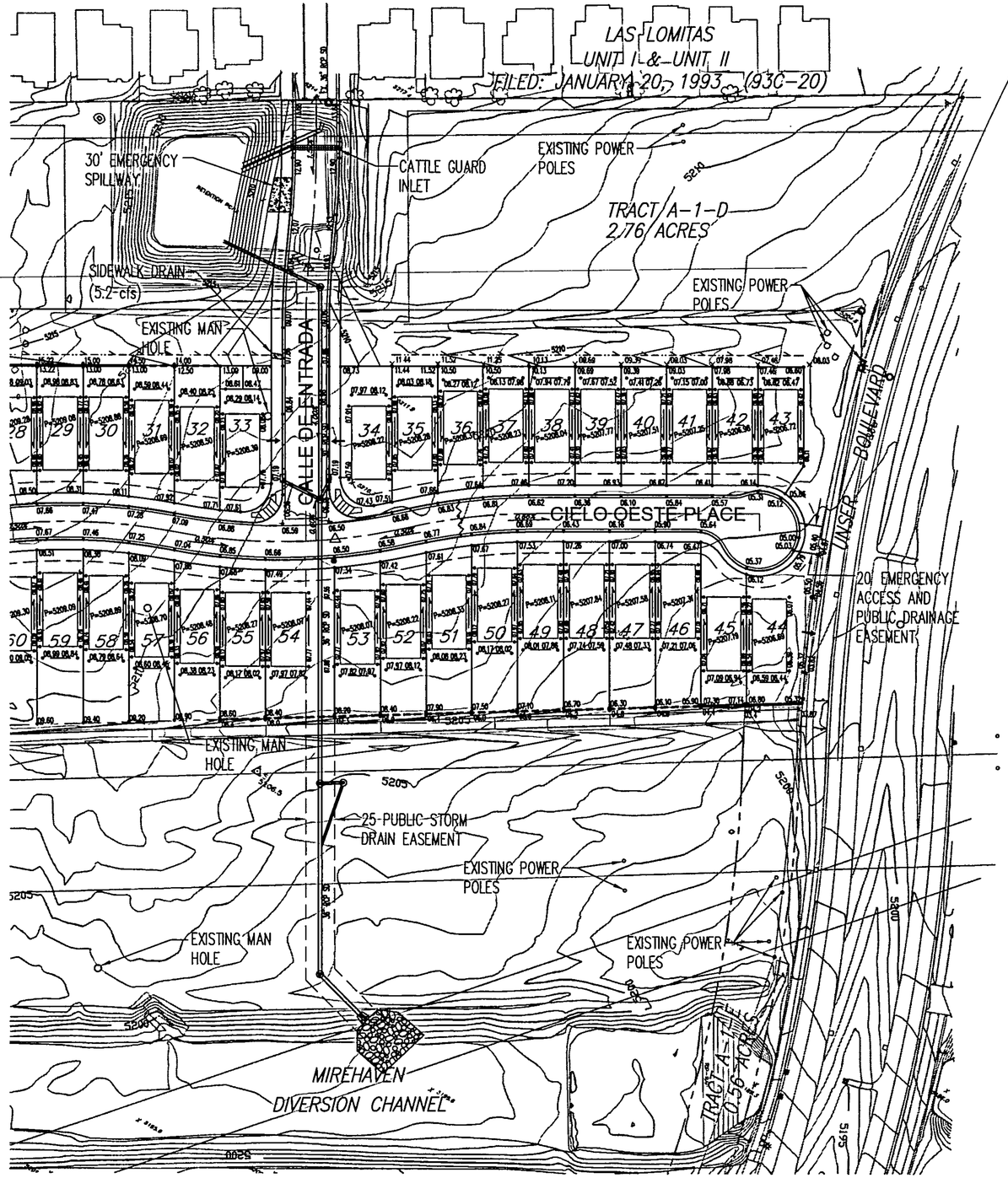
CIELO OESTE
GRADING AND EROSION CONTROL PLAN

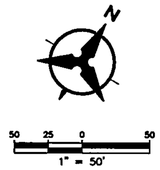
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
COA #	H9/J9	1	3

P:\020258\pdp\general\020258GP01.DWG

SHEET 4 OF 7





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4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET ___ AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

91.62	PROPOSED SPOT ELEVATION
92.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
5470	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN

NOTES:

1) LOTS 46-51 REAR YARD PONDING. SEE TYPICAL DETAIL SHEET 3.

ROUGH GRADING	(±0.5')
APPROVED FOR ROUGH GRADING	DATE

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK INSPECTED BY	DATE
WORK ACCEPTANCE BY	DATE
REPRODUCIBLE BY	DATE
DRAWINGS BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
MGL	

BENCH MARKS

ACS BRASS CAP STAMPED "_-H10"
GEOGRAPHIC POSITION (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 356,889.72 Y= 1,493,922.98
Ground-to-Grid Factor= 0.99967504
∡L = -00°16'31"
NGVD 1929 Elevation= 5193.38

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

SCOTT STEFFEN NEW MEXICO 14064 REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE: 05/01/02
Drawn By: LSM DATE: 05/01/02
Checked By: SJS DATE: 05/01/02

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

CIELO OESTE
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
COA #	H9/J9	2	3

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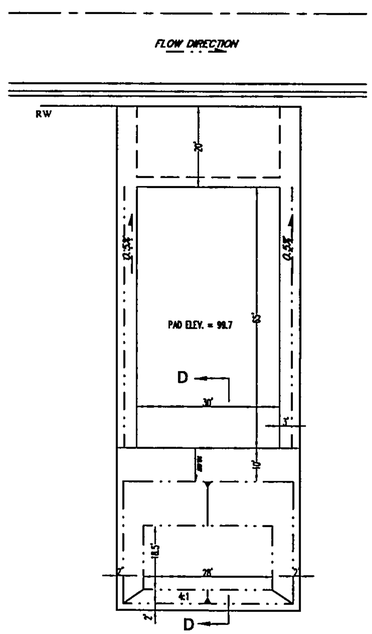
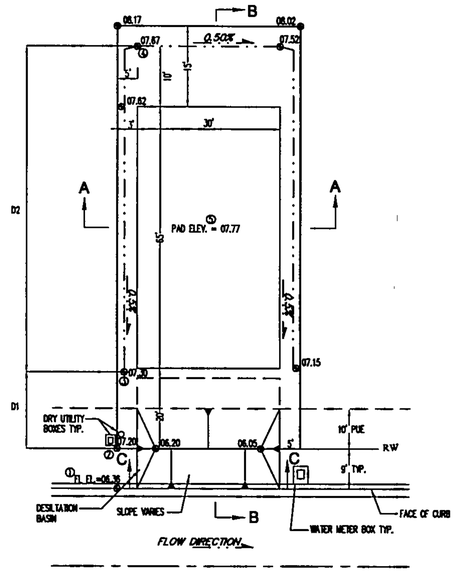


TYPICAL BACK YARD POND DETAIL
NOT TO SCALE

NOTE:

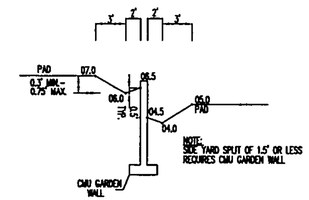
1. FOR LOTS WITH BACK YARD PONDING, ALL ROOF AND SIDE YARD DRAINAGE SHALL DRAIN TO FRONT OF LOT.



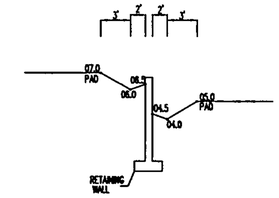
TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL
NOT TO SCALE

TO SEE SPOT ② – ADD 0.04' TO SPOT ①
TO SEE SPOT ③ – MULTIPLY D1 BY 0.5% AND ADD TO SPOT ②
TO SEE SPOT ④ – MULTIPLY D2 BY 0.5% AND ADD TO SPOT ③
TO SEE SPOT ⑤ – ADD 0.1' TO SPOT ④

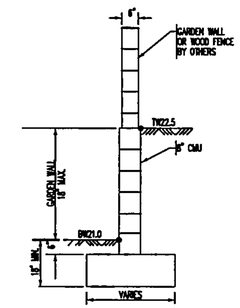
BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.



SIDE YARD GARDEN WALL DETAIL
NOT TO SCALE



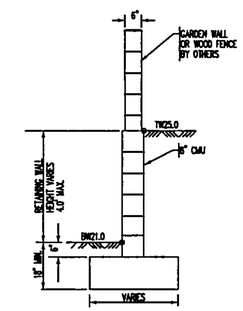
SIDE YARD RETAINING WALL DETAIL
NOT TO SCALE



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL.
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL.

TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

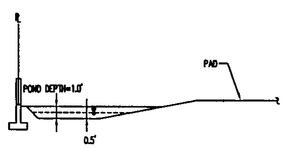
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



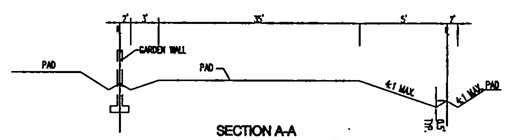
TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL.
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL.

TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

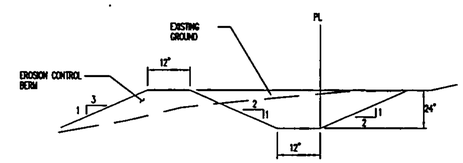
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



SECTION D-D
NOT TO SCALE



SECTION A-A
TYPICAL SIDE YARD SWALE
NOT TO SCALE



EROSION CONTROL BERM

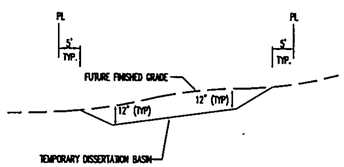
1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.

2. WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.

3. AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.

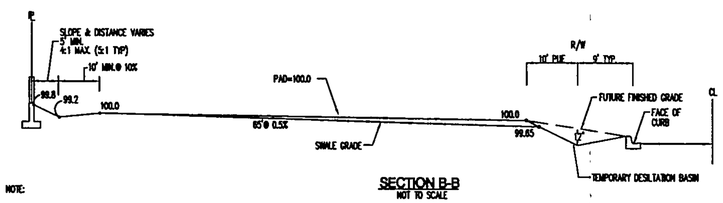
4. CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION

EROSION CONTROL PLAN
NOT TO SCALE



SECTION C-C
NOT TO SCALE

TYPICAL LOT GRADING DETAILS
NOT TO SCALE



SECTION B-B
NOT TO SCALE

NOTE:

1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.

2. FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.

3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

ROUGH GRADING	(±0.5'):
APPROVED FOR ROUGH GRADING	DATE

AS-BUILT INFORMATION

CONTRACTOR	DATE
REVIEWED BY ENGINEER	DATE
REVIEWED BY SURVEYOR	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS CAP STAMPED "J-H10"
GEOGRAPHIC POSITION (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 356,888.72 Y= 1,493,972.90
Ground-to-Grid Factor= 0.99967504
∆L = -00°16'31"
NGVD 1929 Elevation= 5193.38

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

SCOTT J. SIEFKEN
NEW MEXICO
14084
REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE: 05/01/02
Drawn By: LSM DATE: 05/01/02
Checked By: SJS DATE: 05/01/02

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PROGRAMMERS/GIS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

CIELO OESTE
GRADING DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
COA #	H9/J9	3	3

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The following are guidelines for homes built in the Cielo Oeste Subdivision ("Cielo Guidelines"). The construction of homes in Cielo Oeste will be subject to the review of the Cielo Oeste Architectural Control Committee (the "COAC") as described below. Builder will construct all homes within Cielo Oeste in compliance with these guidelines.

A. Architectural Styles

All homes must be Modern Southwest, Pueblo, or Colonial. Below are described characteristics of the different styles. While the characteristics are typical, it is not the intent of these guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains characteristics of one of the styles listed below and addresses the Guidelines. The COAC retains the right to approve or deny any aspects of the design on a case by case basis without limitation.

1. Modern Southwest Style – Southwest architecture incorporates the traditional style of structures built in the southwest. Exteriors are composed of stucco walls, stucco columns or exposed wood posts and beams, with pitched roofs. Roofing materials can consist of metal panels, concrete tile or 20-year composite shingles.

2. Pueblo Style – Pueblo architecture incorporates the centuries old style of structures built by the pueblo Indians of New Mexico and the Southwest United States. Exteriors consist of stucco walls, and flat roofs with parapet walls. Rounded edges are used to create a soft appearance from the street. Exposed wood posts and beams or stucco columns are utilized for architectural detail.

3. Modern Colonial Style - Colonial architecture incorporates the style and materials used during the colonial period of the United States. Exteriors consist of brick front elevations and pitched roofs with 20-year shingles. The side and back elevations can have stucco exteriors that match the brick colors of the front elevation. Columns are constructed of brick, painted concrete, or stucco on the rear or side elevations.

B. Garages

1. Each home must have a garage for not more than three and not less than two cars and have a driveway sufficient to park two vehicles, so that a minimum of four parking spaces is provided. Garage doors can be constructed of solid panels or may have a panel with window lites at the top.

C. Windows

1. All exterior windows and frames must be a white or tan color.

D. Setbacks

1. Front yard setbacks
   a. No house shall be constructed within fifteen feet (15') of the front property line of a lot.
   b. The garage shall be constructed to insure that a twenty foot (20') setback exists from the front property line.

2. Side yard setback – no house shall be constructed with in five feet (5') from the side property line of a lot.

3. Rear yard setback – no house shall be constructed within fifteen feet (15') from the rear property line of a lot.

E. Minimum Square Footage

1. Each home shall have a minimum of at least 1,000 square feet of enclosed heated area exclusive of garages and open porches and patios.

F. Materials and Approved Colors

1. All homes must be finished with COAC approved stucco or brick. Colors shall consist of earth tones.

2. Stone and/or tile may be used as an accent feature.

G. Building Height

1. Houses or improvements on any lot shall not exceed nineteen feet (19') for a single story. The maximum height allowed for a two story is twenty six feet (26'). The height is measured from the original pad elevation to the highest point of the parapet or the highest point on the roof, exclusive of chimney.

H. Landscaping

1. Approval. Plans for the front yard landscaping must be submitted prior to the start of construction to the COAC and must be compatible with the City of Albuquerque Watering Ordinance.

2. Timing of Installation. All front yard landscaping, and all side yard landscaping (if the house is on a corner lot, the side fronting street), must be completed by the builder no later than two months after the completion of construction of the home, but in no event later than the occupancy date of the home.

I. Walls and fences

1. All perimeter walls must be constructed of cmu block. Interior fences in the community may be constructed of cmu block or cedar.

2. All fences and walls shall measure five feet (5') from the top of the footing.

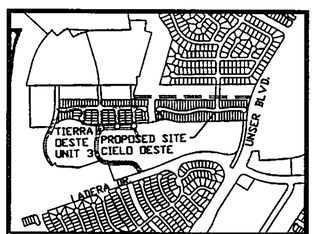
J. Mail Boxes

1. "Cluster-type" mailboxes will be used, subject to the requirements of, and in coordination with, the United States Postal Service.

K. Vacant Lots, Construction

1. There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant lots in the Cielo Oeste Subdivision. During construction, builder will maintain all building debris on the lot and remove debris at reasonable intervals.

2. The owner of a lot within Cielo Oeste Subdivision that is vacant shall be responsible to keep the lot cleared of all weeds, trash and any other item that is visually or otherwise undesirable.



LOCATION MAP
ZONE ATLAS MAP NO. H-9/J-9
NOT TO SCALE

DESIGN GUIDELINES
CIELO OESTE
TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

ALBUQUERQUE, NEW MEXICO
MAY, 2002

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

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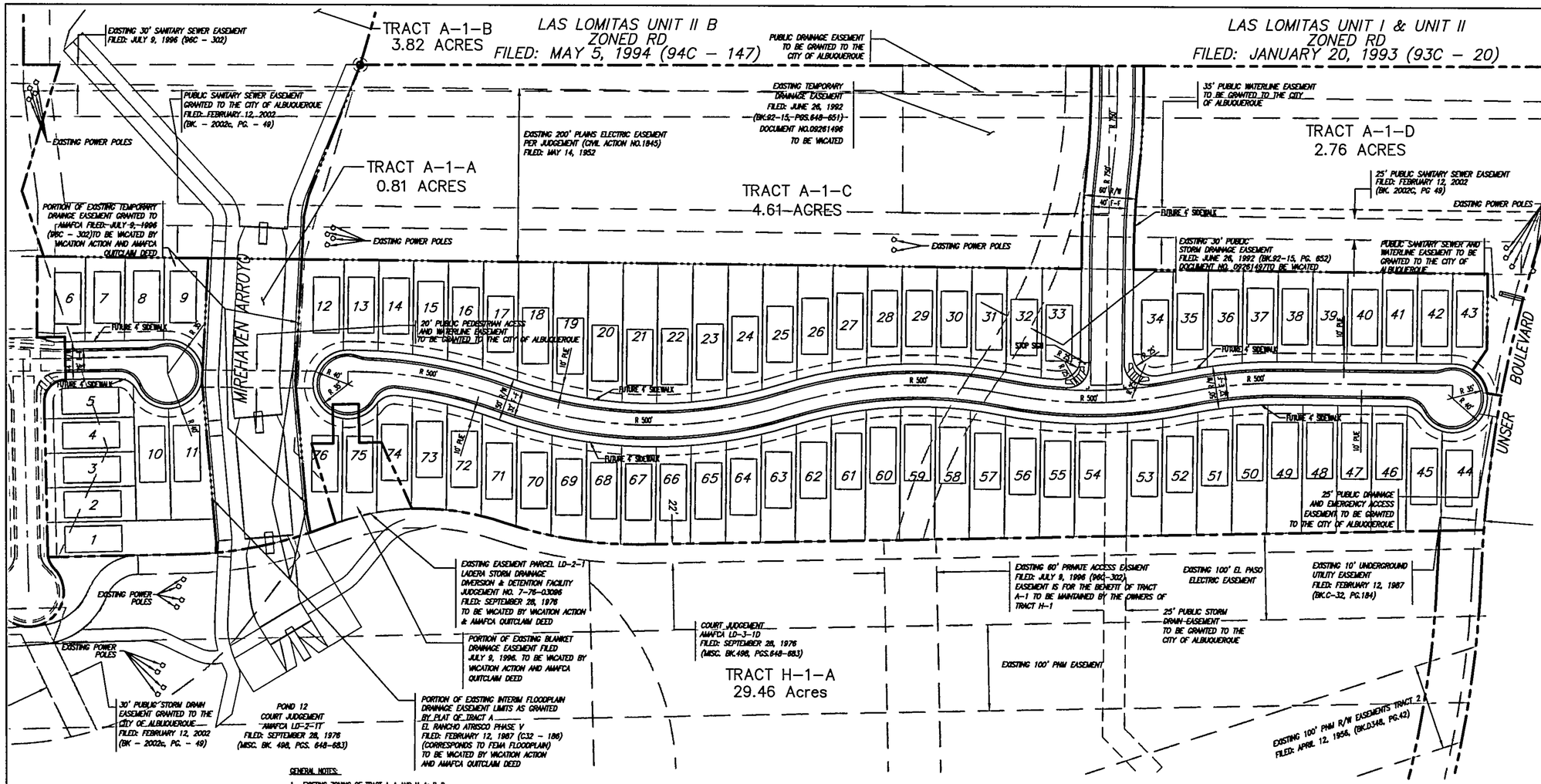


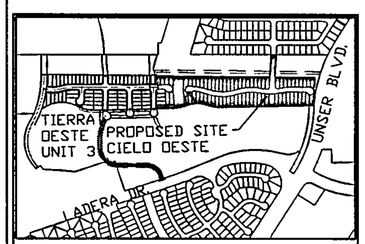
OPEN SPACE CALCULATION CHART				
Lot No.	Lot Size (SF)	Bldg & Driveway Area (SF)	Provided Open Space (SF) (2,400 SF Req.)	Remaining Open Space Requirement (SF)
1	7689.20	2270.00	5419.20	none
2	4080.00	2270.00	1810.00	590
3	4080.00	2270.00	1810.00	590
4	4080.00	2270.00	1810.00	590
5	4414.60	2270.00	2144.60	255.4
6	5451.60	2270.00	3181.60	none
7	4390.20	2270.00	2120.20	279.8
8	4327.10	2270.00	2057.10	342.9
9	4692.40	2270.00	2722.40	none
10	5493.20	2270.00	3223.20	none
11	6199.30	2270.00	3929.30	none
12	6573.00	2270.00	4303.00	none
13	4205.40	2270.00	1935.40	464.6
14	4280.60	2270.00	2010.60	389.4
15	4478.80	2270.00	2208.80	191.2
16	4804.20	2270.00	2534.20	none
17	5282.50	2270.00	2982.50	none
18	5776.00	2270.00	3506.00	none
19	6163.20	2270.00	3893.20	none
20	6407.20	2270.00	4137.20	none
21	6513.70	2270.00	4243.70	none
22	6485.10	2270.00	4215.10	none
23	6320.50	2270.00	4050.50	none
24	6016.50	2270.00	3746.50	none
25	5571.90	2270.00	3301.90	none
26	5118.50	2270.00	2848.50	none
27	4791.90	2270.00	2521.90	none
28	4592.50	2270.00	2322.50	77.5
29	4516.70	2270.00	2246.70	153.3
30	4563.00	2270.00	2293.00	107
31	4732.30	2270.00	2462.30	none
32	4692.40	2270.00	2722.40	none
33	5669.80	2270.00	3399.80	none
34	5401.40	2270.00	3131.40	none
35	4640.10	2270.00	2370.10	29.9
36	4373.40	2270.00	2103.40	295.6
37	4231.50	2270.00	1961.50	438.5
38	4200.10	2270.00	1930.10	469.9
39	4200.00	2270.00	1930.00	470
40	4200.00	2270.00	1930.00	470
41	4200.00	2270.00	1930.00	470
42	4200.00	2270.00	1930.00	470
43	4773.20	2270.00	2503.20	none
44	6584.60	2270.00	4314.60	none
45	5197.20	2270.00	2927.20	none
46	5810.80	2270.00	3540.80	none
47	5859.30	2270.00	3589.30	none
48	5907.50	2270.00	3637.50	none
49	5954.20	2270.00	3684.20	none
50	5942.60	2270.00	3672.60	none
51	5799.40	2270.00	3529.40	none
52	5534.90	2270.00	3264.90	none
53	5311.70	2270.00	3041.70	none
54	7821.20	2270.00	5551.20	none
55	5295.10	2270.00	3025.10	none
56	5503.20	2270.00	3233.20	none
63	5193.30	2270.00	2923.30	none
64	4836.90	2270.00	2566.90	none
65	4611.10	2270.00	2341.10	58.9
66	4510.60	2270.00	2240.60	159.4
67	4527.40	2270.00	2257.40	142.6
68	4581.90	2270.00	2311.90	88.1
69	4621.70	2270.00	2351.70	48.3
70	4645.80	2270.00	2375.80	24.2
71	4668.30	2270.00	2398.30	1.7
72	4795.70	2270.00	2525.70	none
73	5012.00	2270.00	2742.00	none
74	5241.60	2270.00	2971.60	none
75	4697.80	2270.00	2427.80	none
76	6570.00	2270.00	4300.00	none

GENERAL NOTES:

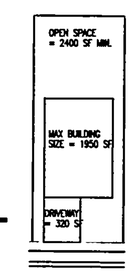
1. EXISTING ZONING OF TRACT A–1 AND H–1: R–D
2. PORTION OF TRACT A–1 BEING DEVELOPED = 11.27 ACRES
3. PORTION OF TRACT H–1 BEING DEVELOPED = 0.20 ACRES
4. PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION, ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
5. PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL.
6. PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING (6' HIGH MAXIMUM).
7. 6–9 LOTS= 45'x95' MINIMUM
   REMAINING LOTS = 40' X 102' MINIMUM
8. SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION
9. TRASH CONTAINER STORAGE SPACE WILL BE PROVIED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE

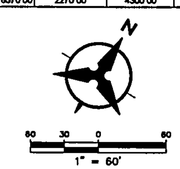
DRB PROJECT #
CASE TRACKING NUMBERS
(SPS)
(SPB)
(PP)
(VRW)
(VPE)
(SW)
(TDS)



LOCATION MAP
ZONE ATLAS MAP NO. H–9/J–9
NOT TO SCALE



TYPICAL LOT
OPEN SPACE CALCULATION



SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

CIELO OESTE

TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

SHEET 1 OF 7

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PROGRAMMERS SURVEYORS SOFTWARE DEVELOPERS

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May 08, 2002 – 08:50 AM
Layout1

The following are guidelines for homes built in the Cielo Oeste Subdivision ("Cielo Guidelines"). The construction of homes in Cielo Oeste will be subject to the review of the Cielo Oeste Architectural Control Committee (the "COAC") as described below. Builder will construct all homes within Cielo Oeste in compliance with these guidelines.

A. Architectural Styles

All homes must be Modern Southwest, Pueblo, or Colonial. Below are described characteristics of the different styles. While the characteristics are typical, it is not the intent of these guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains characteristics of one of the styles listed below and addresses the Guidelines. The COAC retains the right to approve or deny any aspects of the design on a case by case basis without limitation.

1. Modern Southwest Style – Southwest architecture incorporates the traditional style of structures built in the southwest. Exteriors are composed of stucco walls, stucco columns or exposed wood posts and beams, with pitched roofs. Roofing materials can consist of metal panels, concrete tile or 20-year composite shingles.

2. Pueblo Style – Pueblo architecture incorporates the centuries old style of structures built by the pueblo Indians of New Mexico and the Southwest United States. Exteriors consist of stucco walls, and flat roofs with parapet walls. Rounded edges are used to create a soft appearance from the street. Exposed wood posts and beams or stucco columns are utilized for architectural detail.

3. Modern Colonial Style - Colonial architecture incorporates the style and materials used during the colonial period of the United States. Exteriors consist of brick front elevations and pitched roofs with 20-year shingles. The side and back elevations can have stucco exteriors that match the brick colors of the front elevation. Columns are constructed of brick, painted concrete, or stucco on the rear or side elevations.

B. Garages

1. Each home must have a garage for not more than three and not less than two cars and have a driveway sufficient to park two vehicles, so that a minimum of four parking spaces is provided. Garage doors can be constructed of solid panels or may have a panel with window lites at the top.

C. Windows

1. All exterior windows and frames must be a white or tan color.

D. Setbacks

1. Front yard setbacks
   a. No house shall be constructed within fifteen feet (15') of the front property line of a lot.
   b. The garage shall be constructed to insure that a twenty foot (20') setback exists from the front property line.

2. Side yard setback – no house shall be constructed with in five feet (5') from the side property line of a lot.

3. Rear yard setback – no house shall be constructed within fifteen feet (15') from the rear property line of a lot.

E. Minimum Square Footage

1. Each home shall have a minimum of at least 1,000 square feet of enclosed heated area exclusive of garages and open porches and patios.

F. Materials and Approved Colors

1. All homes must be finished with COAC approved stucco or brick. Colors shall consist of earth tones.

2. Stone and/or tile may be used as an accent feature.

G. Building Height

1. Houses or improvements on any lot shall not exceed nineteen feet (19') for a single story. The maximum height allowed for a two story is twenty six feet (26'). The height is measured from the original pad elevation to the highest point of the parapet or the highest point on the roof, exclusive of chimney.

H. Landscaping

1. Approval. Plans for the front yard landscaping must be submitted prior to the start of construction to the COAC and must be compatible with the City of Albuquerque Watering Ordinance.

2. Timing of Installation. All front yard landscaping, and all side yard landscaping (if the house is on a corner lot, the side fronting street), must be completed by the builder no later than two months after the completion of construction of the home, but in no event later than the occupancy date of the home.

I. Walls and fences

1. All perimeter walls must be constructed of cmu block. Interior fences in the community may be constructed of cmu block or cedar.

2. All fences and walls shall measure five feet (5') from the top of the footing.

J. Mail Boxes

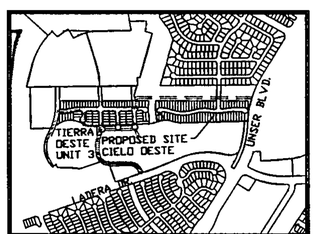
1. "Cluster-type" mailboxes will be used, subject to the requirements of, and in coordination with, the United States Postal Service.

K. Vacant Lots, Construction

1. There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant lots in the Cielo Oeste Subdivision. During construction, builder will maintain all building debris on the lot and remove debris at reasonable intervals.

2. The owner of a lot within Cielo Oeste Subdivision that is vacant shall be responsible to keep the lot cleared of all weeds, trash and any other item that is visually or otherwise undesirable.

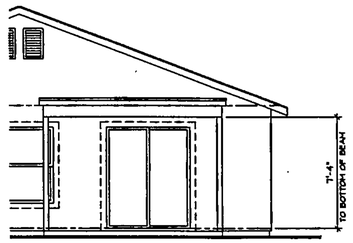
KB HOME
ARCHITECTURE



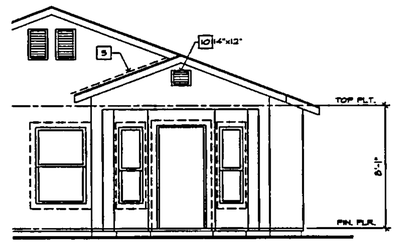
LOCATION MAP
ZONE ATLAS MAP NO. H-9/J-9
NOT TO SCALE

DESIGN GUIDELINES
CIELO OESTE
TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

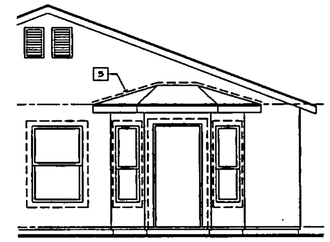
ALBUQUERQUE, NEW MEXICO
MAY, 2002



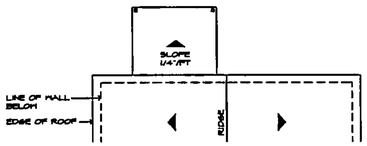
OPT. PATIO COVER
REAR ELEVATION



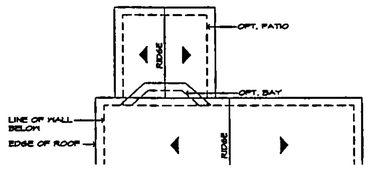
OPT. PATIO © OPT. BAY
REAR ELEVATION



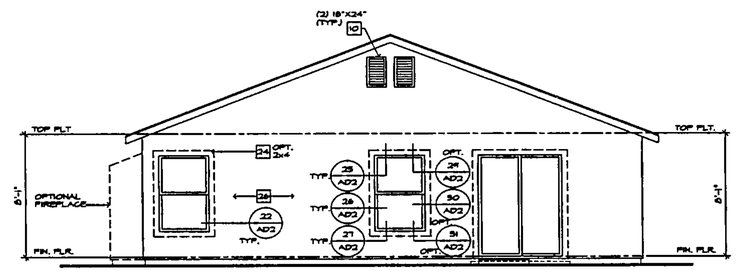
OPT. BAY
REAR ELEVATION



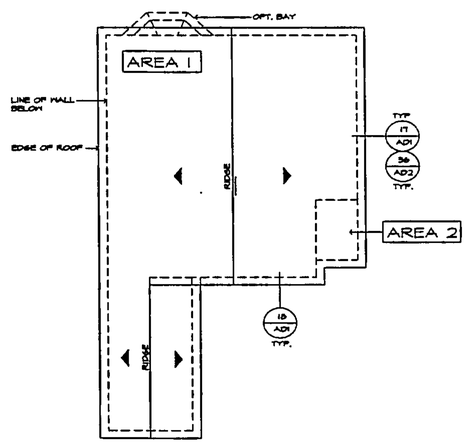
OPT. PATIO COVER
PARTIAL ROOF PLAN
SCALE 1/8"=1'-0"



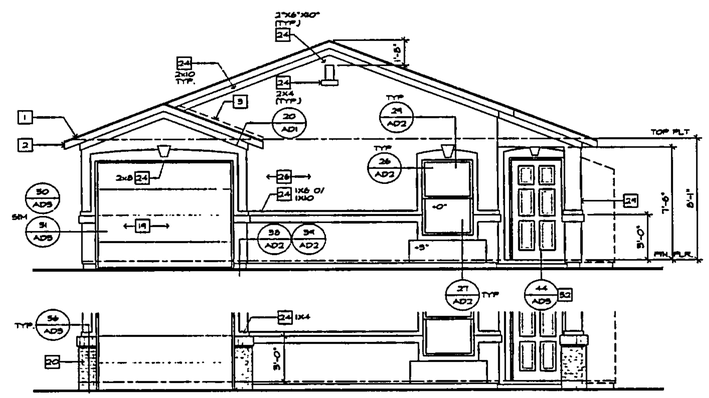
OPT. PATIO AT OPT. BAY
PARTIAL ROOF PLAN
SCALE 1/8"=1'-0"



REAR ELEVATION 'A' & 'B'
SCALE 1/4"=1'-0" (TYP.)



ROOF PLAN
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0" (TYP.)

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.O. # 2696P / 2049)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1503.3, EXCEPTION 1.

NE CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1:
VENTILATION REQUIRED:
ATTIC AREA = 1108 SQ. FT. / 300 = 3.693 SQ. FT.
X 144 = 532 SQ. IN.

VENTILATION PROVIDED:
HIGH:
(2) GABLE END VENTS 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENTS AT 100 SQ. IN. EA. = 0 SQ. IN.
LOW:
(2) EAVE VENT BAYS AT 55 SQ. IN. EA. = 110 SQ. IN.
(0) DORMER VENTS AT 100 SQ. IN. EA. = 0 SQ. IN.
TOTAL: 524 SQ. IN.

AREA 2:
VENTILATION REQUIRED:
PORCH AREA = 40 SQ. FT. / 150 = .26 SQ. FT.
X 144 = 37 SQ. IN.

VENTILATION PROVIDED:
LOW:
(1) EAVE VENT BAYS AT 55 SQ. IN. EA. = 55 SQ. IN.
TOTAL: 55 SQ. IN.

KAUFMAN ▲ BROAD

ALBUQUERQUE

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Fax (505) 344-5700

ISSUE DATE: 2/1/2001
DRAWN BY: DS
PROJECT NO.: 871999.01
PROJECT MGR.: GC
REVISIONS:
1 DIVISION REVISIONS 11 APRIL 2000

1T

PLAN: 130.0908

SHEET: 3.1

30' WIDE

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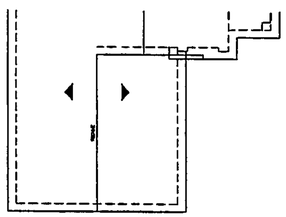
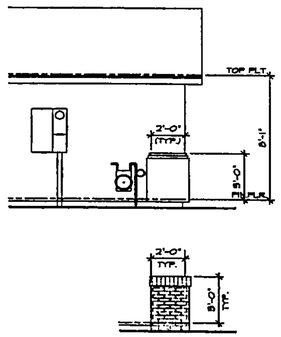


OPT. ENLARGED GARAGE PARTIAL ROOF PLAN 'B'

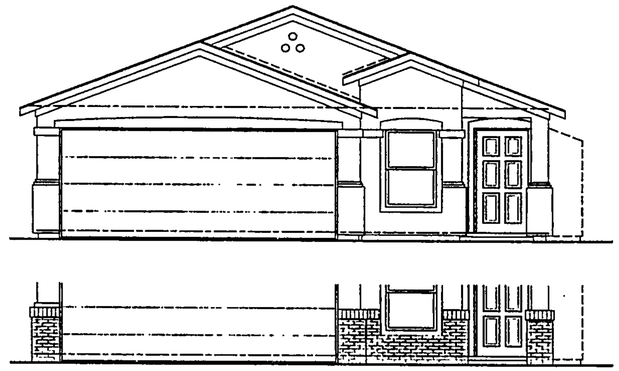
SCALE: 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



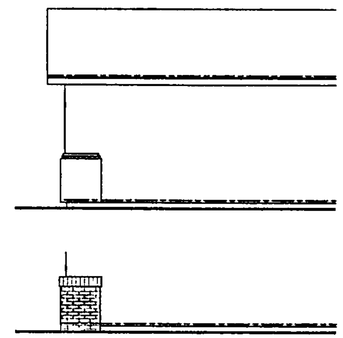
OPT. ENLARGED GARAGE PARTIAL LEFT ELEV. "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



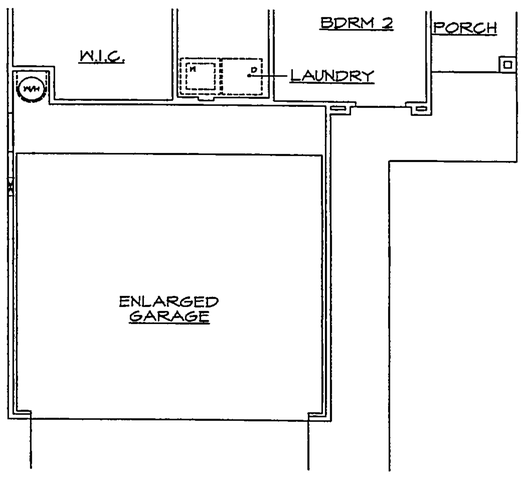
OPT. ENLARGED GARAGE FRONT ELEVATION 'B'

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



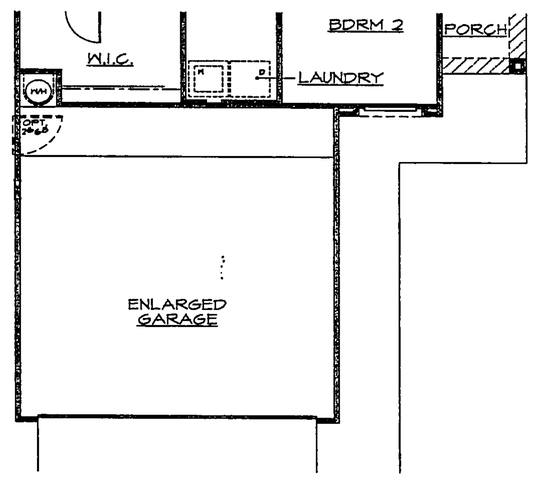
OPT. ENLARGED GARAGE PARTIAL RIGHT ELEV. "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PAR. SLAB INTERFACE PLAN 'B'

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL FLOOR PLAN 'B'

SCALE: 1/4"=1'-0" (TYP)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

⊞ ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING&GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 1-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S TILE LIFETILE/ MONIER (L.C.B.O. # 2606P / 2045)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1509.3, EXCEPTION 1.

※ CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1

VENTILATION REQUIRED:

ATTIC AREA = 1216 SQ. FT. / 300 =		4.06 SQ. FT.
	X 144 =	583 SQ. IN.

VENTILATION PROVIDED:

HIGH			
(2) GABLE END VENT(S)	207	SQ. IN. EA. =	414 SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0 SQ. IN.
LOW			
(6) EAVE VENT BAY(S) AT	35	SQ. IN. EA.=	550 SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0 SQ. IN.
		TOTAL:	1144 SQ. IN.

KAUFMAN & BROAD

ALBUQUERQUE

KAUFMAN AND BROAD OF NEW MEXICO, INC.

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Albuquerque, NM 87107
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ISSUE DATE: 4/11/00
DRAWN BY: DS
PROJECT NO.: 871099.01
PROJECT MGR.: GC
REVISIONS:

1 DIVISION REVISIONS 11 APRIL 2000

1T

PLAN: 130.0908

SHEET: 6.2

30' WIDE

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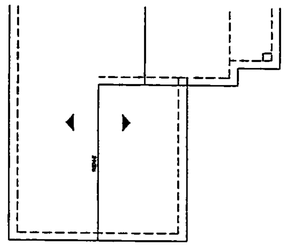
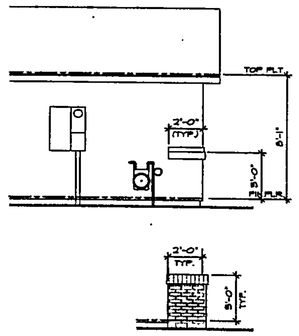


OPT. ENLARGED GARAGE PARTIAL ROOF PLAN

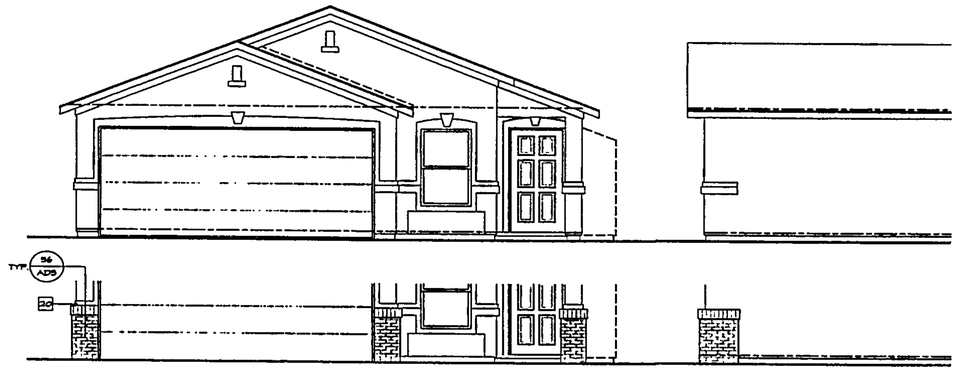
SCALE: 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PART. LEFT ELEV. "A"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

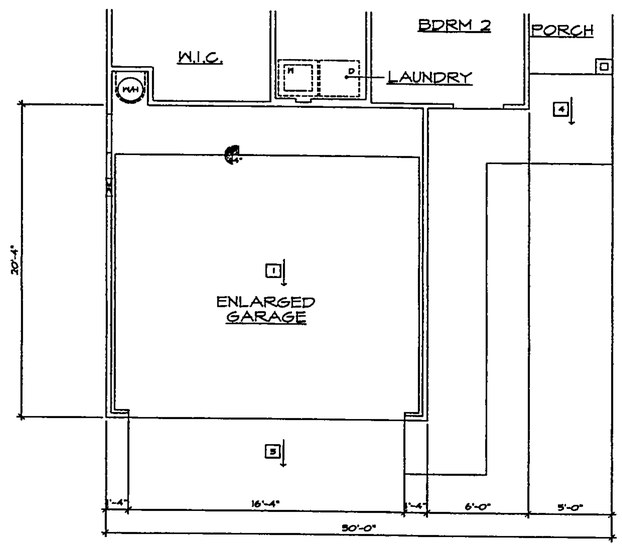


OPT. ENLARGED GARAGE FRONT ELEVATION "A"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

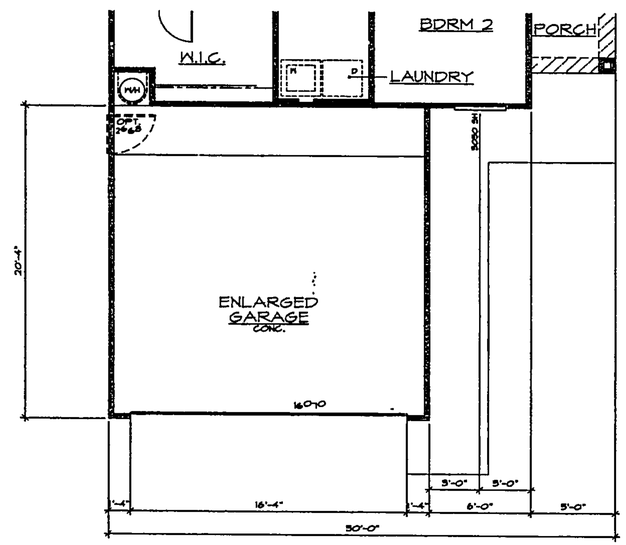
OPT. ENLARGED GARAGE PART. RIGHT ELEV. "A"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PAR. SLAB INTERFACE PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL FLOOR PLAN 'A'

SCALE: 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
43. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.O. # 2654F / 2049)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 1218 SQ. FT. / 300 = 4.06 SQ. FT.
X 144 = 585 SQ. IN.

VENTILATION PROVIDED:

HIGH
(3) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW
(8) EAVE VENT BAY(S) AT 35 SQ. IN. EA.= 280 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 744 SQ. IN.

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ISSUE DATE: 4/11/00
DRAWN BY: DS
PROJECT NO.: 871999.01
PROJECT MGR.: GC
REVISIONS:

1 DIVISION REVISIONS 11 APRIL 2000

1T

PLAN: 130.0908

SHEET: 6.1

30' WIDE

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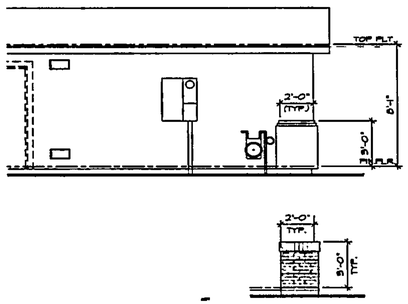
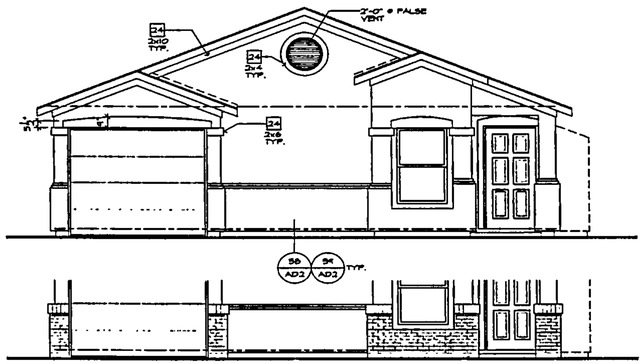
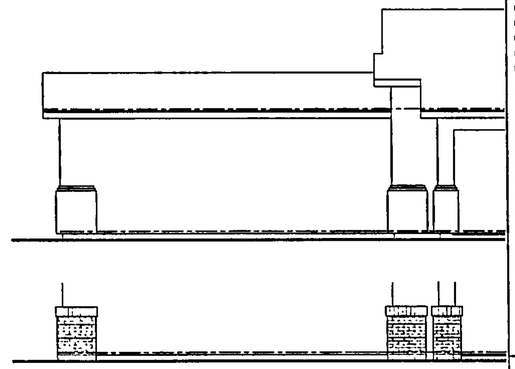


PARTIAL LEFT ELEVATION 'B'

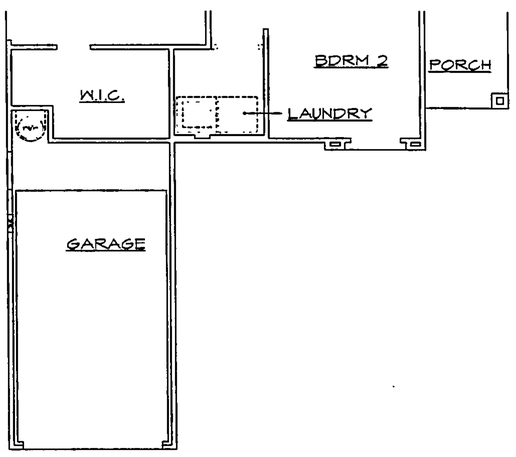


FRONT ELEVATION 'B'

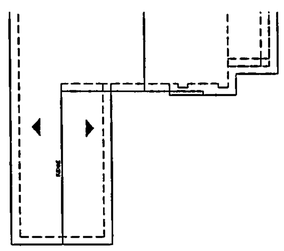


PARTIAL RIGHT ELEVATION 'B'

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



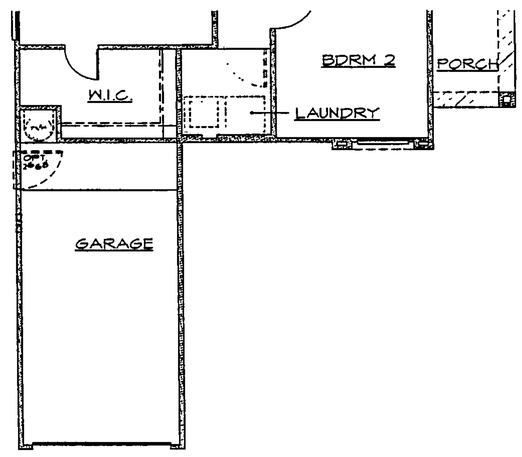
PARTIAL SLAB INTERFACE PLAN 'B'



PARTIAL ROOF PLAN 'B'

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FLOOR PLAN 'B'

SCALE 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
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22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
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30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46 LINE OF FLOOR ABOVE
47 LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.O. # 2856P / 2045)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

* CALCULATION BY U.B.C. HIGH/LOW VENTING NOT REQUIRED.

AREA 1

VENTILATION REQUIRED:

ATTIC AREA = 877 SQ. FT. / 300 =			2.93 SQ. FT.
		x 144 =	420 SQ. IN.

VENTILATION PROVIDED:

High:			
(2) GABLE END VENT(S)	207	SQ. IN. EA. =	414 SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0 SQ. IN.
Low:			
(2) EAVE VENT BAY(S) AT	55	SQ. IN. EA.=	110 SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0 SQ. IN.
		TOTAL:	524 SQ. IN.

AREA 2

VENTILATION REQUIRED:

PORCH AREA = 38 SQ. FT. / 150 =			.25 SQ. FT.
		x 144 =	36 SQ. IN.

VENTILATION PROVIDED:

Low:			
(1) EAVE VENT BAY(S) AT	55	SQ. IN. EA.=	55 SQ. IN.
		TOTAL:	55 SQ. IN.

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ISSUE DATE: 2/1/2001
DRAWN BY: DS
PROJECT NO.: 871999.01
PROJECT MGR.: GC
REVISIONS:
1 DIVISION REVISIONS 11 APRIL 2000

1T

PLAN: 130.0908

SHEET: 3.3

30' WIDE

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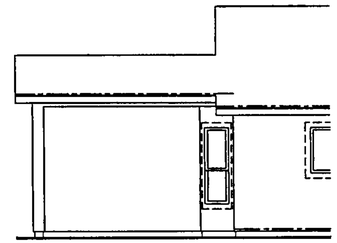
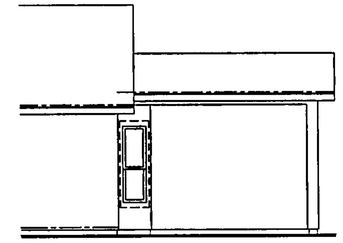
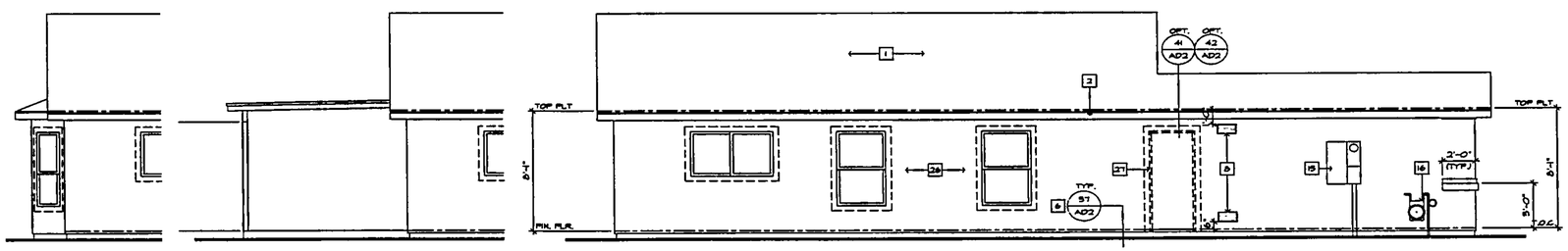


OPT. PATIO AT OPT. BAY
LEFT ELEV.



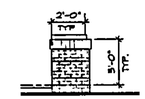
OPT. PATIO AT OPT. BAY
RIGHT ELEVATION

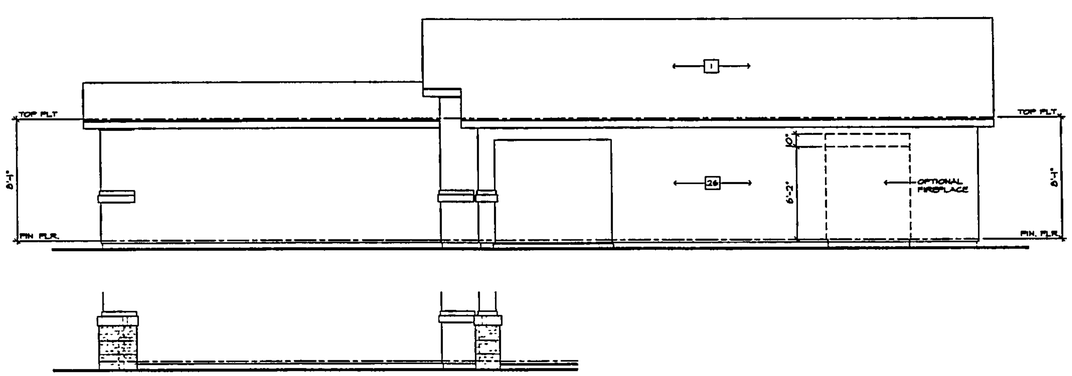


OPT. BAY
LEFT ELEV.

OPT. PATIO COVER
LEFT ELEV.

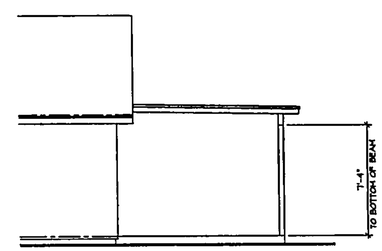
LEFT ELEVATION 'A' & 'B'



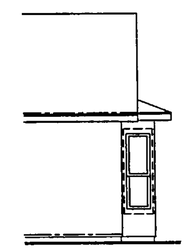


RIGHT ELEVATION 'A' & 'B'

SCALE 1/4"=1'-0" (TYP.)



OPT. PATIO COVER
RIGHT ELEVATION



OPT. BAY
RIGHT ELEVATION

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
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30. STUCCO OVER BUILT OUT FOAM TRIM
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33. CORBEL - SEE ELEVATION FOR SIZE
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ALBUQUERQUE

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ISSUE DATE: 2/1/2001
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PROJECT NO.: 871999.01
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REVISIONS:

1 DIVISION REVISIONS 11 APRIL 2000

IT

PLAN: 130.0908

SHEET: 3.2

30' WIDE

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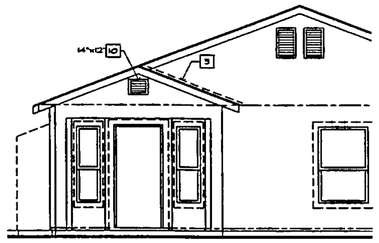
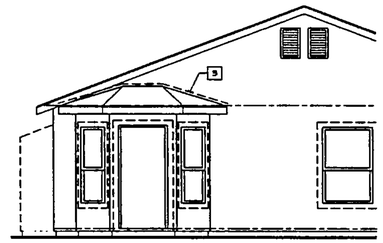
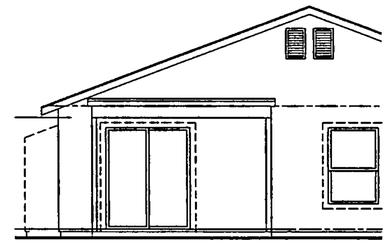


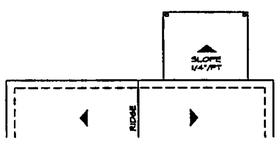
OPT. PATIO AT OPT. BAY
REAR ELEVATION
SCALE 1/4"=1'-0"



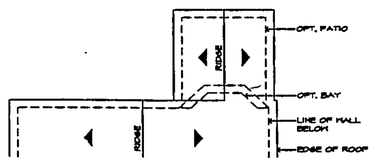
OPT. BAY
REAR ELEVATION
SCALE 1/4"=1'-0"



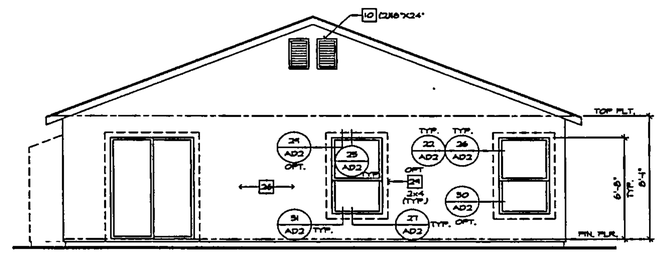
OPT. PATIO COVER
REAR ELEVATION
SCALE 1/4"=1'-0"



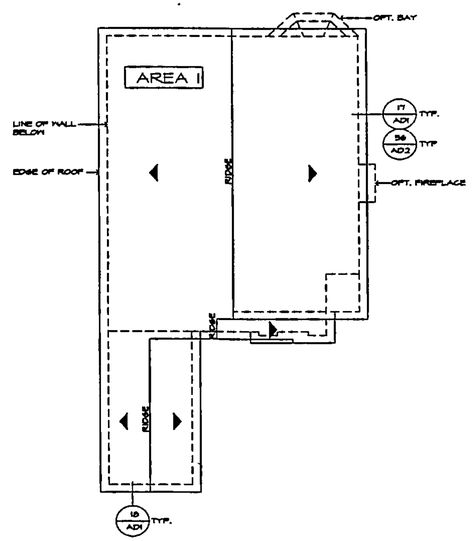
OPT. PATIO COVER
PARTIAL ROOF PLAN
SCALE 1/8"=1'-0"



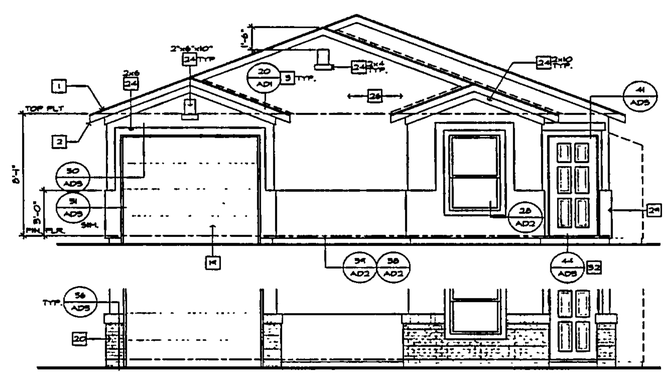
OPT. PATIO AT BAY
PARTIAL ROOF PLAN
SCALE 1/8"=1'-0"



REAR ELEVATION "A" & "B"
SCALE 1/4"=1'-0"



ROOF PLAN "A"
SCALE 1/8"=1'-0"



FRONT ELEVATION "A"
SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
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34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.O. # 2696F / 2095)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3 EXCEPTION 1.

* CALCULATION BY: U/SO, HIGH/LOW VENTING NOT REQUIRED

AREA (1)

VENTILATION REQUIRED:

ATTIC AREA = 1218 SQ. FT. / 300 = 4.06 SQ. FT.
x 144 = 585 SQ. IN.

VENTILATION PROVIDED:

HIGH:
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW:
(8) EAVE VENT BAY(S) AT 35 SQ. IN. EA. = 280 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 694 SQ. IN.

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ALBUQUERQUE

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ISSUE DATE: 2/1/2001
DRAWN BY: DS
PROJECT NO.: 871999.01
PROJECT MGR.: GC
REVISIONS:

1 DIVISION REVISIONS 11 APRIL 2000

2T
PLAN: 130.1139
SHEET: 3.1

30' WIDE

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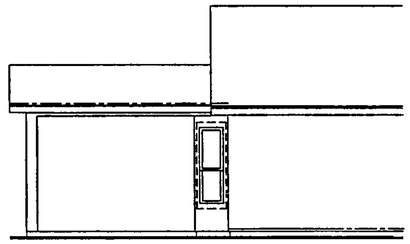
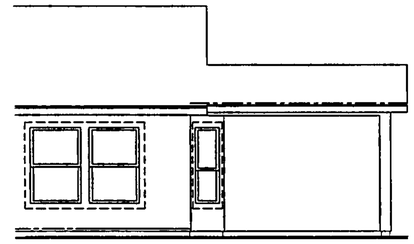
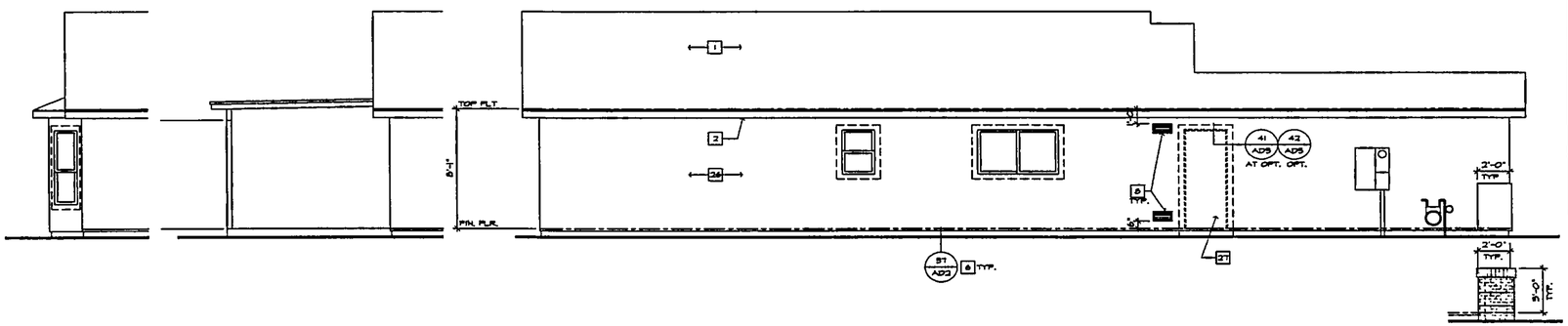


OPT. PATIO AT OPT. BAY
LEFT ELEV.



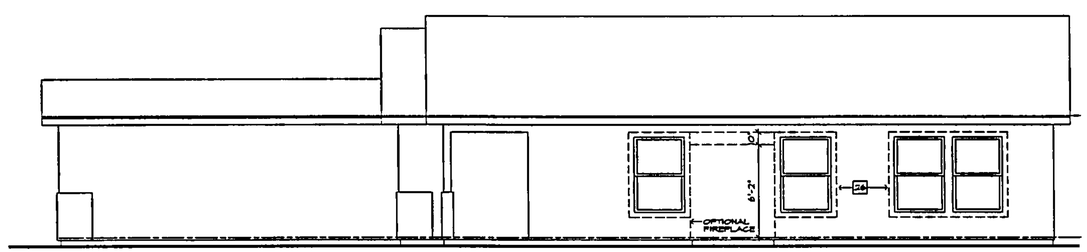
OPT. PATIO AT OPT. BAY
RIGHT ELEVATION

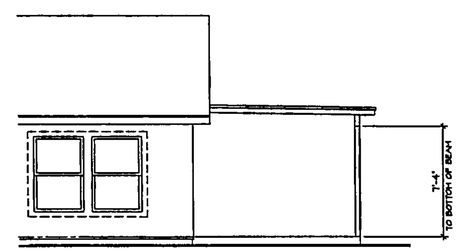


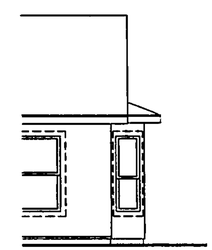
OPT. BAY
LEFT ELEV.

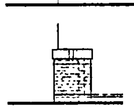
OPT. PATIO COVER
LEFT ELEV.

LEFT ELEVATION "A" & "B"









RIGHT ELEVATION "A" & "B"
SCALE: 1/4"=1'-0" (TYP.)

OPT. PATIO COVER
RIGHT ELEVATION

OPT. BAY RIGHT
ELEVATION

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 15" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

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ISSUE DATE: 2/1/2001
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PROJECT NO.: 871999.01
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REVISIONS:
1 DIVISION REVISIONS 11 APRIL 2000

2T

PLAN: 130.1139

SHEET: 3.2

30' WIDE

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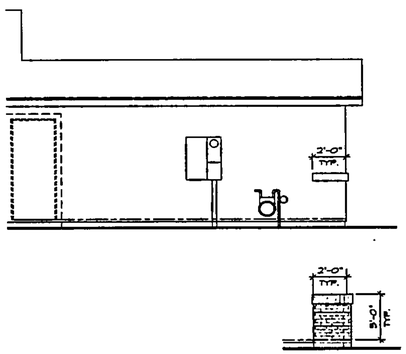
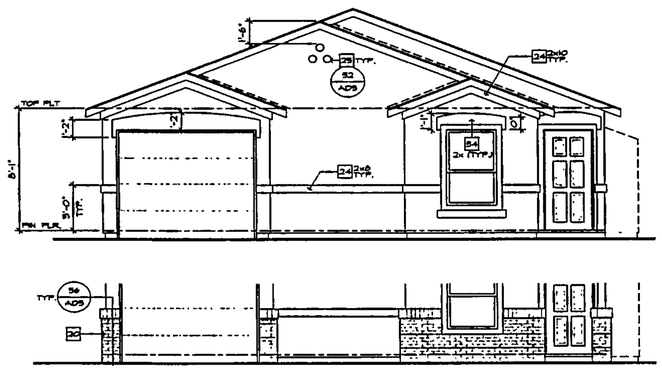
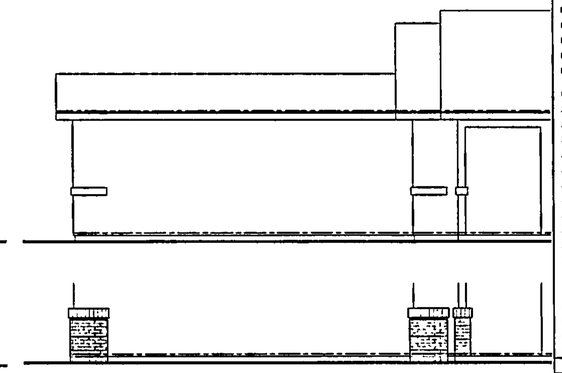


PARTIAL LEFT ELEVATION "B"

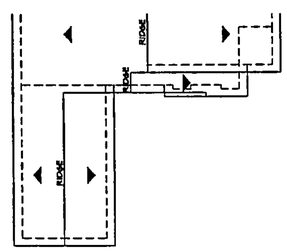


FRONT ELEVATION "B"



PARTIAL RIGHT ELEVATION "B"

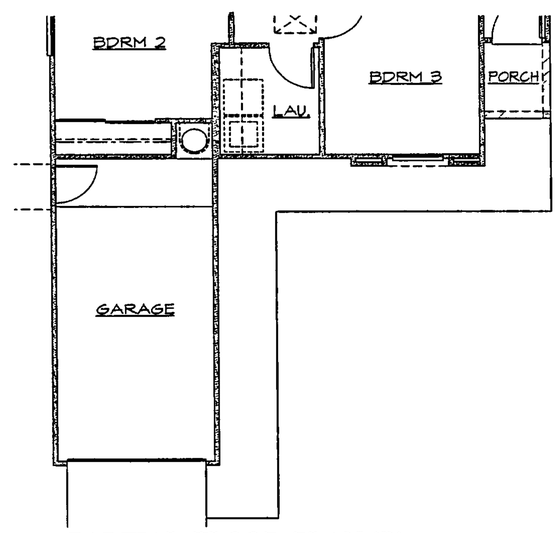
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL ROOF PLAN 'B'

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FLOOR PLAN 'B'

SCALE 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.O. # 2696P / 2OPS)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1509.3 EXCEPTION 1.

SE CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED

AREA 1

VENTILATION REQUIRED:
ATTIC AREA = 877 SQ. FT. / 300 = 2.93 SQ. FT.
X 144 = 420 SQ. IN.

VENTILATION PROVIDED:

HIGH:
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW:
(2) EAVE VENT BAY(S) AT 55 SQ. IN. EA.= 110 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 524 SQ. IN.

AREA 2

VENTILATION REQUIRED:
PORCH AREA = 58 SQ. FT. / 150 = .25 SQ. FT.
X 144 = 36 SQ. IN.

VENTILATION PROVIDED:

LOW:
(1) EAVE VENT BAY(S) AT 55 SQ. IN. EA.= 55 SQ. IN.

TOTAL: 55 SQ. IN.

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1 DIVISION REVISIONS 11 APRIL 2000

2T

PLAN: 130.1139

SHEET: 3.3

30' WIDE

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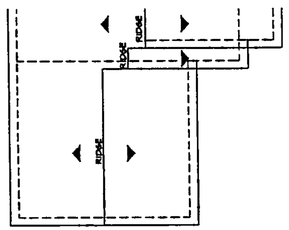
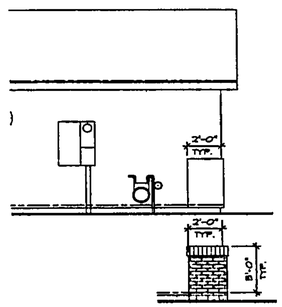


OPT. ENLARGED GARAGE PARTIAL ROOF PLAN "A"

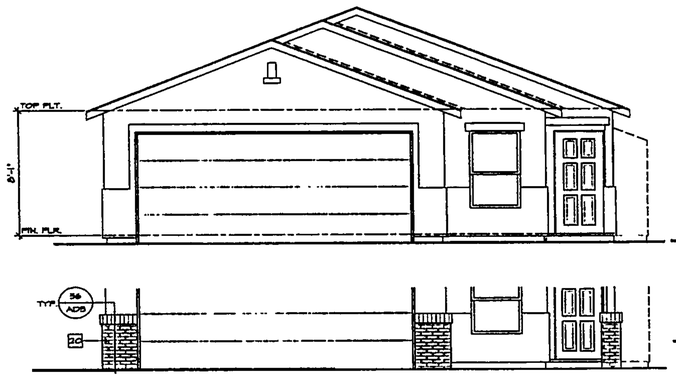
SCALE: 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



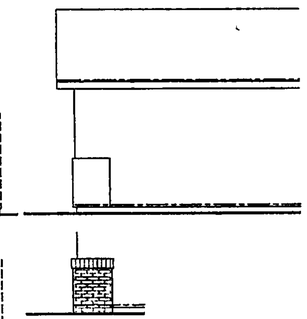
OPT. ENLARGED GARAGE PARTIAL LEFT ELEV. "A"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



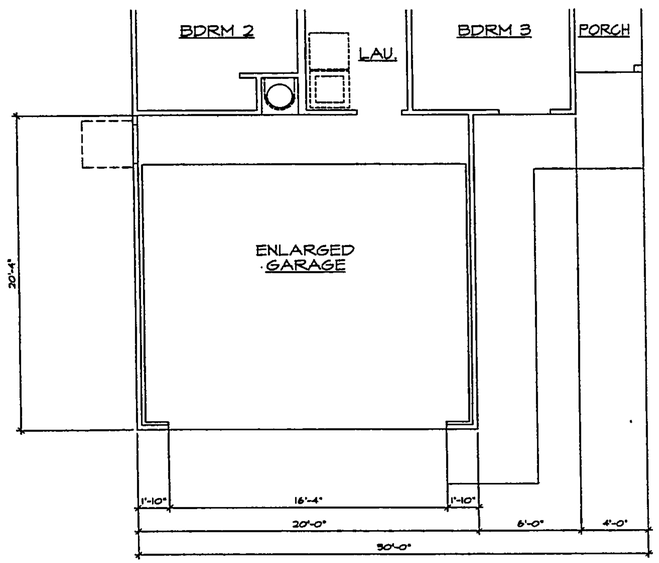
OPT. ENLARGED GARAGE FRONT ELEVATION "A"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



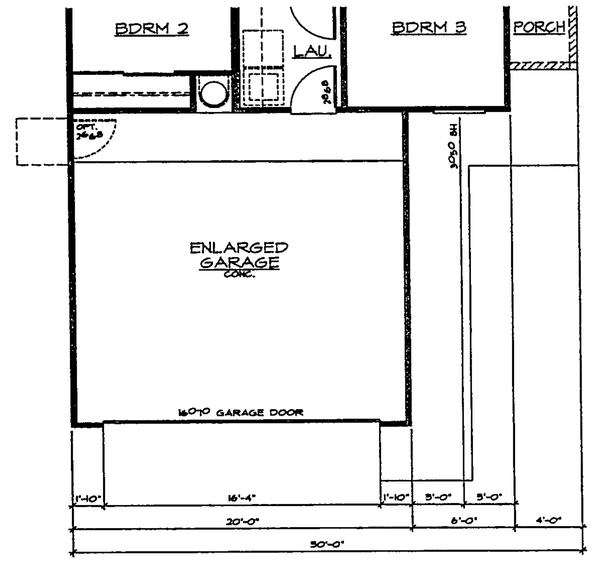
OPT. ENLARGED GARAGE PARTIAL RIGHT ELEV. "A"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE SLAB INTERFACE PLAN "A"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL FLOOR PLAN 'A'

SCALE: 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ HONER (I.C.B.O. # 2656P / 3045)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

* CALCULATION BY V150, HIGH/LOW VENTING NOT REQUIRED

AREA 1

VENTILATION REQUIRED:
ATTIC AREA = 1218 SQ. FT. / 300 = 4.06 SQ. FT.
X 144 = 585 SQ. IN.

VENTILATION PROVIDED:

HIGH
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW
(8) EAVE VENT BAY(S) AT 95 SQ. IN. EA. = 380 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 744 SQ. IN.

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30' WIDE

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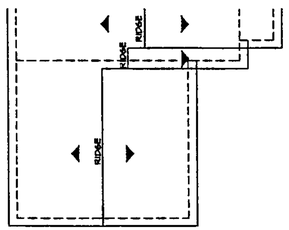
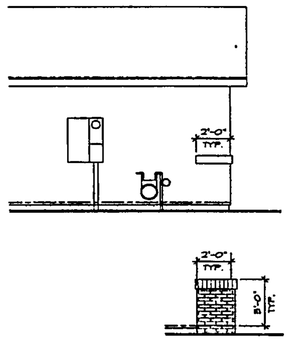


OPT. ENLARGED GARAGE PARTIAL ROOF PLAN "B"

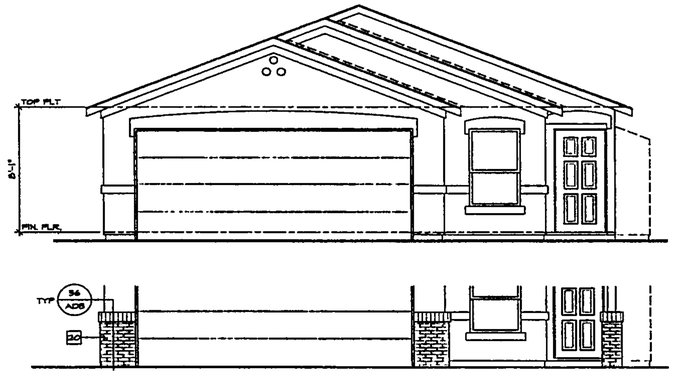
SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



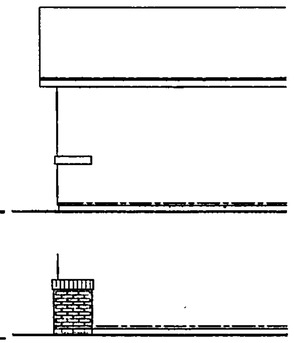
OPT. ENLARGED GARAGE PARTIAL LEFT ELEV. "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



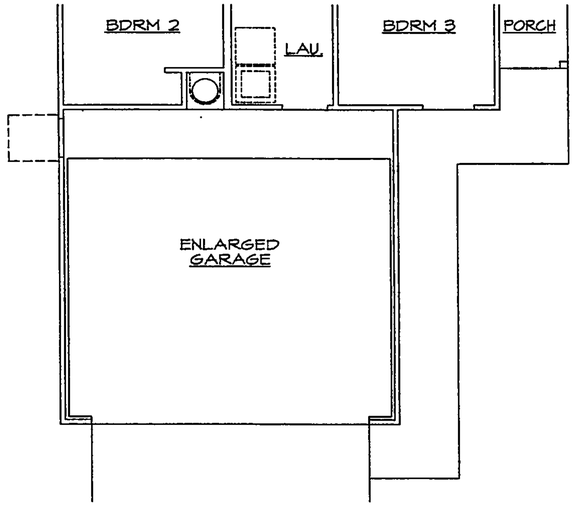
OPT. ENLARGED GARAGE FRONT ELEVATION "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



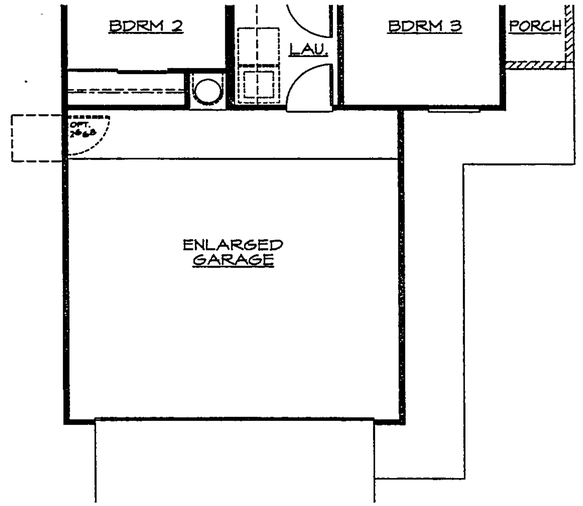
OPT. ENLARGED GARAGE PARTIAL RIGHT ELEV. "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE SLAB INTERFACE PLAN "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL FLOOR PLAN 'B'

SCALE 1/4"=1'-0" (1:50)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
43. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (I.C.B.O. # 2634P / 2045)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

※ CALCULATION BY U150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 1218 SQ. FT. / 300 = 4.06 SQ. FT.
X 144 = 585 SQ. IN.

VENTILATION PROVIDED:

HIGH				
(2) GABLE END VENT(S)	207	SQ. IN. EA. =	414	SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0	SQ. IN.
LOW				
(8) EAVE VENT BAY(S) AT	88	SQ. IN. EA.=	550	SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0	SQ. IN.
		TOTAL:	744	SQ. IN.

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ISSUE DATE: 4/11/00
DRAWN BY: DS
PROJECT NO.: 871999.01
PROJECT MGR.: GC
REVISIONS:

1 DIVISION REVISIONS 11 APRIL 2000

2T

PLAN: 130.1139

SHEET: 6.2

30' WIDE

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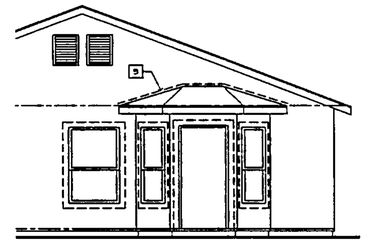
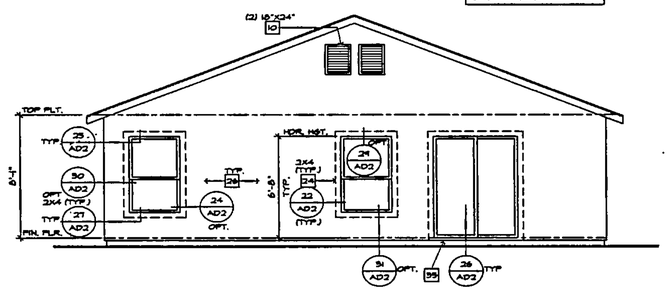


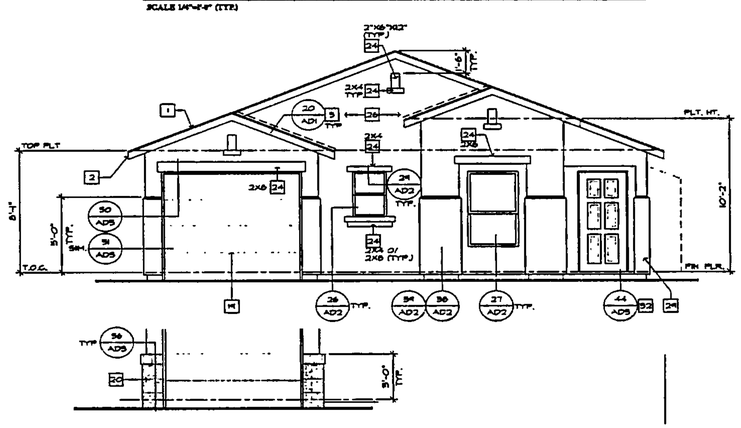
OPT. BAY PART. REAR ELEVATION

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



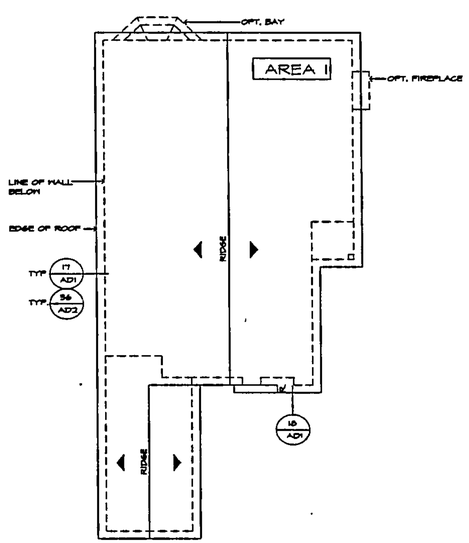
REAR ELEVATION "A" & "B"

SCALE 1/4"=1'-0" (TYP.)



FRONT ELEVATION "A"

SCALE 1/4"=1'-0" (TYP.)



ROOF PLAN "A"

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 8" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ HOWER (U.S.B.D. # 2656P / 2049)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. (1509.3, EXCEPTION 1.

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 1218 SQ. FT. / 300 = 4.06 SQ. FT.
x 144 = 585 SQ. IN.

VENTILATION PROVIDED:

HIGH:
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW:
(4) EAVE VENT BAY(S) AT 35 SQ. IN. EA. = 550 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 1,144 SQ. IN.

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ISSUE DATE: 4/11/00
DRAWN BY: DS
PROJECT NO.: 871999.01
PROJECT MGR.: GC
REVISIONS:

1. DIVISION REVISIONS 11 APRIL 2000
2. DIVISION REVISIONS 1 SEPTEMBER 2000

3T

PLAN: 130.1214

SHEET: 3.1

30' WIDE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
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25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
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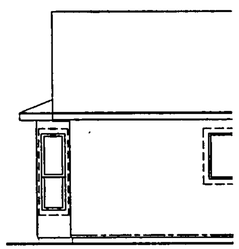
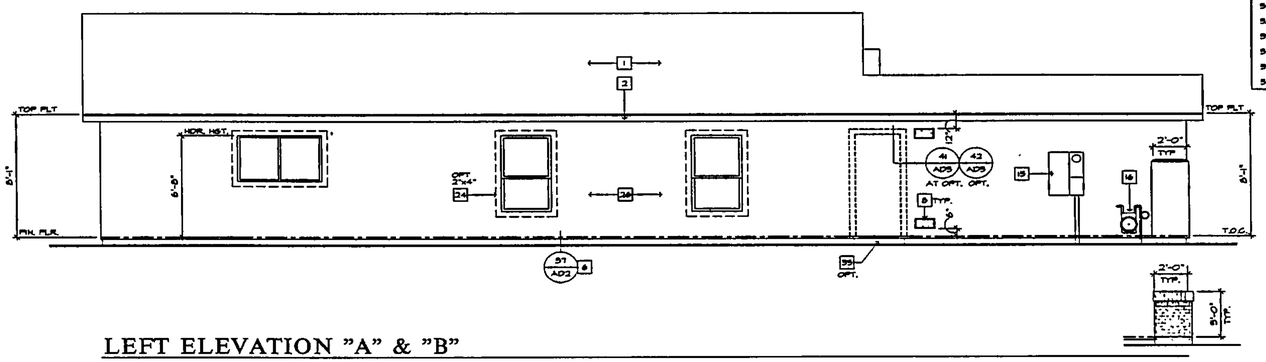
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

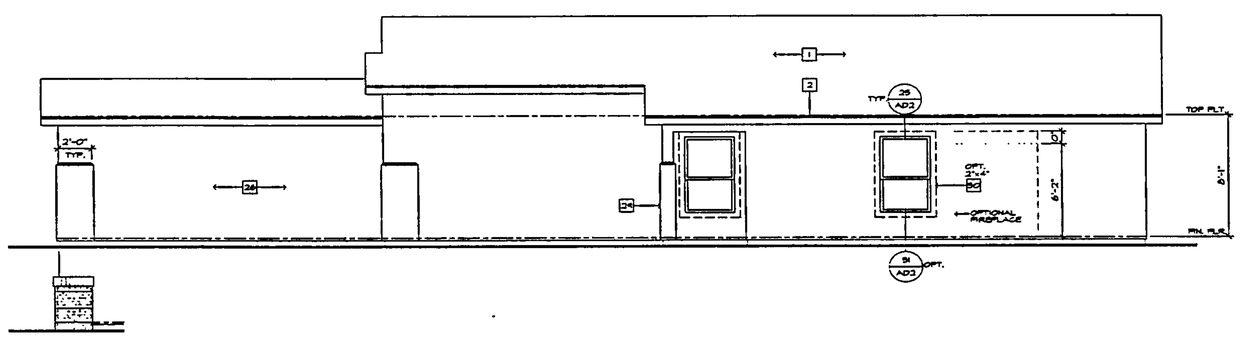


OPT. BAY
LEFT ELEVATION

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

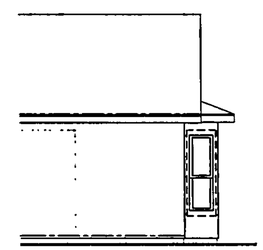


LEFT ELEVATION "A" & "B"



RIGHT ELEVATION "A" & "B"

SCALE 1/4"=1'-0" (TYP.)



OPT. BAY
RIGHT ELEVATION

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

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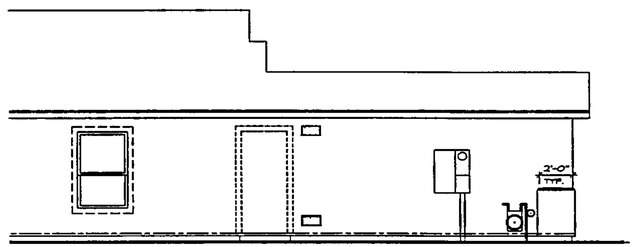
1 DIVISION REVISIONS 11 APRIL 2000
2 DIVISION REVISIONS 1 SEPTEMBER 2000

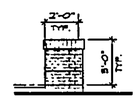
3T

PLAN: 130.1214

SHEET: 3.2

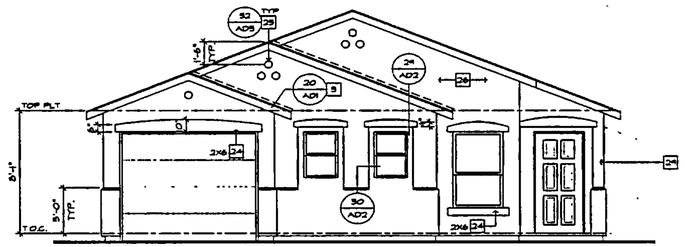
30' WIDE

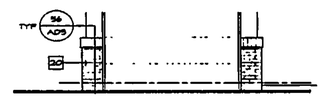




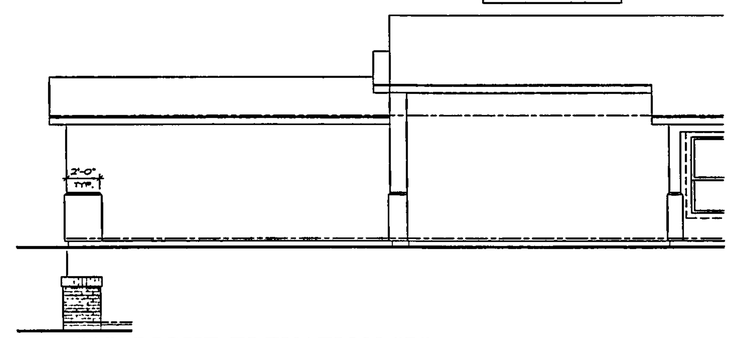
PARTIAL LEFT ELEVATION "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



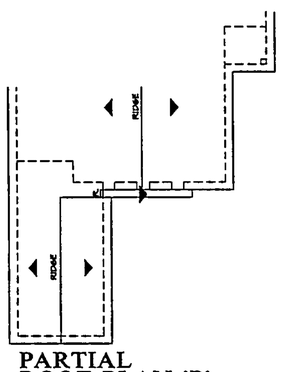


FRONT ELEVATION 'B'



PARTIAL RIGHT ELEVATION "B"

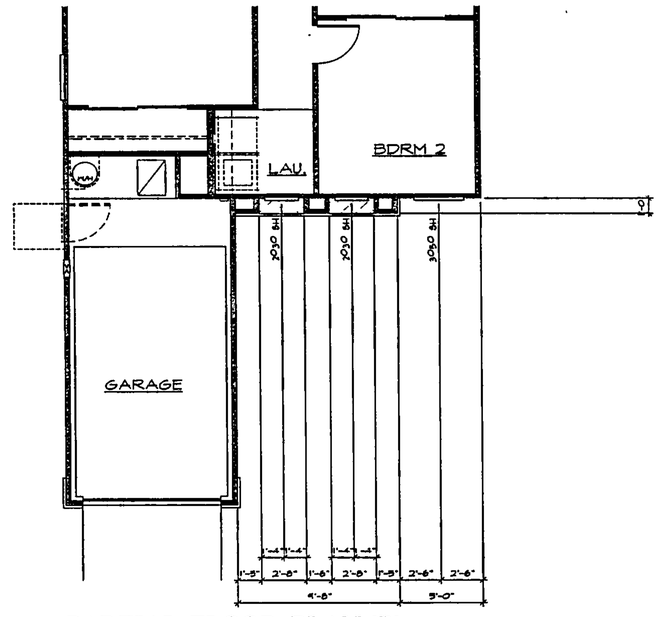
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL ROOF PLAN 'B'

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FLOOR PLAN 'B'

SCALE 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. 6J. FLASHING
4. 6J. FLASHING & SADDLE/CRICKET
5. 6J. DIVERTER
6. 6J. DRIP SCREED
7. 6J. GUTTER & DOWNSPOUT
8. 14" X 6" 6J. SCREENED & LOUVERED VENT
9. 14" X 18" 6J. SCREENED & LOUVERED COMBUSTION AIR VENT
10. 6J. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.O. # 2666P / 2093)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

-K CALCULATION BY W150, HIGH/LOW VENTING NOT REQUIRED

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 1218 SQ. FT. / 300 = 4.06 SQ. FT.
x 144 = 585 SQ. IN.

VENTILATION PROVIDED:

HIGH:
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW:
(8) EAVE VENT (SAVTS) AT 95 SQ. IN. EA. = 550 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 744 SQ. IN.

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ISSUE DATE: 4/11/00
DRAWN BY: DS
PROJECT NO.: 871999.01
PROJECT MGR.: GC
REVISIONS:

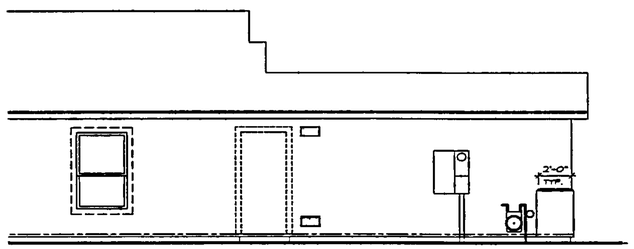
1 DIVISION REVISIONS 11 APRIL 2000

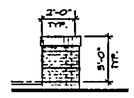
3T

PLAN: 130.1214

SHEET: 3.3

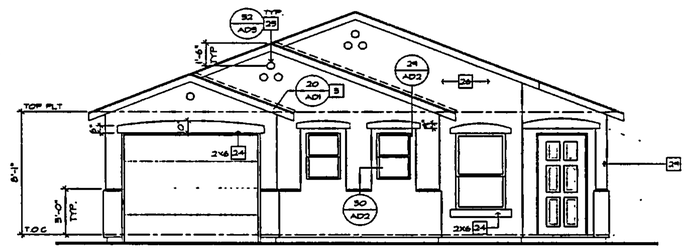
30' WIDE

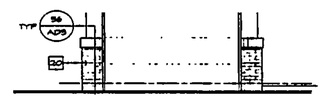




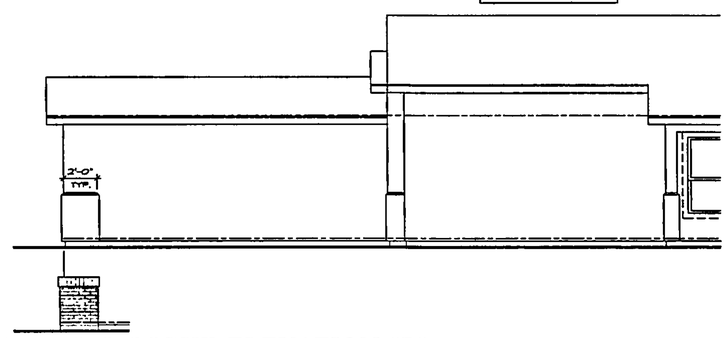
PARTIAL LEFT ELEVATION "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



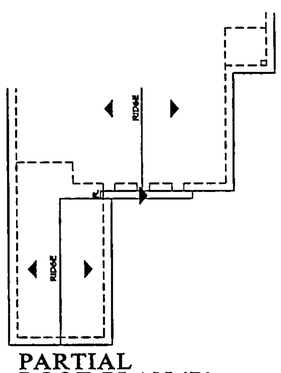


FRONT ELEVATION 'B'



PARTIAL RIGHT ELEVATION "B"

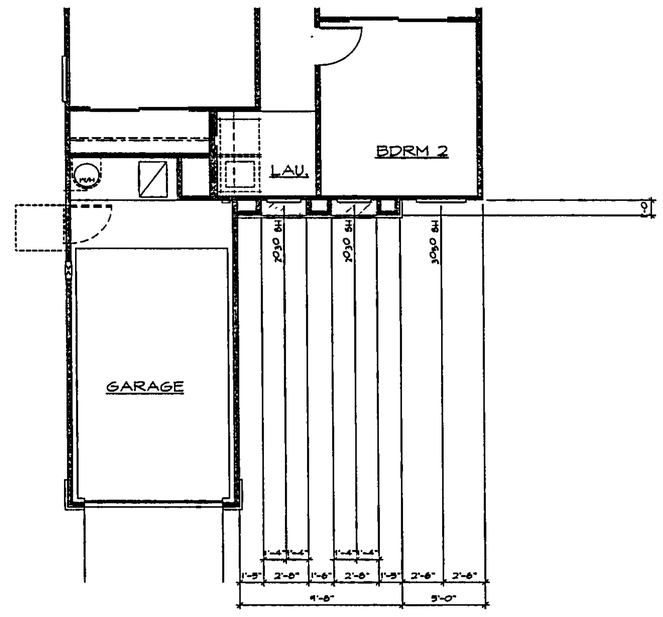
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL ROOF PLAN 'B'

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FLOOR PLAN 'B'

SCALE 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. 6J. FLASHING
4. 6J. FLASHING & SADDLE/CRICKET
5. 6J. DIVERTER
6. 6J. DRIP SCREED
7. 6J. GUTTER & DOWNSPOUT
8. 14" X 6" 6J. SCREENED & LOUVERED VENT
9. 14" X 18" 6J. SCREENED & LOUVERED COMBUSTION AIR VENT
10. 6J. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ HONEX (U.L.S.D. = 2895#' / 2045)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. (1203.3), EXCEPTION 1.

NO CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

DIRECT:			
VENTILATION REQUIRED:			
ATTIC AREA = 1215 SQ. FT. / 300 =			4.05 SQ. FT.
		X 144 =	583 SQ. IN.
VENTILATION PROVIDED:			
HIGH:			
(2) GABLE END VENT(S)	207	SQ. IN. EA. =	414 SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0 SQ. IN.
LOW:			
(6) EAVE VENT BAY(S) AT	55	SQ. IN. EA. =	330 SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0 SQ. IN.
		TOTAL:	744 SQ. IN

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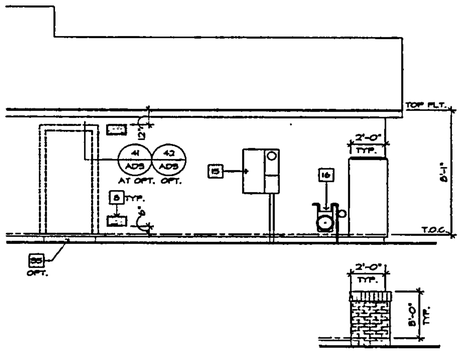
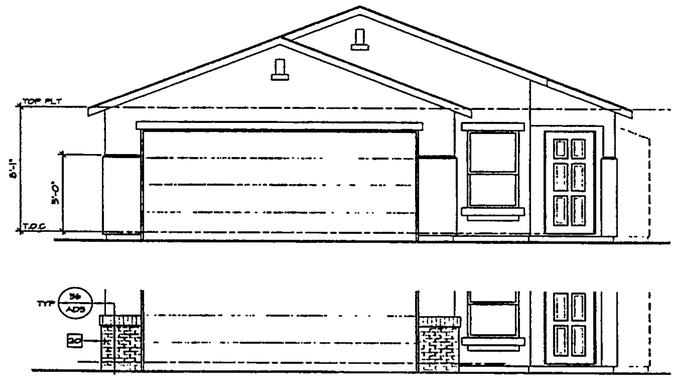
SHEET: 3.3

30' WIDE



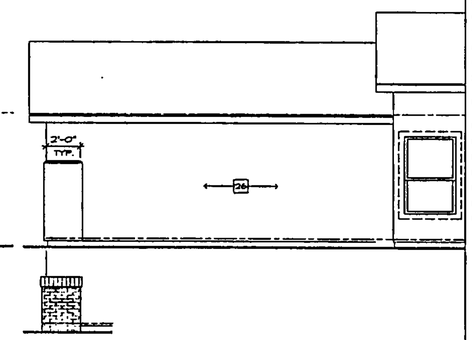
OPT. ENLARGED GARAGE PARTIAL LEFT ELEV. "A"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



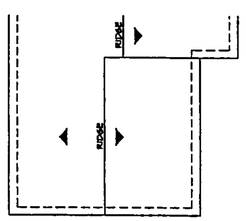
OPT. ENLARGED GARAGE FRONT ELEVATION 'A'

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL RIGHT ELEV. "A"

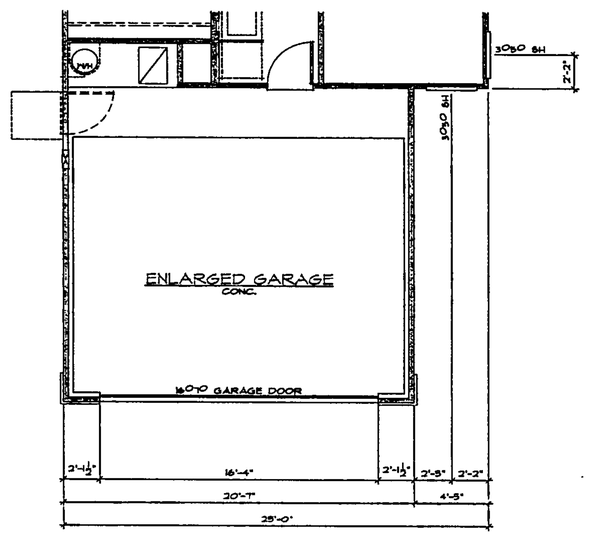
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL ROOF PLAN 'A'

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL FLOOR PLAN 'A'

SCALE 1/8"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL -"REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (I.C.B.O. # 2654P / 3045)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

* CALCULATION BY I/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 1216 SQ. FT. / 300 = 4.06 SQ. FT.
X 144 = 585 SQ. IN.

VENTILATION PROVIDED:

HIGH
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW
(8) EAVE VENT BAY(S) AT 35 SQ. IN. EA. = 280 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 744 SQ. IN.

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1 DIVISION REVISIONS 11 APRIL 2000

3T

PLAN: 130.1214

SHEET: 6.1

30' WIDE

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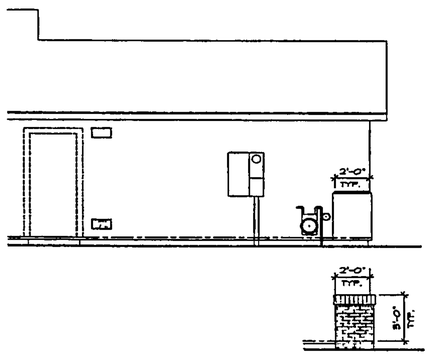
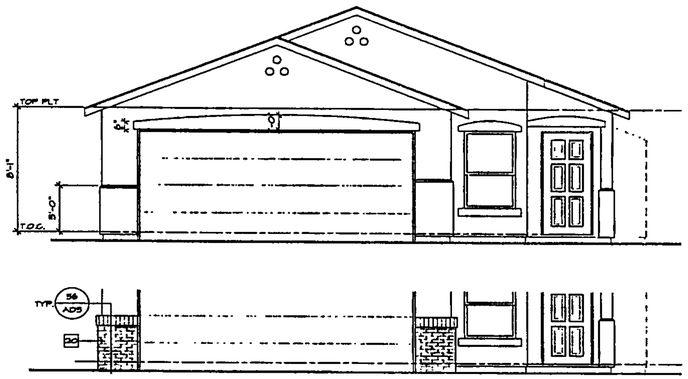


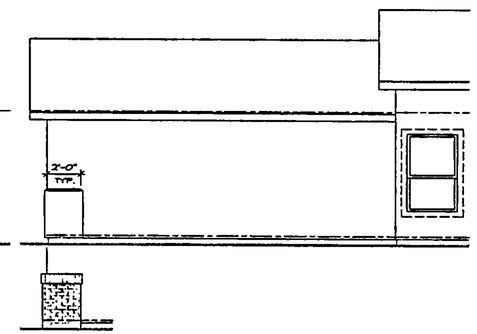
OPT. ENLARGED GARAGE PARTIAL LEFT ELEV. "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE FRONT ELEVATION 'B'

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL RIGHT ELEV. "B"

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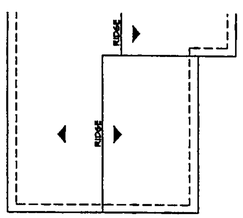
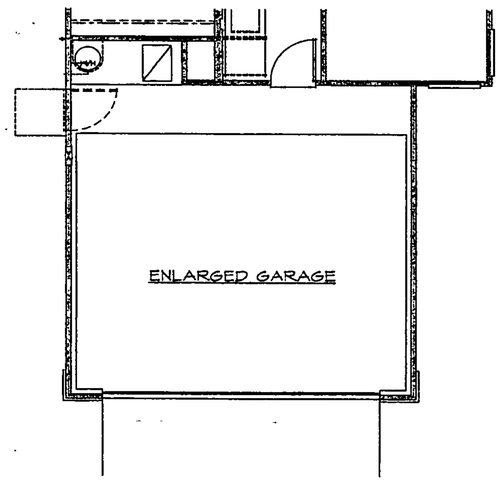


OPT. ENLARGED GARAGE PARTIAL ROOF PLAN 'B'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL FLOOR PLAN 'B'

SCALE 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 16" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
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20. MASONRY VENEER
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22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
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34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (L.C.B.O. # 26564P / 2079)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

IF CALCULATION BY U150, HIGH/LOW VENTING NOT REQUIRED.

AREA (1)

VENTILATION REQUIRED:

ATTIC AREA = 1216 SQ. FT. / 300 = 4.06 SQ. FT.
X 144 = 585 SQ. IN.

VENTILATION PROVIDED:

HIGH
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW
(6) EAVE VENT BAY(S) AT 55 SQ. IN. EA.= 330 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 744 SQ. IN.

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PROJECT NO.: 871999.01
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REVISIONS:

1 DIVISION REVISIONS 11 APRIL 2000

3T

PLAN: 130.1214

SHEET: 6.2

30' WIDE

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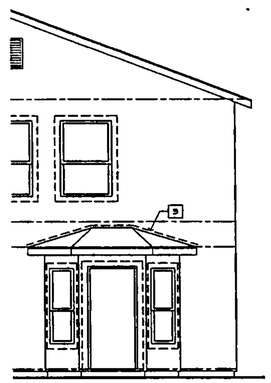
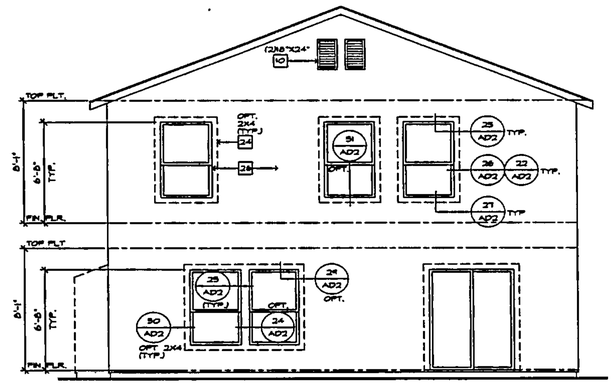


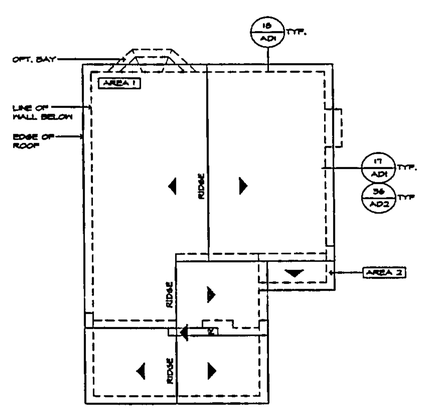
OPT. BAY REAR ELEVATION

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



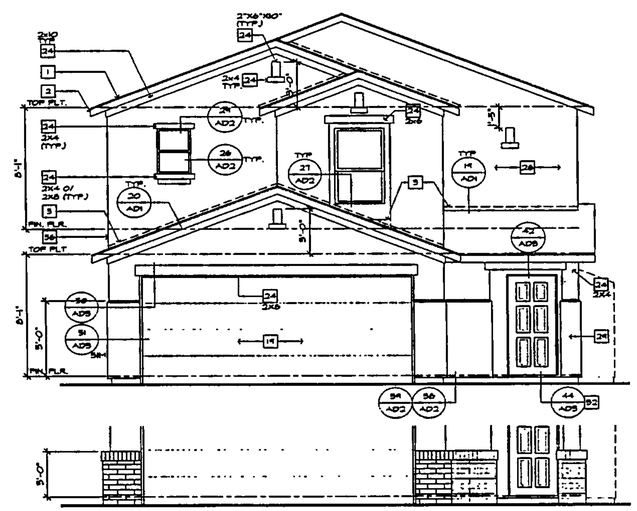
REAR ELEVATION "A" & "B"

SCALE 1/4"=1'-0" (TYP.)



ROOF PLAN 'A'

SCALE 1/8"=1'-0"



FRONT ELEVATION 'A'

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.L.S.D. # 2258P / 2095)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

IF CALCULATION BY U150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 1144 SQ. FT. / 300 =			4.0 SQ. FT.
		X 144 =	576 SQ. IN.

VENTILATION PROVIDED:

HIGH:				
(2) GABLE END VENT(S)	207	SQ. IN. EA. =	414	SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0	SQ. IN.
LOW:				
(6) EAVE VENT BAY(S) AT	55	SQ. IN. EA. =	550	SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0	SQ. IN.
		TOTAL:	964	SQ. IN.

AREA 2:

VENTILATION REQUIRED:

PORCH AREA = 38 SQ. FT. / 150 =			.25 SQ. FT.
		X 144 =	36 SQ. IN.

VENTILATION PROVIDED:

LOW:				
(1) EAVE VENT BAY(S) AT	55	SQ. IN. EA =	55	SQ. IN.
		TOTAL:	55	SQ. IN.

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REVISIONS:

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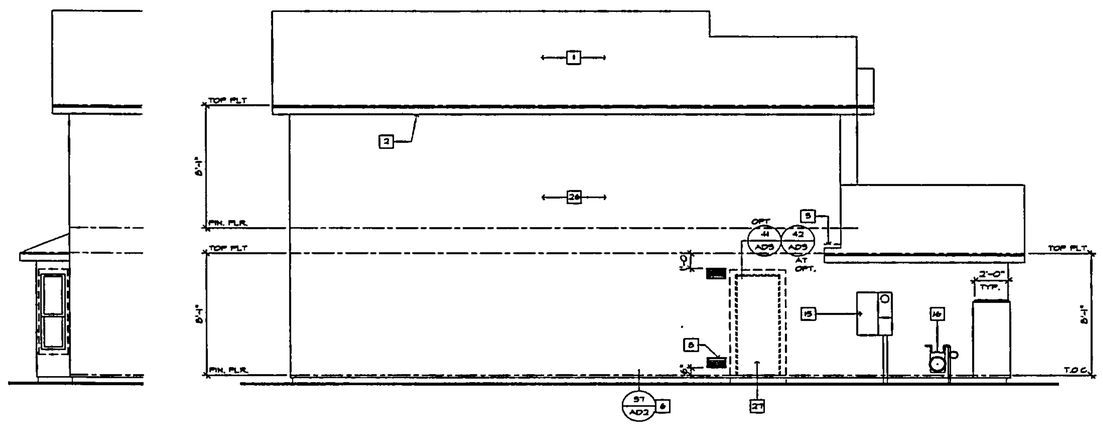
2 DIVISION REVISIONS 1 SEPTEMBER 2000

4T

PLAN: 230.1414

SHEET: 3.1

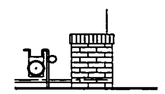
30' WIDE



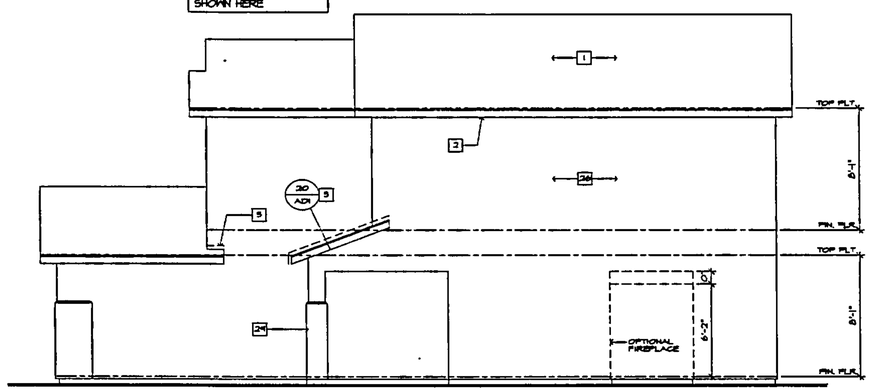
OPT. BAY LEFT ELEVATION

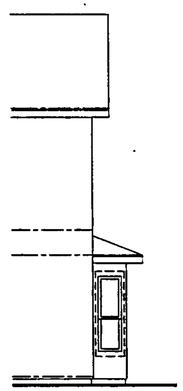
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

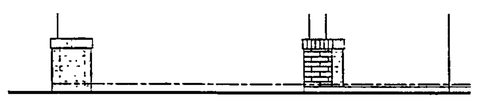
LEFT ELEVATION "A" & "B"



OPT. BRICK VENEER LEFT ELEVATION







OPT. BRICK VENNER RIGHT ELEVATION

SCALE 1/4"=1'-0" (TYP.)

RIGHT ELEVATION "A" & "B"

OPT. BAY RIGHT ELEVATION

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 8" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. G.A.S SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

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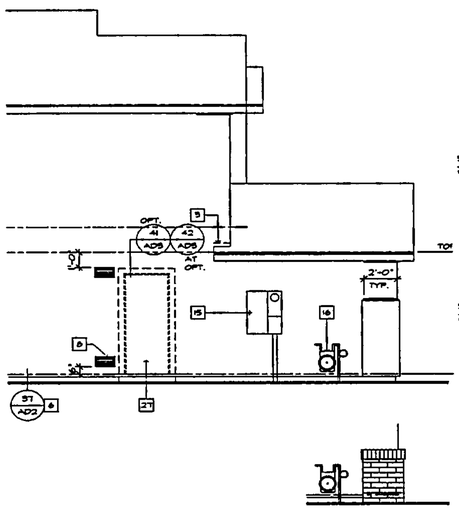
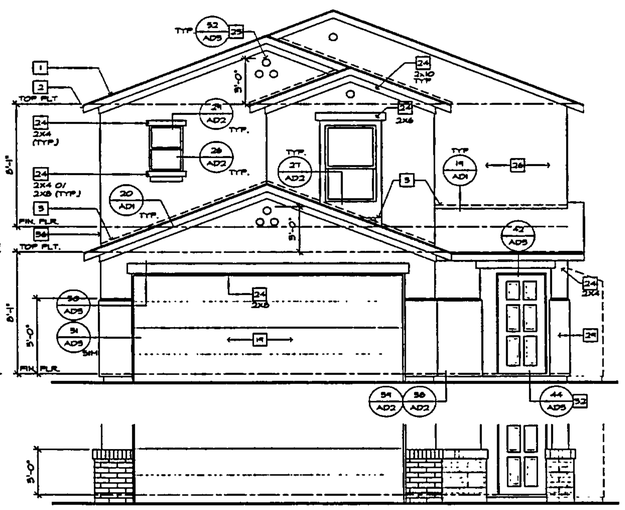
PLAN: 230.1414

SHEET: 3.2

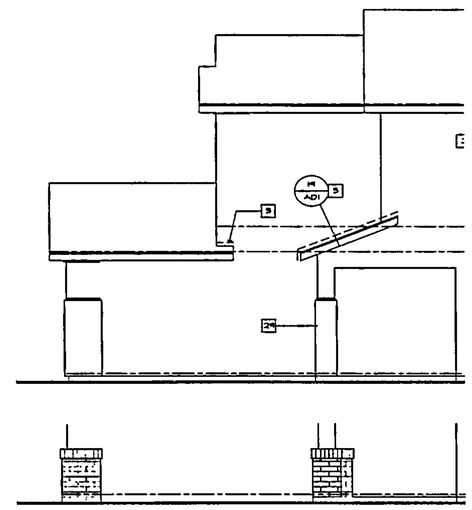
30' WIDE



PARTIAL LEFT ELEVATION "B"

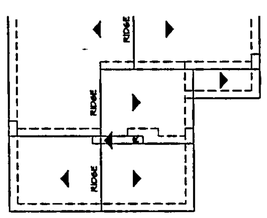


FRONT ELEVATION 'B'



PARTIAL RIGHT ELEVATION "B"

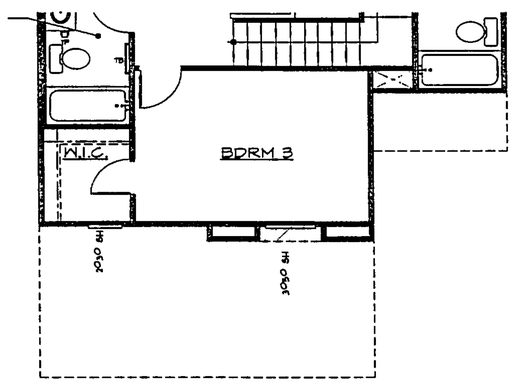
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL ROOF PLAN 'B'

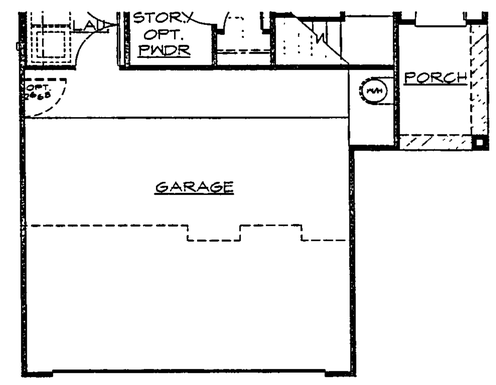
SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL SECOND FLOOR PLAN 'B'

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FIRST FLOOR PLAN 'B'

SCALE 1/4"=1'-0" (TYP)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S TILE LIFETILE/ MONIER (I.C.B.O. # 2836P / 2049)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

*IF CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA "A"

VENTILATION REQUIRED:

ATTIC AREA = 1199 SQ. FT. / 300 = 4.0 SQ. FT.
X 144 = 576 SQ. IN.

VENTILATION PROVIDED:

HIGH
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW
(6) EAVE VENT BAY(S) AT 33 SQ. IN. EA. = 990 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 744 SQ. IN.

AREA "B"

VENTILATION REQUIRED:

PORCH AREA = 38 SQ. FT. / 150 = .25 SQ. FT.
X 144 = 36 SQ. IN.

VENTILATION PROVIDED:

LOW
(1) EAVE VENT BAY(S) AT 35 SQ. IN. EA. = 35 SQ. IN.

TOTAL: 35 SQ. IN

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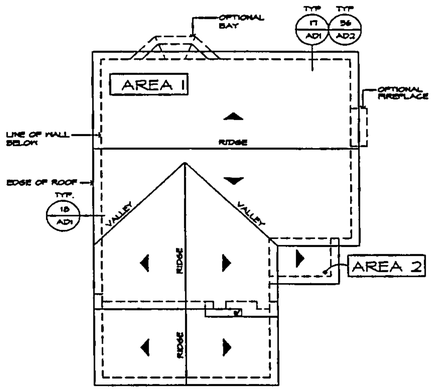
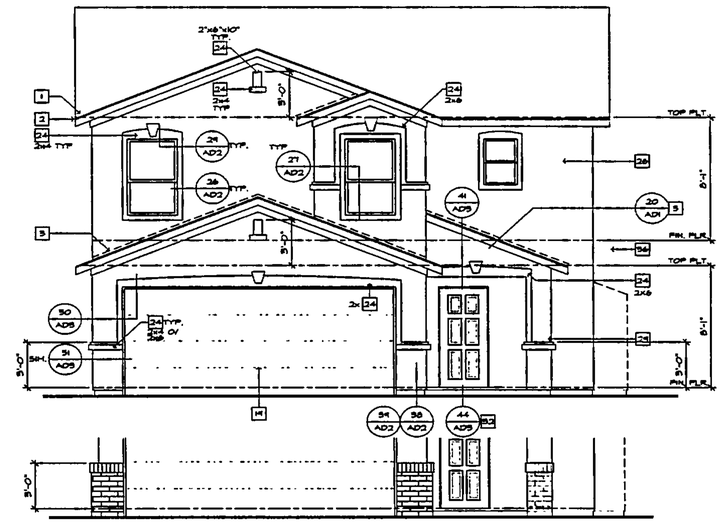
30' WIDE

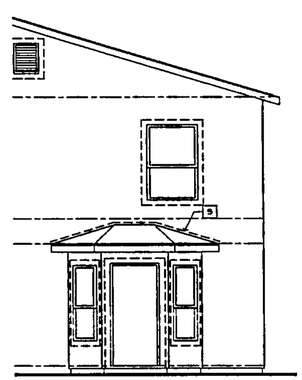


ROOF PLAN 'A'

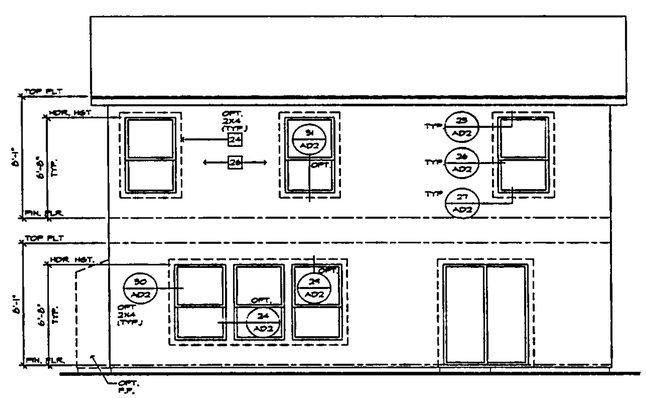
SCALE 1/8"=1'-0"



FRONT ELEVATION 'A'



OPT. BAY
REAR ELEVATION



REAR ELEVATION "A" & "B"

SCALE 1/4"=1'-0" (TYP)

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
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5. G.I. DIVERTER
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23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
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34. STUCCO OVER SHAPED FOAM TRIM
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36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (I.C.B.O. # 2836AP / 2045)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

※ CALCULATION BY U150, HIGH/LOW VENTING NOT REQUIRED

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 671 SQ. FT. / 300 = 2.23 SQ. FT.
X 144 = 321 SQ. IN.

VENTILATION PROVIDED:

HIGH
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW
(2) EAVE VENT BAY(S) AT 55 SQ. IN. EA. = 110 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 524 SQ. IN.

AREA 2:

VENTILATION REQUIRED:

PORCH AREA = 96 SQ. FT. / 150 = .20 SQ. FT.
X 144 = 29 SQ. IN.

VENTILATION PROVIDED:

LOW
(1) EAVE VENT BAY(S) AT 55 SQ. IN. EA. = 55 SQ. IN.

TOTAL: 55 SQ. IN.

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ISSUE DATE: 4/11/00
DRAWN BY: DS
PROJECT NO.: 871999.01
PROJECT MGR.: GC
REVISIONS:

1 DIVISION REVISIONS 11 APRIL 2000

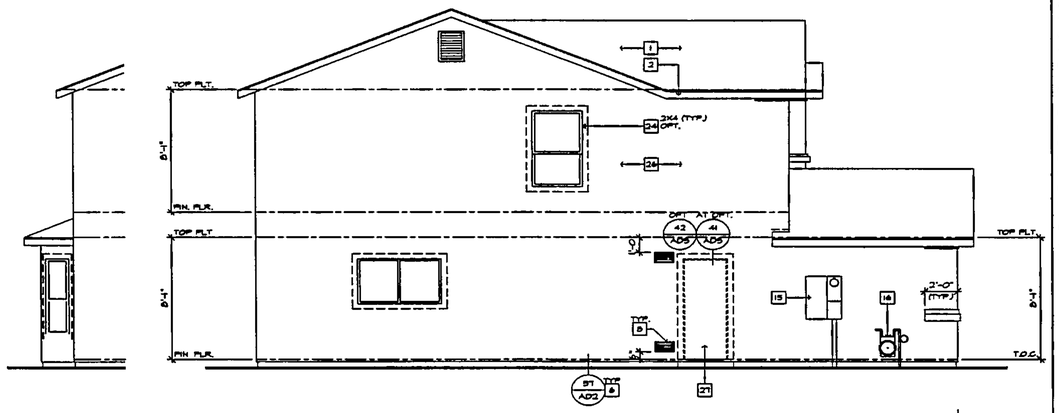
2 DIVISION REVISIONS 1 SEPTEMBER 2000

5T

PLAN: 230.1511

SHEET: 3.1

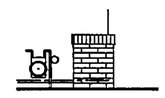
30' WIDE

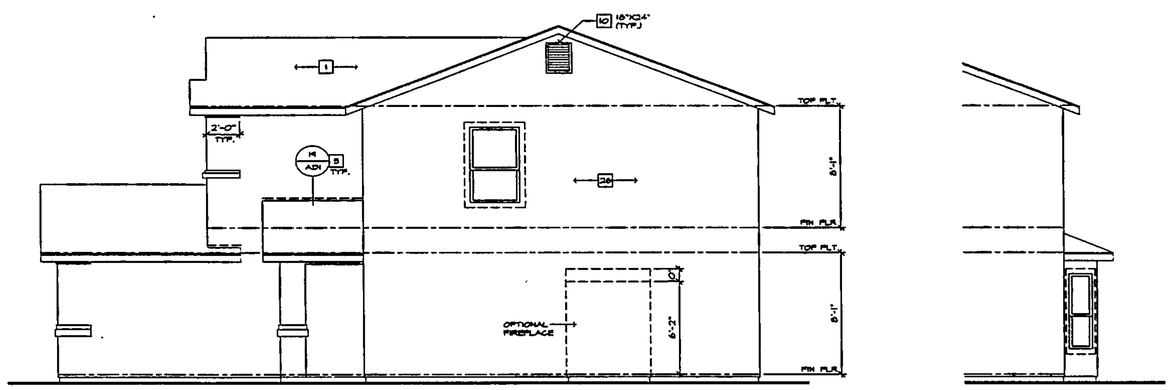


OPT. BAY LEFT ELEV.

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

LEFT ELEVATION "A" & "B"





RIGHT ELEVATION "A" & "B"

SCALE 1/4"=1'-0" (TYP.)

OPT. BAY RIGHT ELEVATION

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 8" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP /VS/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 1-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN

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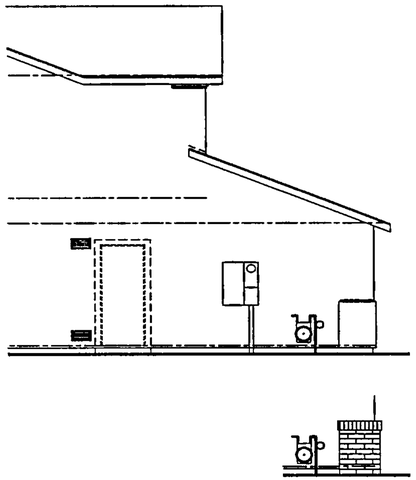
PLAN: 230.1511

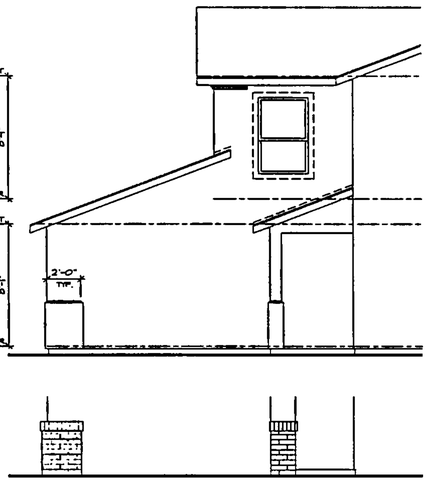
SHEET: 3.2

30' WIDE



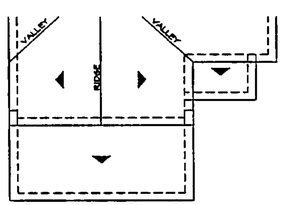
PARTIAL LEFT ELEVATION "B"

FRONT ELEVATION 'B'



PARTIAL RIGHT ELEVATION "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL ROOF PLAN 'B'

SCALE 1/8"=1'-0"

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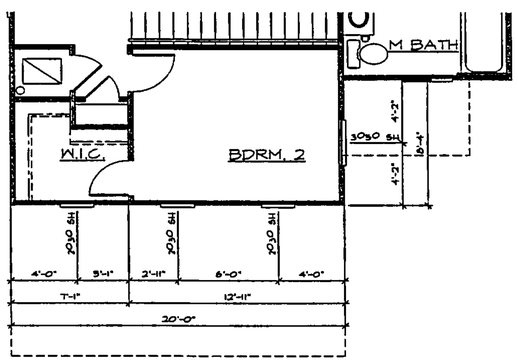
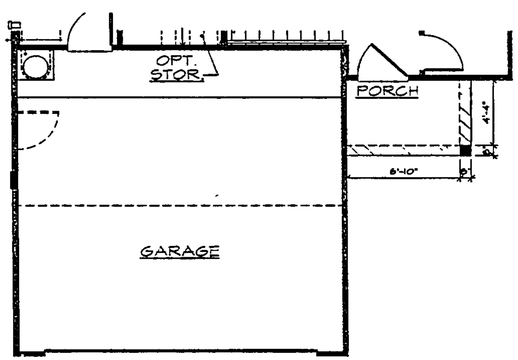


PARTIAL SECOND FLOOR PLAN 'B'

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FIRST FLOOR PLAN 'B'

SCALE 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 8" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING&GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (I.C.B.O. = 3956F / 3045)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE (50%) PROVIDED BY EAVE VENTS (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

* CALCULATION BY U.B.C. HIGH/LOW VENTING NOT REQUIRED.

AREA "1"

VENTILATION REQUIRED:

ATTIC AREA = 871 SQ. FT. / 300 = 2.23 SQ. FT.
x 144 = 321 SQ. IN.

VENTILATION PROVIDED:

HIGH
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

LOW
(2) EAVE VENT BAY(S) AT 55 SQ. IN. EA. = 110 SQ. IN.
(0) DORMER VENT(S) AT 100 SQ. IN. EA. = 0 SQ. IN.

TOTAL: 524 SQ. IN.

AREA "2"

VENTILATION REQUIRED:

PORCH AREA = 58 SQ. FT. / 150 = .30 SQ. FT.
x 144 = 24 SQ. IN.

VENTILATION PROVIDED:

LOW
(1) EAVE VENT BAY(S) AT 55 SQ. IN. EA. = 55 SQ. IN.

TOTAL: 55 SQ. IN.

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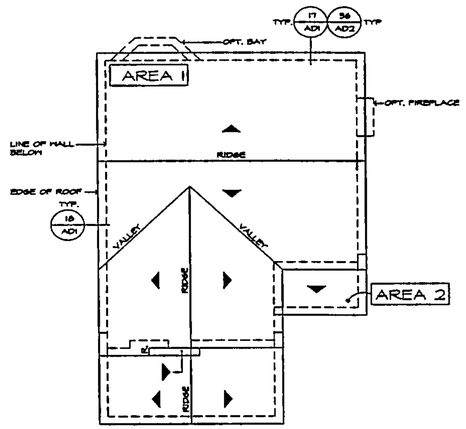
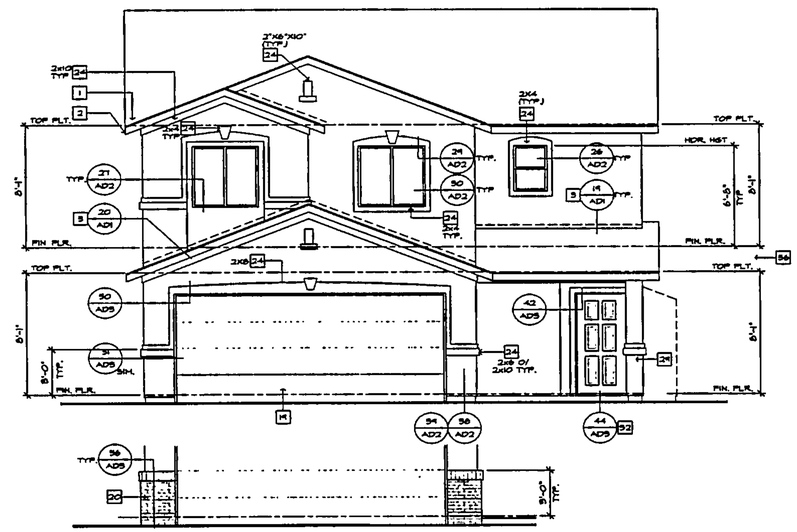
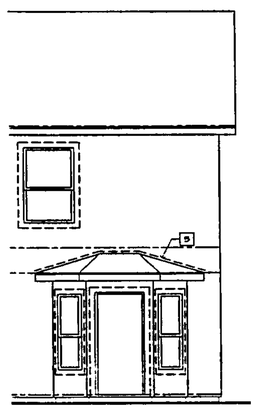


ROOF PLAN 'A'

SCALE 1/4"=1'-0"

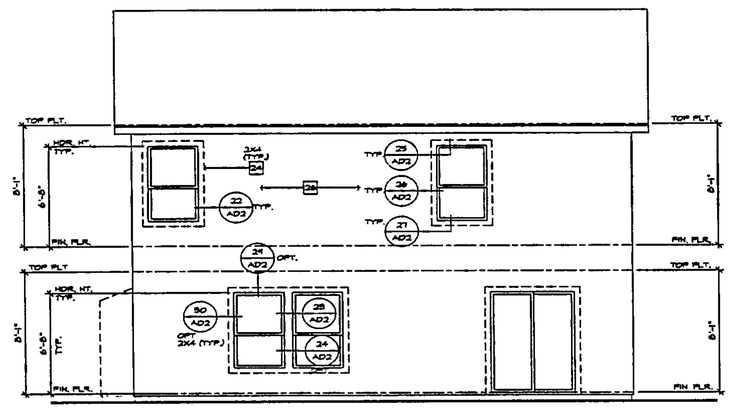


FRONT ELEVATION 'A'



OPT. BAY REAR ELEV.

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



REAR ELEVATION "A" & "B"

SCALE 1/4"=1'-0" (TYP)

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. 6J. FLASHING
4. 6J. FLASHING & SADDLE/CRICKET
5. 6J. DIVERTER
6. 6J. DRIP SCREED
7. 6J. GUTTER & DOWNSPOUT
8. 14" X 6" 6J. SCREENED & LOUVERED VENT
9. 14" X 18" 6J. SCREENED & LOUVERED COMBUSTION AIR VENT
10. 6J. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (I.C.B.O. # 2656P / 2049)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

* CALCULATION BY U/SO, HIGH/LOW VENTING NOT REQUIRED

AREA 1

VENTILATION REQUIRED:

ATTIC AREA =	1199 SQ. FT. / 300 =		4.0 SQ. FT.
		x 144 =	576 SQ. IN.

VENTILATION PROVIDED:

HIGH			
(2) GABLE END VENT(S)	207 SQ. IN. EA. =	414 SQ. IN.	
(0) DORMER VENT(S) AT	100 SQ. IN. EA. =	0 SQ. IN.	
LOW			
(6) EAVE VENT BAY(S) AT	95 SQ. IN. EA. =	550 SQ. IN.	
(0) DORMER VENT(S) AT	100 SQ. IN. EA. =	0 SQ. IN.	
	TOTAL:	964 SQ. IN.	

AREA 2 *

VENTILATION REQUIRED:

ATTIC AREA =	38 SQ. FT. / 150 =		.25 SQ. FT.
		x 144 =	36 SQ. IN.

VENTILATION PROVIDED:

HIGH			
(0) GABLE END VENT(S)	207 SQ. IN. EA. =	0 SQ. IN.	
(0) DORMER VENT(S) AT	100 SQ. IN. EA. =	0 SQ. IN.	
LOW			
(1) EAVE VENT BAY(S) AT	95 SQ. IN. EA. =	95 SQ. IN.	
(0) DORMER VENT(S) AT	100 SQ. IN. EA. =	0 SQ. IN.	
	TOTAL:	95 SQ. IN.	

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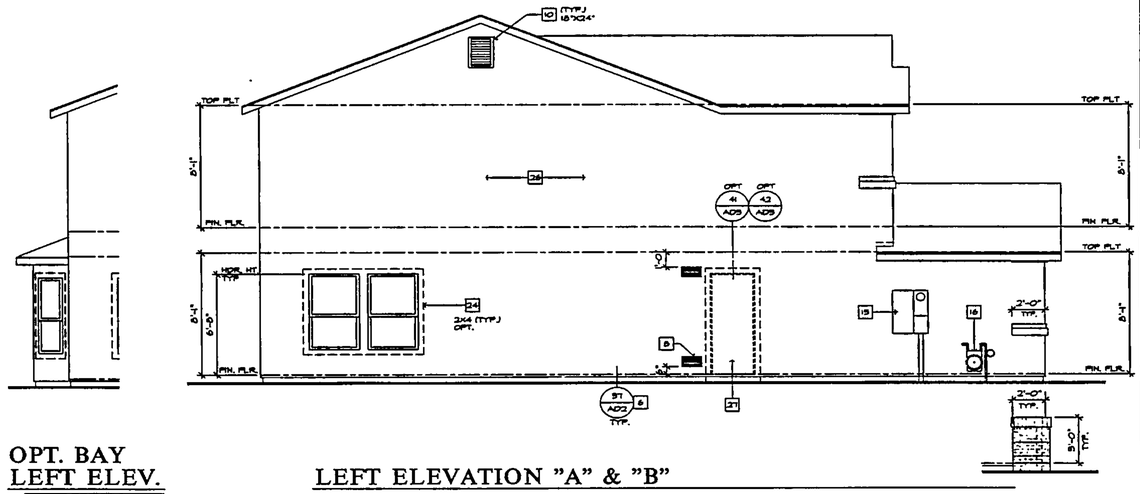
30' WIDE



LEFT ELEVATION "A" & "B"

OPT. BAY
LEFT ELEV.

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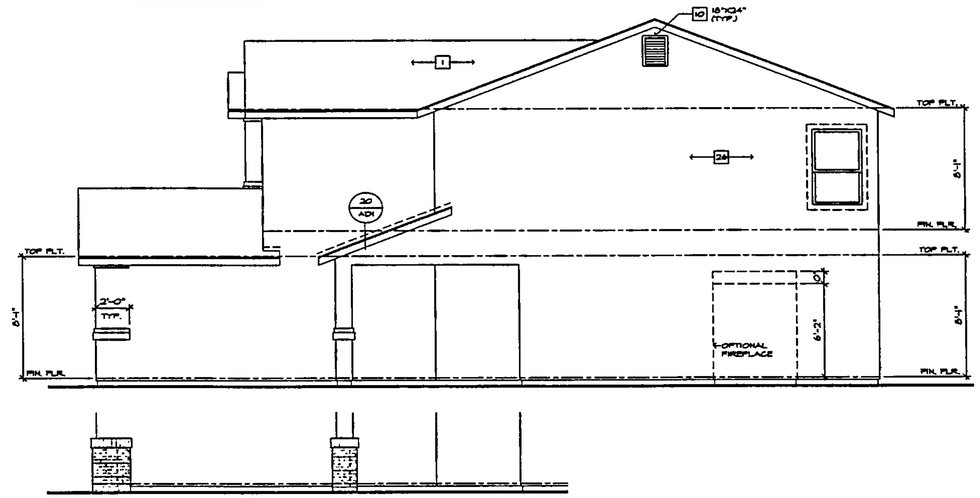
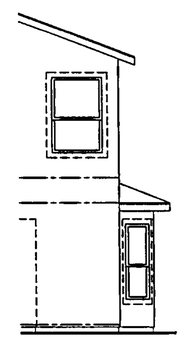


RIGHT ELEVATION "A" & "B"

SCALE 1/4"=1'-0" (TYP.)



OPT. BAY
RIGHT ELEV.

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
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25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
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36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

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ISSUE DATE: 4/11/00
DRAWN BY: DS
PROJECT NO.: 871999.01
PROJECT MGR.: GC
REVISIONS:

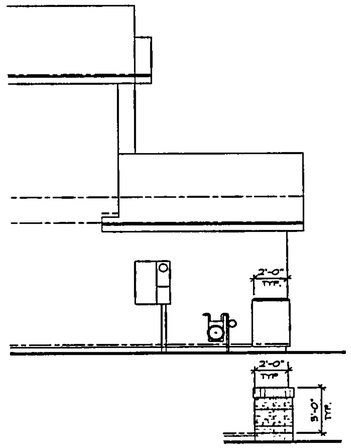
1. DIVISION REVISIONS 11 APRIL 2000
2. DIVISION REVISIONS 1 SEPTEMBER 2000

6T

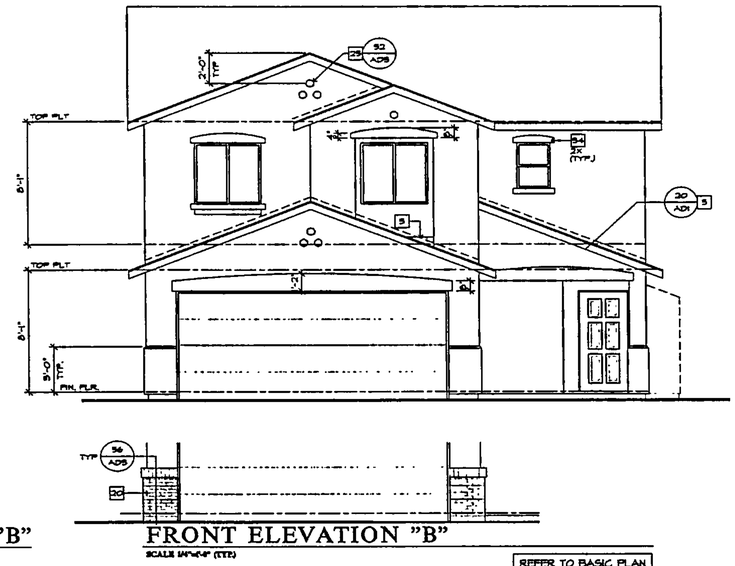
PLAN: 230.1719

SHEET: 3.2

30' WIDE

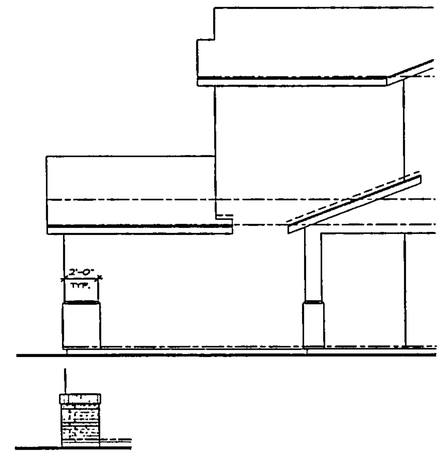


PARTIAL LEFT ELEVATION "B"

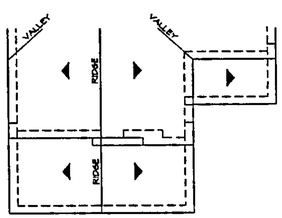


FRONT ELEVATION "B"

SCALE 1/4"=1'-0" (TYP.)



PARTIAL RIGHT ELEVATION "B"



PARTIAL ROOF PLAN "B"

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

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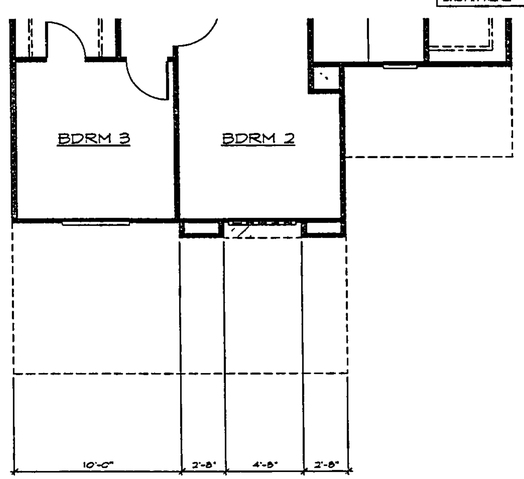
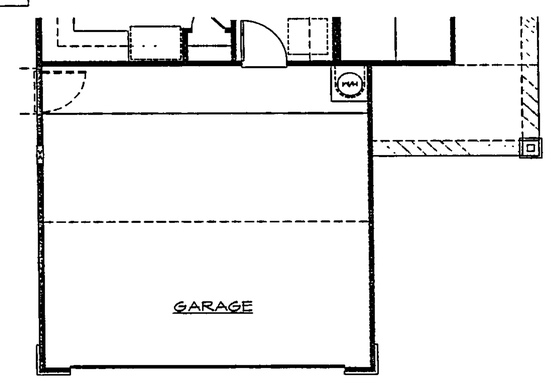


PARTIAL SECOND FLOOR PLAN "B"

SCALE 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FIRST FLOOR PLAN "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.C = 2696# / 2043)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1509.3, EXCEPTION 1.

※ CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1

VENTILATION REQUIRED:

ATTIC AREA =	1144 SQ. FT. / 300 =		4.0 SQ. FT.
		x 144 =	576 SQ. IN.

VENTILATION PROVIDED:

HIGH:			
(3) GABLE END VENTS)	115	SQ. IN. EA. =	345 SQ. IN.
(0) DORMER VENTS) AT	100	SQ. IN. EA. =	0 SQ. IN.
LOW:			
(3) EAVE VENT BAYS) AT	95	SQ. IN. EA.=	275 SQ. IN.
(0) DORMER VENTS) AT	100	SQ. IN. EA. =	0 SQ. IN.
		TOTAL:	620 SQ. IN.

AREA 2 ※

VENTILATION REQUIRED:

ATTIC AREA =	38 SQ. FT. / 150 =		.25 SQ. FT.
		x 144 =	36 SQ. IN.

VENTILATION PROVIDED:

HIGH:			
(0) GABLE END VENTS)	207	SQ. IN. EA. =	0 SQ. IN
(0) DORMER VENTS) AT	100	SQ. IN. EA. =	0 SQ. IN.
LOW:			
(1) EAVE VENT BAY(S) AT	95	SQ. IN. EA =	95 SQ. IN.
(0) DORMER VENTS) AT	100	SQ. IN. EA. =	0 SQ. IN.
		TOTAL:	95 SQ. IN.

KAUFMAN & BROAD

ALBUQUERQUE

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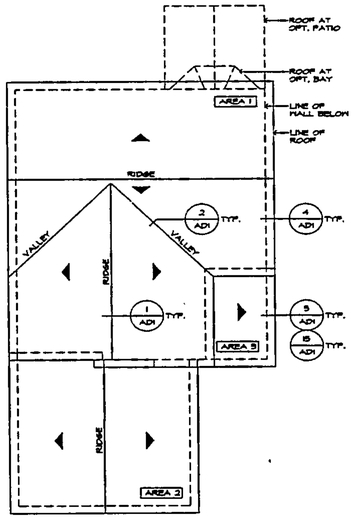
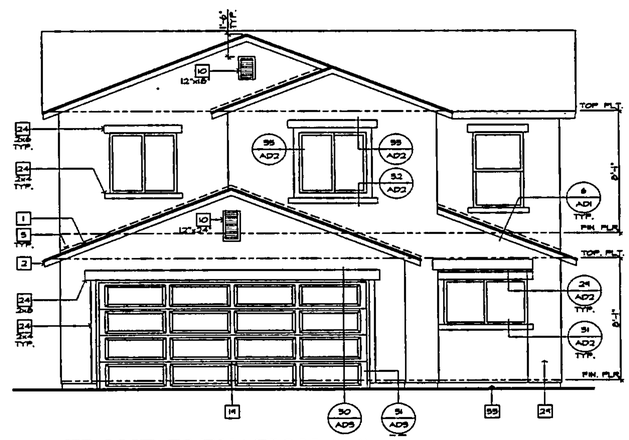


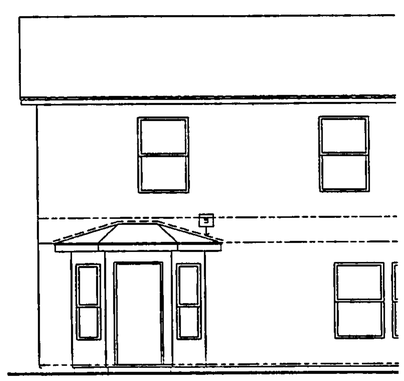
ROOF PLAN "A"

SCALE 1/4"=1'-0"



FRONT ELEVATION "A"

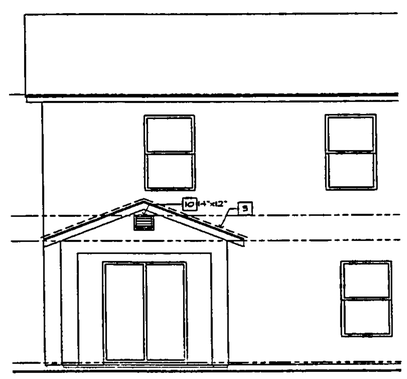
SCALE 1/4"=1'-0"



OPT. BAY - PARTIAL REAR ELEVATION

SCALE 1/4"=1'-0"

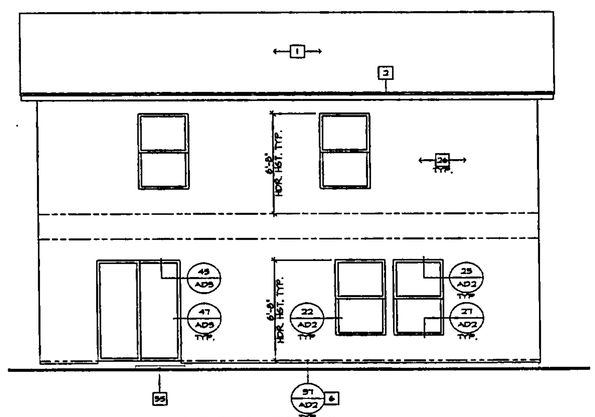
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO - PARTIAL REAR ELEVATION

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



REAR ELEVATION

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S TILE
MONIER LIFETILE (I.C.B.O. ER - 2095)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE (BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. (1505.3. EXCEPTION 1.

※ CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED

AREA 1:

VENTILATION REQUIRED:
ATTIC AREA = 472 SQ. FT. / 300 = 1.24 SQ. FT.
x 144 = 166.56 SQ. IN.

VENTILATION PROVIDED:

HIGH:
2 GABLE END VENT(S) 110 SQ. IN. EA. = 240 SQ. IN.
1 GABLE END VENT(S) 108 SQ. IN. EA. = 108 SQ. IN.

LOW:
3 EAVE VENT BAY(S) AT 50 SQ. IN. EA. = 150 SQ. IN.

TOTAL: 348 SQ. IN.

AREA 2:

VENTILATION REQUIRED:
ATTIC AREA = 410 SQ. FT. / 300 = 1.366 SQ. FT.
x 144 = 196.8 SQ. IN.

VENTILATION PROVIDED:

HIGH:
4 GABLE END VENT(S) 108 SQ. IN. EA. = 108 SQ. IN.

LOW:
2 EAVE VENT BAY(S) AT 50 SQ. IN. EA. = 100 SQ. IN.

TOTAL: 208 SQ. IN.

AREA 3:

VENTILATION REQUIRED:
ATTIC AREA = 88 SQ. FT. / 150 = 0.58 SQ. FT.
x 144 = 84.48 SQ. IN.

VENTILATION PROVIDED:

2 EAVE VENT BAY(S) AT 50 SQ. IN. EA. = 100 SQ. IN.

TOTAL: 100 SQ. IN

NOTE
ALL VENT OPENINGS SHALL BE COVERED WITH 14" CORROSION RESISTANT METAL MESH

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "MORSTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

KB HOME
ARCHITECTURE

ALBUQUERQUE
NEW MEXICO

KB HOME
NEW MEXICO INC.

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ISSUE DATE: 18 April 2001
DRAWN BY: REJA
PROJECT NO.: 871999:05
PROJECT MGR.: DS
REVISIONS:

-7T-

PLAN: 230.1856

SHEET: 3.1

30' SERIES

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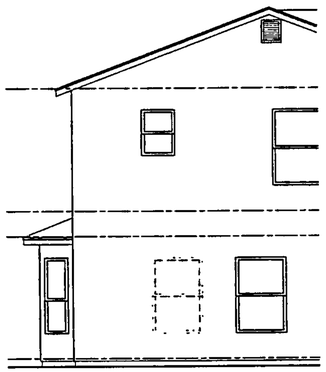
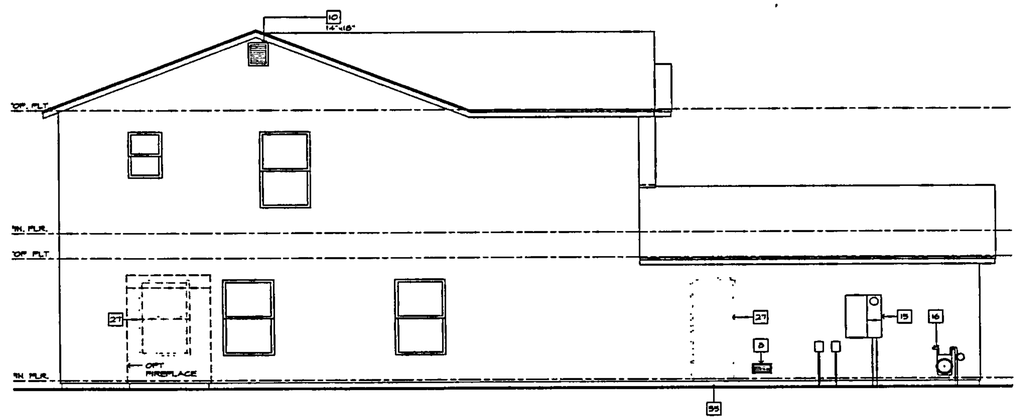


OPT. BAY- PARTIAL
LEFT ELEVATION "A"
SCALE 1/4"=1'-0" (TYP.)



LEFT ELEVATION "A"
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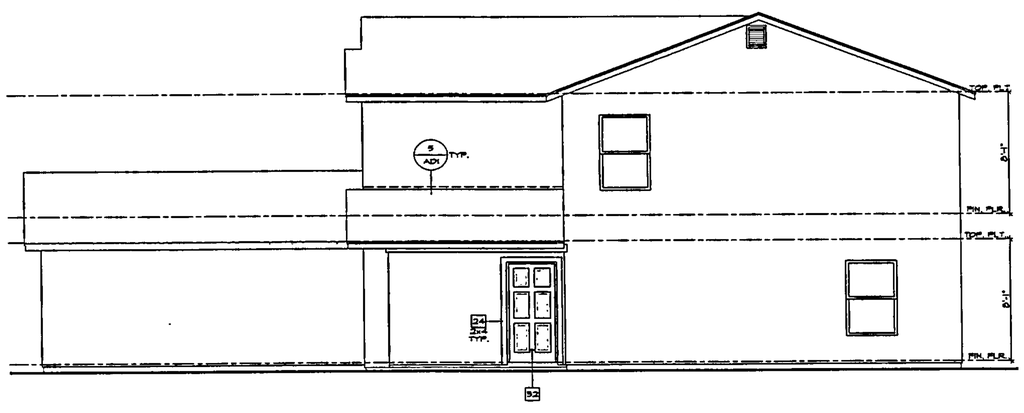
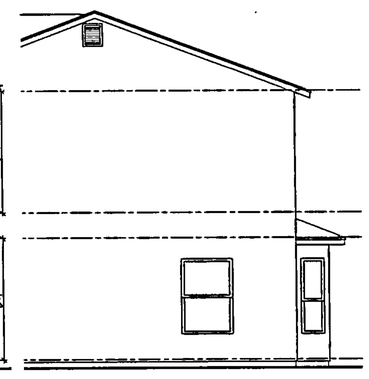
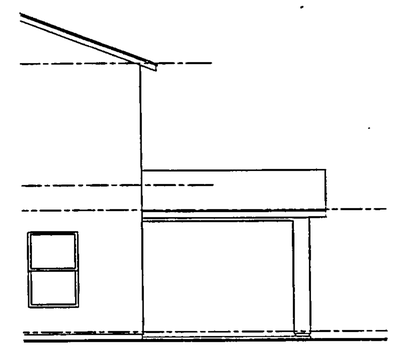


RIGHT ELEVATION "A"



OPT. BAY- PARTIAL
RIGHT ELEVATION "A"



OPT. PATIO- PARTIAL
RIGHT ELEVATION "A"

15 ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
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ISSUE DATE: 18 April 2001
DRAWN BY: RHJA
PROJECT NO.: 871999:05
PROJECT MGR.: DS
REVISIONS:

7T

PLAN: 230.1856
SHEET: 3.2

30' SERIES

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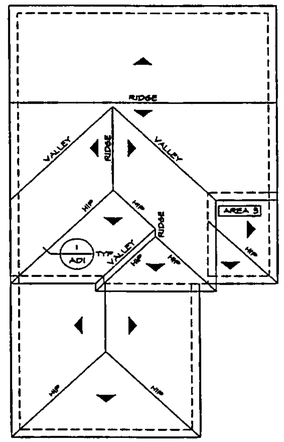

ROOF PLAN "B"

SCALE 1/4"=1'-0"

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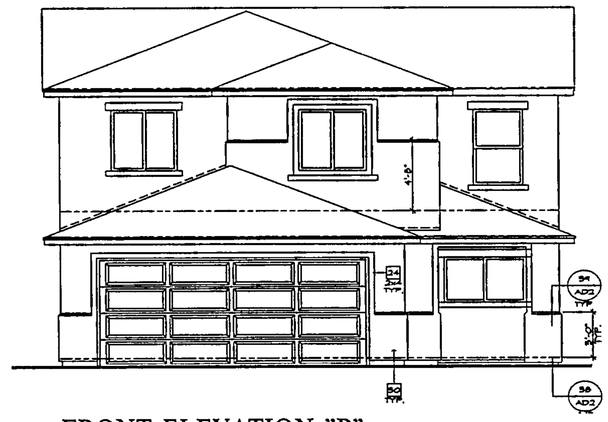

FRONT ELEVATION "B"

SCALE 1/4"=1'-0"

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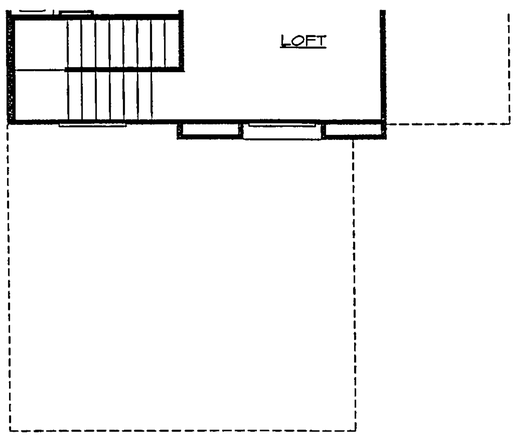

PARTIAL SECOND FLOOR PLAN "B"

SCALE 1/4"=1'-0"

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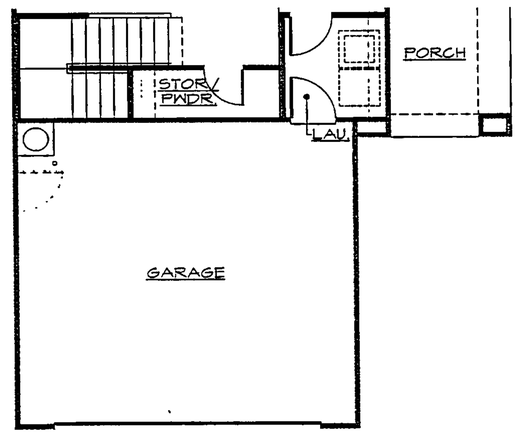

PARTIAL FIRST FLOOR PLAN "B"

SCALE 1/4"=1'-0"

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ELEVATION NOTES

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11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
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23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
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26. APPROVED 2-COAT STUCCO SYSTEM
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28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
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31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.C. # 2606F / 2609S)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

KB HOME

ARCHITECTURE

ALBUQUERQUE, NEW MEXICO

KB HOME
NEW MEXICO INC.

4921 ALEXANDER, N.E.
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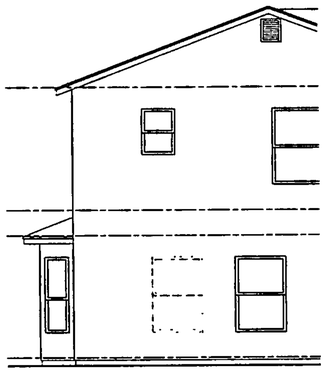
ISSUE DATE: 18 April 2001
DRAWN BY: RHJA
PROJECT NO.: 871999:05
PROJECT MGR.: DS
REVISIONS:

7T

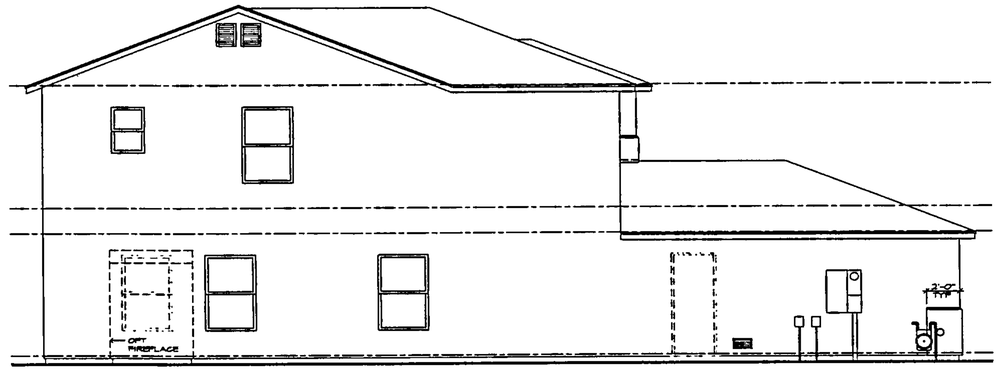
PLAN: 230.1856

SHEET: 3.3

30' SERIES



OPT. BAY- PARTIAL
LEFT ELEVATION "B"
SCALE 1/4"=1'-0" (TYP.)



LEFT ELEVATION "B"
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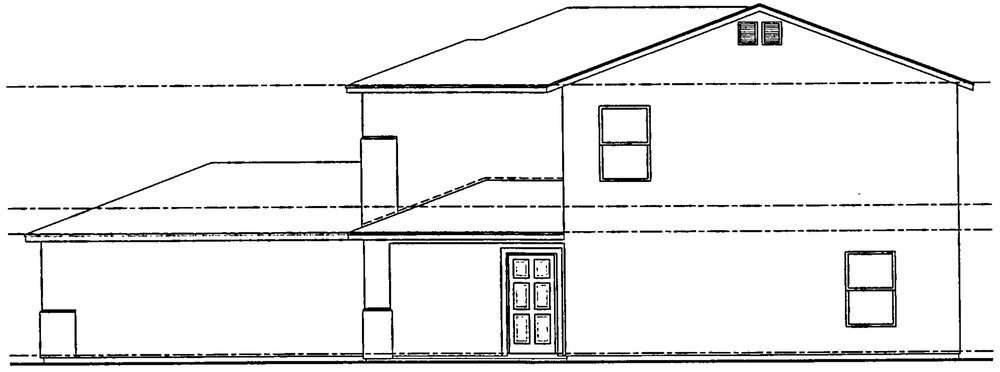
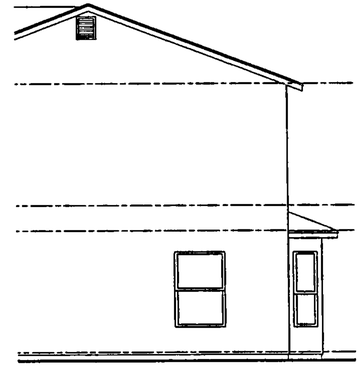
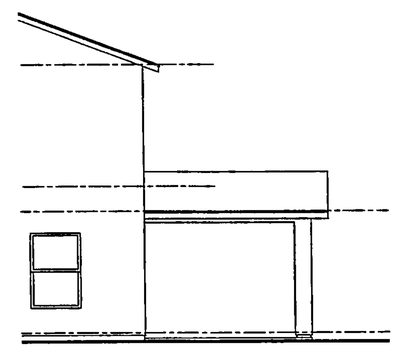


RIGHT ELEVATION "B"



OPT. BAY- PARTIAL
RIGHT ELEVATION "B"



OPT. PATIO- PARTIAL
RIGHT ELEVATION "B"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
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ARCHITECTURE

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NEW MEXICO

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4921 ALEXANDER, N.E.
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(505) 344-5700

ISSUE DATE: 18 April 2001
DRAWN BY: REJA
PROJECT NO.: 871999:05
PROJECT MGR.: DS
REVISIONS:

7T

PLAN: 230.1856
SHEET: 3.4

30' SERIES

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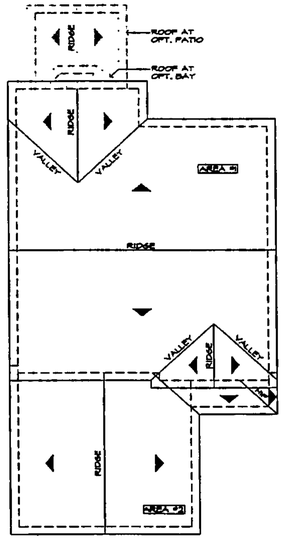
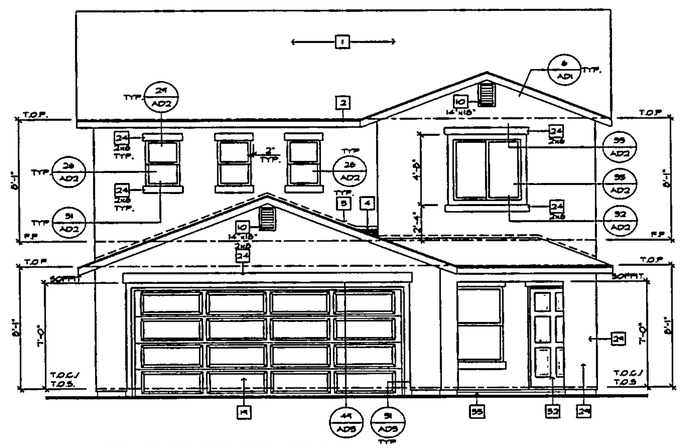


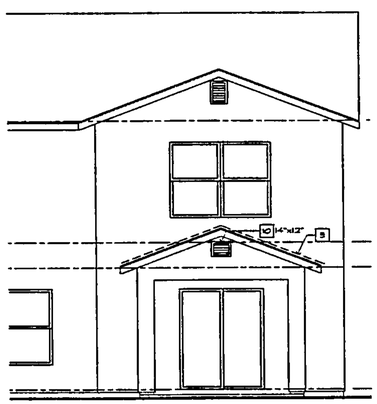
ROOF PLAN "A"

SCALE 1/8"=1'-0"



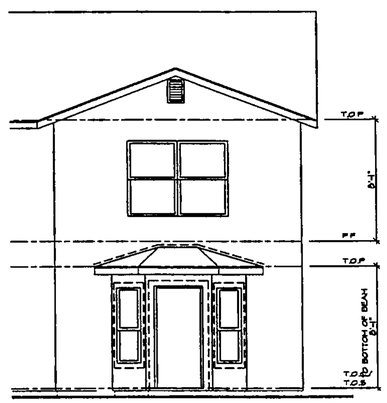
FRONT ELEVATION "A"

SCALE 1/8"=1'-0"



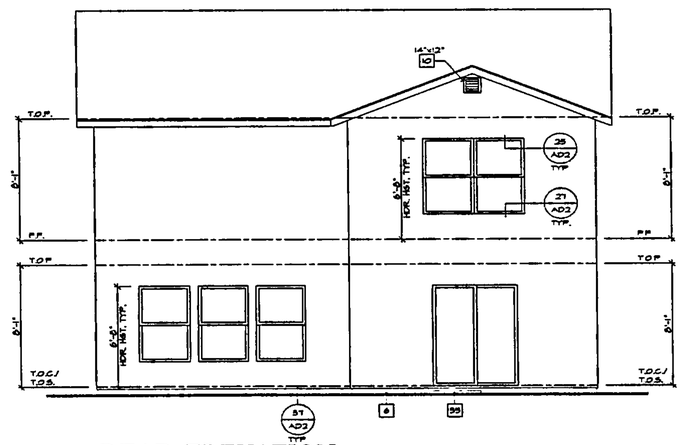
PART. REAR ELEVATION OPTIONAL PATIO

SCALE 1/8"=1'-0"



PART. REAR ELEVATION OPTIONAL BAY

SCALE 1/8"=1'-0"



REAR ELEVATION

SCALE 1/8"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
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PARTIAL FLOOR PLAN NOTES

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38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.L.B.O. = 26/36P / 30#S)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) PER U.B.C. 1505.3 EXCEPTION 1.

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA #1

VENTILATION REQUIRED:
ATTIC AREA = 1062 SQ. FT. / 300 = 3.54 SQ. FT.
X 144 = 510 SQ. IN.

VENTILATION PROVIDED:

HIGH:			
(1) GABLE END VENT(S)	126 SQ. IN. EA. =	126 SQ. IN.	
(2) GABLE END VENT(S)	84 SQ. IN. EA. =	252 SQ. IN.	
LOW:			
(3) EAVE VENT BAY(S) AT	35 SQ. IN. EA. =	275 SQ. IN.	
(0) DORMER VENT(S) AT	100 SQ. IN. EA. =	0 SQ. IN.	
	TOTAL:	653 SQ. IN.	

AREA #2

VENTILATION REQUIRED:
ATTIC AREA = 450 SQ. FT. / 300 = 1.5 SQ. FT.
X 144 = 216 SQ. IN.

VENTILATION PROVIDED:

HIGH:			
(1) GABLE END VENT(S)	126 SQ. IN. EA. =	126 SQ. IN.	
(0) DORMER VENT(S) AT	100 SQ. IN. EA. =	0 SQ. IN.	
LOW:			
(3) EAVE VENT BAY(S) AT	35 SQ. IN. EA. =	110 SQ. IN.	
(0) DORMER VENT(S) AT	100 SQ. IN. EA. =	0 SQ. IN.	
	TOTAL:	236 SQ. IN.	

KB HOME
ARCHITECTURE

ALBUQUERQUE NEW MEXICO

KB HOME
NEW MEXICO INC.

4921 ALEXANDER, N.E.
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(505) 344-5700

ISSUE DATE: 18 April 2001
DRAWN BY: R.D.
PROJECT NO.: 871999:05
PROJECT MGR.: DS
REVISIONS:

8T

PLAN: 230.2011

SHEET: 3.1

30' SERIES

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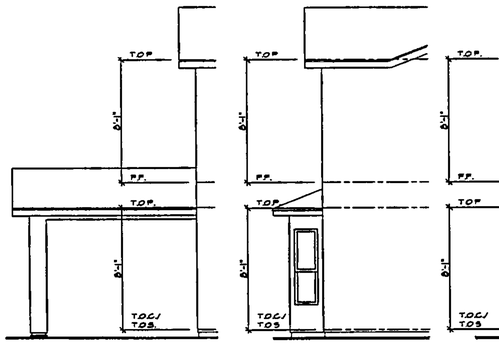
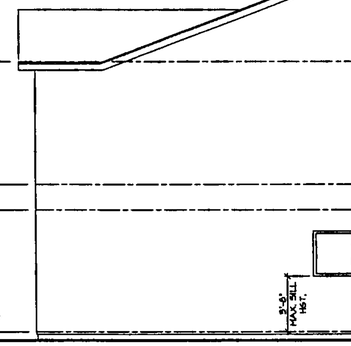
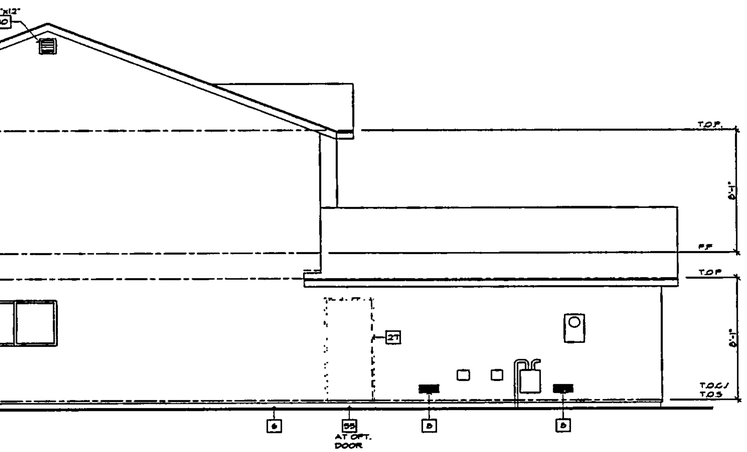


PART. LEFT ELEV.
OPTIONAL PATIO
SCALE 1/4"=1'-0"



PART. LEFT ELEV.
OPTIONAL BAY
SCALE 1/4"=1'-0"



LEFT ELEVATION "A"
SCALE 1/4"=1'-0"

ELEVATION NOTES

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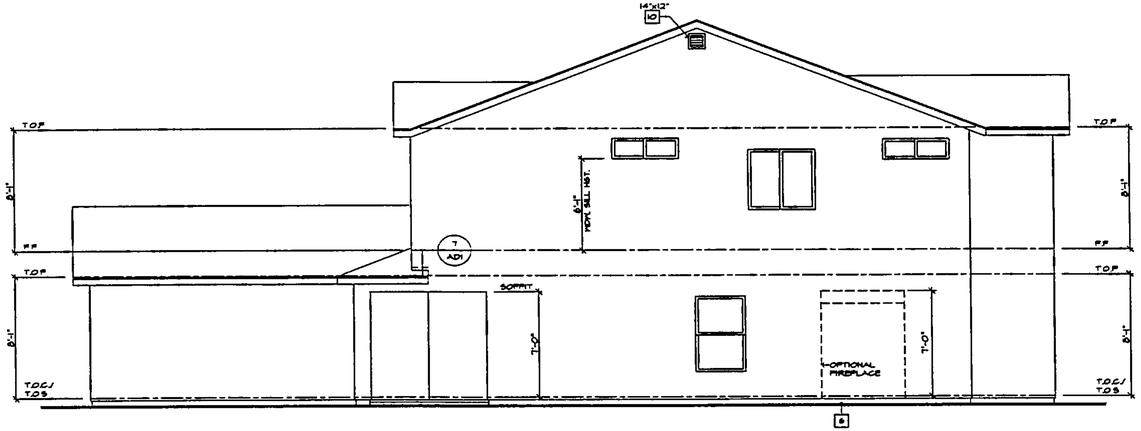
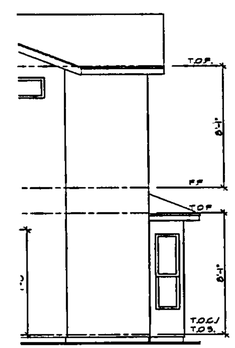
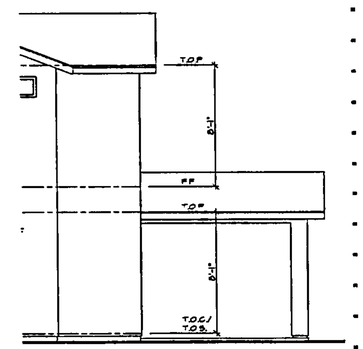


RIGHT ELEVATION "A"
SCALE 1/4"=1'-0"



PART. RIGHT ELEV.
OPTIONAL BAY
SCALE 1/4"=1'-0"



PART. RIGHT ELEV.
OPTIONAL PATIO
SCALE 1/4"=1'-0"

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REVISIONS:

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PLAN: 230.2011

SHEET: 3.2

30' SERIES

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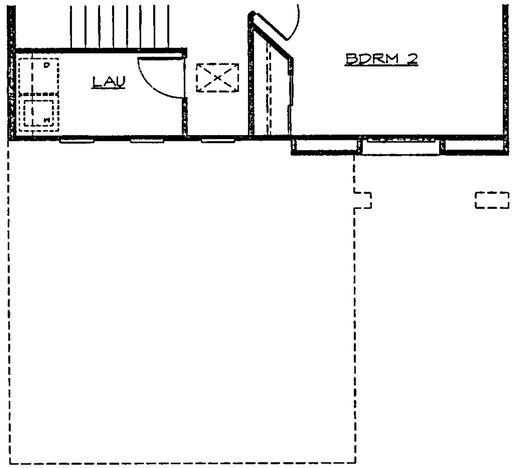
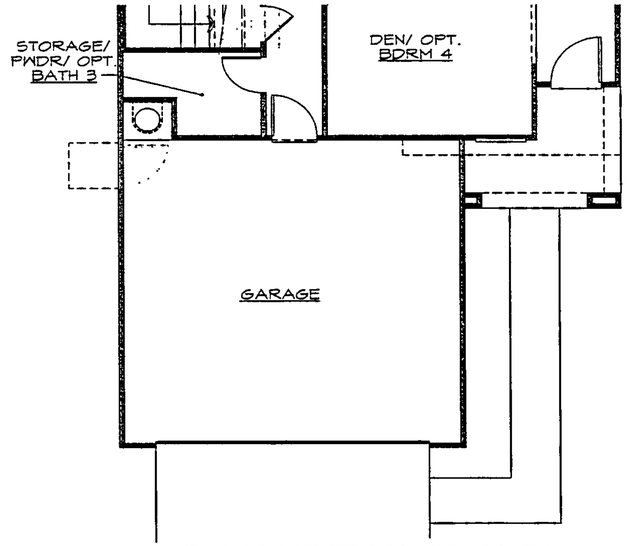


PARTIAL SECOND FLOOR PLAN "B"

SCALE 1/4"=1'-0"

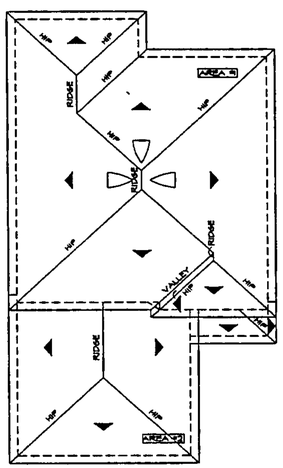
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FIRST FLOOR PLAN "B"

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



ROOF PLAN "B"

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

FRONT ELEVATION "B"

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

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17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.O. = 2656# / 2043)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1509.3 EXCEPTION 1.

* CALCULATION BY U150, HIGH/LOW VENTING NOT REQUIRED

AREA "A"

VENTILATION REQUIRED:
ATTIC AREA = 1062 SQ. FT. / 300 = 3.54 SQ. FT.
x 144 = 510 SQ. IN.

VENTILATION PROVIDED:

HIGH:
(3) DORMER VENT(S) 120 SQ. IN. EA. = 360 SQ. IN.

LOW:
(5) EAVE VENT BAY(S) AT 55 SQ. IN. EA. = 275 SQ. IN.

TOTAL: 635 SQ. IN.

AREA "B" *

VENTILATION REQUIRED:
ATTIC AREA = 450 SQ. FT. / 150 = 3 SQ. FT.
x 144 = 432 SQ. IN.

VENTILATION PROVIDED:

LOW:
(8) EAVE VENT BAY(S) AT 55 SQ. IN. EA. = 440 SQ. IN.

TOTAL: 440 SQ. IN.

KB HOME
ARCHITECTURE

ALBUQUERQUE
NEW MEXICO

KB HOME
NEW MEXICO INC.
4921 ALEXANDER, N.E.
SUITE "B"
Albuquerque, New Mexico 87107
(505) 344-9400
(505) 344-5700

ISSUE DATE: 18 April 2001
DRAWN BY: R.D.
PROJECT NO.: 671999:05
PROJECT MGR.: DS
REVISIONS:

-8T-

PLAN: 230.2011

SHEET: 3.3

30' SERIES

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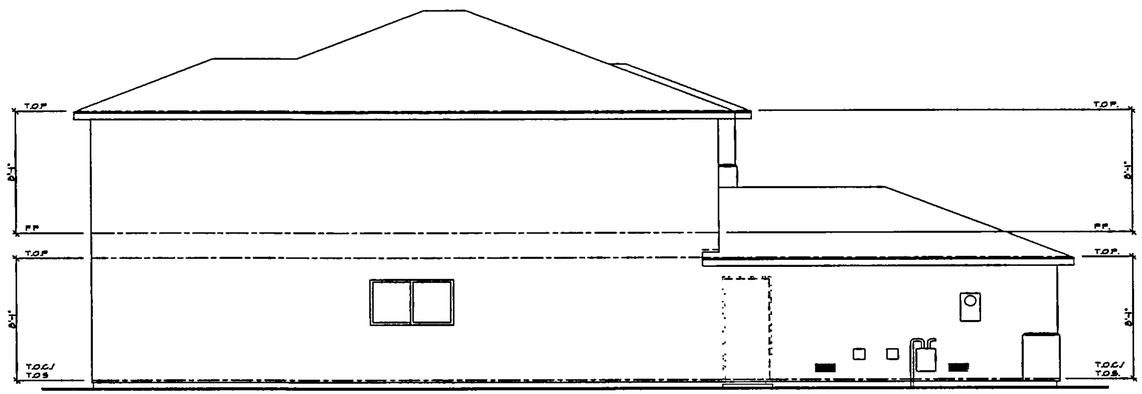

LEFT ELEVATION "B"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
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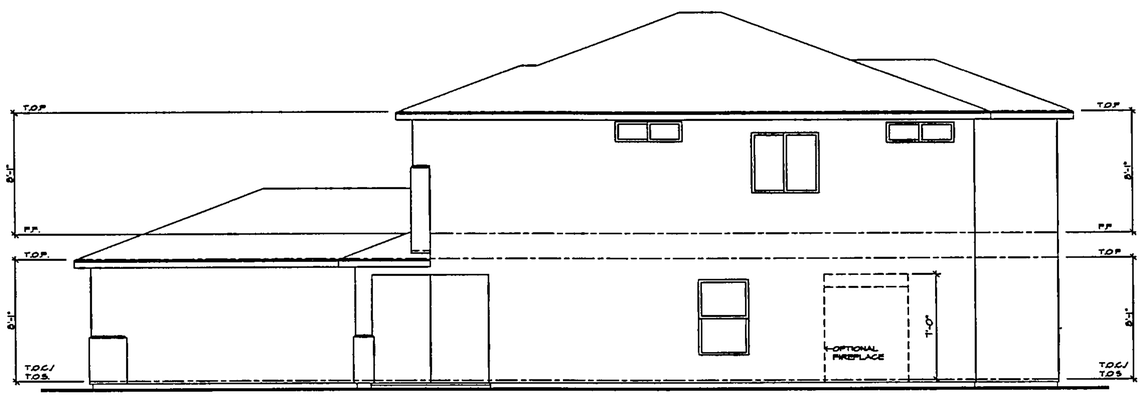
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES



RIGHT ELEVATION "B"

REAR ELEVATION "B"

SCALE 1/4"=1'-0" (TYP.)

KB HOME

ARCHITECTURE

ALBUQUERQUE
NEW MEXICO

KB HOME
NEW MEXICO INC.

4921 ALEXANDER, N.E.
SUITE "B"
Albuquerque, New Mexico 87107
(505) 344-9400
(505) 344-5700

ISSUE DATE: 18 April 2001
DRAWN BY: R.D.
PROJECT NO.: 871999:05
PROJECT MGR.: DS
REVISIONS:

8T

PLAN: 230.2011

SHEET: 3.4

30' SERIES

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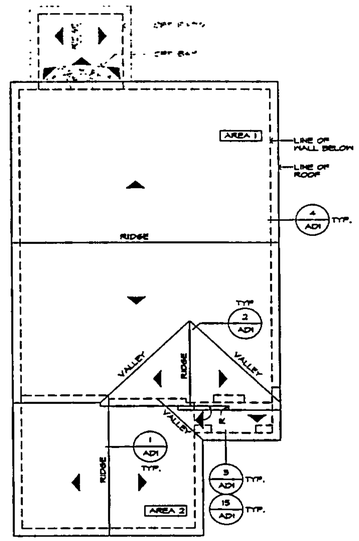
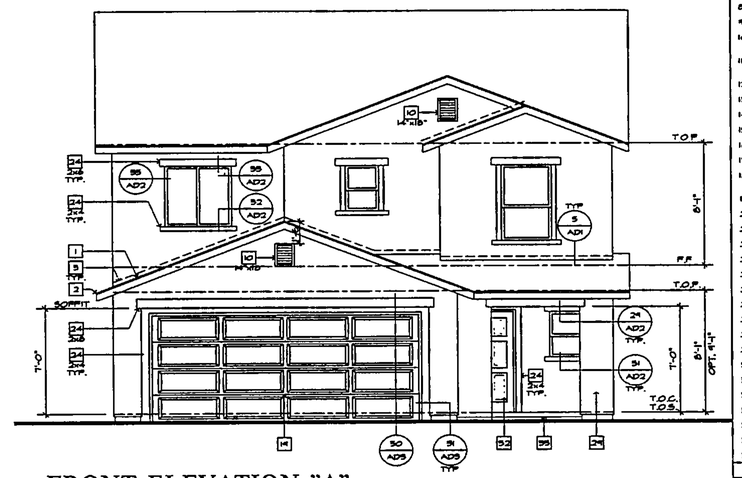


ROOF PLAN "A"

SCALE 1/4"=1'-0"



FRONT ELEVATION "A"

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S TILE
MONIER LIFETILE (I.C.B.O. ER - 3015)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ IN OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

* CALCULATION BY 1/150 HIGH/LOW VENTING NOT REQUIRED.

AREA 1:
VENTILATION REQUIRED:
ATTIC AREA = 1225 SQ. FT. / 300 = 4.08 SQ. FT.
x 144 = 588 SQ. IN.

VENTILATION PROVIDED:
HIGH:
(5) GABLE END VENT(S) 136 SQ. IN. EA. = 680 SQ. IN.
LOW:
(4) EAVE VENT BAY(S) AT 55 SQ. IN. EA. = 220 SQ. IN.
TOTAL: 945 SQ. IN.

AREA 2:
VENTILATION REQUIRED:
ATTIC AREA = 576 SQ. FT. / 150 = 2.24 SQ. FT.
x 144 = 384 SQ. IN.

VENTILATION PROVIDED:
LOW:
(1) GABLE END VENT(S) 136 SQ. IN. EA. = 136 SQ. IN.
(5) EAVE VENT BAY(S) AT 55 SQ. IN. EA. = 275 SQ. IN.
TOTAL: 411 SQ. IN.

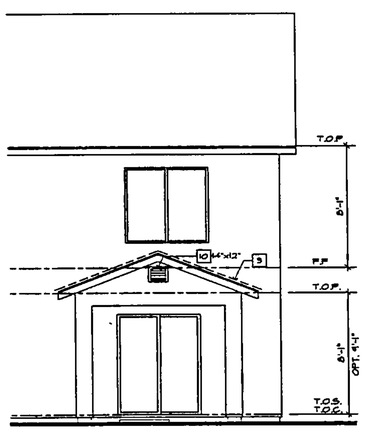
NOTE
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "MORTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

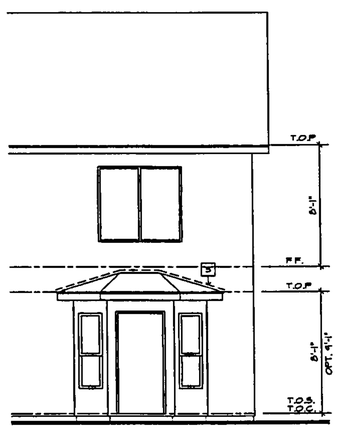
LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES



OPT. PATIO PARTIAL REAR ELEVATION "A"

SCALE 1/4"=1'-0"

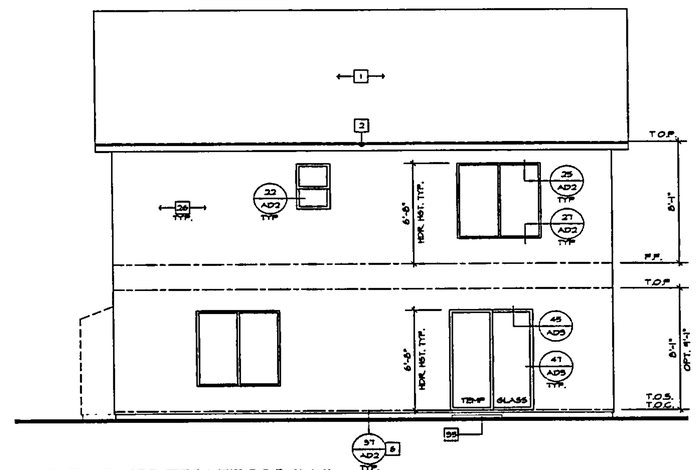
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. BAY PARTIAL REAR ELEVATION "A"

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



REAR ELEVATION "A"

SCALE 1/4"=1'-0"

KB HOME
ARCHITECTURE

ALBUQUERQUE
NEW MEXICO

KB HOME
NEW MEXICO INC.

4921 ALEXANDER, N.E.
SUITE "B"
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(505) 344-9400
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ISSUE DATE: 18 April 2001
DRAWN BY: H.A.S.
PROJECT NO.: 871999:05
PROJECT MGR.: DS
REVISIONS:

-9T-

PLAN: 230.2289

SHEET: 3.1

30' SERIES

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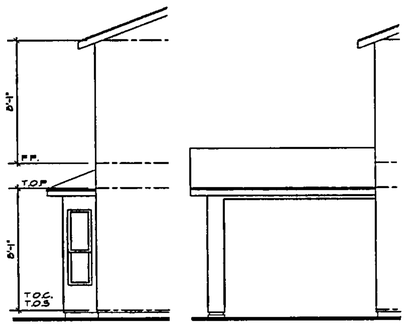
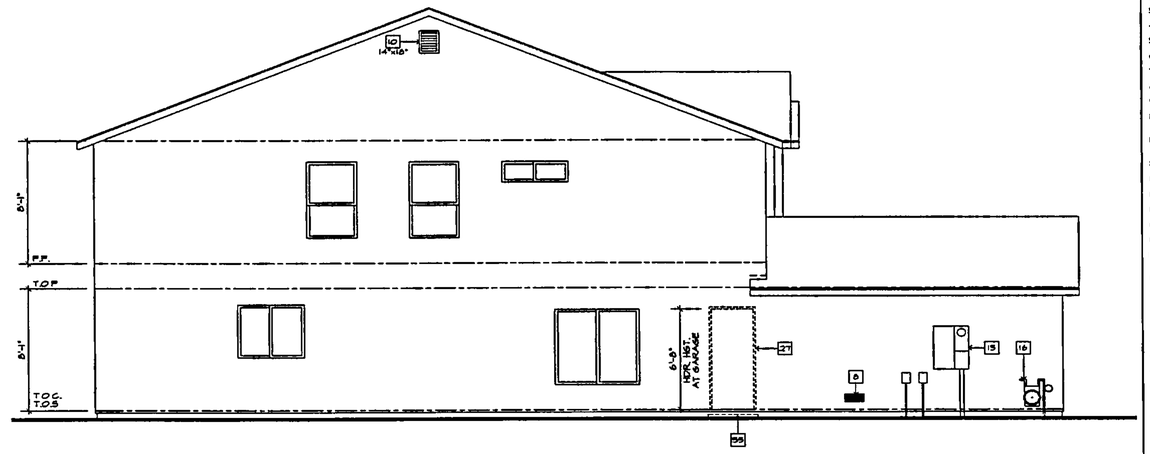


PARTIAL LEFT ELEVATIONS
"A" AT OPT. BAY & PATIO
SCALE 1/4"=1'-0"



LEFT ELEVATION "A"
SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 8" G.I. SCREENED & LOUVERED VENT
9. 14" X 10" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
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14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
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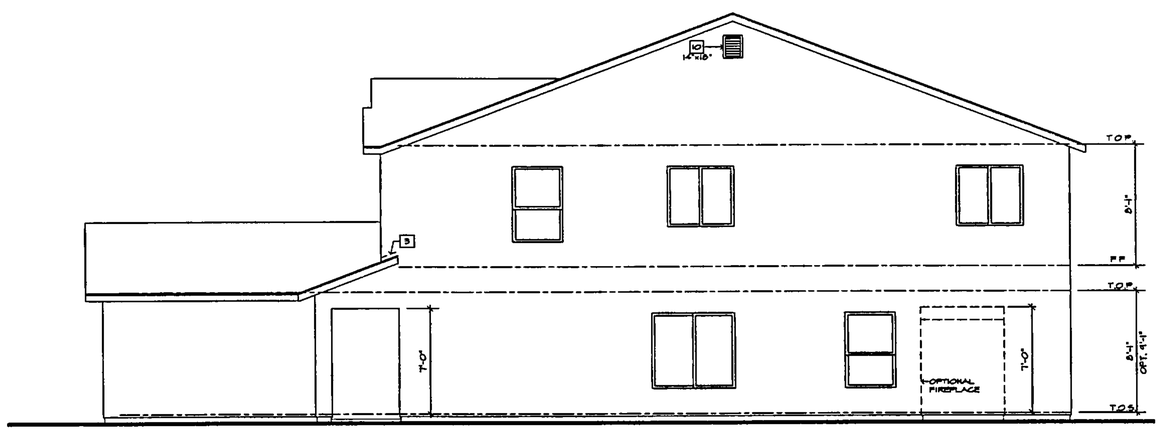
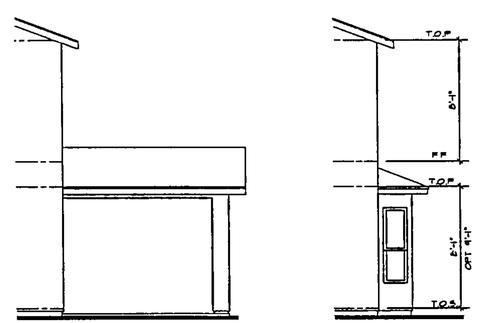
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES



RIGHT ELEVATION "A"
SCALE 1/4"=1'-0"



PARTIALS LEFT ELEVATION
"A" AT OPT. BAY & PATIO
SCALE 1/4"=1'-0"

KB HOME
ARCHITECTURE

ALBUQUERQUE
NEW MEXICO

KB HOME
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4921 ALEXANDER, N.E.
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SHEET: 3.2

30' SERIES

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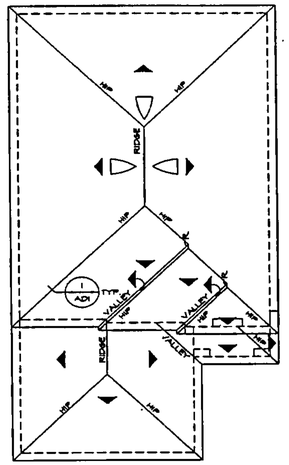
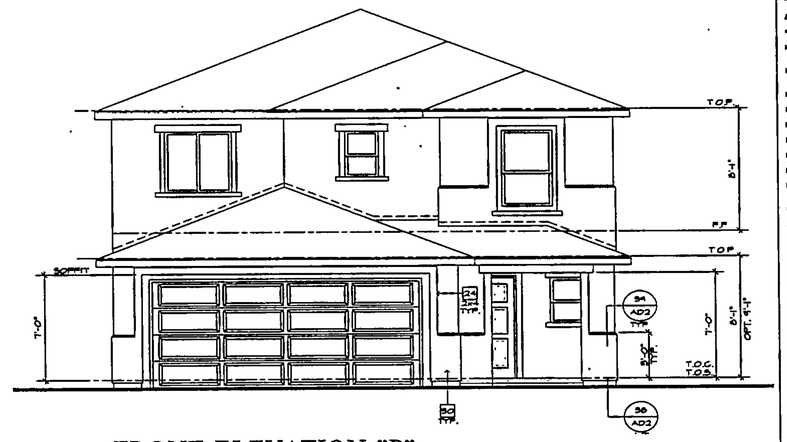


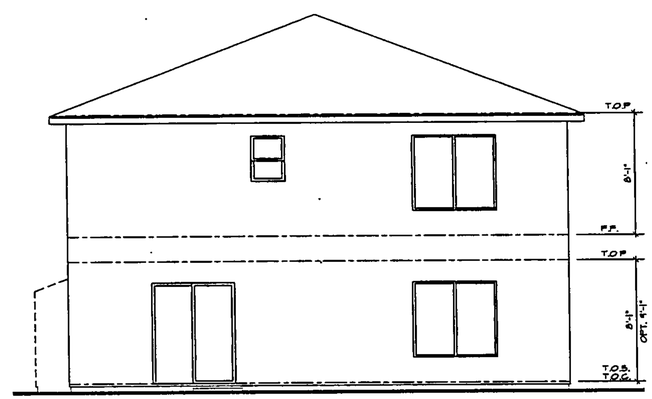
ROOF PLAN "B"

SCALE 1/8"=1'-0"



FRONT ELEVATION "B"

SCALE 1/8"=1'-0"



REAR ELEVATION "B"

SCALE 1/8"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
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34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S TILE
MONIER LIFETILE (I.C.B.O. ER - 2095)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

* CALCULATION BY V150, HIGH/LOW VENTING NOT REQUIRED.

AREA "A"

VENTILATION REQUIRED:
ATTIC AREA = 1223 SQ. FT. / 300 = 4.08 SQ. FT.
x 144 = 588 SQ. IN.

VENTILATION PROVIDED:

HIGH
(5) DORMER VENTS(5) 120 SQ. IN. EA. = 560 SQ. IN.

LOW
(5) EAVE VENT SAVTS(5) AT 55 SQ. IN. EA.= 275 SQ. IN.
TOTAL: 835 SQ. IN.

AREA "B"

VENTILATION REQUIRED:
ATTIC AREA = 576 SQ. FT. / 150 = 3.51 SQ. FT.
x 144 = 561 SQ. IN.

VENTILATION PROVIDED:

LOW
(7) EAVE VENT SAVTS(7) AT 55 SQ. IN. EA.= 385 SQ. IN.
TOTAL: 385 SQ. IN.

NOTE
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "HOMSTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES

KB HOME
ARCHITECTURE

ALBUQUERQUE
NEW MEXICO

KB HOME
NEW MEXICO INC.

4921 ALEXANDER, N.E.
SUITE "B"
Albuquerque, New Mexico 87107
(505) 344-9400
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ISSUE DATE: 18 April 2001
DRAWN BY: H.A.S.
PROJECT NO.: 871999:05
PROJECT MGR.: DS
REVISIONS:

-9T-

PLAN: 230.2289
SHEET: 3.3

30' SERIES

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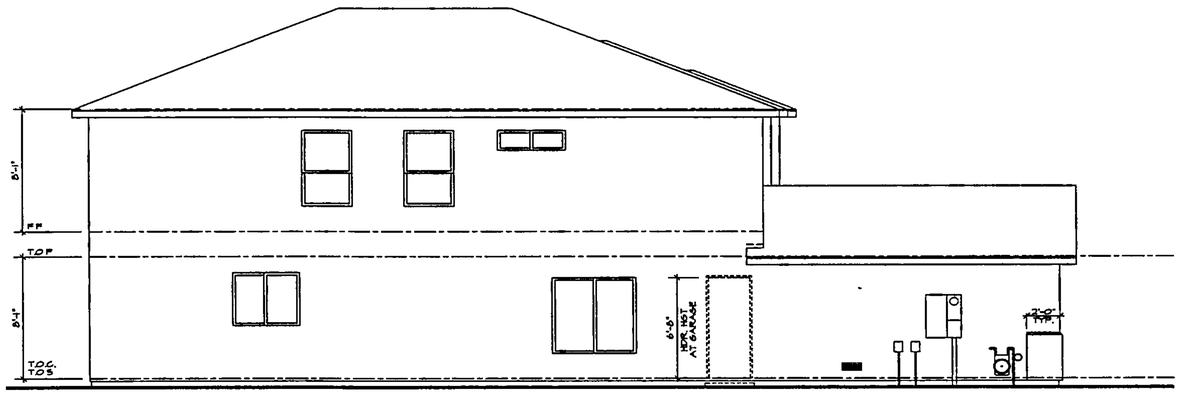
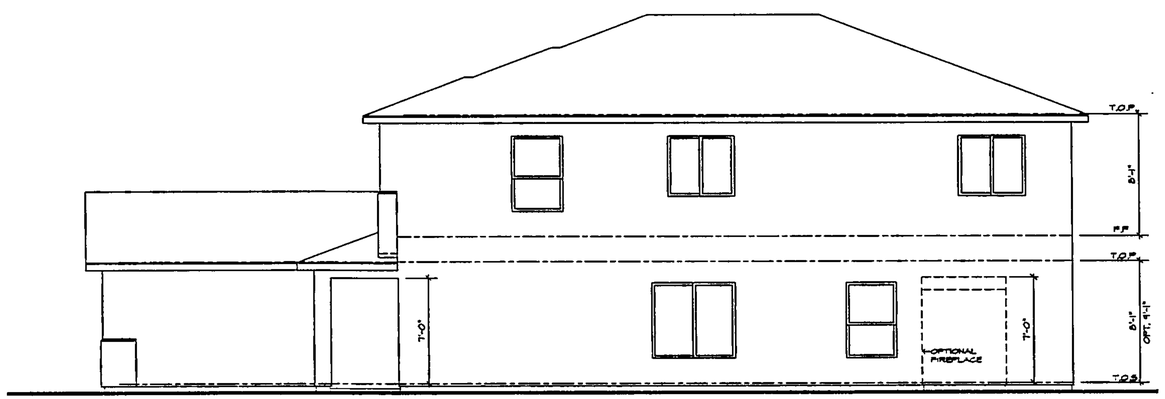


LEFT ELEVATION "B"

SCALE 1/4"=1'-0" (TYP.)



RIGHT ELEVATION "B"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

KB HOME

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PLAN: 230.2289

SHEET: 3.4

30' SERIES

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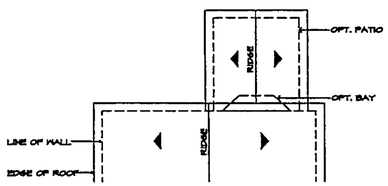
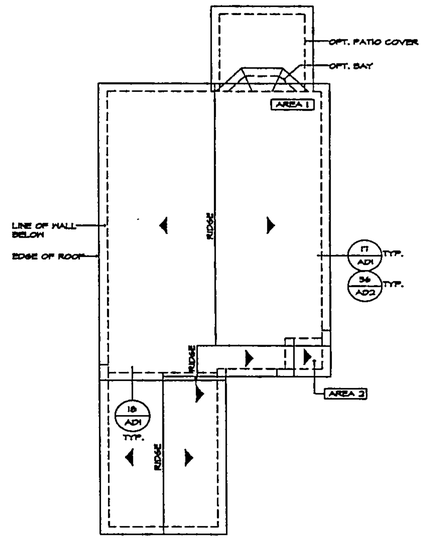


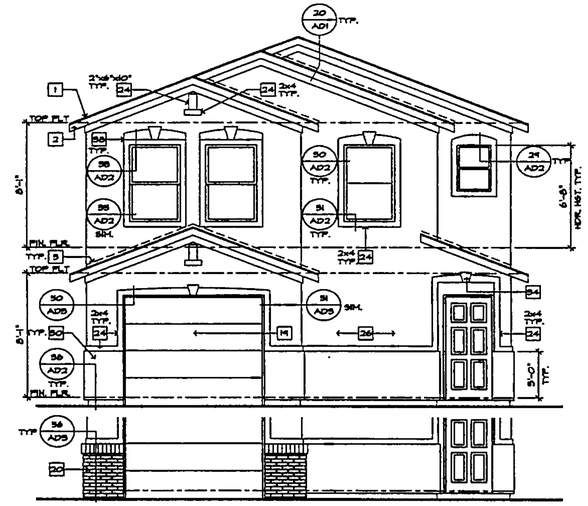
OPT. PATIO AT OPT. BAY PARTIAL ROOF PLAN

SCALE 1/8"=1'-0"



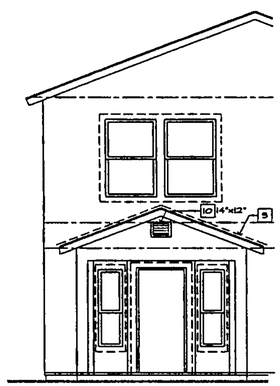
ROOF PLAN "A"

SCALE 1/8"=1'-0"

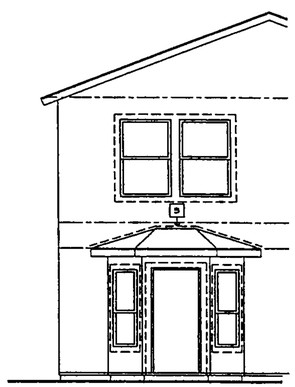


FRONT ELEVATION "A"

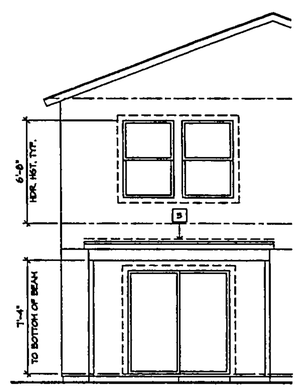
SCALE 1/4"=1'-0" (TYP.)



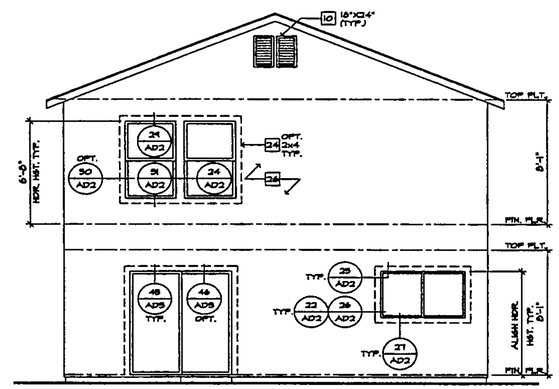
OPT. PATIO AT OPT. BAY REAR ELEV. "A" & "B"



OPT. BAY REAR ELEVATION "A" & "B"



OPT. PATIO COVER REAR ELEVATION "A" & "B"



REAR ELEVATION "A" & "B"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. 6J. FLASHING
4. 6J. FLASHING & SADDLE/CRICKET
5. 6J. DIVERTER
6. 6J. DRIP SCREED
7. 6J. GUTTER & DOWNSPOUT
8. 14" X 6" 6J. SCREENED & LOUVERED VENT
9. 14" X 18" 6J. SCREENED & LOUVERED COMBUSTION AIR VENT
10. 6J. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (I.C.B.O. # 2656F / 2043)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

※ CALCULATION BY I/150, HIGH/LOW VENTING NOT REQUIRED

AREA 1:
VENTILATION REQUIRED:
ATTIC AREA = 884 SQ. FT. / 300 = 3 SQ. FT.
X 144 = 427 SQ. IN.
VENTILATION PROVIDED:
HIGH
(2) GABLE END VENT(S) 207 SQ. IN. EA. = 414 SQ. IN.
LOW
(1) EAVE VENT BAY(S) AT 35 SQ. IN. EA.= 35 SQ. IN.
TOTAL: 449 SQ. IN.

AREA 2: ※
VENTILATION REQUIRED:
ATTIC AREA = 77 SQ. FT. / 150 = 1 SQ. FT.
X 144 = 16 SQ. IN.
VENTILATION PROVIDED:
LOW
(1) EAVE VENT BAY(S) AT 35 SQ. IN. EA.= 35 SQ. IN.
TOTAL: 35 SQ. IN.

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ALBUQUERQUE

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ISSUE DATE: 4/11/00
DRAWN BY: A.C.
PROJECT NO.: ####
PROJECT MGR.: GC
REVISIONS:
1 DIVISION REVISIONS 11 APRIL 2000

-2H-

PLAN: 225.1701
SHEET: 3.1

30' WIDE

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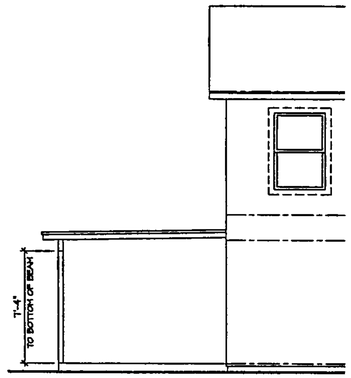
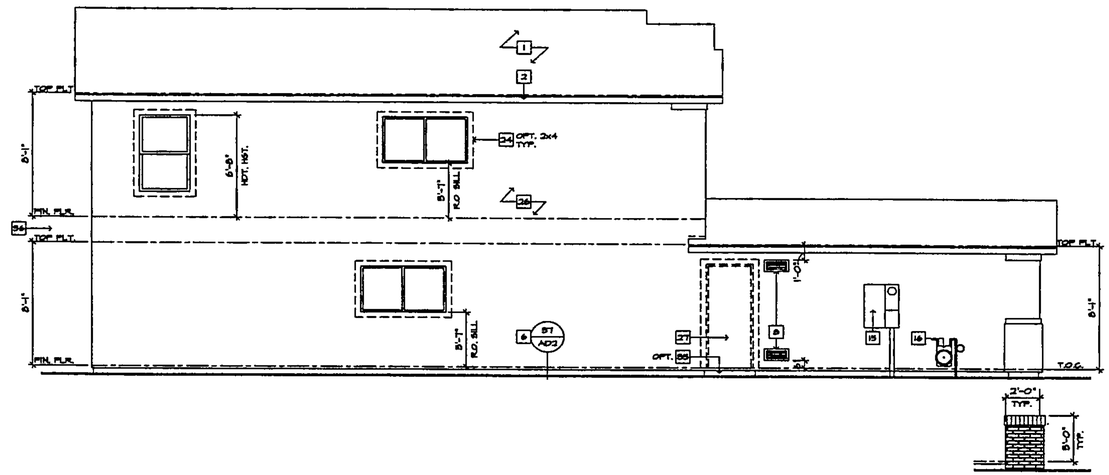


OPT. PATIO COVER LEFT ELEVATION

SCALE 1/4"=1'-0" (TYP.)



LEFT ELEVATION "A"

SCALE 1/4"=1'-0" (TYP.)

⊞ ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 15" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
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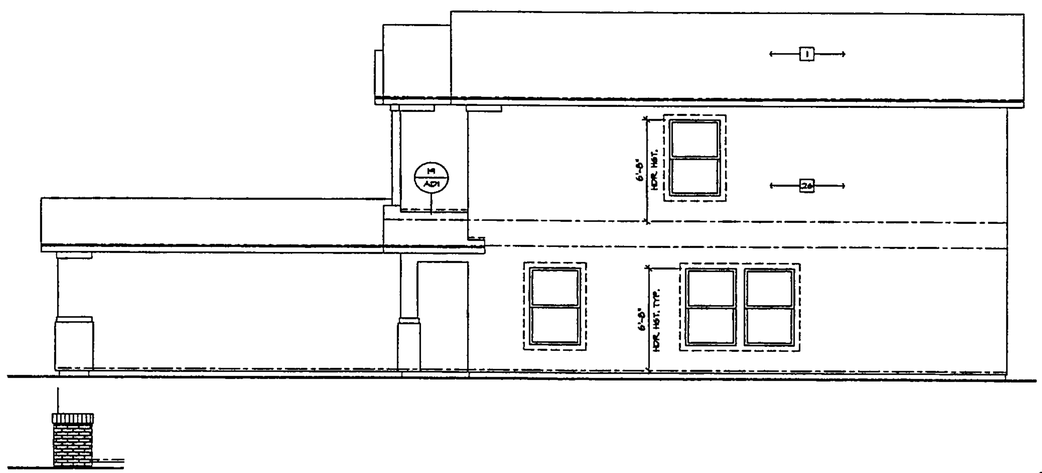
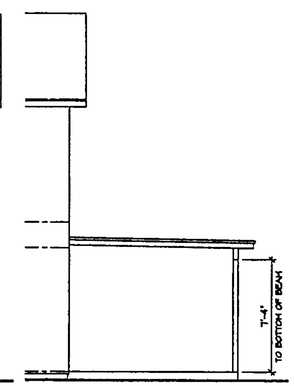
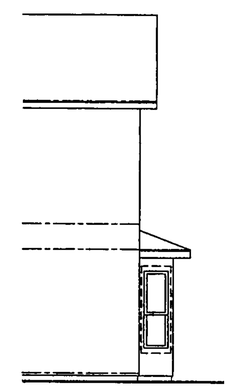
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES



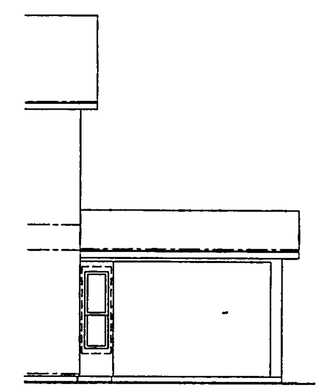
RIGHT ELEVATION "A"



OPT. PATIO COVER RIGHT ELEVATION



OPT. BAY RIGHT ELEVATION (TYP.)



OPT. PATIO AT OPT. BAY RIGHT ELEV. (TYP.)

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ALBUQUERQUE

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ISSUE DATE: 4/11/00
DRAWN BY: A.C.
PROJECT NO.: ####
PROJECT MGR.: GC
REVISIONS:

2H

PLAN: 225.1701

SHEET: 3.2

30' WIDE

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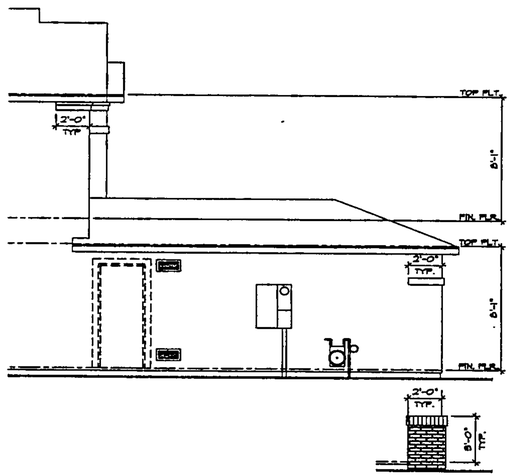
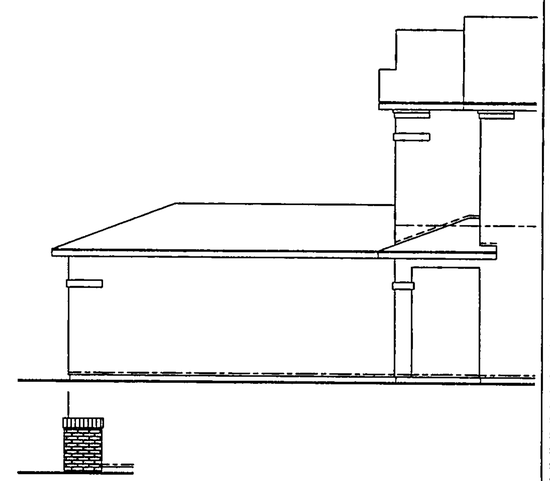


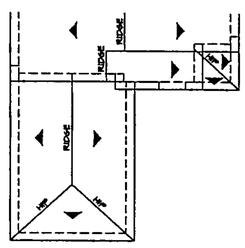
PARTIAL LEFT ELEVATION "B"

FRONT ELEVATION "B"

SCALE 1/4"=1'-0" (1:72)



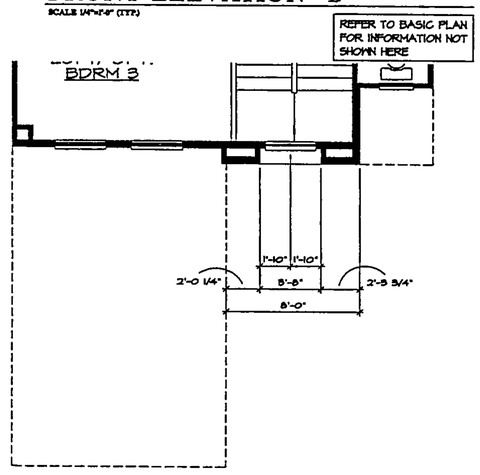
PARTIAL RIGHT ELEVATION "B"



PARTIAL ROOF PLAN "B"

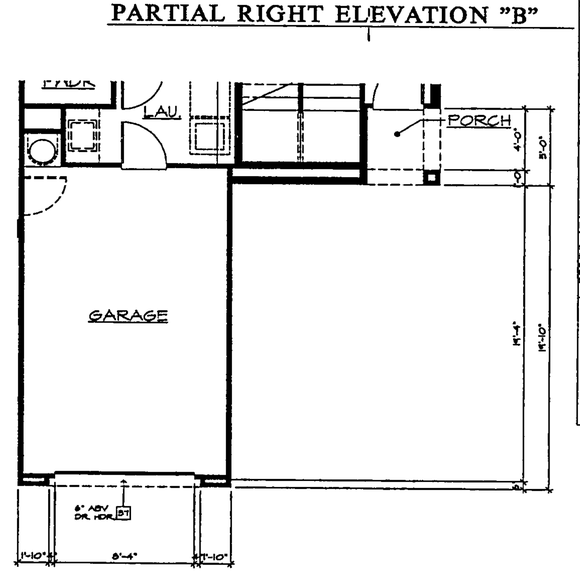
SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL SECOND FLOOR PLAN "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FIRST FLOOR PLAN "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 3-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE & TILE LIFETILE/ HOWER (I.C.B.O. # 2656P / 2043)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 5'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER U.B.C. 1505.3, EXCEPTION 1.

* CALCULATION BY I/150, HIGH/LOW VENTING NOT REQUIRED.

AREA X 1/300 *
VENTILATION REQUIRED: 2 TO SQ. FT.
ATTIC AREA = 811 SQ. FT. / 300 = 369 SQ. IN.
X 144 =

VENTILATION PROVIDED:

HIGH				
(2) GABLE END VENT(S)	207	SQ. IN. EA. =	414	SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0	SQ. IN.
LOW				
(8) EAVE VENT BAY(S) AT	55	SQ. IN. EA.=	440	SQ. IN.
(0) DORMER VENT(S) AT	100	SQ. IN. EA. =	0	SQ. IN.
		TOTAL:	854	SQ. IN.

KAUFMAN ▲ BROAD

ALBUQUERQUE

KAUFMAN AND BROAD
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ISSUE DATE: 4/11/00
DRAWN BY: A.C.
PROJECT NO.: ####
PROJECT MGR.: GC
REVISIONS:

·2H·

PLAN: 225.1701

SHEET: 3.3

30' WIDE

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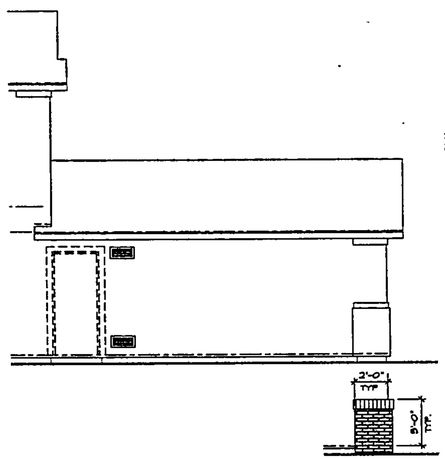


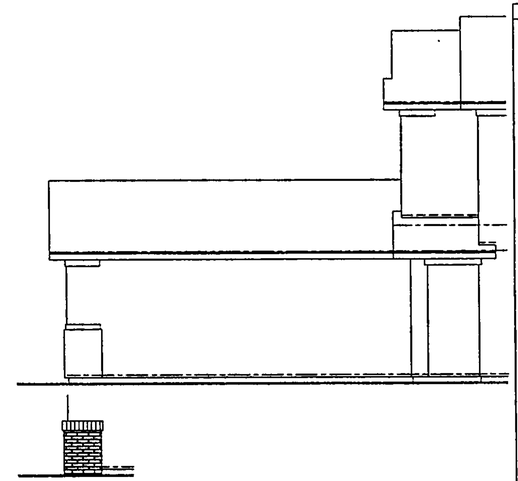
OPT. ENLARGED GARAGE PARTIAL LEFT ELEVATION "A"

SCALE 1/4"=1'-0" (TYP.)

OPT. ENLARGED GARAGE FRONT ELEVATION "A"

SCALE 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL RIGHT ELEVATION "A"

SCALE 1/4"=1'-0" (TYP.)

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED
7. G.I. GUTTER & DOWNSPOUT
8. 14" X 6" G.I. SCREENED & LOUVERED VENT
9. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. APPROVED TERMINATION CAP W/SPARK ARRESTER BY FIREPLACE MANUFACTURE
12. DORMER ROOF VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/GUARDRAIL - WROUGHT IRON/WOOD
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO UTILITY PLAN
16. GAS SERVICE METER - REFER TO UTILITY PLAN
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE PIPES
26. APPROVED 2-COAT STUCCO SYSTEM
27. OPTIONAL DOOR/ WINDOW - REFER TO PLAN
28. RECESSED ELEMENT REFER - REFER TO ELEVATION FOR SIZE
29. STUCCO COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. CORBEL - SEE ELEVATION FOR SIZE
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
36. REFER TO STRUCTURAL FOR FLOOR FRAMING SIZES

PARTIAL FLOOR PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
80. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION

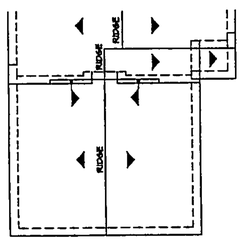
ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.O. # 26566 / 2049)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

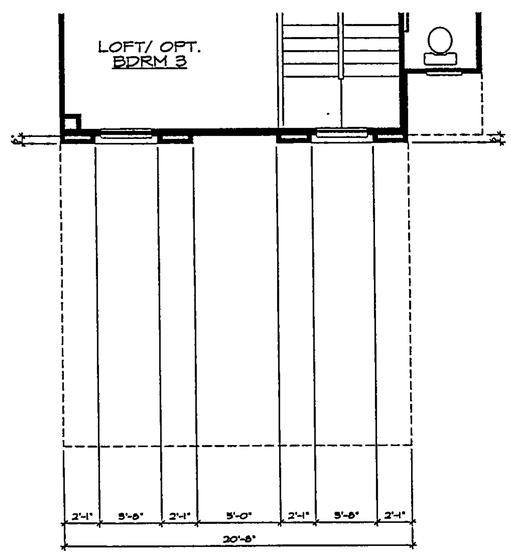
12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE



OPT. ENLARGED GARAGE PARTIAL ROOF PLAN "A"

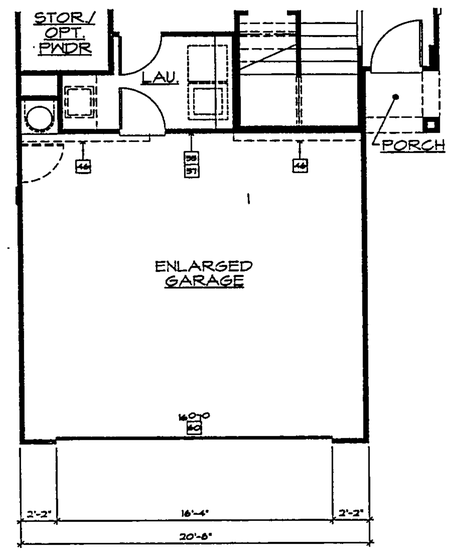
SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT ENLARGED GARAGE PARTIAL SECOND FLOOR PLAN "A"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT ENLARGED GARAGE PARTIAL FIRST FLOOR PLAN "A"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

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REVISIONS:

-2H-

PLAN: 225.1701

SHEET: 6.1

30' WIDE

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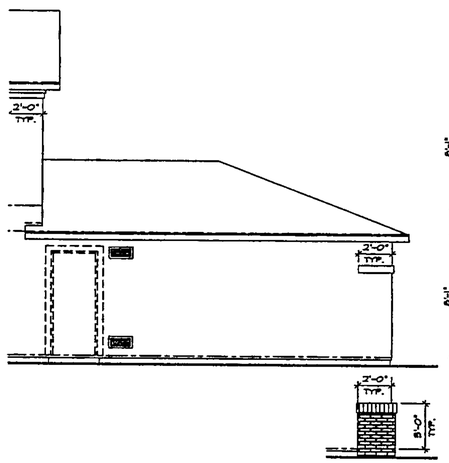


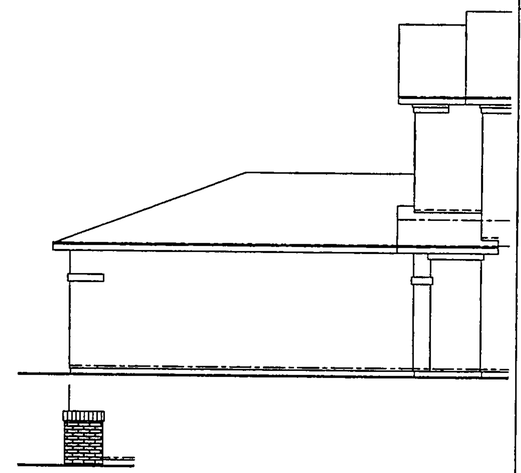
OPT. ENLARGED GARAGE PARTIAL LEFT ELEVATION "B"

SCALE 1/4"=1'-0" (TYP.)

OPT. ENLARGED GARAGE FRONT ELEVATION "B"

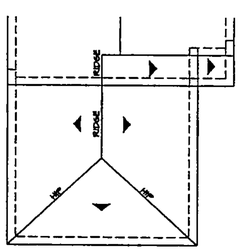
SCALE 1/4"=1'-0" (TYP.)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. ENLARGED GARAGE PARTIAL RIGHT ELEVATION "B"

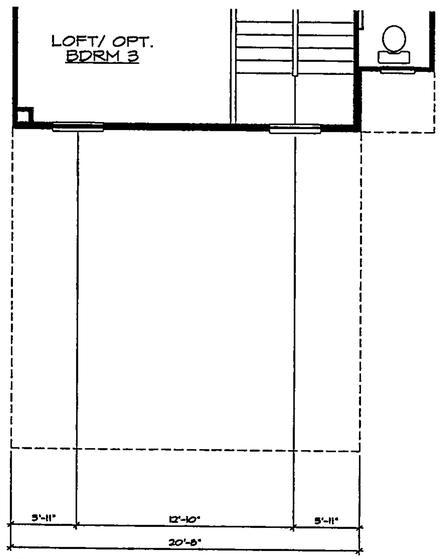
SCALE 1/4"=1'-0" (TYP.)



OPT. ENLARGED GARAGE PARTIAL ROOF PLAN "B"

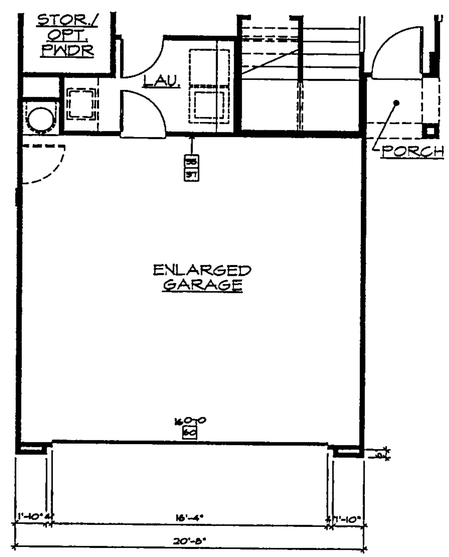
SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT ENLARGED GARAGE PARTIAL SECOND FLOOR PLAN "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT ENLARGED GARAGE PARTIAL FIRST FLOOR PLAN "B"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD
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ROOF MATERIAL: ASPHALT SHAKE, OPTIONAL CONCRETE "S" OR FLAT TILE - LIFETILE/ MONIER (U.C.B.O. # 2694F / 2095)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

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PROJECT MGR.:	GC
REVISIONS:	

2H

PLAN: 225.1701

SHEET: 6.2

30' WIDE

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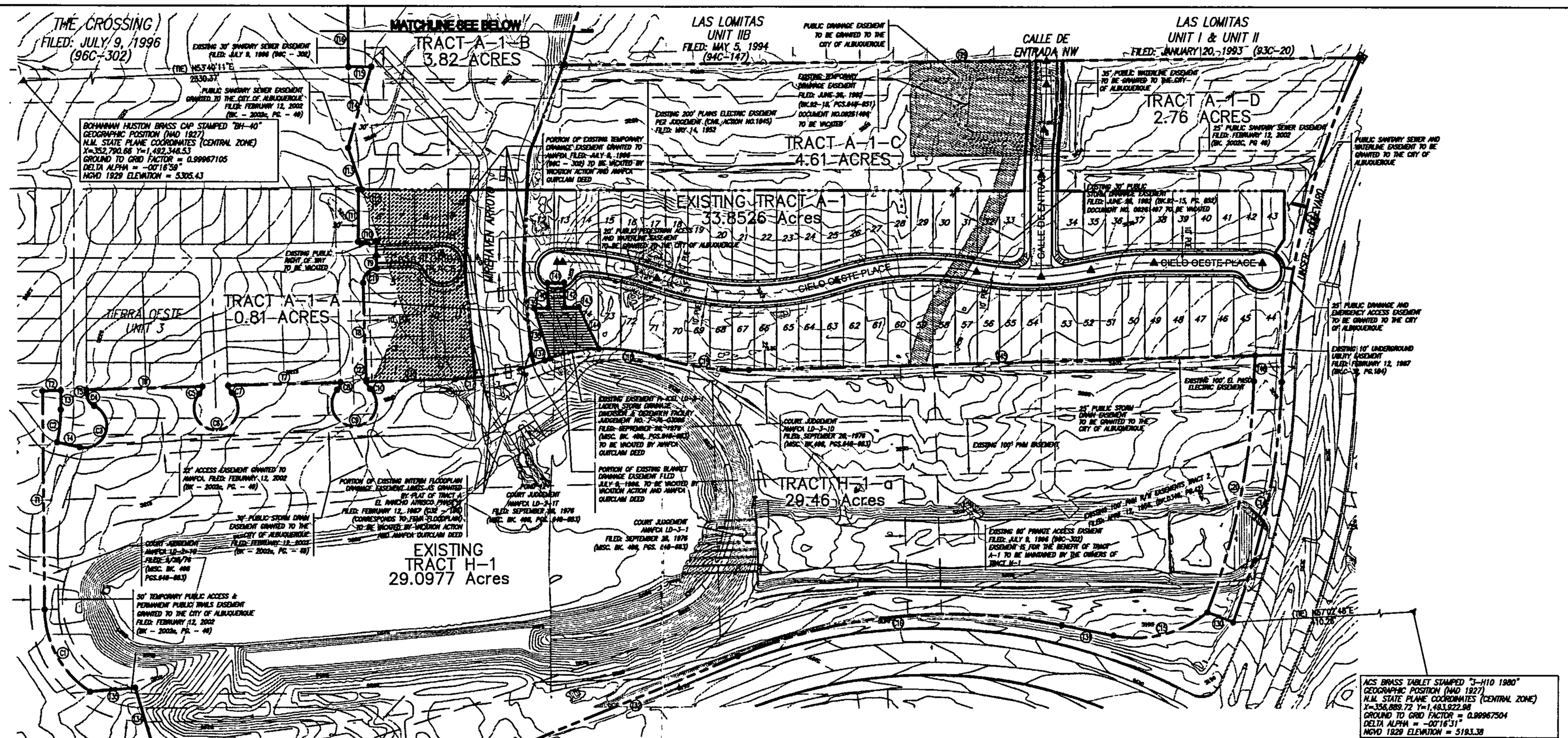
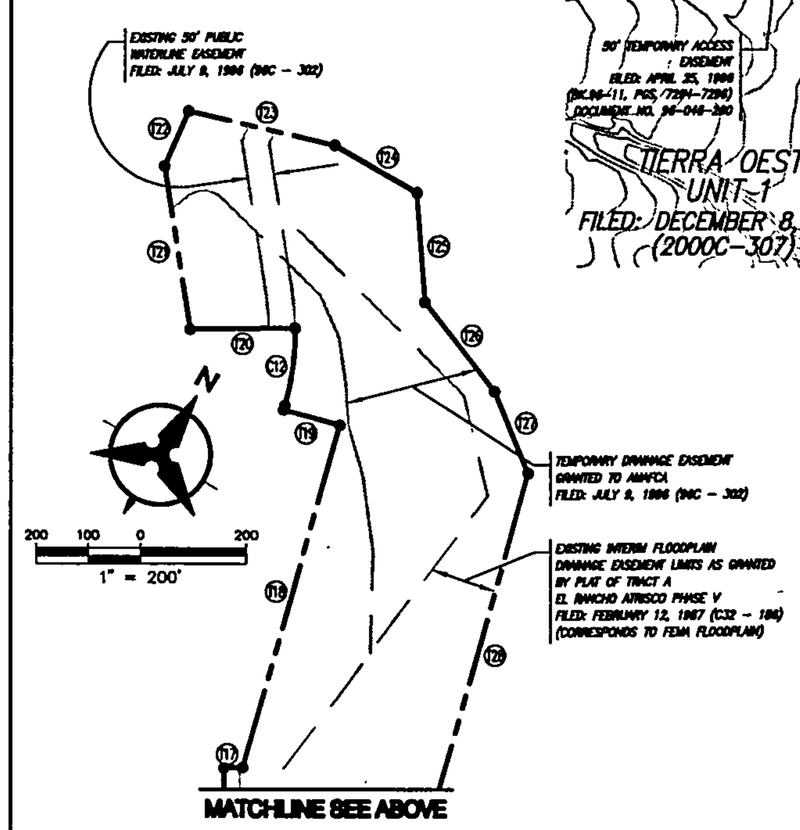
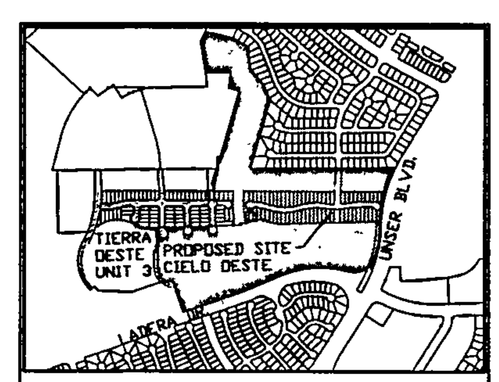
Tangent Table		
ID	BEARING	LENGTH
T1	N32°05'33"W	395.52'
T2	N56°43'01"E	33.00'
T3	S31°28'55"E	34.56'
T4	N70°51'56"E	41.50'
T5	N31°28'55"W	6.53'
T6	N56°43'01"E	207.32'
T7	N56°43'01"E	201.81'
T8	N33°21'41"W	179.97'
T9	N33°16'07"W	50.00'
T10	S56°43'53"W	31.82'
T11	N31°28'55"W	94.04'
T12	N56°31'03"E	7.14'
T13	N50°00'47"W	79.72'
T14	N15°46'22"W	152.21'
T15	S57°54'25"W	49.66'
T16	N32°05'35"W	122.13'
T17	N57°54'25"E	35.35'
T18	N15°51'19"W	680.39'
T19	S74°08'41"W	110.00'
T20	S57°47'50"W	198.73'
T21	N40°14'58"W	315.85'
T22	N08°19'45"W	114.79'
T23	N71°44'43"E	284.25'
T24	N88°37'08"E	180.00'
T25	S35°38'34"E	210.34'
T26	S69°24'29"E	216.01'
T27	S53°48'09"E	198.93'
T28	S15°51'56"E	706.60'
T29	N57°54'25"E	1430.45'
T30	S70°28'21"W	50.00'
T31	S70°03'14"W	94.29'
T32	S35°47'30"W	407.19'
T33	S38°25'08"W	573.06'
T34	N48°00'34"W	111.00'
T35	S53°21'54"W	80.91'
T36	N56°43'01"E	156.56'
T37	N37°15'08"E	9.89'
T38	N48°36'04"W	95.89'
T39	N56°43'01"E	25.00'
T40	N33°16'59"W	45.00'
T41	N56°43'01"E	30.00'
T42	S33°16'59"E	45.00'
T43	N56°43'01"E	25.00'
T44	S56°51'00"E	84.52'
T45	N56°47'29"E	908.60'
T46	S28°58'20"E	46.81'
T47	N53°21'54"W	135.94'

Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	176.83'	180.00'	56°17'07"	96.28'
C2	58.69'	277.00'	12°20'50"	29.95'
C3	116.25'	40.00'	166°31'21"	338.53'
C4	28.00'	25.00'	64°10'30"	15.67'
C5	14.81'	25.00'	33°28'49"	7.59'
C6	184.06'	40.00'	264°47'56"	———
C7	14.62'	25.00'	33°30'27"	7.53'
C8	14.67'	25.00'	33°31'28"	7.55'
C9	184.06'	40.00'	264°47'56"	———
C10	14.88'	25.00'	33°39'08"	7.58'
C11	39.29'	24.96'	90°11'07"	25.04'
C12	157.79'	527.72'	17°07'55"	79.49'
C13	808.33'	1478.00'	33°34'56"	208.53'
C14	446.13'	1322.00'	19°20'07"	225.21'
C15	178.28'	209.00'	51°21'17"	96.16'
C16	563.80'	993.00'	34°15'44"	306.08'
C17	165.44'	463.56'	20°26'51"	83.61'
C18	108.45'	291.25'	21°20'05"	54.86'
C19	165.45'	463.56'	20°26'53"	83.61'
C20	428.26'	1272.00'	19°20'07"	216.69'
C21	66.28'	1047.00'	03°37'38"	33.15'
C22	3.82'	25.00'	08°44'52"	1.91'







LOCATION MAP
ZONE ATLAS MAP NO. H/J-9
NOT TO SCALE

GENERAL NOTES

1. EXISTING ZONING: R-D
   PROPOSED ZONING: R-D w/ USES PERMISSIVE IN R-T
   PROPOSED RESIDENTIAL DEVELOPMENT:
   SINGLE FAMILY DETACHED RESIDENTIAL
2. TRACT A-1 = 33.85 ACRES
   TRACT H-1 = 29.10 ACRES
   62.95 ACRES
   TRACT: A-1-A = 00.81 ACRES
   A-1-B = 13.82 ACRES
   A-1-C = 04.61 ACRES
   A-1-D = 02.76 ACRES
   H-1-A = 29.46 ACRES
   GROSS ACREAGE = 11.47 ACRES
   STREET ROW = 02.34 ACRES
   NET ACREAGE = 09.13 ACRES
   TOTAL NUMBER OF LOTS: 76
   NUMBER OF TRACTS CREATED: 5
   PROPOSED DENSITY: 8.6 D.U./ACRE
3. MINIMUM LOT DIMENSION, LOTS 6-9, 45' X 95'
   MINIMUM LOT AREA, LOTS 6-9, 4275'
   MINIMUM LOT DIMENSION, REMAINING LOTS 40' X 102'
   MINIMUM LOT AREA, REMAINING LOTS, 4080'
4. ALL STREETS, UTILITIES AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
5. LOT SETBACKS SHALL CONFORM TO R-T ZONE REGULATIONS. REQUIRES SETBACKS SHALL INCLUDE:
   FRONT YARD: 20' TYP. (15' w/ 20' TO GARAGE MIN.)
   SIDE YARD: 5' MIN.
   BACK YARD: 15' MIN.
6. PORTION OF EXISTING BLANKET DRAINAGE EASEMENT ENCUMBERING TRACT A-1 TO BE VACATED BY VACATION ACTION AND AMAFCA QUITCLAIM DEED.

SURVEY NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲). WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR _____ DATE _____

OWNER

BARBARA PAGE, PRESIDENT AND CEO _____ DATE _____
WESTLAND DEVELOPMENT COMPANY INC.

PRELIMINARY PLAT
CIELO OESTE
TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

ALBUQUERQUE, NEW MEXICO
MAY, 2002

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

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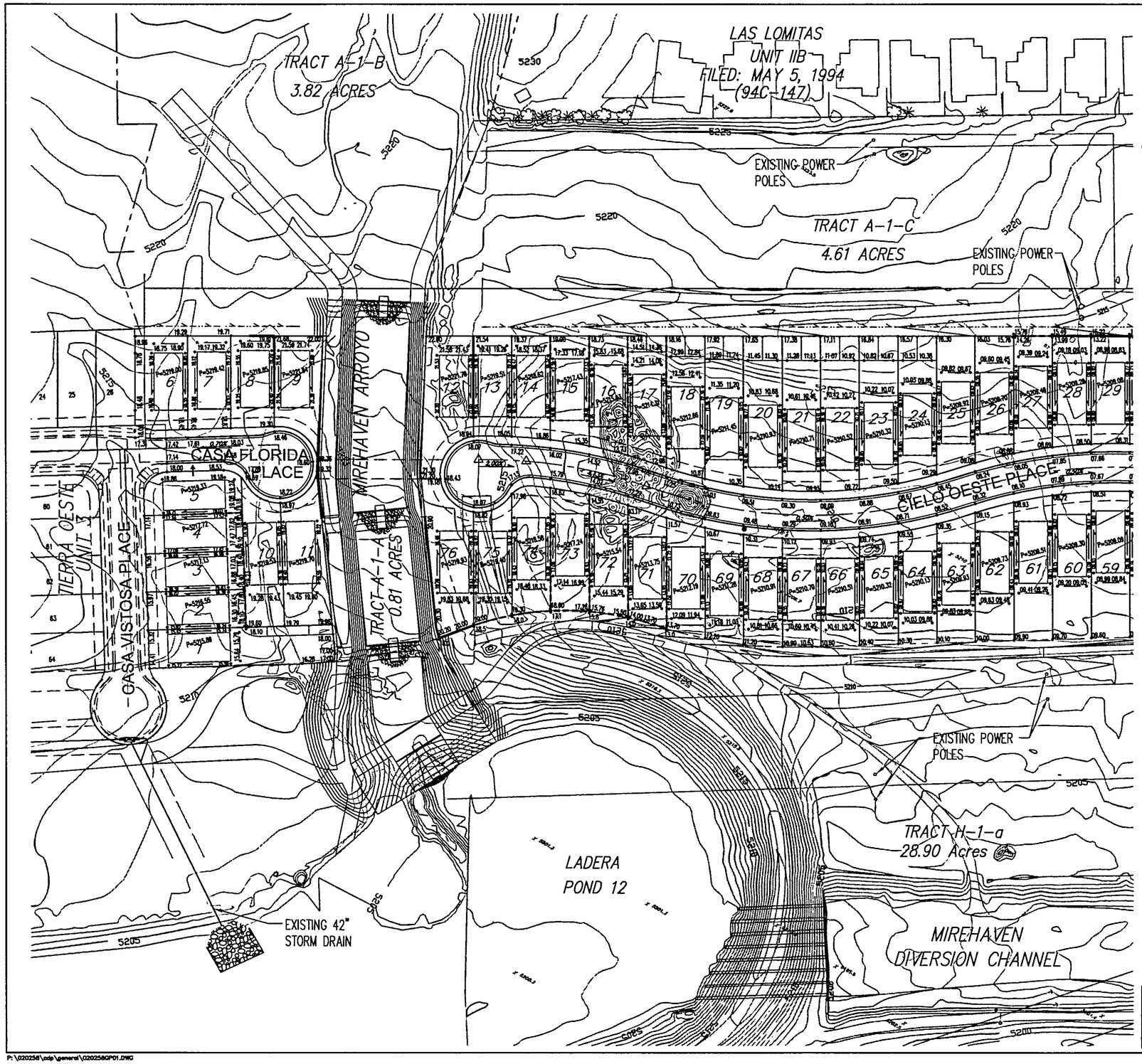
May 08, 2002 - 10:31 AM
Layout1



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY _____, DATED __/__/__

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET ___, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

94.82	PROPOSED SPOT ELEVATION
× 82.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
5470	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN

NOTES:

1) LOTS 46-51 REAR YARD PONDING. SEE TYPICAL DETAIL SHEET 3.

ROUGH GRADING (±0.5')

APPROVED FOR ROUGH GRADING DATE

AS-BUILT INFORMATION

CONTRACTOR DATE

WORK STAKED BY DATE

WORK INSPECTED BY DATE

ACCEPTANCE BY DATE

FIELD VERIFICATION BY DATE

DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

BOOK PAGE

BENCH MARKS

ACS BRASS CAP STAMPED "J-H10"
GEOGRAPHIC POSITION (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 356,889.72 Y= 1,493,922.98
Ground-to-Grid Factor= 0.99967504
alt = -00°16'31"
NGVD 1929 Elevation= 5193.38

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

SCOTT J. STEFFEN
NEW MEXICO
14064
REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE: 05/01/02
Drawn By: LSM DATE: 05/01/02
Checked By: SJS DATE: 05/01/02

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PROGRAMMERS/GIS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

CIELO OESTE
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
COA #	H9/J9	1	3

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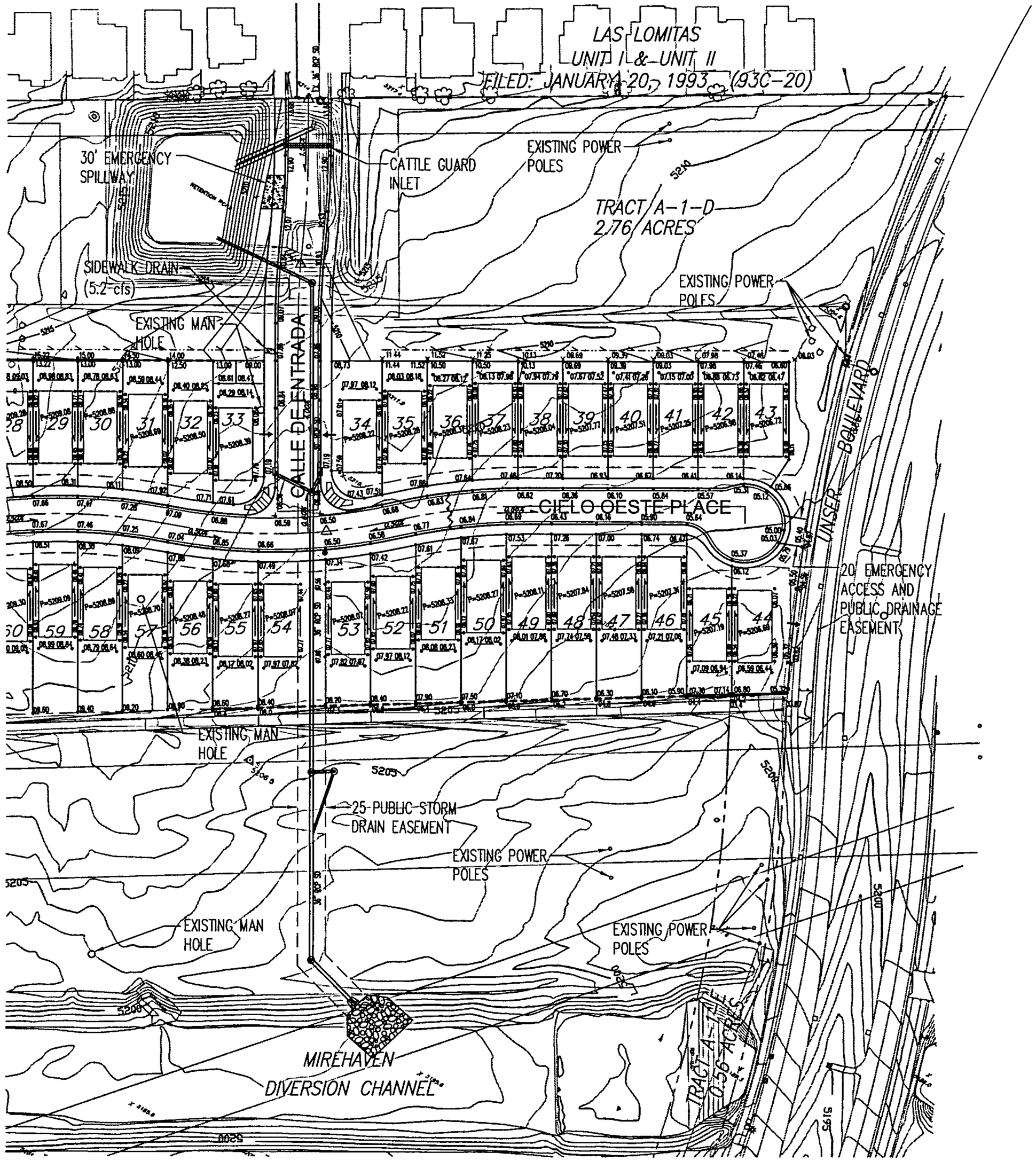

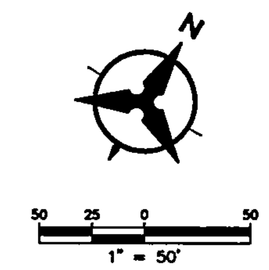

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY _____, DATED __/__/__
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET __, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

- 91.82 — PROPOSED SPOT ELEVATION
- × 92.46 — EXISTING SPOT ELEVATION (GRID & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 — EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
- PROPOSED SLOPE
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- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED CATTLE GUARD INLET
- WALL DRAIN

NOTES:

1) LOTS 46-51 REAR YARD PONDING. SEE TYPICAL DETAIL SHEET 3.

ROUGH GRADING	(±0.5')
APPROVED FOR ROUGH GRADING	DATE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION

CONTRACTOR		DATE
REVIEWED BY		DATE
REVIEWED BY ENGINEERING		DATE
REVIEWED BY FIELD		DATE
REVIEWED BY DRAWING		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
M.G.		

BENCH MARKS

ACS BRASS CAP STAMPED "3-H10"
GEOGRAPHIC POSITION (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 356,889.72 Y= 1,493,922.96
Ground-to-Grid Factor= 0.99967504
∆∆ = -00°16'31"
NGVD 1929 Elevation= 5163.38

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

SCOTT J. STEFFEN
NEW MEXICO
14864
REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE: 05/01/02
Drawn By: LSM DATE: 05/01/02
Checked By: SJS DATE: 05/01/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

CIELO OESTE
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
COA #	H9/J9	2	3

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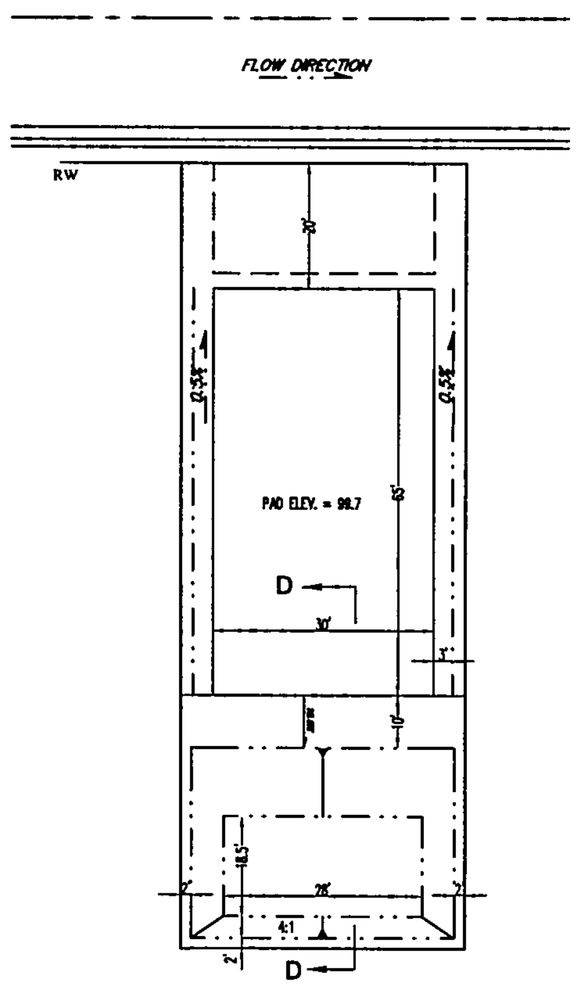
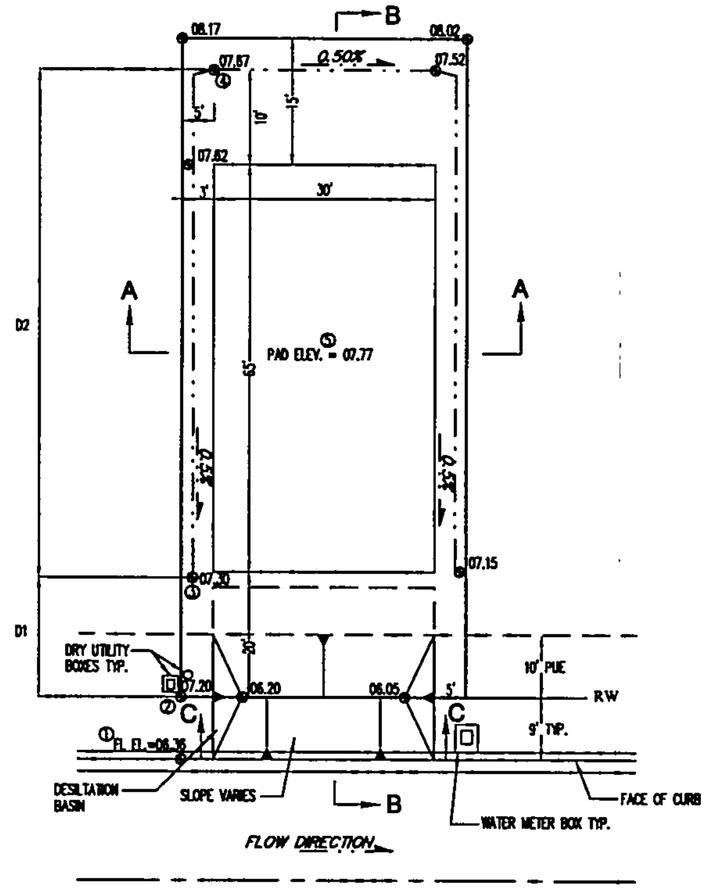


TYPICAL BACK YARD POND DETAIL
NOT TO SCALE

NOTE:

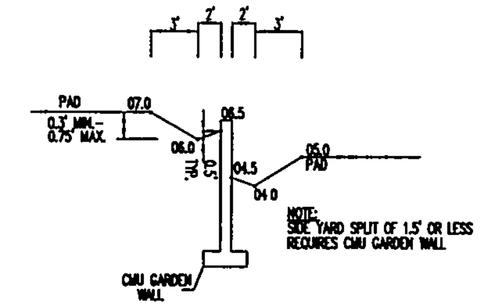
1. FOR LOTS WITH BACK YARD PONDING, ALL ROOF AND SIDE YARD DRAINAGE SHALL DRAIN TO FRONT OF LOT.



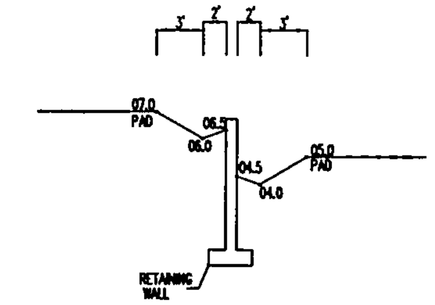
TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL
NOT TO SCALE

TO SET SPOT② – ADD 0.84' TO SPOT①
TO SET SPOT③ – MULTIPLY D1 BY 0.5% AND ADD TO SPOT②
TO SET SPOT④ – MULTIPLY D2 BY 0.5% AND ADD TO SPOT③
TO SET SPOT⑤ – ADD 0.1' TO SPOT③

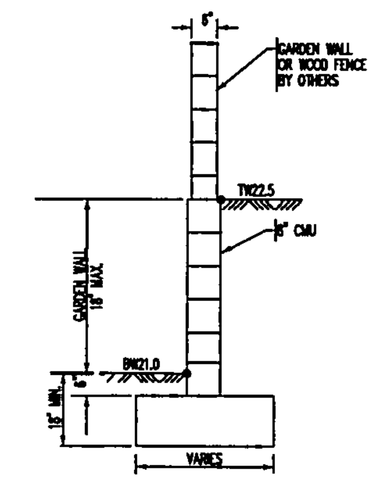
BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.



SIDE YARD GARDEN WALL DETAIL
NOT TO SCALE



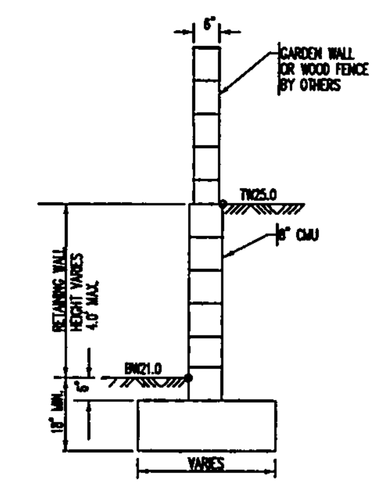
SIDE YARD RETAINING WALL DETAIL
NOT TO SCALE



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

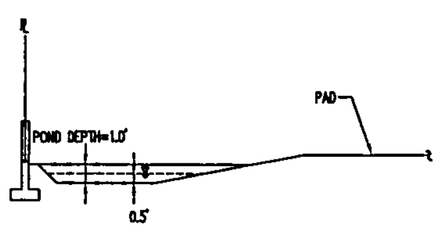
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



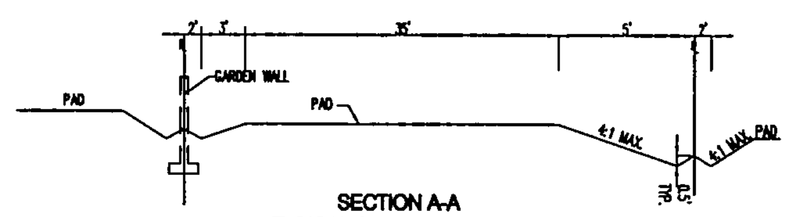
TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

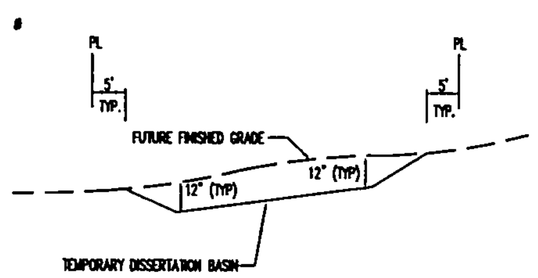
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



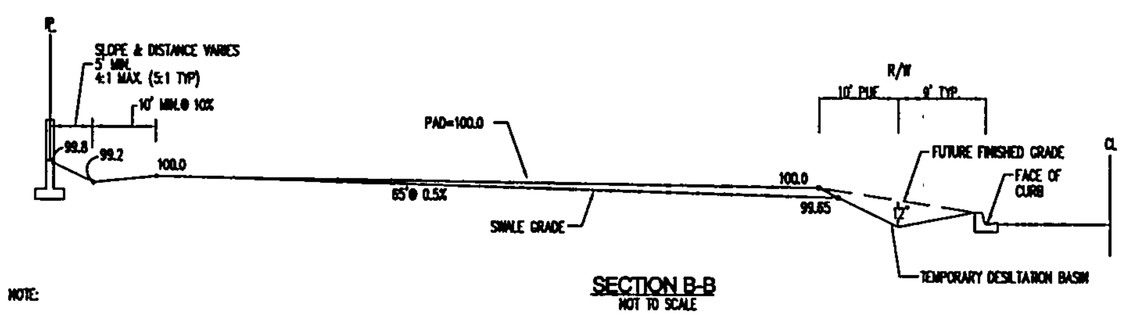
SECTION D-D
NOT TO SCALE



SECTION A-A
TYPICAL SIDE YARD SWALE
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION B-B
NOT TO SCALE

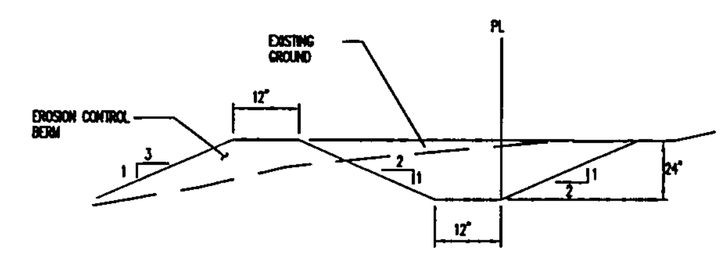
NOTE:

1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.

2. FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.

3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

TYPICAL LOT GRADING DETAILS
NOT TO SCALE



EROSION CONTROL BERM

1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.

2. WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.

3. AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.

4. CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION

EROSION CONTROL PLAN
NOT TO SCALE

ROUGH GRADING	(±0.5'):
APPROVED FOR ROUGH GRADING	DATE

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
REVISION BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
AGS BRASS CAP STAMPED "1-H10"
GEOGRAPHIC POSITION (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 356,889.72 Y= 1,493,972.98
Ground-to-Grid Factor= 0.9996754
α∆ = -0016'31"
NGVD 1929 Elevation= 5193.38

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
SCOTT A. SIZELOVE
NEW MEXICO
14864
REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS — DATE: 05/01/02
Drawn By: LSM — DATE: 05/01/02
Checked By: SJS — DATE: 05/01/02

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PROGRAMMERS/GIS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

CIELO OESTE
GRADING DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
COA #	H9/J9	3	3

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