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Complete Ag
11/1/07

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: 07DRB-70120 (P&F)
Project Name: OXBOW BLUFF SUBDIVISION
Agent: Bohannan Huston, Inc

Project # 1002092
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/12/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1002092



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- _____
- _____
- _____
- _____

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- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
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- _____
- _____

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 - ~~AGIS DXF File approval required~~
 - Copy of recorded plat for Planning.**

Project Number 1002092

11



**DEVELOPMENT REVIEW BOARD
Action Sheet**

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

July 18, 2007

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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. HEARING IMPAIRED USERS MAY CONTACT HER 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 ADMINISTRATIVE ASSISTANT 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:
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1002858**
07DRB-70068 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**

2. **Project# 1002856**
07DRB-70069 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel 1, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and 98TH SW containing approximately 48.0729 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**
3. **Project # 1000945**
07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [*Deferred from 6/13/07*] (C-18) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**
4. **Project# 1005464**
07DRB-70082 VACATION OF PUBLIC
RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, zoned R-LT, located on PALOMAS AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). [*Deferred from 7/18/07*] D-19) **DEFERRED AT THE BOARD'S REQUEST TO 08/15/07.**
5. **Project# 1003445**
07DRB-70083 VACATION OF PUBLIC
RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1**, zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). [07DRB-00261] (C-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project# 1002962**
07DRB-70084 VACATION OF PUBLIC
EASEMENT

BOHANNAN HUSTON INC agent(s) for CANTATA @ THE TRAILS INC, request(s) the above action(s) for all or a portion of Tract(s) 4- 0S, THE TRAILS UNIT 2 (to be known as **CANTATA @ THE TRAILS**) zoned SU-2 UR, located on OAKLAND RIDGE ST NW and WOODMONT AVE NW containing approximately 5.0749 acre(s). [07DRB-00613] (C-9) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

- 06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

- 06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

8. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/22/07.**

8.A **Project# 1000976**
07DRB-70042 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s). [Deferred from 07/11/07 & 7/18/07] (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

07DRB-70107 MINOR - SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION**, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). [Deferred from 07/11/07 & 7/18/07] (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

**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.**

9. **Project# 1002651**
07DRB-70125 AMENDED SDP FOR BP

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] [Deferred from 7/18/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. **Project# 1005355**
07DRB-70119 EPC APPROVED SDP
FOR BUILD PERMIT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE (R-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE ACCESS ALONG EASEMENT ACCESS WITH BENEFICIARIES & MAINTANCE RESPONSIBILITIES DEFINED ON THE BULK LAND PLAT AND TO PLANNING FOR A 15 DAY APPEAL PERIOD, CATALINA LEHNER'S INITIALS AND FOUR COPIES OF THE PLAN, ONE TO BE INCLUDED IN THE MASTER PLAN FILE.**

*EASTMAN
AVE.*

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

11. ~~Project# 1002092~~
07DRB-70120 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for THOMAS M BOHLMAN request(s) the above action(s) for all or a portion of Lot(s) 14P-1 & 25P-1, **OXBOW BLUFF SUBDIVISION** zoned SU-3, located on SILVERY MINNOW LANE NW BETWEEN WATERWILLOW LANE NW AND OXBOW NW containing approximately 1.2255 acre(s). **(F-11) PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**
12. **Project# 1003087**
07DRB-70118 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PRECISION SURVEYS INC agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 94 & 95, **WATERSHED SUBDIVISION**, and zoned SU-2 FOR PDA, located on SANDWATER RD NW BETWEEN WATERSHED DR NW AND MESA RAIN RD NW containing approximately 0.3815 acre(s). (H-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**
13. **Project# 1004707**
07DRB-70123 VACATION OF PRIVATE
EASEMENT
07DRB-70124 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68th St tract, **TOWN OF ATRISCO LAND GRANT**, zoned C-2, located on HANOVER RD NW BETWEEN 68TH ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/18/07, THE PRELIMINARY AND FINAL PLAT WAS APPROVED.**
14. **Project# 1004907**
07DRB-70121 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION**, zoned SU-2/ RC, located on FORRESTER ST NW BETWEEN MOUNTAIN RD NW AND 8TH ST NW containing approximately 0.1362 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15. **Project# 1005208**
07DRB-70127 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ROSS HOWARD COMPANY agent(s) for PEDRO & MAGGIE MEJIA request(s) the above action(s) for all or a portion of Tract(s) 27-A-1-C-1 & 27-A-1-C-2-A, M.R.G.C.D. Map 40, zoned SU-2/R-1, located on CROMWELL AVE SW BETWEEN 8th ST SW AND ALBUQUERQUE RIVERSIDE DRAIN containing approximately 0.1751 acre(s). (K-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15.A **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07, 07/11/07 & 7/18/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

16. **Project# 1006618**
07DRB-70122 SKETCH PLAT REVIEW
AND COMMENT

KEITH MACDUFFEE agent(s) for RICHARD FOX request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 5, **TRACTION PARK & CITY ELECTRIC ADDITION**, zoned R-LT, located on NEW YORK AVE SW BETWEEN CENTRAL AVE SW AND RIO GRANDE BLVD NW containing approximately 0.14 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project# 1006626**
07DRB-70126 SKETCH PLAT REVIEW
AND COMMENT

ADRIAN PEDROZA request(s) the above action(s) for all or a portion of Tract(s) 23 ,24 & 139, **ATRISCO GRANT, UNIT 6**, zoned R-1, located on GONZALES SW AND CHURCHILL SW containing approximately 2.4 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 10:35 AM

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002092

AGENDA ITEM NO: 11

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee

505-924-3986

DATE: JULY 18, 2007

0

all signal

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 18, 2007
DRB Comments**

ITEM # 11

PROJECT # 1002092

APPLICATION # 07-70120

RE: Lots 14P-1 & 25P-1, Oxbow Bluff/minor plat

No objection to the requested replat.

Agent may record the plat if Planning receives a paper copy for the file.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 22, 2006

8. Project # 1002092

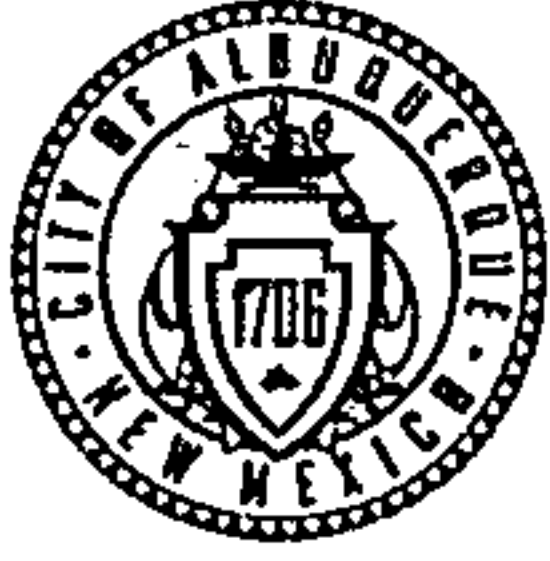
06DRB-00217 Minor- Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION, UNITS 1 & 3**, zoned SU-3, located on COORS BLVD NW NW, between NAMASTE DR NW and NORTH OF ST PIUS HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB-01623] (F-11)

At the February 22, 2006, Development Review Board meeting, a two-year extension to the four-year agreement for the deferral of sidewalks was approved.

Sheran Matson, AICP, DRB Chair

Cc: Bohannan Huston Inc., 7500 Jefferson NE, 87109
Oxbow North Ventures LLC, 4407 Lomas Blvd NE, 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-2-2003

16. Project # 1002092
03DRB-01601 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURE LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH @ OXBOW**, zoned SU-3 special center zone, located on NAMASTE RD NW AND COORS BLVD NW containing approximately 40 acre(s). [REF: 02DRB-01371] (F-11)

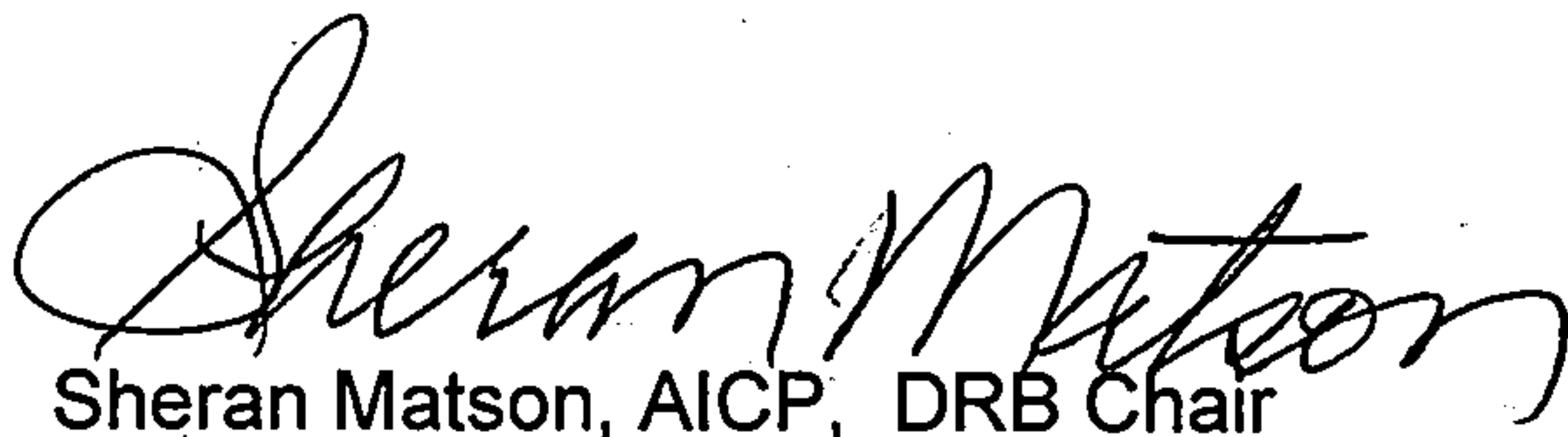
At the October 1, 2003, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

If you wish to appeal this decision, you must do so by October 16, 2003, in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Oxbow North Venture LLC, 1650 University NE, Suite 1-500, 87102
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

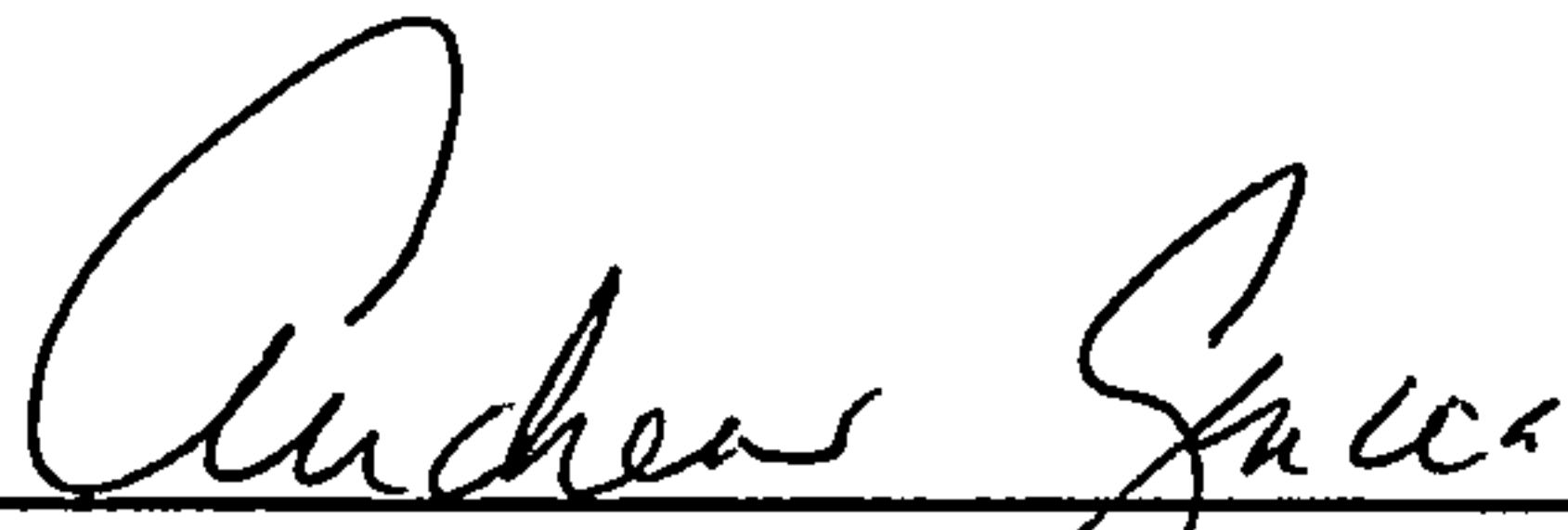
**CITY OF ALBUQUERQUE
Planning Department
February 22, 2006
DRB Comments**

ITEM # 8

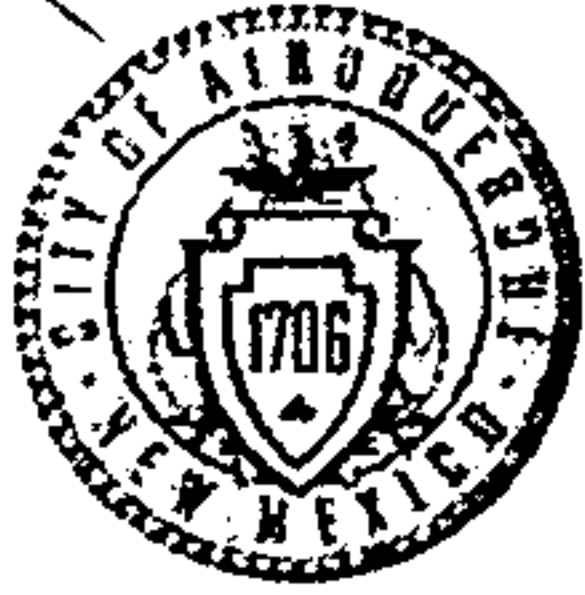
PROJECT # 1002092 APPLICATION # 06-00217

RE: Oxbow North Subdivision/ext of SIA, tds

There is no objection to this request.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 22, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, 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. HEARING IMPAIRED USERS MAY CONTACT HER 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 ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 12:50 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003123**
06DRB-00106 Major-Two Year SIA

KPM LLC, JERRY MILLER, request(s) the above action(s) for all or a portion of Tract(s) 77-B-1, **LANDS OF DEVEREUX & WATSON**, zoned S-MI, located on 5TH ST NW, between ASPEN AVE NW and HAINES AVE NW containing approximately 2 acre(s). [REF: 03DRB02044, 04DRB00347, 04DRB00348] (H-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001164**
06DRB-00114 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 9 acre(s). [REF: 01DRB00450] (H-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-00219 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] [*Deferred from 2/22/06*] (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

3. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [*Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06*] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

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.

- 4. Project # 1004367**
06DRB-00216 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING agent(s) for DAVID ELLEN request(s) the above action(s) for Tract(s) 48 & 49, Lot(s) 63-65, M.R.G.C.D. MAP 29, **CALAVERO ADDITION**, zoned SU-1 FOR IP, located on EDITH BLVD NE, between OSUNA RD NE and TYLER RD NE containing approximately 6 acre(s). [REF: Z-99-33,AX-99-7, 05EPC01266] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 2/22/06*] (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

- 5. Project # 1001946**
06DRB-00223 Minor-SiteDev Plan
BldPermit
06DRB-00221 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **HISE LANDS**, zoned M-1, located on PASEO DEL NORTE NE NE, between INTERSTATE 25 NE and SAN PEDRO BLVD NE containing approximately 6 acre(s). [06DRB00083] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE STIE PLAN AND TRANSPORTATION DEVELOPMENT FOR TRAIL CONCERNS AND GENERAL COMMENTS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/22/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1000539**
06DRB-00128 Minor-SiteDev Plan
Subd/EPC
06DRB-00125 Minor-SiteDev Plan
BldPermit/EPC

JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] [Russell Brito, for Elvira Lopez, EPC Case Planner] [*Deferred at the Board's request from 2/8/06*] (D-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

7. **Project # 1001176**
06DRB-00107 Minor-Amnd SiteDev Plan
Subd

WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] [Resubmitted from 2/1/06] (C-18) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. **Project # 1002092**
06DRB-00217 Minor- Ext of SIA for Temp
Defer SDWK

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION, UNITS 1 & 3**, zoned SU-3, located on COORS BLVD NW NW, between NAMASTE DR NW and NORTH OF ST PIUS HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB-01623] (F-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project # 1002861**
06DRB-00213 Minor-Final Plat Approval
- ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS, JAY REMBE, CHRIS CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-24, NEW MEXICO TOWN COMPANY'S ORIGINAL SITE OF ALBUQUERQUE (to be known as **SOUTHERN UNION GAS LOFTS II**, zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 05DRB01202] (K-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT ON 2-FOOT PUBLIC ROADWAY EASEMENT AND PLANNING TO RECORD.**
10. **Project # 1003132**
06DRB-00215 Minor-Prelim&Final Plat Approval
- ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS, LLC request(s) the above action(s) for all or a portion of Lot(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER SUBDIVISION**, zoned SU-2/ HM, located on KARSTEN CT NE, between SAN JOSE ST NE and GIBSON AVE NE containing approximately 4 acre(s). [REF: DRB-97-271, 03 DRB-02073] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
11. **Project # 1003469**
06DRB-00225 Minor-Prelim&Final Plat Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for JEFFERY A & LORRIE M ZUMWELT request(s) the above action(s) for all or a portion of Lot(s) 7-P-1, **OAKLAND HEIGHTS**, zoned R-D, 3du/acre located on OAKLAND AVE NE, between BARSTOW NW and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR EASEMENTS OF RECORD AND PLANNING TO RECORD.**

06DRB-00224 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for DAVID & DEBORAH STANG AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for all or a portion of Lot(s) 8P-1 & 9P-1, **OAKLAND HEIGHTS**, zoned R-D, 3du/acre located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004173**
06DRB-00218 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & D-2, **VENTANA RANCH WEST**, zoned R-LT, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 34 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004458**
06DRB-00220 Minor-Prelim&Final Plat
Approval

JUSTIN H SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) C, **JOHN M MOORE REALTY COMPANY'S ADDITION NO. 3**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and MAIN ST NW containing approximately 1 acre(s). [REF: 05DRB01515] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CHANGING ACCESS EASEMENTS AND MAINTENANCE AND BENEFICIARIES AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. **Project # 1004707**
06DRB-00210 Minor-Prelim&Final Plat
Approval
06DRB-00211 Minor-Vacation of Private
Easements
- SURVEYS SOUTHWEST agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270, **TOWN OF ATRISCO GRANT TOGETHER WITH 68TH STREET TRACT**, zoned C-2, located on INTERSTATE 40 NW, between HANOVER RD NW and 68TH ST NW containing approximately 5 acre(s). [*Indef deferred on 2/22/06*] (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
15. **Project # 1004710**
06DRB-00226 Minor-Prelim&Final Plat
Approval
- GEORGE RODRIGUEZ DEVELOPMENT CONSULTING agent(s) for SAN MATEO / INDIAN SCHOOL LLC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 16, **W. J. WAGNER SUBDIVISION**, zoned C-1, located on SAN MATEO NE, between INDIAN SCHOOL NE and HAINES AVE NE containing approximately 1 acre(s). (J-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT ALONG SAN MATEO AND AN ENCROACHMENT AGREEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**
16. **Project # 1004474**
06DRB-00214 Minor- Prelim&Final Plat
Approval
- COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36**, zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] [*Deferred from 2/22/06*] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

17. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp
Defer SDWK
- PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1**, zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] [*Deferred from 2/8/06 & 2/15/06*] (B-11/B-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
18. **Project # 1000795**
05DRB-00968 Minor-Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for JOHN AND NADINE MINER request(s) the above action(s) for all or a portion of Tract(s) 24, ALVARDO GARDENS, UNIT 1 (to be known as **CORIANDA COURT**) zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 2 acre(s). [REF: 05DBR00302] (*Indef deferred for the SIA 6/15/05*) (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS NOTES AND TO PLANNING FOR PERIMETER WALL DESIGN APPROVAL, M.R.G.C.D. SIGNATURE AND TO RECORD.**
19. **Project # 1003655**
05DRB-01833 Minor-Final Plat Approval
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373][*Deferred from 12/14/05 & 1/11/06 & 2/22/06*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**

20. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] *[Deferred from 2/1/06, Final Plat Indef Deferred from 2/8/06, WSSP Compliance]* (B-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRISICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). *[Deferred from 2/1/06 & 2/8/06]* (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR PRIVATE PARK AND P-1 LOT DESIGNATION AND PLANNING TO RECORD.**

22. **Project # 1000554**
06DRB-00161 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for DEPONTE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A & B, EMCORE DEVELOPMENT (to be known as **SANDIA SCIENCE AND TECH PARK**) zoned IP industrial park zone, located on INNOVATION PKWY SE, between EUBANK SE and RESEARCH SE containing approximately 21 acre(s). [REF: CSU-91-29] *[Deferred from 2/15/06]* (M-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1004341**
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76TH ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] *[Deferred from 2/15/06 & 2/22/06]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

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

24. **Project # 1004526**
06DRB-00209 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STILLBROOK HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 400 & 401, ATRISCO GRANT (to be known as **SAGE PARK**) zoned R-D/R-1, located on SAGE RD NW, between AMOLE DEL NORTE DIVERSION CHANNEL and COORS RD SW containing approximately 16 acre(s). (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1004688**
06DRB-00179 Minor-Sketch Plat or Plan

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN ABBOTT AND B.H. & NAOMI N. BURNS request(s) the above action(s) for Tract(s) 2A, 2B and the northerly portion of Tract(s) 2, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1004706**
06DRB-00208 Minor-Sketch Plat or Plan

STEVEN R CHAMBERLIN request(s) the above action(s) for all or a portion of Lot(s) 24, WEST 85 FEET OF THE S ½ OF LOT 24, **ALVARADO GARDEN ADDITION**, zoned RA-2 residential and agricultural zone, semi-urban area, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

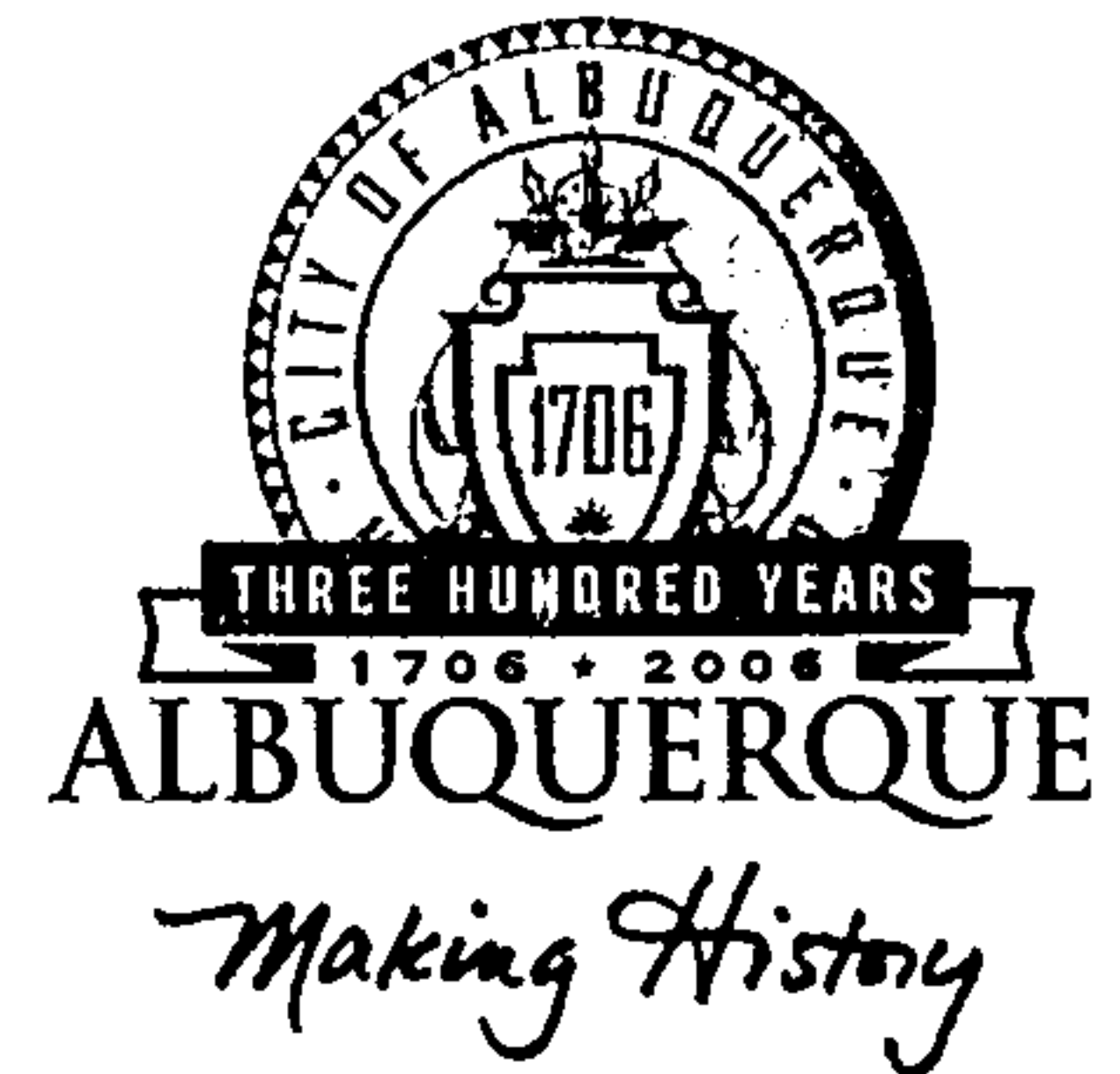
27. **Project # 1004708**
06DRB-00212 Minor-Sketch Plat or Plan

KATE BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 5, **JESUS APODACA ADDITION**, zoned SU-2 special neighborhood zone, located on WILLIAM ST SE, between GARFIELD AVE SE and CROMWELL AVE SE containing less than 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for February 15, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 15, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002092

AGENDA ITEM NO: 8

SUBJECT:

Sidewalk Deferral *SIA EXT.*

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 22, 2006

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Behannan Huston, Inc. PHONE: 505-823-1000
 ADDRESS: 7500 Jefferson St. NE FAX: 505-798-7988
 CITY: ABQ STATE: NM ZIP: 87109 E-MAIL: _____

APPLICANT: Thomas M. Bohlman PHONE: 505-828-9900
 ADDRESS: 8300 Carmel Ave. NE FAX: 505-828-9901
 CITY: ABQ STATE: NM ZIP: 87122 E-MAIL: _____

Proprietary interest in site: owners List all owners: Scott Schiabor, SF, Trust

DESCRIPTION OF REQUEST: Preliminary / Final plat approval

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

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

Lot or Tract No. ~~LOT 544 A P-1~~ 14P-1 & 25P-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Oxbow Bluff
 Existing Zoning: SU-3 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): F-11 UPC Code: 101100145302640306

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1002092

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 1.2255
 LOCATION OF PROPERTY BY STREETS: On or Near: Silvery Mimosa Lane NW
 Between: Waterwillow Lane NW and OXBOW

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

SIGNATURE Stephanie Walton DATE 7-10-07
 (Print) Stephanie Walton Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB</u> - <u>70120</u>	<u>P&F</u>	<u>53</u>	\$ <u>215.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CAF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>7-10-07</u>				Total \$ <u>235.00</u>
Planner signature / date <u>Ki Sis 7/10/07</u>				Project # <u>1002092</u>

Oxbow

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

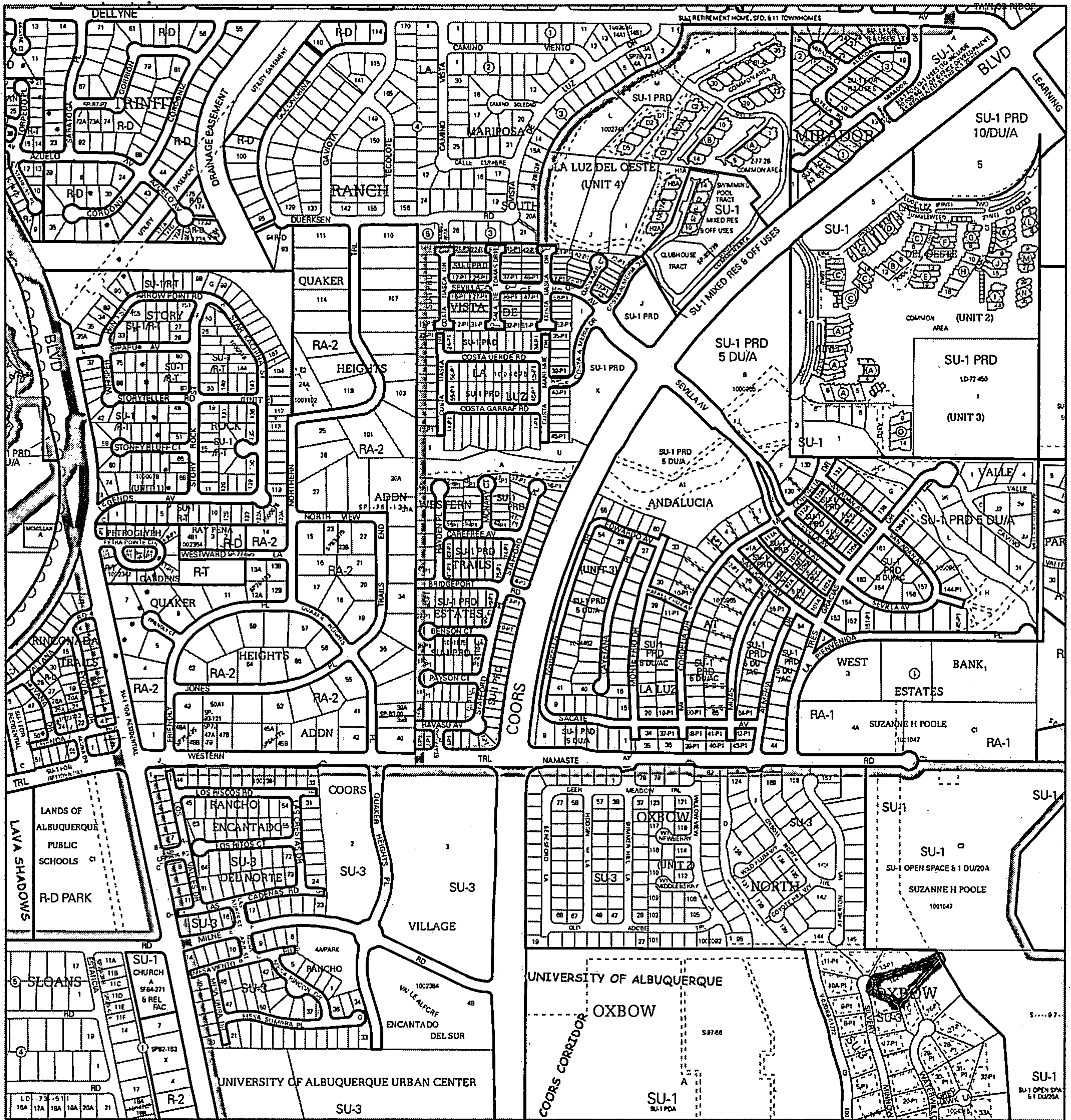
Stephanie Walton
 Applicant name (print)
Stephanie Walton 7-10-07
 Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|--|
| Application case numbers | |
| 07DRB - - - 70120 | |
| - - - - - | |
| - - - - - | |

He Si 7/10/07
 Planner signature / date
 Project # 1002092



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-11-Z

Selected Symbols

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

0 750 1,500 Feet

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 9, 2007

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

Re: Preliminary/Final Plat Approval
Lot 14-A P-1 Oxbow Bluff Subdivision

Dear Sheran:

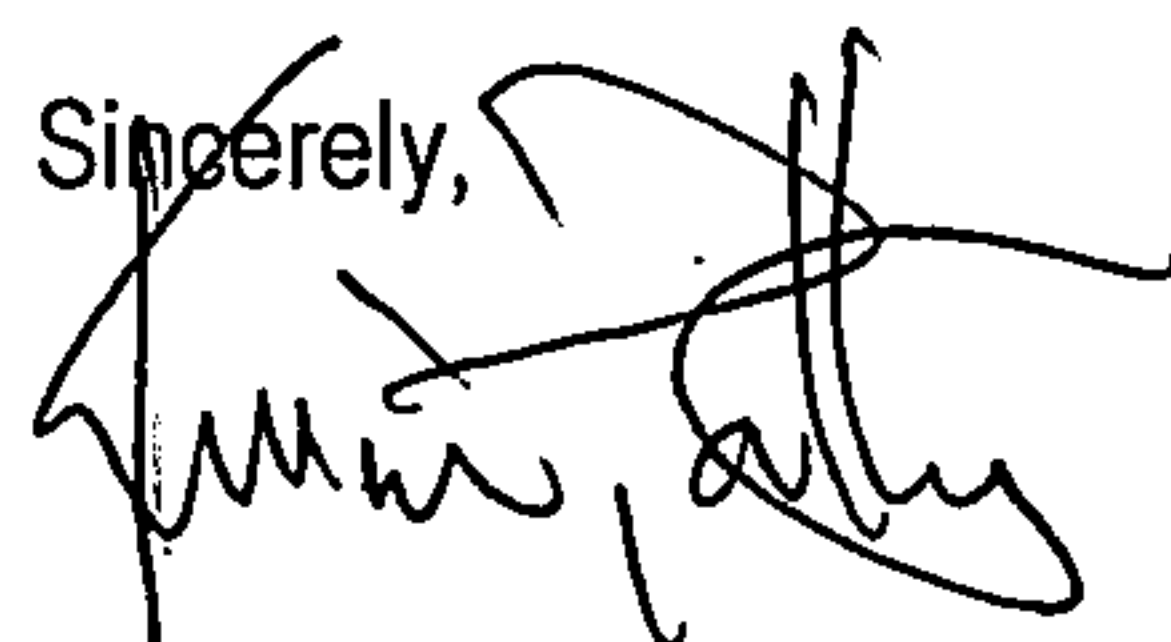
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$235.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of the platting action is to combine two lots/building envelopes into one lot and one building envelope.

Please place this item on the DRB Agenda to be heard on July 18, 2007. If you have any questions or require additional information, please contact me.

Sincerely,



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

SW
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

#11

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/10/2007 Issued By: PLNABG

Permit Number: 2007 070 120

Category Code 0910

Application Number: 07DRB-70120, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SILVERY MINNOW LANE NW BETWEEN WATERWILLOW LANE NW AND OXBOW

Project Number: 1002092

Applicant
Thomas M Bohlman

8300 Carmel Ave. Ne
Albuquerque, NM 87122
828-9900

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

7/10/2007
WS# 006

11:03AM

LOC: ANNX

RECEIPT# 00079324-00079324
PERMIT# 2007070120

TRANSH 0003

Trans Amt
Conflict Manag. Fee
DRB Actions

\$235.00

TRSCCS

\$20.00

\$215.00

\$235.00

\$0.00

CK
CHANGE

Thank You



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form **S**

V

P

L

Supplemental form **ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: OXBOW NORTH VENTURES, LLC.
 ADDRESS: 4407 LOMAS BLVD. NE
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM

ZIP 87110

PHONE: 831-6855
 FAX: 831-6899
 E-MAIL: _____

STATE NM

ZIP 87109

PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

DESCRIPTION OF REQUEST: EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK

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

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

Lot or Tract No. TRACT B-1 Block: _____ Unit: UNITS 1&3

Subdiv. / Addn. OXBOW NORTH SUBDIVISION

Current Zoning: SU-3

Proposed zoning: _____

Zone Atlas page(s): F-11

No. of existing lots: _____

No. of proposed lots: _____

Total area of site (acres): 40

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. MULTIPLE

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD. NW

Between: NAMASTE DR. NW and NORTH OF ST. PIUS X HIGH SCHOOL

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1002092-04DRB-01623

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

SIGNATURE Kevin Patton

DATE 2/14/2006

(Print) KEVIN PATTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

06DRB - 00217

Action

ESIA

S.F.

4

Fees

\$ 50.00

\$ 20.00

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 70.00

Hearing date 2/22/06

Vi Sis 2/14/06

Planner signature / date

Project # 1002092

years

Oxbow Sidewalks
units 3 6995.84
20\$

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- 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. (not to exceed 8.5" by 14") 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 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 (not to exceed 8.5" by 14") 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 (not to exceed 8.5" by 14") 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. (not to exceed 8.5" by 14") 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.

Stephanie Walton 2-14-06
Applicant name (print) / date



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers
06DRB - 00217

Kim Sims 2/14/06
 Planner signature / date
 Project # 1002092

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 13, 2006

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

Re: Extension of SIA for temporary deferral of sidewalks
Tract B-1, Oxbow North Units 1 & 3 DRB# 1002092

Dear Sheran:

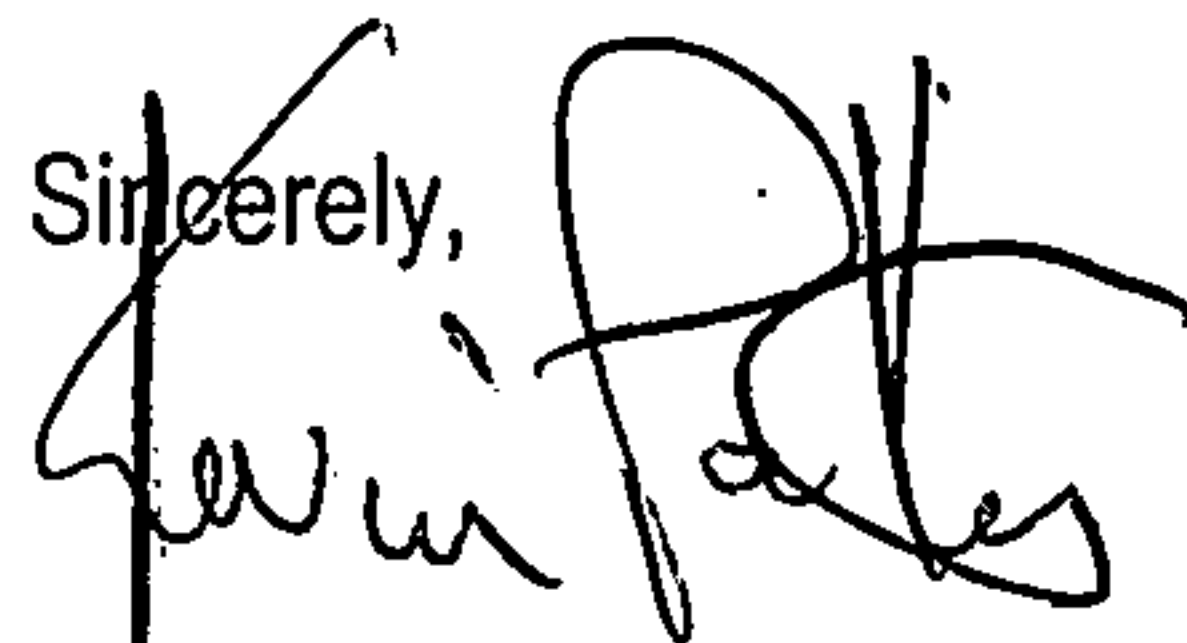
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- 6 copies of Exhibit "B" Sidewalk location
- Letter briefly describing, explaining, and justifying the extension
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$70.00

We would request an additional two year extension to the existing sidewalk deferral in order to allow additional time for future homebuilders to construct sidewalk on those lots that have not been developed.

Please place this item on the DRB Agenda to be heard on February 22, 2006. If you have any questions or require further information, please contact me.

Sincerely,



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



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

Albuquerque Geographic Information System

Map amended through: 1/12/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-11-Z

Selected Symbols

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

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME OKBOW NORTH VENTURES LLC
AGENT BOHANNAN & HUSTON INC
ADDRESS 7500 JEFFERSON
PROJECT & APP # 1002092 / OUPRB 00217
PROJECT NAME OKBOW NORTH

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 70.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

2/14/2006 12:26PM LOC: ANNX
RECEIPT# 00054744 WSH# 006 TRANS# 0024
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$70.00
J24 Misc \$50.00
VI \$70.00
CHANGE \$0.00

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

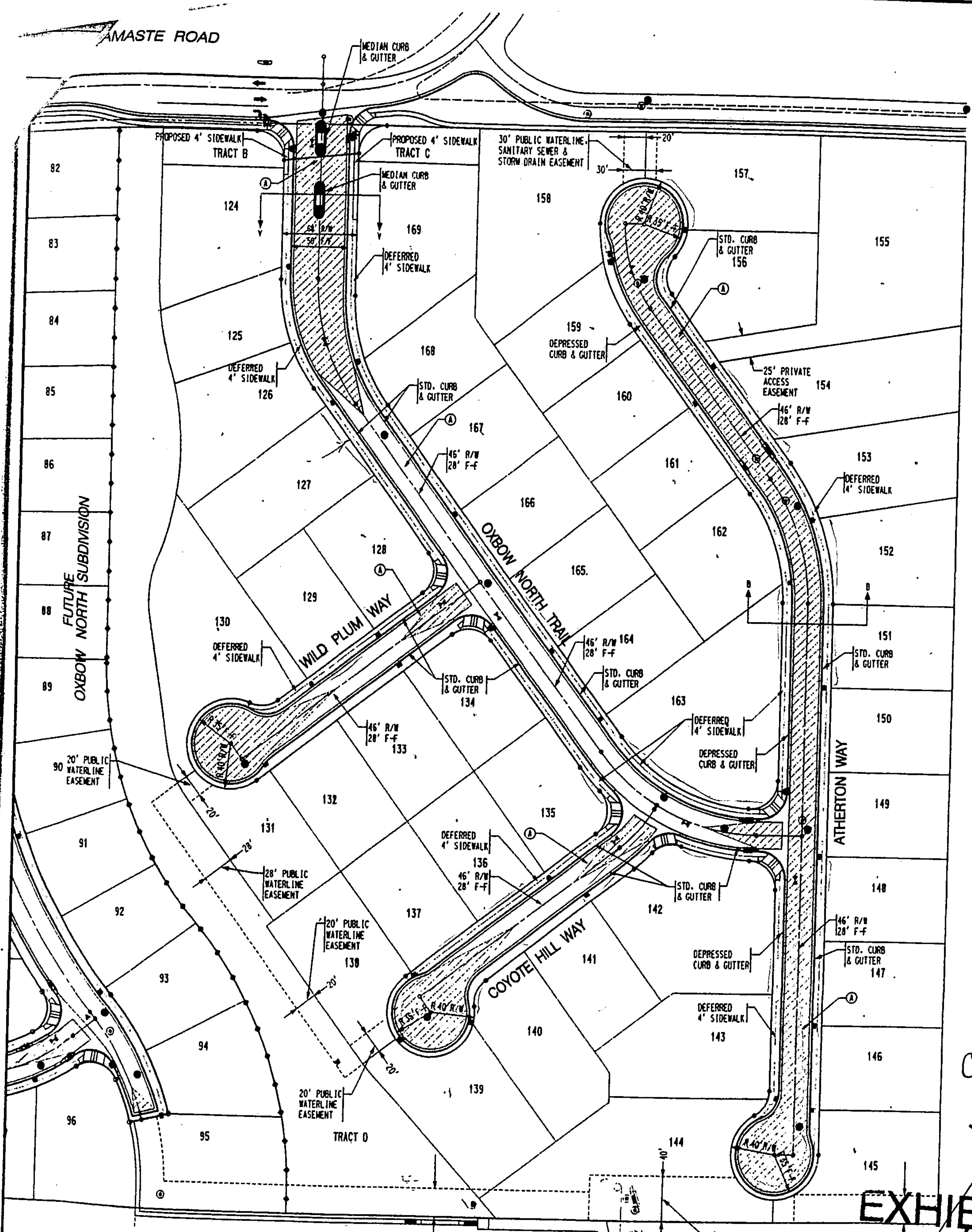
2/14/2006 12:25PM LOC: ANNX
RECEIPT# 00054743 WSH# 006 TRANS# 0024
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$70.00
J24 Misc

\$20.00
Thank You

Thank You

Counterreceipt.doc 6/21/04

AMASTE ROAD



FUTURE OXBOW NORTH SUBDIVISION

OPEN SPACE

Confirmed w/ HB 3/31/06

EXHIBIT C

Date *2/22/06*



25' PUBLIC STORM DRAIN EASEMENT

40' PUBLIC WATERLINE AND STORM DRAIN EASEMENT

25' PUBLIC STORM DRAIN EASEMENT

— Indicates sidewalk not built.
Heng a. Blair 03-01-06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002092 AGENDA#: 1 DATE: 11.10.04

1. Name: Stephanie Gratton Address: BH1 Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

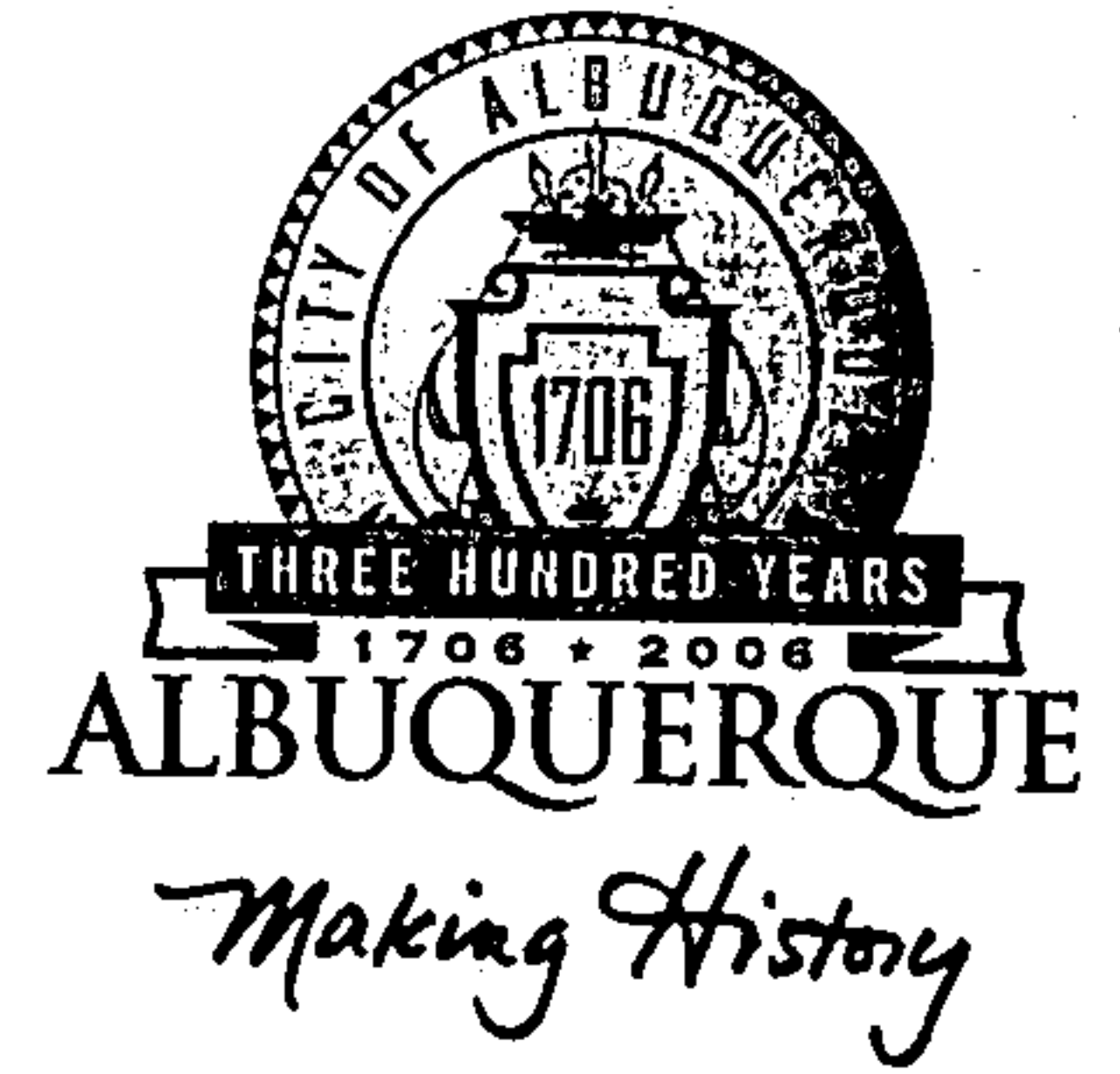
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002092

AGENDA ITEM NO: 1

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the extension request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 10, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 10, 2004

Project # 1002092
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No comments received.
Neighborhood Coordination	
Letters sent to La Luz Landowners (R), La Luz Del Sol NA (R), Taylor Ranch NA (R), and Ladera Heights Neighborhood Association.	
APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

The Hydrology section has no objection to the extension request.

Transportation Development

When will installation of signal be complete? No objection to request.

Parks & Recreation

No objection.

Utilities Development

No objection, defer to City Engineer.

Planning Department

No objection to the requested one year extension.

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

cc: Oxbow North Ventures LLC, 4407 Lomas Blvd NE, 87108

Bohannon Huston Inc., 7500 Jefferson NE, 87109



**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, November 10, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # ~~1002092~~
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11)

Project # 1002464
04DRB-01576 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 25, 2004.

218

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

Meeting Date: NOVEMBER 10, 2004
Zone Atlas Page: F-11-Z
Notification Radius: 100 Ft.

Project# 1002092
App# 04DRB-01623.

Cross Reference and Location:

Applicant: OXBOW NORTH VENTURES, LLC
Address: 4407 LOMAS BLVD NE
ALBUQUERQUE NM 87108

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

Special Instructions:

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

Date Mailed: OCTOBER 22, 2004

Signature: KYLE TSEHLIKAI

101106138624740126	LEGAL: TR 1 PLAT OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF LAN PROPERTY ADDR: 00000 OWNER NAME: GRAHAM III RAY A OWNER ADDR: 00000	ALBUQUERQUE NM	87120
101106121920120337	LEGAL: POR E 1/2 NE 1/4 SW 1/4 T11N R2E SEC 35 CONT 12.2 PROPERTY ADDR: 00000 COORS OWNER NAME: FRISCO JOINT VENTURE OWNER ADDR: 00000	ALBUQUERQUE NM	87190
101106142516140201	LEGAL: LOT 4-A PLAT OF TRS C-1, C-2 & LT 4-A LANDS OF SUZ PROPERTY ADDR: 00000 OWNER NAME: POOLE SUZANNE H TRUSTEE POOLE OWNER ADDR: 05001 NAMASTE	RD NW ALBUQUERQUE NM	87120
101106148409640216	LEGAL: TRAC T C- 2 PLAT OF TRS C-1, C-2 & LT 4-A LANDS OF S PROPERTY ADDR: 00000 OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101106132014240801	LEGAL: LT 7 8 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 DEER MEADOW OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106134010040802	LEGAL: TR A PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106138814540949	LEGAL: TR C PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106140014040937	LEGAL: LT 1 58 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 ATHERTON OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106141714240936	LEGAL: LT 1 57 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 ATHERTON OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106143113740934	LEGAL: LT 1 55 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 ATHERTON OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106121208831301	LEGAL: TRAC T 3 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEIN PROPERTY ADDR: 00000 OWNER NAME: RIO PUERCO II LLC OWNER ADDR: 17875 VON KARMAN	IRVINE CA	92614

101106127014240406	LEGAL: LT 6 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 DEER MEADOW OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106127814240405	LEGAL: LT 5 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 DEER MEADOW OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106128514240404	LEGAL: LT 4 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 DEER MEADOW OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106129114240403	LEGAL: LT 3 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 DEER MEADOW OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106129814240402	LEGAL: LT 2 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 DEER MEADOW OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106130514240401	LEGAL: LT 1 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 DEER MEADOW OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106136311440901	LEGAL: TR D PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106137014540902	LEGAL: TR B PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106126313740407	LEGAL: LT 7 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 BERESFORD OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106131013541001	LEGAL: TR E PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106138013041101	LEGAL: TR F PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 PROPERTY ADDR: 00000 OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102

101106138813640948	LEGAL: LT 1 69 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OXBOW NORTH	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106137013740903	LEGAL: LT 1 24 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OXBOW NORTH	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106141813340935	LEGAL: LT 1 56 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106140212840938	LEGAL: LT 1 59 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106137112940904	LEGAL: LT 1 25 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OXBOW NORTH	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106139012640947	LEGAL: LT 1 68 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OXBOW NORTH	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106126212940408	LEGAL: LT 8 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106127512740512	LEGAL: LT 7 7 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106128412740511	LEGAL: LT 5 8 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106129712840612	LEGAL: LT 5 7 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106130512840611	LEGAL: LT 3 8 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102

101106131912840701	LEGAL: LT 3 7 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106142812540933	LEGAL: LT 1 54 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106140712240939	LEGAL: LT 1 60 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106137212240905	LEGAL: LT 1 26 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OXBOW NORTH	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106139512040946	LEGAL: LT 1 67 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OXBOW NORTH	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106126212340409	LEGAL: LT 9 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106129712140613	LEGAL: LT 5 6 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106130512140610	LEGAL: LT 3 9 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106131912140702	LEGAL: LT 3 6 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106127512040513	LEGAL: LT 7 6 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106128412040510	LEGAL: LT 5 9 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102

10110614311840932	LEGAL: LT 1 53 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
10110614111640940	LEGAL: LT 1 61 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106137611440906	LEGAL: LT 1 27 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OXBOW NORTH	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106140011340945	LEGAL: LT 1 66 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OXBOW NORTH	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106126211640410	LEGAL: LT 1 0 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106129711440614	LEGAL: LT 5 5 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106130511440609	LEGAL: LT 4 0 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106131911440703	LEGAL: LT 3 5 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106141710940941	LEGAL: LT 1 62 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106127511340514	LEGAL: LT 7 5 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106128411340509	LEGAL: LT 6 0 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102

101106138510940907	LEGAL: LT 1 28 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 WILD PLUM	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106143211040931	LEGAL: LT 1 52 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106136910240909	LEGAL: LT 1 30 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 WILD PLUM	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106140410740944	LEGAL: LT 1 65 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OXBOW NORTH	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106126210940411	LEGAL: LT 1 1 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106137810540908	LEGAL: LT 1 29 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 WILD PLUM	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106129710840615	LEGAL: LT 5 4 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106130510840608	LEGAL: LT 4 1 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106131910840704	LEGAL: LT 3 4 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106127510740515	LEGAL: LT 7 4 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106128410740508	LEGAL: LT 6 1 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102

101106140910140943	LEGAL: LT 1 64 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 OXBOW NORTH OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106141509540942	LEGAL: LT 1 63 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106143210240930	LEGAL: LT 1 51 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 ATHERTON OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106126210240412	LEGAL: LT 1 2 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 BERESFORD OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106129710140616	LEGAL: LT 5 3 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 HODGKIN OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106130510140607	LEGAL: LT 4 2 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 SUMMER HILL OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106131910140705	LEGAL: LT 3 3 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 SUMMER HILL OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106127510140516	LEGAL: LT 7 3 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 BERESFORD OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106128410140507	LEGAL: LT 6 2 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 HODGKIN OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106139509740913	LEGAL: LT 1 34 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 WILD PLUM OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106138809240912	LEGAL: LT 1 33 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 WILD PLUM OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102

101106126209540413	LEGAL: LT 1 3 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 BERESFORD OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106143209540929	LEGAL: LT 1 50 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 ATHERTON OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106129709440617	LEGAL: LT 5 2 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 HODGKIN OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106130509440606	LEGAL: LT 4 3 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 SUMMER HILL OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106131909440706	LEGAL: LT 3 2 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 SUMMER HILL OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106127509440517	LEGAL: LT 7 2 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 BERESFORD OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106128409440506	LEGAL: LT 6 3 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 HODGKIN OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106140108840914	LEGAL: LT 1 35 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 COYOTE HILL OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106138208840911	LEGAL: LT 1 32 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 WILD PLUM OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106126208940414	LEGAL: LT 1 4 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 BERESFORD OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102
101106129708840618	LEGAL: LT 5 1 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 LAND USE: PROPERTY ADDR: 00000 HODGKIN OWNER NAME: OXBOW NORTH VENTURES OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM	87102

101106130508840605	LEGAL: LT 4 4 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106131908840707	LEGAL: LT 3 1 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106143208740928	LEGAL: LT 1 49 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 AATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106127508840518	LEGAL: LT 7 1 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106128408840505	LEGAL: LT 6 4 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106139408340915	LEGAL: LT 1 36 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 COYOTE HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106137608340910	LEGAL: LT 1 31 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 WILD PLUM	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106138807940916	LEGAL: LT 1 37 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 COYOTE HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106126208340415	LEGAL: LT 1 5 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106129708240619	LEGAL: LT 5 0 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106130508240604	LEGAL: LT 4 5 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102

101106131908240708	LEGAL: LT 3 0 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106141507740921	LEGAL: LT 1 42 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106127508240519	LEGAL: LT 7 0 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106128408240504	LEGAL: LT 6 5 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106143208040927	LEGAL: LT 1 48 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 AATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106138307240917	LEGAL: LT 1 38 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 COYOTE HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106140607240920	LEGAL: LT 1 41 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 COYOTE HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106126207640416	LEGAL: LT 1 6 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106129707540620	LEGAL: LT 4 9 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106130507540603	LEGAL: LT 4 6 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106131907540709	LEGAL: LT 2 9 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102

101106127507540520	LEGAL: LT 6 9 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106128407540503	LEGAL: LT 6 6 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106143207240926	LEGAL: LT 1 47 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106140106640919	LEGAL: LT 1 40 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 COYOTE HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106126206940417	LEGAL: LT 1 7 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106129706840601	LEGAL: LT 4 8 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106130506840602	LEGAL: LT 4 7 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106131906840710	LEGAL: LT 2 8 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 SUMMER HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106141506640922	LEGAL: LT 1 43 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106127506840501	LEGAL: LT 6 8 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106128406840502	LEGAL: LT 6 7 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 HODGKIN	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102

101106143206540925	LEGAL: LT 1 46 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106139406040918	LEGAL: LT 1 39 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 COYOTE HILL	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106126206240418	LEGAL: LT 1 8 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106141005540923	LEGAL: LT 1 44 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106143105540924	LEGAL: LT 1 45 P LAT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 ATHERTON	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106127405540420	LEGAL: LT 2 0 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OLD ADOBE	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106128105540421	LEGAL: LT 2 1 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OLD ADOBE	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106128705540422	LEGAL: LT 2 2 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OLD ADOBE	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106129405540423	LEGAL: LT 2 3 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OLD ADOBE	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106130005540424	LEGAL: LT 2 4 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OLD ADOBE	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106130705540425	LEGAL: LT 2 5 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OLD ADOBE	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102

101106131305540426	LEGAL: LT 2 6 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OLD ADOBE	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106132005540427	LEGAL: LT 2 7 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 OLD ADOBE	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106126405440419	LEGAL: LT 1 9 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000 BERESFORD	
	OWNER NAME: OXBOW NORTH VENTURES	
	OWNER ADDR: 01650 UNIVERSITY	BL NE ALBUQUERQUE NM 87102
101106033050010716	LEGAL: TR A PLA T OF OXBOW SUBD CONT 56.5232 AC	LAND USE:
	PROPERTY ADDR: 00000 ST. JOSEPHS	
	OWNER NAME: ARCHDIOCESE OF SANTA FE	
	OWNER ADDR: 04000 ST JOSEPH	PL NW ALBUQUERQUE NM 87120
101106043252610715	LEGAL: TR G PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1	LAND USE:
	PROPERTY ADDR: 00000	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: 00000	ALBUQUERQUE NM 87103
101106141703440309	LEGAL: LOT 11 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5	LAND USE:
	PROPERTY ADDR: 00000 SILVERY MINNOW	
	OWNER NAME: SESSIONS STEVE E &	
	OWNER ADDR: 01146 LA VEGA	DR SW ALBUQUERQUE NM 87105
101106143203740308	LEGAL: LOT 12 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4	LAND USE:
	PROPERTY ADDR: 00000 SILVERY MINNOW	
	OWNER NAME: KAMM STEVEN A & CHRISTINA L	
	OWNER ADDR: 05540 BAER	PL NW ALBUQUERQUE NM 87120
101106145003740307	LEGAL: LOT 13 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .7	LAND USE:
	PROPERTY ADDR: 00000 SILVERY MINNOW	
	OWNER NAME: HAMILTON CHRISTINA L	
	OWNER ADDR: 04008 71ST	ST NW ALBUQUERQUE NM 87120



Planning Department
Office of Neighborhood Coordination
Albuquerque, New Mexico

Please Note: The information listed in this letter is valid for one (1) month. If you have not 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: October 14, 2004

CONTACT NAME: Stephanie Stratton
COMPANY / AGENCY: Bohannan ^ Huston
ADDRESS / ZIP: 7500 Jefferson St NE / 87109
PHONE / FAX: 823-1000 Fax: 798-7988

Thank you for your inquiry of October 14, 2004 requesting names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at:
Tract B-1 Oxbow North Zone Map page(s) E-11-Z

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

La Luz Landowners Association (R)

Rae Perls 898-8833
15 Tennis Court NW / 87120
Bruce Masson 898-1299
13 Arco NW / 87120

La Luz Del Sol NA

Steve Kells 899-8746
35 Mill Rd NW / 87120
Ray Graham 898-5600
One Wind NW / 87120

Taylor Ranch NA (R)

Don MacCornack 897-1593
5300 Hattiesburg NW / 87120
Eddie Costello 362-6700
1111 Alameda NW, Ste. J / 87114

Although you are not "Officially Required" by O-92, you are most welcome to notify the follow "UNRECOGNIZED" Neighborhood Association of this project:

Ladera Heights NA

Shari Lewis
P.O. Box 66328 / 87193

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,

Julia King

OFFICE OF NEIGHBORHOOD COORDINATION
planning.recognized.na.form (07/04)

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

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 14, 2004

Mr. Ray Graham
One Wind NW
Albuquerque, New Mexico 87120

RE: Extension of Subdivision Improvements Agreement
Tract B-1 Oxbow North

Dear Mr. Graham:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz Del Sol Neighborhood Association.

This letter is to advise you that Bohannan Houston, Inc., agent for Oxbow North Ventures, LLC., is seeking approval of Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

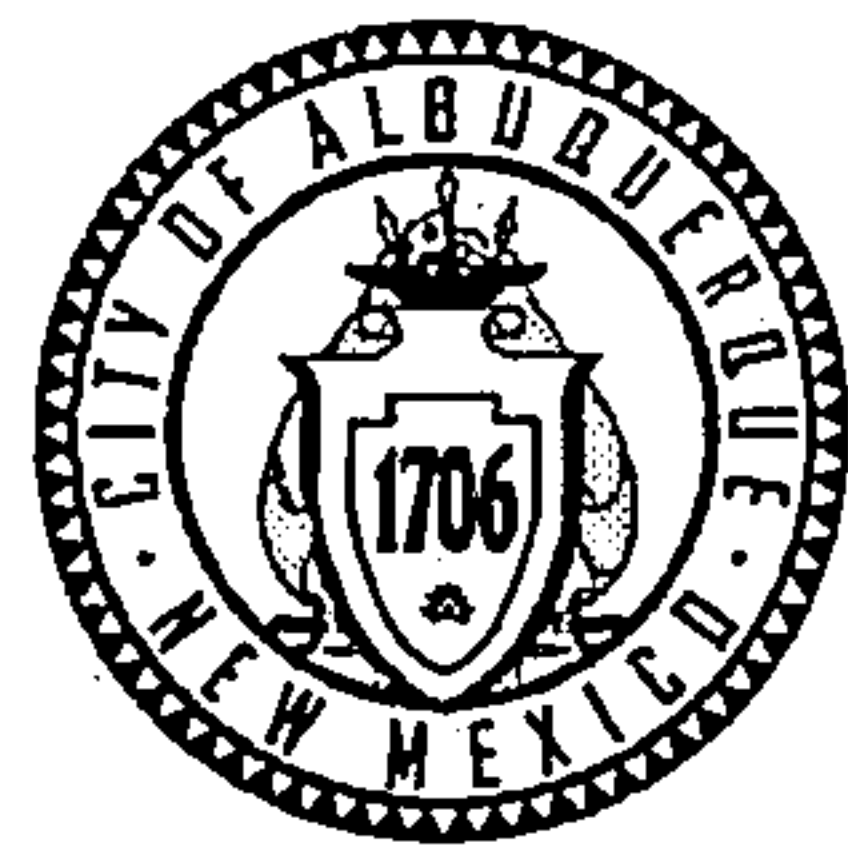
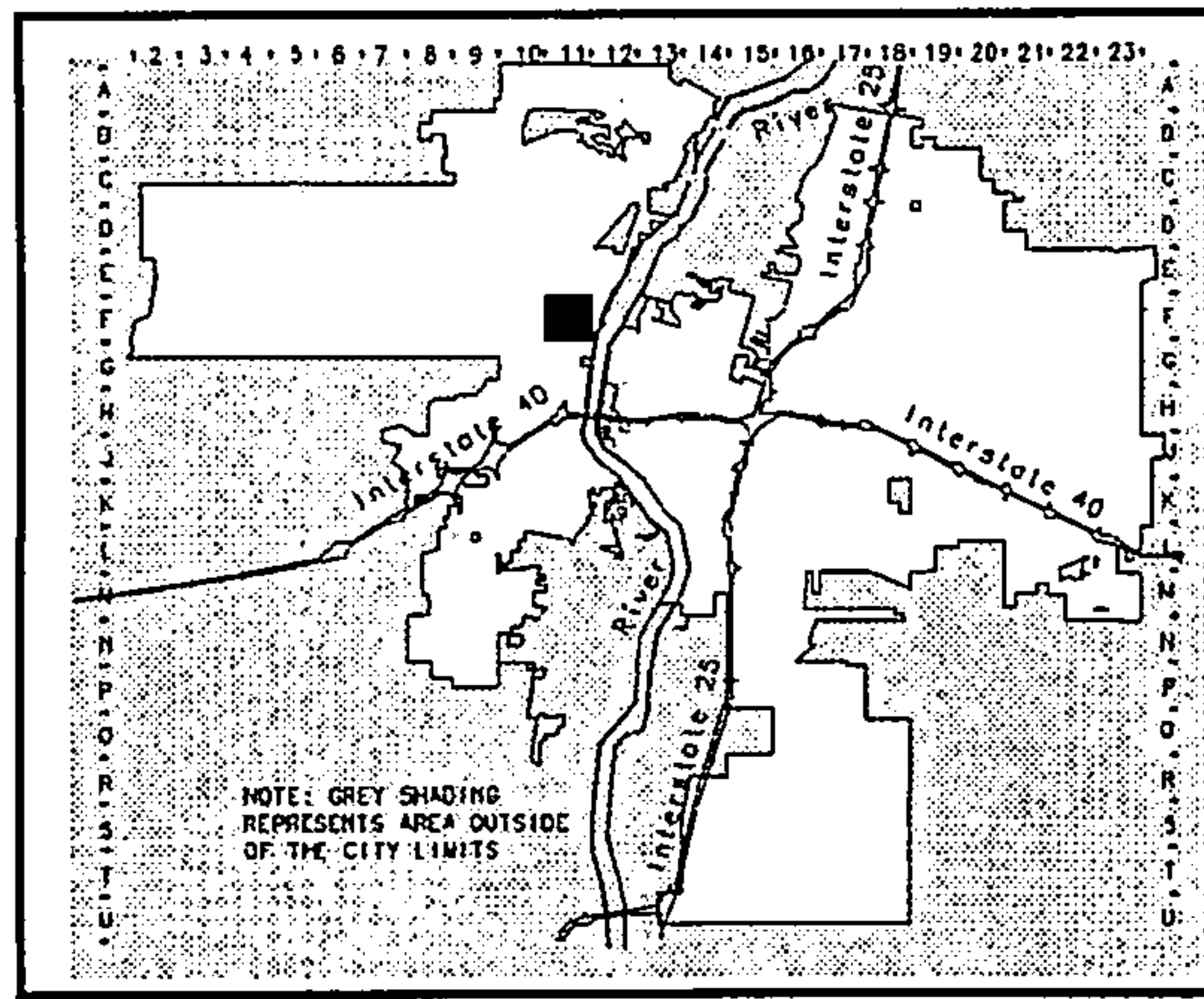
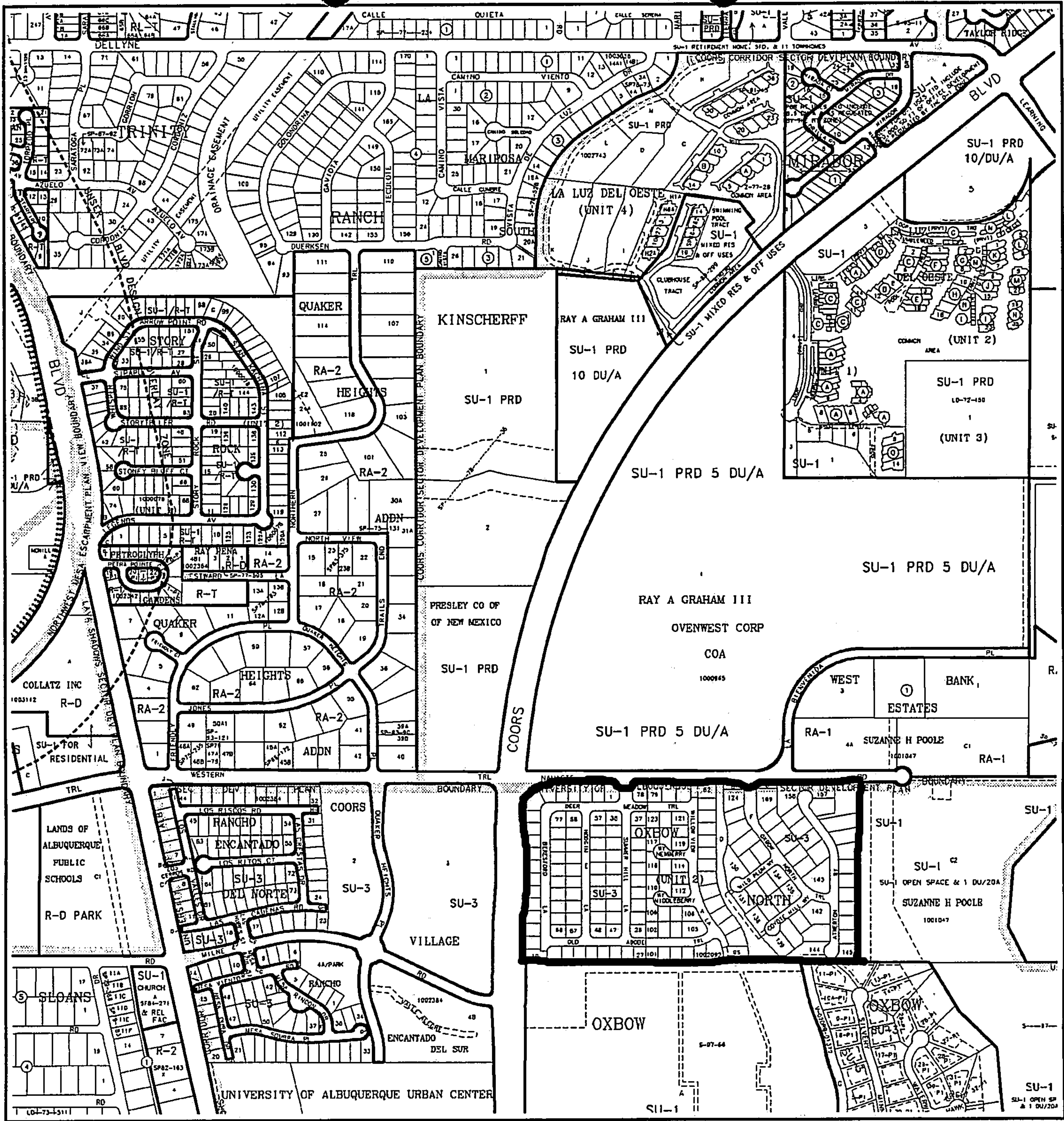
Enclosed for your review and information is a copy of the highlighted zone map page and reduced copy of plat that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

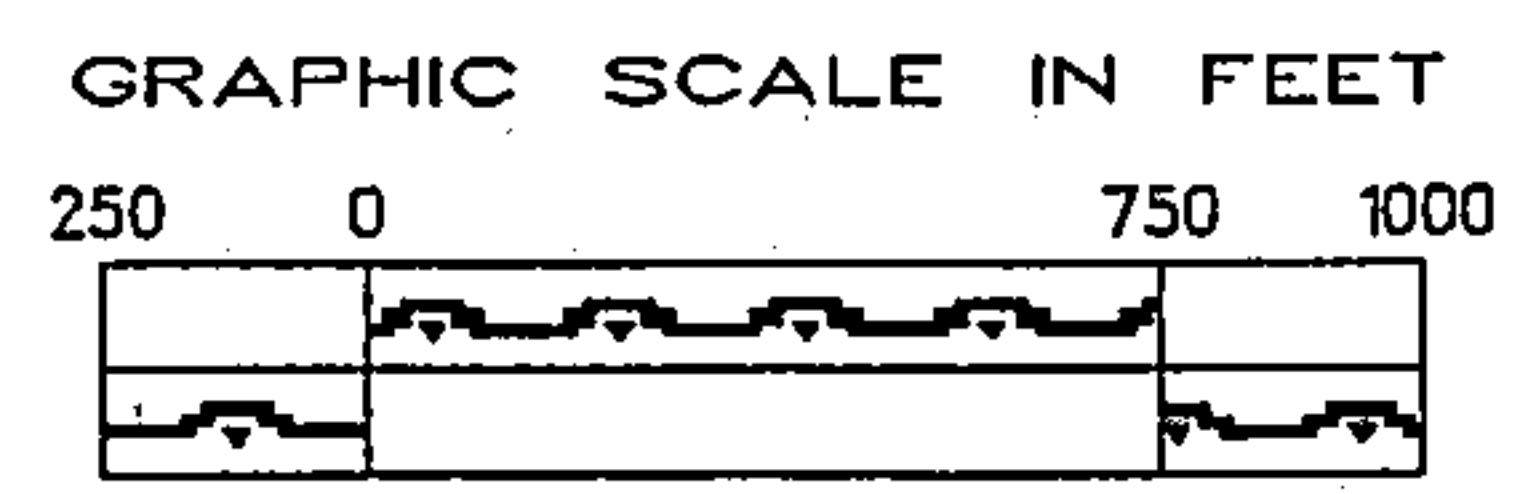
for Stephanie Stratton

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

SS
Enclosure



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

F-11-Z

Map Amended through October 05, 2004

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

October 14, 2004

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

Re: Extension of Subdivision Improvements Agreement
Tract B-1 Oxbow North DRB# 1002092

Dear Sheran:

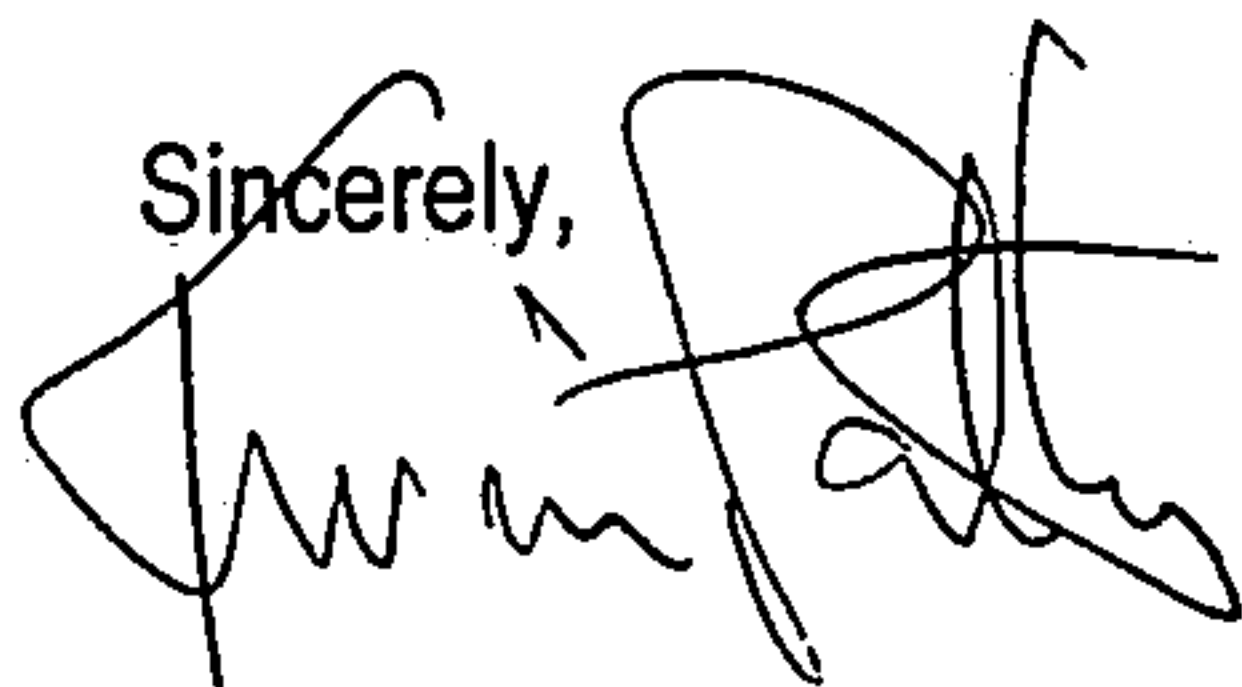
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

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

The off-site improvements are complete except for the signal that is currently being installed. So that we do not chance missing the expiration date, we would request an additional one year extension to the existing Subdivision Improvements Agreement.

Please place this item on the DRB Agenda to be heard on November 10, 2004. If you have any questions or require further information, please contact me.

Sincerely,



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

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> IP Master Development Plan		APPEAL / PROTEST of...	A
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: <u>OXBOW NORTH VENTURES, LLC.</u>	PHONE: <u>831-6855</u>
ADDRESS: <u>4407 LOMAS BLVD. NE</u>	FAX: <u>831-6899</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87110</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

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

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

Lot or Tract No. TRACT B-1 Block: _____ Unit: 1-2-3

Subdiv. / Addn. OXBOW NORTH UNITS

Current Zoning: SU-3 Proposed zoning: _____

Zone Atlas page(s): F11 No. of existing lots: _____ No. of proposed lots: _____

Total area of site (acres): 40 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. MULTIPLE MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD. NW and NORTH OF ST. PIUS X HIGHSCHOOL

Between: NAMASTE DR NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB# 1002092

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

SIGNATURE [Signature] DATE _____

(Print) KEVIN PATTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB</u>	<u>SIA</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>01623</u>		<u>APV</u>	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned			<u>CMF</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>11.10.04</u>			Total \$ <u>145.00</u>
<u>Chase Senora</u> <u>10/15/04</u>	Project # <u>1002092</u>			
Planner signature / date				

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls **3 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
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

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

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

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

KEVIN PATTON 10/15/04
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised 9/01, 8/03, 9/03 and 8/04

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

Application case numbers
04DRB - 01623

[Signature] 10/15/04
 Planner signature / date
Project # 1002092

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

October 14, 2004

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

Re: Extension of Subdivision Improvements Agreement
Tract B-1 Oxbow North DRB# 1002092

Dear Sheran:

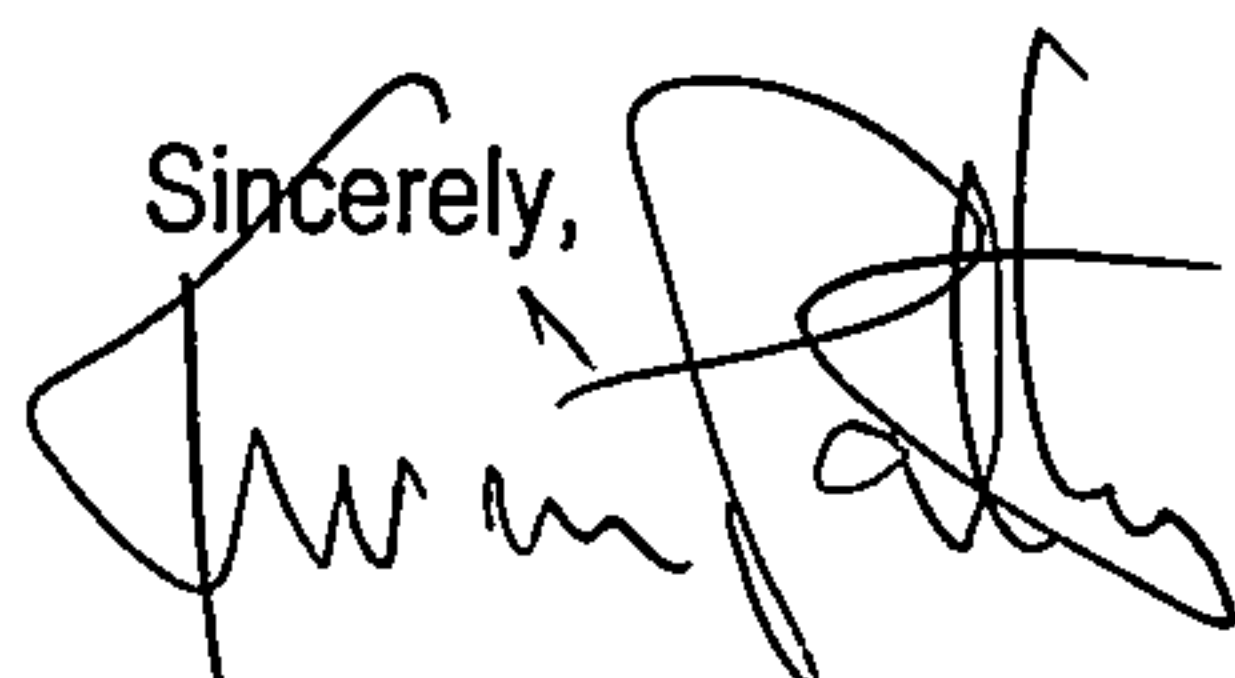
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

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

The off-site improvements are complete except for the signal that is currently being installed. So that we do not chance missing the expiration date, we would request an additional one year extension to the existing Subdivision Improvements Agreement.

Please place this item on the DRB Agenda to be heard on November 10, 2004. If you have any questions or require further information, please contact me.

Sincerely,

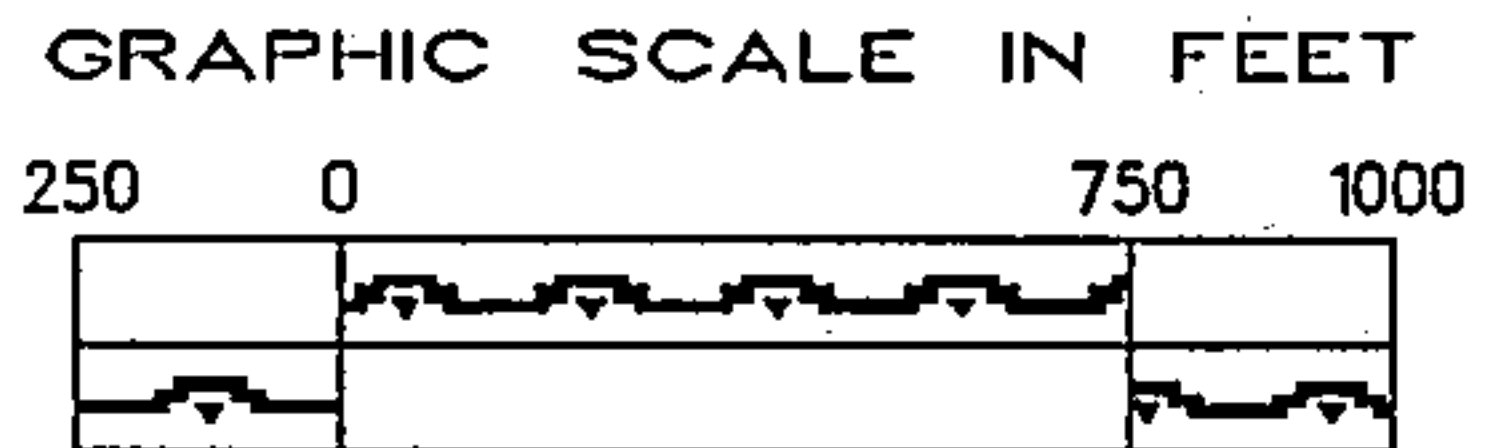
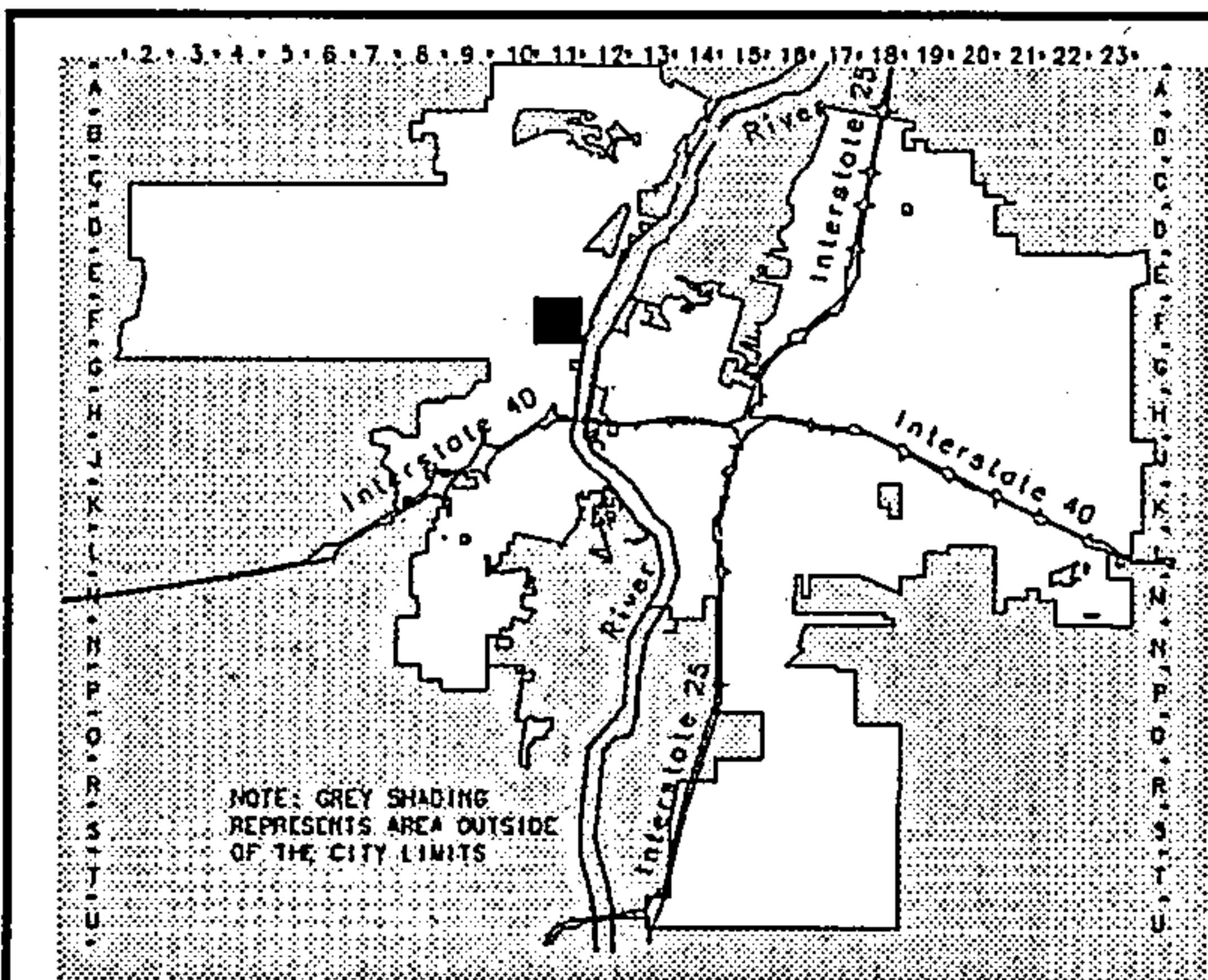
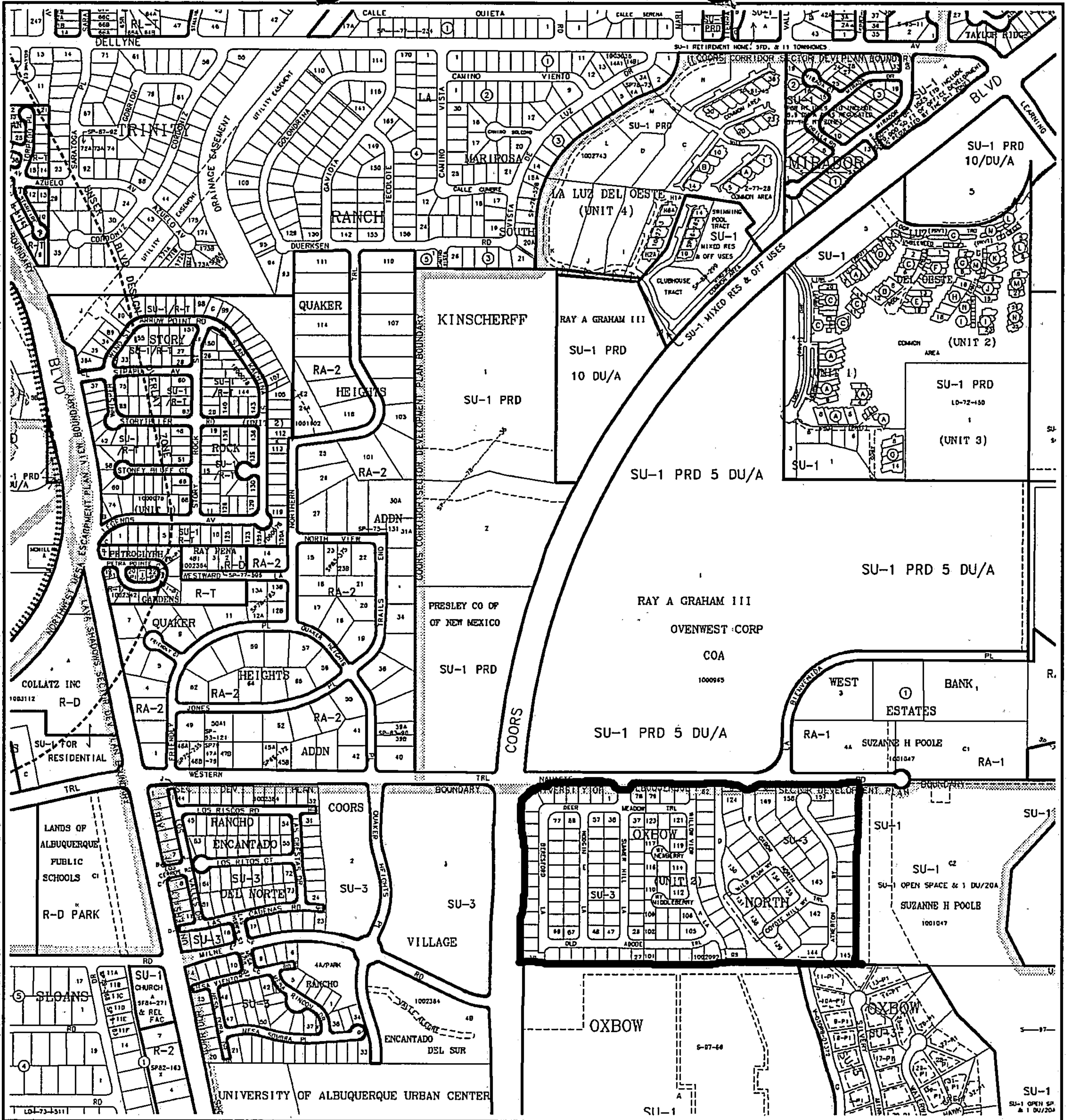


Kevin Patton, P.E.
Vice President
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page

F-11-Z

Map Amended through October 05, 2004

ORIGINAL

Date Submitted: 10/2/02
 Date Site Plan for Bldg Permit App: 10/2/02
 Date Site Plan for Sub. Approved: 10/2/02
 Date Preliminary Plat Approved: 10/2/02
 Date Preliminary Plat Expires: 10/2/03
 Application # 02 DRB-01371
 DRB Project No. 1002092

Figure 12

INFRASTRUCTURE LIST

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

OXBOW NORTH SUBDIVISION
 (TRACT B-1, ARCHDIOCESE OF SANTA FE)

Preliminary Plat

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 guarantee. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS - UNITS 1, 2 or 3									
		12' WIDE	250' DECELERATION LANE W/ PCC CURB & GUTTER & 10' WIDE PCC OR ACC PATH ON EAST SIDE	COORS BLVD	SOUTH PROPERTY BOUNDARY	NAMASTE ROAD	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC STD CURB & GUTTER W/ 4' WIDE PCC SIDEWALK ON SOUTH SIDE	NAMASTE ROAD	COORS BLVD	LA BIENVENIDA	/	/	/
		24' WIDE	RESIDENTIAL PAVING W/ PCC STD CURB & GUTTER & 4' WIDE ACC PATH ON SOUTH SIDE ONLY	NAMASTE ROAD	LA BIENVENIDA PLACE	EAST BOUNDARY	/	/	/
		OFF-SITE TRAFFIC MIDIG.	DEVELOPER IS RESPONSIBLE FOR THE NECESSARY OFF-SITE INFRASTRUCTURE IMPROVEMENTS AS INDICATED IN THE APPROVED TRAFFIC IMPACT ANALYSIS. <i>EMERGENCY ACCESS ROAD BTWN COO-DE-SAC & CRISTINA GRAVEL ROAD IN OXBOW BLUFF.</i>						
		10' WIDE	ACC PEDESTRIAN PATH	20' WIDE PED. ACCESS EASEMENT ON TRACT B	PUBLIC EASEMENT (FORMERLY OXBOW DRIVE) SOUTH BDRY	NAMASTE ROAD	/	/	/
		STREET LIGHTS AS PER COA DPM ON PUBLIC STREETS							
		<i>1/4</i>	<i>PEDESTRIAN SIGNAL IMPROVEMENTS AT NAMASTE RD & COORS BLVD</i>						
PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 1, 2 & 3									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NAMASTE ROAD	PUBLIC EASEMENT ON LOT 82; UNIT 2	EXISTING SAS IN NAMASTE ROAD	/	/	/
PUBLIC WATERLINE IMPROVEMENTS - UNITS 1, 2 & 3									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NAMASTE ROAD	PUBLIC EASEMENT ON LOT 82; UNIT 2	10 FT EAST OF EAST BOUNDARY (UNIT 3)	/	/	/

SIA-
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 1

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW VIEW LANE	DEER MEADOW TRAIL	PUBLIC EASEMENT ON LOT 82; UNIT 2
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER MEADOW TRAIL	WILLOW VIEW LANE	BERESFORD LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BERESFORD LANE	OLD ADOBE TRAIL	DEER MEADOW TRAIL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 19; UNIT 1	OLD ADOBE TRAIL	PUBLIC EASEMENT ON ST PIUS X HS PROPERTY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HODGIN LANE	OLD ADOBE TRAIL	DEER MEADOW TRAIL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUMMER HILL LANE	OLD ADOBE TRAIL	DEER MEADOW TRAIL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLD ADOBE TRAIL	LOT 27; UNIT 1	BERESFORD LANE

PUBLIC WATERLINE IMPROVEMENTS - UNIT 1

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON LOT 19; UNIT 1	OLD ADOBE TRAIL	PUBLIC EASEMENT ON ST. PIUS X HS PROPERTY
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BERESFORD LANE	OLD ADOBE TRAIL	DEER MEADOW TRAIL
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HODGIN LANE	OLD ADOBE TRAIL	DEER MEADOW TRAIL
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUMMER HILL LANE	OLD ADOBE TRAIL	DEER MEADOW TRAIL
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLD ADOBE TRAIL	BERESFORD LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER MEADOW TRAIL	BERESFORD LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1

PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 1

24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW VIEW LANE	OLD ADOBE TRAIL (TEMP POND)	PUBLIC EASEMENT ON LOT 85; UNIT 2 & TRACT B
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT B	WILLOW VIEW LANE	EXISTING SD W/IN PUBLIC EASMENT (FORMERLY OXBOW DRIVE)
24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEER MEADOW TRAIL	SUMMER HILL LANE	NAMASTE ROAD THUR WILLOW VIEW LN & PBLC ESMT ON LOT 82; UNIT 2

CONSTRUCT TEMPORARY DESILTATION POND W/IN OLD ADOBE TRAIL & WILLOW VIEW LANE. AGREEMENT & COVENANT MAY BE REQUIRED OVER TEMPORARY POND. A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED AND RELAY EXISTING 30" RCP IN EXISTING EASEMENT ADJACENT TO



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SIA
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PUBLIC WATERLINE IMPROVEMENTS - UNIT 2

Size	Type of Improvement
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S

Location	From	To
NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS
MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS
WILLOW VIEW LANE	PUBLIC EASMENT ON LOT 82; UNIT 2	PUBLIC EASMENT ON LOT 95; UNIT 2
PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD
PUBLIC EASMENT ON LOT 95; UNIT 2	WILLOW VIEW LANE	EXISTING 12" WL ON ST. PIUS X HS PROPERTY
OLD ADOBE TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1
DEER MEADOW TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1

PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 2

Size	Type of Improvement
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS
24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS
24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS

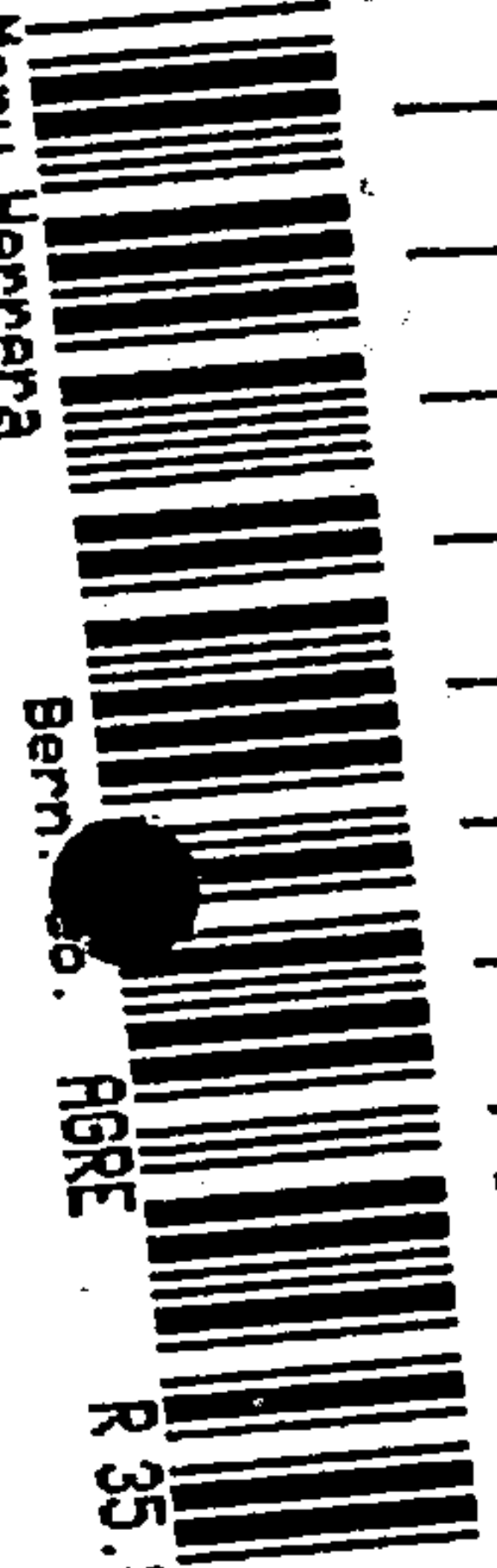
Location	From	To
WILLOW VIEW LANE	OLD ADOBE TRAIL	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT B
PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT B	WILLOW VIEW LANE	EXISTING SD W/IN PUBLIC EASEMENT (FORMERLY OXBOW DRIVE)
DEER MEADOW TRAIL	LOT 78; UNIT 1	WILLOW VIEW LANE
PUBLIC EASEMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. REMOVE AND RELAY EXISTING 30" RCP IN EXISTING EASEMENT ADJACENT TO OXBOW BLUFF SUBDIVISION.

Private Inspector	City Inspector	Engineer
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Private Inspector	City Inspector	Engineer
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Mary Herrera



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PRIVATE ROADWAY IMPROVEMENTS - UNIT 3

Size	Type of Improvement	Location	From	To
20' F - F (IN) 22' F-F (OUT) 6' MEDIAN	RESIDENTIAL PAVING W/ PCC STD & MED CURB & GUTTER & 4' WIDE PCC SIDEWALK ON WEST SIDE*	OXBOW NORTH TRAIL	NAMASTE ROAD	LOT 2; UNIT 3
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OXBOW NORTH TRAIL	LOT 2; UNIT 3	ATHERTON WAY
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	WILD PLUM WAY	OXBOW NORTH TRAIL	WEST CUL-DE-SAC TERMINUS
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	COYOTE HILL WAY	OXBOW NORTH TRAIL	WEST CUL-DE-SAC TERMINUS
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	ATHERTON WAY	NORTH CUL-DE-SAC TERMINUS	SOUTH CUL-DE-SAC TERMINUS

* SIDEWALKS TO BE DEFERED
 SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S

PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 3

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OXBOW NORTH TRAIL	LOT 2; UNIT 3	ATHERTON WAY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILD PLUM WAY	OXBOW NORTH TRAIL	WEST CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COYOTE HILL WAY	OXBOW NORTH TRAIL	WEST CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ATHERTON WAY	NORTH CUL-DE-SAC TERMINUS	SOUTH CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT BETWEEN LOTS 34/35 UNIT 3	NAMASTE ROAD	ATHERTON WAY

REMOVE AND DISPOSE OF EXISTING SANITARY SEWER W/IN THE PUBLIC EASEMENT ON LOTS 21 & 22 IN UNIT 3 TO BE VACATED.

PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 3

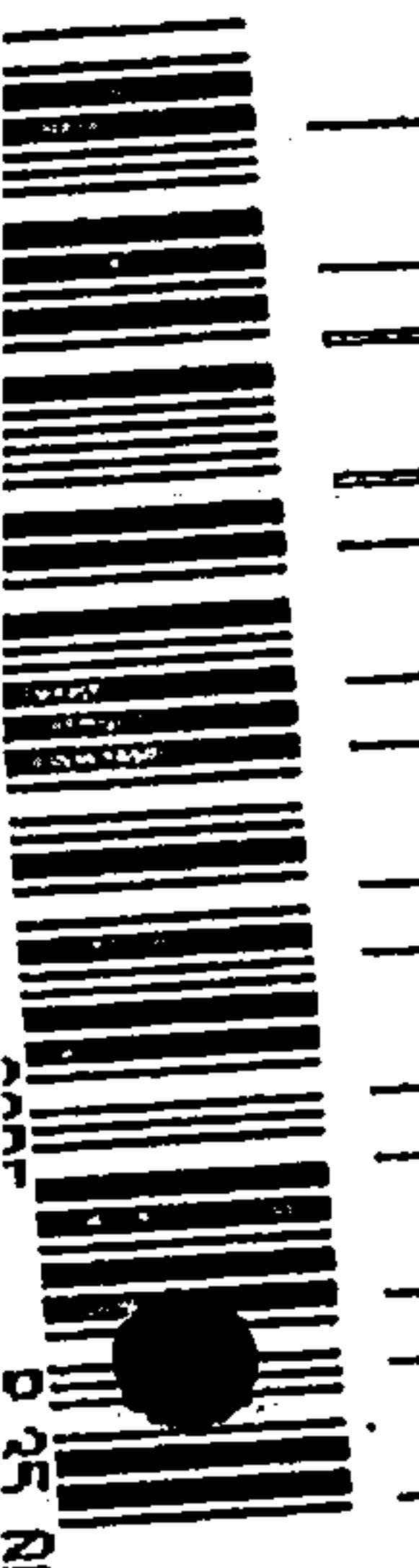
24"- 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ATHERTON WAY	NAMASTE ROAD	OXBOW NORTH TRAIL
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON TRACT B	OXBOW DRIVE	WILLOW VIEW LANE

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. REMOVE AND RELAY EXISTING 30" RCP IN EXISTING EASEMENT ADJACENT TO OXBOW BLUFF SUBDIVISION. NOTE: LOT 95 & 144 TO PROVIDE ACCESS TO SD MH (GRAVEL SURFACING MAY BE REQ'D)

Private Inspector	Inspector	Engineer
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Project #

PUBLIC WATERLINE IMPROVEMENTS - UNIT 3

Size	Type of Improvement	Location	From	To
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EXISTING 8" WL IN PUBLIC EASEMENT ON LOTS 21/22; UNIT 3	PUBLIC EASEMENT (FORMERLY OXBOW DRIVE)	ATHERTON WAY
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ATHERTON WAY	PUBLIC EASEMENT ON LOTS 21/22; UNIT 3	NAMASTE ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OXBOW NORTH TRAIL	ATHERTON WAY	NAMASTE ROAD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILD PLUM WAY	OXBOW NORTH TRAIL	PUBLIC EASEMENT ON TRACT B
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE HILL WAY	OXBOW NORTH TRAIL	PUBLIC EASEMENT ON TRACT B
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT B	WILD PLUM WAY	COYOTE HILL WAY

Private Inspector	City Inspector	City Civil Engineer

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER	DATE	DRB CHAIR	DATE	DATE	DATE
PATTON	10/2/2002	<i>Janet L. Cunningham</i>	10/2/02	<i>Christina Sandoval</i>	10/2/02
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
MAN HUSTON INC.		<i>J. R. ...</i>	10-02-02	AMAFCA	DATE
PREPARED BY: PRINT NAME	DATE	TRANSPORTATION DEVELOPMENT	DATE	<i>Bradley D. Byham</i>	10/2/02
MAN HUSTON INC.	10-2-02	<i>Robert ...</i>	10/2/02	CITY ENGINEER	DATE
PREPARED BY: PRINT NAME	DATE	UTILITY DEVELOPMENT	DATE		DATE
MAN HUSTON INC.	10-2-02				
PREPARED BY: PRINT NAME	DATE				DATE
MAN HUSTON INC.	10-2-02				

PERMIT TIME ALLOW TO CONSTRUCT ELEMENTS WITHOUT A DRB EXTENSION

0-02-04

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Barcode

Bern. Co. PGRE

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FIGURE 18

1ST EXTENSION AGREEMENT OFF-SITE (For Units 1, 2, 3)
Procedure "B"
PROJECT NO. 699582

This Agreement made this 27th day of October, 2003, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider: OXBOW NORTH VENTURES LLC) ("Developer"), whose address is 1650 UNIVERSITY NE, SUITE 5-100 87102 and whose telephone number is 831-6855 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 28 day of January 2003, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 1/30/03, at Book Misc. A49, pages 6276 through XXXXXX, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 2 day of October 2003; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

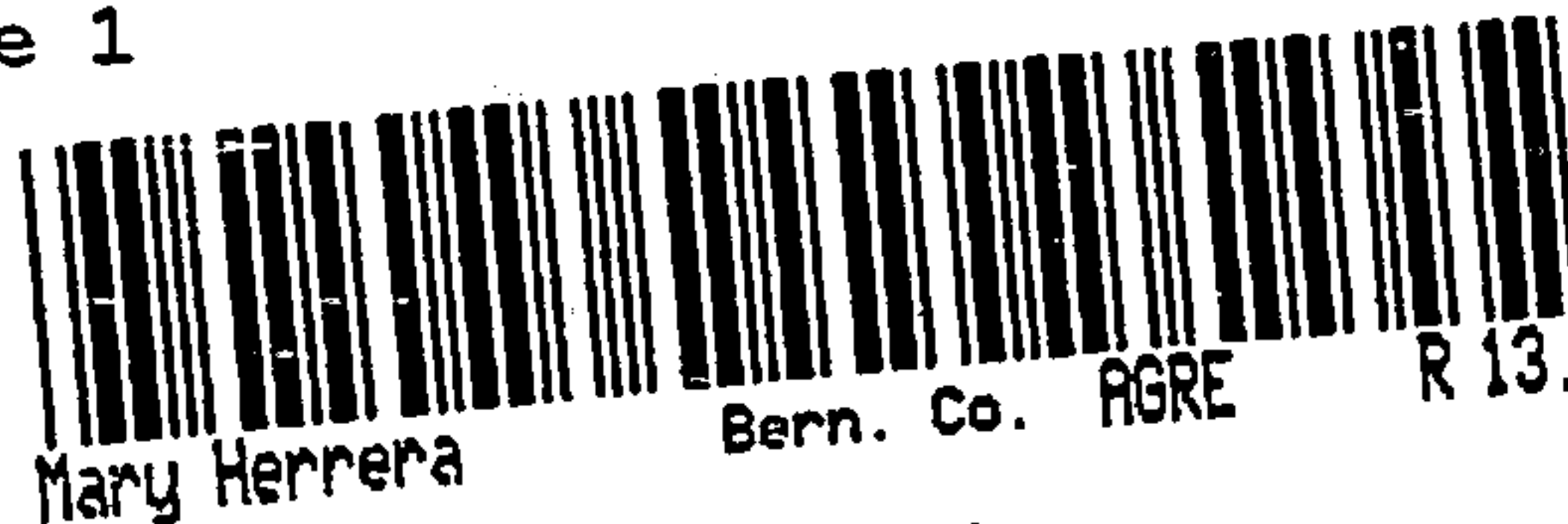
NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 2 day of Oct, 2004.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____



2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Letter of Amendment No. 1 to Irrevocable letter of credit No. 459
Amount: \$30,389.56 Name of Financial Institution or Surety providing Guaranty: FIRST STATE BANK
Date City first able to call Guaranty (Construction Completion Deadline): 10-2-04
If Guaranty other than a Bond, last day City able to call Guaranty is: 12-2-04
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER:

By (Signature): [Signature]
Name: JIM ROARKS JR.
Title: PARTNER MEMBER
Dated: 9/29/03

CITY OF ALBUQUERQUE:

[Signature]
City Engineer
Dated: 10-27-03

9/23/03
ef 10/24/03



DEVELOPER'S NOTARY

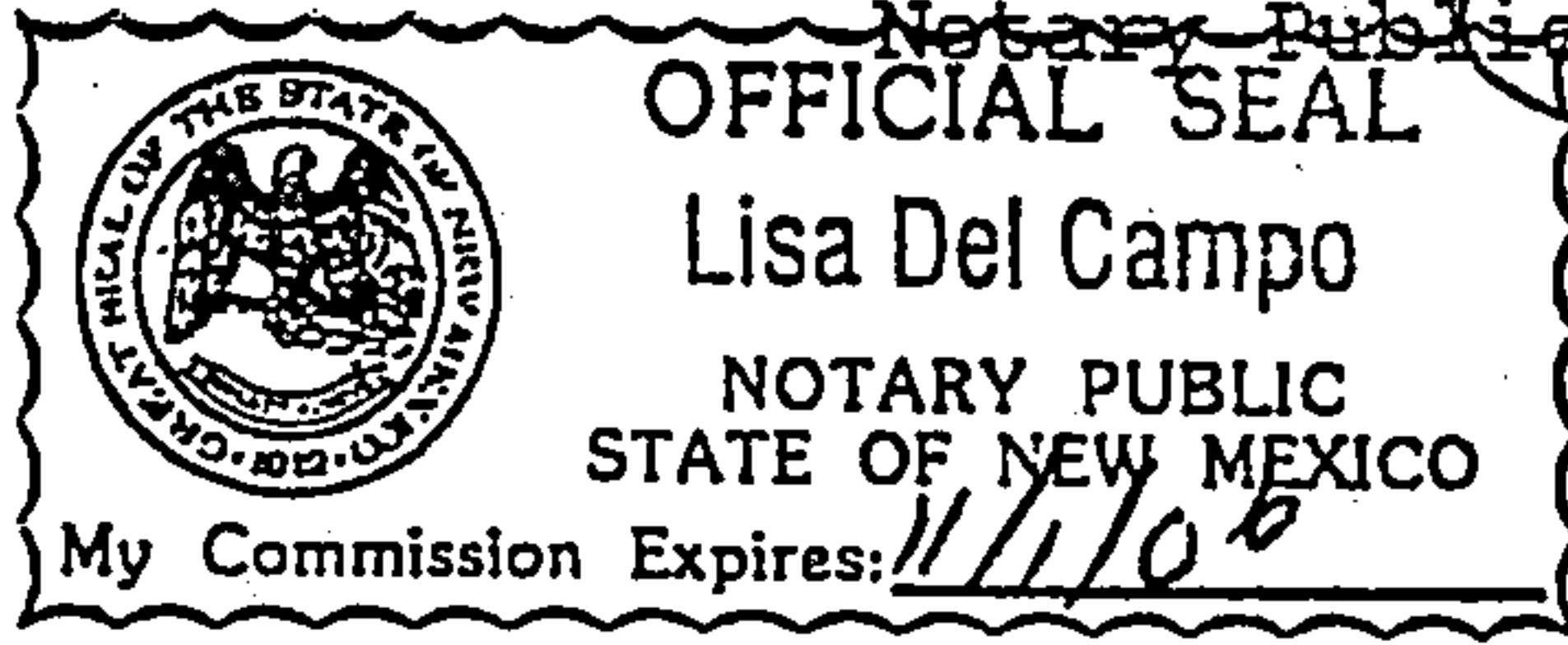
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS.

This instrument was acknowledged before me on 29th day of SEPTEMBER,
2003 by (name of person:) JAMES W. ROGERS, JR, (title or
capacity, for instance, "President" or "Owner") PARTNER
of (Developer:) 1500 W NORTH VENTURES LLC

[Handwritten Signature]

My Commission Expires:

NOV 1, 2006



CITY'S NOTARY

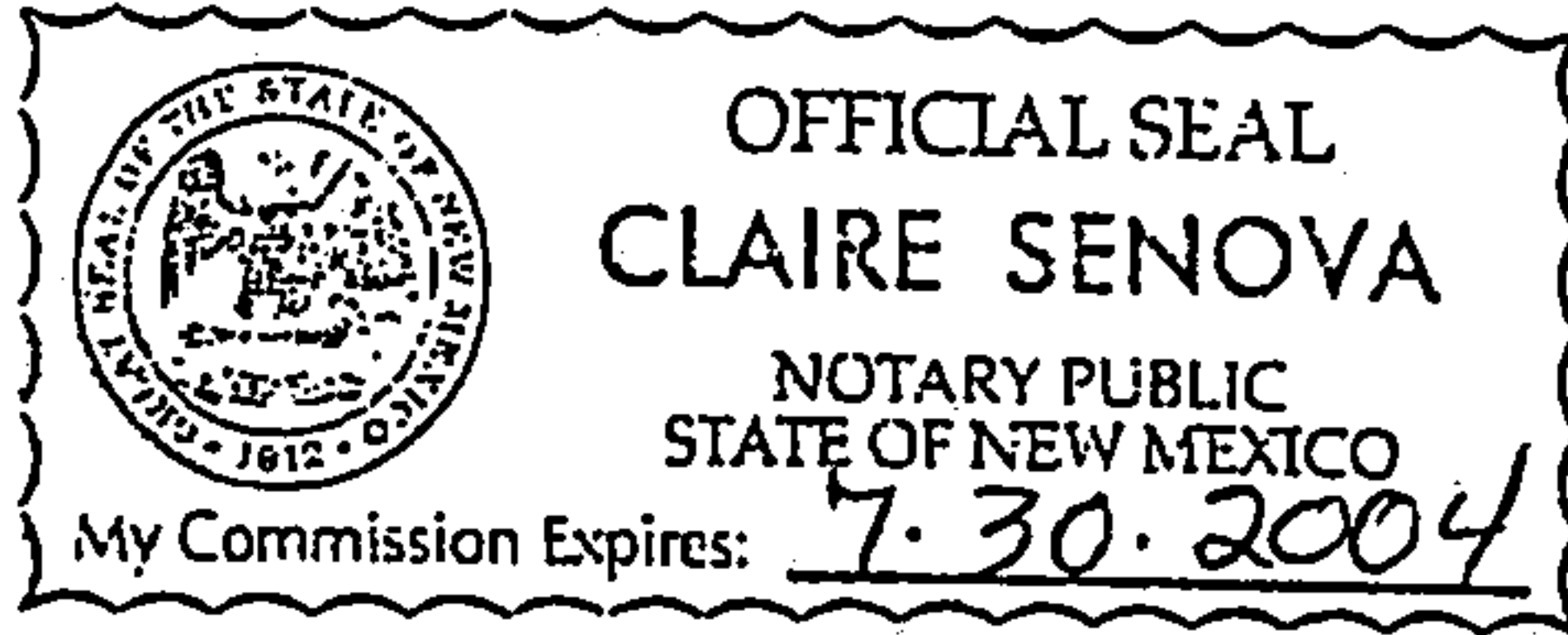
STATE OF New Mexico
COUNTY OF Bernalillo SS.

This instrument was acknowledged before me on 27 day of October,
2003 by Fred Aguilar, City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

[Handwritten Signature]
Notary Public

My Commission Expires:

7.30.2004



First State Bank
8100 Lang N.E.
Albuquerque, NM 87109

Letter of Amendment No. 1 to
Irrevocable Letter of Credit No. 1759

Amendment issue date: October 15, 2003

Beneficiary: City of Albuquerque

Applicant: Oxbow North Ventures.

The above mentions Letter of Credit is amended as follows:

The Expiration Date shall be extended from December 2, 2003 to December 2, 2004.

All other terms and conditions remain unchanged

This Letter of Amendment is to be considered as part of the above Letter of Credit and must be attached thereto.

The original Irrevocable Letter of Credit issued January 15, 2003 and this Amendment are subject to the "Uniform Customs and Practice for Documentary Credits, 1993 Revision, International Chamber of Commerce Brochure No. 500."

The beneficiary is requested to notify the issuing bank promptly if this Amendment is not accepted.

First State Bank

By: 

V. William Dolan, Jr.

Its: Executive Vice President



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-2-2003

16. Project # 1002092
03DRB-01601 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURE LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH @ OXBOW**, zoned SU-3 special center zone, located on NAMASTE RD NW AND COORS BLVD NW containing approximately 40 acre(s). [REF: 02DRB-01371] (F-11)


At the October 1, 2003, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

If you wish to appeal this decision, you must do so by October 16, 2003, in the manner described below.

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

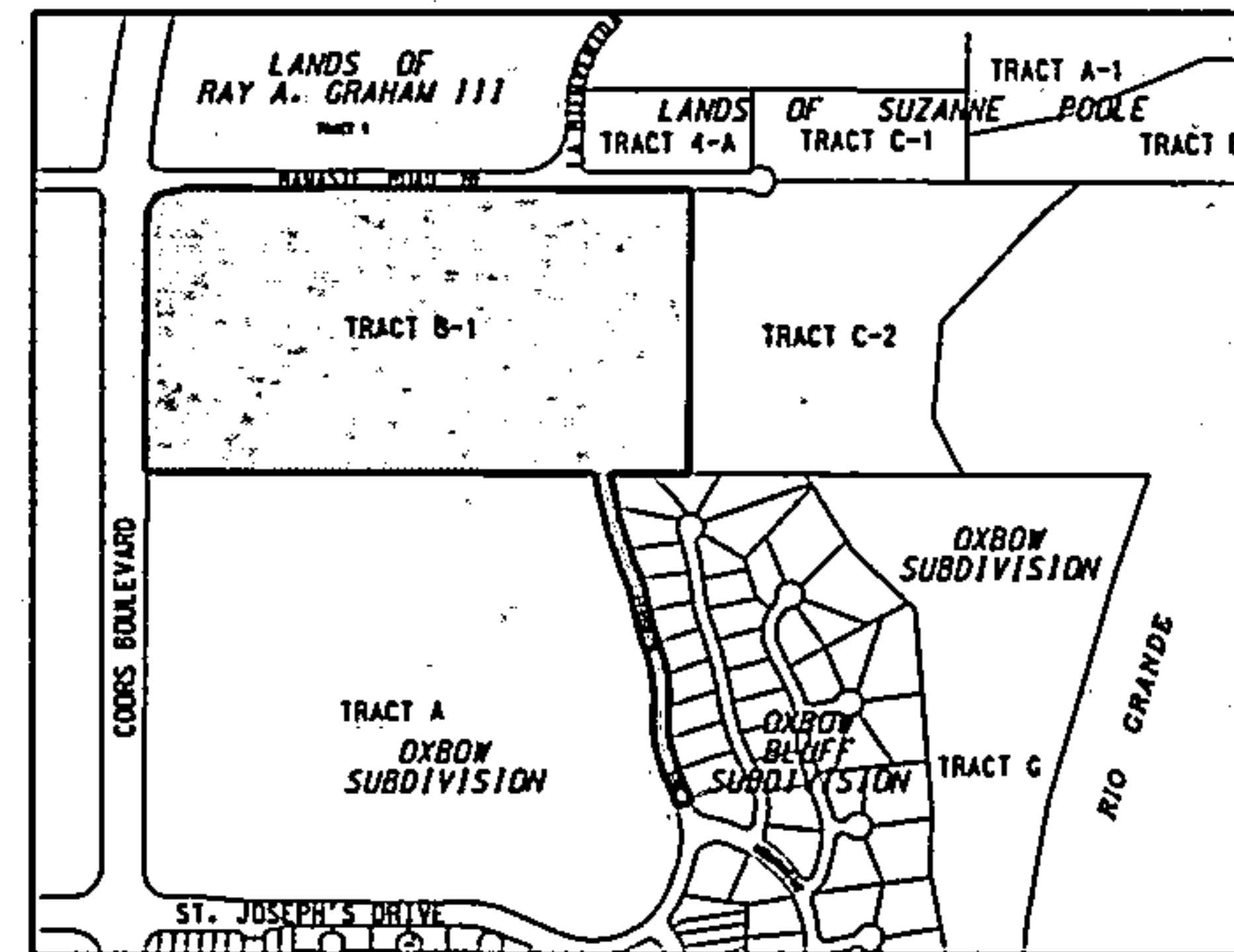
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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


Sheran Matson, AICP, DRB Chair

Cc: Oxbow North Venture LLC, 1650 University NE, Suite 1-500, 87102
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

SP-2003042165



LOCATION MAP

ZONE ATLAS INDEX MAP No. F-11-Z & G-11-Z NOT TO SCALE

SUBDIVISION DATA

- 1. DRB Project No. 1002092.
2. Zone Atlas Index No. F-11-Z & G-11-Z
3. Gross Subdivision Acreage: 41.0699 Acres.
4. Total Number of Lots/Tracts created: One hundred twenty four (124) Lots and Seven (7) Tracts.
5. Total Mileage of full width Private Streets created: 1.0660 miles.
6. Total Mileage of partial width Public R-O-W (Namaste Drive NW): 0.0717 mile.
7. Date of Survey: August, 2002
8. Plot is located within the Section 35, T11N, R2E, NMPM, and within the Town of Albuquerque Grant and within projected Section 2, T10N, R2E, and projected Section 35, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract B-1 of the PLAT OF TRACTS B-1 & B-2 ARCHDIOCESE OF SANTA FE, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 15, 1995 in Volume 95C, Folio 171 as Document No. 95048595, together with a southerly portion of Namaste Road NW and a northerly portion of Oxbow Drive NW into one hundred twenty four (124) Lots and Seven (7) Tracts, to dedicate additional public right-of-way to the City of Albuquerque, to vacate easements, and to grant easements.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground and overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DESCRIPTION

A certain tract of land situate within the south one-half (S1/2) of Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and within the Town of Albuquerque Grant within the northeast one-quarter (NE1/4) of projected Section 2, Township 10 North, Range 2 East, within the south one-half (S1/2) of projected Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract B-1 of the PLAT OF TRACTS B-1 & B-2 ARCHDIOCESE OF SANTA FE, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 15, 1995 in Volume 95C, Folio 171 as Document No. 95048595, together with portions of street right-of-way of Namaste Road NW and Oxbow Drive NW and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

Beginning of the southwest corner of said Tract B-1, a point on the easterly right-of-way line of Coors Boulevard NW, whence the Albuquerque City Survey (ACS) Monument "JOSEPH 1953", a standard USCGS brass tablet set in top of a concrete post, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X=366,686.82 and Y=1,502,246.75 bears S47°12'35"E, a distance of 2015.81 feet and from said point of beginning running thence along the westerly boundary line of said Tract B-1 and also along said right-of-way line, N00°10'12"E, a distance of 756.66 feet to a point of curvature thence, S5°31'00"E, a distance of 25.00 feet to a point of reverse curvature thence, a chord which bears N00°53'59"E, a distance of 95.31 feet to a point of compound curvature thence, S6°18'12"E, a distance of 36.72 feet to a point of compound curvature thence, S1°15'15"E, a distance of 86.53 feet to a point of compound curvature thence, S47°46'18"E, a distance of 47.46 feet to a point of tangency thence, a chord which bears N83°44'04"E, a distance of 47.39 feet to a point of non-tangency thence, N03°15'42"E, a distance of 9.06 feet to the northwest corner of said Tract B-1, a point on the southerly right-of-way line of Namaste Road NW, thence running along the northerly boundary line of said Tract B-1 and also along said right-of-way line, S89°46'23"E, a distance of 470.40 feet to a point of curvature (non-tangent), thence leaving the northerly boundary line of said Tract B-1 and also said right-of-way line and running along the northerly boundary line of the tract herein described, S15°09'00"E, a distance of 15.09 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears N71°47'31"E, a distance of 15.81 feet to a point of tangency thence, S89°46'23"E, a distance of 291.98 feet to a point of tangency thence, S00°11'10"W, a distance of 5.00 feet to a point on the northerly boundary line of said Tract B-1, and also being a point on the northerly right-of-way line of Namaste Road NW, thence running along the southerly boundary line of said Tract B-1 and along said right-of-way line, S89°46'23"E, a distance of 905.99 feet to the northeast corner of said Tract B-1, thence leaving said right-of-way line and running thence along the easterly boundary line of said Tract B-1, S00°13'37"W, a distance of 960.07 feet to the southeast corner of said Tract B-1 and also being a point on the northerly boundary line of OXBOW BLUFF SUBDIVISION, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County New Mexico on February 23, 1999 in Book 99C, Page 32 as Document No. 999023990, thence running along the southerly boundary line of said Tract B-1 and also along said northerly boundary line, N89°48'50"W, a distance of 262.85 feet to the northwest corner of said OXBOW BLUFF SUBDIVISION and also being a point of curvature on the easterly right-of-way line of Oxbow Drive NW, thence running along the westerly boundary line of said OXBOW BLUFF SUBDIVISION and also along said right-of-way line, S5°33'00"E, a distance of 647.00 feet and a chord which bears S12°26'02"E, a distance of 55.31 feet to a point of reverse curvature thence, S27°58'00"E, a distance of 1253.00 feet and a chord which bears S16°33'33"E, a distance of 286.95 feet to a point of reverse curvature thence, S19°35'00"E, a distance of 497.00 feet and a chord which bears S16°15'18"E, a distance of 119.06 feet to a point of reverse curvature thence, S109°23'00"E, a distance of 665.50 feet and a chord which bears S14°04'33"E, a distance of 109.11 feet to a point of tangency thence, S18°46'47"E, a distance of 57.74 feet to a point of curvature thence, S19°70'00"E, a distance of 501.50 feet and a chord which bears S07°22'20"E, a distance of 198.38 feet to a point of reverse curvature thence, S26°43'00"E, a distance of 498.50 feet and a chord which bears S11°02'58"E, a distance of 259.47 feet to a point of reverse curvature thence, S8°13'00"E, a distance of 413.00 feet and a chord which bears S21°24'30"E, a distance of 68.05 feet to a point of tangency on the westerly boundary line of Lot 1 of said OXBOW BLUFF SUBDIVISION, thence crossing said right-of-way line, S73°19'04"W, a distance of 52.00 feet to a point of curvature (non-tangent) on the easterly boundary line of Tract A of PLAT OF OXBOW SUBDIVISION as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 18, 1998 in Book 98C, Page 44 as Document No. 9998018015, and also being a point on the westerly right-of-way line of said Oxbow Drive NW, thence running along the easterly boundary line of said Tract A and also along said right-of-way line, S59°55'00"E, a distance of 361.00 feet and a chord which bears N21°24'30"W, a distance of 59.49 feet to a point of reverse curvature thence, S29°07'00"E, a distance of 550.50 feet and a chord which bears N11°02'58"W, a distance of 286.53 feet to a point of reverse curvature thence, S178°39'00"E, a distance of 449.50 feet and a chord which bears N07°22'20"W, a distance of 177.81 feet to a point of tangency thence, N18°46'47"E, a distance of 57.74 feet to a point of curvature thence, S117°17'00"E, a distance of 717.50 feet and a chord which bears N14°04'39"W, a distance of 117.64 feet to a point of reverse curvature thence, S106°06'00"E, a distance of 445.00 feet and a chord which bears N16°15'18"W, a distance of 106.60 feet to a point of reverse curvature thence, S299°52'00"E, a distance of 1305.00 feet and a chord which bears N16°33'33"W, a distance of 298.85 feet to a point of reverse curvature thence, S64°53'00"E, a distance of 595.00 feet and a chord which bears N13°06'37"W, a distance of 64.90 feet to a point on the southerly boundary line of said Tract B-1, thence leaving said right-of-way line and running thence along the southerly boundary line of said Tract B-1, N89°48'50"W, a distance of 1483.40 feet to the point and place of beginning.

Tract contains 41.0699 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico and within the Town of Albuquerque Grant within Projected Section 2, Township 10 North, Range 2 East, and within projected Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract B-1 of the PLAT OF TRACTS B-1 & B-2 ARCHDIOCESE OF SANTA FE, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 15, 1995 in Volume 95C, Folio 171 as Document No. 95048595, together with a southerly portion of Namaste Road NW and Oxbow Drive NW, now comprising Lots 1 through 78 inclusive, Lots 124 through 163 inclusive and Tracts A, B, C, D, E, F and G, PLAT OF OXBOW NORTH, Albuquerque, New Mexico is with the free consent and in accordance with the desire of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate public right-of-way 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 thereon and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried and overhead distribution lines, conduits, pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the City, if such work affects any improvements or encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense take whatever protective measures are required to safeguard the improvements or encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

OXBOW NORTH VENTURES

By: James W. Rogers, Managing Member
State of New Mexico
County of Bernalillo

This instrument was acknowledged before me on _____ day of _____, 2003, by James W. Rogers, Managing Member of Oxbow North Ventures.

My Commission Expires: _____ Notary Public

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and are the same as shown on the PLAT OF TRACTS B-1 & B-2, ARCHDIOCESE OF SANTA FE, Albuquerque, New Mexico, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 15, 1995 in Volume 95C, Folio 171 as Document No. 95048595.
2. Distances are ground distances.
3. Record bearings & distances are shown in parenthesis ().
4. All easements of record are shown.
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 will consist of a standard four-inch (4") aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
6. Tracts B, C, D, E & F are to be reserved for and granted to the Oxbow North Homeowners Association and its assigns by separate document.
7. Tract D is subject to a blanket slope and landscape easement to be owned and maintained by the Oxbow North Homeowners Association. Tract D is also subject to a 20' floating Public Pedestrian Easement to be granted to the City of Albuquerque with the filing of this plat.
8. Tract C is subject to a Public Waterline & Storm Drain Easement to be granted to the City of Albuquerque with the filing of this plat.
9. Tracts E & F are subject to a Public Sanitary Sewer, Water, and Subsurface Storm Drain Easement to be granted to the City of Albuquerque with the filing of this plat. Tracts E & F are also subject to a Private Access and Surface Drainage Easement to serve Lots 1 through 169 in the Oxbow North Subdivision.
10. All interior streets (Tracts E & F) are private and to be maintained by the Oxbow North Homeowners Association.
11. Fireplaces and/or stoves shall be limited to Gas Logs and Environmental Protection Agency approved Wood-Burning Devices. No ordinary Wood-Burning Fireplaces shall be installed in any Residential Dwelling Unit.
12. This subdivision is in the City of Albuquerque, water and sanitary sewer capabilities are based on the City of Albuquerque's facilities. Water and sanitary sewer infrastructure improvements must be approved by the City of Albuquerque.
13. Tract G is to be reserved for & granted to the Oxbow Bluff Homeowners Association and its assigns by separate document.

PLAT OF OXBOW NORTH (A REPLAT OF TRACT B-1, ARCHDIOCESE OF SANTA FE) ALBUQUERQUE, NEW MEXICO JANUARY, 2003

APPROVALS

Table with columns for PLAT NUMBER, PLANNING DIRECTOR, CITY ENGINEER, A.M.A.F.C.A., TRAFFIC ENGINEER, CITY SURVEYOR, PROPERTY MANAGEMENT, UTILITY DEVELOPMENT DEPARTMENT, PARKS & RECREATION, QWEST, COMCAST CABLE, PNM ELECTRIC SERVICES, PNM GAS SERVICES, and DATE.

TAX CERTIFICATION

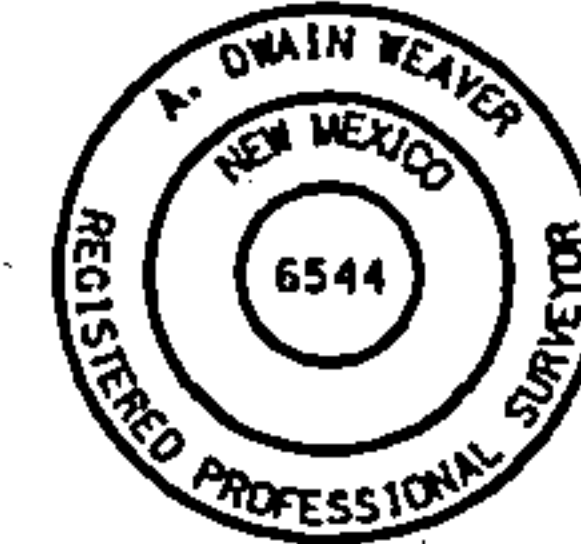
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

PNM STAMP

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

SURVEYOR'S CERTIFICATION

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

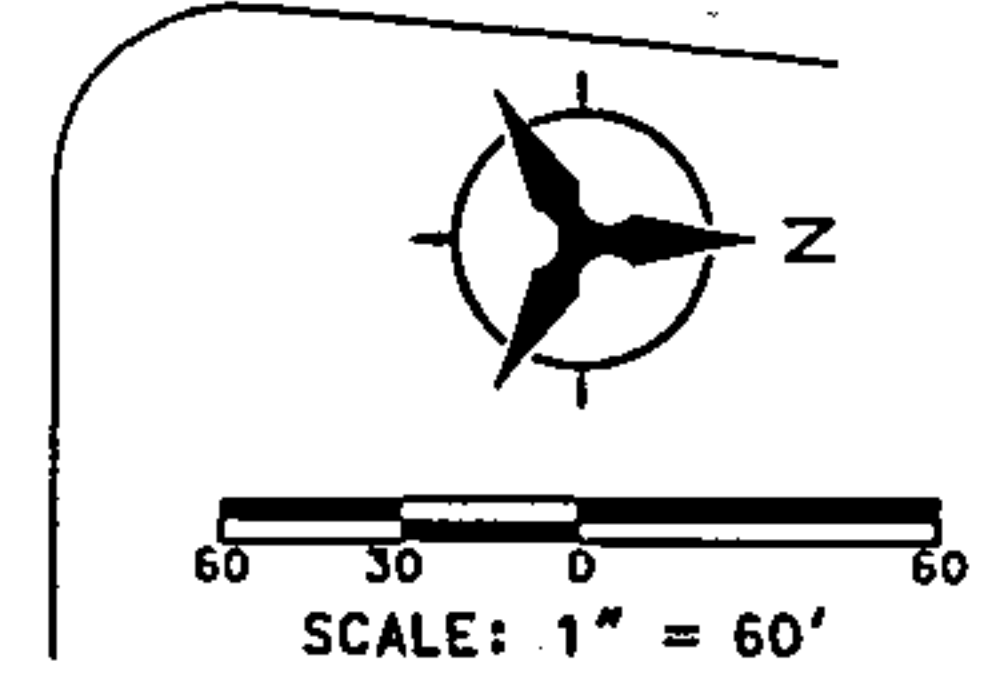


A. Dwin Weaver
New Mexico Professional Surveyor 6544
Date: January 27, 2003

Bohannon & Huston

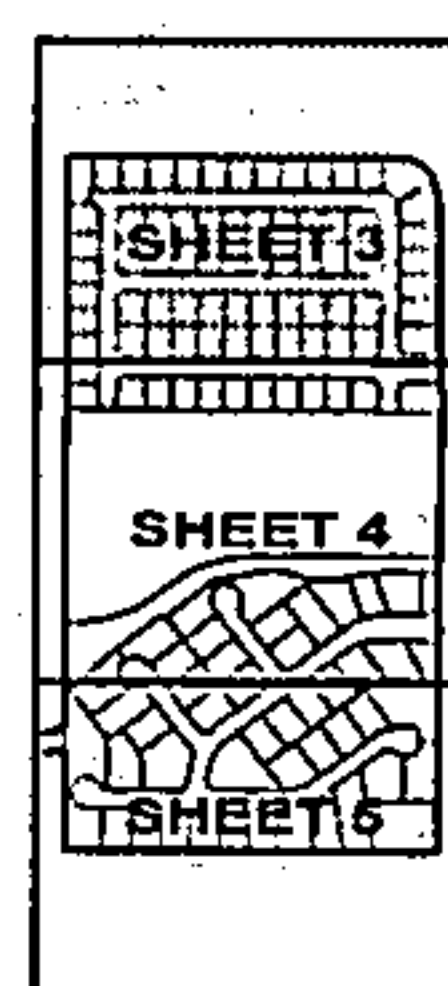
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING + SPATIAL DATA + ADVANCED TECHNOLOGIES

PLAT OF
OXBOW NORTH
 (A REPLAT OF TRACT B-1,
 ARCHDIOCESE OF SANTA FE)
 ALBUQUERQUE, NEW MEXICO
 JANUARY, 2003



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE
	RIGHT OF WAY
	10' PUE
	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	3/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "HEAVY LS 6544"
	FOUND 1/2" REBAR WITH 1" SURVEY CAP STAMPED "PS 10464"
	FOUND CONCRETE NAIL WITH SURVEY WASHER STAMPED "PS 10464"

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



Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

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

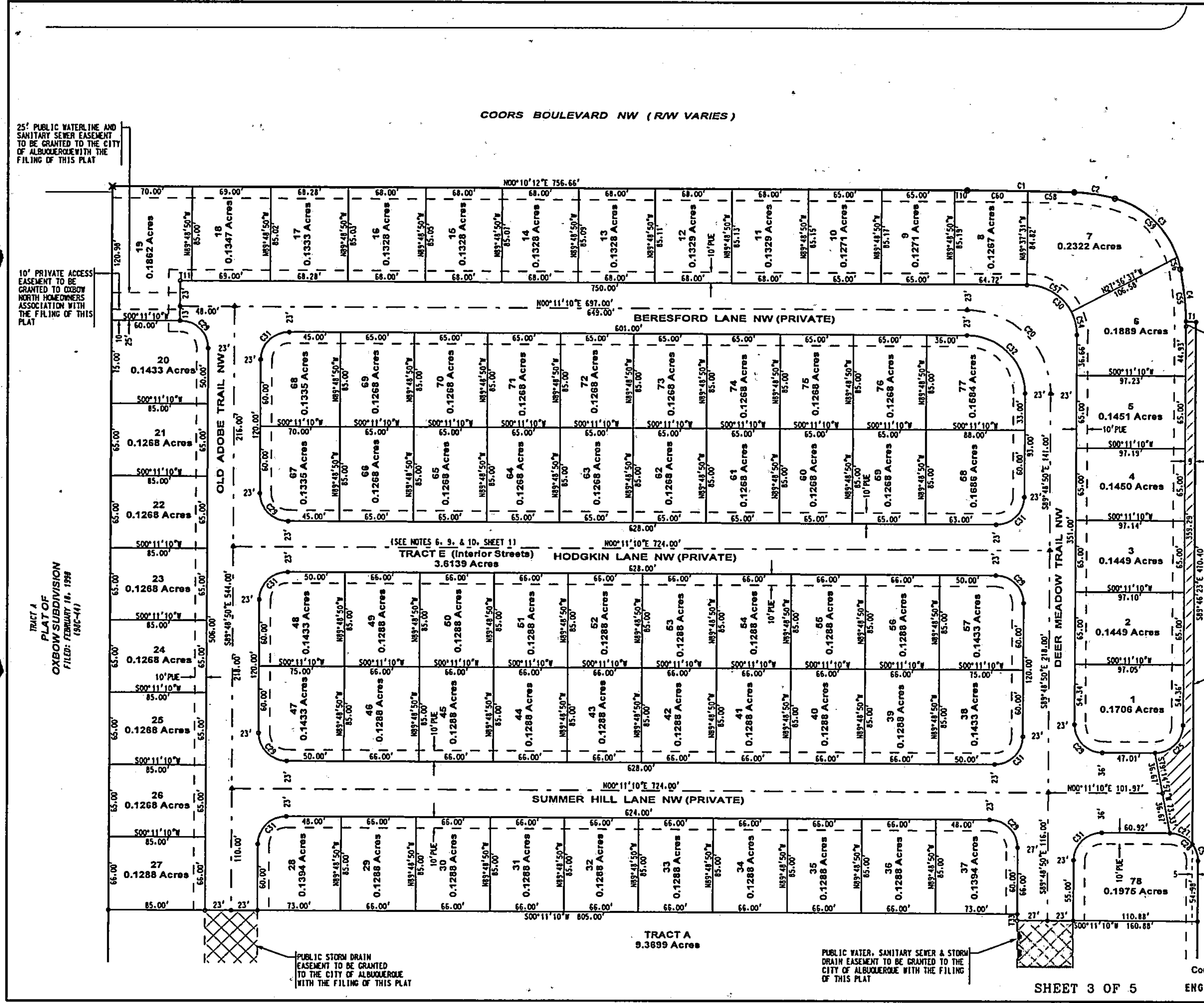
10' PRIVATE ACCESS EASEMENT TO BE GRANTED TO OXBOW NORTH HOMEOWNERS ASSOCIATION WITH THE FILING OF THIS PLAT

TRACT A
 PLAT OF
OXBOW SUBDIVISION
 FILED: FEBRUARY 16, 1998
 (198-47)

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

PUBLIC WATER, SANITARY SEWER & STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

SHEET 3 OF 5



PLAT OF
OXBOW NORTH
 (A REPLAT OF TRACT B-1,
 ARCHDIOCESE OF SANTA FE)
 ALBUQUERQUE, NEW MEXICO
 JANUARY, 2003

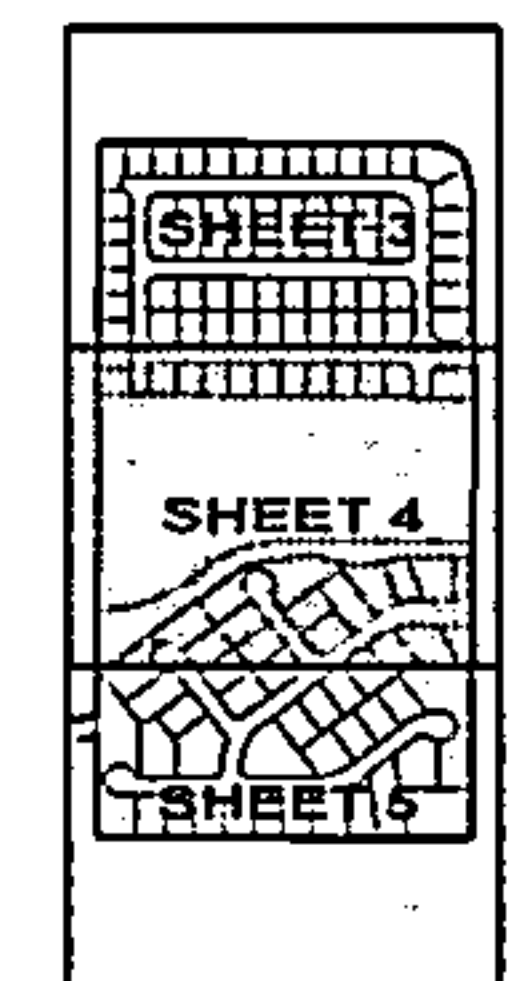


60 30 0 30 60
 SCALE: 1" = 60'

HATCHED AREAS DESIGNATE
 PUBLIC STREET RIGHT-OF-WAY
 TO BE DEDICATED TO THE CITY
 OF ALBUQUERQUE WITH THE
 FILING OF THIS PLAT

LEGEND

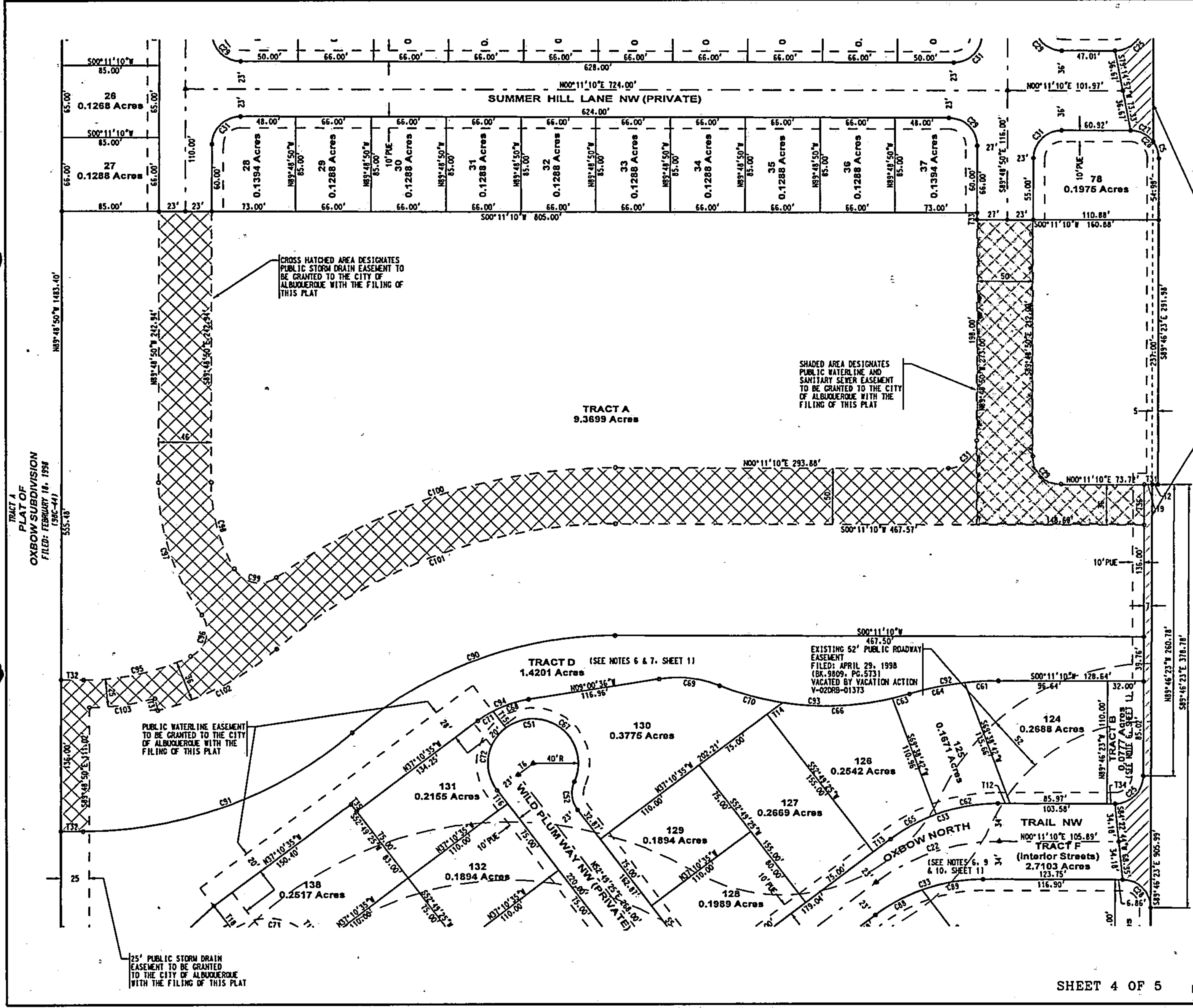
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING (OLD) LOT LINE
- RIGHT OF WAY
- 10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- 3/4" REBAR WITH 1" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- FOUND 3/4" REBAR WITH 1" SURVEY CAP STAMPED "PS 10464"
- ✕ FOUND CONCRETE NAIL WITH SURVEY WASHER STAMPED "PS 10464"



Bohannon & Huston, Inc.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SHEET 4 OF 5



TRACT A
 PLAT OF
 OXBOW SUBDIVISION
 FILED: FEBRUARY 18, 1998
 (SAC-44)

CROSS HATCHED AREA DESIGNATES
 PUBLIC STORM DRAIN EASEMENT
 TO BE GRANTED TO THE CITY OF
 ALBUQUERQUE WITH THE FILING
 OF THIS PLAT

SHADED AREA DESIGNATES
 PUBLIC WATERLINE AND
 SANITARY SEWER EASEMENT
 TO BE GRANTED TO THE CITY
 OF ALBUQUERQUE WITH THE
 FILING OF THIS PLAT

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

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

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 14, 2004

Mr. Rae Perls
15 Tennis Court NW
Albuquerque, New Mexico 87120

RE: Extension of Subdivision Improvements Agreement
Tract B-1 Oxbow North

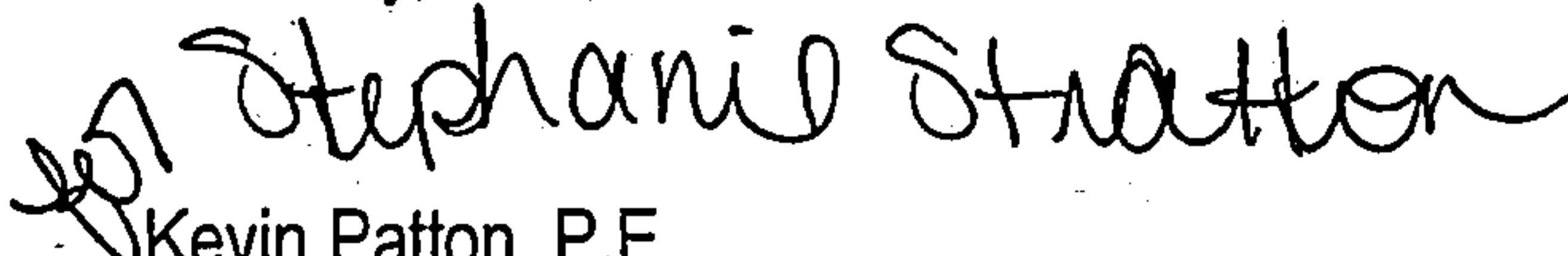
Dear Mr. Perls:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Oxbow North Ventures, LLC., is seeking approval of Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



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

SS
Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 14, 2004

Mr. Bruce Masson
13 Arco NW
Albuquerque, New Mexico 87120

RE: Extension of Subdivision Improvements Agreement
Tract B-1 Oxbow North

Dear Mr. Masson:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Oxbow North Ventures, LLC., is seeking approval of Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

for *Stephanie Stratton*

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

SS
Enclosure

ENGINEERING
SPATIAL DATA

ADVANCED TECHNOLOGIES

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 14, 2004

Mr. Don MacCornack
5300 Hattiesburg NW
Albuquerque, New Mexico 87120

RE: Extension of Subdivision Improvements Agreement
Tract B-1 Oxbow North


Dear Mr. MacCornack:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Oxbow North Ventures, LLC., is seeking approval of Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

for 

Kevin Patton, P.E.
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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 14, 2004

Mr. Eddie Costello
1111 Alameda NW Ste. J
Albuquerque, New Mexico 87114

RE: Extension of Subdivision Improvements Agreement
Tract B-1 Oxbow North

Dear Mr. Costello:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Oxbow North Ventures, LLC., is seeking approval of Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Stephanie Stratton

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

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 14, 2004

Mr. Steve Kells
35 Mill Rd. NW
Albuquerque, New Mexico 87120

RE: Extension of Subdivision Improvements Agreement
Tract B-1 Oxbow North

Dear Mr. Kells:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz Del Sol Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Oxbow North Ventures, LLC., is seeking approval of Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

for Stephanie Stratton

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

SS
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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 14, 2004

Mr. Ray Graham
One Wind NW
Albuquerque, New Mexico 87120

RE: Extension of Subdivision Improvements Agreement
Tract B-1 Oxbow North

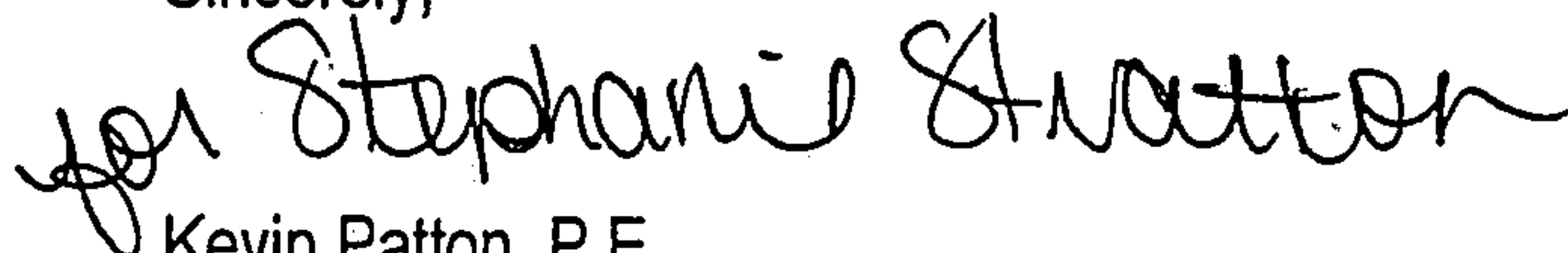
Dear Mr. Graham:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Lúz Del Sol Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Oxbow North Ventures, LLC., is seeking approval of Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



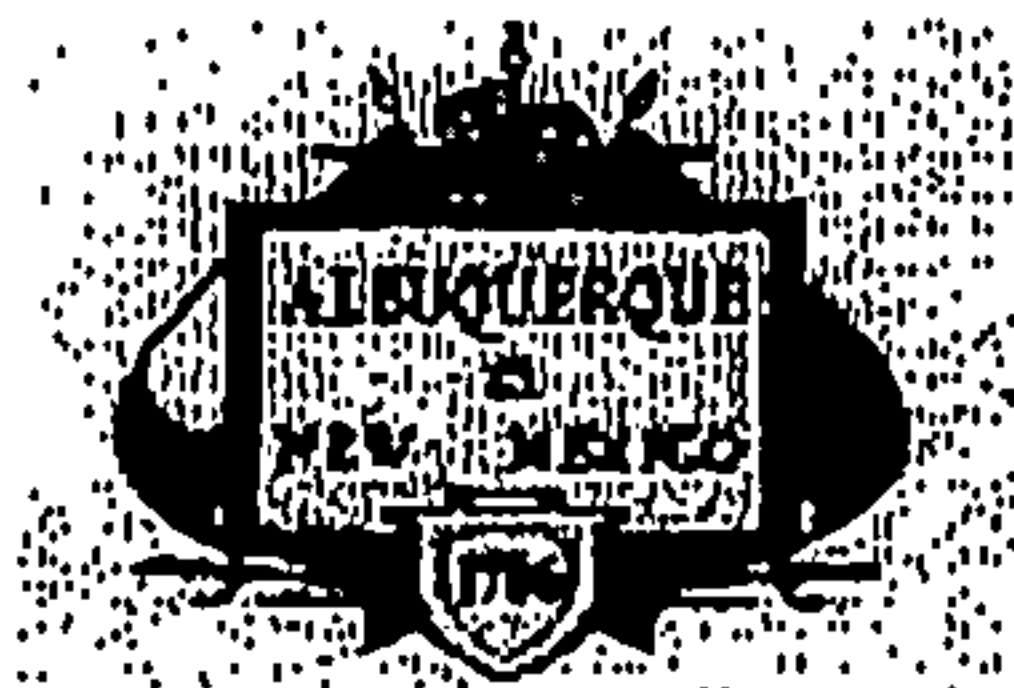
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES



Planning Department
Office of Neighborhood Coordination
Albuquerque, New Mexico

Date: October 14, 2004

CONTACT NAME: Stephanie Stratton
COMPANY / AGENCY: Bohannan ^ Huston
ADDRESS / ZIP: 7500 Jefferson St NE / 87109
PHONE / FAX: 823-1000 Fax: 798-7988

Please Note: The information listed in this letter is valid for one (1) month. If you have not 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).

Thank you for your inquiry of October 14, 2004 requesting names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at:
Tract B-1 Oxbow North Zone Map page(s) F-11-Z

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

La Luz Landowners Association (R)

Rae Perls 898-8833
15 Tennis Court NW / 87120
Bruce Masson 898-1299
13Arco NW / 87120

La Luz Del Sol NA

Steve Kells 899-8746
35 Mill Rd NW / 87120
Ray Graham 898-5600
One Wind NW / 87120

Taylor Ranch NA (R)

Don MacCornack 897-1593
5300 Hattiesburg NW / 87120
Eddie Costello 362-6700
1111 Alameda NW, Ste. J / 87114

Although you are not "Officially Required" by O-92, you are most welcome to notify the follow "UNRECOGNIZED" Neighborhood Association of this project:

Ladera Heights NA

Shari Lewis
P.O. Box 66328 / 87193

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,

Julia King

OFFICE OF NEIGHBORHOOD COORDINATION
planning.recognized.na.form (07/04)

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

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; Insurance Coverage Provided)

OFFICIAL

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

Postmark: Albuquerque, NM 87104
 PB METER 5049727
 U.S. POSTAGE \$3.00

Sent To: **Bruce Masson**
 Street, Apt. No., or PO Box No. **13 Arco NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, April 2002 See Reverse for Instructions

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

OFFICIAL

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

Postmark: Albuquerque, NM 87104
 PB METER 5049727
 U.S. POSTAGE \$3.00

Sent To: **Larry Graham**
 Street, Apt. No., or PO Box No. **One Wind NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, April 2002 See Reverse for Instructions

U.S. Postal Service
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 PB METER 5049727
 U.S. POSTAGE \$3.00

Sent To: **Steve Kells**
 Street, Apt. No., or PO Box No. **35 Mill Rd. NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, April 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Postmark: Albuquerque, NM 87104
 PB METER 5049727
 U.S. POSTAGE \$3.00

Sent To: **Pat Parks**
 Street, Apt. No., or PO Box No. **15 Tennis Court NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, April 2002 See Reverse for Instructions

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 PB METER 5049727
 U.S. POSTAGE \$3.00

Sent To: **Eddie Costello**
 Street, Apt. No., or PO Box No. **1111 Alameda NW Ste J**
 City, State, ZIP+4 **Albuquerque, NM 87114**

PS Form 3800, April 2002 See Reverse for Instructions

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

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Postmark: Albuquerque, NM 87104
 PB METER 5049727
 U.S. POSTAGE \$3.00

Sent To: **Don MacCormack**
 Street, Apt. No., or PO Box No. **5300 Hattiesburg NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, April 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME

Qx Bow North Ventures

AGENT

Bahannan Hester

ADDRESS

PROJECT & APP #

100 2092 / 04DRB.01623

PROJECT NAME

Qx Bow North

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

\$ 145.00 TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

DUPLICATE
City of Albuquerque
Treasury Division

10/15/2004 10:08AM LOC: ANN
 X RECEIPT# 00032881 WSH 007 TRANSH 0002
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$145.00
 J24 Misc \$50.00

Thank You

10/15/2004 10:08AM LOC: ANN
 X RECEIPT# 00032880 WSH 007 TRANSH 0002
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$145.00
 J24 Misc \$20.00

DUPLICATE
City of Albuquerque
Treasury Division

DUPLICATE
City of Albuquerque
Treasury Division

10/15/2004 10:08AM LOC: ANN
 X RECEIPT# 00032882 WSH 007 TRANSH 0002
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$145.00
 J24 Misc \$75.00
 CK \$145.00
 CHANGE \$0.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 10.26.04 To 11.10.04

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

Stephanie Swatton
(Applicant or Agent)

10-15-04
(Date)

I issued 2 signs for this application, 10.15.04, Clare Senora
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002092