Current DRC
Project No. _____

ORIGINAL

Claire

Date Submitted: October 1, 2002
Date Site Plan for Bldg Permit Appl 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 # 02DRB-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 SUBDVISION
(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 guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS - 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. ~~[illegible]~~				/	/	/
		10' WIDE	ACC PEDESTRIAN PATH	20' WIDE PED. ACCESS EASEMENT ON TRACT TRACT B	PUBLIC EASEMENT (FORMERLY OXBOW DRIVE) SOUTH BDRY	NAMASTE ROAD	/	/	/
			STREET LIGHTS AS PER COA DPM ON PUBLIC STREETS				/	/	/
			1/4 REQ'D ~~[illegible]~~ SIGNAL IMPROVEMENTS AT NAMASTE RD & COORS BLVD				/	/	/
			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)	/	/	/

1-28-03 [illegible]
2-10-04 [illegible]

** EXCEPT BTWN OXBOW NORTH TRAIL AND ATHERTON WAY IN NAMASTE RD.

*** 10' WIDE ACC PED PATH TO BE CONSTRUCTED W/ UNIT 2 (NOT REQ'D IN UNIT 1 AND/OR 3)

ORIGINAL

SIA Sequence #	DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS, UNITS 1, 2 & 3						
		36" - 48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & NEC WATER QUALITY MH & NEC. RING DISSIPATER	NAMASTE ROAD	PUBLIC EASEMENT ON LOT 82; UNIT 2	330 LF EAST OF THE NAMASTE CUL-DE-SAC ROW	/	/	/
			REMOVE AND RELOCATE EXISTING INLET IN COORS SOUTH OF THE INTERSECTION OF NAMASTE ROAD.				/	/	/
			UNIT 1						
			PRIVATE ROADWAY IMPROVEMENTS - UNIT 1						
		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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	SUMMER HILL LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	BERESFORD LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		22' F - F	RESIDENTIAL PAVING W/ PCC ~~STD.~~ ~~OR~~ ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	BERESFORD LANE	LOT 19; UNIT 1	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	HODGIN LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	BERESFORD LANE	SUMMER HILL LANE	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	BERESFORD LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 19; UNIT 1	BERESFORD LANE	SOUTH BOUNDARY	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 19; UNIT 1	COORS BLVD R/W	/	/	/
			* SIDEWALKS TO BE DEFERED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S				/	/	/

ORIGINAL

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	/	/	/
		6" 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 95; UNIT 2 & TRACT ~~B~~ D	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ D	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 PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. REMOVE AND RELAY EXISTING 30" RCP IN EXISTING EASEMENT ADJACENT TO OXBOW BLUFF SUBDIVISION. / / /

ORIGINAL

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	UNIT 2								
		PRIVATE ROADWAY IMPROVEMENTS - UNIT 2							
		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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	WILLOW VIEW LANE	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		22' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	OLD ADOBE TRAIL / DEER MEADOW TRAIL	LOT 94/95 PROPERTY LINE LOT 82/83 PL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	NEWBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	MIDDLEBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	EAST PROPERTY LINE OF LOT 27	WILLOW VIEW LANE	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 95	WILLOW VIEW LANE	SOUTH BOUNDARY	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 95; UNIT 2	PUBLIC PED ACCESS EASEMENT (FORMERLY OXBOW DRIVE)	/	/	/
			* SIDEWALKS TO BE DEFERED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S				/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER MEADOW TRAIL	EAST PROPERTY LINE OF LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLD ADOBE TRAIL	LOT 101; UNIT 2	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW VIEW LANE	LOT 94; UNIT 2	PUBLIC EASMENT ON LOT 82; UNIT 2	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 2						
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW VIEW LANE	PUBLIC EASMENT ON LOT 82; UNIT 2	PUBLIC EASMENT ON LOT 95; UNIT 2	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 95; UNIT 2	WILLOW VIEW LANE	EXISTING 12" WL ON ST. PIUS X HS PROPERTY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLD ADOBE TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER MEADOW TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 2						
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW VIEW LANE	OLD ADOBE TRAIL	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ D 2	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ D 2	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	LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	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.

ORIGINAL

STA Sequence # | COA DRC Project # | UNIT 3

PRIVATE ROADWAY IMPROVEMENTS - UNIT 3

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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~~ 125, UNIT 3 2-4-03	/	/	/
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OXBOW NORTH TRAIL	LOT ~~2~~ 125, UNIT 3 2-4-03	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

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OXBOW NORTH TRAIL	NAMASTE RD ~~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 EASMENT BETWEEN LOTS ~~34/35~~ 157/158 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

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
24"- 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ATHERTON WAY	NMASTE 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)

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 3						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	~~EXISTING 8" WL IN~~ PUBLIC EASEMENT ON LOTS ~~21/22~~ 144/145; UNIT 3 (2)	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~~ 144/145; UNIT 3 (2)	NAMASTE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OXBOW NORTH TRAIL	ATHERTON WAY	NAMASTE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILD PLUM WAY	OXBOW NORTH TRAIL	PUBLIC EASEMENT ON TRACT ~~B~~ D (2)	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE HILL WAY	OXBOW NORTH TRAIL	PUBLIC EASEMENT ON TRACT ~~B~~ D (2)	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT ~~B~~ D (2)	WILD PLUM WAY	COYOTE HILL WAY	/	/	/

AGENT/OWNER

KEVIN PATTON — 10/2/2002
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM

10.2.02
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

10-02-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Janet L. Cunningham	10/2/02	Christina Sandoval	10/2/02
DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
	10-02-02		
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
Robert Green	10/2/02	Bradley L. Burton	10/2/02
UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	1.28.03			
2	2.4.03		Musinski	
3	3-10-04			
4	5-13-04			

Current DRC
Project No. _____

ORIGINAL

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(TRACT B-1, ARCHDIOCESE OF SANTA FE)
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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. ~~EMERGENCY ACCESS ROAD BTWN OXBOW NORTH & SANTA GRACE BLVD OR OXBOW BLVD.~~				/	/	/
		10' WIDE	ACC PEDESTRIAN PATH	20' WIDE PED. ACCESS EASEMENT ON TRACT TRACT B	PUBLIC EASEMENT (FORMERLY OXBOW DRIVE) SOUTH BDRY	NAMASTE ROAD	/	/	/
			STREET LIGHTS AS PER COA DPM ON PUBLIC STREETS				/	/	/
			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~~ TO BE BUILT WITH UNIT 2						
		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)	/	/	/

1-28-03
2-10-04

1/4 REQ'D ~~STRG~~ SIGNAL IMPROVEMENTS AT NAMASTE RD & COORS BLVD
Or payment into Cost Share Agreement w/ project ~~699582~~ 733781

** EXCEPT BTWN OXBOW NORTH TRAIL AND ATHERTON WAY IN NAMASTE RD.

*** 10' WIDE ACC PED PATH TO BE CONSTRUCTED W/ UNIT 2 (NOT REQ'D IN UNIT 1 AND/OR 3)

ORIGINAL

IA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS, UNITS 1, 2 & 3						
		36" - 48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & NEC WATER QUALITY MH & NEC. RING DISSIPATER	NAMASTE ROAD	PUBLIC EASEMENT ON LOT 82; UNIT 2	330 LF EAST OF THE NAMASTE CUL-DE-SAC ROW	/	/	/
			REMOVE AND RELOCATE EXISTING INLET IN COORS SOUTH OF THE INTERSECTION OF NAMASTE ROAD.				/	/	/
			PRIVATE ROADWAY IMPROVEMENTS - UNIT 1						
		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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	SUMMER HILL LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	BERESFORD LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		22' F - F	RESIDENTIAL PAVING W/ PCC ~~STD.~~ ~~OR~~ ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	BERESFORD LANE	LOT 19; UNIT 1	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	HODGIN LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	BERESFORD LANE	SUMMER HILL LANE	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	BERESFORD LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 19; UNIT 1	BERESFORD LANE	SOUTH BOUNDARY	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 19; UNIT 1	COORS BLVD R/W	/	/	/
			* SIDEWALKS TO BE DEFERED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S				/	/	/

UNIT 1

ORIGINAL

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	/	/	/
		6" 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 95; UNIT 2 & TRACT ~~B~~ D	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ D	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 PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. REMOVE AND RELAY EXISTING 30" RCP IN EXISTING EASEMENT ADJACENT TO OXBOW BLUFF SUBDIVISION.

ORIGINAL

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 2									
		PRIVATE ROADWAY IMPROVEMENTS - UNIT 2							
		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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	WILLOW VIEW LANE	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		22' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	OLD ADOBE TRAIL / DEER MEADOW TRAIL	LOT 94/95 PROPERTY LINE LOT 82/83 PL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	NEWBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	MIDDLEBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	EAST PROPERTY LINE OF LOT 27	WILLOW VIEW LANE	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 95	WILLOW VIEW LANE	SOUTH BOUNDARY	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 95; UNIT 2	PUBLIC PED ACCESS EASEMENT (FORMERLY OXBOW DRIVE)	/	/	/
			* SIDEWALKS TO BE DEFERED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S				/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER MEADOW TRAIL	EAST PROPERTY LINE OF LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLD ADOBE TRAIL	LOT 101; UNIT 2	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW VIEW LANE	LOT 94; UNIT 2	PUBLIC EASMENT ON LOT 82; UNIT 2	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 2						
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW VIEW LANE	PUBLIC EASMENT ON LOT 82; UNIT 2	PUBLIC EASMENT ON LOT 95; UNIT 2	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 95; UNIT 2	WILLOW VIEW LANE	EXISTING 12" WL ON ST. PIUS X HS PROPERTY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLD ADOBE TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER MEADOW TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 2						
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW VIEW LANE	OLD ADOBE TRAIL	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ D 2	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ D 2	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	LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	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.

ORIGINAL

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 2									
		PRIVATE ROADWAY IMPROVEMENTS - UNIT 2							
		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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	WILLOW VIEW LANE	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		22' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	OLD ADOBE TRAIL / DEER MEADOW TRAIL	LOT 94/95 PROPERTY LINE LOT 82/83 PL (4)	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	NEWBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	MIDDLEBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	EAST PROPERTY LINE OF LOT 27	WILLOW VIEW LANE	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 95	WILLOW VIEW LANE	SOUTH BOUNDARY	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 95; UNIT 2	PUBLIC PED ACCESS EASEMENT (FORMERLY OXBOW DRIVE)	/	/	/
			* SIDEWALKS TO BE DEFERED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S				/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER MEADOW TRAIL	EAST PROPERTY LINE OF LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLD ADOBE TRAIL	LOT 101; UNIT 2	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW VIEW LANE	LOT 94; UNIT 2	PUBLIC EASMENT ON LOT 82; UNIT 2	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 2						
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW VIEW LANE	PUBLIC EASMENT ON LOT 82; UNIT 2	PUBLIC EASMENT ON LOT 95; UNIT 2	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 95; UNIT 2	WILLOW VIEW LANE	EXISTING 12" WL ON ST. PIUS X HS PROPERTY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLD ADOBE TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER MEADOW TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 2						
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW VIEW LANE	OLD ADOBE TRAIL	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ 2	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ 2	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	LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	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.

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3									

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~~ 125, 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~~ 125, 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

Size	Type of Improvement	Location	From	To
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OXBOW NORTH TRAIL	NAMASTE RD ~~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~~ 157/158 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

Size	Type of Improvement	Location	From	To
24"- 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ATHERTON WAY	NMASTE ROAD	OXBOW NORTH TRAIL
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON TRACT ~~B~~ D	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)

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 3						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	~~EXISTING 8" WL IN~~ PUBLIC EASEMENT ON LOTS ~~21/22~~ 144/145; UNIT 3 (12)	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~~ 144/145; UNIT 3 (12)	NAMASTE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OXBOW NORTH TRAIL	ATHERTON WAY	NAMASTE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILD PLUM WAY	OXBOW NORTH TRAIL	PUBLIC EASEMENT ON TRACT ~~B~~ D (12)	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE HILL WAY	OXBOW NORTH TRAIL	PUBLIC EASEMENT ON TRACT ~~B~~ D (12)	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT ~~B~~ D (12)	WILD PLUM WAY	COYOTE HILL WAY	/	/	/

AGENT/OWNER

KEVIN PATTON — 10/2/2002
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM

10.2.02
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

10-02-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	10/2/02 DATE	PARKS & GENERAL SERVICES	10/2/02 DATE
TRANSPORTATION DEVELOPMENT	10-02-02 DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	10/2/02 DATE	CITY ENGINEER	10/2/02 DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	1.28.03			
12	2.4.03			
13	3-10-04			
4	5-13-04			
5	10-15-04			

Andrew - Zoning.

INTER-OFFICE MEMORANDUM

TO: DEVELOPMENT REVIEW BOARD MEMBERS
JOHN HARTMANN, Transportation
ANDREW DE GARMO, Transit & Parking Department
LORETTA TOLLESSON, Council of Governments
LYNN MAZUR, AMAFCA
PATTI MORSE, APD Planning Division
MAGGIE GOULD, Open Space Division
RAY SANCHEZ, Fire Department
ANDREW GARCIA, Zoning Enforcement Officer
STEPHANI WINKLEPLECK, Neighborhood Coordination
JERRY CULAK, Public Service Company of New Mexico
KIZITO WIJENJE, Albuquerque Public Schools
DAVID MULLER, QWEST
CHARLOTTE RIDDLE, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)

FROM: CLAIRE SENOVA, ADMINISTRATIVE ASSISTANT, DRB BOARD

Andrew Garcia

Reviewed – no comment.

MEMORANDUM

To: Distribution

From: Richard Dourte, PE,
City of Albuquerque City Engineer

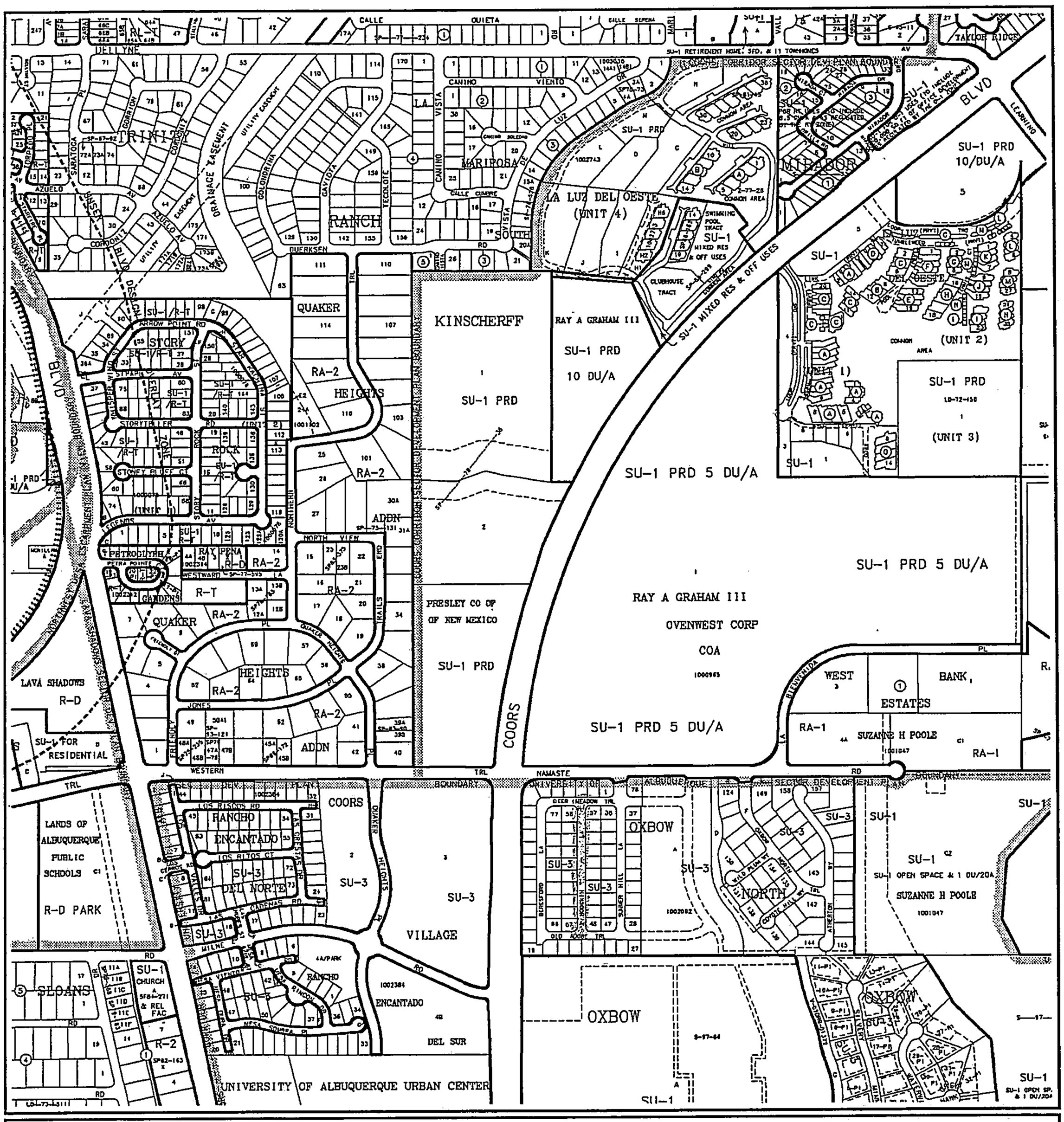
Date: August 24, 2004

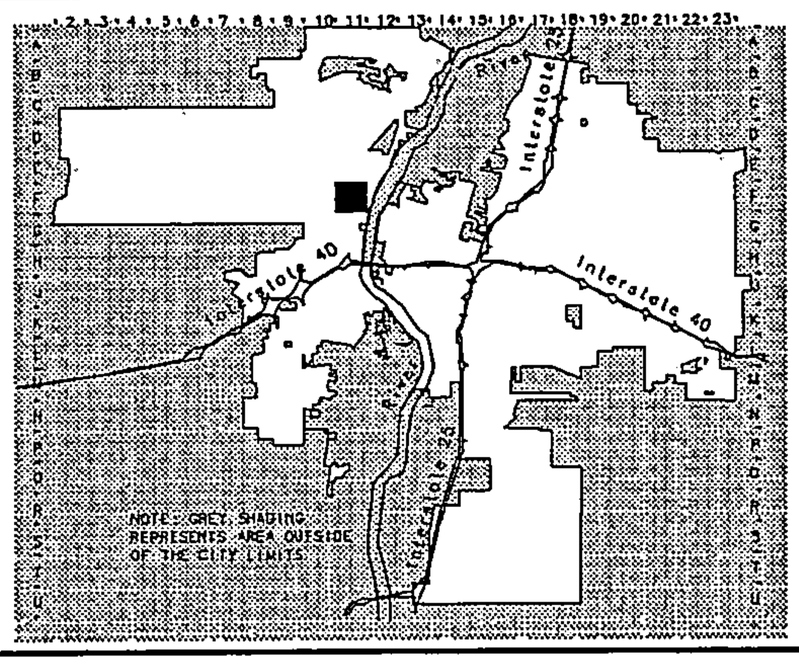
Re: Private Street Name Change – Oxbow North Subdivision; Unit 1
DRB Project #1002092, Zone atlas F-11

The purpose of this memo is to inform you that a street name change within the Oxbow North Subdivision is being requested. Oxbow North Subdivision is located at the SE Corner of Coors Boulevard and Namaste Road NW (just north of St. Pius X High School). The owner of all the lots adjacent to this street has requested to change Hodgkin Lane NW (Private Street) to Hodgin Lane NW (Private Street).

The final plat that was recorded for Oxbow North misspelled the street name from what was approved with the preliminary plat. The final plat that was recorded on February 13, 2003 (Document # 2003024311; Book 2003C; Page 31) mistakenly added a "k" to Hodgin Lane NW.

Please provide any comments to me in writing on this request by September 7, 2004.





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through May 04, 2004

DRB Meeting of September 8, 2004.

Ms. Claire Senova
DRB, City of Albq.

PNM Gas & Electric Service Co. Approves the following cases.

Project # 1003610

Project # 1003237

Project # 1002092 Street name change.

PNM Gas & Electric Service Co. Approves the following cases with these comments.

Project# 1002473
For existing and future utilities PNM needs a 5' PUE granted along the south boundary of Lot 60.
PNM also needs a 10' or 15' PUE along the south boundary of Lot 59 overlapping the drainage easement.
Both easements need to overlap the Pedestrian easement along the south boundary.

PNM GAS & ELECTRIC SERVICE CO.
Jerry P. Culak R/W Dept Surveyor
241-4429 or email – jculak@pnm.com

Proj 1002092

INTER-OFFICE MEMORANDUM

Will

TO: DEVELOPMENT REVIEW BOARD MEMBERS
JOHN HARTMANN, Transportation
ANDREW DE GARMO, Transit & Parking Department
LORETTA TOLLESSON, Council of Governments
LYNN MAZUR, AMAFCA
PATTI MORSE, APD Planning Division
MAGGIE GOULD, Open Space Division
RAY SANCHEZ, Fire Department
ANDREW GARCIA, Zoning Enforcement Officer
STEPHANI WINKLEPLECK, Neighborhood Coordination
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KIZITO WIJENJE, Albuquerque Public Schools
DAVID MULLER, QWEST
CHARLOTTE RIDDLE, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)

FROM: CLAIRE SENOVA, ADMINISTRATIVE ASSISTANT, DRB BOARD

Please File

MEMORANDUM

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City of Albuquerque City Engineer

Date: August 24, 2004

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DRB Project #1002092, Zone atlas F-11

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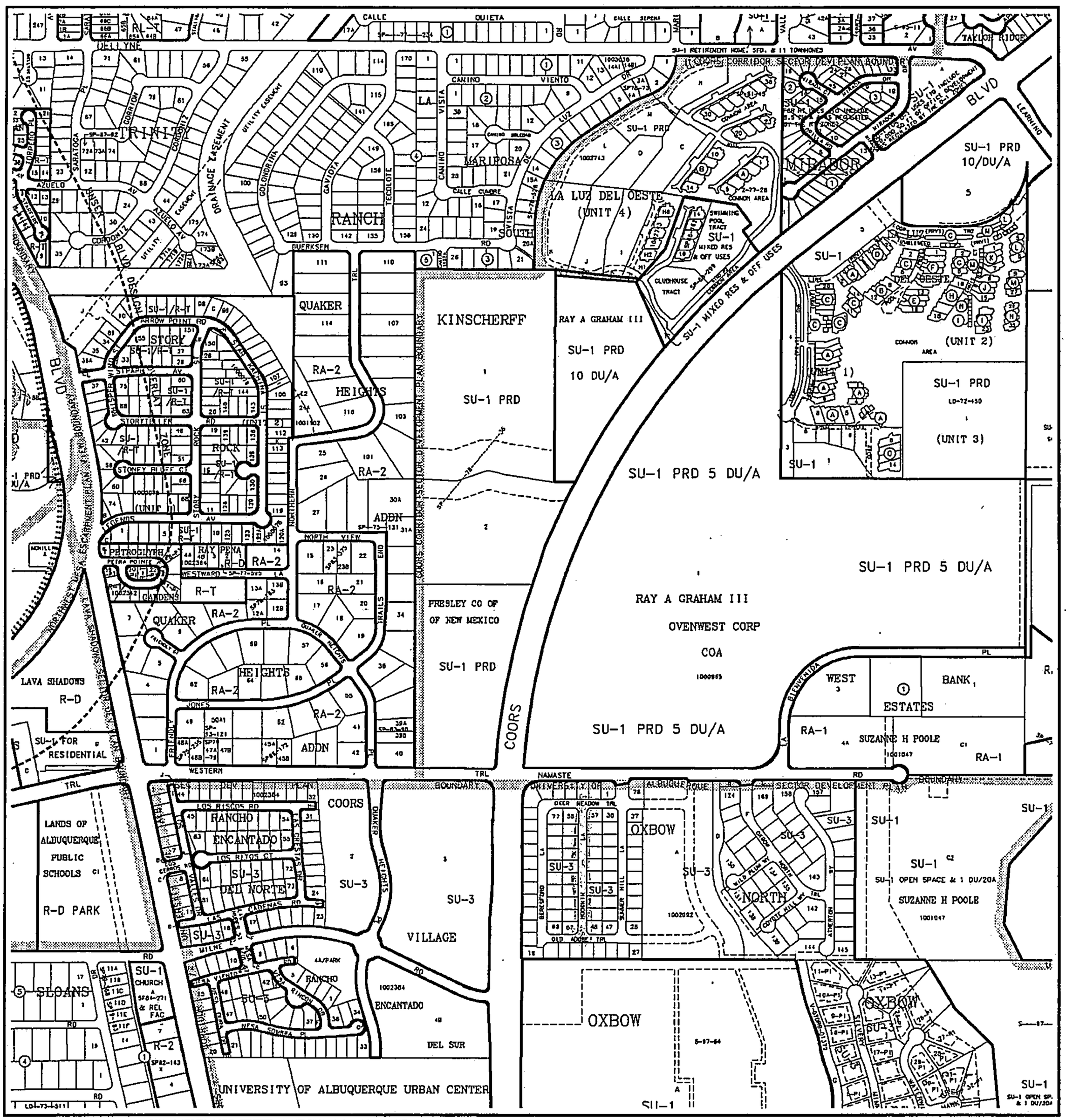
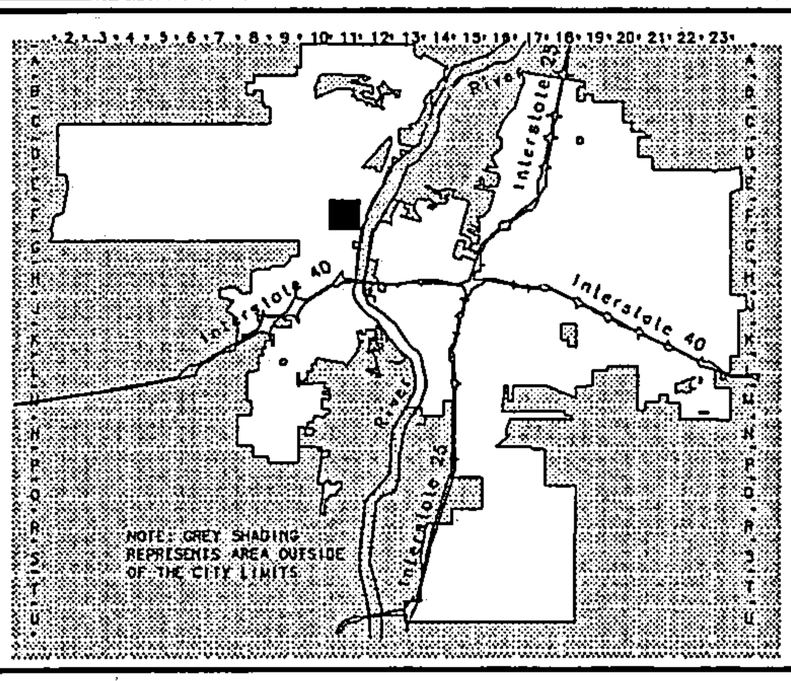
No objection





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

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Zone Atlas Page

F-11-Z

Map Amended through May 04, 2004

MEMORANDUM

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DRB Project #1002092; Zone atlas F-11

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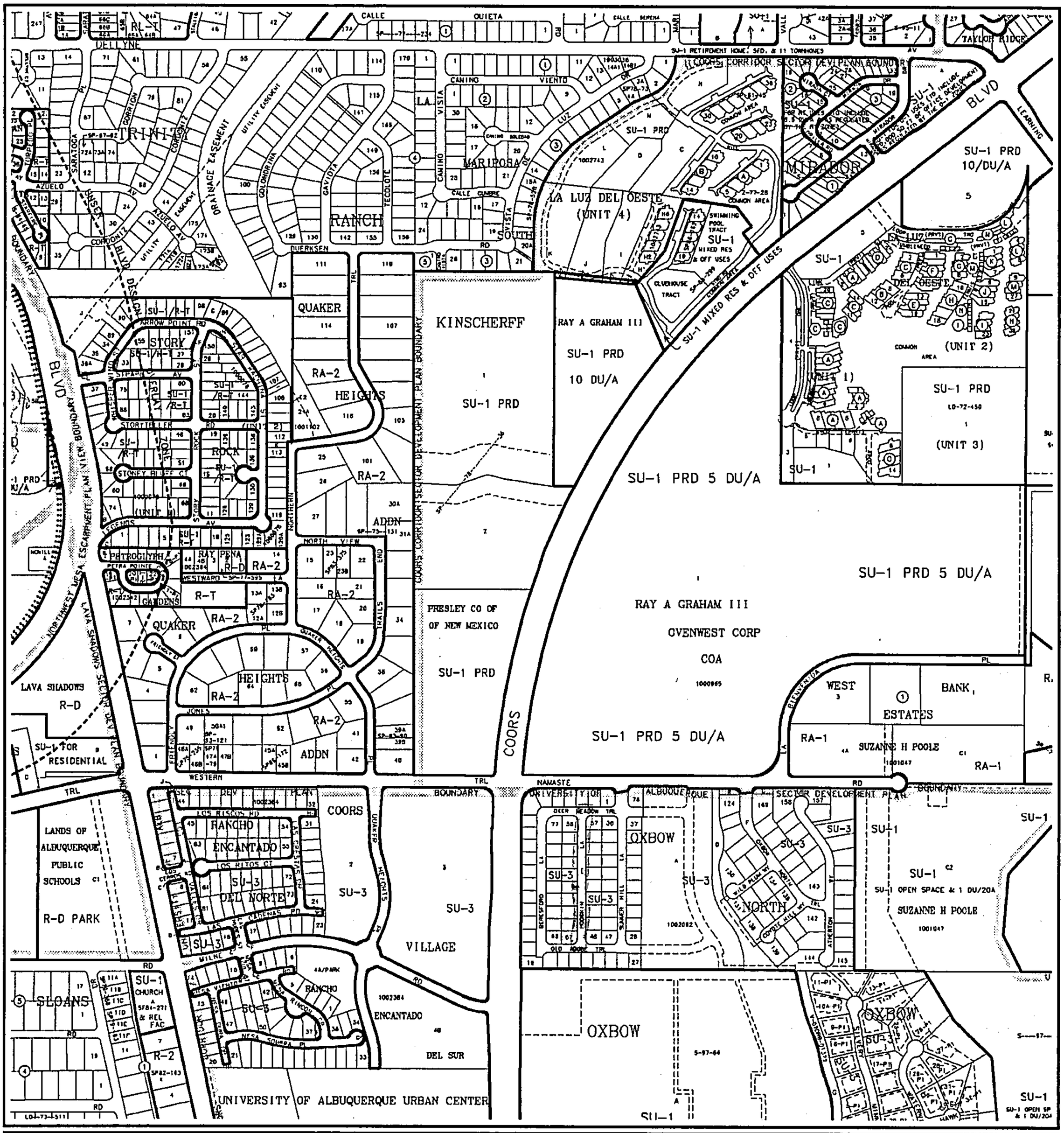

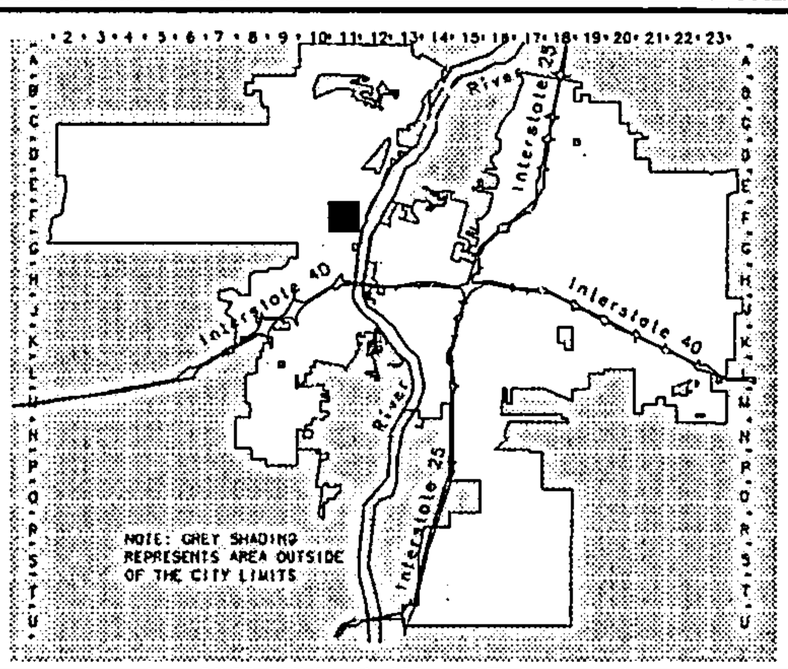

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

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Zone Atlas Page

F-11-Z

Map Amended through May 04, 2004

6

Completed 8/10/04 DS

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01159 (FP)** Project # **1002092**

Project Name: **OXBOW NORTH UNIT 2**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/4/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): Fee simple title language JVM 8/5/04

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

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

Project Number 1002092

1002092

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002092

Subdivision Name: Oxbow North Unit 2

Surveyor: A Dwain Weaver

Company/Agent: Bohannan Huston, Inc.

Contact Person: Stephanie Stratton E-mail: sstratton@bhinc.com

Phone: 798-7965 Fax:

☒ DXF Received Date: 8/5/2004

☒ Hard-Copy Date: 8/5/2004

Coordinate system: ☐ NMSP Grid (NAD 83) ☐ NMSP Grid (NAD 27) ☒ Ground rotated to NMSP Grid ☐ Other

Approved Date 8/5/04

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

AGIS Use Only

Copied cov0292 to agiscov on 8/5/2004. Contact person notified on 8/5/2004

6

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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Project Number 1002092

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

Development Review Board Comments

Project Number: 1002092
Application Number: 04DRB-01159

DRB Date: 8/4/04
Item Number: 6

Subdivision:
Tract A, Oxbow North, Unit 2

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

Zoning: SU-3

Zone Page: F-11

New Lots (or units) : 0

Parks and Recreation Comments:

The park dedication fees were paid with the final plat for units 1 & 3.

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

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002092 **AGENDA ITEM NO: 6**

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:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 4, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 4, 2004
DRB Comments

ITEM # 6

PROJECT # 1002092 APPLICATION # 04-01159

RE: Oxbow North, Unit 2/final plat

Planning could not locate the approved perimeter wall design. Please provide a copy. Part of SPBP package

The Subdivision Ordinance requires the current zoning appear on the preliminary and final plat.

This language must be included in the Free Consent & Dedication on the plat: "Said owners warrant that they hold complete & indefeasible title in fee simple to the land subdivided".

Are there any changes between the approved preliminary plat and the final plat?

Planning must file this plat. AGIS dxf approval is required before Planning signs the final plat.

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 4, 2004 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: 10:50 a.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 # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04 & 8/4/04]* [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

2. **Project # 1002529**
04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH,** zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** *[Deferred from 7/28/04]* (B-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ADD A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MRGCOG "MTB" APPROVAL FOR ACCESS FROM COORS.**

3. **Project # 1003417**
04DRB-01056 Major-Preliminary Plat Approval
04DRB-01057 Minor-Subd Design (DPM) Variance
04DRB-01058 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] *[Deferred from 7/28/04]* (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FROM THE DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1001182**
04DRB-01047 Major-Vacation of Pub Right-of-Way
04DRB-01048 Major-Vacation of Public Easements
04DRB-01049 Major-Preliminary Plat Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B, WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION,** zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506,02DRB-00337] *(Deferred from 7/28/04)* (K-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/28/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK. . .

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

5. **Project # 1001362**
04DRB-01158 Minor-Ext of SIA for Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for TRILLIUM DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Block(s) A-F, **TRILLIUM @ HIGH DESERT,** UNIT 3, zoned SU-HD RLT, located on CORTADERIA ST NE, between SPAIN RD NE and ACADEMY BLVD NE containing approximately 11 acre(s). [REF: DRB-94-526, DRB-96-531, DRB-97-87, 02DRB-01232] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project # 1002092**
04DRB-01159 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for OXBOW NORTH VENTURES request(s) the above action(s) for all or a portion of Tract(s) A, **OXBOW NORTH, UNIT 2,** zoned SU-3 special center zone, located on NAMASTE RD NW, between COORS BLVD NW and containing approximately 10 acre(s). [REF: 03DRB-01523] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE TITLE LANGUAGE ON THE PLAT AND THE AGIS DXF FILE.**

7. **Project # 1002856**
04DRB-01156 Minor-Amnd Prelim Plat Approval
04DRB-01157 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Unit(s) 1 and 3A, Tract(s) 1-5 FORMERLY KNOWN AS MEADOWS @ ANDERSON HILLS UNIT 3A, (to be known as **BLOSSOM RIDGE, UNIT 1,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH STREET SW containing approximately 107 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9) **THE AMENDED PRELIMINARY PLAT DATED 8/4/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMENDED INFRASTRUCTURE LIST AND TRANSPORTATION DEVELOPMENT FOR SIGHT DISTANCE ON PLAT FOR "CROCUS TRAIL"**

8. **Project # 1002858**
04DRB-01155 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]* (N-9/P-9) **DEFERRED AT AGENT'S REQUEST TO 8/25/04.**

9. **Project # 1003581**
04DRB-01154 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for RUSSELL PEACOCK, request(s) the above action(s) for all or a portion of Lot(s) 11, 12-A, 12-B & 13-A, Block(s) 7, **SANDIA MANOR SUBDIVISION,** zoned R-1 residential zone, located on PIEDRAS DR NE, between OAKWOOD PL NE and CAMINO DE LA SIERRA NE containing approximately 2 acre(s). (K-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003578**
04DRB-01145 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ROSEMARY ROLLER/MARY LYNN CHANEY request(s) the above action(s) for all or a portion of Lot(s) 1A, with Lot(s) 3, 21, 22, 23 & 24, Block(s) 5, **MENDELSBERG'S SUBDIVISION OF BLOCK 5 OF BARON BURG HEIGHTS,** zoned C-1 neighborhood commercial zone, located on ZUNI RD SE, between PALOMAS DR SE and ALVARADO DR SE containing approximately 2 acre(s). [REF: ZA-84-97, ZA-89-355, ZA-83-289] (L-18) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002935**
04DRB-01160 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 1,** zoned SU-2, R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 17 acre(s). [REF: 03DRB00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AN ADDED NOTE ABOUT 25-FOOT FLOATING PUBLIC WATERLINE EASEMENT AND MATCHING PLAT AND CITY ENGINEER FOR BULK LAND VARIANCE LANGUAGE, AGIS DXF FILE, AMAFCA SIGNATURE AND REAL PROPERTY'S SIGNATURE.**

04DRB-01163 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 2,** zoned SU-2, R-LT, located on LADERA DR NW, between TIERRA PINTADA ST. NW and ARROYO VISTA BLVD NW containing approximately 17 acre(s). [REF: 03DRB-00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

04DRB-01161 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 3,** zoned SU-2/R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 28 acre(s). [REF: 03DRB00736, 03DRB-01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

04DRB-01164 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 4,** zoned SU-2/R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 14 acre(s). [REF: 03DRB00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

12. **Project # 1003483**
04DRB-01167 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] *[Deferred from 8/4/04]* (C-18) **DEFERRED TO 8/25/04.**

13. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04,7/21/04 & 8/4/04]* (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.**

14. **Project # 1003567**
04DRB-01130 Minor-Prelim&Final Plat Approval

RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3,** zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). *(Deferred from 7/28/04)*(H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A NEW CUSTOMER SERVICE ACCOUNT FOR NEW SERVICES, NEED WATER AND SEWER TAPS FOR LOT 30-B (SEPARATION OF SERVICES FROM LOT 30-A)**

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

15. **Project # 1003585**
04DRB-01168 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, (zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for July 21, 2004. **THE JULY 21, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 10:50 A.M.

2092

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 27, 2003

Dr. Frank Ikle
#5 Tennis Court NW
Albuquerque, NM 87120

Dear Dr. Ikle:

I am in receipt of your letters dated September 2, 2003 and October 9, 2003 which raise questions relating to the perimeter wall along the eastside of Coors Boulevard between Namaste and St. Joseph NW. The subject project is commonly known as Oxbow North at Oxbow Subdivision (Project # 1002092).

You are correct in that there have been numerous complaints about the wall; moreover, I understand and share many of your concerns. But let me respond more specifically to the issues you have raised:

Wall height: The wall varies in height from 6 feet to 9 feet 6 inches on the southeastern portion where the land slopes up and a retaining wall is necessary. An 8 foot high wall is permissive at the property line. The Development Review Board (DRB) approved the additional wall height to allow for soil retention on the east side of the wall.

View Shed: The subject property is within Segment 2 of the *Coors Corridor Plan*. Segment 2 is not subject to the view shed or view plane regulations that control Segments 3 and 4. (You will note that La Luz is within Segment 3.) While there are general policies in the *Coors Corridor Plan* which indicate that significant views beyond the corridor should be preserved, there are no regulations to this effect.

Setback Requirements: There are no requirements for rear-yard walls to be setback from the public right-of-way. Further, please be aware that houses up to 26 feet in height will soon be built just beyond (15 feet) the wall.

Landscaping: As indicated on the approved site plan, the developer will be landscaping the area between the wall and Coors Boulevard. An 8-foot-wide sidewalk (slightly meandering) with approximately 5 feet of total landscape planter width (to be located along the sidewalk) is planned. 8 (4'/SDWK/4')

Notwithstanding the allowances for the subject wall as constructed, the Planning Department is taking steps to prevent similar perimeter walls from being developed in the future. In fact, Planning Director Victor Chavez has directed department staff to develop enforceable standards for subdivision perimeter walls. Sheran Matson, Development Review Board (DRB) Chairperson, is developing specific requirements for major subdivision wall design submittals to be included as part of the preliminary plat and site plan application process. Approval of such submittals by Ms. Matson will be required prior to plat and site plan approval by the DRB. You may wish to contact Ms. Matson by phone at 924-3880. In addition to this effort, Manjeet Tangri, urban designer with the Advance Planning Division, is leading an effort to prepare perimeter wall regulations for inclusion in the *Zoning Code*. You may wish to contact Ms. Tangri by phone at 924-3356 to discuss any ideas or concerns that you have regarding this topic.

While the wall that raised your concerns has been approved, the Planning Department is committed to the development of regulations and procedures that prevent similar situations from occurring in the future.

Sincerely,

Bob Paulsen, AICP
Manager, Development Review Division

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 10, 2004

1. 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)

At the November 10, 2004, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 25, 2004 in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

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

Development Review Board
October 1, 2003 Comments

ITEM # 16

PROJECT # 1002090 **APPLICATION # 03DRB-01601**

RE: Oxbow North @ Oxbow

No objection to the extension of preliminary plat.

Planning would strongly recommend that any perimeter walls erected have pleasing design elements.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002092 **AGENDA ITEM NO: 16**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 1, 2003

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

2092

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002092 Subdivision Name Oxbow Bluff Lot 10A-P1

Surveyor Gary E. Grifsko Company Surveys Southwest

Contact person Sarah amato Phone # _____ email samato@swsurvey.co.

Colleen G. Gneiser _____ 9/15/03

Approved *Not Approved Date

✓ DXF RECEIVED 9/15/03 DATE

✓ HARD-COPY RECEIVED 9/15/03 DATE

✓ DISCLOSURE STATEMENT

NAD 27 ground distances rotated to grid

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

File Format and naming

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

Coordinate System

4) ____Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____Submittal does not specify if coordinates are based on ground or grid distances
6) ____Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) ____Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

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

Comments:

_____

_____

_____

AGIS Use Only: Copied cov 2092 to agiscov on 9/15/03 Client Notified via email 9/15/03

done 9/15/03 9-16-03

APPLICATION NO. 03DRB01523	PROJECT NO. 1002092
PROJECT NAME Oxbow Bluff Lot 10-A-P-1	
EPC APPLICATION NO. —	
APPLICANT / AGENT Survey Southwes	PHONE NO. 998-0303
ZONE ATLAS PAGE F-11	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

IR ONE STOP COMMENT FORM LOG

PJF

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 9-12-03	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 9-12-03	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 9-12-03	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CF for CS	DATE 9-12-03	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 9-12-03	DATE

COMMENTS:

9/15/03 DXF approved - JM

(Return form with plat / site plan)

INTERNAL ROUTING, P&F. P.A. Done 5/14/03 Completed 5/29

APPLICATION NO. 03DRB-00772	PROJECT NO. 1002092
PROJECT NAME OXBOW BLUFF S/D	
EPC APPLICATION NO.	
APPLICANT / AGENT BOHANNAN HUSTON INC.	PHONE NO. 823 1000
ZONE ATLAS PAGE F-11 & G-11	STEPHANIE

ONE STOP COMMENT FORM LOG

Please Expidite.. thanx RJ.

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RP	DATE 5-21-03	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 5/15/03	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BWB	DATE 5/21/03	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CS	DATE 5/21/03	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 5/29/03	DATE

COMMENTS:

(Return form with plat / site plan)

2092

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002092 Subdivision Name Oxbow Bluff Tract A

Surveyor Duain Weaver Company Bohannan Huston

Contact person Stephanie Stratton Phone # 798-7965 email

Colleen E. Gurey 5/29/03

Approved *Not Approved Date

✓ DXF RECEIVED 5/29/03 DATE

✓ HARD-COPY RECEIVED 5/29/03 DATE

✓ DISCLOSURE STATEMENT

NAD 1927 Ground dist grid bearing

==========

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:
Please name the dxf file with the project name only - eg. 1002092.dxf

AGIS Use Only: Copied cov 2092 to agiscov on 5/29/03 Client Notified 5/29/03

2092

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002092 Subdivision Name Oxbow Bluff Tract A

Surveyor Duain Weaver Company Bohannan Huston

Contact person Stephanie Stratton Phone # 798-7965 email

Colleen E. Gruver _____ 5/29/03

Approved *Not Approved Date

✓ DXF RECEIVED 5/29/03 DATE

✓ HARD-COPY RECEIVED 5/29/03 DATE

✓ DISCLOSURE STATEMENT

NAD 1927 Ground dist grid bearing

==========

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

File Format and naming

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

Coordinate System

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

Content

8) ____ Submittal is not single drawing in model space showing only parcel and easement lines
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11) ____ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) ____ All other easement lines are not in a third separate layer

Comments:
Please name the dxf file with the project name only - eg. 1002092.dxf

AGIS Use Only: Copied cov 2092 to agiscov on 5/29/03 Client Notified 5/29/03

5

DRB CASE ACTION LOG

REVISED 1/16/2003

2/3/03

completed

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

Project Number 1002092

DRB Application No.:03-00131 (FP)	Project # **1002092**
Project Name: **OXBOW NORTH**	EPC Application No.:
Agent: Bohannan Huston Inc. FAGIL	Phone No.: 823-1000 Kevin Patton

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 2/5/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

☐ UTILITIES:
- ☐
- ☐
- ☐
- ☐

☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐
- ☐

☒ PARKS / CIP: Need payment of C.I.L. for ~~development~~ park dedication fees.
- ☐ done
- ☐
- ☐

☒ PLANNING (Last to sign): Waiting for Prop Mgmnt's signature.
- ☐ **See comments dated**
- ☐ **EPC comments (name)**
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☒ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **Copy of recorded plat AND a DXF File for Planning.**

completed 2/13/03 BJ

APPLICATION NO. 03DRB-00131	PROJECT NO. 1002092
PROJECT NAME OXBOW NORTH	
EPC APPLICATION NO.	
APPLICANT / AGENT BOHANNAN HUSTON	PHONE NO. 2/10/03
ZONE ATLAS PAGE F&G-11	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PARKS AND REC (505) 768-5328 2-10-03 PL. See receipt attched. BA

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CS	DATE 2/11/03	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED Sm	DATE 2/13/03	DATE

COMMENTS:

(Return form with plat / site plan)

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

2-6-2003

5. Project # 1002092
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11)

At the February 5, 2003, Development Review Board meeting, The Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

1. Public Water, Sanitary Sewer and Storm Drain Easements shall be retained.
2. Final disposition shall be through the City Real Estate Office.
3. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
4. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

03DRB-00131 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **ARCHDIOCESE OF SANTA FE, OXBOW NORTH,** zoned SU-3, located on OXBOW DR NW, EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR NW AND NORTH OF ST PIUS X HIGH SCHOOL containing approximately 41 acre(s). [REF: 02-01371, 02-01375, 02-01068, 02-01376] (G-11)

OFFICIAL NOTICE
PAGE TWO

At the February 5, 2003, Development Review Board meeting, the Final Plat was approved with final sign off delegated to Parks and Recreation and Planning.

If you wish to appeal this decision, you must do so by February 20, 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 the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, DRB Chair
Cc: Oxbow Bluff Homeowners Association, 4407 Lomas NE, 87110
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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002092 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
Public storm drain easements for existing SD trunk lines must be retained.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 5, 2003

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

5

DRB CASE ACTION LOG

REVISED 1/16/2003

This sheet must accompa / your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once c ments are addressed.

DRB Application No.:03-00 1 (FP) | Project # **1002092**
Project Name: **OXBOW NO TH** | EPC Application No.:
Agent: Bohannan Huston I | Phone No.: 823-1000 Kevin Patton

Your request for (**SDP for S B), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 2/5/0 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATU ES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATIO
☐
☐
☐
☐

☐ UTILITIES:
☐
☐
☐
☐

☐ CITY ENGINEER / MAFCA:
☐
☐
☐
☐

☒ PARKS / CIP: Nee payment of C.I.L. for ~~development~~ park
☐ dedicat n fees.
☐
☐
☐

☒ PLANNING (Last tc ign): Waiting for Prop. Mgmnt's signature
☐ **See comm nts dated**
☐ **EPC comn nts (name)**
☒ **Planning r st record this plat. Please submit the following items:**
-The origir plat and a mylar copy for the County Clerk.
-Tax certif ite from the County Treasurer.
-Recording ee (checks payable to the County Clerk). RECORDED DATE:
-Tax printc from the County Assessor.
☐ **Include 3 c pies of the approved site plan along with the originals.**
☐ **County Tr surer's signature must be obtained prior to the recording of the plat with the C nty Clerk.**
☒ **Property M nagement's signature must be obtained prior to Planning Department's signature.**
☒ **Copy of re rded plat AND a DXF File for Planning.**

Project Number 1002092

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002092 AGENDA#: 5 DATE: 2.5.03

1. Name: Kevin Patton Address: 500 Jefferson St. Courtyard 1 Zip: 87109
2. Name: Jim ~~Rogers~~ Rogers Address: 4407 Linnas Blvd Zip: 87110
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
February 5, 2003
Project # 1002092

Project # 1002092
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coor. — Letter sent to Vista Grande (R) Neighborhood Assn.

APS — No comments received.

Police Department

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

Fire Department — No adverse comments.

PNM Gas — PNM will retain easements for all existing gas facilities.

PNM Electric

PNM has no objection to the vacation of the various streets, but retains all easement rights of access and maintenance for the various gas and electric lines within the streets.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer No objection to vacation request. Public easements for existing storm drains must be retained.

Transportation Development

Whom is to accept the right-of-way, if it is to be vacated? What about Oxbow drive?

Parks & Recreation Defer to Transportation.

Utilities Development

No objection to the Vacation request with the condition that all vacated ROW be retained as a public water and sanitary sewer easement.

Planning Department

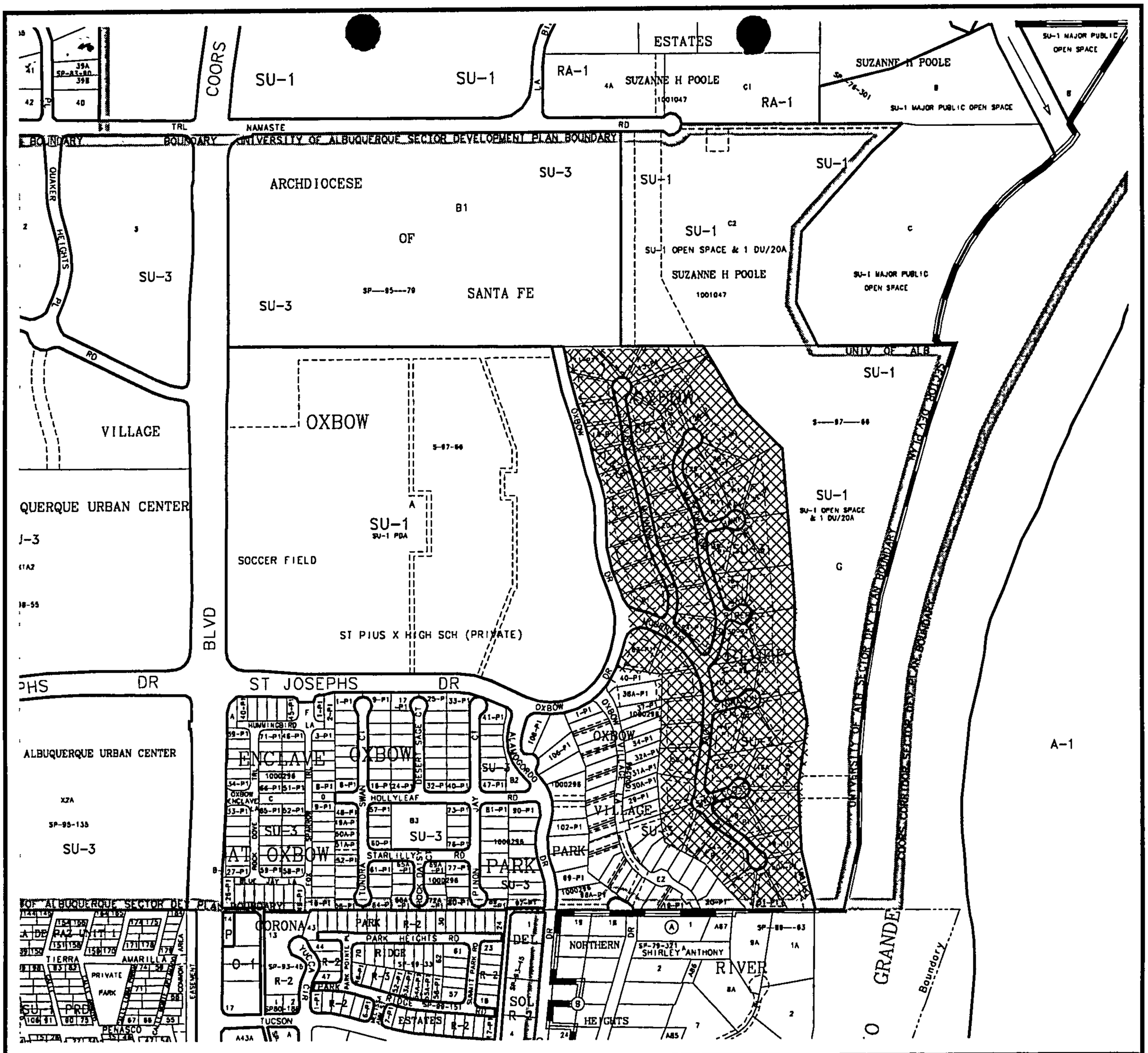
No objection to the vacation. Defer to Public Works.

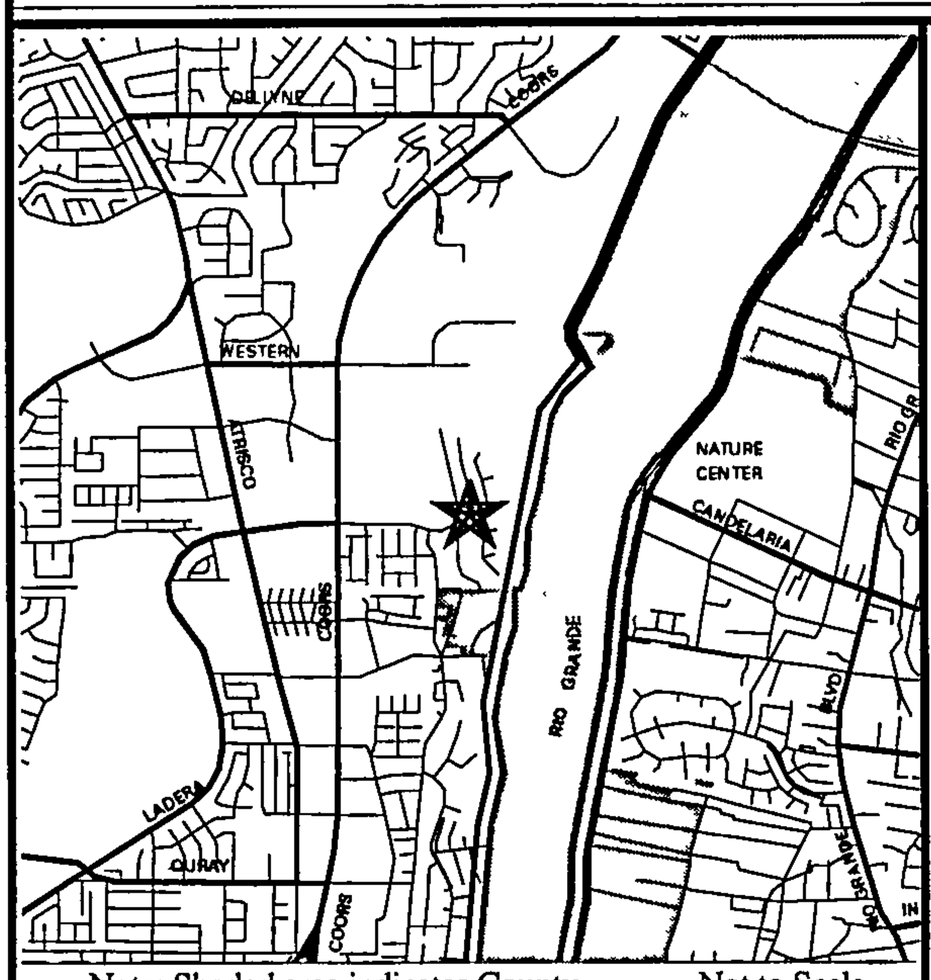
Planning must record this plat. Contact Claire if you are unsure what is needed. Property Management must sign this plat as it vacates public right of way.

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

cc:Bohannan Huston Inc., 7500 Jefferson NE, 87109

Oxbow Bluff Homeowners Association, 4407 Lomas Blvd NE, 87110





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1" = 649 '

PROJECT NO.
1002092

HEARING DATE
2-5-03

MAP NO.
G-11

ADDITIONAL CASE NUMBER(S)
03DRB-00041

Project # 1002092
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11)

Project # 1002132
03DRB-00031 Major-Preliminary Plat Approval
03DRB-00032 Major-Vacation of Public Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (be be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] (A-11)

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

Sheran Matson, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 20, 2003.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, February 5, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000355
03DRB-00023 Major-Vacation of Public Easements

CARTESIAN SURVEYS agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 AND 11, **DESERT MOUNTAIN @ HIGH DESERT,** zoned SU-2/ HD / R-LT, located on SLATERIDGE PL NE, between ACADEMY NE AND SPAIN NE EAST OF TRAMWAY containing approximately 1 acre(s). (E-23)

Project # 1001267
03DRB-00021 Major-Preliminary Plat Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4,** TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] (L-9)

Project # 1001306
03DRB-00038 Major-Bulk Land Variance
03DRB-00039 Major-Vacation of Pub Right-of-Way
03DRB-00040 Major-Final Plat Approval

SURV-TEK INC agent(s) for CURB WEST/WEST FORK LTD/TRAILS MANAGEMENT request(s) the above action(s) for all or a portion of Tract(s) 1B1C, 1B1D, 1B1E and 1B1G, **SEVILLE SUBDIVISION,** zoned R-LT, located on NORTH OF IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01250, 02DRB-01381] (A-10)

Project # 1002025
03DRB-00044 Major-Preliminary Plat Approval
03DRB-00045 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL,** zoned SU-1/ MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). (K-9)

SEE PAGE 2...

PROJECT NO. 1002092	APPLICATION NO. 02-01375 02-01374
PROJECT NAME OXBOW NORTH SUBD,	
*EPC APPLICATION NO. BOHANNAN-HUSTON, INC,	
APPLICANT / AGENT EPC. APPL. #: 02EPC-1165	PHONE NO. 823-1000
ZONE ATLAS PAGE F-11	02EPC-1170 *(1001624)

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED SM	DATE 11/19/02	DATE
COMMENTS:		

3

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.:02-01374, 02-01375 | Project # **1002092**

Project Name: **OXBOW NORTH SUBDIVISION** | EPC Application No.:

Agent: Bohannan Huston Inc. | Phone No.:823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), **(FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/2/02 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1002092

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

10-3-02

5. Project # 1002092
02DRB-01371 Major-Preliminary Plat Approval
02DRB-01372 Major-Vacation of Pub Right-of-Way
02DRB-01373 Major-Vacation of Public Easements
02DRB-01374 Major-SiteDev Plan Subd
02DRB-01375 Major-SiteDev Plan BldPermit
02DRB-01376 Minor-Temp Defer SDWK
02DRB-01377 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION**, ARCHDIOCESE OF SANTA FE, zoned SU-3, located EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR and NORTH OF ST. PIUS X HIGH SCHOOL containing approximately 40 acre(s).[DEFERRED FROM 9/25/02] (F-11)

At the October 2, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 10/2/02 and approval of the grading plan engineer stamp dated 9/24/02 the preliminary plat was approved with the following Condition of final plat:

CONDITION:

1. An emergency access easement to serve the Oxbow Bluff Subdivision shall extend from Namaste Road to a street within the Oxbow Bluff Subdivision. This easement shall be a minimum of 20 feet in width and shall be filed with the County Clerk prior to final plat.

The Vacations were approved as shown on Exhibit A in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

OFFICIAL NOTICE
PAGE TWO

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

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

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

The Applicant/agent has Withdrawn the request for the Vacation of Namaste Road.

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

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

If you wish to appeal this decision, you must do so by October 17, 2002 in the manner described below.

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

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

OFFICIAL NOTICE
PAGE THREE

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.)

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

Janet Stephens
DRB Chair

cc: Oxbow North LLC, 4407 Lomas NE, 87110
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Mark Parrish, 4820 La Bienvenida NW, 87120
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002092 AGENDA#: 5 DATE: 10.2.02

1. Name: KEVIN PATTON Address: Courtyard I 7500 Jefferson St Zip: 87109
2. Name: Mark Parrish Address: Owner Bienvenida 4820 LaBenavide NW Zip: 87120
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002092 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 9-24-02 is on file for Preliminary Plat approval.

RESOLUTION: sign and I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 2, 2002

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002092 AGENDA#: 3 DATE: 9.25.02

1. Name: KEVIN PATTON Address: Courtyard 1 7500 Jefferson St Zip: 87120

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002092 **AGENDA ITEM NO: 3**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Vacation of R/W acceptable but drainage easement must be retained.

RESOLUTION: 10-2-02

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 25, 2002

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
September 25, 2002
Project # 1002092

Project # 1002092
02DRB-01371 Major-Preliminary Plat Approval
02DRB-01372 Major-Vacation of Pub Right-of-Way
02DRB-01373 Major-Vacation of Public Easements
02DRB-01374 Major-SiteDev Plan Subd
02DRB-01375 Major-SiteDev Plan BldPermit
02DRB-01376 Minor-Temp Defer SDWK
02DRB-01377 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION**, ARCHDIOCESE OF SANTA FE, zoned SU-3, located EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR and NORTH OF ST. PIUS X HIGH SCHOOL containing approximately 40 acre(s).(F-11)

AMAFCA

No objection to requested actions. On construction plans, the storm drain outfall should be equipped with a water quality manhole or similar type treatment.

COG

The Long Range Roadway System designates Coors Boulevard as a limited access principal arterial. The Long Range Bikeway System designates a bike lane on Coors. To facilitate bicycle access to the bike lane, it should be ensured that the pedestrian access easement on the southwest corner will accommodate bicycles.

Transit — No adverse comments.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coor. — Letters sent to La Luz Del Sol (R), Ladera Heights (R) and Taylor Ranch (R) Neighborhood Assns.

APS

This request will affect Susie Rayos Marmon Elementary School, John Adams Middle School, and West Mesa High School.

APS

The above elementary school is currently enrolled beyond its designed capacity and is projected to substantially increase further in population. The High School is operating close to capacity. The APS facilities in the area have recently, and continue to be expanded and upgraded. In the fall of 1998, the district opened a new elementary school (Painted Sky) and a middle school (Jimmy Carter) opened in the fall of 2000. All planned additions to existing educational facilities are contingent upon taxpayer approval. This region's growth has outpaced the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

Police Department

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

Fire Department

Fire Department needs a 20 foot minimum width and access through entry gates. Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas — Approves.

PNM Electric

No objection to subdivision. Reserve a utility easement in easterly extension of Namaste Road, NW. Contact PNM for location of utility easements.

Comcast — No comments received.

QWEST — No comments received.

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

M.R.G.C.D. — No comments received.

Open Space Division

The subject parcel is contiguous on the eastern boundary with Major Public Open Space. Future public access to the San Antonio Oxbow -- a significant, extraordinary segment of the Rio Grande Valley State Park -- is contingent on careful and thoughtful planning, design, and development. This application appears unchanged from an earlier submittal with regards to public access, parking, drainage, and related issues.

Open Space Division recommends DEFERRAL of this application until these unsettled issues can be further discussed, coordinated, and resolved.

City Engineer

An approved drainage report is required for Preliminary Plat and Site Plan approval. No objection to sidewalk waiver.

Transportation Development

Vacation of road easement still to be determined. Comments on Infrastructure List. Cannot defer sidewalk at entrance road. Sidewalk waiver to be determined.

Parks & Recreation

No Objection to vacation requests, or sidewalk deferrals or waivers.

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 169 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The Trails & Bikeways Facility Plan does not propose a trail in this location.

Utilities Development

1. If an emergency access easement was required previously, why is it not needed now? 2. To Vacate existing Namaste ROW, grading plan must include the replacement private access drive and abandonment of existing roadway. 3. Vacation of Oxbow Drive needs further discussion. 4. Need cross section information to justify replacing 50' easement with a 25' easement. 5. On Lot 21, it does not seem practical to have 3 retaining walls over water and storm drain lines. 6. Need to provide a cross section of Namaste Road to show that there is adequate ROW to add sewer, water, and storm drain lines. 7. Minor comments on Infrastructure List. 8. Need to discuss Sidewalk Waiver request. Both sides of streets should have sidewalks.

Planning Department

1. No objection to the temporary deferral of sidewalk construction. Defer to Transportation Development.

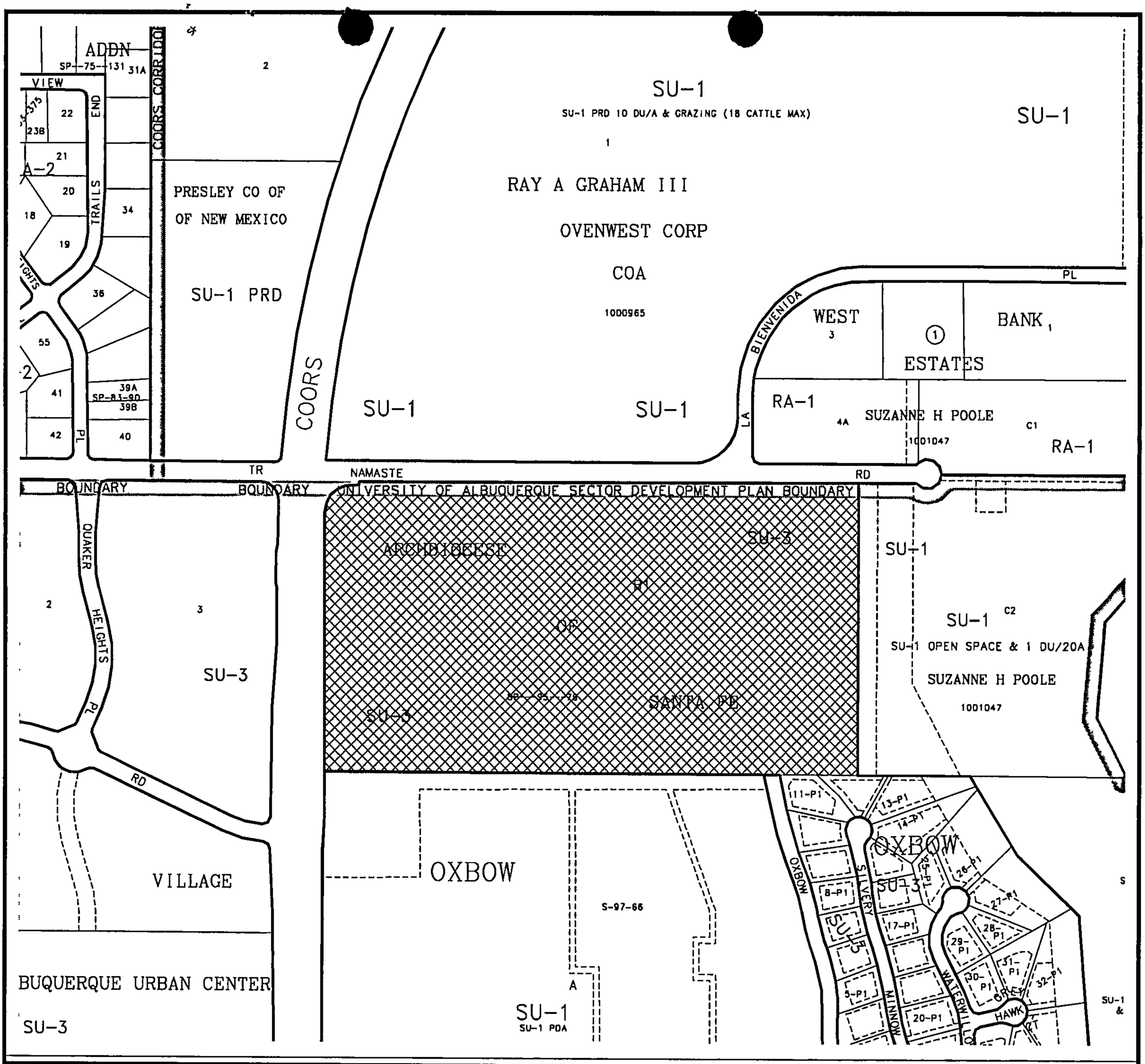
2. No objection to the request for sidewalk waiver. Defer to Transportation Development.

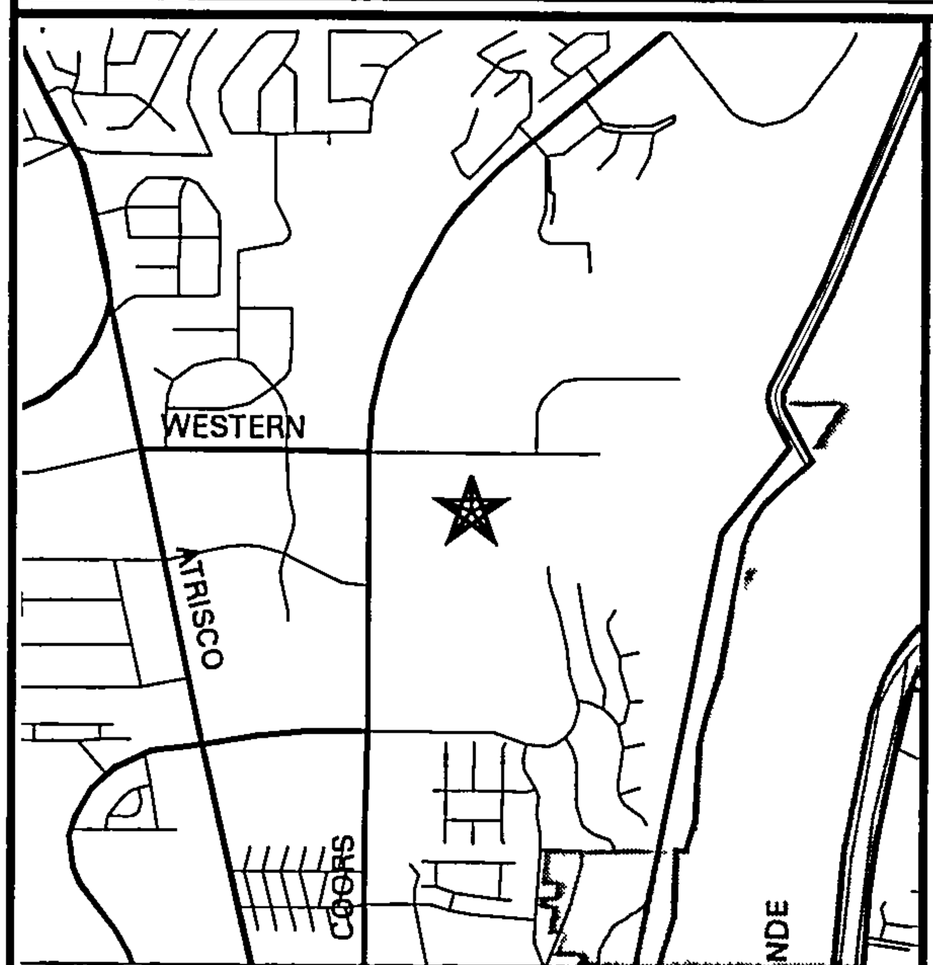
3. No objection to the vacation of public right-of-way or public easements. Defer to those agencies having an interest in the vacations. NOTE: City Real Property must sign all final plat that include the vacation of public right-of-way or the dedication of parkland.

4. No objection to the preliminary plat or site development plan for subdivision.

5. Regarding the site development plan for building permit, it appears only one of the conceptual exterior elevations has addressed the "garagescape" of the proposed development. Garages should be de-emphasized by staggering the building setbacks, recessing the garages or locating the garages to the rear of the building. In addition, garage sidewalls that face a street should appear as habitable space through the use of windows or other design elements.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Oxbow North LLC, 4407 Lomas Blvd NE, 87110
Bohannan Huston Inc., 7500 Jefferson NE, 87109





Note: Shaded area indicates County Not to Scale

ZONING MAP

02DRB-01374
02DRB-01375
02DRB-01376
02DRB-01377

AGIS

Scale 1"=476'

PROJECT NO.
1002092

HEARING DATE
9-25-02

MAP NO.
F-11

ADDITIONAL CASE NUMBER(S)
02DRB-01371
02DRB-01372
02DRB-01373

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, September 25, 2002,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000503 02DRB-01364 Major-Two Year SIA	ISAACSON & ARFMAN agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) ALL, Block(s) A, B, C, D, **VISTA DEL AGUILA SUBDIVISION - UNIT 2,** zoned S-D for 7 DU/Ac, located on EAGLE ROCK AVE NE, between WYOMING NE and LOUISIANA NE containing approximately 4 acre(s). [REF: DRB-99-338, 00410-00607, 02-01267] (C-19)
Project # 1001463 02DRB-01365 Major-Preliminary Plat Approval 02DRB-01366 Minor-Temp Defer SDWK	CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block 19, Unit 3, North Albuquerque Acres, Tract 3, **VENTURA VILLAGE SUBDIVISION,** zoned SU-2 RT, located on CARMEL NE, between VENTURA NE and HOLBROOK NE containing approximately 5 acre(s). (C-20)
Project # 1002092 02DRB-01371 Major-Preliminary Plat Approval 02DRB-01372 Major-Vacation of Pub Right-of-Way 02DRB-01373 Major-Vacation of Public Easements 02DRB-01374 Major-SiteDev Plan Subd 02DRB-01375 Major-SiteDev Plan BldPermit 02DRB-01376 Minor-Temp Defer SDWK 02DRB-01377 Minor-Sidewalk Waiver	BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION**, ARCHDIOCESE OF SANTA FE, zoned SU-3, located EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR and NORTH OF ST. PIUS X HIGH SCHOOL containing approximately 40 acre(s). (F-11)

SEE PAGE 2....

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1002191
02DRB-01338 Major-Vacation of Pub Right-of-Way

JOE R. GRIEGO agent(s) for ESTOLANO GRIEGO request(s) the above action(s) for, **MRGCD MAP 37,** zoned SU-2 NRC, located on MAGGIES ALLEY NE, between GRANITE NE and ARNO NE containing approximately 1 acre(s). (J-14)

Project # 1002200
02DRB-01361 Major-Preliminary Plat Approval
02DRB-01362 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 15D-1B-1C, **MOUNTAIN HIGHLANDS AT HIGH DESERT SUBDIVISION,** zoned SU-2/HD/R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST containing approximately 49 acre(s). [REF: 1000512] (E-23)

Project # 1002201
02DRB-01367 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Tract(s) A, Unit B, **NORTH ALBUQUERQUE ACRES,** zoned SU-2 for IP, located on OAKLAND AVE NE, between PAN AMERICAN FRWY NE and SAN PEDRO DR NE. (C-18)

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

Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 9, 2002.

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

App#	02DRB-01371
Proj#	1002092
Other#	02DRB-01372 02DRB-01373 02DRB-01374 02DRB-01375 02DRB-01376 02DRB-01377

Meeting Date: 9-25-02

Zone Atlas Page: F-11-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Oxbow North, LLC

Address: 4401 Lomas Blvd NE, 87110

Agent: Bohannan Huston, Inc

Address: 7500 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 9-6-02

Signature: K Isebhikai

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101106121920120337   LEGAL: POR  E 1/ 2 NE 1/4 SW 1/4 T11N R2E SEC 35  CONT 12.2  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: FRISCO JOINT VENTURE
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87190

101106132420140126   LEGAL: TR I N NW 1/4 SE1/4 CONT 29.440 AC                 LAND USE:
                     PROPERTY ADDR: 00000    STATE HIGHWAY 448
                        OWNER NAME: GRAHAM III RAY A
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87120

101106142516140201   LEGAL: LOT  4-A  PLAT OF TRS C-1, C-2 & LT 4-A LANDS OF SUZ  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: POOLE SUZANNE H TRUSTEE OF S.
                        OWNER ADDR: 00000                                TIJERAS           NM 87059

101106148409640116   LEGAL:                                                   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME:
                        OWNER ADDR: 00000

101106116609131202   LEGAL: TRAC T 2  PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEIN  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: RIO PUERCO II LLC % DOLPHIN PA
                        OWNER ADDR: 17875   VON KARMAN                   IRVINE            CA 92614

101106135609540115   LEGAL: TR B -1 P LAT OF TRS B-1 & B-2 ARCHDIOCESE OF SANTA   LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: ROMAN CATHOLIC CHURCH CATHOLIC
                        OWNER ADDR: 04000   ST JOSEPH                PL NW ALBUQUERQUE       NM 87120

101106033050010716   LEGAL: TR A  PLA T OF OXBOW SUBD CONT 56.5232 AC            LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: ARCHDIOCESE OF SANTA FE CATHOL
                        OWNER ADDR: 04000   ST JOSEPH                PL NW ALBUQUERQUE       NM 87120

101106141703440309   LEGAL: LOT  11 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    4119 SILVERY MINNOW PL N
                        OWNER NAME: SESSIONS STEVE E & MASON LAURA
                        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    4122 SILVERY MINNOW PL N
                        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    4118 SILVERY MINNOW PL N
                        OWNER NAME: HAMILTON CHRISTINA L
                        OWNER ADDR: 04008   71ST                     ST NW ALBUQUERQUE       NM 87120

101106141902240310   LEGAL: LOT  10 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    4115 SILVERY MINNOW PL N
                        OWNER NAME: WHITE PATRICK M. & SYLVIA L.
                        OWNER ADDR: 03709   GENERAL CHENNAULT       ST NE ALBUQUERQUE       NM 87111
```

City of Albuquerque

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

Date: August 26, 2002

TO CONTACT NAME: Mary Snyder
COMPANY/AGENCY: Bohannan Huston Inc.
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 8-26-02 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract B-1, Archdiocese of Santa Fe

zone map page(s) E-11.

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

La Luz Del Sol
Neighborhood Association
Contacts: Ed Swenson
One Wind NW / 87120
898-5600 (message)
Ray Graham
One Wind NW / 87120
898-5600 (message)

Ladera Heights
Neighborhood Association
Contacts: Shari Lewis
PO Box 66328 / 87193
301-5995 (cell)
Jena Prescott
PO Box 66328 / 87193
839-5072 (h)

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 29, 2002

Ms. Jolene Wolfley
6804 Staghorn Drive NW
Albuquerque, New Mexico 87120

Re: Preliminary Plat, Grading Plan, Vacation Requests, Sidewalk Waiver and Deferral and Site Plan for Subdivision and Building Permit Approval
Oxbow North Subdivision

Dear Ms. Wolfley:

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, LLC, is seeking Preliminary Plat, Grading Plan, Vacation Request, Sidewalk Deferral and Waiver and Site Plan for Subdivision and Building Permit approval for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,
Bohannan Huston, Inc

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

mls
Enclosures

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

Additional Neighborhood Association Information

Taylor Ranch
Neighborhood Association
Contacts: Cal van Beskel
5716 Morgan Ln. NW / 87120
899-2738 (h) 845-9565 (w)
Irene Wolfley
6804 Stephen Dr. NW
890-9414 (h) 87120-4806

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

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

7001 1940 0005 9518 5798

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 U.S. POSTAGE 03/02 $2.00

Postmark Here

Sent To Ray Grahow
Street, Apt. No.; or PO Box No. One Wend NW
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5735

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 U.S. POSTAGE 03/02 $2.00

Postmark Here

Sent To Sharon Lewis
Street, Apt. No.; or PO Box No. Box 66328
City, State, ZIP+4 ABQ NM 87193

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5711

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 U.S. POSTAGE 03/02 $2.00

Postmark Here

Sent To Neil Van Bechelf
Street, Apt. No.; or PO Box No. 5716 Morgan NW
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5704

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 U.S. POSTAGE 03/02 $2.00

Postmark Here

Sent To Solve Wahlele
Street, Apt. No.; or PO Box No. 6804 Stanford NW
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5728

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 U.S. POSTAGE 03/02 $2.00

Postmark Here

Sent To Lena Prescott
Street, Apt. No.; or PO Box No. Box 66328
City, State, ZIP+4 ABQ NM 87193

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5681

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

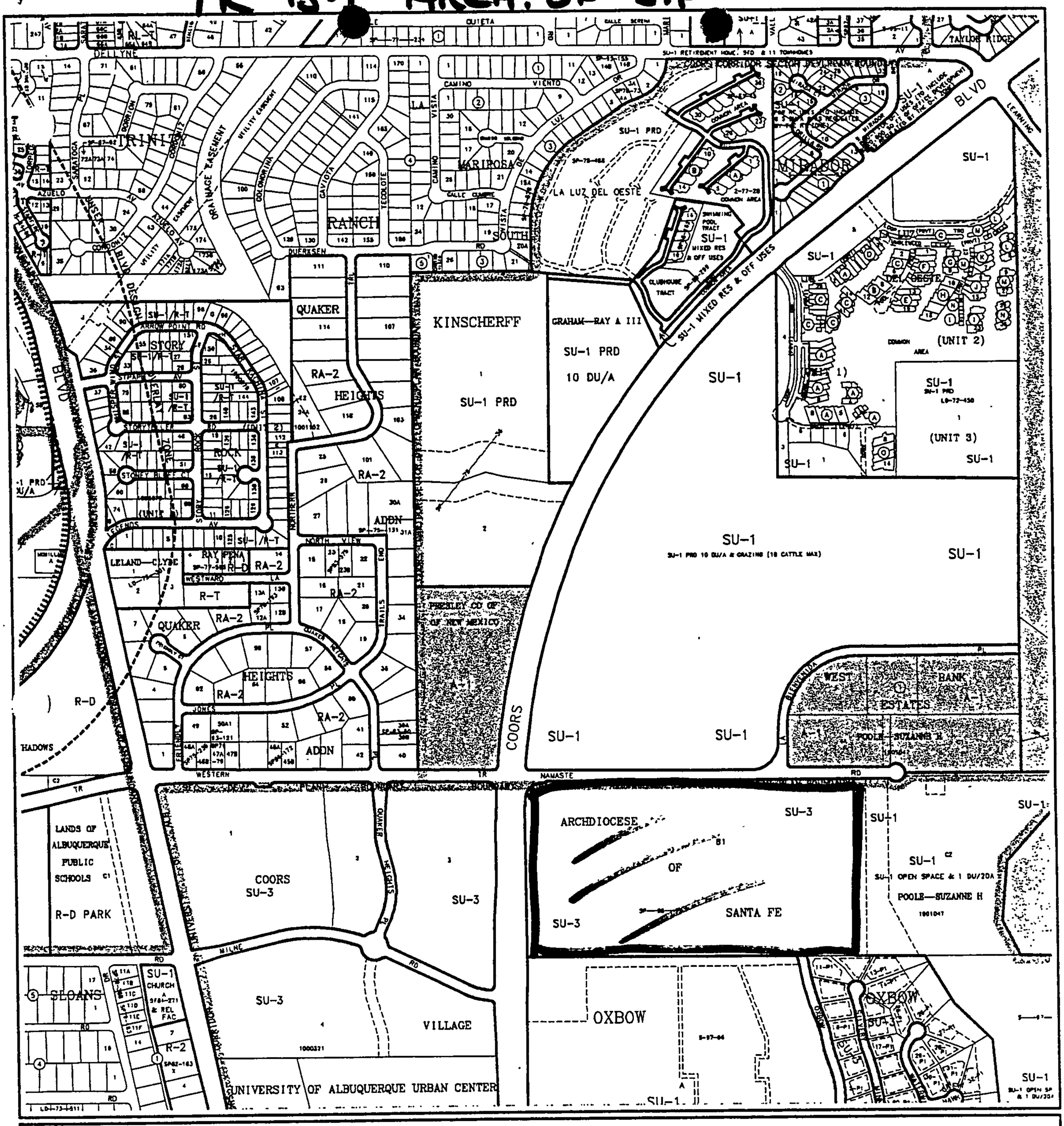
PB METER 5049727 U.S. POSTAGE 03/02 $2.00

Postmark Here

Sent To Ed Simmons
Street, Apt. No.; or PO Box No. One Wend NW
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

TR B-1 ARCH. OF S.F


TRINITY
RANCH
SOUTH
LA VISTA
MARIPOSA
LA LUZ DEL OESTE
MIRADOR
TAYLOR RIDGE
BLVD
LEARNING
SU-1
SU-1 PRD
SU-1 MIXED RES & OFF USES
QUAKER
HEIGHTS
KINSCHERFF
GRAHAM—RAY A III
SU-1 PRD
10 DU/A
SU-1 PRD
SU-1
(UNIT 2)
(UNIT 3)
STORY
ROCK
ADDN
LELAND—CLYDE
RAY PENA
R-T
R-D
RA-2
NORTH VIEW
TRAILS
PRESLEY CO OF OF NEW MEXICO
A-1
R-D
HADOWS
COORS
SU-1
SU-1
SU-1 OPEN SPACE & 1 DU/20A
POOLE—SUZANNE H
WEST
ESTATES
BANK
A-1
LANDS OF ALBUQUERQUE PUBLIC SCHOOLS
R-D PARK
COORS
SU-3
SU-3
ARCHDIOCESE
OF
SANTA FE
SU-3
SU-1
SU-1
SU-1

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME OXBOW NORTH

AGIS MAP # F-11

LEGAL DESCRIPTION TRACT B-1, ARCHDIOCESE OF SANTA FE

XXX **DRAINAGE REPORT**

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

Applicant / Agent — Date

8/30/02

Hydrology Division Representative — Date

XX **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on AUGUST 1, 2002 [date].

Applicant / Agent — Date

Utilities Division Representative — Date 8/30/02

DRB#____-_____

#835

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

App#	03DRB-00041
Proj#	1002092
Other#	

Meeting Date: Feb. 5, 2003

Zone Atlas Page: F-11-Z G-11-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Oxbow Bluff Homeowners Association

Address: 4407 Lomas Blvd NE, 87110

Agent: Bohannan Huston, Inc

Address: 7500 Jefferson St. NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-17-03

Signature: K Tsethlikai

```
101106148409640116   LEGAL:                                                  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME:
                        OWNER ADDR: 00000

101106135609540115   LEGAL: TR B -1 P LAT OF TRS B-1 & B-2 ARCHDIOCESE OF SANTA   LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: ROMAN CATHOLIC CHURCH CATHOLIC
                        OWNER ADDR: 04000   ST JOSEPH                PL NW ALBUQUERQUE       NM 87120

101106033050010716   LEGAL: TR A  PLA T OF OXBOW SUBD CONT 56.5232 AC            LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: ARCHDIOCESE OF SANTA FE CATHOL
                        OWNER ADDR: 04000   ST JOSEPH                PL NW ALBUQUERQUE       NM 87120

101106141703440309   LEGAL: LOT  11 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    4119 SILVERY MINNOW PL N
                        OWNER NAME: SESSIONS STEVE E & MASON LAURA
                        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    4122 SILVERY MINNOW PL N
                        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    4118 SILVERY MINNOW PL N
                        OWNER NAME: HAMILTON CHRISTINA L
                        OWNER ADDR: 04008   71ST                     ST NW ALBUQUERQUE       NM 87120

101106052045911340   LEGAL: TR G  PLA T OF OXBOW SUBD CONT 26.1460 AC            LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101106145302640306   LEGAL: LOT  14 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .8  LAND USE:
                     PROPERTY ADDR: 00000    4114 SILVERY MINNOW PL N
                        OWNER NAME: ALTURA WEST LTD CO
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101106147001940302   LEGAL: LOT  26 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT 1.  LAND USE:
                     PROPERTY ADDR: 00000    4123 WATERWILLOW PL NW
                        OWNER NAME: BEGAY NOTAH III
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87193

101106141902240310   LEGAL: LOT  10 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    4115 SILVERY MINNOW PL N
                        OWNER NAME: WHITE PATRICK M. & SYLVIA L.
                        OWNER ADDR: 03709   GENERAL CHENNAULT       ST NE ALBUQUERQUE       NM 87111

101106144201240305   LEGAL: LOT  15 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .3  LAND USE:
                     PROPERTY ADDR: 00000    4108 SILVERY MINNOW PL N
                        OWNER NAME: WAYMIRE JOHN C. & KATHY & BRUN
                        OWNER ADDR: 02501   YALE                     BL SE ALBUQUERQUE       NM 87106
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101106145800840303   LEGAL: LOT  25 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .3  LAND USE:
                     PROPERTY ADDR: 00000    4119 WATERWILLOW PL NW
                        OWNER NAME: WEITZEL ALAN F. & JOYCE T.
                        OWNER ADDR: 00067   CADILLO                  LN    CORRALES          NM 87048

101106142301240311   LEGAL: LOT  9 P- 1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .40  LAND USE:
                     PROPERTY ADDR: 00000    4109 SILVERY MINNOW PL N
                        OWNER NAME: KAMINSKY NEIL L. TRUSTEE GOHDE
                        OWNER ADDR: 03392   CORRALES                 RD NW CORRALES          NM 87048

101106148600440301   LEGAL: LOT  27 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT 1.  LAND USE:
                     PROPERTY ADDR: 00000    4122 WATERWILLOW PL NW
                        OWNER NAME: KELEHER JOHN G. & LINDA L.
                        OWNER ADDR: 00000                                ASPEN             CO 81612

101106144600240304   LEGAL: LOT  16 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .3  LAND USE:
                     PROPERTY ADDR: 00000    4104 SILVERY MINNOW PL N
                        OWNER NAME: LASATER W ROBERT
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101106142600240312   LEGAL: LOT  8 P- 1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .36  LAND USE:
                     PROPERTY ADDR: 00000    4105 SILVERY MINNOW PL N
                        OWNER NAME: BICKEL DAVID C. & E. KATHLEEN
                        OWNER ADDR: 07709   WINTER                   NE ALBUQUERQUE          NM 87110

101106045250611408   LEGAL: LOT  17 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    4115 WATERWILLOW PL NW
                        OWNER NAME: MORAGA EUGENE & AGNES
                        OWNER ADDR: 02209   MILTON                   CT NW ALBUQUERQUE       NM 87104

101106048150611336   LEGAL: LOT  28 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .3  LAND USE:
                     PROPERTY ADDR: 00000    4118 WATERWILLOW PL NW
                        OWNER NAME: GONZALES GILBERT P & COELLO-PA
                        OWNER ADDR: 04118   WATERWILLOW              PL NW ALBUQUERQUE       NM 87120

101106043150511507   LEGAL: LOT  7 P- 1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .34  LAND USE:
                     PROPERTY ADDR: 00000    4101 SILVERY MINNOW PL N
                        OWNER NAME: HOWARD DWIGHT D. & SUSAN B.
                        OWNER ADDR: 04101   SILVERY MINNOW           PL NW ALBUQUERQUE       NM 87120

101106050449411332   LEGAL: LOT  32 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT 1.  LAND USE:
                     PROPERTY ADDR: 00000    5001 GREY HAWK CT NW
                        OWNER NAME: BELL HUGH & MARGARET
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87197

101106047250211335   LEGAL: LOT  29 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    4110 WATERWILLOW PL NW
                        OWNER NAME: MCCARTY W DUANE & FRANCES A CO
                        OWNER ADDR: 04110   WATERWILLOW              PL NW ALBUQUERQUE       NM 87120

101106048949411333   LEGAL: LOT  31 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    5005 GREY HAWK CT NW
                        OWNER NAME: HENNIGAN TERRY J. & BONNY
                        OWNER ADDR: 01731   AVENIDA ALTURAS          NE ALBUQUERQUE          NM 87110
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101106045549611407   LEGAL: LOT  18 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .3  LAND USE:
                     PROPERTY ADDR: 00000    4109 WATERWILLOW PL NW
                        OWNER NAME: PROFESSIONAL TITLE AGENCY INC
                        OWNER ADDR: 00620   ROMA                      NW ALBUQUERQUE      NM 87102

101106043549511506   LEGAL: LOT  6 P- 1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .36  LAND USE:
                     PROPERTY ADDR: 00000    4023 SILVERY MINNOW PL N
                        OWNER NAME: SCOTT RONALD W & VIGIL- SCOTT
                        OWNER ADDR: 06108   SHADOW RIDGE             DR NW ALBUQUERQUE   NM 87120

101106047948711303 4 LEGAL:                                                   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME:
                        OWNER ADDR: 00000

101106045748511406   LEGAL: LOT  19 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    4105 WATERWILLOW PL NW
                        OWNER NAME: BERGER ROBERT J. & LILIANA L.
                        OWNER ADDR: 03900   OXBOW VILLAGE             LN NW ALBUQUERQUE   NM 87120

101106043748511505   LEGAL: LOT  5 P- 1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .37  LAND USE:
                     PROPERTY ADDR: 00000    4019 SILVERY MINNOW PL N
                        OWNER NAME: LESTER JAMES L & VICKY S.
                        OWNER ADDR: 04019   SILVERY MINNOW            PL NW ALBUQUERQUE   NM 87120

101106046247611405   LEGAL: LOT  20 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    4101 WATERWILLOW PL NW
                        OWNER NAME: RASKOB WILLIAM F. & KATHLEEN T
                        OWNER ADDR: 00825   MCDUFFIE                  CI NE ALBUQUERQUE   NM 87110

101106043947411504   LEGAL: LOT  4 P- 1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .43  LAND USE:
                     PROPERTY ADDR: 00000    4015 SILVERY MINNOW PL N
                        OWNER NAME: ALTURA WEST LTD CO
                        OWNER ADDR: 00000                             ALBUQUERQUE         NM 87103

101106050547111331   LEGAL: LOT  33 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .8  LAND USE:
                     PROPERTY ADDR: 00000    5000 GREY HAWK CT NW
                        OWNER NAME: RABURN VERN & HALL DOROTHY
                        OWNER ADDR: 05000   GREYHAWK                  CT NW ALBUQUERQUE   NM 87114

101106048346511329   LEGAL: LOT  35 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    5008 GREY HAWK CT NW
                        OWNER NAME: BEACH ARTHUR O & ALEX D
                        OWNER ADDR: 02015   DIETZ                     PL NW ALBUQUERQUE   NM 87107

101106049346411330   LEGAL: LOT  34 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    5004 GREY HAWK CT NW
                        OWNER NAME: ALTURA WEST LTD CO
                        OWNER ADDR: 00000                             ALBUQUERQUE         NM 87103

101106046446511404   LEGAL: LOT  21 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    4015 WATERWILLOW PL NW
                        OWNER NAME: JONES BRIAN PAUL & MARY T TRUS
                        OWNER ADDR: 05313   LEHR                      PL NE ALBUQUERQUE   NM 87114
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101106044046411503   LEGAL: LOT  3 P- 1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .47  LAND USE:
                     PROPERTY ADDR: 00000    4009 SILVERY MINNOW PL N
                        OWNER NAME: NATHE CHRIS & CHRISTINE
                        OWNER ADDR: 01805   MONEDA                    DR NW ALBUQUERQUE   NM 87120

101106046745511403   LEGAL: LOT  22 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .3  LAND USE:
                     PROPERTY ADDR: 00000    4009 WATERWILLOW PL NW
                        OWNER NAME: CHADWICK SHERRY L
                        OWNER ADDR: 00000                             ALBUQUERQUE         NM 87109

101106044545311502   LEGAL: LOT  2 P- 1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .47  LAND USE:
                     PROPERTY ADDR: 00000    4005 SILVERY MINNOW PL N
                        OWNER NAME: ROMERO MARY J
                        OWNER ADDR: 10324   DAYFLOWER                 DR NW ALBUQUERQUE   NM 87114

101106050644811327   LEGAL: LOT  37 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .9  LAND USE:
                     PROPERTY ADDR: 00000    5001 SAND PIPER CT NW
                        OWNER NAME: LAKECITY LTD CO A NEW MEXICO L
                        OWNER ADDR: 04240   ASPEN                     DR NE ALBUQUERQUE   NM 87110

101106048844811328   LEGAL: LOT  36 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    5005 SAND PIPER CT NW
                        OWNER NAME: DELAYO LEONARD J. JR. P.C. PRO
                        OWNER ADDR: 00817   GOLD                      AV SW ALBUQUERQUE   NM 87103

101106045044411501   LEGAL: LOT  1 P- 1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .53  LAND USE:
                     PROPERTY ADDR: 00000    4001 SILVERY MINNOW PL N
                        OWNER NAME: GUINN JOHN DOUGLAS & KATHRYN
                        OWNER ADDR: 03131   GRANDE VISTA              PL NW ALBUQUERQUE   NM 87120

101106047144311402   LEGAL: LOT  23 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    4005 WATERWILLOW PL NW
                        OWNER NAME: HARVILLE DONALD D TRUSTEE HARV
                        OWNER ADDR: 04905   PASEO DEL REY                NW ALBUQUERQUE   NM 87120

101106050742811326   LEGAL: LOT  38 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .8  LAND USE:
                     PROPERTY ADDR: 00000    5000 SAND PIPER CT NW
                        OWNER NAME: DILORENZO CHARLES & KATHLEEN
                        OWNER ADDR: 09701   TANOAN                       NE ALBUQUERQUE   NM 87111

101106047343011401   LEGAL: LOT  24 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    4001 WATERWILLOW PL NW
                        OWNER NAME: ZIA REALTY INC
                        OWNER ADDR: 08300   CARMEL                    AV NE ALBUQUERQUE   NM 87122

101106049142311325   LEGAL: LOT  39 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    5004 SAND PIPER CT NW
                        OWNER NAME: ALTURA WEST LTD CO
                        OWNER ADDR: 00000                             ALBUQUERQUE         NM 87103

101106044642011301   LEGAL: LOT  63 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .6  LAND USE:
                     PROPERTY ADDR: 00000    3931 MOURNING DOVE PL NW
                        OWNER NAME: MLK LTD CO NM CORP
                        OWNER ADDR: 01400   MORNINGSIDE                  NE ALBUQUERQUE   NM 87110
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101106046041711302   LEGAL: LOT  62 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    3927 MOURNING DOVE PL NW
                        OWNER NAME: MLK LTD CO NM CORP
                        OWNER ADDR: 01400   MORNINGSIDE                NE ALBUQUERQUE       NM 87110

101106051141011323   LEGAL: LOT  41 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .7  LAND USE:
                     PROPERTY ADDR: 00000    5001 CINNAMON TEAL CT NW
                        OWNER NAME: BERRY CHARLES G & ASSOC P.A. A
                        OWNER ADDR: 01408   SAN PABLO                   NE ALBUQUERQUE       NM 87110

101106049040911324   LEGAL: LOT  40 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .7  LAND USE:
                     PROPERTY ADDR: 00000    5005 CINNAMON TEAL CT NW
                        OWNER NAME: MCGEE WILLIAM R & MARILYN P
                        OWNER ADDR: 01508   CAMINO ECUESTRE             NW ALBUQUERQUE       NM 87107

101106043943210546   LEGAL: LOT  40 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3948 OXBOW VILLAGE LN NW
                        OWNER NAME: BULLOCK CHARLES M & CATHERINE
                        OWNER ADDR: 03948   OXBOW VILLAGE            LN NW ALBUQUERQUE       NM 87120

101106046640511303   LEGAL: LOT  61 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    3923 MOURNING DOVE PL NW
                        OWNER NAME: REED MARY & BROWN KAREN
                        OWNER ADDR: 03923   MOURNING DOVE            PL NW ALBUQUERQUE       NM 87120

101106044442810544   LEGAL:                                                  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME:
                        OWNER ADDR: 00000

101106043735411831   LEGAL: TRAC T E- 2 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: OXBOW VILLAGE HOMEOWNERS ASSOC
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101106046739311304   LEGAL: LOT  60 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    3919 MOURNING DOVE PL NW
                        OWNER NAME: VARELA DAN F. & IRENE Y.
                        OWNER ADDR: 07309   ELDERWOOD                DR NW ALBUQUERQUE       NM 87120

101106051439111322   LEGAL: LOT  42 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .8  LAND USE:
                     PROPERTY ADDR: 00000    5000 CINNAMON TEAL CT NW
                        OWNER NAME: OXBOW VIEW LTD CO NM LLC C/O T
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101106044641710543   LEGAL: LOT  37 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3936 OXBOW VILLAGE LN NW
                        OWNER NAME: EASTHAM JOHN P & SONDRA L TRUS
                        OWNER ADDR: 03936   OXBOW VILLAGE            LN NW ALBUQUERQUE       NM 87120

101106044741210542   LEGAL: LOT  36 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3932 OXBOW VILLAGE LN NW
                        OWNER NAME: AEROSPACE CAPITAL GROUP LTD
                        OWNER ADDR: 02503   CLARK CARR               LP SE ALBUQUERQUE       NM 87106
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101106048738311320   LEGAL: LOT  44 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    5008 CINNAMON TEAL CT NW
                        OWNER NAME: ALTURA WEST LTD CO
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101106050038411321   LEGAL: LOT  43 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    5004 CINNAMON TEAL CT NW
                        OWNER NAME: ALTURA WEST LTD CO
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101106044740810541   LEGAL: LOT  35 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3928 OXBOW VILLAGE LN NW
                        OWNER NAME: LUETTERS FREDERICK O & CYNTHIA
                        OWNER ADDR: 03928   OXBOW VILLAGE            LN NW ALBUQUERQUE       NM 87120

101106046738111305   LEGAL: LOT  59 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    3915 MOURNING DOVE PL NW
                        OWNER NAME: BUSTOS RONNIE G.
                        OWNER ADDR: 06623   LAMY                         NW ALBUQUERQUE       NM 87120

101106044740210540   LEGAL: LOT  34 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3924 OXBOW VILLAGE LN NW
                        OWNER NAME: BARKER JOSEPH F & SUSAN S TRUS
                        OWNER ADDR: 03924   OXBOW VILLAGE            LN NW ALBUQUERQUE       NM 87120

101106051036811318   LEGAL: LT 4 6A P -1 PLAT OF LT 46A OXBOW BLUFF SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000    5001 SNOW GOOSE CT NW
                        OWNER NAME: CALVIN JOHN R.
                        OWNER ADDR: 00733   CHAVEZ                   RD NW ALBUQUERQUE       NM 87107

101106044839310538   LEGAL: LOT  32-A  P1 PLAT OF LOTS 30-A P1. 31-A P1 & 32-A P  LAND USE:
                     PROPERTY ADDR: 00000    3916 OXBOW VILLAGE LN NW
                        OWNER NAME: SPS INVESTMENTS INC
                        OWNER ADDR: 08300   CARMEL                   AV NE ALBUQUERQUE       NM 87122

101106046637011306   LEGAL: LOT  58 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    3909 MOURNING DOVE PL NW
                        OWNER NAME: LUJAN MARGARET L
                        OWNER ADDR: 04508   SAN ANDRES                  NE ALBUQUERQUE       NM 87110

101106048736711319   LEGAL: LOT  45 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .6  LAND USE:
                     PROPERTY ADDR: 00000    5005 SNOW GOOSE CT NW
                        OWNER NAME: ALTURA WEST LTD CO
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101106044838810537   LEGAL: LOT  31-A  P1 PLAT OF LOTS 30-A P1. 31-A P1 & 32-A P  LAND USE:
                     PROPERTY ADDR: 00000    3912 OXBOW VILLAGE LN NW
                        OWNER NAME: SPS INVESTMENTS INC
                        OWNER ADDR: 08300   CARMEL                   AV NE ALBUQUERQUE       NM 87122

101106044838110536   LEGAL: LOT  30-A  P1 PLAT OF LOTS 30-A P1. 31-A P1 & 32-A P  LAND USE:
                     PROPERTY ADDR: 00000    3908 OXBOW VILLAGE LN NW
                        OWNER NAME: SPS INVESTMENTS INC
                        OWNER ADDR: 08300   CARMEL                   AV NE ALBUQUERQUE       NM 87122
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101106046435611307   LEGAL: LOT  57 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    3901 MOURNING DOVE PL NW
                        OWNER NAME: MILLIGAN PAT & LILY R. C/O MIL
                        OWNER ADDR: 03730   COORS                    BL NW ALBUQUERQUE       NM 87120

101106044737710535   LEGAL: LOT  29 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3904 OXBOW VILLAGE LN NW
                        OWNER NAME: CHAVEZ CHARLES & LYNN
                        OWNER ADDR: 03904   OXBOW VILLAGE            LN NW ALBUQUERQUE       NM 87120

101106051134911317   LEGAL: LOT  47 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .8  LAND USE:
                     PROPERTY ADDR: 00000    5000 SNOW GOOSE CT NW
                        OWNER NAME: WESTSIDE LTD CO NM LLC
                        OWNER ADDR: 04060   SAINT JOSEPHS            PL NW ALBUQUERQUE       NM 87120

101106049334611316   LEGAL: LOT  48 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .6  LAND USE:
                     PROPERTY ADDR: 00000    5004 SNOW GOOSE CT NW
                        OWNER NAME: ALTURA WEST LTD CO
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101106044737010534   LEGAL: LOT  28-P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3900 OXBOW VILLAGE LN NW
                        OWNER NAME: BERGER ROBERT J & LILIANA L
                        OWNER ADDR: 03900   OXBOW VILLAGE            LN NW ALBUQUERQUE       NM 87120

101106046534111308   LEGAL: LOT  56 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    3823 MOURNING DOVE PL NW
                        OWNER NAME: BLACKWOOD DANIEL K & STUEBER-B
                        OWNER ADDR: 00340   NARA VISTA               CT NW ALBUQUERQUE       NM 87107

101106047533711309   LEGAL: LOT  55 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .3  LAND USE:
                     PROPERTY ADDR: 00000    3819 MOURNING DOVE PL NW
                        OWNER NAME: MLK LTD CO NM CORP
                        OWNER ADDR: 01400   MORNINGSIDE                 NE ALBUQUERQUE       NM 87110

101106044736210533   LEGAL: LOT  27 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3828 OXBOW VILLAGE LN NW
                        OWNER NAME: RAND MIRIAM M & PORTER ONA L
                        OWNER ADDR: 03121   CALLE DE ALAMO              NW ALBUQUERQUE       NM 87104

101106044935510532   LEGAL: LOT  26 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3824 OXBOW VILLAGE LN NW
                        OWNER NAME: SCOTT PATRICK INC
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87199

101106051233311315   LEGAL: LOT  49 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5  LAND USE:
                     PROPERTY ADDR: 00000    3808 MOURNING DOVE PL NW
                        OWNER NAME: STEWART CHESTER FRENCH & DIANA
                        OWNER ADDR: 04201   ROYENE                   AV NE ALBUQUERQUE       NM 87110

101106048333111310   LEGAL: LOT  54 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .3  LAND USE:
                     PROPERTY ADDR: 00000    3815 MOURNING DOVE PL NW
                        OWNER NAME: WEITZEL ALAN F. TRUSTEE ENERGY
                        OWNER ADDR: 02703   BROADBENT                PK NE ALBUQUERQUE       NM 87107
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101106045235010531   LEGAL: LOT  25 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3820 OXBOW VILLAGE LN NW
                        OWNER NAME: MCCRACKEN FRED BOYD & BETTY G
                        OWNER ADDR: 03820   OXBOW VILLAGE            LN NW ALBUQUERQUE       NM 87120

101106049132411311   LEGAL: LOT  53 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    3809 MOURNING DOVE PL NW
                        OWNER NAME: RODGERS CLARENCE & VICTORIA N.
                        OWNER ADDR: 02615   ISLETA                   BL SW ALBUQUERQUE       NM 87105

101106045834810530   LEGAL: LOT  24 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3816 OXBOW VILLAGE LN NW
                        OWNER NAME: SANDS CLARENCE JAMES & PRISCIL
                        OWNER ADDR: 03816   OXBOW VILLAGE            LN NW ALBUQUERQUE       NM 87120

101106051631511314   LEGAL: LOT  50A  P-1 PLAT OF LOT 50A P-1 OXBOW BLUFF SUBDIV  LAND USE:
                     PROPERTY ADDR: 00000    3800 MOURNING DOVE PL NW
                        OWNER NAME: MC MAHON JOHN T. & MILDRED W.
                        OWNER ADDR: 03800   MOURNING DOVE            PL NW ALBUQUERQUE       NM 87120

101106046434510529   LEGAL: LOT  23 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3812 OXBOW VILLAGE LN NW
                        OWNER NAME: GRADY WILLIAM G & CARMOLINE A
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87199

101106047134110528   LEGAL: LOT  22 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3808 OXBOW VILLAGE LN NW
                        OWNER NAME: CRONIN RICHARD J & MARGARET AN
                        OWNER ADDR: 03808   OXBOW VILLAGE            LN NW ALBUQUERQUE       NM 87120

101106047633610527   LEGAL: LOT  21 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3804 OXBOW VILLAGE LN NW
                        OWNER NAME: SCOTT PATRICK INC
                        OWNER ADDR: 08300   CARMEL                   AV NE ALBUQUERQUE       NM 87122

101106050631011313   LEGAL: LOT  51 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4  LAND USE:
                     PROPERTY ADDR: 00000    3801 MOURNING DOVE PL NW
                        OWNER NAME: MC MAHON JOHN T. & MILDRED W.
                        OWNER ADDR: 03800   MOURNING DOVE            PL NW ALBUQUERQUE       NM 87120

101106049631411312   LEGAL: LOT  52 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .3  LAND USE:
                     PROPERTY ADDR: 00000    3805 MOURNING DOVE PL NW
                        OWNER NAME: MCMAHON JOHN T & MILDRED L MCM
                        OWNER ADDR: 08300   MOURNING DOVE            PL NW ALBUQUERQUE       NM 87120

101106048333010526   LEGAL: LOT  20 P 1 PLAT OF OXBOW VILLAGE (A REPLAT OF TRACT  LAND USE:
                     PROPERTY ADDR: 00000    3800 OXBOW VILLAGE LN NW
                        OWNER NAME: SCOTT PATRICK INC
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87199

101106052530910599   LEGAL: A TR  OF  LD IN SEC 2 T10N R2E S OF & ADJ TO N BOUND  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WILLARD LARRY D C/O NORWEST BA
                        OWNER ADDR: 00200   LOMAS                    BL NW ALBUQUERQUE       NM 87102
```

```
101106051531010506   LEGAL: LT 1 A (P LAT OF LTS 1A, 8A & 9A) RIVER RANCH SUBD C  LAND USE:
                     PROPERTY ADDR: 00000    3550 TUCSON RD NW
                        OWNER NAME: WILLARD LARRY D TRUSTEE WILLAR
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87102

101106049530510510   LEGAL: LT 9 A (P LAT OF LTS 1A, 8A & 9A) RIVER RANCH SUBD C  LAND USE:
                     PROPERTY ADDR: 00000    3567 TUCSON RD NW
                        OWNER NAME: MCGUIRE EUGENE J
                        OWNER ADDR: 03567   SEQUOIA                   PL NW ALBUQUERQUE       NM 87120

101106046030310511   LEGAL: A LO T 1  EXC SO 29.38FT & POR VAC RD ADJ NO & TR D   LAND USE:
                     PROPERTY ADDR: 00000    3648 VISTA GRANDE DR NW
                        OWNER NAME: BALTZ KEITH R ETUX
                        OWNER ADDR: 03648   VISTA GRANDE              DR NW ALBUQUERQUE       NM 87120
```

City of Albuquerque

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

Date: January 2, 2003

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

Thank you for your inquiry of 1-2-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Oxbow Bluff Subdivision

zone map page(s) G-11

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

Vista Grande

Neighborhood Association

Contacts: Berent Groth
3546 Sequoia Pl. NW / 87120
836-5548 (h) 266-6708 (w)
Linda Socha
3516 Vista Grande NW / 87120
839-0347 (h) 220-6766 (cell)

Neighborhood Association

Contacts:

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

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

Sincerely,

Dalaina L Camona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.f[illegible]m(05/08/01)

7001 1940 0005 9522 2577

87109 4335

MS. LINDA SOCHA

3516 VISTA GRANDE NW

ALBUQUERQUE, NEW MEXICO 87120

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

OFFICIAL USE

Postage	$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

Postmark Here

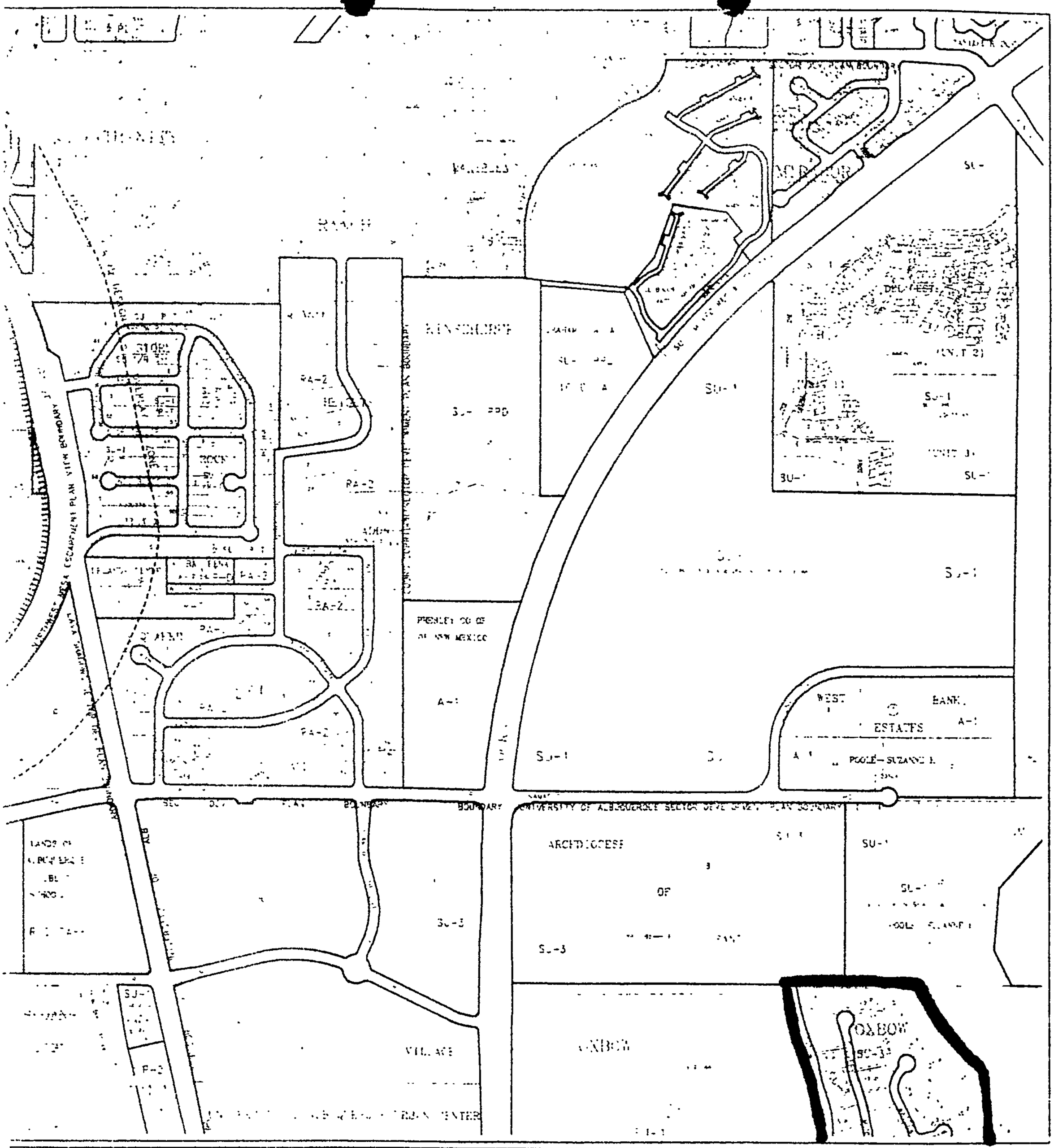
7001 1940 0005 9522 2577

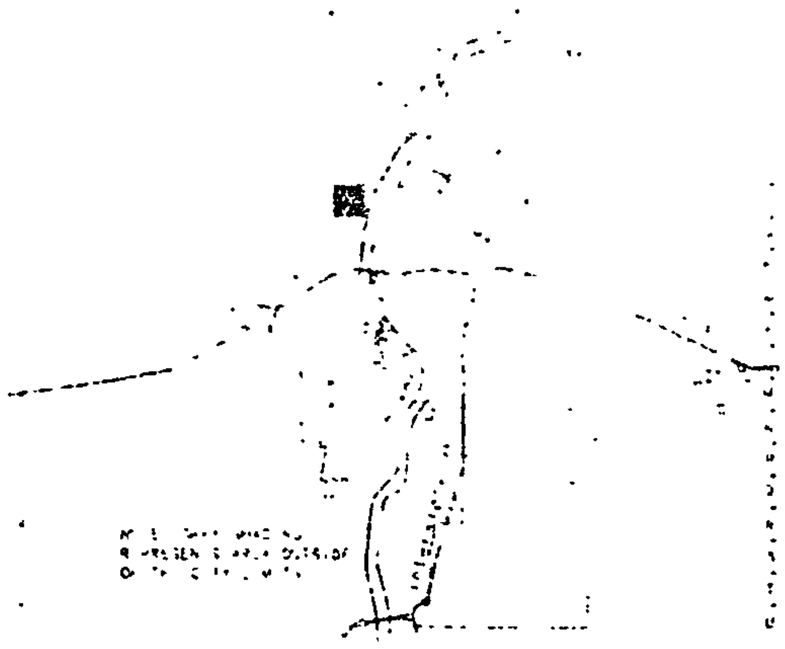
Sent To Linda Socha

Street, Apt. No.; or PO Box No. 3516 Vista Grande NW

City, State, ZIP+4 ABQ NM 87120

PS Form 3800, January 2001 See Reverse for Instructions





CITY OF
Albuquerque
A G I S
PLANNING DEPARTMENT
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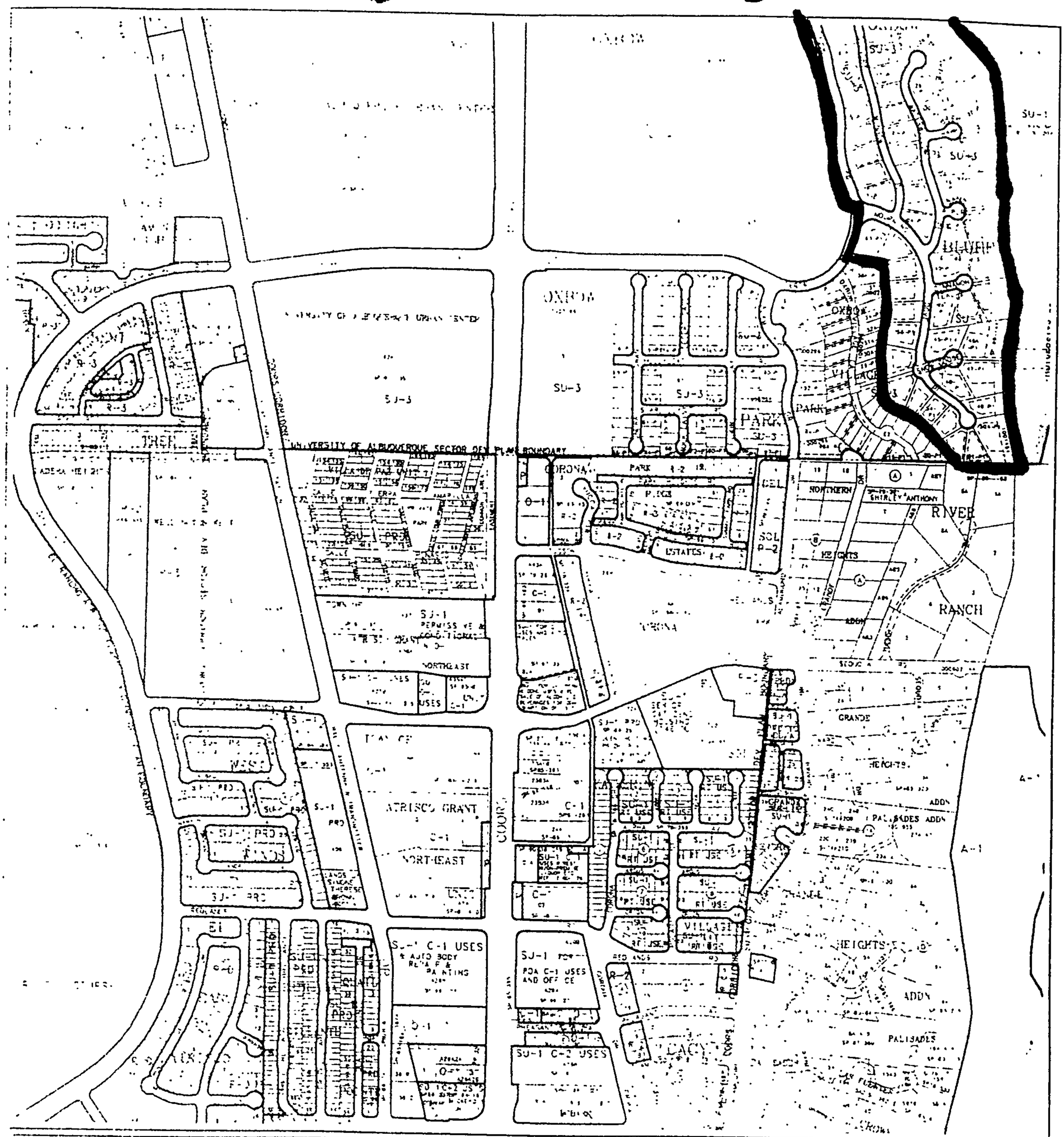
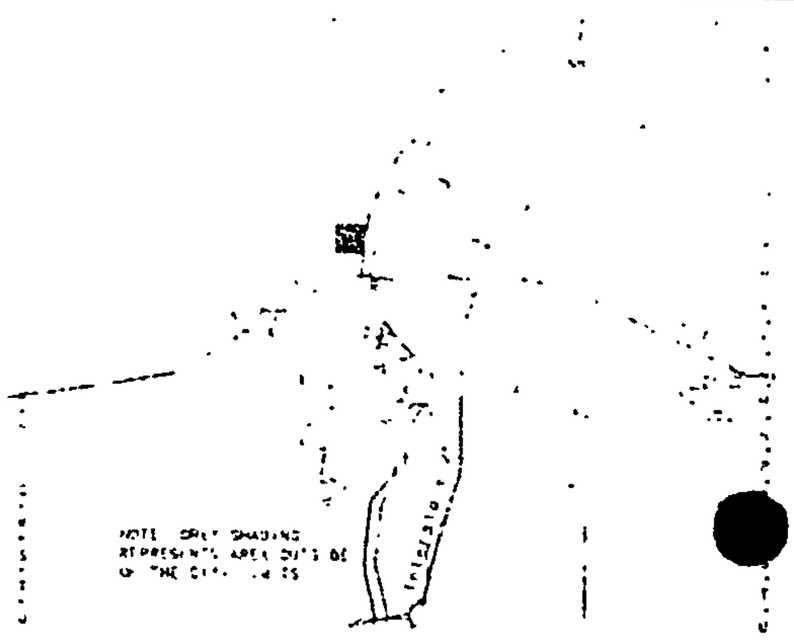
Zone Atlas Page

F-11-Z

Map Amended through April 03, 2002





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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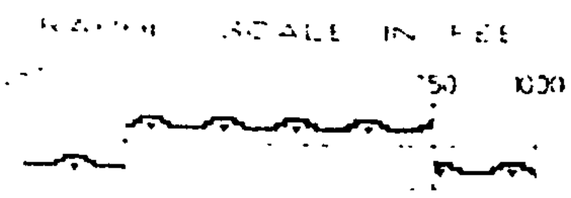


Zone Atlas Page

G-11-Z

Map Amended through April 03, 2002

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

X Major Subdivision action
____ Minor Subdivision action
____ Vacation V
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: Oxbow North Ventures PHONE: 831-6855
ADDRESS: 4407 Lomas Blvd. NE FAX: 831-6899
CITY: Albuquerque STATE: NM ZIP: 87110 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Bohannan Huston, Inc. PHONE: 823-1000
ADDRESS: 7500 Jefferson NE FAX: 798-7988
CITY: Albuquerque STATE: NM ZIP: 87109 E-MAIL:
DESCRIPTION OF REQUEST: final plat approval

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

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

Lot or Tract No. Tract A Block: Unit: 2
Subdiv. / Addn. Oxbow North
Current Zoning: SU-3 Proposed zoning:
Zone Atlas page(s): F-11 No. of **existing** lots: 1 No. of **proposed** lots: 45
Total area of site (acres): 9.3699 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101006135609540115 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Namaste Rd. NW
Between: Coors Blvd. NW and

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1002092 03PRB-01523

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

SIGNATURE DATE 7/22/04

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

(Print) Kevin Patton Applicant X Agent

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	04DRB - - 01159	FP	5(3)	$ ø
☑ All fees have been collected	- -			$
☑ All case #s are assigned	- -	C.M. Fee.		$ 20.00
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
N/A Site is within 1000ft of a landfill	- -			$
☐ ~~F.H.D.P.~~ density bonus				Total
☐ ~~F.H.D.P.~~ fee rebate	Hearing date AUG. 04, '04			$ 20.00

B Bohnert 7/27/04
Planner signature / date

Project # 1002092

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

✓ __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
Previously Submitted __ Design elevations & cross sections of perimeter walls
✓ __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ __ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ __ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ __ SIA financial guaranty verification
N/A __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ __ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

Kevin Patton
Applicant name (print)

7/22/04
Applicant signature / date

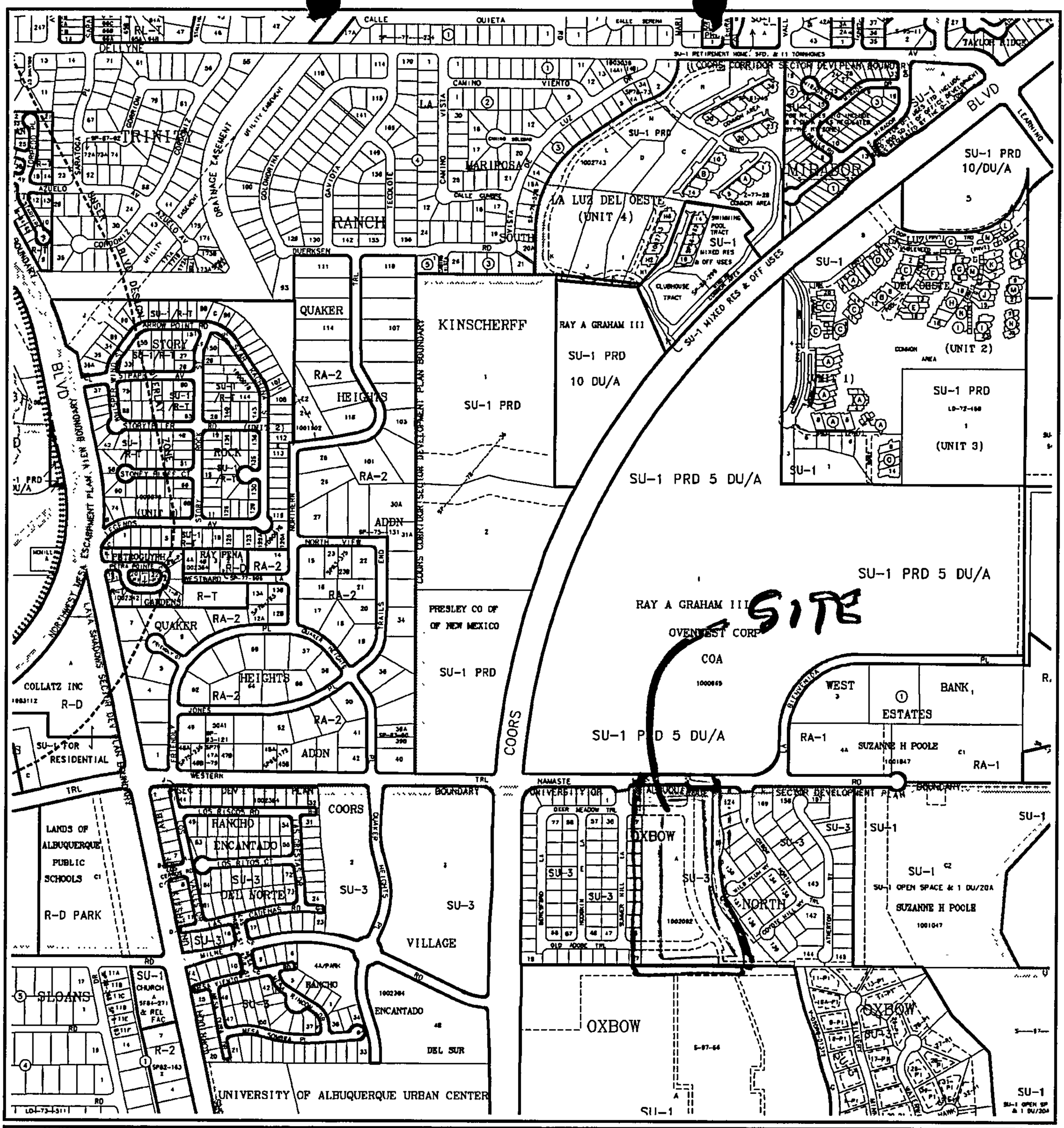
Form revised 3/03, 8/03 and 11/03

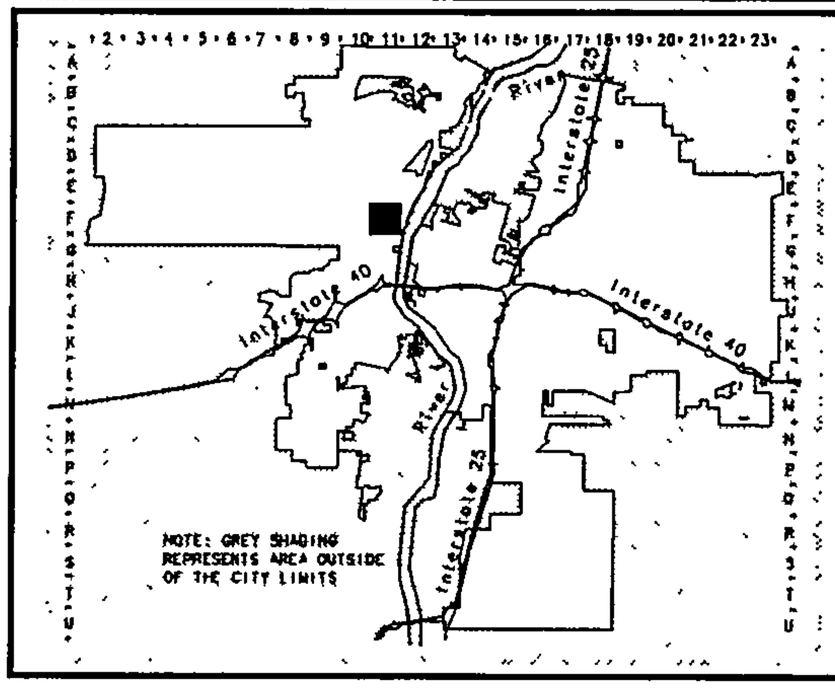
☐ Checklists complete
☑ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - ____ - 01159
____ - ____ - ____
____ - ____ - ____

7/27/04
Planner signature / date

Project # 1002092





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through July 06, 2004

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 27, 2004

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

Re: Final Plat Approval
Oxbow North Unit 2 DRB# 1002092

Dear Sheran:

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

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

The final plat for Units 1 and 3 have been recorded. Unit 2 was graded with Units 1 and 3. The retaining and perimeter walls were approved with the preliminary plat and have been constructed for Units 1, 2 and 3 (a request from the city for dust control). The Subdivision Improvements Agreement for Unit 2 has been recorded and we should have an approved work order for the construction plans for Unit 2 prior to the DRB hearing for this application.

Please place this item on the DRB Agenda to be heard on August 4, 2004. If you have any questions or require additional information, please contact me.

Sincerely,

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

SS
Enclosure

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

DEVELOPER'S ASSURANCE TO MONUMENT CENTERLINE

DATE: 5-12-2004 CITY PROJECT NUMBER _____

Glen Haikin, Chief City Surveyor
City of Albuquerque
P.O. Box 1293
One Civic Plaza, Room B-2041
Albuquerque, New Mexico 87103

Re: CENTERLINE MONUMENTATION- **Oxbow North Unit 2**

In lieu of subdivision block control monumentation, **Oxbow North Ventures**, developer and owner of the above referenced subdivision, hereby assumes the responsibility of monumentation upon completion and final acceptance of construction of streets within the subdivision.

The centerline will be monumented by a licensed land surveyor using standard City of Albuquerque monuments (4" aluminum caps centerline-type) placed at all street centerline PC's, PT's, angle points and intersections as noted on attached plan.

Managing Member
Name Position/Title

Oxbow North Ventures
Corporation

PLAN APPROVAL:

GLEN HAIKIN, CHIEF CITY SURVEYOR

cc: Peter Chang, Chief Construction Engineer
DRC Project Administrator
Centerline Monumentation File
Mary Sandoval, Construction Management

FINANCIAL GUARANTY AMOUNT

05/16/2003

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 699585, Oxbow North Subdivision - Unit 2, Phase/Unit #: 1

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

Approved estimate amount:		$305,215.80
Contingency Amount:	10.00%	$30,521.58
Subtotal:		$335,737.38
NMGRT	5.8125%	$19,514.74
Subtotal:		$355,252.12
Engineering Fee	6.60%	$23,446.64
Testing Fee	2.00%	$7,105.04
Subotal:		$385,803.83
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$482,254.79**

APPROVAL: DATE:

5-16-2003

Notes: 10% continency, plans not approved. Certification for grading & drainage prior to release of financial guaranty.

Mary Herrera Bern. Co. AGRE R 35.00
2004100952
8114445
Page: 14 of 14
07/28/2004 02:34P
Bk-A81 Pg-693

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

PAID RECEIPT

APPLICANT NAME OXBOW N. VENTURES

AGENT BOHANNAN HUSTON

ADDRESS 7500 JEFFERSON ST. NE.

PROJECT & APP # 1002092 / 04-DRB-01159

PROJECT NAME OXBOW NO. UNIT 2

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 20.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc *6/21/04*

DUPLICATE
City Of Albuquerque
Treasury Division

7/27/2004 11:22AM LOC: ANNX
RECEIPT# 00029259 WS# 007 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00

Claire

Current DRC
Project No. _____

ORIGINAL

Date Submitted: October 1, 2002
Date Site Plan for Bldg Permit Appl 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 # 02DRB-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 SUBDVISION
(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 guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS - 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. ~~[illegible]~~				/	/	/
		10' WIDE ***	ACC PEDESTRIAN PATH	20' WIDE PED. ACCESS EASEMENT ON TRACT TRACT B	PUBLIC EASEMENT (FORMERLY OXBOW DRIVE) SOUTH BDRY	NAMASTE ROAD	/	/	/
			STREET LIGHTS AS PER COA DPM ON PUBLIC STREETS				/	/	/
			1/4 REQ'D TRAFFIC SIGNAL IMPROVEMENTS AT NAMASTE RD & COORS BLVD				/	/	/
			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)	/	/	/

** EXCEPT BTWN OXBOW NORTH TRAIL AND ATHERTON WAY IN NAMASTE RD.

*** 10' WIDE ACC PED PATH TO BE CONSTRUCTED W/ UNIT 2 (NOT REQ'D IN UNIT 1 AND/OR 3)

ORIGINAL

SIA Sequence #	CDA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS, UNITS 1, 2 & 3						
		36" - 48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & NEC WATER QUALITY MH & NEC. RING DISSIPATER	NAMASTE ROAD	PUBLIC EASEMENT ON LOT 82; UNIT 2	330 LF EAST OF THE NAMASTE CUL-DE-SAC ROW	/	/	/
		REMOVE AND RELOCATE EXISTING INLET IN COORS SOUTH OF THE INTERSECTION OF NAMASTE ROAD.					/	/	/
			UNIT 1						
			PRIVATE ROADWAY IMPROVEMENTS - UNIT 1						
		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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	SUMMER HILL LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	BERESFORD LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		22' F - F	RESIDENTIAL PAVING W/ PCC ~~STD.~~ ~~OR~~ ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	BERESFORD LANE	LOT 19; UNIT 1	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	HODGIN LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	BERESFORD LANE	SUMMER HILL LANE	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	BERESFORD LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 19; UNIT 1	BERESFORD LANE	SOUTH BOUNDARY	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 19; UNIT 1	COORS BLVD R/W	/	/	/
			* SIDEWALKS TO BE DEFERED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S				/	/	/

ORIGINAL

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	/	/	/
		6" 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 95; UNIT 2 & TRACT ~~B~~ D	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ D	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 PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. REMOVE AND RELAY EXISTING 30" RCP IN EXISTING EASEMENT ADJACENT TO OXBOW BLUFF SUBDIVISION. / / /

ORIGINAL

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	UNIT 2								
		PRIVATE ROADWAY IMPROVEMENTS - UNIT 2							
		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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	WILLOW VIEW LANE	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		22' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	OLD ADOBE TRAIL	LOT 94/95 PROPERTY LINE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	NEWBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	MIDDLEBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	EAST PROPERTY LINE OF LOT 27	WILLOW VIEW LANE	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 95	WILLOW VIEW LANE	SOUTH BOUNDARY	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 95; UNIT 2	PUBLIC PED ACCESS EASEMENT (FORMERLY OXBOW DRIVE)	/	/	/
			* SIDEWALKS TO BE DEFERED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S				/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER MEADOW TRAIL	EAST PROPERTY LINE OF LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLD ADOBE TRAIL	LOT 101; UNIT 2	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW VIEW LANE	LOT 94; UNIT 2	PUBLIC EASMENT ON LOT 82; UNIT 2	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 2						
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW VIEW LANE	PUBLIC EASMENT ON LOT 82; UNIT 2	PUBLIC EASMENT ON LOT 95; UNIT 2	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 95; UNIT 2	WILLOW VIEW LANE	EXISTING 12" WL ON ST. PIUS X HS PROPERTY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLD ADOBE TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER MEADOW TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 2						
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW VIEW LANE	OLD ADOBE TRAIL	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ D 2	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT ON LOT 95; UNIT 2 & TRACT ~~B~~ D 2	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	LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	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.				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3									
			PRIVATE ROADWAY IMPROVEMENTS - UNIT 3						
		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	125 LOT 2, UNIT 3 2-4-03	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OXBOW NORTH TRAIL	125 LOT 2, UNIT 3 2-4-03	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~~ NAMASTE RD, 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 EASMENT BETWEEN LOTS ~~34/35~~ 157/158 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	NMASTE 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)				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 3						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	~~EXISTING 8" WL IN~~ PUBLIC EASEMENT ON LOTS ~~21/22~~ 144/145; 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~~ 144/145; UNIT 3	NAMASTE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OXBOW NORTH TRAIL	ATHERTON WAY	NAMASTE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILD PLUM WAY	OXBOW NORTH TRAIL	PUBLIC EASEMENT ON TRACT ~~B~~ D	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE HILL WAY	OXBOW NORTH TRAIL	PUBLIC EASEMENT ON TRACT ~~B~~ D	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT ~~B~~ D	WILD PLUM WAY	COYOTE HILL WAY	/	/	/

AGENT/OWNER

KEVIN PATTON — 10/2/2002
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM

10.2.02
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
10-02-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — 10/2/02 DATE
TRANSPORTATION DEVELOPMENT — 10-02-02 DATE
UTILITY DEVELOPMENT — 10/2/02 DATE
PARKS & GENERAL SERVICES — Christina Sandoval — 10/2/02 DATE
AMAFCA — DATE
CITY ENGINEER — 10/2/02 DATE
DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	1.28.03			
2	2.4.03			
3	3-16-04			

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

X Major Subdivision action XPP
___ Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

___ Annexation
___ 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/Subdivision Regulations)

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: OXBOW NORTH VENTURE LLC PHONE: 831-6855
ADDRESS: 1650 UNIVERSITY NE SUITE 1-500 FAX: ___
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: ___
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ___

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY PLAT

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

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

Lot or Tract No. REPLAT OF TRACT B-1 Block: ___ Unit: ___
Subdiv. / Addn. OXBOW NORTH AT OXBOW
Current Zoning: SU-3 Proposed zoning: ___
Zone Atlas page(s): F-11 No. of **existing** lots: ___ No. of **proposed** lots: 169
Total area of site (acres): 39.6411 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? ✔ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. Multiple MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: NAMASTE RD NW
Between: COORS BLVD. NW and ___

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
DRB-100 2092 - 02DRB-01371

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

SIGNATURE ___ DATE ___
(Print) KEVIN PATTON ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

☐ **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 No
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - 01601	XPP		$ 50.-
			$
			$
			$
			$
			Total $ 50.-

Hearing date Oct 1 2003

9/23/03
Planner signature / date

Project # 100 2092

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

KEVIN PATTON
Applicant name (print)

Applicant signature / date

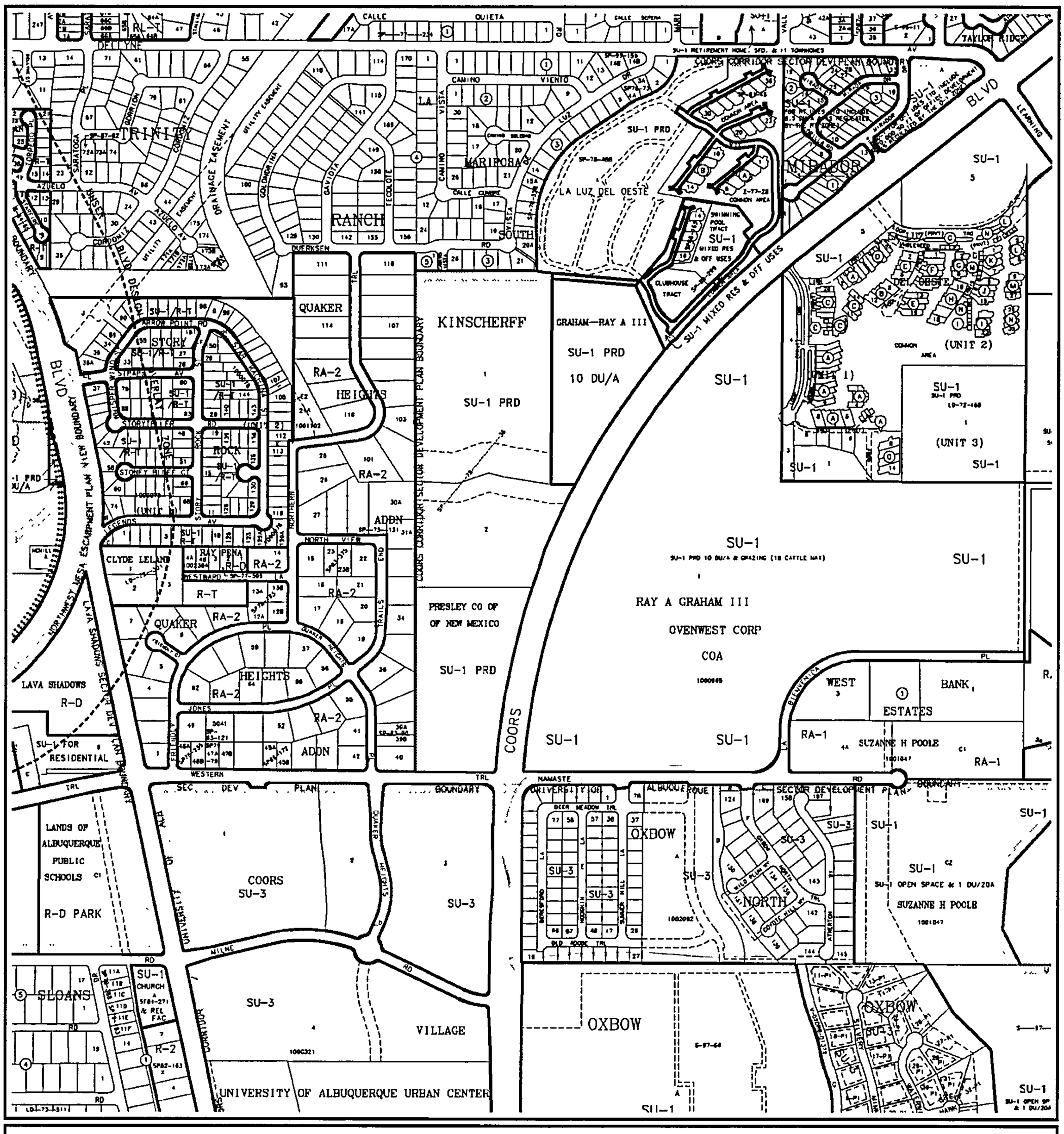
Form revised MARCH 2003

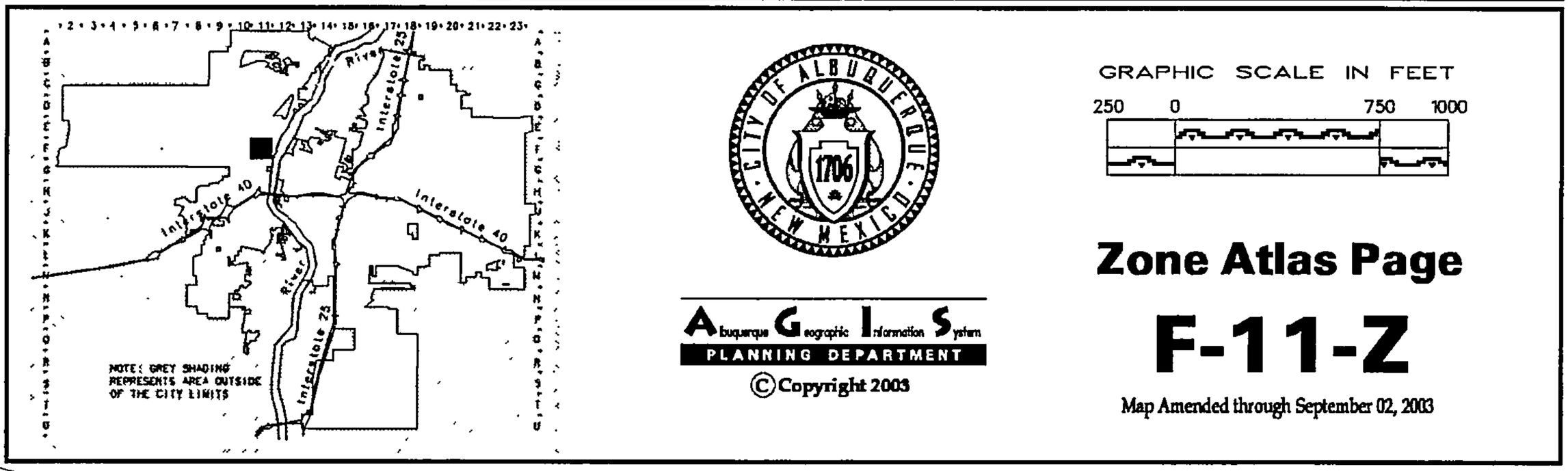
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - 01601
____ - ____ - ____
____ - ____ - ____

9/23/03
Planner signature / date

Project # 1002092





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through September 02, 2003

Bohannan △ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 22, 2003

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

Re: PRELIMINARY PLAT EXTENSION DRB# 1002092
Oxbow North (a replat of Tract B-1 Archdiocese of Santa Fe)

Dear Sheran:

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

We are at this time requesting an extension to the preliminary plat, which was approved by the DRB on October 2, 2002 (appeal period ending October 17, 2002). We have recorded the final plats for Units 1 and 3 which have shown the vacation actions that were approved with the original preliminary plat approval. I would anticipate recording the final plat for the remaining unit (Unit 2 of Oxbow North) within the next couple of years.

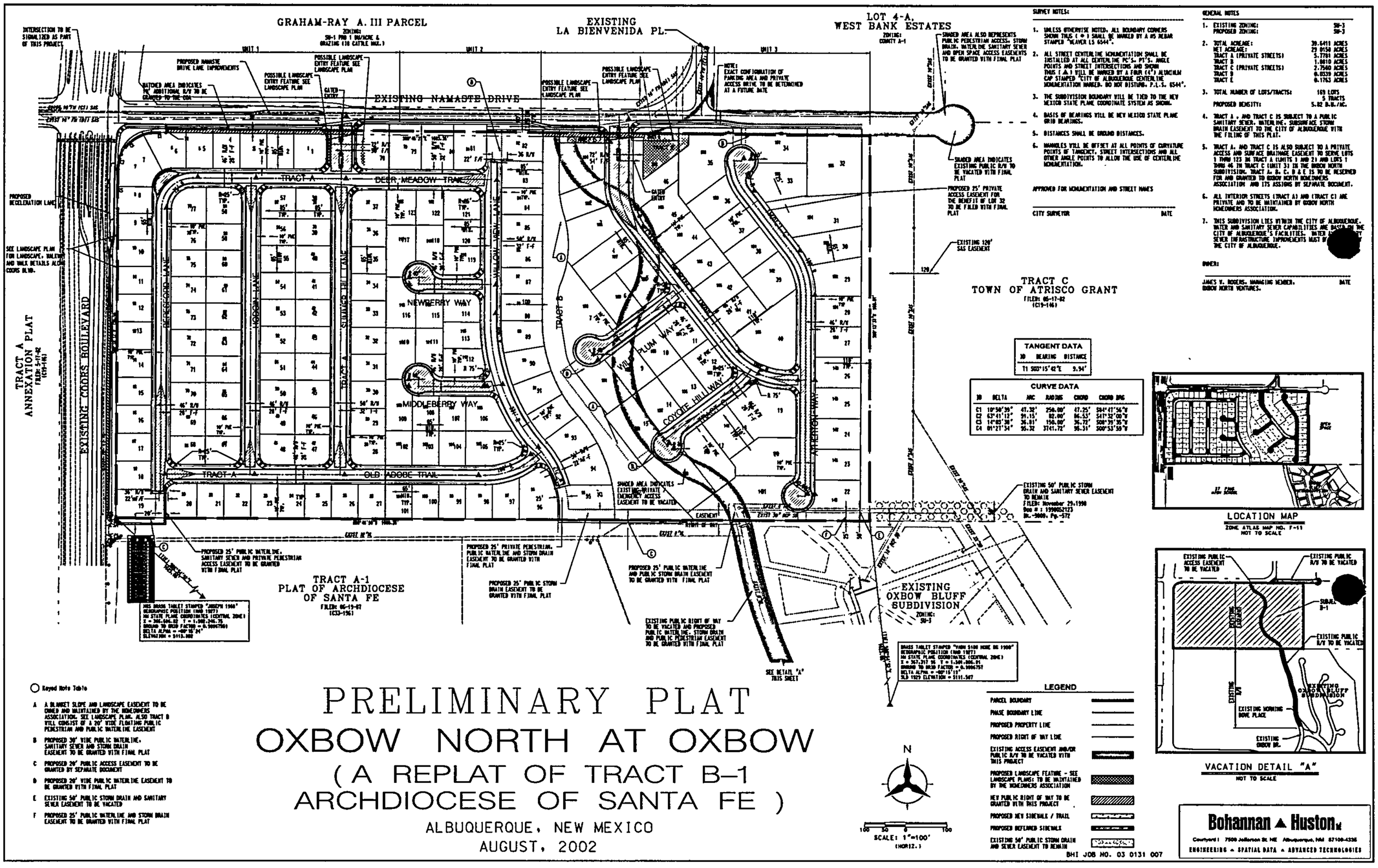
Please place this item on the DRB Agenda for hearing on October 1, 2003. If you have any questions or require further information, please call me.

Sincerely,
Bohannan Huston, Inc.

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

SS
Enclosures

P:\030131\cdp\corres\PRELIMINARY PLAT EXT docP:\030131\cdp\corres\PRELIMINARY PLAT EXT.doc



PRELIMINARY PLAT
OXBOW NORTH AT OXBOW
(A REPLAT OF TRACT B-1 ARCHDIOCESE OF SANTA FE)

ALBUQUERQUE, NEW MEXICO
AUGUST, 2002

Keyed Note Table

- A A BLANKET SLOPE AND LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE LANDSCAPE PLAN. ALSO TRACT B WILL CONSIST OF A 20' WIDE FLOATING PUBLIC PEDESTRIAN AND PUBLIC WATERLINE EASEMENT
- B PROPOSED 30' WIDE PUBLIC WATERLINE, SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED WITH FINAL PLAT
- C PROPOSED 20' PUBLIC ACCESS EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT
- D PROPOSED 20' WIDE PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH FINAL PLAT
- E EXISTING 50' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT TO BE VACATED
- F PROPOSED 25' PUBLIC WATERLINE AND STORM DRAIN EASEMENT TO BE GRANTED WITH FINAL PLAT

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (◦) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER. DO NOT DISTURB. P.L.S. 6544".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DATE

GENERAL NOTES

1. EXISTING ZONING: SU-3
   PROPOSED ZONING: SU-3
2. TOTAL ACREAGE: 39.6411 ACRES
   NET ACREAGE: 29.9150 ACRES
   TRACT A (PRIVATE STREETS) 5.7791 ACRES
   TRACT B 1.8810 ACRES
   TRACT C (PRIVATE STREETS) 2.7560 ACRES
   TRACT D 0.8339 ACRES
   TRACT E 0.1763 ACRES
3. TOTAL NUMBER OF LOTS/TRACTS: 169 LOTS, 5 TRACTS
   PROPOSED DENSITY: 5.82 D.U./AC.
4. TRACT A , AND TRACT C IS SUBJECT TO A PUBLIC SANITARY SEWER, WATERLINE, SUBSURFACE STORM DRAIN EASEMENT TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.
5. TRACT A, AND TRACT C IS ALSO SUBJECT TO A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THRU 123 IN TRACT A (UNITS 1 AND 2) AND LOTS 1 THRU 46 IN TRACT C (UNIT 3) IN THE OXBOW NORTH SUBDIVISION. TRACT A, B, C, D & E IS TO BE RESERVED FOR AND GRANTED TO OXBOW NORTH HOMEOWNERS ASSOCIATION AND ITS ASSIGNS BY SEPARATE DOCUMENT.
6. ALL INTERIOR STREETS (TRACT A) AND (TRACT C) ARE PRIVATE AND TO BE MAINTAINED BY OXBOW NORTH HOMEOWNERS ASSOCIATION.
7. THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPACITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.

OWNER:

JAMES V. ROGERS, MANAGING MEMBER, OXBOW NORTH VENTURES. — DATE

TANGENT DATA

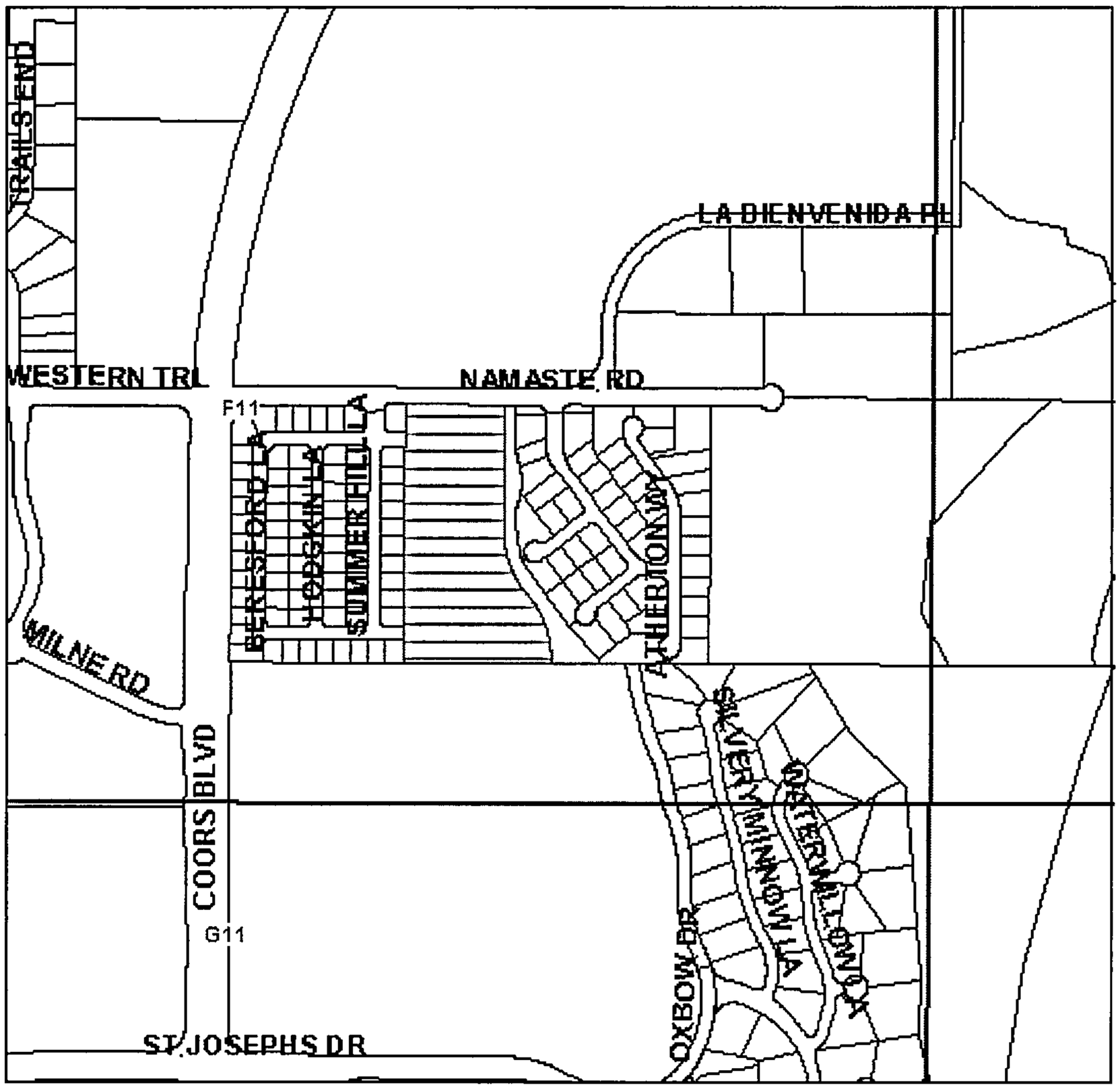
ID	BEARING	DISTANCE
T1	S03°15'42"E	9.94'

CURVE DATA

ID	DELTA	ARC	RADIUS	CHORD	CHORD BRG
C1	10°50'39"	47.32'	250.00'	47.25'	S84°47'56"W
C2	63°41'12"	91.15'	82.00'	86.53'	S41°32'00"W
C3	14°03'38"	36.81'	150.00'	36.72'	S08°39'35"W
C4	01°27'54"	95.32	3741.72'	95.31'	S00°53'50"W

Activate By 'Clicking' on the Map

○ Zoom In ◉ Id Address ○ Id ZM ○ Pan ○ Zoom Out



ReDraw Screen

1999 AIR PHOTO (Metro Area Coverage)

CITY

LAY

- [x] STREE
- [ ] PARKS
- [ ] CITY L
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- [ ] NBR B
- [ ] COMM
- [ ] WATEI
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- [ ] LAND
- [ ] 1960 CI

ZO

TE

ME

PROX

Selected Address: 99999 NAMASTE RD NW
Zoning: SU-3
Lot/Block/Subd: A , 0000 , OXBOW NORTH
Council District/Name: FIVE , CADIGAN
County Commission: 1
Rep District/Sen District: 17 , 13
Nbr Assoc: Nothing Selected
Zoning: SU-3
Voter Pct: 30
High Sch District: WEST MESA
Mid Sch District: ADAMS
Elem Sch District: SUSIE RAYOS MARMAN
ZoneMap Page: F11
Jurisdiction: CITY
Police Beat: 132/WESTSIDE
Flood Zone: Nothing Selected
Comm Plan Area: WEST SIDE
UPC #: 101106135609540115
Owner Name: ROMAN CATHOLIC CHURCH CATHOLIC SERVICES BLDG
Owner Street Adress: 4000 ST JOSEPH PL
Owner City/State/Zip: ALBUQUERQUE / NM / 87120 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

NEW GIS QUERY

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Current DRC
Project No. _____

ORIGINAL

Date Submitted: October 1, 2002
Date Site Plan for Bldg Permit Appl 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 # 02DRB-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 SUBDVISION
(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 guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engin
			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. EMERGENCY ACCESS ROAD BTWN CUL-DE-SAC & EXISTING GRAVEL ROAD IN OXBOW BLUFF.				/	/	/
		10' WIDE	ACC PEDESTRIAN PATH	20' WIDE PED. ACCESS EASEMENT ON TRACT TRACT B	PUBLIC EASEMENT (FORMERLY OXBOW DRIVE) SOUTH BDRY	NAMASTE ROAD	/	/	/
			STREET LIGHTS AS PER COA DPM ON PUBLIC STREETS				/	/	/
		1/4	REQ'D. ~~STRE~~ SIGNAL IMPROVEMENTS AT NAMASTE RD & COORS BLVD						
			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)	/	/	/

ORIGINAL

SIA Sequence # | ACD DRC Project #

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS, UNITS 1, 2 & 3							
36" - 48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & NEC WATER QUALITY MH & NEC. RING DISSIPATER	NAMASTE ROAD	PUBLIC EASEMENT ON LOT 82; UNIT 2	330 LF EAST OF THE NAMASTE CUL-DE-SAC ROW	/	/	/
REMOVE AND RELOCATE EXISTING INLET IN COORS SOUTH OF THE INTERSECTION OF NAMASTE ROAD.					/	/	/
PRIVATE ROADWAY IMPROVEMENTS - UNIT 1							
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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	SUMMER HILL LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	BERESFORD LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
22' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	BERESFORD LANE	LOT 19; UNIT 1	OLD ADOBE TRAIL	/	/	/
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	HODGIN LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	BERESFORD LANE	SUMMER HILL LANE	/	/	/
32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	BERESFORD LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	/
4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 19; UNIT 1	BERESFORD LANE	SOUTH BOUNDARY	/	/	/
4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 19; UNIT 1	COORS BLVD R/W	/	/	/
					/	/	/

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

UNIT 1

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	/	/	/
		6" 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 95; 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 PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. REMOVE AND RELAY EXISTING 30" RCP IN EXISTING EASEMENT ADJACENT TO OXBOW BLUFF SUBDIVISION.				/	/	/

ORIGINAL

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	UNIT 2								
			PRIVATE ROADWAY IMPROVEMENTS - UNIT 2						
		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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	WILLOW VIEW LANE	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		22' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	OLD ADOBE TRAIL	LOT 94/95 PROPERTY LINE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	NEWBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	MIDDLEBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	EAST PROPERTY LINE OF LOT 27	WILLOW VIEW LANE	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 95	WILLOW VIEW LANE	SOUTH BOUNDARY	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 95; UNIT 2	PUBLIC PED ACCESS EASEMENT (FORMERLY OXBOW DRIVE)	/	/	/
			* SIDEWALKS TO BE DEFERED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER MEADOW TRAIL	EAST PROPERTY LINE OF LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLD ADOBE TRAIL	LOT 101; UNIT 2	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW VIEW LANE	LOT 94; UNIT 2	PUBLIC EASMENT ON LOT 82; UNIT 2	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 2						
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW VIEW LANE	PUBLIC EASMENT ON LOT 82; UNIT 2	PUBLIC EASMENT ON LOT 95; UNIT 2	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 95; UNIT 2	WILLOW VIEW LANE	EXISTING 12" WL ON ST. PIUS X HS PROPERTY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLD ADOBE TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER MEADOW TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 2						
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW VIEW LANE	OLD ADOBE TRAIL	PUBLIC EASEMENT ON LOT 95; 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	LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3									
			PRIVATE ROADWAY IMPROVEMENTS - UNIT 3						
		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 EASMENT 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	NMASTE 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)				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 3						
		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	/	/	/
		6" 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	/	/	/

AGENT/OWNER

KEVIN PATTON — 10/2/2002
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM

10.2.02
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

10-02-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — 10/2/02 DATE

TRANSPORTATION DEVELOPMENT — 10-02-02 DATE

UTILITY DEVELOPMENT — 10/2/02 DATE

PARKS & GENERAL SERVICES — Christina Sandoval — 10/2/02 DATE

AMAFCA — DATE

CITY ENGINEER — Bradley L. Bryham — 10/2 DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

10-3-02

5. Project # 1002092
02DRB-01371 Major-Preliminary Plat Approval
02DRB-01372 Major-Vacation of Pub Right-of-Way
02DRB-01373 Major-Vacation of Public Easements
02DRB-01374 Major-SiteDev Plan Subd
02DRB-01375 Major-SiteDev Plan BldPermit
02DRB-01376 Minor-Temp Defer SDWK
02DRB-01377 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION**, ARCHDIOCESE OF SANTA FE, zoned SU-3, located EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR and NORTH OF ST. PIUS X HIGH SCHOOL containing approximately 40 acre(s).[DEFERRED FROM 9/25/02] (F-11)

At the October 2, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 10/2/02 and approval of the grading plan engineer stamp dated 9/24/02 the preliminary plat was approved with the following Condition of final plat:

CONDITION:

1. An emergency access easement to serve the Oxbow Bluff Subdivision shall extend from Namaste Road to a street within the Oxbow Bluff Subdivision. This easement shall be a minimum of 20 feet in width and shall be filed with the County Clerk prior to final plat.

The Vacations were approved as shown on Exhibit A in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

OFFICIAL NOTICE
PAGE THREE

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.)

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

Janet Stephens
DRB Chair

cc: Oxbow North LLC, 4407 Lomas NE, 87110
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Mark Parrish, 4820 La Bienvenida NW, 87120
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE
PAGE TWO

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

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

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

The Applicant/agent has Withdrawn the request for the Vacation of Namaste Road.

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

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

If you wish to appeal this decision, you must do so by October 17, 2002 in the manner described below.

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

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

ALTURA WEST LTD. CO.
P.O. DRAWER AA
ALBUQUERQUE, NM 87103

July 2, 1999

City of Albuquerque
Zoning Enforcement - Permit Counter
600 Second NW
Albuquerque, NM 87102

Attention: R.J. Herbert

Re: Oxbow Bluff Subdivision

Ladies and Gentlemen:

In the Design Guidelines which were contained on Sheet 8 of 8 of the Site Plan for Subdivision Approval submitted by Altura West Ltd. Co. and approved by the EPC in regard to the Oxbow Bluff Subdivision, there were certain approved colors. The current Design Guidelines allow for other colors which are specifically approved by the Architectural Control Committee.

It recently came to my attention that John Lowe, who is building a house for John Waymire on Lot 15 of the Oxbow Bluff Subdivision applied for a building permit. A color which is very close to the colors contained in the Design Guidelines was approved by the Architectural Control Committee. Mr. Lowe told me that you need a letter in your file indicating that certain other colors may be approved by the Architectural Control Committee.

This will confirm that the Oxbow Bluff Architectural Control Committee may approve colors which are different than those which are specifically set forth on Sheet 8 of 8. In the event the Architectural Control Committee does so, specific written authorization will be given to the owner of the property or his/her agent.

If you have any questions, please don't hesitate to call me at 346-9109. Thank you for your cooperation.

Yours very truly,

ALTURA WEST LTD. CO.

Thomas F. Keleher

TFK/js

cc: Van Gilbert
James W. Rogers
John Lowe
Kevin Patton

JLS0645

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Oxbow North Venture LLC

AGENT BHI

ADDRESS

PROJECT NO. 1002092

APPLICATION NO. 03DRB - 01601

$ 50.- 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 50.- **Total amount due**

128103

9/23/2003 128103

**********50 **********00 **********50.00

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103 US

DUPLICATE
City Of Albuquerque
Treasury Division

09/23/2003 11:23AM LOC: ANN

⑈128103⑈ ⑆107000327⑆ 0028659994 04⑈

RECEIPT# 00012682 WS# 007 TRANS# 0019
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $50.00
J24 Misc 10/28/02 $50.00
CK $50.00
CHANGE $0.00

counterreceipt doc

CONSENSUS PLANNING

Memorandum

To: John Blueher, Blueher Abodes, Ltd.

From: Jim Strozier, Principal

Date: March 24, 2000

Re: Guesthouse provisions in Oxbow Bluff

Per your request I have reviewed whether or not guesthouses are permitted within the Oxbow Bluff subdivision. My understanding is that a set of plans for a residence and out building was rejected because the out building appeared to be a guesthouse. It is my opinion that guesthouses are permissive based upon the following:

1. Zoning: The property is zoned SU-3. The SU-3 Zone (Section 14-16-2-24) "allows a variety of uses controlled by a plan which tailors development to an Urban Center; these include centers of employment, institutional uses, commerce, and high density dwelling." This zone requires a Sector Plan.

   Clearly the SU-3 zoning does not restrict guesthouses.

2. Sector Plan: The University of Albuquerque Sector Plan governs the development of Oxbow Bluff. The sector plan states "Parcel F shall be developed 1 to 3 du/ac."

   Clearly the Sector Plan does not restrict guesthouses.

3. Site Plan: The Oxbow Bluff development is further regulated by the Site Development Plan. The introductory section of the Site Plan's Design Guidelines (Sheet 8), paragraph 2 (see attached) provides for guesthouses.

   The Site Plan acknowledges guesthouses as a part of the Design Guidelines.

Based upon the reasons outlined above, it is my opinion that guesthouses are permitted within the Oxbow Bluff subdivision. Feel free to call me at 764-9801 if you have any questions or comments.

c: Oxbow Bluff Architectural Control Committee

Attachment:

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
____ Major Subdivision action	
✓ Minor Subdivision action	
____ Vacation	**V**
____ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
____ ...for Subdivision Purposes	
____ ...for Building Permit AA	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
____ Annexation	
____ County Submittal	
____ EPC Submittal	
____ Zone Map Amendment (Establish or Change Zoning)	
____ Sector Plan (Phase I, II, III)	
____ Amendment to Sector, Area, Facility or Comprehensive Plan	
____ Text Amendment (Zoning Code/Sub Regs)	
APPEAL / PROTEST of...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: Robert & Carol-Lynn Harvey PHONE: 922-1076
ADDRESS: 8415 Front Royal Ct. NW FAX: N/A
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: Carol-Lynn.Harvey@Intel.com
Proprietary interest in site: Owners of Site
AGENT (if any): ____ PHONE: ____
ADDRESS: ____ FAX: ____
CITY: ____ STATE ____ ZIP ____ E-MAIL: ____

DESCRIPTION OF REQUEST: Alter existing building envelope.

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. 10-P1 Block: N/A Unit: N/A
Subdiv. / Addn. Oxbow Bluff
Current Zoning: SU-3 Proposed zoning: N/A
Zone Atlas page(s): F-11-Z No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): .4741 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101106141902240310 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: Silverly Minnow 4115
Between: Namaste and Coors/St. Josepho 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.): 1002092, 03DRB-00772

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☑ JM Date of review: 8/12/03

SIGNATURE Carol-Lynn Harvey Coll DATE 8/12/03
(Print) Carol-Lynn Harvey Coll ✓ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03

☐ **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 No
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB-01523	R/F	$3	170
			$
			$ 45
			$
			$
			Total $ 215

Hearing date - IR

JM 9/12/03
Planner signature / date

Project # 1002092

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

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

Carol-Lynn Harvey
Applicant name (print)

Carol-Lynn Harvey 9/12/03
Applicant signature / date

Form revised 3/03 and 8/03

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

Application case numbers
03DRB - 01523
___ - ___ - ___
___ - ___ - ___

JM 9/12/03
Planner signature / date

Project # 1002092

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

__ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
__ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Solid Waste Management Department signature on Site Plan if relevant
__ 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Copy of the LUCC approval if the site is in an historic overlay zone
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

☐ AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION
☐ AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
☐ CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

__ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
✓ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copies 1
✓ 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 - FUGII
NA Letter of authorization from the property owner if application is submitted by an agent
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule) 45.
__ Any original and/or related file numbers are listed on the cover application

NOTE: The next three items are also required only if the original approval required a public hearing.
__ Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
__ Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to **all** those listed above:
__ Collocation evidence as described in *Zoning Code* §14-16-3-17(A)(5)
__ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
__ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
__ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
__ Registered Engineer's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

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

Carol-Lynn Harvey
Applicant name (print)

Carol-Lynn Harvey 9/8/03
Applicant signature / date

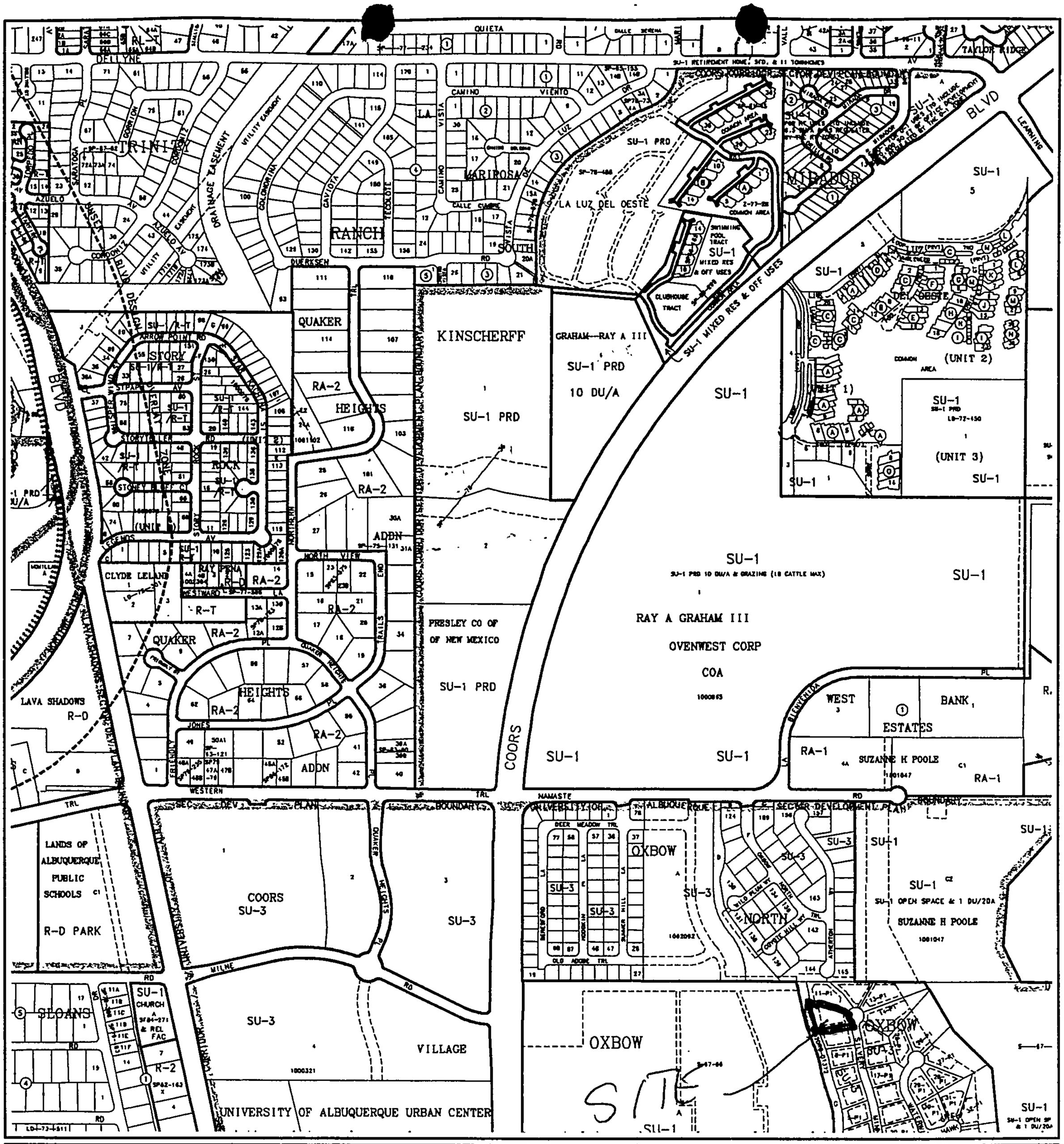
Form revised September 2001

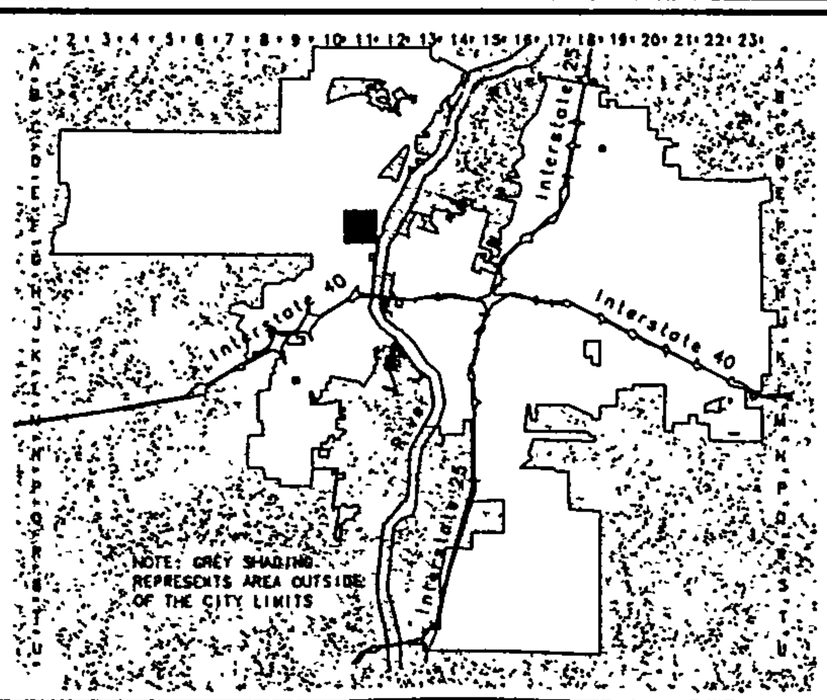
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03AA - - 01501
- -
- -

9/8/03
Planner signature / date

Project # 1002092





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through July 10, 2003

August 28, 2003

Robert and Carol-Lynn Harvey
8415 Front Royal Ct. NW
Albuquerque, NM 87120

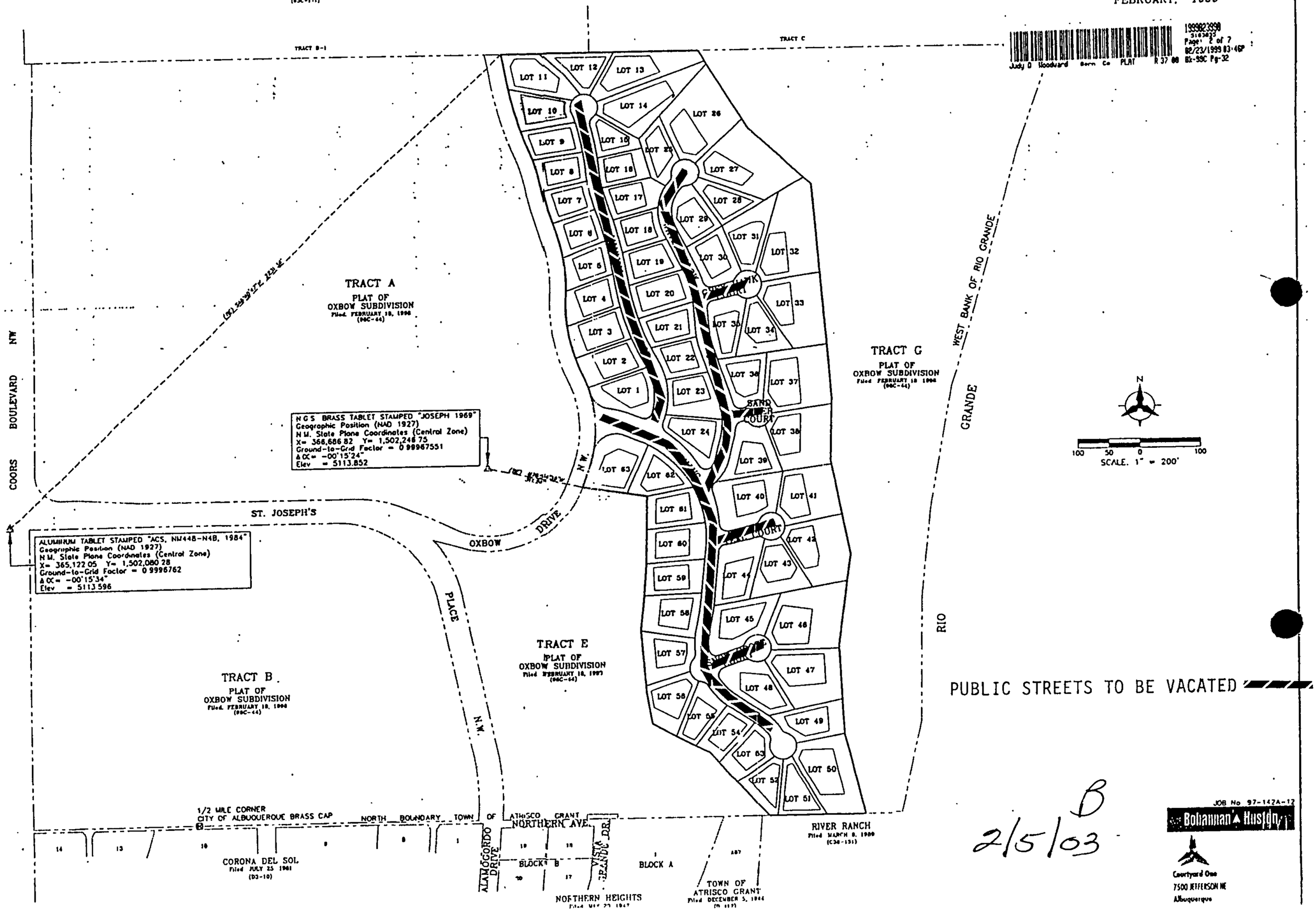
To Whom It May Concern:
We are requesting the building envelope of 4115 Silvery Minnow (Lot 10-P1), in Oxbow Bluff be altered from the existing site plan. The Oxbow Home Owners Association is designing a walk path that will pass directly behind our property. Therefore, we are concerned that people will be able to peek into or potentially access our property. In addition, we are planning to have a swimming pool in our backyard. Also, the slope of our lot requires that we have retaining walls. The Oxbow Bluff Home Owners Association requires that we build all of the walls inside the building envelope. For all of these reasons, for the safety of the public walking, and ourselves we are requesting the ratification of our proposed building envelope. If you have any questions or concerns, feel free to contact me at 922-1076.

Thank you,
Carol-Lynn Harvey

Carol-Lynn Harvey

PLAT OF
OXBOW BLUFF SUBDIVISION
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1999

1999023990
Page: 2 of 7
02/23/1999 03:46P
Bk-99C Pg-32
Judy D Woodward Bern Co PLAT R 37 00



B
2/5/03

JOB No 97-142A-12
Bohannan Huston
Courtyard One
7500 JEFFERSON NE
Albuquerque

Activate By 'Clicking' on the Map

○ Zoom In ◉ Id Address ○ Id ZM ○ Pan ○ Zoom Out

ReDraw Screen

1999 AIR PHOTO (Metro Area Coverage)

CITYWIDE VIEW

LAYER LEGEND

- [x] STREET NAMES
- [ ] PARKS
- [ ] CITY LIMITS
- [x] ZONE MAP GRID
- [ ] NBR BOUNDARY
- [ ] COMMUNITY PLANNING
- [ ] WATER LINES
- [ ] SEWER LINES
- [ ] STORM DRAINS
- [ ] ZONING
- [ ] LOT NUMBERS
- [ ] ZIP CODES
- [ ] COUNCIL DISTRICTS
- [ ] FLOOD ZONES (disclaimer)
- [x] PARCELS
- [ ] CONTROL STATIONS
- [ ] SENATE DIST.
- [ ] REPRESENTATIVE DIST.
- [ ] COUNTY COMMISSION DIST.
- [ ] PARCEL ADDRESS
- [ ] CRIMINAL ACTIVITY
- [ ] CITY FACILITIES

LAND USE

1960 CITY LIMITS

ZOOM SCALE

MEDIUM

TEXT SCALE

MEDIUM

SERVICES

PROXIMITY SEARCH

Selected Address: 4115 SILVERY MINNOW LA NW
Zoning: SU-3
Lot/Block/Subd: 10-P1 , 0000 , OXBOW BLUFF
Council District/Name: FIVE , CADIGAN
County Commission: 1
Rep District/Sen District: 17 , 13
Nbr Assoc: Nothing Selected
Zoning: SU-3
Voter Pct: 30
High Sch District: WEST MESA
Mid Sch District: ADAMS
Elem Sch District: SUSIE RAYOS MARMAN
ZoneMap Page: F11
Jurisdiction: CITY
Police Beat: 132/WESTSIDE
Flood Zone: Nothing Selected
Comm Plan Area: WEST SIDE
UPC #: 101106141902240310
Owner Name: WHITE PATRICK M. & SYLVIA L.
Owner Street Adress: 3709 GENERAL CHENNAULT ST
Owner City/State/Zip: ALBUQUERQUE / NM / 87111 NM
Note: Accuracy for Owner info cannot be guaranteed correct.

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Carol-Lynn Harvey

AGENT Self

ADDRESS

PROJECT NO. 1002092

APPLICATION NO. 03DRB-01523

$ 170.00 441006 / 4983000 (DRB Cases)

$ — 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ — 441018 / 4971000 (Notification)

$ 170.00 **Total amount due**

counterreceipt doc

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

09/12/2003 9:41AM LOC: ANNX
RECEIPT# 00012273 WS# 007 TRANS# 0007
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $170.00
J24 Misc $170.00
VI 10/28/02 $170.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Robert & Carol-Lynn Harvey PHONE: 922-1076
ADDRESS: 8415 Front Royal Ct. NW FAX: N/A
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: Carol-Lynn.Harvey@Intel.com
Proprietary interest in site: Owners of Site

AGENT (if any): PHONE:
ADDRESS: FAX:
CITY: STATE ZIP E-MAIL:

DESCRIPTION OF REQUEST: Alter existing building envelope.
~~AA to allow~~

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. 10-P1 Block: N/A Unit: N/A
Subdiv. / Addn. Oxbow Bluff
Current Zoning: SU-3 Proposed zoning: N/A
Zone Atlas page(s): F-11-Z No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): .4741 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101106141902240310 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Silverly Minnow NW
Between: Namaste and Coors/St. Joseph 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.): 1002092
03DRB-00772

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☑ JM Date of review: 8/12/03

SIGNATURE Carol-Lynn Harvey DATE 8/12/03
(Print) Carol-Lynn Harvey ✓ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03

☐ **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 No
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03AA - 01501	AA	P4	$ 45
			$
			$
			$
			$
			Total
Hearing date			$ 45

WITH DRAWN
GOTO -03DRB-01573
(IR)

JM 9/8/03
Planner signature / date

Project # 1002092

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Carol-Lynn Harvey

AGENT Self

ADDRESS

PROJECT NO. 100 2092

APPLICATION NO.

$ _____ 441006 / 4983000 (DRB Cases)

$ 45.00 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 45.00 **Total amount due**

DUPLICATE
City Of Albuquerque
Treasury Division

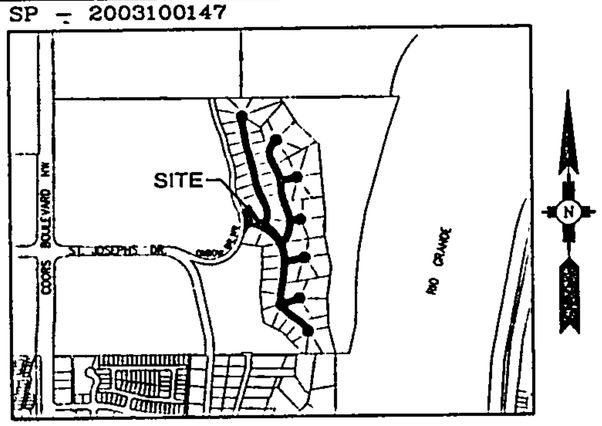
09/08/2003 1:56PM LOC: ANNX
RECEIPT# 00014302 WS# 008 TRANS# 0015
Account 441006 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $45.00
J24 Misc $45.00
VI $45.00
CHANGE $0.00

Thank You

10/28/02

counterreceipt.doc

SP - 2003100147



LOCATION MAP

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

SUBDIVISION DATA

1. DRB No. 03DRB-00782
2. Zone Atlas Index No. F-11-Z & G-11-Z.
3. Gross Subdivision Acreage: 5.2737 Acres.
4. Total Number of Lots/Tracts created: One (1) Tract.
5. Total Mileage of full width Streets created: 0 mile.
6. Date of Survey February, 2003.
7. Plat is located within Section 2, T10N, R2E, NMPM and Section 35, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to vacate all and rename all of the public street right-of-ways of the PLAT 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. 1999023890, to create One (1) Tract 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/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, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said 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/switchgears, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Section 2, Township 10 North, Range 2 East and Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of the Public Street right-of-ways (Mourning Dove Place NW, Silvery Minnow Place NW, Waterwillow Place NW, Grey Hawk Court NW, Sandpiper Court NW, Cinnamon Teal Court NW, and Snow Goose Court NW), of the PLAT OF OXBOW BLUFF SUBDIVISION, Albuquerque, New Mexico, as the same are 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. 1999023890, now Comprising Tract A, PLAT OF OXBOW BLUFF SUBDIVISION, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby 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 Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City if Work 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.

RECIPIENT OF VACATED PUBLIC STREET RIGHT-OF-WAYS
OXBOW BLUFF HOMEOWNERS ASSOCIATION

BY: _____
James W. Rogers, President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 12th day of May, 2003, by James W. Rogers, President of Oxbow Bluff Homeowners Association.

My Commission Expires: 4-16-2006 Notary Public Cathy Wilson

OFFICIAL SEAL
Cathy Wilson
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-16-2006

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and are the same as shown on the PLAT OF OXBOW NORTH, Albuquerque, New Mexico, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 13, 2003 in Volume 2003C, Page 31 as Document No. 2003024311.
2. Distances are ground distances.
3. Tract A is to be dedicated to the Oxbow Bluff Homeowners Association and its assigns with the filing of the plat.
4. Tract A is 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. Tract A is also subject to a Private Access and Surface Drainage Easement to serve Lots 1 through 45 inclusive, Lot 46A, Lots 47 through 49 inclusive, Lot 50A P-1, and Lots 51 through 63 inclusive in the Oxbow Bluff Homeowners Association.
5. All interior streets (Tract A) is private and to be maintained by the Oxbow Bluff Homeowners Association, and constitute an access easement for the benefit of the owners of land within the Oxbow Bluff Subdivision.
6. This subdivision lies within 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.
7. THE OXBOW BLUFF HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN THE STORM DRAIN INLETS AND THE STORM DRAIN LATERALS FROM THE INLETS TO THE MAIN STORM DRAIN LINE WITHIN TRACT A.

SURVEYOR'S CERTIFICATION

I, A. Dwain 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. DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL SURVEYOR

A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: May 12, 2003

2003096436
5073456
Page 1 of 5
05/29/2003 02 53P
Bk-2003C Pg-155
Yaru Herrera Bern Co PLAT R 27.00

PLAT OF
TRACT A
OXBOW BLUFF SUBDIVISION
(A REPLAT OF PUBLIC STREET RIGHT-OF-WAYS)
ALBUQUERQUE, NEW MEXICO
MAY, 2003

APPROVALS

PLAT NUMBER 1002092

PLANNING DIRECTOR	DATE 5/29/03
CITY ENGINEER	DATE 5/21/03
A.M.A.F.C.A.	DATE 5-21-03
TRAFFIC ENGINEER	DATE 5-21-03
CITY SURVEYOR	DATE 5-13-03
UTILITY DEVELOPMENT DEPARTMENT	DATE 5-15-03
PARKS & RECREATION	DATE 5/21/03
QWEST	DATE 5-21-03
COMCAST CABLE	DATE 5-21-03
PNM ELECTRIC SERVICES	DATE 5-21-03
PNM GAS SERVICES	DATE 5-21-03
PROPERTY MANAGEMENT	DATE 05/28/03

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # No Parcel Code numbers - Public R.O.W.'s

PROPERTY OWNER OF RECORD City of Albuquerque

BERNALILLO COUNTY TREASURER'S OFFICE — DATE 5/29/03

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.

Bohannan ▲ Huston

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

SHEET 1 OF 5

B:\HAN 030279\SURVEY\001\GRAPHICS\FINAL PLAT 030275001PLAT01.DWG

JOB NO. 030279.001.02

Maru Herrera Bern Co PLAT R 27.00 2003098436 34734SE Page 2 of 5 05/29/2003 02:53P 01x-2003C Pg-155

PLAT OF

TRACT A
OXBOW BLUFF SUBDIVISION

(A REPLAT OF PUBLIC STREET RIGHT-OF-WAYS)

ALBUQUERQUE, NEW MEXICO

MAY, 2003

DESCRIPTION

A certain tract of land situate within Section 2, Township 10 North, Range 2 East, and Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of the Public Street right-of-ways (Mourning Dove Place NW, Silvery Minnow Place NW, Waterwillow Place NW, Grey Hawk Court NW, Sandpiper Court NW, Cinnamon Teal Court NW, and Snow Goose Court NW), of the PLAT OF OXBOW BLUFF SUBDIVISION, Albuquerque, New Mexico, as the same are 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. 1999023890 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING a point on a curve of the intersection of the easterly right-of-way line of Oxbow Drive NW and the southerly right-of-way line of Mourning Dove Place NW, whence the City of Albuquerque (ACS) Monument "JOSEPH 1969", a standard USC&GS 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 S81°58'20"W, a distance of 343.37 feet and from said point of beginning running thence along said easterly right-of-way line,
199 99 feet along the arc of a curve to the left having a radius of 413.00 feet and a chord which bears N02°48'35"W, a distance of 198.04 feet to a point of compound curvature of the intersection of the easterly right-of-way line of Oxbow Drive NW and the northery right-of-way line of Mourning Dove Place NW, thence running along said northerly right-of-way line,
85.45 feet along the arc of a curve to the left having a radius of 75.00 feet and a chord which bears S49°19'14"E, a distance of 80.90 feet to a point of reverse curvature, thence,
68.99 feet along the arc of a curve to the right having a radius of 261 00 feet and a chord which bears S74°23'11"E 68.79 feet to a point of tangency; thence,
S66°48'05"E, a distance of 37.39 feet to a point of curvature; thence,
6 43 feet along the arc of a curve to the right having a radius of 426 00 feet and a chord which bears S66°01'22"E, a distance of 6 43 feet to a point of reverse curvature; thence,
43.05 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N65°04'47"E, a distance of 37 92 feet to a point of compound curvature on the westerly right-of-way line of Silvery Minnow Place NW, the running along said right-of-way line,
162 49 feet along the arc of a curve to the left having a radius of 203.00 feet and a chord which bears N07°10'54"W, a distance of 158.19 feet to a point of reverse curvature; thence,
273.56 feet along the arc of a curve to the right having a radius of 772 00 feet and a chord which bears N19°57'40"W, a distance of 272.14 feet to a point of tangency; thence,
N09°48'35"W, a distance of 63.18 feet to a point of curvature; thence,
153 44 feet along the arc of a curve to the left having a radius of 978.00 feet and a chord which bears N14°18'15"W, a distance of 153.28 feet to a point of tangency; thence,
N18 47'56"W, a distance of 53.76 feet to a point of curvature; thence,
124 76 feet along the arc of a curve to the right having a radius of 522.00 feet and a chord which bears N11°57'08"W, a distance of 124 46 feet to a point of reverse curvature; thence,
192 64 feet along the arc of a curve to the left having a radius of 800.00 feet and a chord which bears N12°00'13"W, a distance of 192.18 feet to a point of compound curvature; thence,
4 42 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N23°57'49"W, a distance of 4 41 feet to a point of reverse curvature; thence,
204 65 feet along the arc of a curve to the right having a radius of 45.00 feet and a chord which bears S78°44'30"E, a distance of 88.66 feet to a point of reverse curvature on the easterly right-of-way line of Silvery Minnow Place NW, thence running along said right-of-way line,
29 19 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S18°05'23"W, a distance of 27 58 feet to a point of reverse curvature; thence,
151 09 feet along the arc of a curve to the right having a radius of 844 00 feet and a chord which bears S10°14'01"E, a distance of 150.89 feet to a point of reverse curvature; thence,
114 24 feet along the arc of a curve to the left having a radius of 478.00 feet and a chord which bears S11°57'08"E, a distance of 113.97 feet to a point of tangency; thence,
S18°47'56"E, a distance of 53.76 feet to a point of curvature; thence,
160.34 feet along the arc of a curve to the right having a radius of 1022.00 feet and a chord which bears S14°18'15"E, a distance of 160.18 feet to a point of tangency; thence,
S09°48'35"E, a distance of 63.18 feet to a point of curvature; thence,
257 97 feet along the arc of a curve to the left having a radius of 728.00 feet and a chord which bears S19°57'40"E, a distance of 256 63 feet to a point of reverse curvature; thence,
219 99 feet along the arc of a curve to the right having a radius of 247.00 feet and a chord which bears S04 35'52"E, a distance of 212.79 feet to a point of reverse curvature; thence,
32 41 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S16°13'21"E, a distance of 30.19 feet to a point on the northerly right-of-way line of Mourning Dove Place NW, thence running along said right-of-way line,
160 10 feet along the arc of a curve to the right having a radius of 426.00 feet and a chord which bears S42°35'45"E, a distance of 159 16 feet to a point of reverse curvature; thence,
52.05 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N88°31'28"E, a distance of 43.15 feet to a point of compound curvature on the westerly right-of-way line of Waterwillow Place NW, thence running along said right-of-way line,
25 76 feet along the arc of a curve to the left having a radius of 98.00 feet and a chord which bears N21°20'48"E, a distance of 25.69 feet to a point of tangency; thence,
N13 48'54"E, a distance of 73.36 feet to a point of curvature; thence,
117 20 feet along the arc of a curve to the left having a radius of 203.00 feet and a chord which bears N02°43'30"W, a distance of 115.56 feet to a point of tangency; thence,
N19°15'55"W, a distance of 179 59 feet to a point of curvature; thence,
64 09 feet along the arc of a curve to the right having a radius of 247.00 feet and a chord which bears N11 49'55"W, a distance of 63.91 feet to a point of tangency; thence,
N04°23'55"W, a distance of 98.69 feet to a point of curvature; thence,
98.90 feet along the arc of a curve to the left having a radius of 253.00 feet and a chord which bears N15°35'51"W, a distance of 98.27 feet to a point of tangency; thence,
N26°47'46"W, a distance of 143.29 feet to a point of curvature; thence,
169 30 feet along the arc of a curve to the right having a radius of 147.00 feet and a chord which bears N06°11'55"E, a distance of 160.10 feet to a point of tangency; thence,
N39°11'36"E, a distance of 11.71 feet to a point of curvature; thence,
20.87 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N15°18'55"E, a distance of 20.27 feet to a point of reverse curvature; thence,
216 49 feet along the arc of a curve to the right having a radius of 45.00 feet and a chord which bears S50°48'24"E, a distance of 60.43 feet to a point of reverse curvature on the easterly right-of-way line of Waterwillow Place NW, thence running along said right-of-way line,
20.87 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S63°06'16"W, a distance of 20.27 feet to a point of tangency; thence,
S39°11'36"W, a distance of 11 71 feet to a point of curvature; thence,
118.63 feet along the arc of a curve to the left having a radius of 103.00 feet and a chord which bears S06°11'55"W, a distance of 112.18 feet to a point of tangency; thence,
S26°47'46"E, a distance of 143.29 feet to a point of curvature; thence,
55.91 feet along the arc of a curve to the right having a radius of 297 00 feet and a chord which bears S21°24'11"E, a distance of 55.83 feet to a point of reverse curvature; thence,
36.18 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S57°28'12"E, a distance of 33.10 feet to a point of compound curvature on the northerly right-of-way line of Grey Hawk Court NW, thence running along said right-of-way line,
28.06 feet along the arc of a curve to the left having a radius of 328.00 feet and a chord which bears N78°37'04"E, a distance of 28.07 feet to a point of tangency; thence,
N76°09'54"E, a distance of 37 04 feet to a point of curvature; thence,
20.87 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N52°15'14"E, a distance of 20.27 feet to a point of reverse curvature; thence,
216 49 feet along the arc of a curve to the right having a radius of 45 00 feet and a chord which bears S13°50'06"E, a distance of 60.43 feet to a point of reverse curvature on the southerly right-of-way line of Grey Hawk Court NW, thence running along said right-of-way line,
20.87 feet along the arc of a curve to the left, having a radius of 25.00 feet and a chord which bears N79°55'24"W, a distance of 20.27 feet to a point of tangency; thence,
S76°09'54"W, a distance of 37 04 feet to a point of curvature; thence,
32.63 feet along the arc of a curve to the right having a radius of 372.00 feet and a chord which bears S78 40'42"W, a distance of 32 62 feet to a point of reverse curvature; thence,
37.35 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S38°23'47"W, a distance of 33.97 feet to a point of tangency on the easterly right-of-way line of Waterwillow Place NW, thence running along said right-of-way line,
S04°23'55"E, a distance of 69 72 feet to a point of curvature; thence,
52.67 feet along the arc of a curve to the left having a radius of 203.00 feet and a chord which bears S11°49'55"E, a distance of 52.52 feet to a point of tangency; thence,
S19°15'55"E, a distance of 179 59 feet to a point of curvature; thence,
19.81 feet along the arc of a curve to the right having a radius of 247 00 feet and a chord which bears S16°58'02"E, a distance of 19 81 feet to a point of reverse curvature; thence,
34 93 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S54°41'38"E, a distance of 32.16 feet to a point of tangency on the northerly right-of-way line of Sandpiper Court NW, thence running along said right-of-way line,
N85°16'53"E, a distance of 3.06 feet to a point of curvature; thence,
20.87 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N61°22'12"E, a distance of 20.27 feet to a point of reverse curvature; thence,
216 49 feet along the arc of a curve to the right having a radius of 45.00 feet and a chord which bears S04°43'07"E, a distance of 60.43 feet to a point of reverse curvature on the southerly right-of-way line of Sandpiper Court NW, thence running along said right-of-way line,
20.87 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N70°48'27"W, a distance of 20.27 feet to a point of tangency; thence,
S85°16'53"W, a distance of 3.06 feet to a point of curvature; thence,
34 93 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S45°15'23"W, a distance of 32.16 feet to a point of reverse curvature on the easterly right-of-way line of Waterwillow Place NW, thence running along said right-of-way line,
37 00 feet along the arc of a curve to the right having a radius of 247 00 feet and a chord which bears S09°31'24"W, a distance of 36 97 feet to a point of tangency; thence,
S13°48'54"W, a distance of 73.36 feet to a point of curvature; thence,
89.34 feet along the arc of a curve to the right having a radius of 142 00 feet and a chord which bears S31°50'22"W, a distance of 87.86 feet to a point of reverse curvature; thence,
29 97 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S15°31'32"W, a distance of 28.20 feet to a point of reverse curvature on the easterly right-of-way line of Mourning Dove Place NW, thence running along said right-of-way line,
111.30 feet along the arc of a curve to the right having a radius of 428 00 feet and a chord which bears S11°19'41"E, a distance of 110.98 feet to a point of reverse curvature; thence,
41 24 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S51°08'15"E, a distance of 36.72 feet to a point of compound curvature on the northerly right-of-way line of Cinnamon Teal Court NW, thence running along said right-of-way line,
13.36 feet along the arc of a curve to the left having a radius of 158.00 feet and a chord which bears N79°12'46"E, a distance of 13.36 feet to a point of tangency; thence,
N76°47'24"E, a distance of 75.33 feet to a point of curvature; thence,
20.87 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N52°52'42"E, a distance of 20.27 feet to a point of reverse curvature; thence,
216.49 feet along the arc of a curve to the right having a radius of 45.00 feet and a chord which bears S13°12'36"E, a distance of 60.43 feet to a point of reverse curvature; thence,
20.87 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N79°17'56"W, a distance of 20 27 feet to a point of tangency; thence,
S76 47'24"W, a distance of 75.33 feet to a point of curvature; thence,
32.25 feet along the arc of a curve to the right having a radius of 202.00 feet and a chord which bears S81°21'48"W, a distance of 32.21 feet to a point of reverse curvature; thence,
34 92 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S45°55'17"W, a distance of 32.15 feet to a point of tangency on the easterly right-of-way line of Mourning Dove Place NW, thence running along said right-of-way line,
S05°54'22"W, a distance of 152.76 feet to a point of curvature; thence,
102.61 feet along the arc of a curve to the right having a radius of 722.00 feet and a chord which bears S09°56'40"W, a distance of 102.52 feet to a point of reverse curvature; thence,
65.86 feet along the arc of a curve to the left having a radius of 203.00 feet and a chord which bears S04°43'19"W, a distance of 65.57 feet to a point of compound a curvature; thence,
45.69 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S56°53'55"E, a distance of 39.58 feet to a point of tangency on the northerly right-of-way line of Snow Goose Court NW, thence running along said right-of-way line,
N70°44'28"E, a distance of 75.34 feet to a point of curvature; thence,
20.87 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N48°49'48"E, a distance of 20.27 feet to a point of reverse curvature; thence,
216.49 feet along the arc of a curve to the right having a radius of 45.00 feet and a chord which bears S19°15'32"E, a distance of 60.43 feet to a point of reverse curvature on the southerly right-of-way line of Snow Goose Court NW, thence running along said right-of-way line,
20.87 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N85°20'51"W, a distance of 20.27 feet to a point of tangency; thence,
S70°44'28"W, a distance of 74.37 feet to a point of curvature; thence,
46 21 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S17°47'25"W, a distance of 39 91 feet to a point of compound curvature on the easterly right-of-way line of Mourning Dove Place NW, thence running along said right-of-way line,
74.78 feet along the arc of a curve to the left having a radius of 203.00 feet and a chord which bears S45 42'51"E, a distance of 74 36 feet to a point of tangency; thence,
S56°16'03"E, a distance of 111 68 feet to a point of curvature; thence,
77 72 feet along the arc of a curve to the right having a radius of 202.00 feet and a chord which bears S45°14'41"E, a distance of 77 24 feet to a point of reverse curvature; thence,
17 84 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S54°39'40"E, a distance of 17 46 feet to a point of reverse curvature, thence,
215.61 feet along the arc of a curve to the right having a radius of 45.00 feet and a chord which bears S62°08'45"W, a distance of 61 08 feet to a point of reverse curvature on the westerly right-of-way line of Mourning Dove Place NW, thence running along said right-of-way line,
25.40 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N09°40'36"W, a distance of 24 32 feet to a point of compound curvature; thence,
48.23 feet along the arc of a curve to the left having a radius of 158.00 feet and a chord which bears N47°31'23"W, a distance of 48.04 feet to a point of tangency; thence,
N56°16'03"W, a distance of 111 68 feet to a point of curvature; thence,
100.99 feet along the arc of a curve to the right having a radius of 247 00 feet and a chord which bears N44°33'18"W, a distance of 100 28 feet to a point of reverse curvature; thence,
21.36 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N57°19'07"W, a distance of 20.72 feet to a point of reverse curvature; thence,
97.54 feet along the arc of a curve to the right having a radius of 45.00 feet and a chord which bears N19°41'45"W, a distance of 79 54 feet to a point of reverse curvature; thence,
21.36 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N17°55'37"E, a distance of 20.72 feet to a point of reverse curvature; thence,
88.80 feet along the arc of a curve to the right having a radius of 247.00 feet and a chord which bears N03°44'50"E, a distance of 88.32 feet to a point of reverse curvature; thence,
98 38 feet along the arc of a curve to the left having a radius of 678.00 feet and a chord which bears N09°58'39"E, a distance of 96.28 feet to a point of tangency; thence,
N05°54'22"E, a distance of 162.34 feet to a point of curvature; thence,
449 22 feet along the arc of a curve to the left having a radius of 354 00 feet and a chord which bears N30°26'51"W, a distance of 419 68 feet to a point of tangency; thence,
N66°48'05"W, a distance of 49 32 feet to a point of curvature; thence,
133.70 feet along the arc of a curve to the left having a radius of 75.00 feet and a chord which bears S62°07'51"W, a distance of 116.68 feet to the point and place of beginning.

Tract contains 5.2737 acres, more or less.

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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Page: 3 of 5
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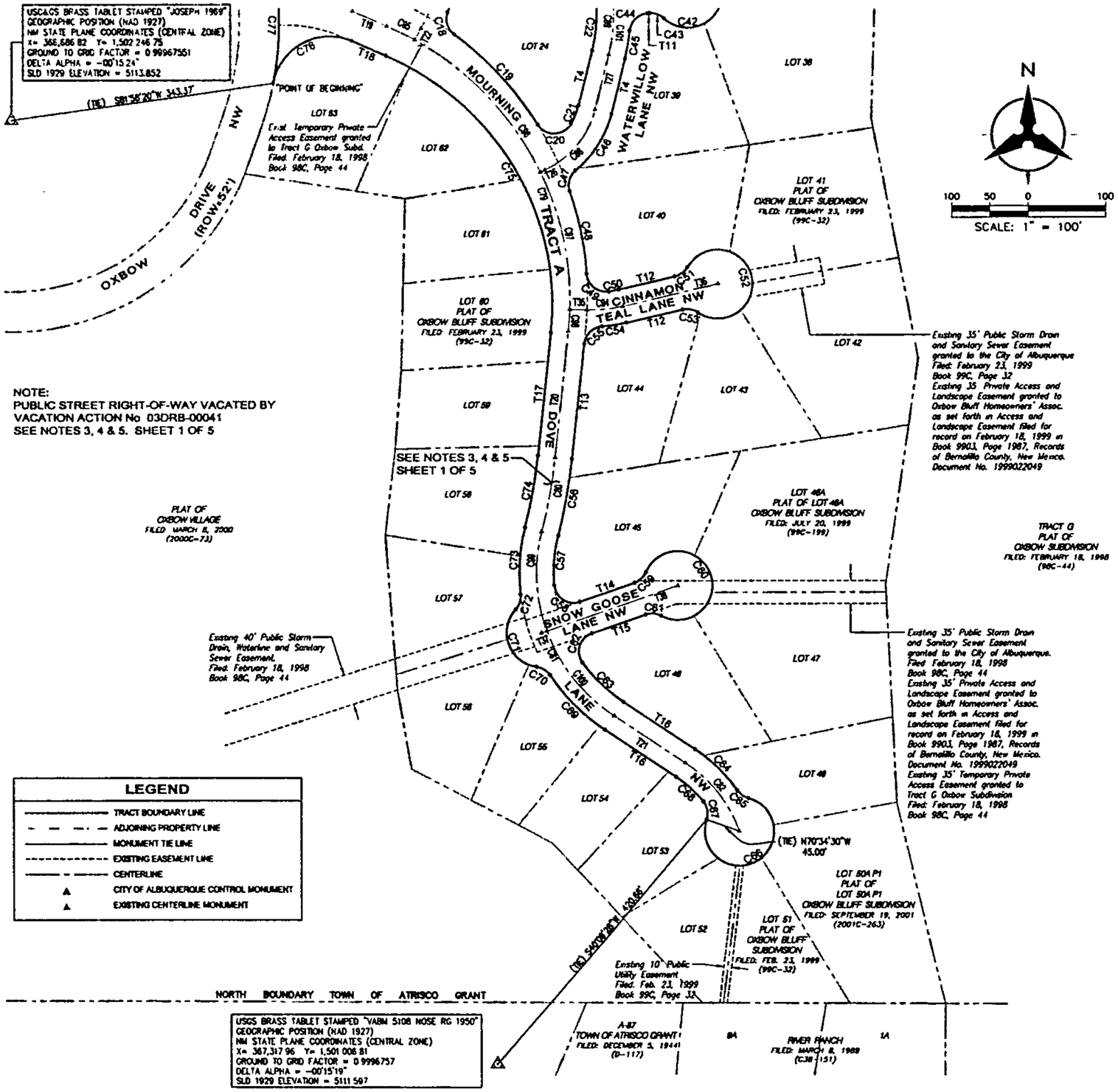
Mary Herrera Bern Co PLAT R 27.00 Bk-2003C Pg-155

PLAT OF
TRACT A
OXBOW BLUFF SUBDIVISION
(A REPLAT OF PUBLIC STREET RIGHT-OF-WAYS)
ALBUQUERQUE, NEW MEXICO
MAY, 2003



NOTE:
PUBLIC STREET RIGHT-OF-WAY VACATED BY VACATION ACTION No 03DRB-00041
SEE NOTES 3, 4 & 5. SHEET 1 OF 5

NOTE:
SEE SHEET 5 OF 5 FOR CURVE AND TANGET TABLES

LEGEND

- TRACT BOUNDARY LINE
- ADJOINING PROPERTY LINE
- MONUMENT TIE LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ EXISTING CENTERLINE MONUMENT

USGS BRASS TABLET STAMPED "VABM 5108 NOSE RG 1950"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X= 367,317.96 Y= 1,501,006.81
GROUND TO GRID FACTOR = 0.9996757
DELTA ALPHA = -00°15'19"
SLD 1929 ELEVATION = 5111.597

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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Page: 4 of 5
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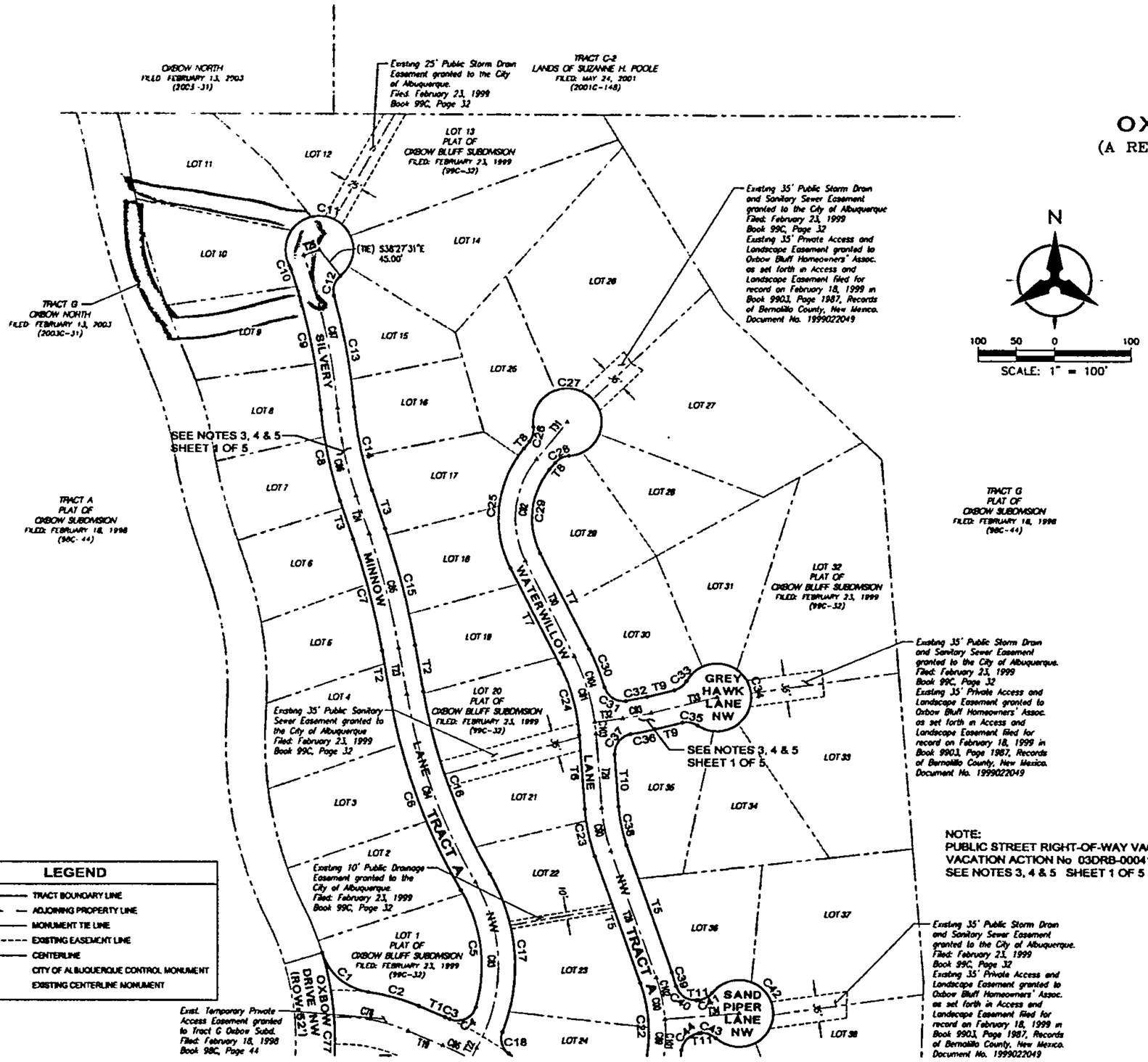
Bk-2003C Pg-155
Mary Herrera Bern Co PLAT R 27.00

PLAT OF

TRACT A
OXBOW BLUFF SUBDIVISION

(A REPLAT OF PUBLIC STREET RIGHT-OF-WAYS)
ALBUQUERQUE, NEW MEXICO
MAY, 2003



NOTE:
SEE SHEET 5 OF 5 FOR
CURVE AND TANGENT TABLES

NOTE:
PUBLIC STREET RIGHT-OF-WAY VACATED BY
VACATION ACTION No 03DRB-00041.
SEE NOTES 3, 4 & 5 SHEET 1 OF 5

LEGEND

- TRACT BOUNDARY LINE
- ADJOINING PROPERTY LINE
- MONUMENT TIE LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- EXISTING CENTERLINE MONUMENT

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4336
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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Page 5 of 5
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Bk-2003C Pg-155
Mary Herrera Bern Co PLAT R 27 00

PLAT OF

TRACT A
OXBOW BLUFF SUBDIVISION

(A REPLAT OF PUBLIC STREET RIGHT-OF-WAYS)

ALBUQUERQUE, NEW MEXICO

MAY, 2003

CURVE DATA

NO	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	65°16'35"	48.04'	85.45'	75.00'	80.90'	S49°19'14"E
C2	15°08'41"	34.70'	68.99'	261.00'	68.79'	S74°23'11"E
C3	00°54'54"	3.22'	6.43'	426.00'	6.43'	S66°01'22"E
C4	98°39'37"	29.10'	43.05'	25.00'	37.92'	N65°04'47"E
C5	45°51'44"	85.88'	162.49'	203.00'	158.19'	N07°10'54"W
C6	20°18'12"	138.23'	273.56'	772.00'	272.14'	N19°57'40"W
C7	08°59'21"	76.86'	153.44'	978.00'	153.28'	N14°18'15"W
C8	13°41'37"	62.68'	124.76'	522.00'	124.46'	N11°57'06"W
C9	13°47'49"	96.79'	192.64'	800.00'	192.18'	N12°00'13"W
C10	10°07'22"	2.21'	4.42'	25.00'	4.41'	N23°57'49"W
C11	260°33'59"	-----	204.65'	45.00'	68.66'	S78°44'30"E
C12	66°54'12"	16.52'	29.19'	25.00'	27.56'	S18°05'23"W
C13	10°15'25"	75.75'	151.09'	844.00'	150.89'	S10°14'01"E
C14	13°41'37"	57.39'	114.24'	478.00'	113.97'	S11°57'06"E
C15	08°59'21"	80.34'	160.34'	1022.00'	160.18'	S14°18'15"E
C16	20°18'12"	130.35'	257.97'	728.00'	256.63'	S19°57'40"E
C17	51°01'48"	117.89'	219.99'	247.00'	212.79'	S04°35'52"E
C18	74°16'45"	18.93'	32.41'	25.00'	30.19'	S16°13'21"E
C19	21°31'56"	81.00'	160.10'	426.00'	159.16'	S42°35'45"E
C20	119°17'32"	42.69'	52.05'	25.00'	43.15'	N88°31'28"E
C21	15°03'48"	12.96'	25.76'	98.00'	25.69'	N21°20'48"E
C22	33°04'49"	60.29'	117.20'	203.00'	115.58'	N02°43'30"W
C23	14°52'00"	32.23'	64.09'	247.00'	63.91'	N11°49'55"W
C24	22°23'51"	50.09'	98.90'	253.00'	98.27'	N15°35'51"W
C25	65°59'22"	95.44'	169.30'	147.00'	160.10'	N06°11'55"E
C26	47°49'21"	11.08'	20.87'	25.00'	20.27'	N15°16'55"E
C27	275°38'43"	-----	216.49'	45.00'	60.43'	S50°46'24"E
C28	47°49'21"	11.08'	20.87'	25.00'	20.27'	S83°06'16"W
C29	65°59'22"	66.88'	118.63'	103.00'	112.18'	S06°11'55"W
C30	10°47'08"	28.04'	55.91'	297.00'	55.83'	S21°24'11"E
C31	82°55'11"	22.09'	36.18'	25.00'	33.10'	S57°28'12"E
C32	04°54'18"	14.05'	28.08'	328.00'	28.07'	N78°37'04"E
C33	47°49'21"	11.08'	20.87'	25.00'	20.27'	N52°15'14"E
C34	275°38'43"	-----	216.49'	45.00'	60.43'	S13°50'06"E
C35	47°49'21"	11.08'	20.87'	25.00'	20.27'	N79°55'24"W
C36	05°01'34"	16.33'	32.63'	372.00'	32.62'	S78°40'42"W
C37	85°35'24"	23.15'	37.35'	25.00'	33.97'	S38°23'47"W
C38	14°52'00"	26.49'	52.67'	203.00'	52.52'	S11°49'55"E
C39	04°35'46"	9.91'	19.81'	247.00'	19.81'	S16°58'02"E
C40	80°02'58"	21.00'	34.93'	25.00'	32.16'	S54°41'38"E
C41	47°49'21"	11.08'	20.87'	25.00'	20.27'	N61°22'12"E
C42	275°38'43"	-----	216.49'	45.00'	60.43'	S04°43'07"E
C43	47°49'21"	11.08'	20.87'	25.00'	20.27'	N70°48'27"W
C44	80°02'58"	21.00'	34.93'	25.00'	32.16'	S45°15'23"W
C45	08°35'00"	18.54'	37.00'	247.00'	36.97'	S09°31'24"W
C46	36°02'55"	46.21'	89.34'	142.00'	87.88'	S31°50'22"W
C47	68°40'35"	17.08'	29.97'	25.00'	28.20'	S15°31'32"W
C48	14°58'08"	55.97'	111.30'	426.00'	110.98'	S11°19'41"E
C49	94°31'18"	27.05'	41.24'	25.00'	36.72'	S51°06'15"E
C50	04°50'44"	6.69'	13.36'	158.00'	13.36'	N79°12'46"E
C51	47°49'21"	11.08'	20.87'	25.00'	20.27'	N52°52'42"E
C52	275°38'43"	-----	216.49'	45.00'	60.43'	S13°12'36"E
C53	47°49'21"	11.08'	20.87'	25.00'	20.27'	N79°17'58"W
C54	09°08'49"	16.16'	32.25'	202.00'	32.21'	S81°21'48"W
C55	80°01'50"	20.99'	34.92'	25.00'	32.15'	S45°55'17"W
C56	08°08'35"	51.38'	102.61'	722.00'	102.52'	S09°58'40"W
C57	18°35'16"	33.22'	65.86'	203.00'	65.57'	S04°45'19"W
C58	104°43'13"	32.42'	45.69'	25.00'	39.59'	S56°53'55"E
C59	47°49'21"	11.08'	20.87'	25.00'	20.27'	N46°49'48"E
C60	275°38'43"	-----	216.49'	45.00'	60.43'	S19°15'32"E
C61	47°49'21"	11.08'	20.87'	25.00'	20.27'	N85°20'51"W
C62	105°54'07"	33.12'	46.21'	25.00'	39.91'	S17°47'25"W
C63	21°06'25"	37.82'	74.78'	203.00'	74.36'	S45°42'51"E
C64	22°02'44"	39.35'	77.72'	202.00'	77.24'	S45°14'41"E
C65	40°52'41"	9.32'	17.84'	25.00'	17.46'	S54°39'40"E
C66	274°31'30"	-----	215.61'	45.00'	61.08'	S62°09'45"W
C67	58°12'12"	13.92'	25.40'	25.00'	24.32'	N09°40'36"W
C68	17°29'22"	24.30'	48.23'	158.00'	48.04'	N47°31'23"W
C69	23°25'32"	51.21'	100.99'	247.00'	100.28'	N44°33'18"W
C70	48°57'10"	11.36'	21.36'	25.00'	20.72'	N57°19'07"W
C71	124°11'53"	84.99'	97.54'	45.00'	79.54'	N19°41'45"W
C72	48°57'10"	11.36'	21.36'	25.00'	20.72'	N17°55'37"E
C73	20°35'55"	44.86'	88.80'	247.00'	88.32'	N03°44'59"E
C74	08°08'35"	48.26'	96.36'	678.00'	96.28'	N09°58'39"E
C75	72°42'27"	260.55'	449.22'	354.00'	419.68'	N30°28'51"W
C76	102°08'09"	92.84'	133.70'	75.00'	116.68'	S62°07'51"W
C77	27°44'42"	102.00'	199.99'	413.00'	198.04'	N02°48'35"W

CURVE DATA

NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C78	25°25'08"	50.75'	99.82'	225.00'	99.00'	S79°30'40"E
C79	72°42'27"	287.05'	494.90'	390.00'	462.36'	S30°28'51"E
C80	08°08'35"	49.83'	99.46'	700.00'	99.40'	S09°58'38"W
C81	70°19'00"	158.48'	276.13'	225.00'	258.15'	S21°06'33"E
C82	36°47'24"	59.86'	115.58'	180.00'	113.60'	S37°52'21"E
C83	58°15'41"	127.98'	232.72'	225.00'	222.46'	N00°28'56"W
C84	20°18'12"	134.29'	265.77'	750.00'	264.38'	N19°57'40"W
C85	08°59'21"	78.61'	156.88'	1000.00'	156.73'	N14°18'15"W
C86	13°41'37"	60.04'	119.50'	500.00'	119.22'	N11°57'06"W
C87	14°37'56"	105.54'	209.92'	822.00'	209.35'	N12°25'17"W
C88	50°40'23"	56.82'	106.13'	120.00'	102.70'	N39°08'06"E
C89	33°04'49"	66.82'	129.91'	225.00'	128.11'	N02°43'30"W
C90	14°52'00"	29.36'	58.38'	225.00'	58.22'	N11°49'55"W
C91	22°23'51"	54.44'	107.50'	275.00'	106.82'	N15°35'51"W
C92	65°59'22"	81.16'	143.97'	125.00'	136.14'	N06°11'55"E
C93	06°13'57"	19.05'	38.07'	350.00'	38.05'	N79°16'53"E
C94	14°55'25"	23.58'	46.88'	180.00'	46.75'	N84°15'06"E
C95	05°56'58"	20.27'	40.50'	390.00'	40.48'	S63°49'35"E
C96	35°20'22"	124.24'	240.55'	390.00'	236.75'	S43°10'54"E
C97	27°13'32"	94.44'	185.32'	390.00'	185.56'	S11°53'57"E
C98	04°11'33"	14.28'	28.54'	390.00'	28.53'	S03°46'35"W
C99	33°45'31"	68.27'	132.57'	225.00'	130.66'	S02°49'49"E
C100	33°33'29"	74.32'	143.56'	225.00'	141.14'	S37°56'19"E
C101	16°32'01"	36.71'	72.78'	225.00'	72.46'	N04°32'53"E
C102	14°32'48"	28.72'	57.12'	225.00'	56.97'	N11°56'31"W
C103	03°12'13"	7.68'	15.38'	275.00'	15.37'	N06°00'01"W
C104	19°11'37"	46.50'	92.12'	275.00'	91.69'	N17°11'56"W

TANGENT DATA

NO.	BEARING	DISTANCE
T1	S66°48'05"E	37.39'
T2	N09°48'35"W	63.18'
T3	N18°47'56"W	53.76'
T4	N13°48'54"E	73.36'
T5	N19°15'55"W	179.59'
T6	N04°23'55"W	98.69'
T7	N26°47'46"W	143.29'
T8	N39°11'36"E	11.71'
T9	N76°09'54"E	37.04'
T10	S04°23'55"E	69.72'
T11	N85°16'53"E	3.06'
T12	N76°47'24"E	75.33'
T13	S05°54'22"W	152.76'
T14	N70°44'28"E	75.34'
T15	S70°44'28"W	74.37'
T16	S56°16'03"E	111.88'
T17	N05°54'22"E	162.34'
T18	N66°48'05"W	49.32'

TANGENT DATA

NO.	BEARING	DISTANCE
T19	N66°48'05"W	49.12'
T20	N05°54'22"E	186.88'
T21	N56°16'03"W	111.86'
T22	S29°08'54"W	16.70'
T23	S08°48'35"E	63.18'
T24	S18°47'56"E	53.76'
T25	S70°15'45"W	72.00'
T26	S64°29'17"W	6.08'
T27	S13°48'54"W	73.36'
T28	S19°15'55"E	179.59'
T29	S04°23'55"E	98.69'
T30	S26°47'46"E	143.29'
T31	S38°11'36"W	63.58'
T32	S82°23'54"W	36.52'
T33	S76°08'54"W	88.91'
T34	S85°16'53"W	97.85'
T35	S88°17'11"E	22.00'
T36	N76°47'24"E	127.21'
T37	N70°44'28"E	7.12'
T38	N70°44'28"E	180.05'

SHEET 5 OF 5

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here: Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Carol-Lynn Harvey 8/12/03

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

Site Plan A. 82" x 11" reduction for each plan sheet.

Letter B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

___ 1. Date of drawing and/or last revision

___ 2. Scale:

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

___ 3. Bar scale

___ 4. North arrow

___ 5. Scaled vicinity map

___ 6. Existing structures on the site and within 20 feet of the site boundaries

___ 7. Property lines (clearly identify)

___ 8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 4/7/2003

B. Proposed Development

1. Structural

✓ A. Location of existing and proposed structures (distinguish between existing & proposed)
N/A B. Square footage of each structure
N/A C. Proposed use of each structure
N/A D. Temporary structures, signs and other improvements
N/A E. Walls, fences, and screening: indicate height, length, color and materials
N/A F. Dimensions of all principal site elements or typical dimensions thereof
N/A G. Loading facilities
N/A H. Site lighting (indicate height & fixture type)
N/A I. Indicate structures within 20 feet of site
N/A J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

N/A A. Parking layout with spaces numbered per aisle and totaled.
___ 1. **Location and typical dimensions**, including handicapped spaces

___ 2. **Calculations:** spaces required: _____ provided: _____

Handicapped spaces required: _____ provided: _____

N/A B. Bicycle parking & facilities
___ 1. Bicycle racks, spaces required: _____
provided: _____

___ 2. Other bicycle facilities, if applicable

N/A C. Vehicular Circulation (Refer to Chapter 23 of DPM)
___ 1. Ingress and egress locations, including width and curve radii dimensions
___ 2. Drive aisle locations, including width and curve radii dimensions
___ 3. End aisle locations, including width and curve radii dimensions
___ 4. Location & orientation of refuse enclosure, with dimensions
___ 5. Curb cut locations and dimensions

N/A D. Pedestrian Circulation
___ 1. Location and dimensions of all sidewalks and pedestrian paths
___ 2. Location and dimension of drive aisle crossings, including paving treatment
___ 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

N/A A. Locate and identify adjacent public and private streets and alleys.
___ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
___ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
___ 3. Location of traffic signs and signals related to the functioning of the proposal
___ 4. Identify existing and proposed medians and median cuts
___ 5. Sidewalk widths and locations, existing and proposed

N/A B. Identify Alternate transportation facilities within site or adjacent to site
___ 1. Bikeways and bike-related facilities

B. Proposed Development

1. Structural

✓ A. Location of existing and proposed structures (distinguish between existing & proposed)
N/A B. Square footage of each structure
N/A C. Proposed use of each structure
N/A D. Temporary structures, signs and other improvements
N/A E. Walls, fences, and screening: indicate height, length, color and materials
N/A F. Dimensions of all principal site elements or typical dimensions thereof
N/A G. Loading facilities
N/A H. Site lighting (indicate height & fixture type)
N/A I. Indicate structures within 20 feet of site
N/A J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

N/A A. Parking layout with spaces numbered per aisle and totaled.
___ 1. **Location and typical dimensions**, including handicapped spaces
___ 2. **Calculations:** spaces required: _____ provided: _____
Handicapped spaces required: _____ provided: _____

N/A B. Bicycle parking & facilities
___ 1. Bicycle racks, spaces required: _____
provided: _____
___ 2. Other bicycle facilities, if applicable

N/A C. Vehicular Circulation (Refer to Chapter 23 of DPM)
___ 1. Ingress and egress locations, including width and curve radii dimensions
___ 2. Drive aisle locations, including width and curve radii dimensions
___ 3. End aisle locations, including width and curve radii dimensions
___ 4. Location & orientation of refuse enclosure, with dimensions
___ 5. Curb cut locations and dimensions

N/A D. Pedestrian Circulation
___ 1. Location and dimensions of all sidewalks and pedestrian paths
___ 2. Location and dimension of drive aisle crossings, including paving treatment
___ 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

N/A A. Locate and identify adjacent public and private streets and alleys.
___ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
___ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
___ 3. Location of traffic signs and signals related to the functioning of the proposal
___ 4. Identify existing and proposed medians and median cuts
___ 5. Sidewalk widths and locations, existing and proposed

N/A B. Identify Alternate transportation facilities within site or adjacent to site
___ 1. Bikeways and bike-related facilities

___ 2. Pedestrian trails and linkages
___ 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

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

5. Phasing

N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN – N/A

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

___ 1. Scale - must be same as scale on sheet #1 - Site plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5. Existing and proposed easements
___ 6. Identify nature of ground cover materials
  ___ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  ___ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  ___ C. Ponding areas either for drainage or landscaping/recreational use
___ 7. Identify type, location and size of plantings (common and/or botanical names).
  ___ A. Existing, indicating whether it is to preserved or removed.
  ___ B. Proposed, to be established for general landscaping.
  ___ C. Proposed, to be established for screening/buffering.
___ 8. Describe irrigation system
___ 9. Planting Beds, indicating square footage of each bed
___ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
___ 11. Responsibility for Maintenance (statement)
___ 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
___ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
___ 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 –PRELIMINARY GRADING PLAN – N/A

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 4/7/2003

A. General Information

___ 1. Scale - must be same as Sheet #1 - Site Plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5. Existing and proposed easements
___ 6. Building footprints
___ 7. Location of Retaining walls

B. Grading Information

___ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
___ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
___ 3. Identify ponding areas, erosion and sediment control facilities.
___ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS – N/A

A. General Information

___ A. Scale (minimum of 1/8" or as approved by Planning Staff).
___ B. Bar Scale
___ C. Detailed Building Elevations for each facade
___ 1. Identify facade orientation
___ 2. Dimensions of facade elements, including overall height and width
___ 3. Location, material and colors of windows, doors and framing
___ 4. Materials and colors of all building elements and structures

___ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

___ 1. Site location(s)
___ 2. Sign elevations to scale
___ 3. Dimensions, including height and width
___ 4. Sign face area - dimensions and square footage clearly indicated
___ 5. Lighting
___ 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

___ 1. Scale - must be same as Sheet #1 - Site Plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5. Existing and proposed easements
___ 6. Building footprints
___ 7. Location of Retaining walls

B. Grading Information

___ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
___ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
___ 3. Identify ponding areas, erosion and sediment control facilities.
___ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS - N/A

A. General Information

___ A. Scale (minimum of 1/8" or as approved by Planning Staff).
___ B. Bar Scale
___ C. Detailed Building Elevations for each facade
___ 1. Identify facade orientation
___ 2. Dimensions of facade elements, including overall height and width
___ 3. Location, material and colors of windows, doors and framing
___ 4. Materials and colors of all building elements and structures

___ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

___ 1. Site location(s)
___ 2. Sign elevations to scale
___ 3. Dimensions, including height and width
___ 4. Sign face area - dimensions and square footage clearly indicated
___ 5. Lighting
___ 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

GOTO -01523
WITHDRAWN 9-12-03
JM

APPLICATION NO. 03 AA - 01501	PROJECT NO. 1002092
PROJECT NAME Oxbow Bluff 10-P1 ENVELOPE ADJMNT	
EPC APPLICATION NO.	Carol-Lynn
APPLICANT / AGENT Robert + Carol HARVEY	PHONE NO. 922-1076
ZONE ATLAS PAGE F-11	

AA ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED RD	DATE 9-09-03	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

Need to Replat the Building Envelope

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED DK	DATE 9/10/03	DATE

COMMENTS:

N/A

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED BLB	DATE 9/12/03	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

This is a platting issue, not a site plan issue

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

9/9/03 Agent to Re Plat / 3:45p JM No ANSW 9/10 No V Mailbox JM
4:50p No Ans No 9/11 9:20a N V Box JM

9/12/03 Withdrawn GOTO 03DRB-01523 JM

(Return form with plat / site plan)

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Oxbow Bluff Homeowners Association — PHONE: 505 831-6855
ADDRESS: 4407 Lomas Blvd. NE — FAX: 505 831-6899
CITY: Albuquerque STATE NM ZIP87110 — E-MAIL: oxbowdevelopment@aol.com
Proprietary interest in site: President
AGENT (if any): Bohannan Huston Inc — PHONE: 505 823-1000
ADDRESS: Courtyard I 7500 Jefferson Street — FAX: 505 798-7988
CITY: Albuquerque STATE NM ZIP 87109 — E-MAIL: kpatton@bhinc.com

DESCRIPTION OF REQUEST: Preliminary/Final Plat Submital
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. ~~Public Right of Way~~ See TRACT A-5 Block: ____ Unit: ____

Subdiv. / Addn. Oxbow Bluff Subdivision

Current Zoning: SU-3 Proposed zoning: SU-3

Zone Atlas page(s): F-11 & G-11 No. of **existing** lots: 1 No. of **proposed** lots: 1

Total area of site (acres): 5.27 acres Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

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. 101106046439110538 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: On Mourning Dove Place; near St. Pius X High School
Between: Oxbow Drive and Rio Grande River

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1002092; 03DRB-00041; DRB 97-501; SP 99-43; S-99-15

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

SIGNATURE [signature] DATE 5/13/03

(Print) Kevin Patton ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

☒ 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	Action	S.F.	Fees
03DRB - - 00772	P&F PA.	S(3)	$ 215 00
			$
			$
			$
			$
			Total $ 215 00

Hearing date INT. RT.

[signature] 5/13/03
Planner signature / date

Project # 1002092

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDENCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

- ☑ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☑ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☑ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☑ Letter briefly describing, explaining, and justifying the request
- ☑ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☑ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☑ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application
- ☐ infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
- ☐ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

KEVIN PATTON
Applicant name (print)

5/13/03
Applicant signature / date

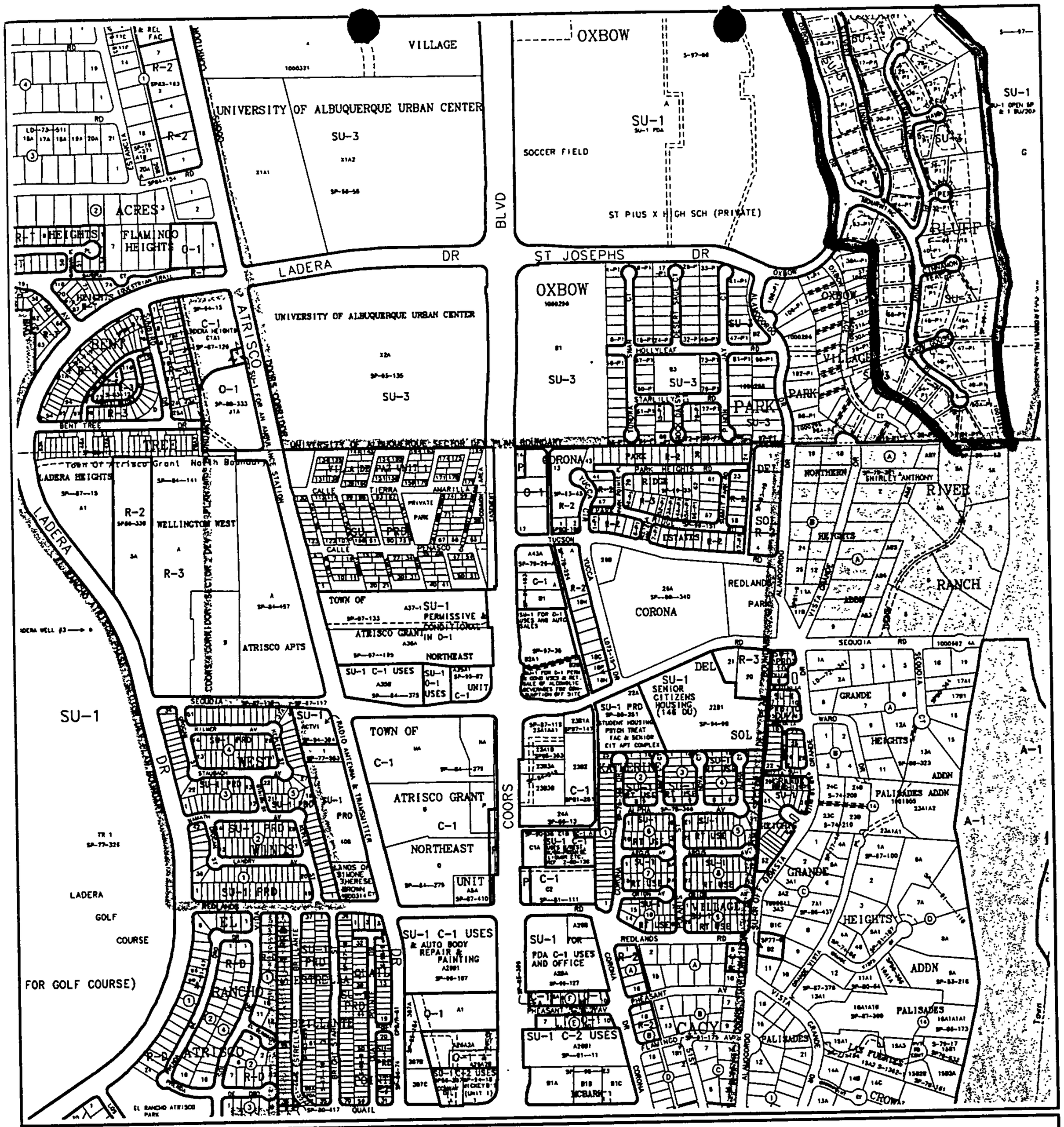
Form revised February 2003

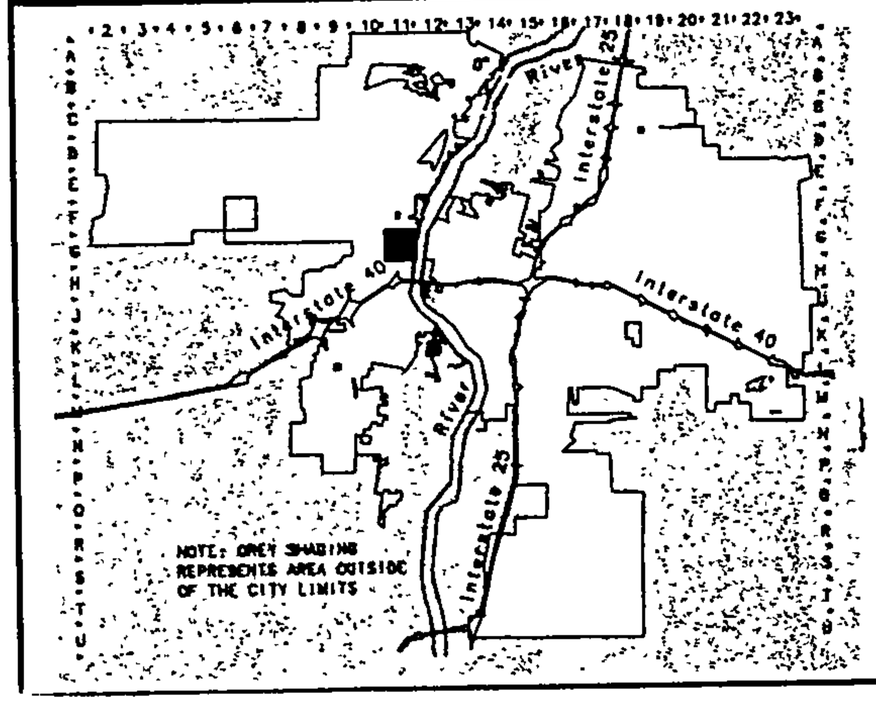
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - ____ - 00772
____ - ____ - ____
____ - ____ - ____

5/13/03
Planner signature / date

Project # 1002092





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

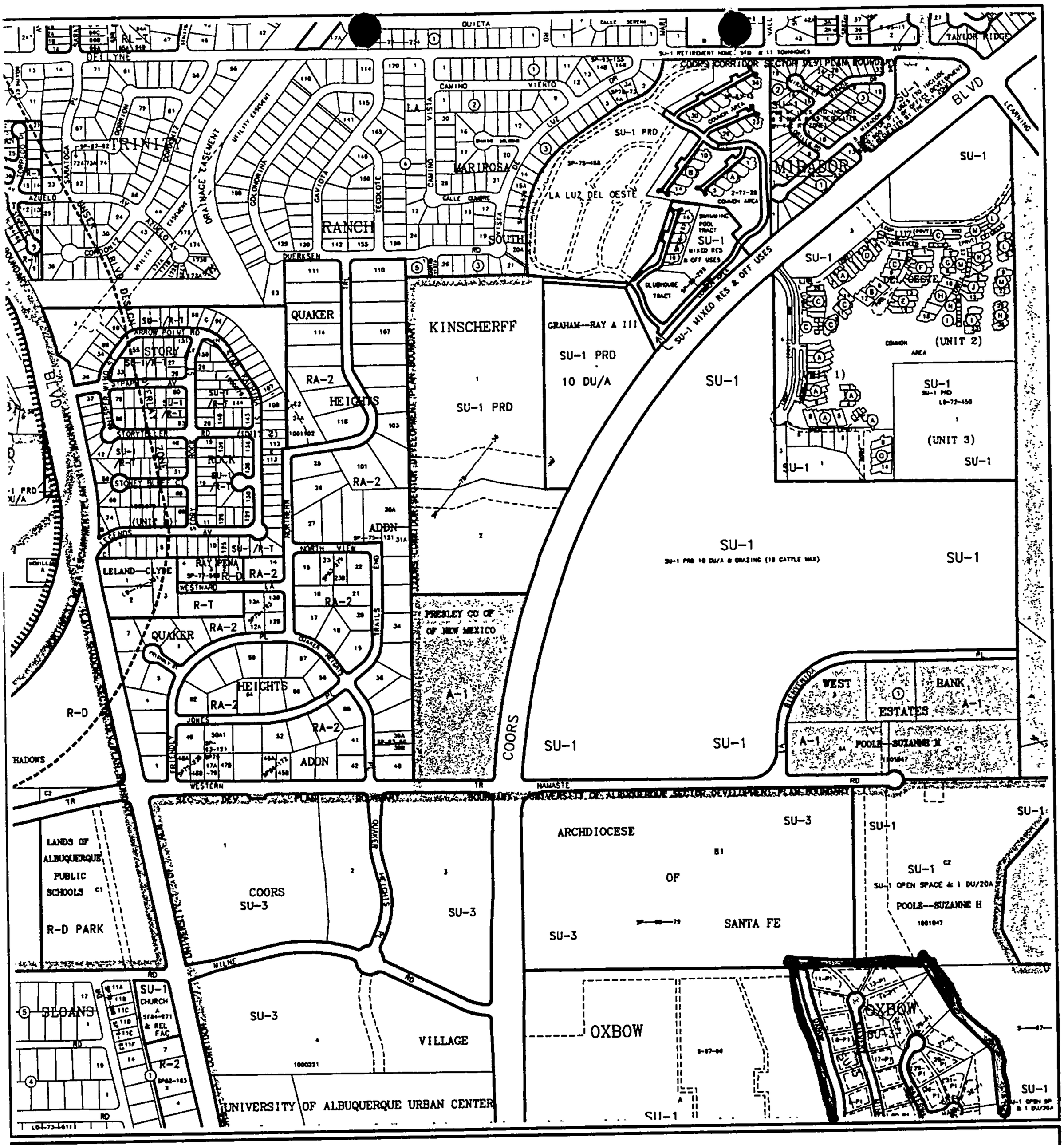
© Copyright 2002

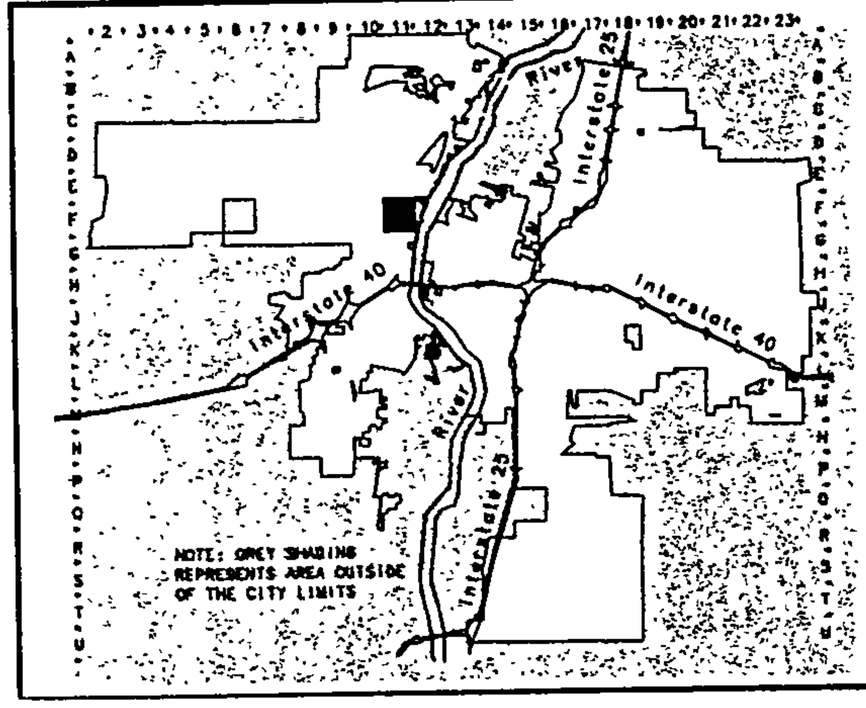
GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

G-11-Z

Map Amended through April 03, 2002





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through April 03, 2002

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 13, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

RE: Preliminary/Final Plat Approval- Proposed Tract A Oxbow Bluff Subdivision
DRB Project# 1002092

Dear Sheran:

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

- Development Review Applications
- Six (6) copies of each of the Preliminary/ Final Plat
- Zone Atlas Map

The purpose of this preliminary / final plat is to meet the conditions of the vacation action that was approved at the February 5, 2003 Development Review Board Meeting. On February 5, 2003, the DRB approved the vacation of the public right of ways within the Oxbow Bluff Subdivision. I have enclosed a copy of the Official Notice from that meeting. The conditions listed in the Official Notice are as follows:

- Public Water, Sanitary Sewer and Storm Drain Easements shall be retained.
- Final dispositions shall be through the City Real Estate Office.
- The vacated property shall be shown on a replat approved by the DRB and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
- Affected utility companies shall acknowledge the vacation by signatures on the replat.

Note 4 on the enclosed preliminary/ final plat has provided a blanket public sanitary sewer, water and subsurface storm drain easement over Tract A (the vacated right-of-way) to the City of Albuquerque. I have provided signature blocks on the plat for those utility companies affected by the vacation approval.

Please note that there is an existing **Tract A Oxbow** Subdivision (as shown on the Zone Atlas Page F-11), however, I will be creating **Tract A** of the **Oxbow Bluff** Subdivision (which currently does not exist). Please place this item on the DRB Agenda to be heard on May 21, 2003. If you have any questions or require additional information, please contact me.

Sincerely,

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

KP
Enclosure

Cc: Jim Rogers, Oxbow Bluff Homeowners Association

C:\Documents and Settings\sstratton\Local Settings\Temporary Internet Files\OLK10\prefinalplat.doc

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION 2-6-2003

5. Project # 1002092
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11)

At the February 5, 2003, Development Review Board meeting, The Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Public Water, Sanitary Sewer and Storm Drain Easements shall be retained.

2. Final disposition shall be through the City Real Estate Office.

3. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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

03DRB-00131 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **ARCHDIOCESE OF SANTA FE, OXBOW NORTH,** zoned SU-3, located on OXBOW DR NW, EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR NW AND NORTH OF ST PIUS X HIGH SCHOOL containing approximately 41 acre(s). [REF: 02-01371, 02-01375, 02-01068, 02-01376] (G-11)

OFFICIAL NOTICE
PAGE TWO

At the February 5, 2003, Development Review Board meeting, the Final Plat was approved with final sign off delegated to Parks and Recreation and Planning.

If you wish to appeal this decision, you must do so by February 20, 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 the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, DRB Chair
Cc: Oxbow Bluff Homeowners Association, 4407 Lomas NE, 87110
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, [illegible]
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME OXBOX BLUFF H A,

AGENT BOHANNAN HUSTON

ADDRESS

PROJECT NO. 1002092

APPLICATION NO.

$ 215.00 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 215.00 **Total amount due**

2730

COMMERCIAL INVESTMENT GROUP, INC.
4407 LOMAS BLVD. NE
ALBUQUERQUE, NM 87110
(505) 831-6855

FIRST STATE BANK
95-145-1070

MAY 12 '03

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 215.00

TWO HUNDRED FIFTEEN 00/100 DOLLARS

MEMO OXBOW BLUFF FINAL PLAT APPLICATION

City Of Albuquerque
Treasury Division

⑈002730⑈ ⑆107001452⑆ 00117310 3⑈

05/13/2003 4:53PM LOC: ANNX
RECEIPT# 00007133 WS# 006 TRANS# 0028
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt $215.00
J24 Misc 10/28/02 $215.00
CK $215.00
CHANGE $0.00

counterreceipt.doc

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Sharron Matsen
COA One Stop
Plaza Del Sol Front Counter

Requested By: Kevin Patton

Date: **February 4, 2003**

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

#5

Job No.: 03 0131 007

Job Name: Oxbow North

DELIVERY VIA

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

PICK UP

Item: _____
_____

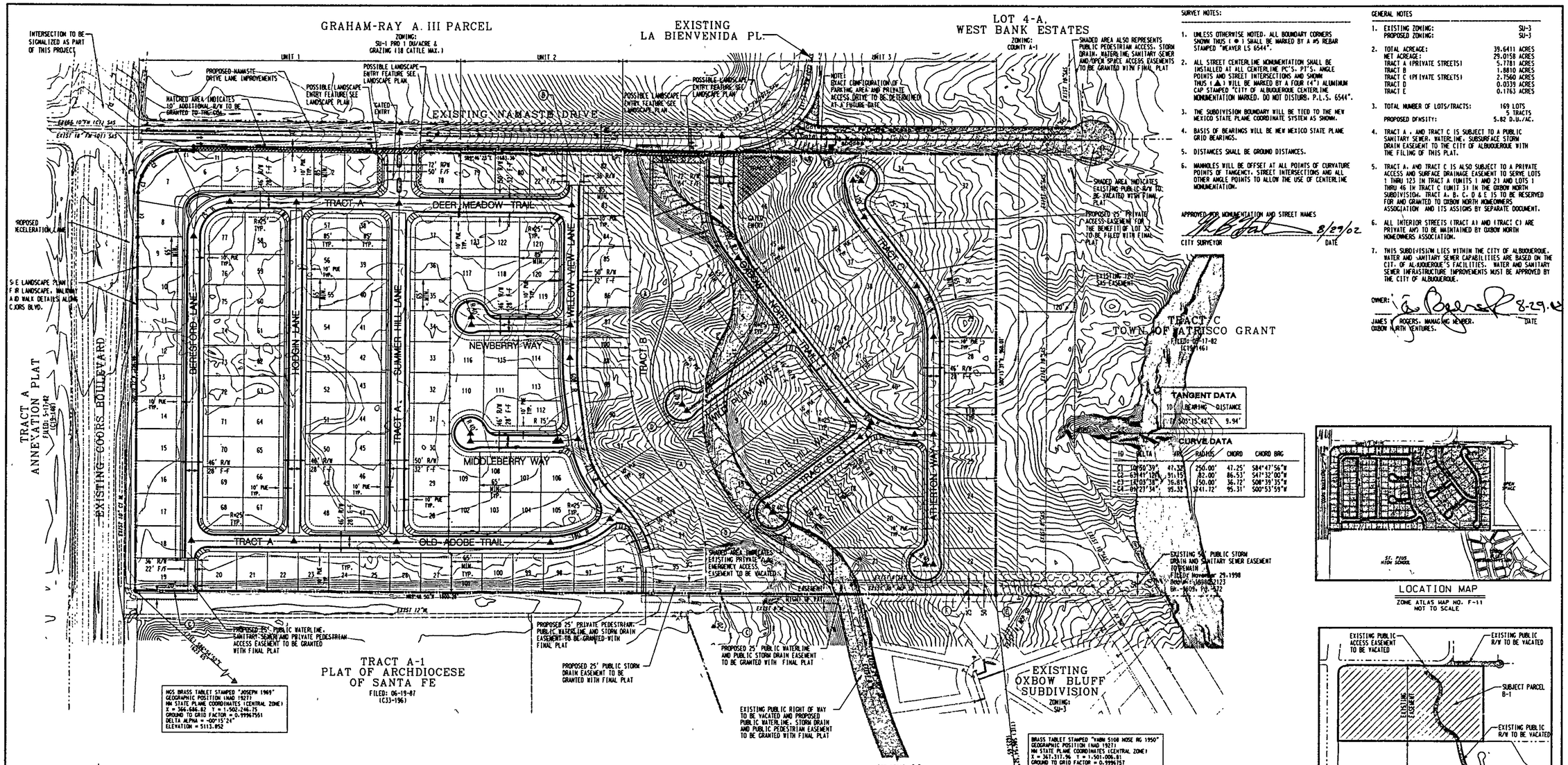
ITEM NO.	QUANTITY	DESCRIPTION
1	1	11"x17" Copy of signed Preliminary Plat

COMMENTS / INSTRUCTIONS

RECEIVED
FEB 04 2003
HYDROLOGY SECTION

REC'D BY: _____ ***DATE:*** _____ ***TIME:*** _____

ENGINEERING ▫
SPATIAL DATA ▫
ADVANCED TECHNOLOGIES ▫



SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊕) SHALL BE MARKED BY A #5 REBAR STAMPED "MEAVER LS 6544".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB. P.L.S. 6544".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DATE 8/29/02

GENERAL NOTES

1. EXISTING ZONING: SU-3
   PROPOSED ZONING: SU-3
2. TOTAL ACREAGE: 39.6411 ACRES
   NET ACREAGE: 29.0158 ACRES
   TRACT A (PRIVATE STREETS) 5.7781 ACRES
   TRACT B 1.8810 ACRES
   TRACT C (PRIVATE STREETS) 2.7560 ACRES
   TRACT D 0.0339 ACRES
   TRACT E 0.1163 ACRES
3. TOTAL NUMBER OF LOTS/TRACTS: 169 LOTS, 5 TRACTS
   PROPOSED DENSITY: 5.82 D.U./AC.
4. TRACT A, AND TRACT C IS SUBJECT TO A PUBLIC SANITARY SEWER, WATERLINE, SUBSURFACE STORM DRAIN EASEMENT TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.
5. TRACT A, AND TRACT C IS ALSO SUBJECT TO A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THRU 123 IN TRACT A (UNITS 1 AND 21 AND LOTS 1 THRU 46 IN TRACT C (UNIT 31 IN THE OXBOW NORTH SUBDIVISION. TRACT A, B, C, D & E IS TO BE RESERVED FOR AND GRANTED TO OXBOW NORTH HOMEOWNERS ASSOCIATION AND ITS ASSIGNS BY SEPARATE DOCUMENT.
6. ALL INTERIOR STREETS (TRACT A) AND (TRACT C) ARE PRIVATE AND TO BE MAINTAINED BY OXBOW NORTH HOMEOWNERS ASSOCIATION.
7. THIS SUBDIVISION LIES WITHIN 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.

OWNER: JAMES T. ROGERS, MANAGING MEMBER, OXBOW NORTH VENTURES. — DATE 8-29-02

TANGENT DATA

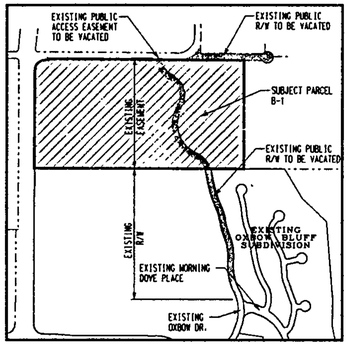
ID	BEARING	DISTANCE
T1	S00°15'42"E	9.94'

CURVE DATA

ID	DELTA	ARC	RADIUS	CHORD	CHORD BRG
C1	10°50'39"	47.35'	250.00'	47.25'	S84°47'56"W
C2	63°41'12"	91.15'	82.00'	86.53'	S47°32'00"W
C3	14°05'38"	36.81'	150.00'	36.72'	S08°39'35"W
C4	09°21'34"	95.32'	341.72'	95.31'	S00°53'59"W

LOCATION MAP

ZONE ATLAS MAP NO. F-11
NOT TO SCALE



VACATION DETAIL "A"

NOT TO SCALE

Keyed Note Table

A A BLANKET SLOPE AND LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE LANDSCAPE PLAN. ALSO TRACT B WILL CONSIST OF A 20' WIDE FLOATING PUBLIC PEDESTRIAN AND PUBLIC WATERLINE EASEMENT

B PROPOSED 30' WIDE PUBLIC WATERLINE, SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED WITH FINAL PLAT

C PROPOSED 20' PUBLIC ACCESS EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

D PROPOSED 20' WIDE PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH FINAL PLAT

E EXISTING 50' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT TO BE VACATED

F PROPOSED 25' PUBLIC WATERLINE AND STORM DRAIN EASEMENT TO BE GRANTED WITH FINAL PLAT

PRELIMINARY PLAT
OXBOW NORTH AT OXBOW
(A REPLAT OF TRACT B-1, ARCHDIOCESE OF SANTA FE)

ALBUQUERQUE, NEW MEXICO

AUGUST, 2002

N

100 50 0 100

SCALE: 1"=100' (HORIZ.)

LEGEND

- PARCEL BOUNDARY
- PHASE BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING ACCESS EASEMENT AND/OR PUBLIC R/W TO BE VACATED WITH THIS PROJECT
- PROPOSED LANDSCAPE FEATURE - SEE LANDSCAPE PLANS; TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- NEW PUBLIC RIGHT OF WAY TO BE GRANTED WITH THIS PROJECT
- PROPOSED NEW SIDEWALK / TRAIL
- PROPOSED DEFERRED SIDEWALK
- EXISTING 50' PUBLIC STORM DRAIN AND SEWER EASEMENT TO REMAIN

BHI JOB NO. 03 0313 001

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

COPYRIGHT BOHANNAN HUSTON, INC. 2001

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

✓ Major Subdivision action
✓ Minor Subdivision action
____ Vacation **V**
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING **Z**

____ Annexation & Zone Establishment
____ Sector Plan
____ Zone Change
____ Text Amendment

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: OXBOW NORTH LLC PHONE: 831-6855
ADDRESS: 4407 LOMAS NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: ~~FINAL PLAT APPROVAL~~

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

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

Lot or Tract No. TRACT B-1 Block: ____ Unit: ____
Subdiv. / Addn. ARCHDIOCESE OF SANTA FE
Current Zoning: SU-3 Proposed zoning: ____
Zone Atlas page(s): F-11 No. of **existing** lots: 1 No. of **proposed** lots: 169
Total area of site (acres): 39.5 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. 101106028038010815 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF COORS NW
Between: SOUTH OF NAMASTE DRIVE 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.): 02DRB-01371 PP
1002092 02DRB-01375 SDP/SD 02DRB-01068 SK.
1376 SW Def
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE ____ DATE 1-28-03
(Print) KEVIN PATTON ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers	Action	S.F.	Fees
03DRB - - 00131	FPA	S(3)	$ Ø
- -			$
- -			$
- -			$
- -			$
			Total $ Ø

Hearing date Feb. 05, 2003

1/28/03
Planner signature / date

Project # 1002092

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

☐ **SKETCH PLAT REVIEW AND COMMENT**

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

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

☑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

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

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

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

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

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

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

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

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

KEVIN PATTON
Applicant name (print)

1.28.03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB - 00131
- 001717
- -

Planner signature / date 1/28/03

Project # 1002092

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 28, 2003

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

Re: Final Plat Approval
Oxbow North

Dear Roger:

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

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

The purpose of this plat is to subdivide all of Tract B-1 into 124 lots and 7 tracts and to grant and vacate easements and to grant right-of-way.

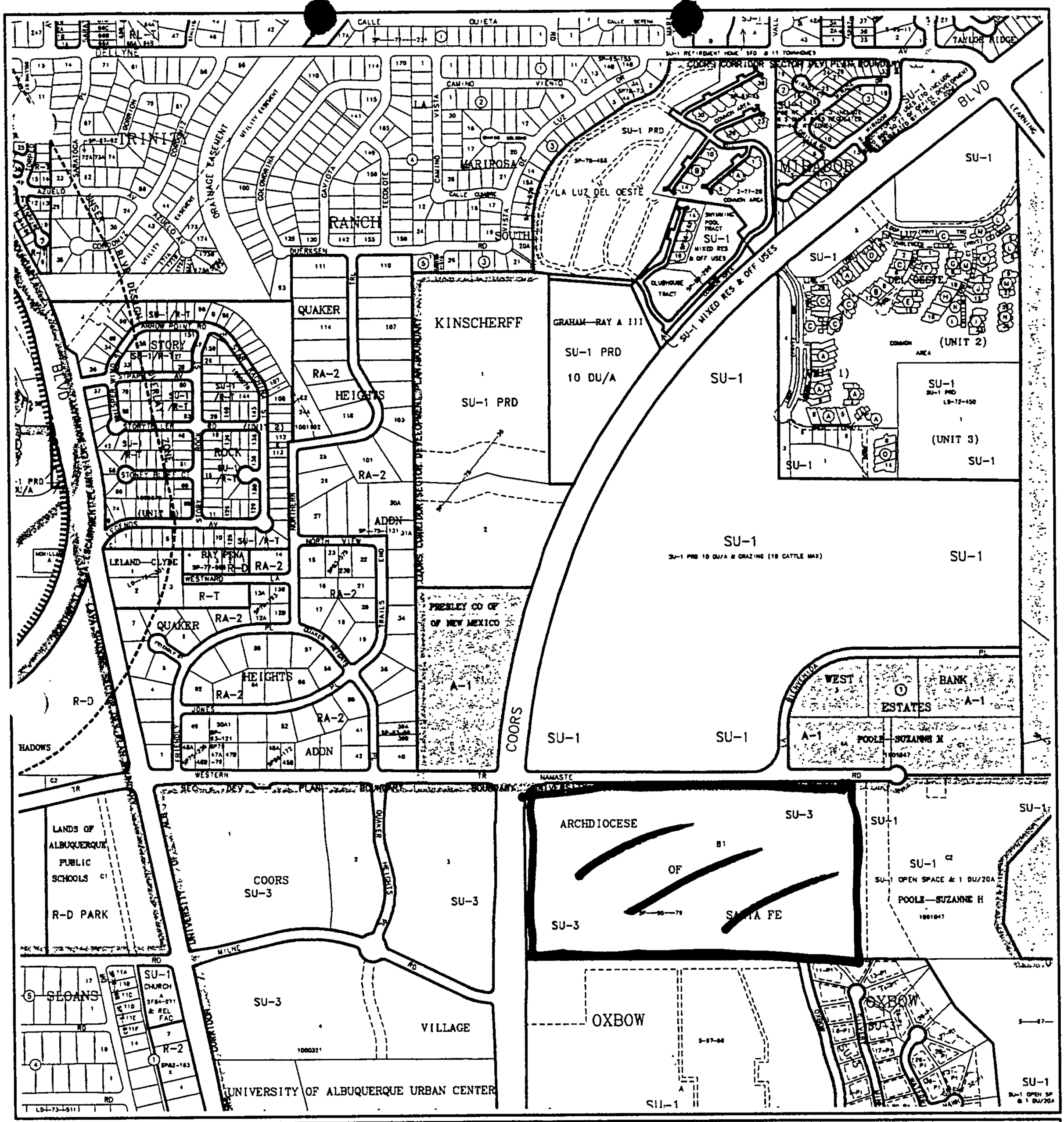
Please place this item on the DRB Agenda to be heard on February 5, 2003. If you have any questions or require additional information, please contact me.

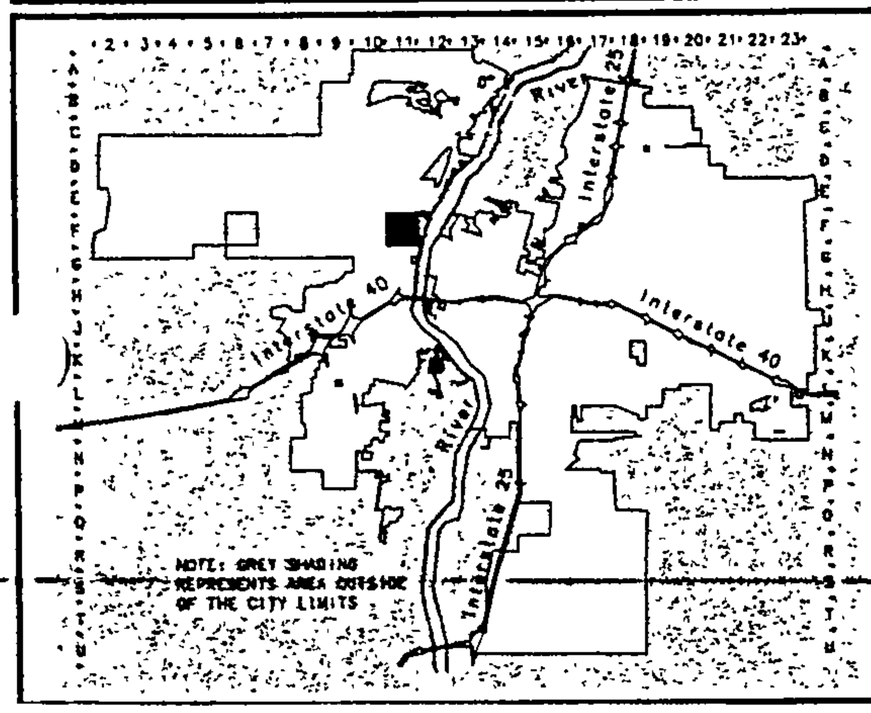
Sincerely,

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

mls
Enclosures

a:/msnyder030131/data/019/final.plat





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through April 03, 2002

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

____ Major Subdivision action
____ Minor Subdivision action
✔ Vacation V
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING Z

____ Annexation & Zone Establishment
____ Sector Plan
____ Zone Change
____ Text Amendment

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: OXBOW BLUFF HOMEOWNERS ASSOCIATION PHONE: 842-6262
ADDRESS: 4407 LOMAS NE FAX: ____
CITY: ALBUQUERQUE, STATE NM ZIP 87110 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC RIGHT-OF-WAY

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

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

Lot or Tract No. LOTS 1 THRU 63 Block: ____ Unit: ____
Subdiv. / Addn. OXBOW BLUFF SUBDIVISION
Current Zoning: SU-3 Proposed zoning: ____
Zone Atlas page(s): G-11 No. of **existing** lots: 63 No. of **proposed** lots: ____
Total area of site (acres): 40.82 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. 101106046439110538 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF OXBOW DRIVE NW
Between: COORS BLVD NW and RIO GRANDE RIVER

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 97-501

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

SIGNATURE Kevin Patton/JP DATE 1/10/03
(Print) KEVIN PATTON ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers	Action	S.F.	Fees
03DRB - ____ - 00041	VPROW	✓	$ 300
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____	Notice		$ 75.-
			Total $ 375

Hearing date FEB 5 2003

JM 1/10/03
Planner signature / date

Project # 1002092

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☑ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

KEVIN PATTON
Applicant name (print)

Kevin Patton / yp — 1/10/03
Applicant signature / date

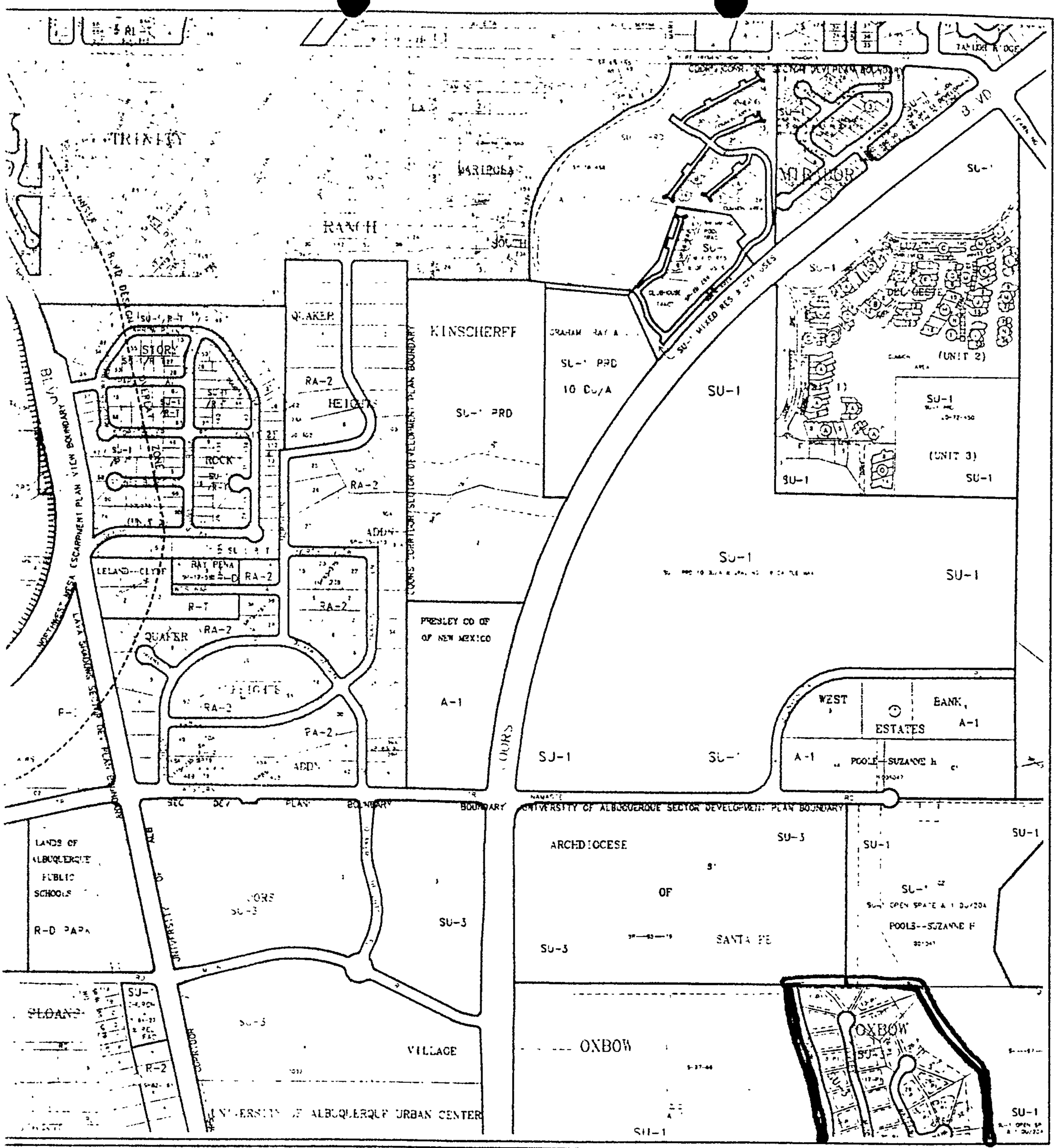
.pdf Form revised Sept. 2001

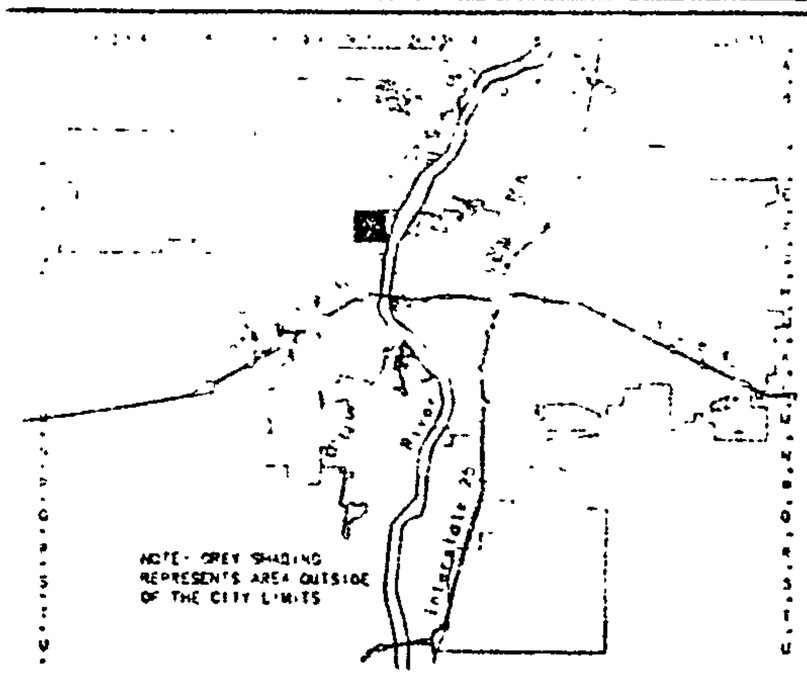
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

1/10/03
Planner signature / date

Project # 1002092





CITY OF
Albuquerque

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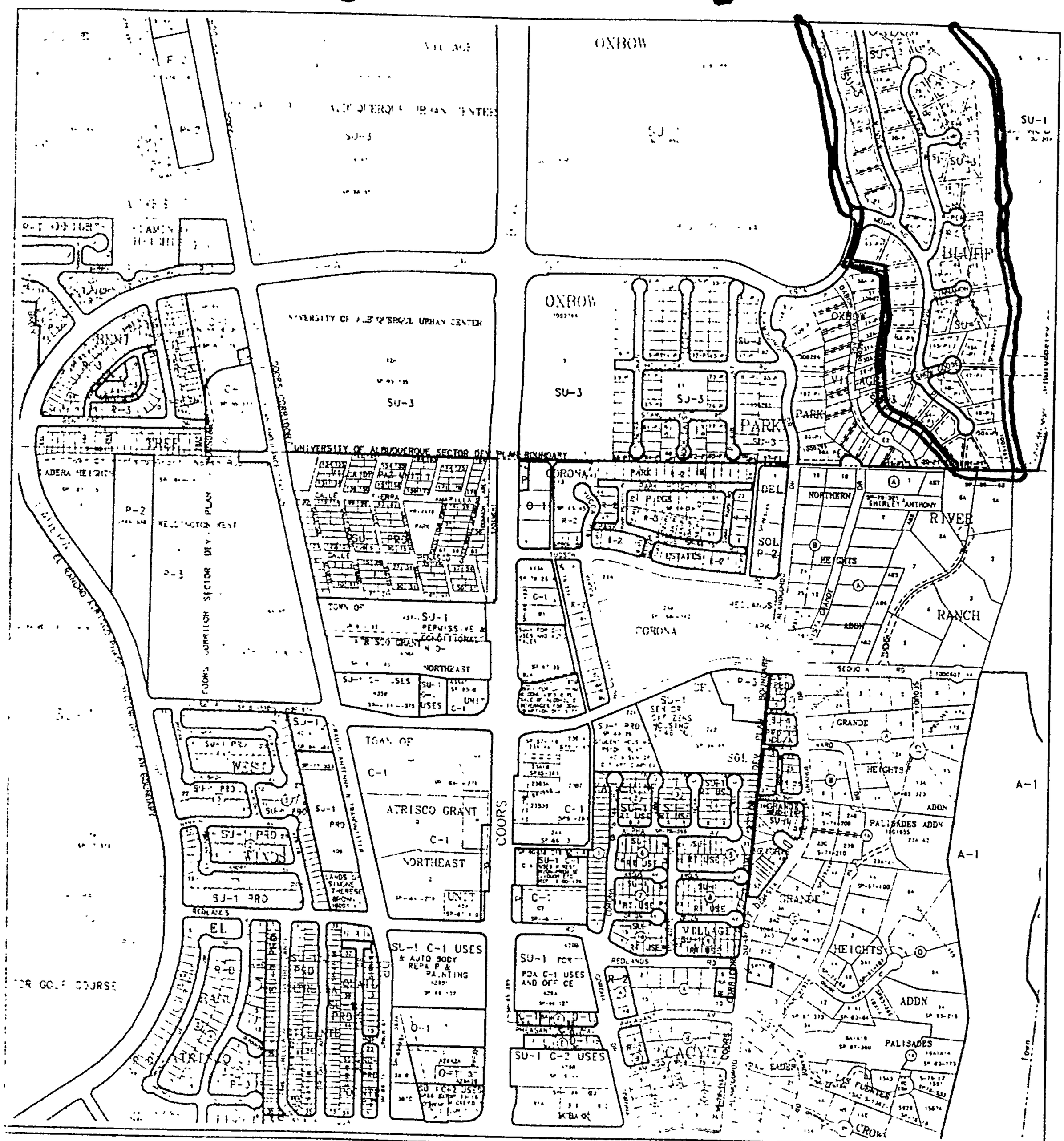
GRAPHIC SCALE IN FEET

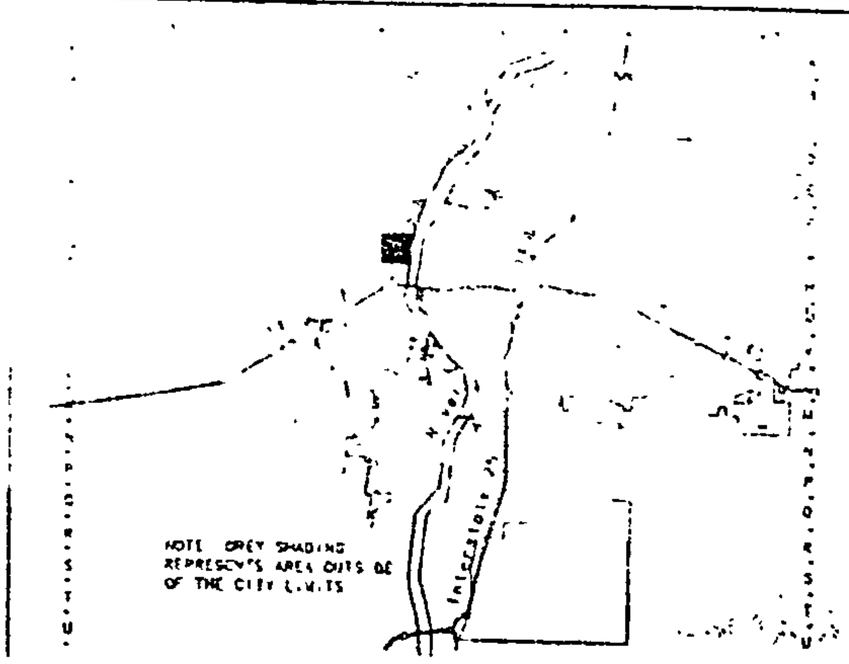
250 750 1000

Zone Atlas Page

F-11-Z

Map Amended through April 03, 2002





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Albuquerque

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

G-11-Z

Map Amended through April 03, 2002

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 10, 2003

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

Re: Vacation of Public Right-of-Way
Oxbow Bluff Subdivision

Dear Roger:

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

- Development Review Applications
- Twenty-four (24) copies of the Location of Request/Reason for Request for the vacation of the public right-of-way (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of $375.00.

The public streets in this subdivision are being vacated in order to privatize the streets.

Please place this item on the DRB Agenda to be heard on February 5, 2003. If you have any questions or require further information, please contact me.

Sincerely,

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

mls
Enclosures

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 9, 2003

Mr. Berent Groth
3546 Sequoia Pl. NW
Albuquerque, New Mexico 87120

Re: Vacation of Public Right-of-Way
Oxbow Bluff Subdivision

Dear Mr. Groth:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Oxbow Bluff Homeowners Association, is seeking approval of a Vacation request for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

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

mls
Enclosures

CERTIFIED MAIL

7001 1940 0005 9522 2591

MR. BERENT GROTH

3546 SEQUOIA PLACE NW

ALBUQUERQUE, NEW MEXICO 87120

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

OFFICIAL USE

7001 1940 0005 9522 2591

Postage	$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

Postmark Here

Sent To Berent Groth

Street, Apt. No.; or PO Box No. 3546 Sequoia Place NW

City, State, ZIP+4 ABQ NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 9, 2003

Ms. Linda Socha
3516 Vista Grande NW
Albuquerque, New Mexico 87120

Re: Vacation of Public Right-of-Way

Dear Ms.Socha:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Oxbow Bluff Homeowners Association, is seeking approval of a Vacation request for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

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

mls
Enclosures

7001 1940 0005 9522 2577

87109-4335

MS. LINDA SOCHA

3516 VISTA GRANDE NW

ALBUQUERQUE, NEW MEXICO 87120

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

OFFICIAL USE

Postage	$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

Postmark Here

Sent To Linda Socha

Street, Apt. No.; or PO Box No. 3516 Vista Grande NW

City, State, ZIP+4® Albuquerque NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

7001 1940 0005 9522 2577

City of Albuquerque

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

Date: January 2, 2003

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

Thank you for your inquiry of 1-2-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Oxbow Bluff Subdivision

zone map page(s) G-11.

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

Vista Grande

Neighborhood Association

Contacts: Berent Groth
3546 Sequoia Pl. NW / 87120
836-5542 (h) 266-6708 (w)
Linda Socha
3516 Vista Grande NW / 87120
839-0347 (h) 220-6766 (cell)

Neighborhood Association

Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

PLAT OF TRACTS B-1 & B-2
ARCHDIOCESE OF SANTA FE
Filed MAY 15, 1995
(95C-171)

ANNEXATION PLAT
Filed MAY 17, 1982
(C19-146)

PLAT OF
OXBOW BLUFF SUBDIVISION
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1999

1999023990
Page: 2 of 7
02/23/1999 03:46P
Bk-99C Pg-32
Judy D. Woodward Bern. Co. PLAT R 37.00

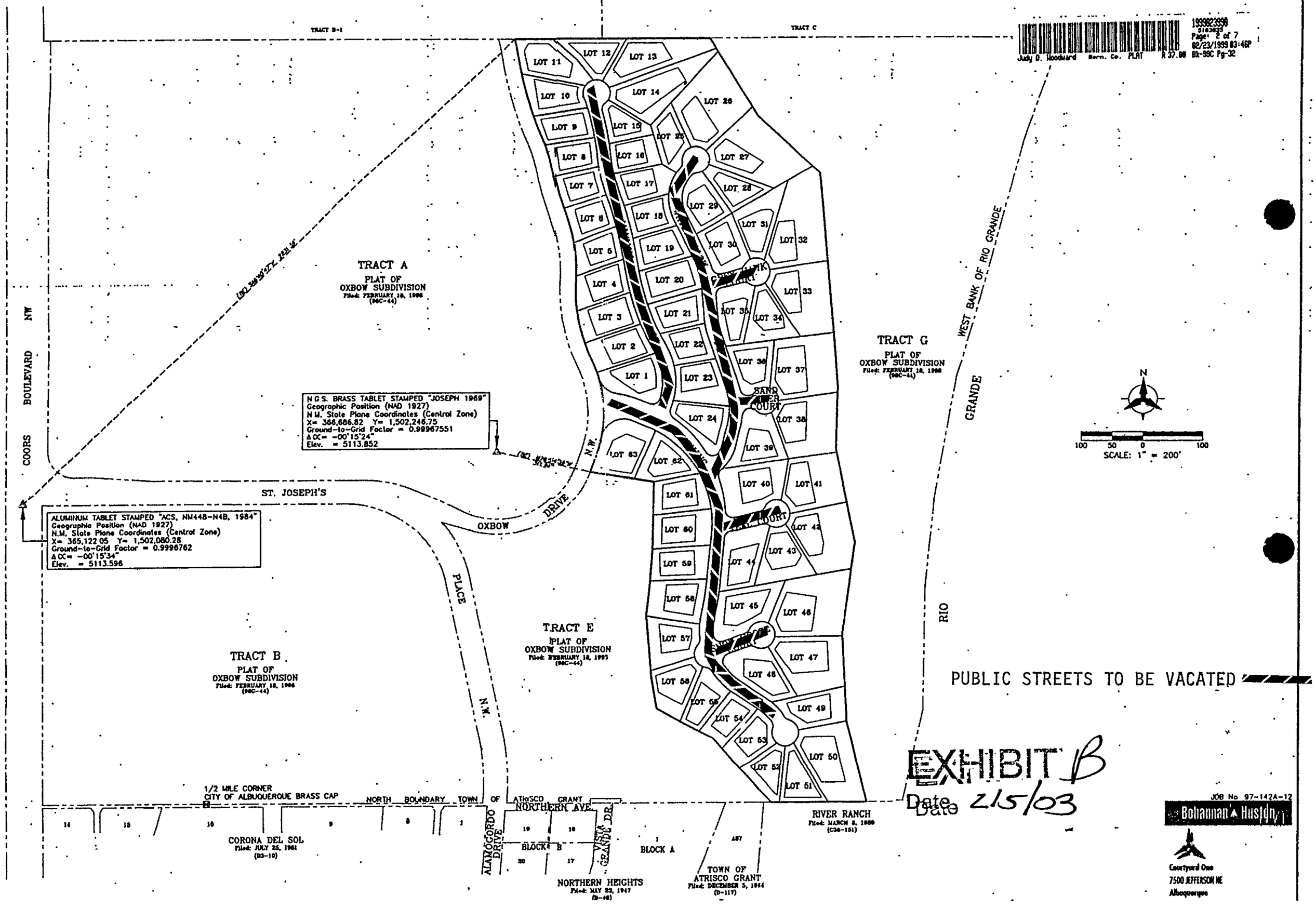


EXHIBIT B
Date 2/5/03

JOB No 97-142A-12
Bohannan Huston
Courtyard One
7500 JEFFERSON NE
Albuquerque

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Oxbow Bluff HOA

AGENT BHI

ADDRESS

PROJECT NO. 1002092

APPLICATION NO. 03DRB - 00041

$ 300.- 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 75 441018 / 4971000 (Notification)

$ 375. **Total amount due**

2599

COMMERCIAL INVESTMENT GROUP, INC.
4407 LOMAS BLVD. NE
ALBUQUERQUE, NM 87110
(505) 831-6855

FIRST STATE BANK
95-145-1070

1/3/2003

PAY TO THE ORDER OF City of Albuquerque $ **375.00

Three Hundred Seventy-Five and 00/100********** DOLLARS

City of Albuquerque

MEMO Oxbow Bluff Street Vacation Action

⑈002599⑈ ⑆107001452⑆ 001173107⑈

Details on back

Security Features Included

CK
AMOUNT
PAY TO THE ORDER OF
RECEIPT# 00001990 WS# 007 TRANS# 0016
Account 441018 Fund 0000
Activity 4971000 TRSCCS
Trans Amt $75.00
Misc $375.00
$75.00
11:06AM LOC: ANN
DUPLICATE*
City Of Albuquerque
Treasury Division
$375.00

City Of Albuquerque
Treasury Division

DUPLICATE*

01/10/2003 11:06AM LOC: ANN
X
RECEIPT# 00001989 WS# 007 TRANS# 0016
Account 441006 10/28/02 Fund 0000
Activity 4983000 TRSCCS
Trans Amt $375.00
124 Misc $300.00

counterreceipt.doc

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from JAN 21 2003 To FEB 5 2003.

5. REMOVAL

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

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

Yolanda Padilla, 1/10/03
(Applicant or Agent) (Date)

I issued 1 signs for this application, 1/10/03, JM
(Date) (Staff Member)

03DRB -00041

Rev. 11/8/90 GA

DRB CASE NUMBER: 1002092

Matthew F. Schmader

10/01/02 01:50 PM

To: JStephens@cabq.gov
cc: Christina M. Sandoval/PARKS/CABQ@COA, Jay L. Evans/PARKS/CABQ@COA, Ondrea C. Linderoth-Hummel/PARKS/CABQ@COA, kpatton@bhinc.com, Claire A. Senova/PLN/CABQ@COA
Subject: Oxbow North Subdivision

RE: Oxbow North Subdivision, Project #1002092

This is to confirm that Open Space Division has met with the applicant and the agent in the above-referenced case.
We have all mutually agreed that the right-of-way for Nasmaste Road shall remain public, and should not be vacated at the present time.
There are no other unresolved issues for this case.
Thank you for your attention in this matter.

Matt Schmader
Assistant Superintendent
Open Space Division

Current DRC
Project No. _____

ORIGINAL

Date Submitted: October 1, 2002
Date Site Plan for Bldg Permit Appr 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 # 02DRB-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 SUBDVISION
(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 guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS - 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. EMERGENCY ACCESS ROAD BTWN CUL-DE-SAC & EXISTING GRAVEL ROAD IN OXBOW BLUFF.				/	/	/
		10' WIDE	ACC PEDESTRIAN PATH	20' WIDE PED. ACCESS EASEMENT ON TRACT TRACT B	PUBLIC EASEMENT (FORMERLY OXBOW DRIVE) SOUTH BDRY	NAMASTE ROAD	/	/	/
		STREET LIGHTS AS PER COA DPM ON PUBLIC STREETS					/	/	/
		1/4	REQ'D ~~TRAF~~ SIGNAL IMPROVEMENTS AT NAMASTE RD & COORS BLVD						
			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)	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS, UNITS 1, 2 & 3						
		36" - 48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS & NEC WATER QUALITY MH & NEC. RING DISSIPATER	NAMASTE ROAD	PUBLIC EASEMENT ON LOT 82; UNIT 2	330 LF EAST OF THE NAMASTE CUL-DE-SAC ROW	/	/	/
			REMOVE AND RELOCATE EXISTING INLET IN COORS SOUTH OF THE INTERSECTION OF NAMASTE ROAD.				/	/	/
			PRIVATE ROADWAY IMPROVEMENTS - UNIT 1						
		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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	SUMMER HILL LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	BERESFORD LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		22' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	BERESFORD LANE	LOT 19; UNIT 1	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	HODGIN LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	BERESFORD LANE	SUMMER HILL LANE	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	BERESFORD LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 19; UNIT 1	BERESFORD LANE	SOUTH BOUNDARY	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 19; UNIT 1	COORS BLVD R/W	/	/	/
			* SIDEWALKS TO BE DEFERED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S				/	/	/

UNIT 1

ORIGINAL

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	/	/	/
		6" 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 95; 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 PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. REMOVE AND RELAY EXISTING 30" RCP IN EXISTING EASEMENT ADJACENT TO OXBOW BLUFF SUBDIVISION.				/	/	/

ORIGINAL

UNIT 2

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PRIVATE ROADWAY IMPROVEMENTS - UNIT 2							
		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*	SUMMER HILL LANE	NAMASTE ROAD	DEER MEADOW TRAIL	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	DEER MEADOW TRAIL	SUMMER HILL LANE	WILLOW VIEW LANE	/	/	/
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	DEER MEADOW TRAIL	OLD ADOBE TRAIL	/	/	/
		22' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	WILLOW VIEW LANE	OLD ADOBE TRAIL	LOT 94/95 PROPERTY LINE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	NEWBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	MIDDLEBERRY WAY	WEST CUL-DE-SAC TERMINUS	WILLOW VIEW LANE	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON BOTH SIDES*	OLD ADOBE TRAIL	EAST PROPERTY LINE OF LOT 27	WILLOW VIEW LANE	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK* (NOT ADA ACCESSIBLE)	20' WIDE PRIVATE PED ACCESS EASEMENT ON LOT 95	WILLOW VIEW LANE	SOUTH BOUNDARY	/	/	/
		4' WIDE	PCC OR ACC PATH OR SIDEWALK (NOT ADA ACCESSIBLE)	20' WIDE PUBLIC PED ACCESS EASEMENT ADJ. SOUTH BDRY	20' WIDE PRIVATE PED ACCESS EASEMENT LOT 95; UNIT 2	PUBLIC PED ACCESS EASEMENT (FORMERLY OXBOW DRIVE)	/	/	/
			* SIDEWALKS TO BE DEFERED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S				/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER MEADOW TRAIL	EAST PROPERTY LINE OF LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OLD ADOBE TRAIL	LOT 101; UNIT 2	WILLOW VIEW LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW VIEW LANE	LOT 94; UNIT 2	PUBLIC EASMENT ON LOT 82; UNIT 2	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 2						
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NEWBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIDDLEBERRY WAY	WILLOW VIEW LANE	WEST CUL-DE-SAC TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW VIEW LANE	PUBLIC EASMENT ON LOT 82; UNIT 2	PUBLIC EASMENT ON LOT 95; UNIT 2	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 82; UNIT 2	WILLOW VIEW LANE	NAMASTE ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASMENT ON LOT 95; UNIT 2	WILLOW VIEW LANE	EXISTING 12" WL ON ST. PIUS X HS PROPERTY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OLD ADOBE TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 27; UNIT 1	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER MEADOW TRAIL	WILLOW VIEW LANE	EAST PROPERTY LINE OF LOT 78; UNIT 1	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 2						
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW VIEW LANE	OLD ADOBE TRAIL	PUBLIC EASEMENT ON LOT 95; 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	LOT 78; UNIT 1	WILLOW VIEW LANE	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	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.				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 3									

PRIVATE ROADWAY IMPROVEMENTS - UNIT 3

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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 EASMENT 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

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
24"- 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ATHERTON WAY	NMASTE 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)				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 3						
		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	/	/	/
		6" 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	/	/	/

AGENT/OWNER

KEVIN PATTON — 10/2/2002
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM

10.2.02
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

10-02-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE: 10/2/02	PARKS & GENERAL SERVICES: Christina Sandoval	DATE: 10/2/02
TRANSPORTATION DEVELOPMENT	DATE: 10-02-02	AMAFCA	DATE
UTILITY DEVELOPMENT	DATE: 10/2/02	CITY ENGINEER: Brad S. Bustamante	DATE: 10/2/02
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- ✔ Major Subdivision action
- ____ Minor Subdivision action
- ✔ Vacation V
- ✔ Variance (Non-Zoning)

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

Supplemental form

ZONING Z
- ____ Annexation & Zone Establishment
- ____ Sector Plan
- ____ Zone Change
- ____ Text Amendment

APPEAL / PROTEST of... A
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

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

DESCRIPTION OF REQUEST: ~~PRELIMINARY PLAT, GRADING PLAN, VACATION REQUESTS, SIDEWALK~~ DEFERRAL & WAIVER, SITE PLAN FOR SUBDIVISION/BUILDING PERMIT

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: ____
Subdiv. / Addn. ARCHDIOCESE OF SANTA FE OXBOW NORTH SUBDIVISION
Current Zoning: SU-3 Proposed zoning: ____
Zone Atlas page(s): F-11 No. of **existing** lots: 1 No. of **proposed** lots: 169
Total area of site (acres): 39.5625 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. 101106028038010815 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF COORS BLVD N.W.
Between: SOUTH OF NAMASTE DRIVE and NORTH OF ST. PIUS X H.S.
to be known @ Oxbow North @ Oxbow

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1001624(EPC) 1002092 SK

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

SIGNATURE ____ DATE ____
(Print) KEVIN PATTON ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers	Action	S.F.	Fees
02DRB - - 01371	PP	$2	$ 3500.-
02DRB - - 01372	VRW		$ 300.-
02DRB - - 01376	TDS		$
02DRB - - 01377	SW		$
02DRB - - 01374	SPS		$ 385.-
02DRB 01375	SPB		Total 385.-
Hearing date SEPT 25 . 2002	Notice		$ 75.-
02DRB — 01373	VPE		~~$ 450.-~~

8/30/02
Planner signature / date

Project # 1002092

Total = $4690.-

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

☑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
NA Copy of the document delegating approval authority to the DRB
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
N/A Solid Waste Management Department signature on Site Plan @ hearing
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
NA Copy of the document delegating approval authority to the DRB
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
N/A Blue-line copy of Site Plan with Fire Marshal's stamp @ hearing.
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

KEVIN PATTON
Applicant name (print)
8/30/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB - - 01371
- - 01372
- - 01373
01374
02DRB 01375

02DRB -01376
02DRB -01377

8/30/02
Planner signature / date

Project # 1002092

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Proposed Infrastructure List.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule) 565 + (15 x 169) + 1520 + 95 x 16 = (2325 + 1520) = 565 = 4410
✓ Any original and/or related file numbers are listed on the cover application

MIN 3500

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

KEVIN PATTON
Applicant name (print)

8/30/02
Applicant signature / date

Form revised September 2001

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

02DRB -01376
02DRB-01377

Application case numbers
02DRB - - 01371
- - 01372
- - 01373
01374
02DRB 01375

8/30/02
Planner signature / date

Project # 1002092

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☑ **VACATION OF PUBLIC RIGHT-OF-WAY**
☑ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule) 300
✓ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**
☐ **SIDEWALK DESIGN VARIANCE**
☑ **SIDEWALK WAIVER**

✓ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the variance or waiver
✓ Any original and/or related file numbers are listed on the cover application

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

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the deferral or extension
✓ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

KEVIN PATTON
Applicant name (print)

8/30/02
Applicant signature / date

.pdf Form revised Sept. 2001

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed
02DRB-01376
02DRB-01377

Application case numbers
02DRB - - 01371
- - 01372
- - 01373
01374
02DRB 01375

8/30/02
Planner signature / date

Project # 1002092

OXBOW Development

Creating a Community in Harmony with Nature

August 30, 2002

To Whom It May Concern:

I hereby authorize Bohannan Huston to act as agents for the Oxbow North Subdivision.

Jim Rogers
Oxbow North Ventures

4407 Lomas Blvd NE, Albuquerque, New Mexico 87110 · 505-831-6855, FAX 505-831-6899

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 29, 2002

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

Re: Preliminary Plat, Grading Plan and Sidewalk Waiver and Deferral, Vacation Requests and Site Plan for Subdivision and Building Permit Approval
Oxbow North Subdivision

Dear Janet:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of the Reason/Location of Request for Sidewalk Waiver and Deferral (Exhibit A)
- Twenty-Four (24) of the Reason/Location of Request for Vacation of public easements (Exhibit B)
- Letter from the Office of Neighborhood Coordination and related data
- Twenty-four (24) copies of the Site Plan for Subdivision and Building Permit
- Site Development Plan Check List
- Form DR/WS, and
- Fee in the amount of $4,270.00.

Please place this item on the DRB Agenda to be heard on September 25, 2002. If you have any questions or require further information, please call me at 823-1000.

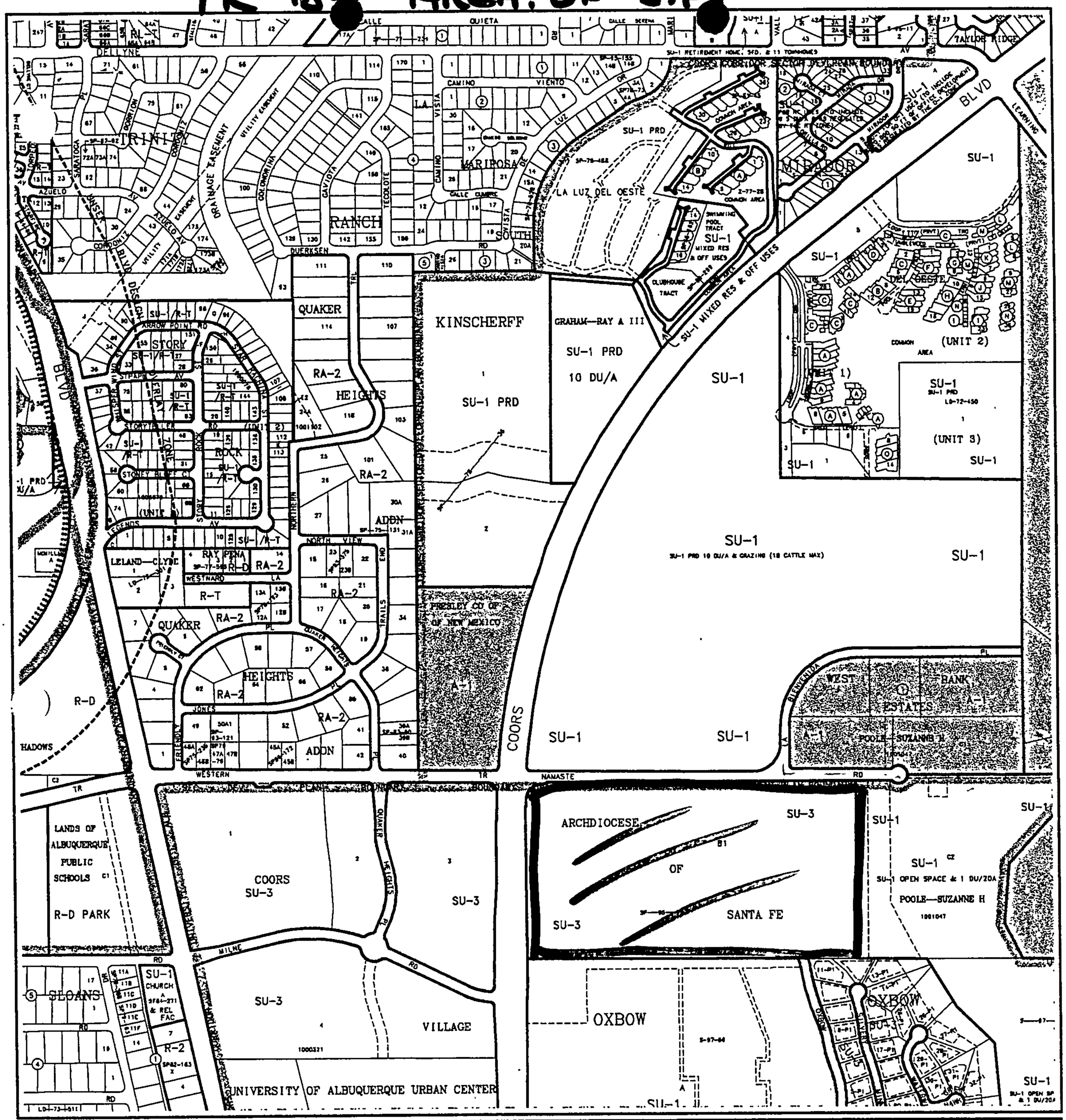
Sincerely,

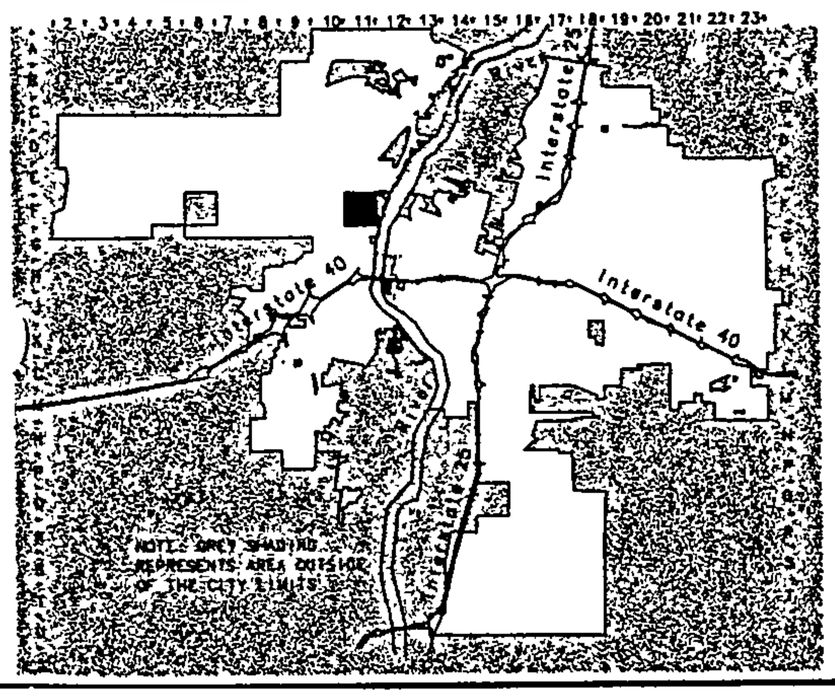
Kevin Patton P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

P \030131\cdp\corres\009-prelplat_infra_lst\PRELIMINARY PLAT doc

TR B-1 ARCH. OF S.F.





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through April 03, 2002

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME OXBOW NORTH

AGIS MAP # F-11

LEGAL DESCRIPTION TRACT B-1, ARCHDIOCESE OF SANTA FE

XXX **DRAINAGE REPORT**

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

Applicant / Agent — Date

8/30/02

Hydrology Division Representative — Date

XX **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on AUGUST 1, 2002 [date].

Applicant / Agent — Date

Utilities Division Representative — 8/30/02 Date

DRB#____-_____

CITY OF ALBUQUERQUE

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

APPLICANT: OXBOW NORTH LLC **Date of request:** 8/30/02 **Zone atlas page(s):** F-11

CURRENT:
Zoning SU-3
Parcel Size (acres / sq.ft.) 39.5

Legal Description -
Lot or Tract # Tract B-1 Block #
Subdivision Name ARCHDIOCESE OF SANTA FE

REQUESTED CITY ACTION(S):

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

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

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 169
Building Size - _____(sq. ft.)

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

THRESHOLDS MET? YES [X] NO [ ] Mitigating reasons for not requiring **TIS:** Previously studied: [X]
Notes: ALTURA WEST DEVELOPMENT TIS (1996)
UPDATE TO ABOVE - ENCLAVE AT OXBOW, ST. JOSEPH'S & COORS (2002)

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

Tony Sylva 8-30-02
TRAFFIC ENGINEER DATE

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

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

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes:
14-16-3-14 JM 8/30/02

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

ENVIRONMENTAL HEALTH DATE

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

TIS	**- SUBMITTED**	___/___/___	Tony Sylva	8-30-02
	- FINALIZED	___/___/96 (8 30 02)	TRAFFIC ENGINEER	DATE
AQIA	**- SUBMITTED**	___/___/___		
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

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

August 29, 2002

Ms. Tena Prescott
P.O. Box 66328
Albuquerque, New Mexico 87193

Re: Preliminary Plat, Grading Plan, Vacation Requests, Sidewalk Waiver and Deferral and Site Plan for Subdivision and Building Permit Approval
Oxbow North Subdivision

Dear Ms. Prescott:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Oxbow North, LLC, is seeking Preliminary Plat, Grading Plan, Vacation Request, Sidewalk Deferral and Waiver and Site Plan for Subdivision and Building Permit approval for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,
Bohannan Huston, Inc

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

mls
Enclosures

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

August 29, 2002

Mr. Ray Graham
One Wind N.W.
Albuquerque, New Mexico 87120

Re: Preliminary Plat, Grading Plan, Vacation Requests, Sidewalk Waiver and Deferral and Site Plan for Subdivision and Building Permit Approval
Oxbow North Subdivision

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 Huston, Inc., agent for Oxbow North, LLC, is seeking Preliminary Plat, Grading Plan, Vacation Request, Sidewalk Deferral and Waiver and Site Plan for Subdivision and Building Permit approval for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,
Bohannan Huston, Inc

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

mls
Enclosures

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 29, 2002

Ms. Shari Lewis
P.O. Box 66328
Albuquerque, New Mexico 87193

Re: Preliminary Plat, Grading Plan, Vacation Requests, Sidewalk Waiver and Deferral and Site Plan for Subdivision and Building Permit Approval
Oxbow North Subdivision

Dear Ms. Lewis:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Oxbow North, LLC, is seeking Preliminary Plat, Grading Plan, Vacation Request, Sidewalk Deferral and Waiver and Site Plan for Subdivision and Building Permit approval for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,
Bohannan Huston Inc

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

mls
Enclosures

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 29, 2002

Mr. Ed Swenson
One Wind N.W.
Albuquerque, New Mexico 87120

Re: Preliminary Plat, Grading Plan, Vacation Requests, Sidewalk Waiver and Deferral and Site Plan for Subdivision and Building Permit Approval
Oxbow North Subdivision

Dear Mr. Swenson:

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 Huston, Inc., agent for Oxbow North, LLC, is seeking Preliminary Plat, Grading Plan, Vacation Request, Sidewalk Deferral and Waiver and Site Plan for Subdivision and Building Permit approval for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,
Bohannan Huston, Inc

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

mls
Enclosures

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

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Albuquerque, NM
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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 29, 2002

Ms. Ceil VanBerkel
5716 Morgan Land NW
Albuquerque, New Mexco 87120

Re: Preliminary Plat, Grading Plan, Vacation Requests, Sidewalk Waiver and Deferral and Site Plan for Subdivision and Building Permit Approval
Oxbow North Subdivision

Dear Ms. VanBerkel:

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, LLC, is seeking Preliminary Plat, Grading Plan, Vacation Request, Sidewalk Deferral and Waiver and Site Plan for Subdivision and Building Permit approval for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,
Bohannan Huston,Inc

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

mls
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ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

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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

August 29, 2002

Ms. Jolene Wolfley
6804 Staghorn Drive NW
Albuquerque, New Mexico 87120

Re: Preliminary Plat, Grading Plan, Vacation Requests, Sidewalk Waiver and Deferral and Site Plan for Subdivision and Building Permit Approval
Oxbow North Subdivision

Dear Ms. Wolfley:

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, LLC, is seeking Preliminary Plat, Grading Plan, Vacation Request, Sidewalk Deferral and Waiver and Site Plan for Subdivision and Building Permit approval for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,
Bohannan Huston, Inc

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

mls
Enclosures

City of Albuquerque

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

Date: August 26, 2002

TO CONTACT NAME: Mary Snyder
COMPANY/AGENCY: Bohannan Huston Inc.
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 8-26-02 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract B-1, Archdiocese of Santa Fe

zone map page(s) E-11.

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

La Luz Del Sol
Neighborhood Association
Contacts: Ed Swenson
One Wind NW / 87120
898-5600 (message)
Ray Graham
One Wind NW / 87120
898-5600 (message)

Ladera Heights
Neighborhood Association
Contacts: Shari Lewis
PO Box 66328 / 87193
301-5995 (cell)
Jena Prescott
PO Box 66328 / 87193
839-5072 (h)

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

Additional Neighborhood Association Information

Dayton Ranch
Neighborhood Association
Contacts: Cal van Beskel
5716 Morgan Ln. NW / 87120
899-2738 (h) 845-9565 (w)
Irene Wolfley
6804 Stagborn Dr NW
890-9414 (h) 87120-4806

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

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

7001 1940 0005 9518 5698

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 Postmark Here
U.S. POSTAGE .00

Sent To Ray Grahow
Street, Apt. No.; or PO Box No. One Wend Dr
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5735

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 Postmark Here
U.S. POSTAGE .00

Sent To Shain Lewis
Street, Apt. No.; or PO Box No. Box 66328
City, State, ZIP+4 ABQ NM 87193

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5711

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 Postmark Here
U.S. POSTAGE .00

Sent To Neil Van Becker
Street, Apt. No.; or PO Box No. 5716 Morgan Dr NW
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5704

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 Postmark Here
U.S. POSTAGE .00

Sent To Steve Wahle
Street, Apt. No.; or PO Box No. 6804 Stagecoach
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5728

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 Postmark Here
U.S. POSTAGE .00

Sent To Lena Prescott
Street, Apt. No.; or PO Box No. Box 66328
City, State, ZIP+4 ABQ NM 87193

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5681

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

PB METER 5049727 Postmark Here
U.S. POSTAGE .00

Sent To Ed Simmons
Street, Apt. No.; or PO Box No. One Wend Dr
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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

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

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

SHEET #1 - SITE PLAN

A. General Information

✓ *1. Scale*

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

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

B. Proposed Development

1. Structural

✓ *A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls*
N/A *B. Square footage of each structure*
✓ *C. Proposed of each structure* (GENERAL NOTE #3)
✓ *D. Temporary structures, sign and other improvements* (KEYED NOTE (D) AND GEN. NOTE 4)
✓ *E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.* (LANDSCAPE PLAN AND GRADING PLAN)
✓ *F. Dimensions of all principal site elements*
N/A *G. Loading facilities*
✓ *H. Site lighting (height, type, and intensity)* (GENERAL NOTE 5)

2. Non-Structural and Parking

N/A A. Parking design with spaces numbered per aisle and totaled. (GENERAL NOTE 6)

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

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

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

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - GRADING PLAN

A. General Information

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

B. Proposal

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

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

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

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

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

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

B. Signage - LANDSCAPE PLAN SHEETS

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

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works – Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME OXBOW

AGENT BHI

ADDRESS

PROJECT NO. 100 2092

APPLICATION NO.

$ 4195.- 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 75.- 441018 / 4971000 (Notification)

$ 4270 **Total amount due**

1007

OXBOW NORTH VENTURES
1650 UNIVERSITY BLVD. N.E., SUITE 5-100
ALBUQUERQUE, NM 87102
(505) 242-4561

FIRST STATE BANK
95-145-1070
8/27/2002

PAY TO THE ORDER OF City of Albuquerque $ **4,270.00

Four Thousand Two Hundred Seventy and 00/100********** DOLLARS

City of Albuquerque

Thank You

MEMO Plat Submittal Fee For Oxbow North Per Arias

City Of Albuquerque
Treasury Division
08/30/2002 LOC: ANEX MP

⑈001007⑈ ⑆107001452⑆ 001768166⑈ 0020736 WS# 007 TRANS# 0059

Account 441006 Fund 0110
Activity 4983000 TRSLCS
Trans Amt $4,270.00
J24 Misc $4,195.00

7/1/02

Thank You

counterreceipt.doc

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from SEPT 10 2002 To SEPT 25 2002.

5. REMOVAL

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

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

Rene. G. _____, 8/30/02
(Applicant or Agent) (Date)

I issued 3 signs for this application, 8/30/02 (Date), _____ (Staff Member)

02DRB – 01371
01372
01373
01374
01375
01376
02DRB – 01377

Rev. 11/8/90 PA

DRB CASE NUMBER: 1002092

EXISTING PRIVATE / EMERGENCY ACCESS EASEMENT TO BE VACATED

NAMASTE DRIVE

~~EXISTING PUBLIC R/W TO BE VACATED~~ TO REMAIN 10-2-02

SUBJECT PARCEL B-1

EXHIBIT "A"

Date 10/2/02

EXISTING EASEMENT

EXISTING 50' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT TO BE VACATED

COORS BOULEVARD

EXISTING PUBLIC R/W TO BE VACATED

EXISTING R/W

EXISTING OXBOW BLUFF SUBDIVISION

EXISTING MORNING DOVE PLACE

EXISTING OXBOW DR.

N

N.T.S.

Bohannan ▲ Huston INC.

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

EXHIBIT "A"
OXBOW NORTH
VACATION DETAIL
08/29/02

BHI JOB NO. 030131

PERMANENT UTILITY EASEMENT

Grant of Permanent Easement, between Roman Catholic Church, Archdiocese of Santa Fe, a corporation sole ("Grantor") and Altura West Ltd. Co., a New Mexico limited liability company ("Grantee"), whose address is P.O. Drawer AA, Albuquerque, New Mexico, 87103.

Grantor grants to Grantee an exclusive perpetual underground utility easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto for the construction, installation, maintenance, repair, modification, replacement and operation of underground water, sanitary sewer and storm sewer utilities, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the property if Grantee reasonably determines they interfere with the appropriate use of this Easement.

Grantor convenants and warrants that Grantor is the owner in fee simple of the Property over which the Easement extends, that Grantor has a good and lawful right to convey the Easement.

The grant and other provisions of this Easement constitute covenants running with the property for the benefit of Grantee and its successors and assigns until terminated.

WITNESS my hand and seal this 22nd day of April, 1998.

ROMAN CATHOLIC CHURCH,
ARCHDIOCESE OF SANTA FE

By: +Michael J. Sheehan
Most Reverend Michael J.
Sheehan, Archbishop and President

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

This instrument was acknowledged before me on the 22nd day of April, 1998, by Most Reverend Michael J. Sheehan, Archbishop and President of the Roman Catholic Church, Archdiocese of Santa Fe, a corporation sole, on behalf of the corporation.

John R. Hrehovcsik
NOTARY PUBLIC

My commission expires: 9/16/99

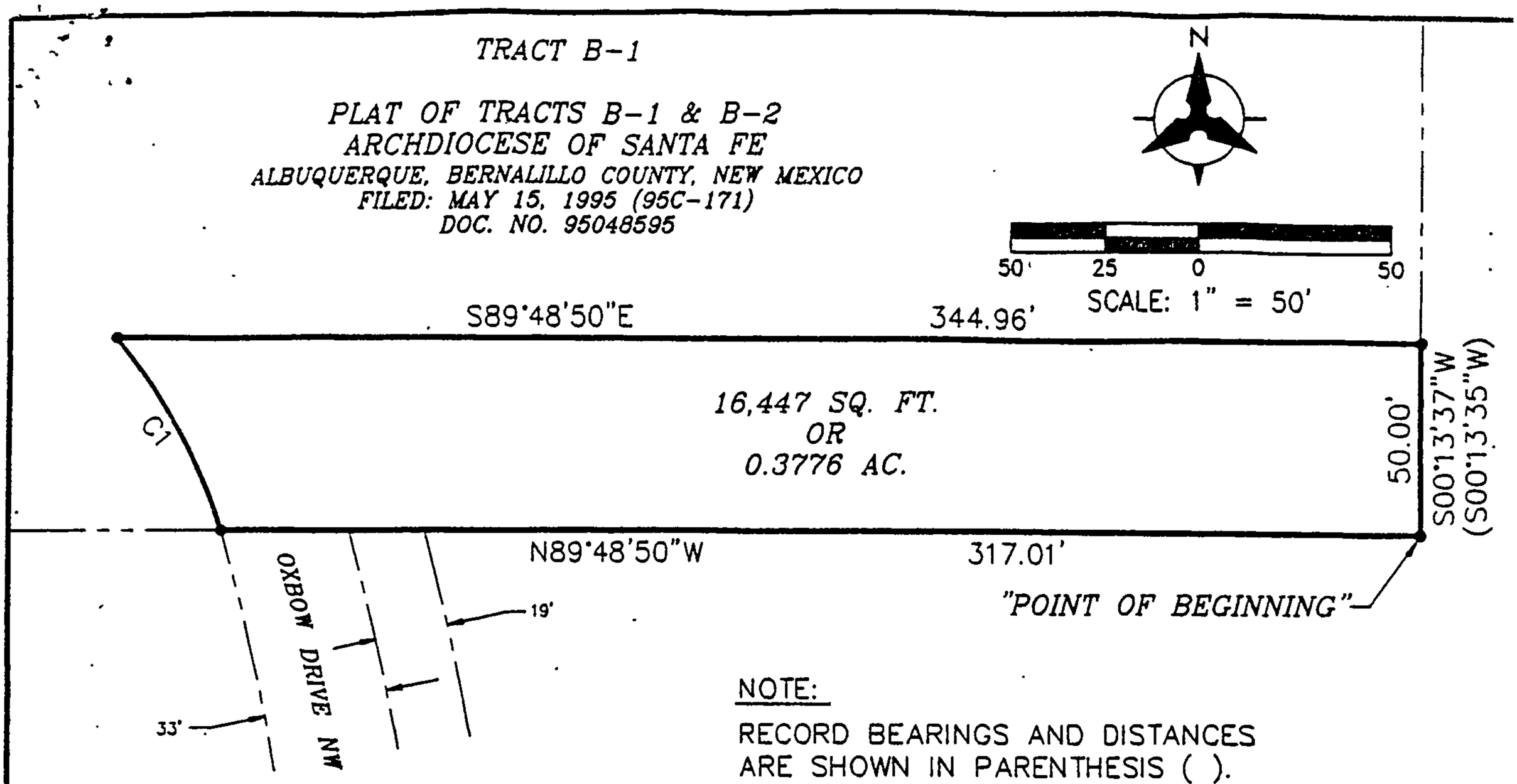
51939

Judy D. Woodward Bern. Co. EASE R 9.00

1998052123
5041498
Page: 1 of 2
04/29/1998 10:23A
Bk-9809 Pg-572

TRACT B-1

PLAT OF TRACTS B-1 & B-2
ARCHDIOCESE OF SANTA FE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FILED: MAY 15, 1995 (95C-171)
DOC. NO. 95048595



NOTE:

RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS ( ).

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	154.00'	57.60'	29.14'	57.26'	N28°59'14"W	21°25'47"

DESCRIPTION

A certain tract of land situate within the southeast one-quarter (SE1/4) of Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being a southeasterly portion of Tract B-1 of the PLAT OF TRACTS B-1 & B-2, ARCHDIOCESE OF SANTA FE, Albuquerque, Bernalillo County, 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 as Document No. 95048595 in Volume 95C, folio 171 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927 Datum) and ground distances as follows:

BEGINNING at the southeast corner of the tract herein described, said corner being the southeast corner of said Tract B-1 and from said point of beginning running thence along the southerly boundary line of said Tract B-1,
N89°48'50"W, a distance of 317.01 feet to the southwest corner of the tract herein described, a point of curvature (non-tangent), thence leaving the southerly boundary line of said Tract B-1 and running thence along the westerly boundary line of the tract herein described,
57.60 feet along the arc of a curve to the left having a radius of 154.00 feet and a chord which bears N28°59'14"W, a distance of 57.26 feet to the northwest corner of the tract herein described; thence,
S89°48'50"E, a distance of 344.96 feet to the northeast corner of the tract herein described, a point on the easterly boundary line of said Tract B-1, thence running along the easterly boundary line of said Tract B-1,
S00°13'37"W, a distance of 50.00 feet to the point and place of beginning.

Tract contains 16,447 Square Feet or 0.3776 acre, more or less

EXHIB

1998052123
5841488
Page: 2 of 2
04/29/1998 10:23A
Bk-9889 Pg-572
Judy D. Woodward Bern. Co. EASE R 9.00

PERMANENT ROADWAY EASEMENT

Grant of Permanent Easement, between Roman Catholic Church, Archdiocese of Santa Fe, a corporation sole ("Grantor") and Altura West Ltd. Co., a New Mexico limited liability company ("Grantee"), whose address is P.O. Drawer AA, Albuquerque, New Mexico, 87103.

Grantor grants to Grantee an exclusive perpetual road easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto to allow the construction, maintenance, and continued existence of a road which will extend across Grantor's property from the Altura West property on the south of Grantor's property to Namaste Road on the north of Grantor's property. It is understood and agreed that the Easement shall be for public vehicular traffic and shall eventually be dedicated as a public right of way to the City of Albuquerque. Until such time as it is dedicated to the City of Albuquerque, it is understood and agreed that Grantee shall be responsible for constructing and maintaining the road on the Easement.

Grantor convenants and warrants that Grantor is the owner in fee simple of the property over which the Easement extends, and that Grantor has a good and lawful right to convey the Easement.

WITNESS my hand and seal this 22ND day of March, 1998.

ROMAN CATHOLIC CHURCH,
ARCHDIOCESE OF SANTA FE

By: _____
Most Reverend Michael J. Sheehan, Archbishop and President

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

The foregoing instrument was acknowledged before me on this 22ND day of April, 1998, by Most Reverend Michael J. Sheehan, Archbishop and President of Roman Catholic Church, Archdiocese of Santa Fe, a corporation sole, on behalf of the corporation.

_____
NOTARY PUBLIC

My commission expires: 9/16/99
54261

1998052124
5041499
Page: 1 of 3
04/29/1998 10:23A
Judy D. Woodward Bern. Co. EASE R 11.00 Bk-9809 Pg-573

DESCRIPTION

A certain tract of land situate within the southeast one-quarter (SE1/4) of Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being a fifty-two in width and being a portion of Tract 8-1 of the PLAT OF TRACTS 8-1 & 8-2, ARCHDIOCESE OF SANTA FE, Albuquerque, Bernalillo County, 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 as Document No. 95048595 in Volume 95C, folio 171 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927 Datum) and ground distances as follows:

BEGINNING at the southeast corner of the tract herein described, a point on the southerly boundary line of said Tract 8-1, whence the southeast corner of said Tract 8-1 bears S89°48'50"E, a distance of 262.94 feet and from said point of beginning running thence along the southerly boundary line of said Tract 8-1,
N89°48'50"W, a distance of 54.07 feet to the southwest corner of the tract herein described, a point of curvature (non-tangent), thence leaving the southerly boundary line of said Tract 8-1 and running thence along the westerly boundary line of the tract herein described,
130.58 feet along the arc of a curve to the left having a radius of 154.00 feet and a chord which bears N42°33'47"W, a distance of 126.70 feet to a point of reverse curvature; thence,
552.76 feet along the arc of a curve to the right having a radius of 326.00 feet and a chord which bears N18°16'45"W, a distance of 488.88 feet to a point of reverse curvature; thence,
255.81 feet along the arc of a curve to the left having a radius of 154.00 feet and a chord which bears N17°17'32"W, a distance of 227.40 feet to a point of reverse curvature; thence,
234.8 feet along the arc of a curve to the right having a radius of 206.00 feet and a chord which bears N32°19'36"W, a distance of 221.69 feet to the northwest corner of the tract herein described, a point on the northerly boundary line of said Tract 8-1 and also being a point on the southerly right-of-way line of Namaste Road NW, thence running along the northerly boundary line of said Tract 8-1 and also along said right-of-way line,
S89°46'23"E, a distance of 52.00 feet to the northeast corner of the tract herein described, a point of curvature (non-tangent), thence leaving said northerly boundary line and also said southerly right-of-way line and running thence along the easterly boundary line of the tract herein described,
175.00 feet along the arc of a curve to the left having a radius of 154.00 feet and a chord which bears S32°19'36"E, a distance of 165.73 feet to a point of reverse curvature; thence,
342.19 feet along the arc of a curve to the right having a radius of 206.00 feet and a chord which bears S17°17'32"E, a distance of 304.18 feet to a point of reverse curvature; thence,
464.59 feet along the arc of a curve to the left having a radius of 274.00 feet and a chord which bears S18°16'45"E, a distance of 410.90 feet to a point of reverse curvature;. thence,
191.81 feet along the arc of a curve to the right having a radius of 206.00 feet and a chord which bears S40°10'47"E, a distance of 184.95 feet to the point and place of beginning.

Tract contains 1.4008 acres, more or less.

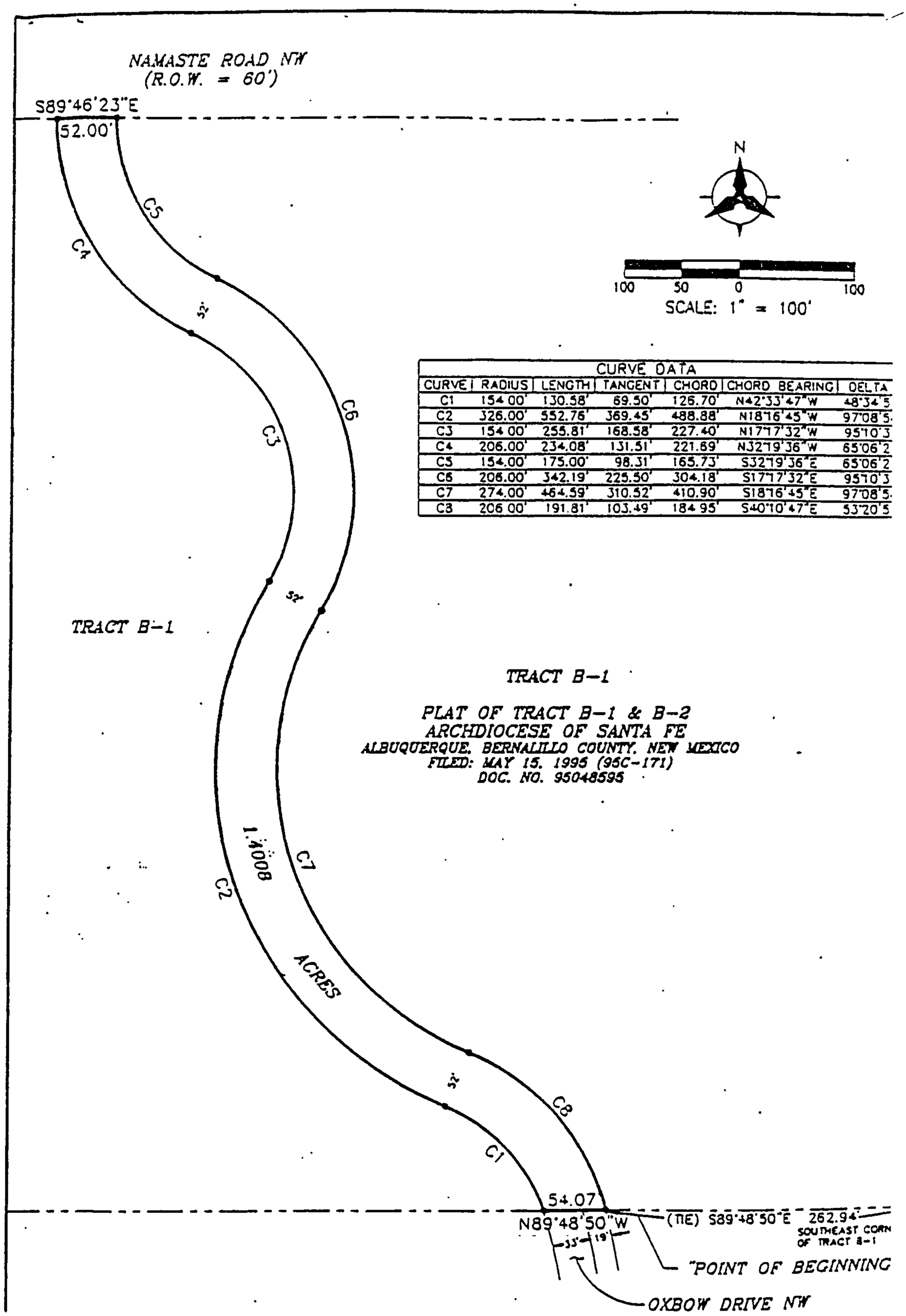
Bohannan Huston
Courtyard I
7500 Jefferson Street NE
Albuquerque, NM 87109

A. Dwain Weaver
A. Dwain Weaver
N.M.P.S. No. 6544

A. DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL SURVEYOR

February 25, 1998
Date

97-142B3 01

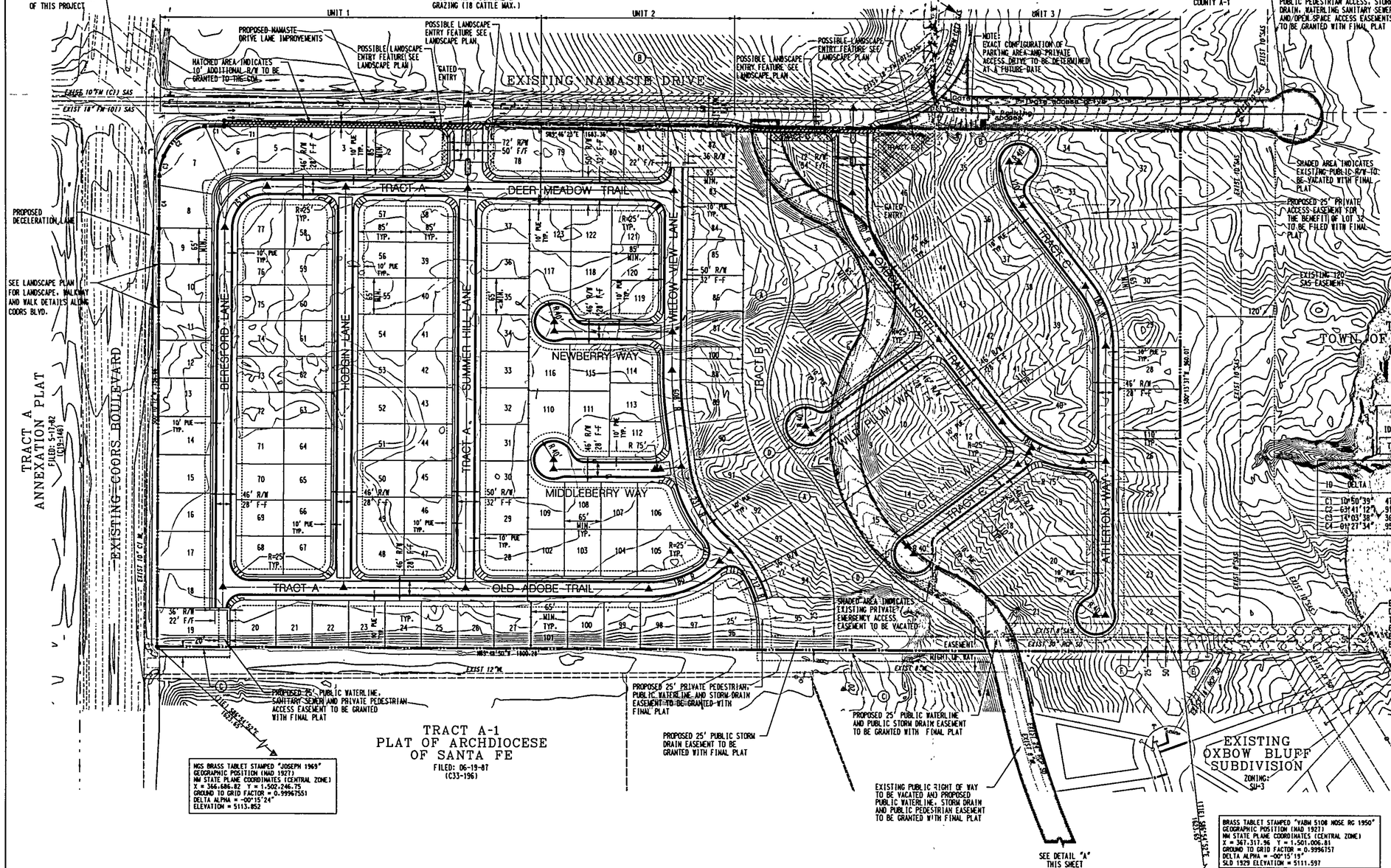


CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	154.00'	130.58'	69.50'	126.70'	N42°33'47"W	48°34'5
C2	326.00'	552.76'	369.45'	488.88'	N18°16'45"W	97°08'5
C3	154.00'	255.81'	168.58'	227.40'	N17°17'32"W	95°10'3
C4	206.00'	234.08'	131.51'	221.69'	N32°19'36"W	65°06'2
C5	154.00'	175.00'	98.31'	165.73'	S32°19'36"E	65°06'2
C6	206.00'	342.19'	225.50'	304.18'	S17°17'32"E	95°10'3
C7	274.00'	464.59'	310.52'	410.90'	S18°16'45"E	97°08'5
C8	206.00'	191.81'	103.49'	184.95'	S40°10'47"E	53°20'5

TRACT B-1

PLAT OF TRACT B-1 & B-2
ARCHDIOCESE OF SANTA FE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FILED: MAY 15, 1995 (95C-171)
DOC. NO. 95048595

Judy D. Woodward Bern. Co. EASE R 11.00
1998052124
5841489
Page: 3 of 3
04/29/1998 10:23A
Bk-9809 Pg-573



SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊕) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB. P.L.S. 6544".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR DATE

GENERAL NOTES

1. EXISTING ZONING: SU-3
   PROPOSED ZONING: SU-3
2. TOTAL ACREAGE: 39.6411 ACRES
   NET ACREAGE: 29.0158 ACRES
   TRACT A (PRIVATE STREETS) 5.7781 ACRES
   TRACT B 1.8810 ACRES
   TRACT C (PRIVATE STREETS) 2.7560 ACRES
   TRACT D 0.0339 ACRES
   TRACT E 0.1763 ACRES
3. TOTAL NUMBER OF LOTS/TRACTS: 169 LOTS, 5 TRACTS
   PROPOSED DENSITY: 5.82 D.U./AC.
4. TRACT A , AND TRACT C IS SUBJECT TO A PUBLIC SANITARY SEWER, WATERLINE, SUBSURFACE STORM DRAIN EASEMENT TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.
5. TRACT A, AND TRACT C IS ALSO SUBJECT TO A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THRU 123 IN TRACT A (UNITS 1 AND 2) AND LOTS 1 THRU 46 IN TRACT C (UNIT 3) IN THE OXBOW NORTH SUBDIVISION. TRACT A, B, C, D & E IS TO BE RESERVED FOR AND GRANTED TO OXBOW NORTH HOMEOWNERS ASSOCIATION AND ITS ASSIGNS BY SEPARATE DOCUMENT.
6. ALL INTERIOR STREETS (TRACT A) AND (TRACT C) ARE PRIVATE AND TO BE MAINTAINED BY OXBOW NORTH HOMEOWNERS ASSOCIATION.
7. THIS SUBDIVISION LIES WITHIN 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.

OWNER:

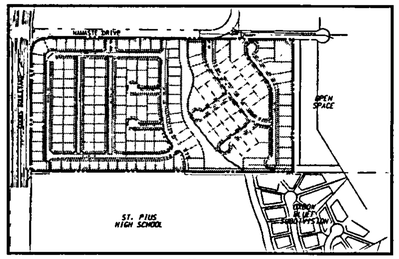
JAMES W. ROGERS, MANAGING MEMBER, OXBOW NORTH VENTURES. DATE

TANGENT DATA

ID	BEARING	DISTANCE
T1	S03°35'42"E	9.94'

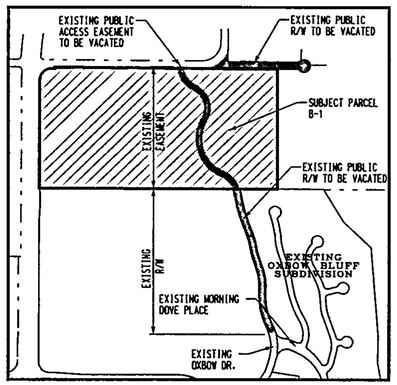
CURVE DATA

ID	DELTA	ARC	RADIUS	CHORD	CHORD BRG
C1	10°50'39"	47.32'	250.00'	47.25'	S84°47'56"W
C2	63°41'12"	91.15'	82.00'	86.53'	S41°32'00"W
C3	14°03'38"	36.81'	150.00'	36.72'	S08°39'35"W
C4	01°27'34"	95.32'	3741.72'	95.31'	S00°53'59"W



LOCATION MAP

ZONE ATLAS MAP NO. F-11
NOT TO SCALE



VACATION DETAIL "A"

NOT TO SCALE

Keyed Note Table

A A BLANKET SLOPE AND LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE LANDSCAPE PLAN. ALSO TRACT B WILL CONSIST OF A 20' WIDE FLOATING PUBLIC PEDESTRIAN AND PUBLIC WATERLINE EASEMENT

B PROPOSED 30' WIDE PUBLIC WATERLINE, SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED WITH FINAL PLAT

C PROPOSED 20' PUBLIC ACCESS EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

D PROPOSED 20' WIDE PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH FINAL PLAT

E EXISTING 50' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT TO BE VACATED

F PROPOSED 25' PUBLIC WATERLINE AND STORM DRAIN EASEMENT TO BE GRANTED WITH FINAL PLAT

PRELIMINARY PLAT

OXBOW NORTH AT OXBOW

(A REPLAT OF TRACT B-1 ARCHDIOCESE OF SANTA FE)

ALBUQUERQUE, NEW MEXICO

AUGUST, 2002

N

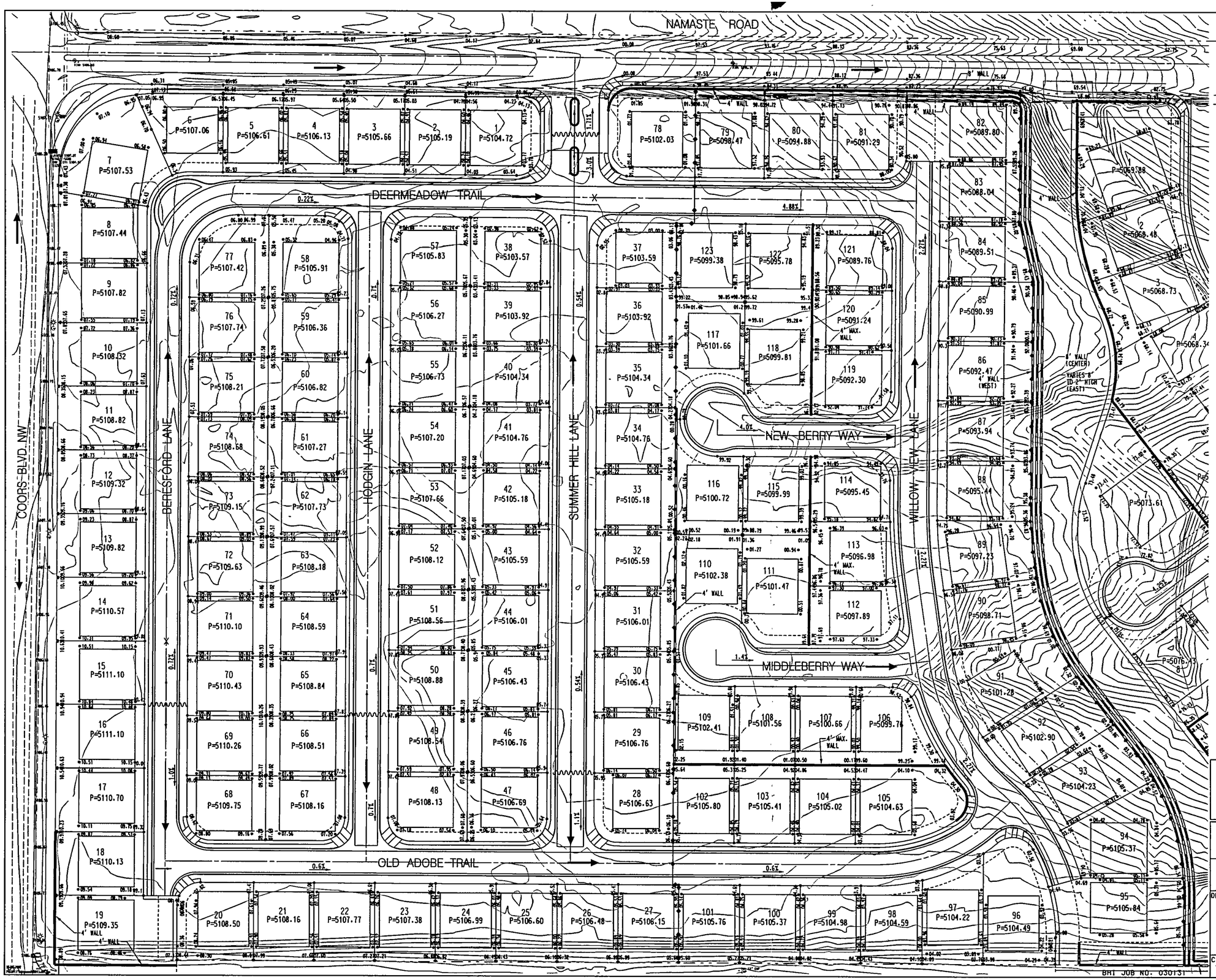
SCALE: 1"=100' (HORIZ.)

LEGEND

- PARCEL BOUNDARY
- PHASE BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING ACCESS EASEMENT AND/OR PUBLIC R/W TO BE VACATED WITH THIS PROJECT
- PROPOSED LANDSCAPE FEATURE - SEE LANDSCAPE PLANS: TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- NEW PUBLIC RIGHT OF WAY TO BE GRANTED WITH THIS PROJECT
- PROPOSED NEW SIDEWALK / TRAIL
- PROPOSED DEFERRED SIDEWALK
- EXISTING 50' PUBLIC STORM DRAIN AND SEWER EASEMENT TO REMAIN

BHI JOB NO. 03 0313 001

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



N

SCALE: 1" = 50'
(HORIZ.)

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY

DATE
DATE
DATE
DATE

MICRO-FILM INFORMATION

RECORDED BY
NO.
DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "JOSEPH"

GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=366,686.82
Y=1,502,246.75

GROUND-TO-GRID FACTOR = 0.999671551
DELTA ALPHA=00°15'24"
NGVD 1929 ELEVATION = 5113.852'

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G PATTON
NEW MEXICO
13685
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	TSG	DATE 08/2002
DRAWN BY	BJG	DATE 08/2002
CHECKED BY	KP	DATE 08/2002

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

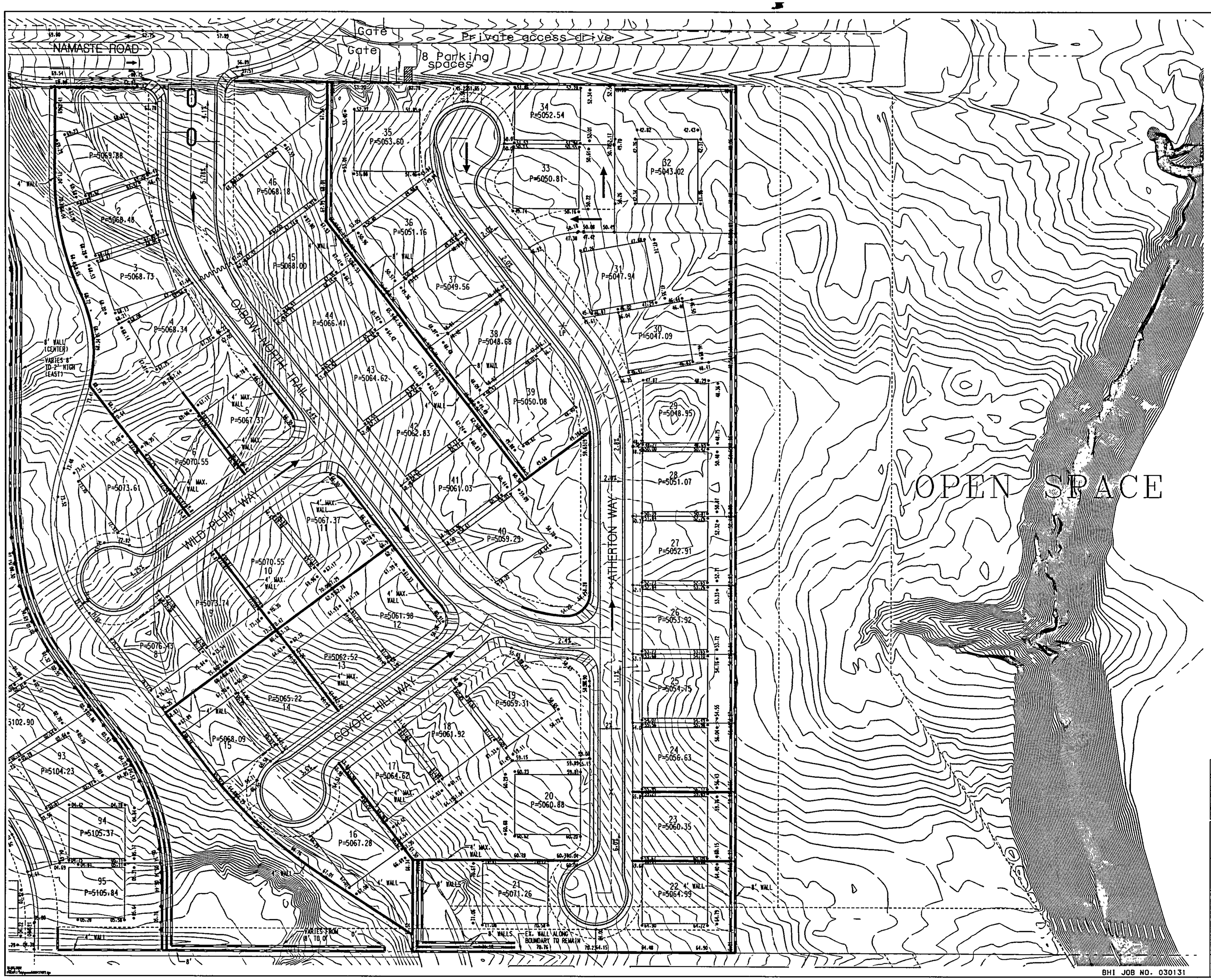
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

OXBOW NORTH AT OXBOW

GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
X	G-11	1	2



Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

OXBOW NORTH AT OXBOW
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
X	G-11	2	2

AS-BUILT INFORMATION

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

BENCH MARKS

ACS BRASS TABLET STAMPED "JOSEPH"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=366,686.82 Y=1,502,246.75
GROUND-TO-GRID FACTOR = 0.999667551
DELTA ALPHA-00°15'24"
NGVD 1929 ELEVATION = 5113.852'

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

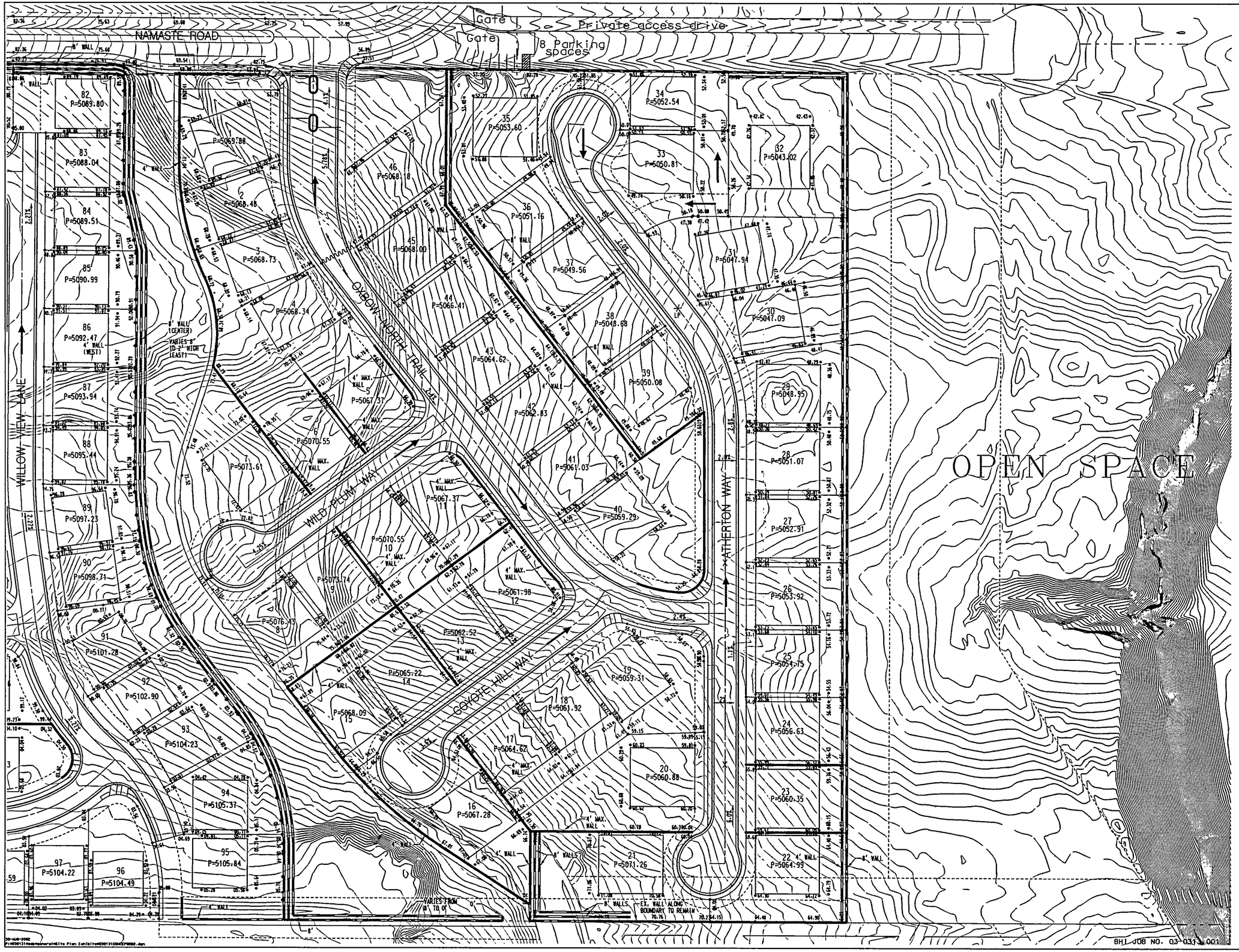
ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
13685
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	TSG	DATE 08/2002
DRAWN BY	BJG	DATE 08/2002
CHECKED BY	KP	DATE 08/2002

CONCEPTUAL GRADING PLAN
OXBOW NORTH AT OXBOW



N

SCALE: 1" = 50'
(HORIZ.)

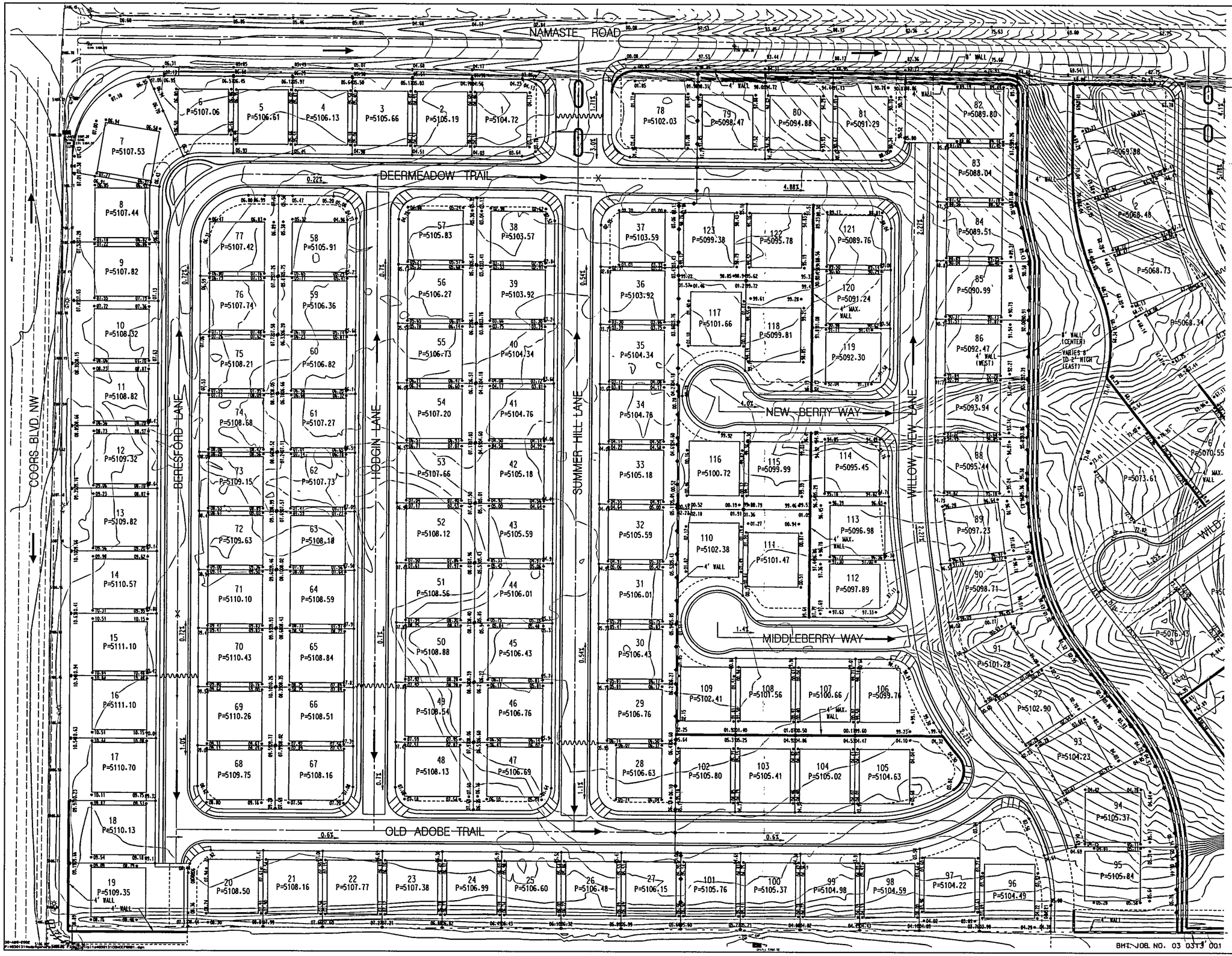
PAGE 4

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CONCEPTUAL GRADING PLAN
OXBOW NORTH AT OXBOW



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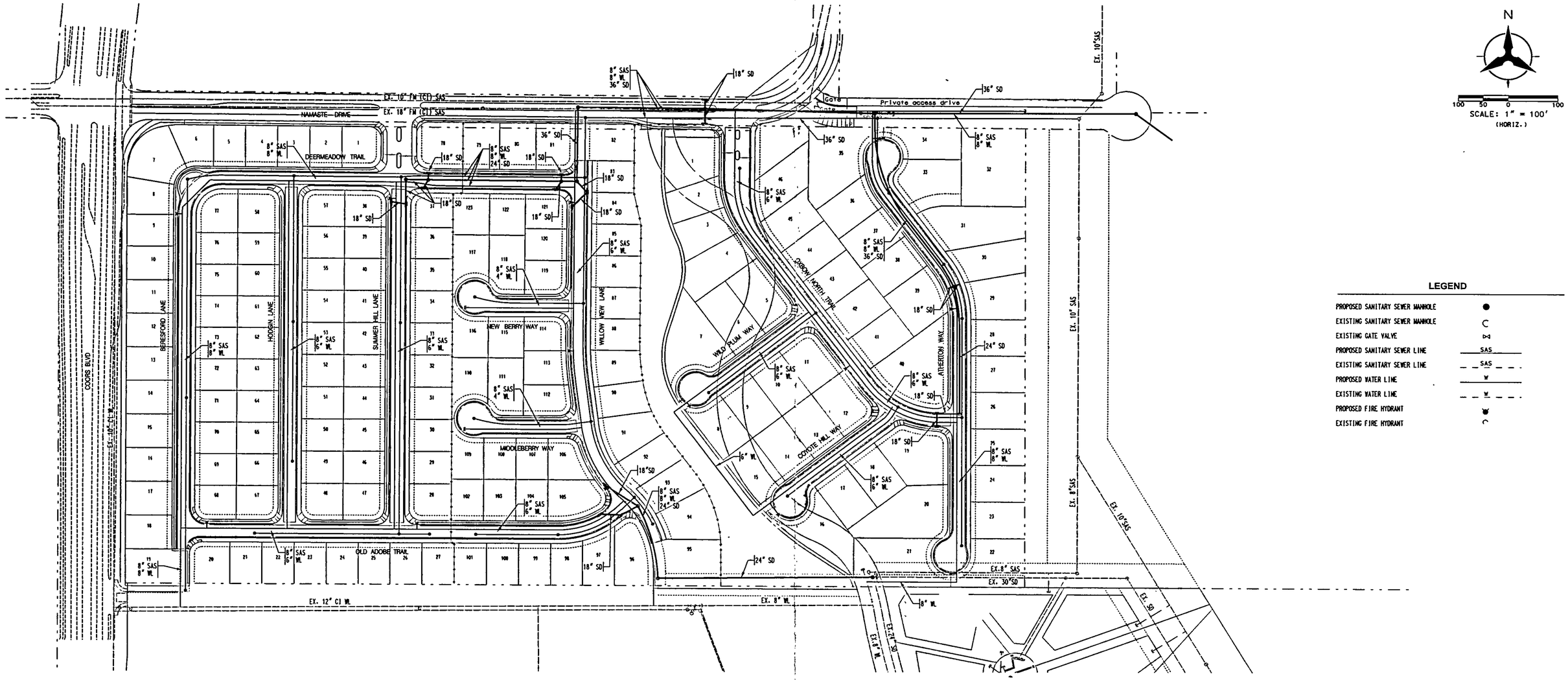
SCALE: 1" = 50'
(HORIZ.)

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



CONCEPTUAL UTILITY PLAN
OXBOW NORTH AT OXBOW

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

BHI JOB NO. 03 0313 001

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

#3

September 24, 2002

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

Re: **Oxbow North Subdivision**, Tract B-1, Archdiocese of Santa Fe, Preliminary Plat Submittal; DRB Project # 1002092, *02DRB-01371(PP);-01372 (VPROW); -01373(VPE); -01374(SDPS); -01375(SDPBP); -01376(SD); -01376(SW)*

Dear Janet:

The purpose of this letter is to provide you with a copy of the revised grading plan for the above referenced subdivision. I have revised the grading plan to reduce the amount of retaining walls originally proposed.

The above submittal is scheduled to be heard at DRB on Wednesday September 25, 2002. We expect to defer this action on this project one week so as to allow additional review time for the drainage report. Please incorporate the revised grading plan into our submittal package.

If you have any questions, please give me a call at 823-1000.

Sincerely,

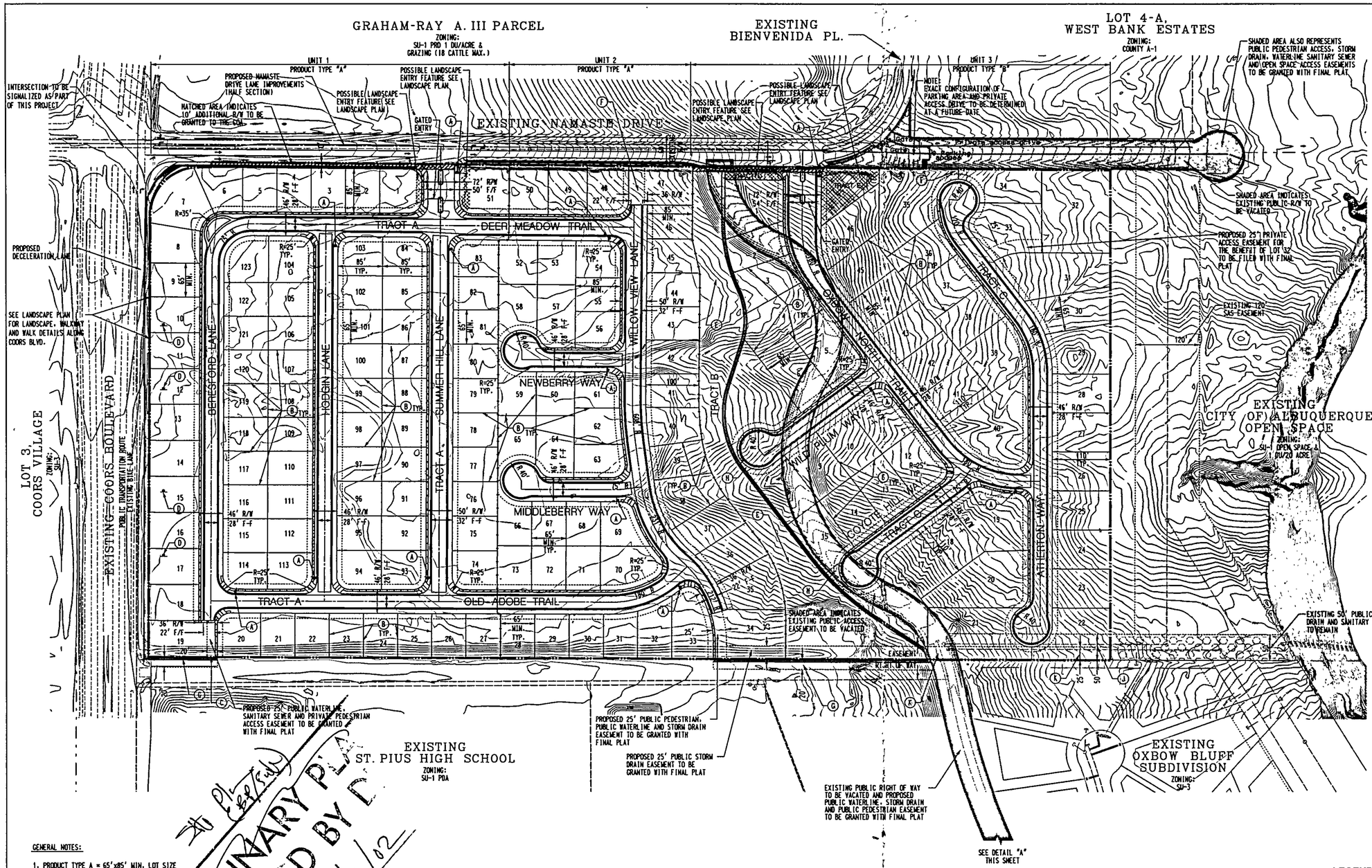
Kevin Patton, P.E.
Senior Project Manager
Community Development and Planning

KP/am
Enclosures

cc: Jim Rogers, Oxbow North LLC (w/ enclosures)
Brad Bingham, Hydrology (w/ enclosures)
Christina Sandoval, City Parks & Recreation (w/ enclosures)
Richard Dourte, Transportation Development (w/ enclosures)
Roger Green, Utility Development (w/ enclosures)

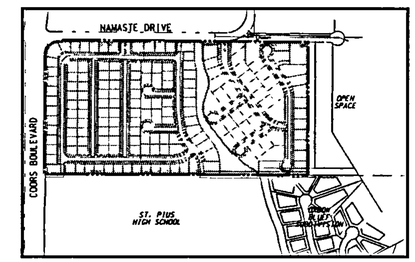
RECEIVED
SEP 2 4 2002
PWD/DESIGN REVIEW

C:\WINNT\Temporary Internet Files\OLK1E0\J Stephens Pre Plat Rev Letter doc



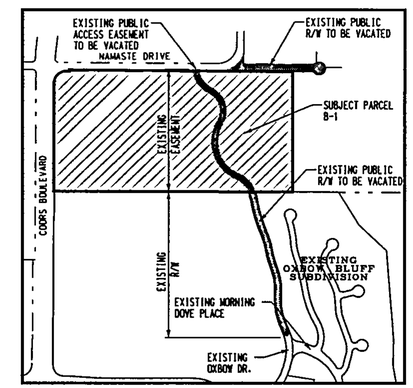
Keyed Note Table

- A NEW STOP SIGN
- B 4' HIGH (MIN.) PRIVACY WALL - SEE GRADING PLAN FOR LOCATIONS OF RETAINING WALLS.
- C GATED PEDESTRIAN ACCESS
- D APPROXIMATE LOCATION OF TEMPORARY PROJECT SINAGE, INCLUDING VENDING INSTITUTION, PROJECT DATA/NAME , REALTOR, OWNER, ETC.
- E A BLANKET SLOPE, AND LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE LANDSCAPE PLAN. ALSO TRACT B WILL CONSIST OF A 20' WIDE FLOATING PUBLIC PEDESTRIAN AND PUBLIC WATERLINE EASEMENT
- F PROPOSED 30' WIDE PUBLIC WATERLINE, SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED WITH FINAL PLAT
- G PROPOSED 20' PUBLIC ACCESS EASEMENT TO BE GRANTED BY SEPERATE DOCUMENT
- H PROPOSED 20' WIDE PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH FINAL PLAT
- J EXISTING 50' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT TO BE VACATED
- K PROPOSED 25' PUBLIC WATERLINE AND STORM DRAIN EASEMENT TO BE GRANTED WITH FINAL PLAT



LOCATION MAP

ZONE ATLAS MAP NO. F-11
NOT TO SCALE



VACATION DETAIL "A"

NOT TO SCALE

GENERAL NOTES:

1. PRODUCT TYPE A = 65'x85' MIN. LOT SIZE
   PRODUCT TYPE B = 65'x110' MIN. LOT SIZE
2. SEE GRADING PLAN FOR RETAINING WALL LOCATIONS
3. PROPOSED DEVELOPMENT TO CONSIST OF SINGLE FAMILY, DETACHED RESIDENTIAL UNITS
4. TEMPORARY STRUCTURES TO BE CONTAINED ON SITE INCLUDE A JOB SITE TRAILER AND LOT/HOME SALES OFFICE (UNTIL A MODEL HAS BEEN CONSTRUCTED). EXACT LOCATION TO BE DETERMINED BY CONTRACTOR AND BUILDER.
5. SITE (STREET) LIGHTING LOCATIONS TO BE DETERMINED DURING CONSTRUCTION PLAN PREPARATION.
6. OFF STREET PARKING TO BE PROVIDED ON EACH LOT AS REQUIRED BY THE ZONING CODE.
7. ALL INTERNAL SUBDIVISION STREETS TO BE PRIVATE AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

PRELIMINARY PLAT APPROVED BY DRB ON 10/2/02

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

OXBOW NORTH AT OXBOW

(A REPLAT OF TRACT B1 ARCHDIOCESE OF SANTA FE)

ALBUQUERQUE, NEW MEXICO

AUGUST, 2002

N

100 50 0 100

SCALE: 1"=100'
(HORIZ.)

LEGEND

- PARCEL BOUNDARY
- PHASE BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING ACCESS EASEMENT AND/OR PUBLIC R/W TO BE VACATED WITH THIS PROJECT
- POSSIBLE LANDSCAPE FEATURE - SEE LANDSCAPE PLANS: TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- NEW PUBLIC RIGHT OF WAY TO BE GRANTED WITH THIS PROJECT
- PROPOSED NEW SIDEWALK / TRAIL
- PROPOSED DEFERRED SIDEWALK
- EXISTING 50' PUBLIC STORM DRAIN AND SEWER EASEMENT TO REMAIN

BHI JOB NO. 03 0313 001

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

DESIGN GUIDELINES FOR OXBOW NORTH

The following are guidelines for homes built in the Oxbow North subdivision ("Oxbow North Guidelines"). The construction of homes in the Oxbow North will be subject to the review of the Oxbow North Architectural Control Committee (the "ACC") as described below. Builder will construct all homes within Oxbow North in compliance with these Guidelines.

A. Architecture Styles

All homes must be Pueblo Revival, Pitched Roof Pueblo, Territorial, Contemporary Pueblo, or Old World Style. Below are described characteristics of the different styles. While these characteristics are typical, it is not the intent of these guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains the characteristics of one of the styles listed below and adheres to the Guidelines. The ACC retains the right to approve or deny any aspects of the design on a case-by-case basis without limitation.

1. Pueblo Revival Style - Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo Revival" buildings of historic Santa Fe, Pueblo style incorporates recessed set doors and windows, dramatically recessed portals or patios, walled entry courtyards and/or portals, and,radius corners and edges. The Pueblo style traditionally uses flat roofs and relies extensively on post and beam or beamy wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.
2. Pitched Roof Pueblo Style - A more contemporary pueblo style that incorporates a pitched roof is allowed. For use of the pitched roof style, however, the house must incorporate pueblo style elements so that the house will blend with the southwestern theme of the subdivision. The pitch ratio for this combination will be no greater than 5:12.
3 Territorial Style - Territorial houses are characterized by simple, if not symmetrical, massing, low sloped roofs, brick parapet caps, stucco walls, square corners, and pedimented window and door hood trim. Portals and courtyards are used to complete plan geometries and to add classical touches to simple massing. The history of massory dictates that the window and doors be deep set, but not as dramatically as the Pueblo style. The Territorial style, while closely related to the Pueblo style, is straighter, more formal, more finished and lends itself to modern construction techniques. Roofs must be flat. An entry portal is common and a hallmark of the style. Brick shall be used as parapet caps in chimney forms.
4 Contemporary Pueblo Style - Contemporary interpretations of the Pueblo style incorporating large areas of glass and innovative massing can be designed, with skill, to be in harmony with more traditional residences. Pitched roof forms will not be allowed in this style. Courtyard walls extending geometries of residence are part of this style. The percentage of glass area to wall area, without prior approval of the ACC, shall not exceed 30% in this style.

5 Old World Style - Features typically associated with Old World Style Architecture include rock or stone Facades and/or Accents, Arched and /or Vaulted elements, Courtyards, Barrel vaulted tile (not flat), Roof pitches which do not exceed 5.12, and a combination of flat and pitched roof components. Some or all of these features may be incorporated into an Old World Style House.

6. Any pitched roof must be non-reflective concrete or slate tile or non-reflective coated and of a color that blends with or closely matches the color of the soffit, facia and house. Additional colors may be approved by the ACC on an individual basis.

B. Building Massing

For all of the architectural styles listed above, building massing is critical, especially for the street elevations. Building masses should be offset from the adjacent masses by an appropriate dimension to the size of the building and approved by the ACC. The front and rear (if adjacent to a street) elevations must contain at least two building masses, of which two of the building masses must have at least a 1 foot vertical/horizontal offset. Deviations from the 1-foot minimum massing requirements in the Design Guidelines may be approved on an individual basis. A building mass is defined as a volume of space that usually appears as a rectilinear form, consisting of a roof and at least three (3) walls.

C. Garages

1. Each home must have a garage for not more than three and not less than two cars and have a driveway sufficient to park two vehicles, so that a minimum of four parking spaces is provided.
2. Garage doors shall be offset from the surface of the front façade by a minimum of eight inches (8")

D. Windows

All exterior windows and frames of windows must be a white or tan color.

E. Setbacks

An effort shall be made to have a variety of front yard setbacks and to develop a randomness to the different setbacks. The minimum setbacks are as follows:

1. Front yard setback
a. No house shall be constructed within ten feet (10') from the front property line of a lot.
b. The garage shall be constructed to ensure that a twenty-foot (20') minimum parking area exists in front of the garage.
2. Side yard setback - no house shall be constructed within five feet (5') from the side property line of a lot.
3. Rear yard setback - no house shall be constructed within fifteen feet (15') from the rear property line of a lot.

F. Minimum Square Footage

Each home must have at least 1,550 square feet of fully enclosed heating area, exclusive of garages and open porches and patios.

G. Materials and Pre-Approved Building Colors

1 All homes must be finished with synthetic stucco. Subject to ACC approval, the only colored stucco finishes that will be allowed on homes are the following:

Sto Flex Adobe Brown (#1104)
Sto Flex Sandia (#1616)
Sto Flex Pueblo (#1005)
Sto Flex Suede (#1006)
Sto Flex Santa Fe Mocha (#1003)
Sto Flex Tomeon for High Desert (#1501A)
USG Oxbow Bluff (Building Specialties)

If a brand of synthetic stucco is used other than Sto or USG, the color must match one of the above colors. Additional colors may be approved by the ACC on an individual basis.
2. Stone and/or tile may be used as an accent feature.

H. Building Height

The maximum height allowed for any homes constructed in Oxbow North is twenty-six feet (26'). This height limitation is as defined in the city of Albuquerque Comprehensive zoning code.

1 The maximum area of the second story of a house shall be no more than seventy-five percent (75%) of the area of the first floor. The first floor area is calculated inclusive of the garage area and porch area. The second story area is calculated exclusive of roof decks and porches. For example, if the first floor has an area of 2,000 s.f., the area of the second story is limited to a maximum of 1,500 s.f.
2 Floor Area Ratio is the ratio of the heated floor area (including multiple stories) of the structures to the lot. In order to ensure that houses are in appropriate proportion to their lot, a Floor Area Ratio of .75 shall not be exceeded.

I. Landscaping

1. Approval Process. Plans for front yard landscaping must be submitted for approval prior to the start of construction of landscaping to the ACC and must be compatible with the overall subdivision streetscape and must conform to and meet or exceed the minimum standards as approved.
2. Timing of Installation. All front yard landscaping, and all side yard landscaping (if the home is on a corner), must be completed by the builder no later than two months after completion of construction of the home, but in any event no later than the date of occupancy of the home.

J. Site Lighting

1 Site lighting shall not have a total off-site luminance greater than 1000 foot lambarts; however, it shall not have an off-site luminance greater than 200 foot lambarts measured from the property line of any private property in a residential zone.
2. The mounting height of luminaires in vehicular and/or storage areas shall be no higher than 20 feet.

K. Mechanical Equipment

1. Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view by parapets that are an integral part of the house. No air conditioning/heating equipment shall be installed on houses with a pitched roof profile. Equipment that is ground-mounted shall be located within the side or rear yard and screened from the front and sides.
2. Any roof-mounted equipment shall be screened with materials architectually compatible to the house in terms of material, color and design. Ground mounted equipment shall be screened with materials architectually compatible to the house in terms of material, color, design, and/or landscaping. Top of screen walls are to be the same height or higher than the equipment being screened.

L. Fireplaces

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.

M. Walls

1. Subdivision Walls. The perimeter subdivision wall shall be concrete masonry unit (CMU) with stucco finish and will be installed and paid for by the Developer. The wall height shall be no more than eight feet (8') and no less than four feet (4') as measured from the street side of the wall.
2. Site Walls
a. Each house must have a rear wall and two sidewalls. All rear walls shall extend the entire length of the rear property line. All sidewalls shall extend from the rear of the lot to at least within 6' of the front of the garage.
b. Interior residential lot line walls shall be CMU and no more than eight feet (8') in height. Wall planes facing out to streets shall have a stucco finish of a color to match the house to which it is adjacent. The inside of the wall shall be painted to match Sto Flex Pueblo (#1005).
c. All walls that are located on the common property line between adjoining lots shall be party walls that may not be removed by either property owner of the adjoining lots. All walls must be constructed from the elevation specified by the subdivision engineer and indicated on the grading plan of the Oxbow North Subdivision. The cost of installation and maintenance of such party retaining walls shall be split equally between property owners of the adjoining lots.
d. No wall or fence may be erected on a lot that is closer to the street than the front of the dwelling on the lot, except for courtyard walls.
e. A house is located on a corner when such house abuts more than one public right-of-way. The corner house will be deemed to front on the right-of-way on which the house has a smaller dimension, subject to possible redesignation by the ACC upon the request of the owner of any such house.
3. Courtyard walls. Courtyard walls are allowed within the front yard setback areas and shall be constructed of materials, finish, and color that are complementary to the house. Wall height shall be as approved by the ACC, and shall not infringe on the clear site triangle.

N. Mailboxes

"Chester-type" mailboxes will be used, subject to the requirements of, and in coordination with, the United States Postal Service.

O. Review for Compliance

The compliance of any structure or improvement within the Oxbow North will be reviewed by the ACC.

In order for the ACC to perform such review, the following must be submitted (the completeness of which will be subject to the determination of the ACC:

1. One complete set of plans, including but not limited to, foundations, floor plans, elevations, details, plot plan, ACC submitted sheet, landscaping plans and the finished grade of the structure or improvement on the lot.

Within 15 days of receipt of the plans, the ACC will communicate the results of its review in writing to the builder. The communication will specifically indicate whether or not the proposed structure complies with the Design Guidelines.

P. Vacant Lots; Destruction

1. There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant lots in the Oxbow North Subdivision
2 The Owner of a lot within the Oxbow North Subdivision that is vacant shall be responsible to keep the lot cleared of all weeds, trash and any other item that is unsafe or otherwise undesirable.
3. The Owner of a lot upon which a structure is destroyed by fire or other casualty shall either promptly rebuild, repair or replace the structure or remove the debris (including foundations) from the lot
4 Two or more adjoining lots may be combined to form a single lot, subject to approval by the City of Albuquerque Subdivision ordinance and ACC.

Q. Restricted Activities

1. The use of any trailer, motor home, boat, shack, tent, garage or any other outbuilding as a residence, either temporarily or permanently is prohibited. However, one motor home or boat may be kept in the driveway or in front of a house for no more than ten (10) days per year.
2. The placement of any kind of antenna (radio, shortwave, television or others), either temporarily or permanently, is prohibited without the prior approval of the ACC.
3. The construction, erection, placement, assembly or maintenance of any outbuilding or storage building or other auxiliary building of any nature, permanent or temporary, detached from the permitted improvements on the house, must be approved in writing by the ACC and must be of similar architectural design as the house.

S. Pedestrian Circulation

Pedestrian circulation for residents for the Oxbow North is an important benefit. Accordingly, sidewalks and/or pedestrian/bicycle pathways are incorporated to, from, and throughout, the development. These pathways lead to the existing pedestrian/bicycle network and to/from the Oxbow north area.

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

OXBOW NORTH SUBDIVISION
UNITS 1, 2 & 3

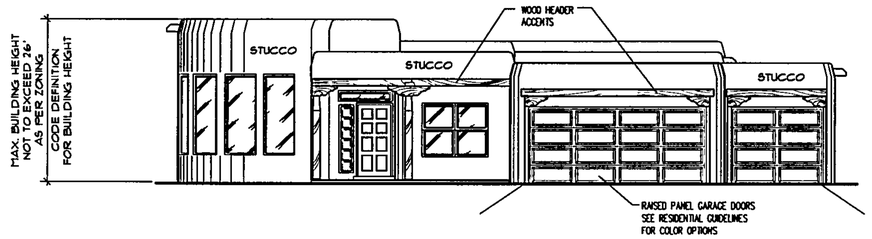
DESIGN GUIDELINES

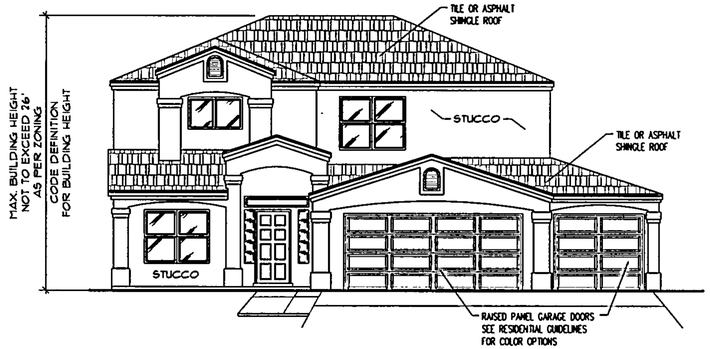
THE OXBOW NORTH DESIGN GUIDELINES

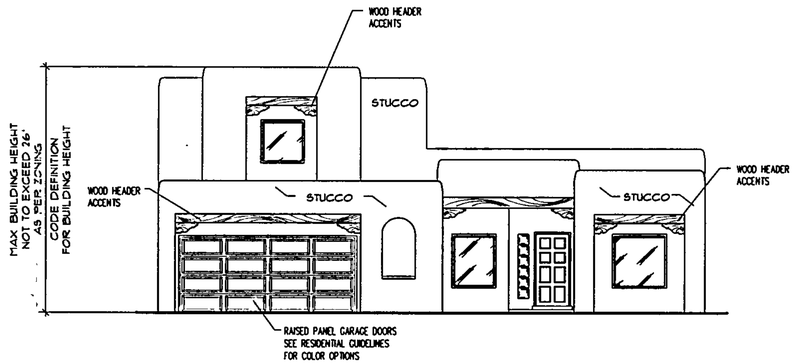
ALBUQUERQUE, NEW MEXICO
AUGUST 2002

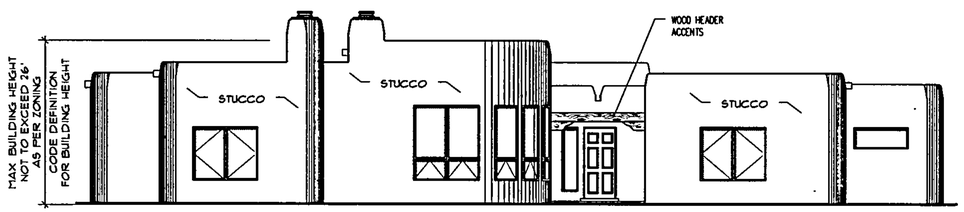
NO.	DATE	REVISIONS	BY

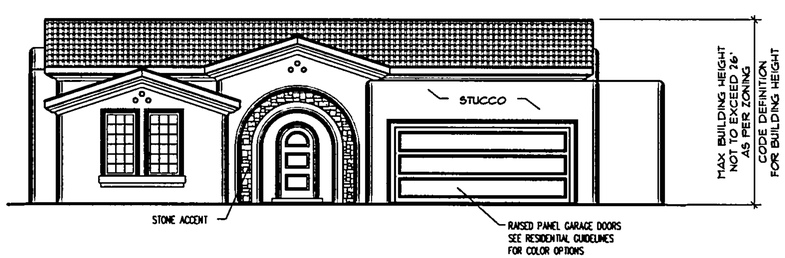
ZONE MAP NO. F-11 & G-11

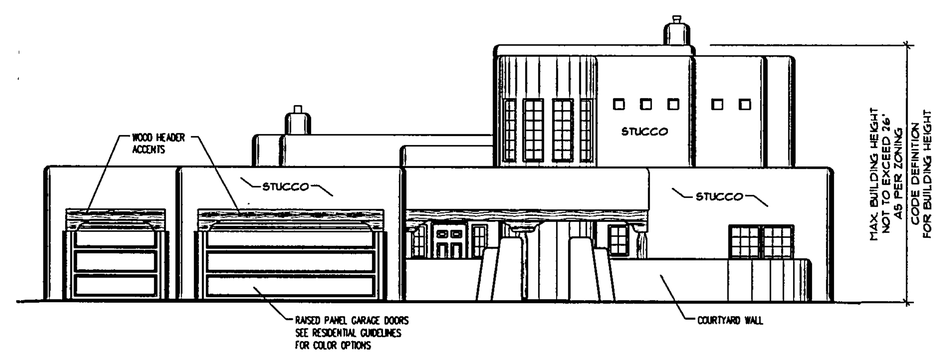












NOTE: 1. THESE DRAWINGS ARE EXAMPLES OF TYPES OF RESIDENTIAL UNITS THAT MAY OCCUR UNDER THE DESIGN GUIDELINES. THEY ARE NOT TYPICAL UNITS, NOR ARE THEY TO SET PRECEDENT FOR EVERY HOUSE AT OXBOW ENCLAVE.

2. SEE DESIGN GUIDELINES FOR STUCCO, COLOR OPTIONS

Bohannan ▲ Huston
425 S. Telshor Blvd., Suite C-103 Las Cruces, NM 88011-8237
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

OXBOW NORTH CONCEPTUAL EXTERIOR ELEVATIONS

N.T.S.

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works – Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Oxbow

AGENT BHI

ADDRESS

PROJECT NO. 1002092

APPLICATION NO.

$ 420 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 420.00 **Total amount due**

James W Rogers II
4060 St Joseph's Pl NW
Albuquerque, NM 87120-1714

1161
95-681/1070
9-5-02
DATE

PAY TO THE ORDER OF City of Albuquerque $ 420.00
Four Hundred Twenty — DOLLARS
Security Features Details on Back.

BANK OF WEST Manzano Office 1-800-488-2265

FOR Oxbow Mast
James W Rogers II

⑆107006813⑆1161 27703732⑈

City Of Albuquerque
Treasury Division

07/01/2002 9:57AM LOC: ANEX
00020932 WS# 007 TRANS# 0006
441006 Fund 0110
4983000 TRSCCS
Trans Amt $420.00
J24 Misc $420.00
CK $420.00
CHANGE $0.00

Thank You

counterreceipt.doc 7/1/02

Bohannan △ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 1, 2002

Ms. Janet Cunningham
D.R.B. Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Oxbow North: D.R.B. Number 1002092

Dear Janet:

The purpose of this letter is to provide you with additional information relative to the issue of garage door orientation and visibility on residential structures proposed to be built at the Oxbow North subdivision. As you are aware, this subdivision is located on property zoned SU-3, requiring review and approval of a Site Development Plan package by the D.R.B. This package was submitted to you for review and included design guidelines restricting home construction to specific styles, heights, colors, setbacks, etc. These deign guidelines were written to be similar to other Oxbow Community developments, including the Oxbow Village, Park, and Enclave subdivisions. In each of these developments, the front yard setback is specified to be 10', except in front of garages, where the setback is increased to 20' to accommodate off-street vehicle parking. Many of the homes that will be built at Oxbow North will take advantage of the 10' front yard setback for heated living space and/or front yard patios or porches. Because of this, garages will be set back from the front façade of the home 10'. In many cases, abutting homes will be designed similarly. This intentional design element will result in garage doors being hidden as one looks down a street of homes. As a pedestrian or driver moves through the development, he or she will view only a few garage doors at any single location, while others will be similarly hidden by the protruding patio, porch, or heated living space. To further de-emphasize the garage door, most units will be designed with this element recessed into a thickened wall. All garage doors will be painted to blend with the color of the exterior finish of the unit. Additionally, the lot width at Oxbow North is wider than typical subdivisions. Each lot is a minimum of 65' wide. Accordingly, each home will be 55' wide. The garage area of the residence will consume a smaller percentage of the façade than a typical, smaller house. There will also be more distance between the garage areas and this distance will be filled with other components of the house.

The success of these deign restrictions can be seen at the Oxbow Communities discussed above. While Oxbow North lot dimensions differ, the architectural style and design restrictions will be similar. As discussed above, we believe the added width of the lots will actually improve on an already successful design element. We invite you to visit these projects to witness the success of these guidelines first-hand. Should you have additional comments of questions, do not hesitate to call.

Sincerely,

Paul M. Wymer
Project Manager

cc: Jim Rogers, Oxbow Development Office
Bill Hooten, Charter Building & Development
Kevin Patton, Bohannan Huston, Inc.

Bohannan △ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 1, 2002

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

Re: **Oxbow North Subdivision**, Tract B-1, Archdiocese of Santa Fe, Preliminary Plat Submittal; DRB Project # 1002092, *02DRB-01371(PP);-01372 (VPROW); -01373(VPE); -01374(SDPS); -01375(SDPBP); -01376(SD); -01376(SW)*

Dear Janet:

The purpose of this letter is to provide you with a copy of the revised information each board member requested for the above referenced submittal. Enclosed is the following information:

- Revised Infrastructure List
- Revised Exhibit for Sidewalk Waiver and Sidewalk Deferral
- A letter addressed to you concerning the garage-scape.

The above submittal is scheduled to be heard at DRB on Wednesday October 2, 2002. We believe this has addressed the Boards comments. Please incorporate the revised information into our submittal package.

If you have any questions, please give me a call at 823-1000.

Sincerely,

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

RECEIVED
OCT 01 2002
HYDROLOGY SECTION

KP/am
Enclosures

cc: Jim Rogers, Oxbow North LLC (w/ enclosures)
Brad Bingham, Hydrology (w/ enclosures)
Christina Sandoval, City Parks & Recreation (w/ enclosures)
Richard Dourte, Transportation Development (w/ enclosures)
Roger Green, Utility Development (w/ enclosures)

DONALD R. FENSTERMACHER, P.C. ATTORNEY AT LAW
Post Office Box 70, Albuquerque, NM 87103-0070
(505) 247-4900 Fax (505) 247-9600 Internet: drfpc@aol.com
201 Third Street NW, Suite 1570, Albuquerque, NM 87102

September 27, 2002

Mr. Jim Rogers
Oxbow Development
4407 Lomas Blvd. NE
Albuquerque, NM 87110

Re: Namaste Road

Dear Jim:

Thank you for providing me with copies of the submission regarding vacation of Namaste Road in connection with the further development of the Oxbow Subdivision. I met with Mrs. Poole on September 25, 2002, and she asked me to convey to you that she opposes the proposal to vacate the eastern portion of Namaste Road. I understand based on previous communications from you and Kevin Patton of Bohannan Huston that you would not proceed with this request for that vacation if Mrs. Poole indicated her opposition. This letter is to advise you of that opposition and to confirm that you have told me that you will withdraw that portion of the development plan from your further plans and the approval process. I am providing Kevin Patton a copy of this letter so that he is also aware of Mrs. Poole's position. Thank you both for your efforts in keeping Mrs. Poole and me informed.

Sincerely,

Donald R. Fenstermacher

DRF:gmc

xc: Kevin Patton
Suzanne H. Poole

Kevin Patton

From: MSchmader@cabq.gov
Sent: Tuesday, October 01, 2002 1:50 PM
To: JStephens@cabq.gov
Cc: cmsandoval@cabq.gov; JEvans@cabq.gov; Olinderoth@cabq.gov; Kevin Patton; CSenova@cabq.gov
Subject: Oxbow North Subdivision

RE: Oxbow North Subdivision, Project #1002092

This is to confirm that Open Space Division has met with the applicant and the agent in the above-referenced case.
We have all mutually agreed that the right-of-way for Nasmaste Road shall remain public, and should not be vacated at the present time.
There are no other unresolved issues for this case.
Thank you for your attention in this matter.

Matt Schmader
Assistant Superintendent
Open Space Division

PLAT OF
OXBOW BLUFF SUBDIVISION
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1999

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Judy D. Woodward Bern. Co. PLAT R 37.00

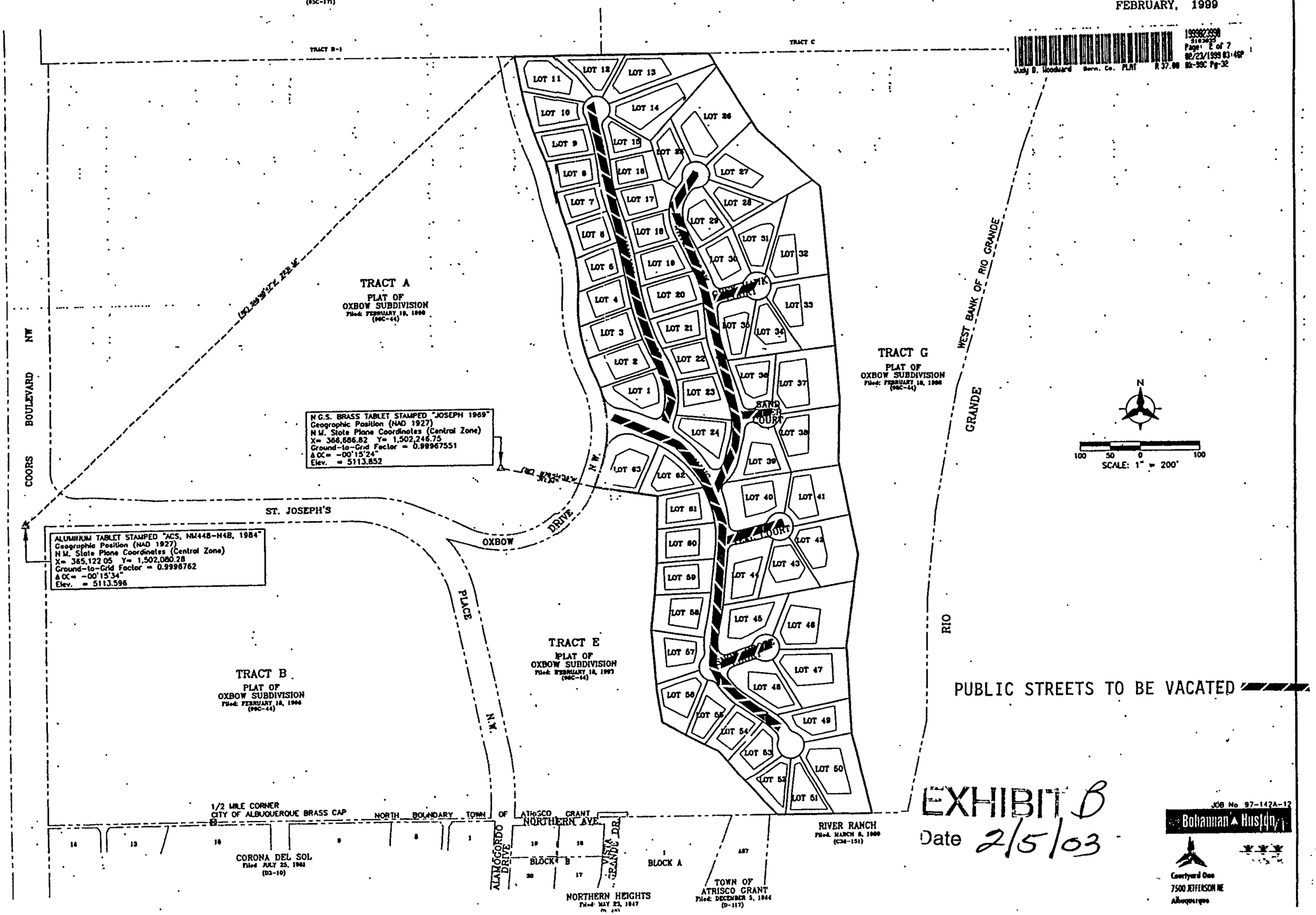
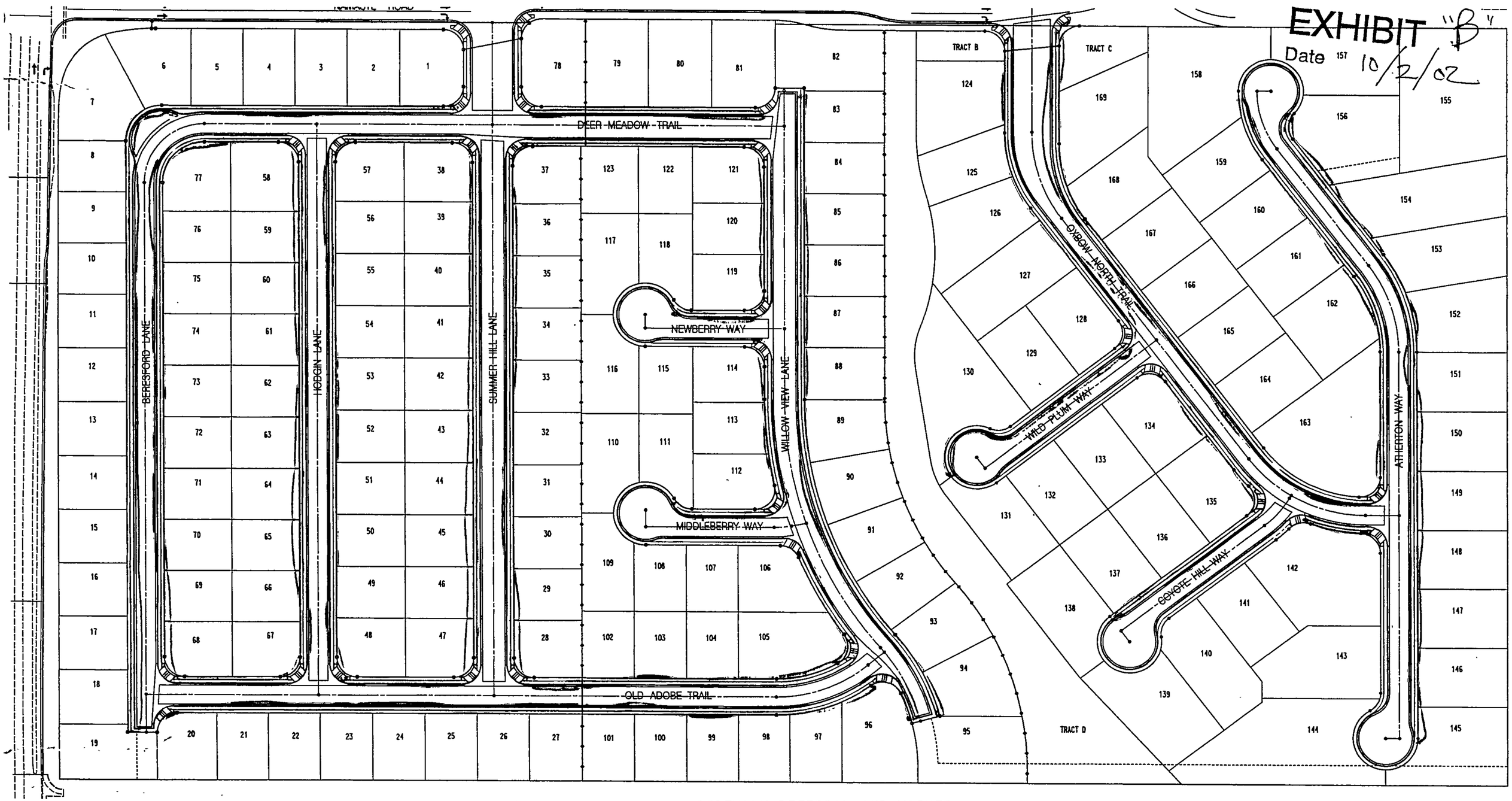


EXHIBIT B
Date 2/5/03

JOB No 97-142A-12
Bohannan Huston
Courtyard One
7500 JEFFERSON NE
Albuquerque

OXBOW NORTH DEFERRED WAIVED

EXHIBIT "B"
Date 10/2/02



AMENDED EXHIBIT FOR SIDEWALK DEFERRAL AND WAIVER
EXHIBIT "B"

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002092

Application Number: 02DRB-01068

DRB Date: 7/24/02

Item Number: 13

Subdivision: Oxbow North @ Oxbow

Tracts b1 Archdiocese of Santa Fe

Request for:

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

Zoning: SU-3

Zone Page: F-11

New Lots (or units) : 169

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 169 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

City of Albuquerque

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002092 **AGENDA ITEM NO: 13**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X (discussed); WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 24, 2002

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

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS
By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT
PHONE 924-3989

D.R.B. CASE NO.: 1002092 DATE: 7/24/02 ITEM NO.: 13

ZONE ATLAS PAGE: F-11 LOCATION: Coors / NAMASTE

REQUEST FOR: Sketch Plat

COMMENTS:

1. A water and Sewer Availability will be required. Water zone will be 2WR.
2. All water lines must be looped and tie to existing lines to the south.
3. What will be use of vacated Roadway which has an existing waterline?

SIGNED: Roger A Green DATE: 7/24/02

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002092 **Item No. 13** **Zone Atlas F-11**

DATE ON AGENDA 7-24-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	The standard street improvements are required on an infrastructure list.
❑	The streets need to meet the requirements of the DPM.
❑	A traffic distribution layout is needed.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____

_____

_____

_____

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 24, 2002

13. Project #1002092
Application # 02DRB-01068
Archdiocese of Santa Fe

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1. Preliminary plats for major subdivisions, and vacations of public rights-of-way or public easements require the case to be heard at a public hearing before the DRB. The deadline for submittal is every Friday at noon. Cases are heard approximately 3 weeks later.
2. Future development must comply with all zoning requirements.
3. The site is zoned SU-3 under the University of Albuquerque Sector Development Plan. Specify the land-use descriptor on the plan/plat. According to the plan, Parcels I and II include the following designated uses: Employment Center and Mixed Use Office, Commercial and Residential 10-25 du/acre. (per agent: Sector Plan amendment approved by City Council app: 6 weeks ago?)
4. The property owner and City Surveyor must sign the preliminary plat prior to submittal.

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 24, 2002 9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

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

1. **Project # 1000648**
02DRB-00966 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING agent(s) for ZUNI DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LOS VOLCANOS MOBILE HOME PARK**, zoned SU-1 for Mobile Home 7.5 DU/A, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 10 acre(s). (K-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 7/24/04.**

2. **Project # 1001903**
02DRB-00997 Major-Preliminary Plat Approval
02DRB-00998 Major-Vacation of Public Easements
02DRB-00999 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 9-14, Block 2, Unit 3, North Albuquerque Acres, **DESERT LANE SUBDIVISION,** zoned RD, located on EAGLE ROCK NE, between WYOMING NE and LOUISIANA NE containing approximately 6 acre(s). [Deferred from 7/24/02](C-19) **DEFERRED AT THE AGENT'S REQUEST TO 7/31/02.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

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

SAM PATEL agent(s) request(s) the above action(s) for all or a portion of Lot(s) A-3-A, **J GROUP ADDITION,** zoned SU-1 for C-1 (motel), located on SAN ANTONIO AVE. NE between I-25 and SAN PEDRO AVE NE containing approximately 2 acre(s). [REF: 01128 00675] **[Debbie Stover, EPC Case Planner]** [Deferred from 7/24/02] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/31/02.**

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

TIERRA WEST LLC agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) J-1 and a portion of Tract M, Vista Del Norte Subdivision (to be known as **RANCHO MIRAGE @ VISTA DEL NORTE**) zoned R-2 residential zone, located on OSUNA RD NE, between VISTA DEL NORTE DR NE and NORTH DIVERSION CHANNEL NE containing approximately 22 acre(s). [REF: 01450-00411, 02128-00136, 02110-00138] [Deferred from 6/5/02, 6/19/02] **[Russell Brito, EPC Case Planner]** [Deferred from 7/10/02] (E-16) **SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, UTILITIES DEVELOPMENT AND PLANNING.**

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

TIERRA WEST LLC agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) J-1 and a portion of Tract M, Vista Del Norte Subdivision (to be known as **RANCHO MIRAGE @ VISTA DEL NORTE**) zoned R-2 residential zone, located on OSUNA RD NE, between VISTA DEL NORTE DR NE and NORTH DIVERSION CHANNEL NE containing approximately 22 acre(s). [REF: 01450-00411, 02128-00136, 02110-00138] [Deferred from 6/5/02, 6/19/02] **[Russell Brito, EPC Case Planner]** [Deferred from 7/10/02] (E-16) **SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, UTILITIES DEVELOPMENT AND PLANNING.**

6. **Project # 1001150**
02DRB-01071 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) J1 & M1 (to be known as **RANCHO MIRAGE CONDOMINIUMS**) VISTA DEL NORTE, zoned R-2 residential zone, located on OSUNA RD NE, between VISTA DEL NORTE DR NE and the NORTH DIVERSION CHANNEL NE containing approximately 46 acre(s). [REF: 01450-00411, 02128-00136, 02110-00138] (E-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/24/02 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A1A, B1 & 2A, **RIDGEVIEW VILLAGE, UNIT 1,** zoned SU-1 special use zone, for R-2 and Mixed Uses, located on the NORTH SIDE OF MCMAHON BLVD NW, between MCMAHON BLVD. NW and the WEST SIDE OF UNSER BLVD. NW containing approximately 10 acre(s). [REF: 02DRB-00679, 02DRB-00681, 02DRB-00713, 00110-01639, 00128-01640] [Deferred from 7/24/02] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/7/02.**

8. **Project # 1000270**
02DRB-01058 Minor-Prelim&Final Plat Approval

URS CORP. agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPT. request(s) the above action(s) for all or a portion of Tract(s) A, B, C, D and Tracts E, F, G, H, J, K, L, M, **SUNPORT MUNICIPAL ADDITION,** zoned SU-1 for Airport facilities, located on UNIVERSITY BLVD. SE, between GIBSON BLVD. SE and SUNPORT SE containing approximately 2457 acre(s). (L-16) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, UTILITIES DEVELOPMENT AND PLANNING.**

9. **Project # 1001068**
02DRB-01055 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of **TRACT(S) E, DESERT RIDGE TRAILS, UNIT 1,** zoned RD, located on FLORENCE NE, between CANYON SAGE DR. NE and WYOMING NE containing approximately 2 acre(s). (B--19) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

02DRB-01056 Minor-Final Plat Approval

MARK GOODWIN & ASSOC agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for all or a portion of **TRACT(S) D, DESERT RIDGE TRAILS - UNIT 1,** zoned R-D residential and related uses zone, developing area, located on HAWTHORN AVE NE, between CANYON SAGE DR NE and WYOMING NE containing approximately 5 acre(s). (B-19) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

10. **Project # 1001682**
02DRB-01061 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for EDDY GALLINGER request(s) the above action(s) for all or a portion of Tract(s) S 1/2 OF 1, **MESA PARK ADDITION,** zoned O-1/R-3, located on SAN PEDRO DRIVE SE, between BELL AVE SE and ARIZONA ST SE containing approximately 2 acre(s). [REF: 01500 01889] (L-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, CITY ENGINEER AND PLANNING.**

11. **Project # 1002090**
02DRB-01066 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for MONEER & AZEEZ HINDI request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF SUNWEST BANK,** zoned C-2 community commercial zone AND M-1, located on 4TH ST NW, between ASPEN AVE NW and CONSTITUTION AVE NW containing approximately 3 acre(s). (J-14) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

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

12. **Project # 1002087**
02DRB-01062 Minor-Sketch Plat or Plan

WILKS CO. agent(s) for WILLIE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **LA MESA,** zoned R-T residential zone, located on ESPANOLA ST NE, between DOMINGO RD NE and CENTRAL AVE NE containing approximately 1 acre(s). (K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1002088**
02DRB-01063 Minor-Sketch Plat or Plan

DORY WEGRZYN agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 7-9, **JOHN BARON BURG PARK ADDITION,** zoned SR, located on 19TH ST NW, between ZEARING NW and ASPEN NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002092**
02DRB-01068 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for ARCHDIOCESE OF SANTA FE request(s) the above action(s) for all or a portion of Tract(s) B1, **ARCHDIOCESE OF SANTA FE,** zoned SU-3, located on COORS BLVD NW, between NAMASTE RD NW and COORS BLVD NW containing approximately 40 acre(s). [REF: DRB-94-300] (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002094**
02DRB-01069 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC. agent(s) for INFILL SOLUTIONS (CHRIS CALLOT) request(s) the above action(s) for all or a portion of Tract(s) A, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 residential and agricultural zone, located on TRELLIS DR NW, between CAMPBELL RD NW and ORO VISTA RD NW containing approximately 3 acre(s). [REF: ZA-78-16, SP-78-134] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Other Matters:

Approval of the Development Review Board Minutes for July 10, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:56 A.M.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

ALBUQUERQUE NM 87101

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

ALBUQUERQUE NM JAN 17 '03

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GUINN JOHN DOUGLAS & KATHRYN
3131 GRANDE VISTA PL NW
ALBUQUERQUE NM 87120

87120+1113 01
87103/1293

Project # 1002092
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11)

Project # 1002132
03DRB-00031 Major-Preliminary Plat Approval
03DRB-00032 Major-Vacation of Public Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (be be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] (A-11)

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

Sheran Matson, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 20, 2003.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 5, 2003, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000355
03DRB-00023 Major-Vacation of Public Easements

CARTESIAN SURVEYS agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 AND 11, **DESERT MOUNTAIN @ HIGH DESERT,** zoned SU-2/ HD / R-LT, located on SLATERIDGE PL NE, between ACADEMY NE AND SPAIN NE EAST OF TRAMWAY containing approximately 1 acre(s). (E-23)

Project # 1001267
03DRB-00021 Major-Preliminary Plat Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4,** TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] (L-9)

Project # 1001306
03DRB-00038 Major-Bulk Land Variance
03DRB-00039 Major-Vacation of Pub Right-of-Way
03DRB-00040 Major-Final Plat Approval

SURV-TEK INC agent(s) for CURB WEST/WEST FORK LTD/TRAILS MANAGEMENT request(s) the above action(s) for all or a portion of Tract(s) 1B1C, 1B1D, 1B1E and 1B1G, **SEVILLE SUBDIVISION,** zoned R-LT, located on NORTH OF IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01250, 02DRB-01381] (A-10)

Project # 1002025
03DRB-00044 Major-Preliminary Plat Approval
03DRB-00045 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL,** zoned SU-1/ MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). (K-9)

SEE PAGE 2...

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT

ALBUQUERQUE NM 87103

RETURN TO SENDER INSUFFICIENT ADDRESS

ALBUQUERQUE NM 87103 JUL 27 '03

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SPS INVESTMENTS INC
8300 CARMEL AV NE
ALBUQUERQUE NM 87122

87122-2167/P53

Project # 1002092
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11)

Project # 1002132
03DRB-00031 Major-Preliminary Plat Approval
03DRB-00032 Major-Vacation of Public Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (be be known as **VILLA DE VILLAGIO SUBDIVISION,** VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] (A-11)

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

Sheran Matson, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 20, 2003.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1001267
03DRB-00021 Major-Preliminary Plat Approval
03DRB-00022 Minor-Temp Defer SDWK

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Project # 1001306
03DRB-00038 Major-Bulk Land Variance
03DRB-00039 Major-Vacation of Pub Right-of-Way
03DRB-00040 Major-Final Plat Approval

SURV-TEK INC agent(s) for CURB WEST/WEST FORK LTD/TRAILS MANAGEMENT request(s) the above action(s) for all or a portion of Tract(s) 1B1C, 1B1D, 1B1E and 1B1G, **SEVILLE SUBDIVISION,** zoned R-LT, located on NORTH OF IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01250, 02DRB-01381] (A-10)

Project # 1002025
03DRB-00044 Major-Preliminary Plat Approval
03DRB-00045 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL,** zoned SU-1/ MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). (K-9)

SEE PAGE 2...

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

ALBUQUERQUE NM 87101

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ZIA REALTY INC
8300 CARMEL AV NE
ALBUQUERQUE NM 87122

87122-7103/12 33

Project # 1002092
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11)

Project # 1002132
03DRB-00031 Major-Preliminary Plat Approval
03DRB-00032 Major-Vacation of Public Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (be be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] (A-11)

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

Sheran Matson, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 20, 2003.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 5, 2003, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000355
03DRB-00023 Major-Vacation of Public Easements

CARTESIAN SURVEYS agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 AND 11, **DESERT MOUNTAIN @ HIGH DESERT,** zoned SU-2/ HD / R-LT, located on SLATERIDGE PL NE, between ACADEMY NE AND SPAIN NE EAST OF TRAMWAY containing approximately 1 acre(s). (E-23)

Project # 1001267
03DRB-00021 Major-Preliminary Plat Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4,** TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] (L-9)

Project # 1001306
03DRB-00038 Major-Bulk Land Variance
03DRB-00039 Major-Vacation of Pub Right-of-Way
03DRB-00040 Major-Final Plat Approval

SURV-TEK INC agent(s) for CURB WEST/WEST FORK LTD/TRAILS MANAGEMENT request(s) the above action(s) for all or a portion of Tract(s) 1B1C, 1B1D, 1B1E and 1B1G, **SEVILLE SUBDIVISION,** zoned R-LT, located on NORTH OF IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01250, 02DRB-01381] (A-10)

Project # 1002025
03DRB-00044 Major-Preliminary Plat Approval
03DRB-00045 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL,** zoned SU-1/ MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). (K-9)

SEE PAGE 2...

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

ALBUQUERQUE NM 87103

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LUJAN MARGARET L
4508 SAN ANDRES NE
ALBUQUERQUE NM 87110

87110-4102/12

Project #1002092
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11)

Project # 1002132
03DRB-00031 Major-Preliminary Plat Approval
03DRB-00032 Major-Vacation of Public Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

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Sheran Matson, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 20, 2003.

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CITY OF ALBUQUERQUE

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SEE PAGE 2...

ALBUQUERQUE SEAL NEW MEXICO 1706

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

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GONZALES GILBERT P & COELLO-PA
4118 WATERWILLOW PL NW
ALBUQUERQUE NM 87120

Project # 1002092
03DRB-00041 Major-Vacation of Pub Right-of-Way

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SEE PAGE 2...

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: ARCHDIOCESE OF SANTA FE PHONE: 831-8100
ADDRESS: 4000 ST. JOSEPH PLACE NW FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND COMMENT

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. B1 Block: ____ Unit: ____
Subdiv. / Addn. ARCHDIOCESE OF SANTA FE
Current Zoning: SU-3 Proposed zoning: ____
Zone Atlas page(s): F-11 No. of **existing** lots: 1 No. of **proposed** lots: 169
Total area of site (acres): 41.40 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. 101106135609540115 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: COORS BOULEVARD N.W.
Between: ____ and SOUTH OF NAMASTE ROAD N.W.

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 94-300

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

SIGNATURE [signature] DATE 7/16/02
(Print) PAUL WYMER ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	02DRB - - 01068	SK	S(3)	$ 0
☑ 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				Total
☑ F.H.D.P. density bonus	Hearing date July 24, 2002			$ 0
☑ F.H.D.P. fee rebate				

[signature] 7/16/02 Project # 1002092
Planner signature / date

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

☑ **SKETCH PLAT REVIEW AND COMMENT**

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

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

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

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

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

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

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

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

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

PAUL M. WYMER
Applicant name (print)

7/16/02
Applicant signature / date

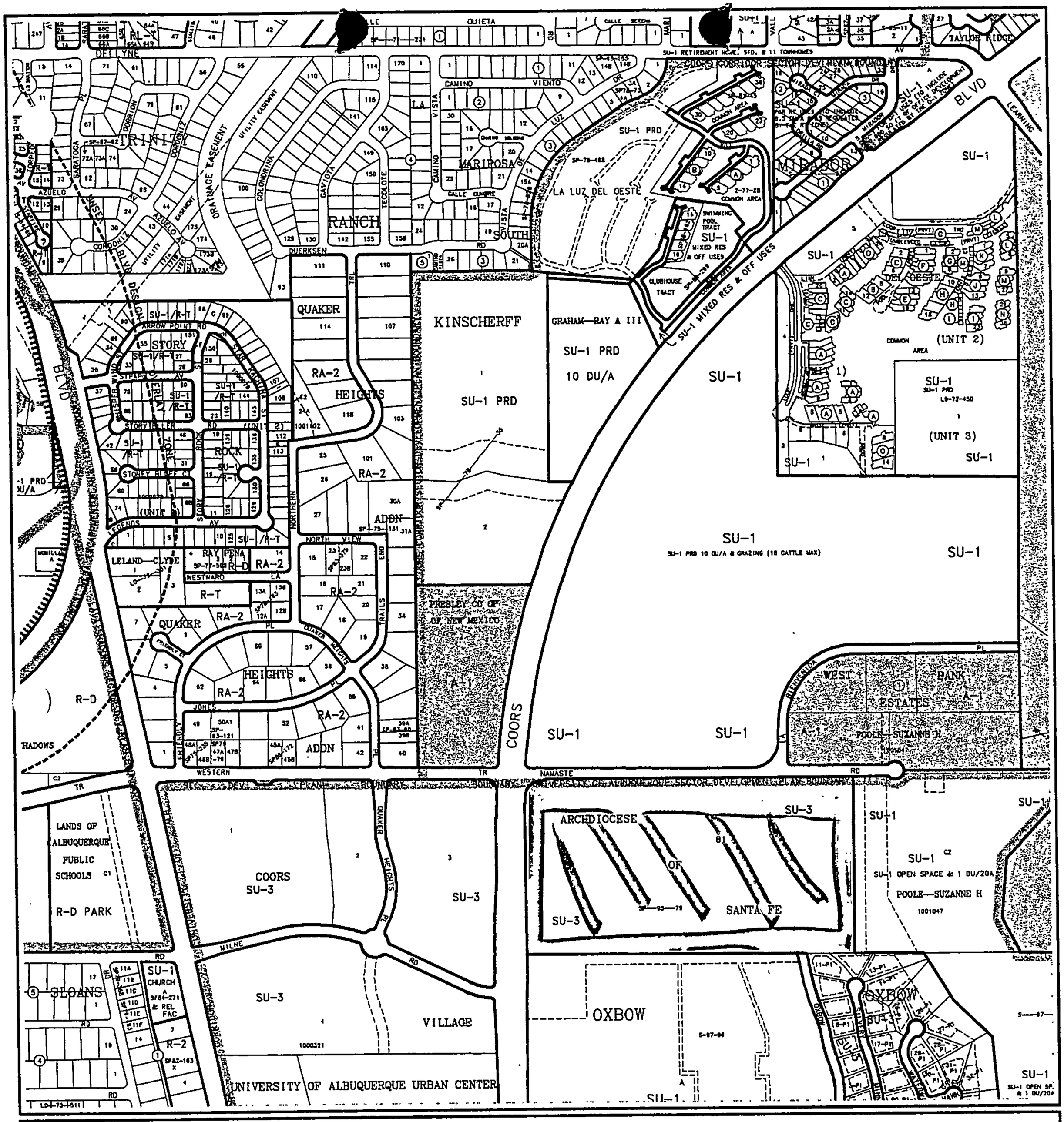
Form revised September 2001

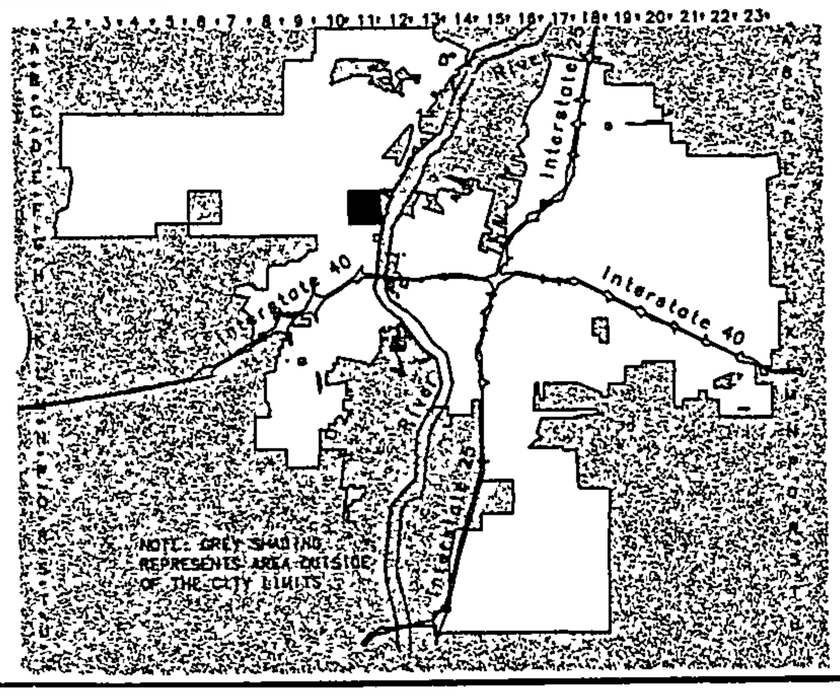
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB -_____-01068
_____-_____-_____
_____-_____-_____

7/16/02
Planner signature / date

Project # 1002092





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through April 03, 2002

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 16, 2002

Janet Stephens, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Oxbow North

Dear Janet:

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

- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch is being presented to the Development Review Board for the purpose of obtaining City input and comment.

Please place this item on the DRB Agenda to be heard on July 24, 2002. If you have any questions or need further information, please call.

Sincerely,
Bohannan Huston, Inc.

Paul Wymer, AIA
Project Manager
Community Development and Planning Group

mls
Enclosures

a:\snyder/1000334/data/01/sketch.plat

CITY of ALBUQUERQUE
THIRTEENTH COUNCIL

COUNCIL BILL NO. R-279 ENACTMENT NO. 10-2000

SPONSORED BY: Alan B. Armijo

Underscored Material - New
[Bracketed Material] - Deletion

1 RESOLUTION

2 SECTOR DEVELOPMENT PLAN AMENDMENT SD-80-3-6 / Z-99-84, AMENDING THE
3 UNIVERSITY OF ALBUQUERQUE SECTOR DEVELOPMENT PLAN TO CHANGE
4 SPECIFIC LAND USE ELEMENTS FOR TRACT A1A, ALBUQUERQUE URBAN
5 CENTER (PARCEL V) FROM VILLAGE CENTER MIXED USE: MULTI-FAMILY
6 RESIDENTIAL (10-25 DU/NET ACRE), PERMISSIVE USES IN C-1 ZONE PLUS
7 THEATER AND SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON OR OFF
8 PREMISES, AND LAND USES ARE TO BE LOCATED AS DESIGNATED ON THE SITE
9 DEVELOPMENT PLAN FOR SUBDIVISION SUBMITTED AS CASE NUMBER Z-95-94.
10 SALE OF ALCOHOLIC BEVERAGES FOR OFF PREMISES CONSUMPTION WILL BE
11 SET BACK AT LEAST 300' FROM THE ROW LINES OF WESTERN TRAIL AND COORS
12 BOULEVARD, TO MIXED USE: MIXED USES ON THIS PARCEL SHALL INCLUDE
13 SINGLE FAMILY RESIDENTIAL (PERMISSIVE R-LT USES), 6 TO 10 DWELLING UNITS
14 PER ACRE, APPROXIMATELY 16.4 ACRES; OFFICE (PERMISSIVE O-1 USES),
15 APPROXIMATELY 5.1 ACRES; COMMERCIAL (PERMISSIVE C-1 USES INCLUDING
16 GROCERY STORE WITH PACKAGE LIQUOR SALES INCIDENTAL TO THAT USE),
17 APPROXIMATELY 13.7 ACRES; AND MULTI-FAMILY (PERMISSIVE R-2 USES), 18 TO
18 24 DWELLING UNITS PER ACRE, APPROXIMATELY 18.8 ACRES; AND
19 NEIGHBORHOOD PARK.

20 WHEREAS, the City adopted the University of Albuquerque Sector
21 Development Plan in August 1982 through Council Bill O-65; and

22 WHEREAS, the Council has the authority to not only adopt but amend such a
23 sector development plan; and

WHEREAS, the Plan established SU-3 zoning and land use guidelines for the plan area; and

WHEREAS, on August 26, 1999, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended approval of an amendment to the University of Albuquerque Sector Development Plan to the City Council; and

WHEREAS, the *West Side Strategic Plan* identifies Coors Boulevard as a transit corridor, which calls for higher density residential development to be located within a quarter-mile of the Coors right-of-way; and

WHEREAS, the *West Side Strategic Plan* indicates that residential density should be combined with a mix of commercial uses and related activities which will afford transit-promoting development; and

WHEREAS, the West Side Strategic Plan designates the area of this amendment as a Village Center Core and Adjacent Area and commercial, office and high density residential uses are proposed for the majority of the site; and

WHEREAS, the amendment provides compatible mixing of uses within the adjacent areas of the University of Albuquerque Sector Development Plan and with adjacent zoning and developed uses to the west and north; and

WHEREAS, the amendment meets the requirements of and fulfills the policies of Resolution 270-1980: the proposed change is not in conflict with the *Comprehensive Plan*; the applicant has demonstrated that the proposed Sector Development Plan amendment is more advantageous to the community, as articulated in the *Comprehensive Plan* and *the West Side Strategic Plan*; and

WHEREAS, the Environmental Planning Commission found the Sector Development Plan Amendment was not in conflict with any applicable plans including the *Albuquerque/Bernalillo County Comprehensive Plan*.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The Land Use Plan Zoning Legend of the *University of Albuquerque Sector Development Plan* is amended, changing the land use descriptor for Parcel V to read: "Mixed Use: Mixed uses on this parcel shall include single family residential

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(permissive R-LT Uses), 6 to 10 dwelling units per acre, 16.4 acres; Office (permissive O-1 Uses), 5.1 acres; Commercial (permissive C-1 Uses including grocery store with package liquor sales incidental to that use), 13.7 acres; and multi-family (permissive R-2 Uses), 18 to 24 dwelling units per acre, 18.8 acres; and neighborhood park."

A. An updated, revised University of Albuquerque Sector Development Plan is attached as Exhibit A.

Section 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

Section 3. EFFECTIVE DATE AND PUBLICATION. This resolution shall become effective five or more days after publication in full when a copy of the resolution is filed in the office of the County Clerk.

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R-279AMD.WPD

PASSED AND ADOPTED THIS 19TH DAY OF January, 2000
BY A VOTE OF: 9 FOR 0 AGAINST.

Michael Brasher

Michael Brasher, President
City Council

APPROVED THIS 10th DAY OF February, 2000

Bill No. R-279

Jim Baca

Jim Baca, Mayor
City of Albuquerque

ATTEST:

Marjorie Bacca Archuleta

City Clerk

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