DRB CASE ACTION LOG (Amendment to Prelim Plat)

REVISED 10/08/07

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.: 08DRB-70190 Project # 1002200
Project Name: High Desert
Agent: Scott Everett Phone No.:

Your request was approved on 4-30-08 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): Approval by High Desert
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
  - -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☑ **Copy of recorded plat for Planning.**

Created On:

DEVELOPMENT REVIEW BOARD
Action Sheet

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

April 30, 2008 9:00AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1005029**
08DRB-70165 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS
SUNCAL COMPANIES/ WESTLAND DevCo LP (f.k.a WESTLAND DEVELOPMENT CO. INC.). request(s) the above action(s) for the Mirehaven Arroyo as part of Tract(s) B & J, **THE CROSSING**, and Tract(s) R, **STORMCLOUD Unit(s) 3 & 4,** (to be known as **STORMCLOUD SUBDIVISION Unit(s) 4 & 5),** zoned SU-2/R-LT, located west of UNSER BLVD NW BETWEEN TIERRA PINTADA BLVD NW AND LADERA BLVD NW containing approximately 50 acre(s). (H-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER
08DRB-70138 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29,** zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) *[Deferred from 2/27/08, 3/12/08, 3/26/08 & 4/2/08]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

3. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR,** zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) *[Deferred from 4/16/08]* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

4. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08,3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 & 4/16/08].* **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**

5. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2,** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) *[Deferred from 3/26/08, 4/9/08 & 4/16/08]* **THE PRELIMINARY PLAT WAS APPROVED. THE VACATION FOR *PUBLIC EASEMENT* WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE WITH THE CONDITION THAT COVENANCE DOCUMENT AND MAINTENANCE STATEMENT BE PROVIDED ON THE FINAL PLAT. THE VACATION FOR *PRIVATE EASEMENT* WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07,11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08 & 4/16/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO CHECK FOR WATER LINE EASMENTS ON THE NORTH, AND TREE REMOVAL FROM NEW 20FT WATERLINE, AND FROM NORTH STRIP MALL AREA. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS DEFERRED TO 5/14/08.**

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

6. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER,** located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) (*Deferred from 1/23/08, 1/30/08 & 2/13/08)*

THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF THE APPROVED SITE PLAN MUST BE SUBMITTED TO PLANNING. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA. 3 COPIES OF THE APPROVED SITE PLAN MUST BE SUBMITTED TO PLANNING.

Project# 1002404
08DRB-70029 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTIAL CENTER,** zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) *Deferred from 1/30/08 & 2/13/08)* **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

7. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT** zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAYNW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**

8. **Project# 1002798**
08DRB-70191 MINOR - SDP FOR BUILDING PERMIT

VINCENT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) O1-P1, **RANCHO DE CANDELARIA** zoned SU-1 FOR PRD, located on CANDELARIA NW BETWEEN 12TH ST NW AND RIO GRANDE NW containing approximately .2648 acre(s). (G-13) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR A REVISED GRADING PLAN BY P.E., AND TO PLANNING TO PROVIDE PLAT RECORDING INFORMATION ON PLAN, AND FOR 3 COPIES.**

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

9. **Project# 1001129**
08DRB-70196 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MRCOG request(s) the above action(s) for all or a portion of Lot(s) B, **MONTANO INDUSTRIAL SUBDVISION** zoned M-1, located on MONTANO INDUSTRIAL SUBDIVISION containing approximately 4.3173 acre(s). (F-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR NOTE, COPIES OF DEEDS REGARDING EASEMENTS AND GRANT ACCESS EASEMNT – CALL OUT MAINTENANCE AND BENEFICIARIES.**

10. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) *[Deferred from 4/16/08].* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

11. **Project# 1002200**
08DRB-70190 AMENDMENT TO PRELIMINARY PLAT

SCOTT EVERETT agent(s) for PHYLLIS SMITH AND HARRISON SMITH request(s) the above action(s) for all or a portion of Block(s) 15D-1B-1C, **HIGH DESERT** zoned R-1, located on ACADEMY RD NE BETWEEN TRAMWAY NE AND FOREST SERVICE LINE containing approximately 0.6007 acre(s). (E-24) **THE AMENDMENT TO PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR HIGH DESERT ASSOCIATION SIGNATURE. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

12.	**Project# 1004622** 08DRB-70195 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	CARTESIAN SURVEYS INC agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18 & PORTIONS OF 15-17, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT A Unit(s) A,** zoned SU-2/C-1, located on PALOMAS NE BETWEEN BARSTOW NE AND WYOMING NE containing approximately 1.6275 acre(s). (D-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 35FT RIGHT OF WAY RADIUS AND SOLAR NOTE.**
13.	**Project# 1006989** 08DRB-70150 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) *[Deferred from 4/2/08, 4/16/0/ & 4/23/08]*. **THE PRELIMINARY/FINAL PLAT WAS APPROVED. REQUIREMENTS ARE FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT PROVIDED TO PLANNING.**
14.	**Project# 1004677** 08DRB-70194 SIDEWALK VARIANCE	ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, Tract(s) A & B, 129B1A, B, **HB & CALVINHORN, HUNING CASTLE ADDITION & LUGUNA (TBK** zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE AND THE SIDEWALKS WERE WAIVERED ON THE NORTHSIDE OF THE COUNTRY CLUB PER THE SITE DEVELOPMENT PLAN.**
15.	**Project# 1007081** 08DRB-70193 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	PULLMAN INVESTMENTS LLC agent(s) for CRIS DIGREGORY request(s) the above action(s) for all or a portion of Lot(s) C, **SHELL 1,** zoned R2, located on CENTRAL BLVD SW BETWEEN RIO GRANDE SW AND WILLIS PL SW containing approximately .63 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR 40FT EASEMENT REVISION AND CENTERED, AND TO PLANNING FOR TWO MYLARS, RECORDING FEE AND CURRENT TAX INFORMATION.**

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

16. **Project# 1004607**
08DRB-70181 SKETCH PLAT REVIEW AND COMMENT

WILSON & COMPANY agent(s) for SALLS BROTHERS CONSTRUCTION request(s) the above action(s) for all or a portion of Block(s) 15, 16, Tract(s) 1-A-22A , 1A-22A, **VISTA VIEJA Unit(s) 3,** zoned RD, located on MOCK HEATHER RD NW BETWEEN VISTA TERRAZA DR NW AND METE SOL DR NW containing approximately 6.21 acre(s). (D-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Other Matters: None

ADJOURNED: 10:35

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002200 **AGENDA ITEM NO: 11**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

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)**

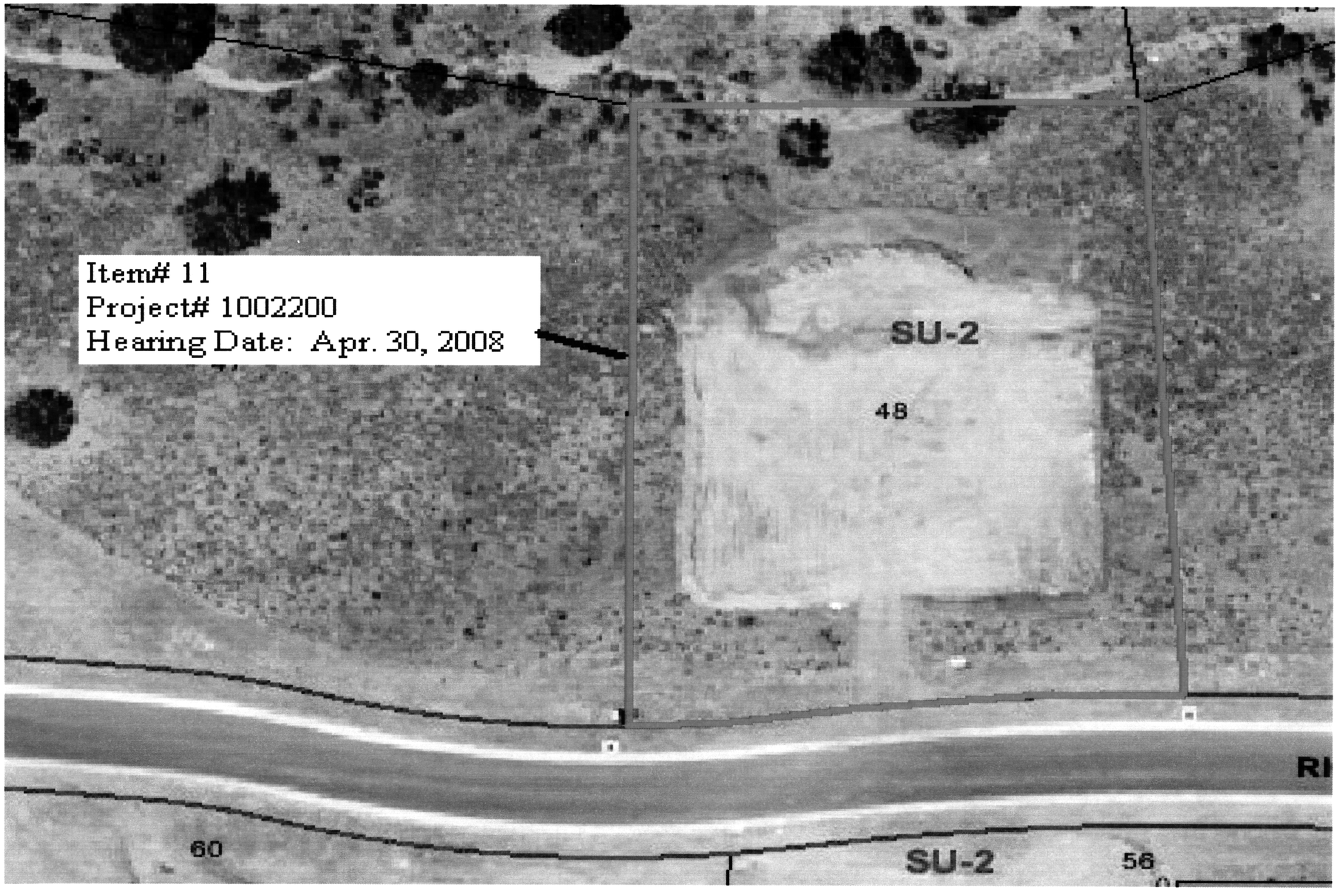
FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: April 30, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Albuquerque - Making History 1706-2006


Item# 11
Project# 1002200
Hearing Date: Apr. 30, 2008
SU-2
48
60
SU-2
56

#10

2200
~~0512~~

1002200

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# ~~1000512~~ Subdivision Name Mountain Highlands at High Desert Unit 2

Surveyor A Dwain Weaver Company Bohannon Huston

Contact person_____ Phone #_____ email_____

Colleen G. Greiner _____ 10/1/03

Approved *Not Approved Date

✓ DXF RECEIVED 10/1/03 DATE

✓ HARD-COPY RECEIVED 10/1/03 DATE

___ DISCLOSURE STATEMENT

NAD 1927 Ground

***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 0512(a) to agiscov on 10/1/03 Client Notified in person

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 1, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. 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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 12:25 P.M.

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

1. **Project # 1002645**
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]*(A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

/

2. **Project # 1002864**
03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302] *[Deferred from 10/1/03]* (A-9/A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

3. **Project # 1002948**
03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY,** zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). *[Deferred from 10/1/03]* (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

4. **Project # 1002949**
03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). *[Deferred from 10/1/03]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

5. **Project #1002201** 03DRB-01270 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03, 10-1/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**
Project #1002201 03DRB-01150 Minor-Prelim&Final Plat Approval	TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**
Project #1002201 03DRB-01382 Minor-SiteDev Plan BldPermit	TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03, 10/1/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

6. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10-1-03]* (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

Project # 1001523
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10/1/03]* **[RUSSELL BRITO, EPC CASE PLANNER]** (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

7. **Project # 1002935**
03DRB-01447 Major-Bulk Land Variance
03DRB-01449 Major-Vacation of Pub Right-of-Way
03DRB-01450 Major-Preliminary Plat Approval
03DRB-01451 Minor-SiteDev Plan Subd
03DRB-01452 Minor-Temp Defer SDWK
03DRB-01453 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) *[Deferred from 9/24/03].* (J-9/8 & H-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/17/03 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

8. **Project # 1002716**
03DRB-01549 Minor-SiteDev Plan Subd/EPC
03DRB-01550 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A,** zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP) *[Deferred from 9/24/03]* **[CARMEN MARRONE, EPC CASE PLANNER]** (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA.**

Project # 1002716
03DRB-01588 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, UNIT A, TRACT A,** zoned SU-1 special use zone, NURSING HOME, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW containing approximately 3 acre(s). [REF: 03DRB-01549 & 50, DRB-99-4, Z-98-121, DRB-97-367] (D-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M TO B OF PRIVATE EASEMENT, DEDICATION OF PUBLIC ACCESS AS RIGHT-OF-WAY AND DOCUMENT THE SITE PLAN ON THE PRIVATE ACCESS NOTE AND UTILITIES DEVELOPMENT, PLAT MUST MATCH SITE PLAN FOR UTILITY EASEMENTS AND PROPER DEDICATION MAINTENANCE STATEMENT.**

9. **Project # 1002964**
03DRB-01548 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK,** zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] *[Deferred from 9/24/03]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

10. **Project # 1002200**
03DRB-01603 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT request(s) the above action(s) for all or a portion of Tract(s) 15D-1B-C1 (to be known as **MOUNTAIN HIGHLANDS - UNIT 2 @ HIGH DESERT**, HIGH DESERT MOUNTAIN HIGHLANDS, zoned SU-2 - HD / R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST NE containing approximately 49 acre(s). [REF: 02DRB-01361, 1000512] (E-23/E-24) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND AMAFCA SIGNATURE.**

11. **Project # 1001082**
03DRB-01571 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, agent(s) for KB HOMES OF NM request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) F, **PARK HILL - UNIT 2,** zoned RT, located on MILKY WAY NW, between MCMAHON NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01DRB-00698, 01DRB-00699, 01DRB-00700] (A-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001376**
03DRB-01602 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1 (to be known as **DESERT RIDGE TRAILS NORTH**, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 33 acre(s). [REF: 02DRB-01965 PP, 02DRB-01966 VRW, 03DRB-00874 APP] (B-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001465**
03DRB-01584 Minor-Ext of SIA for Temp Defer SDWK

ISAACSON AND ARFMAN P.A. agent(s) for LOS POBLANOS DEVELOPMENT request(s) the above action(s) for **THE MEADOWS AT RIO GRANDE,** zoned SU-1 PRD, located on RIO GRANDE BLVD NW, between DON FERNANDO RD NW and DON QUIXOTE DR NW containing approximately 10 acre(s). [REF: 1001465, DRB-92-209, S-92-33] (G-12/H-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

14. **Project # 1001731**
03DRB-01609 Minor-Extension of Preliminary Plat
03DRB-01611 Minor-Ext of SIA for Temp Defer SDWK
03DRB-01612 Minor-Sidewalk Waiver

LARRY READ & ASSOCIATES, INC. agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on NORTH SIDE OF OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01423 PPA, 02DRB-01424 TDSC, 02DRB-01806 SW] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS AND THE SIDEWALK WAIVER WERE WITHDRAWN.**

15. **Project # 1002022**
03DRB-01604 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **VISTA WEST,** zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB-01293, 03DRB-01294] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

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

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

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

17. **Project # 1001331**
03DRB-01600 Minor-Sketch Plat or Plan

DANIEL D SHOATS request(s) the above action(s) for all or a portion of Lot(s) 1A, **BACA & CHAVEZ,** zoned R-1, located on GRIEGOS RD NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). [REF: 01EPC-00901, 01CC-01259] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002565**
03DRB-01606 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A - MRGCD Map 31 (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00505, 03EPC-00506,03EPC-00509] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1002984**
03DRB-01608 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for Portions of **UNIT(S) 2 AND 5, VOLCANO CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81ST ST NW, between VICTORIA DR NW and CLIFF RD NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002984**
03DRB-01610 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for **LOT 8 BLOCK 7, UNIT 2 AND LOTS 9, 10, 17 AND 18 OF BLOCK 7, UNIT 5, VOLCANO CLIFFS SUBDIVISION,** zoned R-1 residential zone, located on SHIPROCK CT NW, between KIBO DR NW and RIMROCK DR NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for September 17, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:25 P.M.

10

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03-01603 (FP)**	Project # **1000512**
Project Name:**Mountain Highlands @ H.D. Un2**	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 10/1/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1000512 03-01603

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: 1002200 **AGENDA ITEM NO: 10**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 1, 2003

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
October 1, 2003 Comments

ITEM # 10

PROJECT # 1000~~512~~ 2200 **APPLICATION # 03DRB-01603**

RE: Mountain Highlands Unit 2 @ High Desert

No perimeter walls will be built around this subdivision.

AGIS dxf file approval is required prior to Planning's signature on the final plat.

Please provide a recorded copy of the final plat to Planning to close the file.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

9-4-2003

8. Project # 1002200
03DRB-01428 Minor-Extension of Preliminary Plat

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, HIGH DESERT, (to be known as **MOUNTAIN HIGHLANDS @ HIGH DESERT, UNIT 2,** zoned SU-2/HD/R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST NE containing approximately 49 acre(s). [REF: 02DRB-01261, 02DRB-01362] (E-23)

At the September 3, 2003, Development Review Board meeting, a one-year extension of the preliminary plat was approved. This approval includes the extension of the infrastructure list dated 9/25/02.

If you wish to appeal this decision, you must do so by September 18, 2003, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: High Desert Investment Corp., 13000 Academy NE, 87111
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: 1002200 **AGENDA ITEM NO: 8**

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 pp ext

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION: 1 yr ✓

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 3, 2003

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
September 3, 2003 Comments

ITEM: 8

PROJECT: 10002200 **APPLICATION: 03DRB-01428**

RE: Mountain Highlands @ High Desert, Unit 2/ Ext of PP

No objection to the requested extension as it is the first one requested.

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 3, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:10 A.M.

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

1. **Project # 1001082**
03DRB-01332 Major-Two Year SIA
03DRB-01334 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for KB HOMES NM request(s) the above action(s) for all or a portion of **PARK HILL SUBDIVISION (UNITS 1 & 2),** zoned RT, located on MILKY WAY NW, between MCMAHON NW and BLACK ARROYO BLVD NW containing approximately 44 acre(s). [REF: 01DRB-00698, 01DRB-00699, 03DRB-01012, 03DRB-01013] (A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED FOR UNIT 1. A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED FOR UNIT 2.**

2. **Project # 1000331**
03DRB-01321 Major-Amnd SiteDev Plan Subd

ALDRICH LAND SURVEYING, INC. agent(s) for DNC LTD., INC. request(s) the above action(s) for all or a portion of Tract(s) A-A-1-A, **LOMA DEL NORTE, UNIT 5A** and Tract(s) C-1-A-5-A, **CHERRY HILLS, UNIT 1,** zoned SU-1 special use zone, Neighborhood Shopping Cntr-Movie Theater, located on WYOMING BLVD NE, between the NORTH ARROYO DEL PINO AND HARPER RD NE containing approximately 19 acre(s). [REF: DRB-95-187, DRB-94-14, V-95-71, 00AA0-00316, 03DRB-01168] (D-19) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1000331
03DRB-01374 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for DNC INC. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-A-1-A, **LOMA DEL NORTE, UNIT 5-A** and Tract(s) C-1-A-5A **CHERRY HILLS, UNIT 1,** zoned SU-1 special use zone, Neighborhood Shopping Center - Movie Theater, located on WYOMING BLVD NE, between NO. ARROYO DEL PINO and HARPER RD NE containing approximately 19 acre(s). [REF: DRB-95-187, DRB-94-14, V-95-71, 00AA0-00316, 03DRB-01168 PPA] (D-19) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1002022**
03DRB-01293 Minor-Extension of Preliminary Plat
03DRB-01294 Minor-Amnd Prelim Plat Approval
03DRB-01295 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **TOWN OF ATRISCO GRANT, UNIT 2,** zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 10 acre(s). [REF: 02DRB-00922, 02DRB-01237-01240] (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 9/4/02. THE AMENDED PRELIMINARY PLAT AND AMENDED GRADING PLAN DATED 3/17/03 WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002823**
03DRB-01199 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAP II request(s) the above action(s) for all or a portion of Tract(s) A1A AND B2, County Jurisdiction, City of Albuquerque Easements), **NORTHDALE SHOPPING CENTER - UNITS 1 & 2,** zoned C-1 (County), located on 4th ST NW, between CHAVEZ RD NW and SCHULTE RD NW containing approximately 2 acre(s).(E-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: A UTILITY PLAN ACCEPTABLE TO UTILITIES DEVELOPMENT SHALL BE PROVIDED SHOWING ADEQUATE FIRE PROTECTION AND SERVICE FOR ALL EXISTING AND PROPOSED DEVELOPMENT.**

5. **Project # 1002503**
03DRB-01268 Major-Preliminary Plat Approval

WILSON & COMPANY, INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Unit(s) 24 Block(s) 1-5 and Unit(s) 5, Partial Block(s) 1-12 and 14, VOLCANO CLIFFS SUBDIVISION (to be known **UNSER CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). [REF: 03DRB-00295 SK, 03DRB-00337 & 340 VRW& VPE, 03DRB-00341 & 42 VPE] *[Deferred from 8/20/03]* (D-10/E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/3/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/12/03 THE PRELIMINARY PLAT WAS APPROVED.**

03DRB-01431 Major-Final Plat Approval

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Unit(s) 24 Block(s) 1-5 and Unit(s) 5, Partial Block(s) 1-12 and 14, VOLCANO CLIFFS SUBDIVISION (to be known as **UNSER CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). [REF: 03DRB-00295 SK, 03DRB-00337 & 340 VRW & VPE, 03DRB-00341 & 42 VPE] (D-10/E-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO INTERNAL ROUTING.**

5A. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat Approval
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7,** zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [*Deferred from 8/13/03, 8/20/03, 8/27/03 and 9/3/03*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03**

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

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

6. **Project # 1001371**
01DRB-01725 Minor-SiteDev Plan BldPermit/EPC

NIMS, CALVANI & ASSOCIATES, P.A. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) 4 PARK Golf Course, **MUNICIPAL ADDITION NO. 2,** zoned SU-1 Golf Course & Related Facilities, located on COPPER AVE NE, between EUBANK BLVD NE and WYOMING BLVD NE [REF: DRB-98-126, Z-81-118, Z-89-93,01128-01073] **[RUSSELL BRITO, EPC CASE PLANNER FOR LOLA BIRD]** [Was indefinitely deferred at the agent's request on 12/12/01] (K-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1000126**
03DRB-01426 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for MARK G. DAY, SAUVIGNON LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Lot(s) ALL, **SAUVIGNON SUBDIVISION, PHASE II,** zoned R-D residential and related uses zone, developing area, located SOUTH OF SAN ANTONIO DR NE, between EUBANK BLVD NE and TRAMWAY BLVD NE containing approximately 18 acre(s). [REF: DRB-99-140, 00DRB-00054 TDS/W, 02DRB-00032, 03DRB-00016 EXT. SIA] (E-22) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

8. **Project # 1002200**
03DRB-01428 Minor-Extension of Preliminary Plat

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, HIGH DESERT, (to be known as **MOUNTAIN HIGHLANDS @ HIGH DESERT, UNIT 2,** zoned SU-2/HD/R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST NE containing approximately 49 acre(s). [REF: 02DRB-01261, 02DRB-01362] (E-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 9/25/02.**

9. **Project # 1002691**
03DRB-01433 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for MONTGOMERY & SAN MATEO, SW, LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1A & 1, **LANDS OF EARL C. MONTGOMERY,** zoned C-1 neighborhood commercial zone, located on SAN MATEO BLVD NE, between MONTGOMERY BLVD NE and HOMESTEAD RD NE containing approximately 2 acre(s). [REF: BA-2264, 03ZHE-00851] (G-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO PROVIDE AS-BUILT SHOWING DEPTH OF SEWER LINE AND DEDICATE ADDITIONAL PUBLIC EASEMENT FOR SEWER LINE AND TRANSPORTATION DEVELOPMENT FOR DEMOLITION OF THE STRUCTURE REQUIRED, DEDICATION OF RIGHT-OF-WAY 10-FEET FROM FACE OF CURB, AGIS DXF FILE AND PNM SIGNATURES.**

10. **Project # 1002927**
03DRB-01427 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC.. agent(s) for CENTRAL & SAN MATEO SW, LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Lot(s) 19-40, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on SAN MATEO BLVD NE, between CENTRAL AVE NE and TRUMAN ST NE containing approximately 2 acre(s). (K-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT-OF-WAY DEDICATION AND PLANNING FOR AGIS DXF FILE AND PNM SIGNATURES.**

11. **Project # 1001866**
03DRB-01395 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for NORTH VALLEY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **ALVARADO ADDITION,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 02DRB-00540 SK, 02DRB-01849 TDSC, 02DRB-01848] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO VERIFY EASEMENT REQUIREMENTS FOR LOT 8 WITH DRC. ALL OTHER CONDITIONS OF PRELIMINARY PLAT HAVE BEEN MET.**

12. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat Approval
03DRB-01182 Minor-Temp Defer SDWK

THIS CASE HEARD UNDER 5A.....

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7,** zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [*Deferred from 8/13/03, 8/20/03 and 8/27/03*] (A-10)

THIS CASE HEARD UNDER 5A.....

13. **Project # 1000809**
03DRB-00715 Minor-Prelim&Final Plat Approval

ALBUQUERQUE SURVEYING CO. agent(s) for JOHN SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) C & Lot 8A-P1, Tract D & Lot 2A-P1, **SUNSET FARM SUBDIVISION,** zoned R-1, located on SUNSET ROAD SW, between CENTRAL AVE SW and GONZALES ROAD SW containing approximately 4 acre(s). [REF: 03-00169, 00-01295,1996,1297 & 01-01254 & 01255] [Was indefinitely deferred at agent's request for formation of homeowner's association to assume ownership and maintenance responsibility for private streets] (K-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AS THE LAST SIGNATURE TO NOTIFY PNM THAT PLAT IS RECORDED AND TO PLANNING FOR AGIS DXF FILE.**

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

14. **Project # 1002629**
03DRB-01413 Minor-Sketch Plat or Plan

WALLACE BINGHAM agent(s) for BRENDAN T O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 and 11, Block(s) 2, **DAVIDSON ADDITION,** zoned SU-2 / RT, located on CANDELARIA BLVD NW, between 10TH ST NW and 8TH ST NW containing approximately 1 acre(s). [REF: 03DRB-00683] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002876**
03DRB-01331 Minor-Sketch Plat or Plan

PATRICK S. & PIA HERRING request(s) the above action(s) for all or a portion of Lot(s) 34-A, Block(s) 26, **MESA VERDE ADDITION,** zoned R-3 residential zone, located on WISCONSIN ST NE, between COPPER AVE NE and MARQUETTE AVE NE containing approximately 1 acre(s). [REF: ZA-88-139, SP-88-149] *[Was Indefinitely deferred on a no show]* (K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1001182**
03DRB-01424 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS, INC., agent(s) for WESTERN SECURITY REAL ESTATE INC., request(s) the above action(s) for all or a portion of Tract(s) B, **WESTRIDGE MOBILE HOME PARK, PHASE 2,** zoned SU-1 for Mobile Homes, located on 94th ST NW between BLUEWATER RD NW and AVALON RD NW, containing approximately 8 acre(s). [REF: Heard under Project #1002926 now void] (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002929**
03DRB-01432 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, BLACK RANCH, (to be known as **THE TRAILS, TRACT C)** zoned R-D, residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 16 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002928**
03DRB-01429 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, Black Ranch, (to be known as **THE TRAILS, TRACT D**) zoned R-D, residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for August 20, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:10 A.M.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

9-25-02

5. 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)

At the September 25, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 9/25/02 and approval of the grading plan engineer stamp dated 8/27/02 the preliminary plat was approved.

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

If you wish to appeal this decision, you must do so by October 10, 2002 in the manner described below.

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

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

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

Janet Stephens
DRB Chair
cc: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

Current DRC Project No. _____

ORIGINAL

Janet

Date Submitted: August 30, 2002

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 9/25/02

Date Preliminary Plat Expires: 9/25/03

DRB Project No. 1002200

Application # 02 DRB-01361

Figure 12

INFRASTRUCTURE LIST

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

UNIT 2 OF MOUNTAIN HIGHLANDS AT HIGH DESERT
(TRACT 15D-1B-1C, HIGH DESERT)

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						
		24' F - F	RESIDENTIAL PAVING W/ PCC ESTATE OR MODIFIED RUNDOWN TYPE CURB & GUTTER	PINO RIDGE PLACE	UNIT 1 OF MNT HIGH EAST BOUNDARY	EAST CUL-DE-SAC TERMINUS	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ESTATE OR MODIFIED RUNDOWN TYPE CURB & GUTTER	SALTBUSH COURT	PINO RIDGE PLACE	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ESTATE OR MODIFIED RUNDOWN TYPE CURB & GUTTER	EMORY OAK PLACE	PINO RIDGE PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ESTATE OR MODIFIED RUNDOWN TYPE CURB & GUTTER	RICEGRASS PLACE	EMORY OAK PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
			STREET LIGHTS AS PER ~~COA DPM~~ HIGH DESERT SECTOR PLAN SIDEWALKS WAIVED ON BOTH SIDES OF THE ROADWAY				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PINO RIDGE PLACE	UNIT 1 OF MNT HIGH EAST BOUNDARY	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SALTBUSH COURT	PINO RIDGE PLACE	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EMORY OAK PLACE	PINO RIDGE PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RICEGRASS PLACE	EMORY OAK PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA (Zone 11ER)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PINO RIDGE PLACE	UNIT 1 OF MNT HIGH EAST BOUNDARY	EMORY OAK PLACE	/	/	/
		6" DIA (Zone 12E)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RICEGRASS PLACE	EMORY OAK PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		6" DIA (Zone 11ER)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SALTBUSH COURT	PINO RIDGE PLACE	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA (11ER) & ~~10"~~ 6" DIA (12E)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EMORY OAK PLACE	PINO RIDGE PLACE	PBLC WTRLN ESMNT BTWN LOTS 58/59	/	/	/
		8" DIA (11ER) & 10" DIA (12E)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PBLC WTRLN ESMNT BTWN LOTS 58/59	EMORY OAK PLACE	UNIT 2 OF DESERT HIGHLANDS PBLC ESMT	/	/	/
		6" DIA (Zone 12E)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EMORY OAK PLACE	PBLC WTRLN ESMNT BTWN LOTS 58/59	EAST CUL-DE-SAC TERMINUS	/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS						
			48" DIA RCP CULVERT CROSSING W/ FLARRED END SECTIONS & NEC EROSION CONTROL IN EMORY OAK PLACE SOUTH OF THE INTERSECTION W/ PINO RIDGE PLACE. INLETS AT LOW POINT IN EMORY OAK PLACE W/ 24" DIA RCP & NEC MANHOLES FROM INLET TO RCP CULVERT CROSSING. (300 FT SOUTH)				/	/	/

AGENT/OWNER

KEVIN PATTON — 8-26-02
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM:

Kevin Patton — 8-26-02
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

9-25-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Janet L. Cunningham	9/25/02	Christina Sandoval	9/25/02
DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
K Powell	9-25-02	N/A	
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
Roger A. Green	9/25/02	Brad L. Bingham	9/25/02
UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002200 AGENDA#: 5 DATE: 9.25.02

1. Name: Kym Dicome Address: 18000 Academy Zip: 87111
2. Name: Kevin Patton Address: 7500 Jefferson St NE 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: 1002200 **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 8-27-02 is on file for Preliminary Plat approval.
Comment on infrastructure list.
The Hydrology Section has no objection to the sidewalk waiver.

RESOLUTION: signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: 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 # 1002200

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)

AMAFCA No objection to requested actions. A license may be required for public infrastructure within the AMAFCA easements.

COG No adverse comments.

Transit No adverse comments.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor. Letters sent to High Desert and Sandia Heights Home Owners Neighborhood Assns.

APS This request will affect G. O'Keefe Elementary School Eisenhower Middle school, and Eldorado High School. The APS School facilities in the area are at/or approaching physical site capacity. Should these schools become too overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools. All planned additions to existing educational facilities are contingent upon taxpayer approval.

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. Traffic volume, burglaries, speeding violations, lighting issues, maintenance of landscaping, need for a neighborhood association.

Fire Department — 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. 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

Open Space Division has "No Adverse Comment" with regard to the Preliminary Plat approval and Sidewalk Waiver.

However, OSD inquires regarding the High Desert Sector Plan amendments which would change requirements in the 'landscaping buffer' portion of the north boundary of Tract 15D.

City Engineer — An approved drainage report is required for Preliminary Plat approval. Defer to Transportation for sidewalk waiver.

Transportation Development

Sight distance should be evaluated at all intersections. A traffic circulation plan should be submitted. No objection to sidewalk waiver.

Parks & Recreation

No Objection to sidewalk waiver. 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 X 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.

Utilities Development

1. Lots should be laid out so that there are no bends in the water lines being extended from Unit 2 Desert Highlands. 2. The 12E zone water line does not need to be 10". 3. No objection to Sidewalk waiver.

Planning Department

1. No objection to the waiver of sidewalks. Defer to Transportation Development.

2. No objection to the proposed preliminary plat. The grading and drainage plat must be approved by the DRB concurrently with the plat.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, 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-01361
Proj# 1002200
Other# 02DRB-01362

Meeting Date: 9-25-2002

Zone Atlas Page: E-23 & E-24

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: High Desert Investment Corp.

Address: 8000 Academy NE, 87111

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 Isethlikai

102406310107120103 LEGAL: TRAC T A- 1 PLAT OF TRACTS A-1 & A-2 A PORTION OF T LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: UNITED STATES OF AMERICA % USD
OWNER ADDR: 00517 GOLD AV SW ALBUQUERQUE NM 87102

102406230322040101 LEGAL: TRAC T A- 2 PLAT OF TRACTS A-1 & A-2 A PORTION OF TH LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: UNITED STATES OF AMERICA % USD
OWNER ADDR: 00517 GOLD AV SW ALBUQUERQUE NM 87102

102406304702530201 LEGAL: TRAC T 15 D-1B-1C PLAT OF TRACTS 15D-1B-1A, 15D-1B-1 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ALBUQUERQUE ACADEMY INC THE
OWNER ADDR: 06400 WYOMING BL NE ALBUQUERQUE NM 87109

102306351001540134 LEGAL: LOT 1534 -A SANDIA HEIGHTS SOUTH UNIT 15 REPL OF LT LAND USE:
PROPERTY ADDR: 00000 1534 EAGLE RIDGE DR NE
OWNER NAME: NARATH ALBERT III & SHANNA S
OWNER ADDR: 01534 EAGLE RIDGE DR NE ALBUQUERQUE NM 87122

102306352601440133 LEGAL: LT 1 533 OF SANDIA HEIGHTS SOUTH UNIT 15 CONT 1.042 LAND USE:
PROPERTY ADDR: 00000 1533 EAGLE RIDGE DR NE
OWNER NAME: MURPHY WALTER F & MARY T
OWNER ADDR: 01533 EAGLE RIDGE DR NE ALBUQUERQUE NM 87122

102306349452440140 LEGAL: LT 1 540 OF SANDIA HEIGHTS SOUTH UNIT 15 CONT 0.741 LAND USE:
PROPERTY ADDR: 00000 1540 EAGLE RIDGE PL NE
OWNER NAME: BRUECKNER FRANK P & RITA LIPPE
OWNER ADDR: 01540 EAGLE RIDGE PL NE ALBUQUERQUE NM 87122

102306347000140141 LEGAL: LT 1 541 OF SANDIA HEIGHTS SOUTH UNIT 15 CONT 0.735 LAND USE:
PROPERTY ADDR: 00000 1541 EAGLE ROCK PL NE
OWNER NAME: WEBER RICHARD R & SHERRY A TRU
OWNER ADDR: 01541 EAGLE RIDGE PL NE ALBUQUERQUE NM 87122

102306246152811812 LEGAL: LOT 11 P LAT OF UNIT 1 MOUNTAIN HIGHLANDS AT HIGH D LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HIGH DESERT INVESTMENT CORP AT
OWNER ADDR: 13000 ACADEMY BL NE ALBUQUERQUE NM 87111

102306245952710122 LEGAL: LOT 29 P LAT OF UNIT 1 MOUNTAIN HIGHLANDS AT HIGH D LAND USE:
PROPERTY ADDR: 00000 13412 PINO RIDGE PL NE
OWNER NAME: MICHIE DONALD T & PATTI R
OWNER ADDR: 11600 ACADEMY RD NE ALBUQUERQUE NM 87111

102406215346620315 LEGAL: LOT 50 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13715 QUAKING ASPEN PL NE
OWNER NAME: GODSHALL NED A & TORGRIMSON EL
OWNER ADDR: 01105 ROCKY POINT CT NE ALBUQUERQUE NM 87123

102406213045520316 LEGAL: LOT 51 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13709 QUAKING ASPEN PL NE
OWNER NAME: HIGH DESERT INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE ALBUQUERQUE NM 87111

102306246051210121 LEGAL: LOT 28 P LAT OF UNIT 1 MOUNTAIN HIGHLANDS AT HIGH D LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HIGH DESERT INVESTMENT CORP AT
OWNER ADDR: 13000 ACADEMY BL NE ALBUQUERQUE NM 87111

102406211443920317 LEGAL: LOT 52 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13705 QUAKING ASPEN PL NE
OWNER NAME: ROSENBERG LINDA M
OWNER ADDR: 00000 ALBUQUERQUE NM 87154

102306247349210108 LEGAL: LOT 63 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13415 QUAKING ASPEN PL NE
OWNER NAME: STAPLETON PHILIP D & REBECCA B
OWNER ADDR: 01324 TREASURE CAVE DR GILBERT AZ 85234

102306245849110107 LEGAL: LOT 64 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13411 QUAKING ASPEN PL NE
OWNER NAME: HIGH DESERT INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE ALBUQUERQUE NM 87111

102306249248810109 LEGAL: LOT 62 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13501 QUAKING ASPEN PL NE
OWNER NAME: BRADBURY HENRY LEE SR & LEANN
OWNER ADDR: 12200 ACADEMY PL NE ALBUQUERQUE NM 87111

102306251148710110 LEGAL: LOT 61 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13505 QUAKING ASPEN PL NE
OWNER NAME: YOAKUM MITCH D & TERRI L
OWNER ADDR: 13709 CANADA DEL OSO NE ALBUQUERQUE NM 87111

102406209943120318 LEGAL: LOT 53 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13701 QUAKING ASPEN PL NE
OWNER NAME: MCCLELLAN LIVING TRUST
OWNER ADDR: 13701 QUAKING ASPEN PL NE ALBUQUERQUE NM 87111

102306252648310111 LEGAL: LOT 60 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13509 QUAKING ASPEN PL NE
OWNER NAME: HIGH DESERT INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE ALBUQUERQUE NM 87111

102406200742820324 LEGAL: LOT 59 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13515 QUAKING ASPEN PL NE
OWNER NAME: NIELSEN PAUL E & PATRICIA I
OWNER ADDR: 05300 CORTADERIA PL NE ALBUQUERQUE NM 87111

102406208342820319 LEGAL: LOT 54 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13615 QUAKING ASPEN PL NE
OWNER NAME: MENTA DENNIS H & CATHY
OWNER ADDR: 06301 ELK HORN DR NE ALBUQUERQUE NM 87111

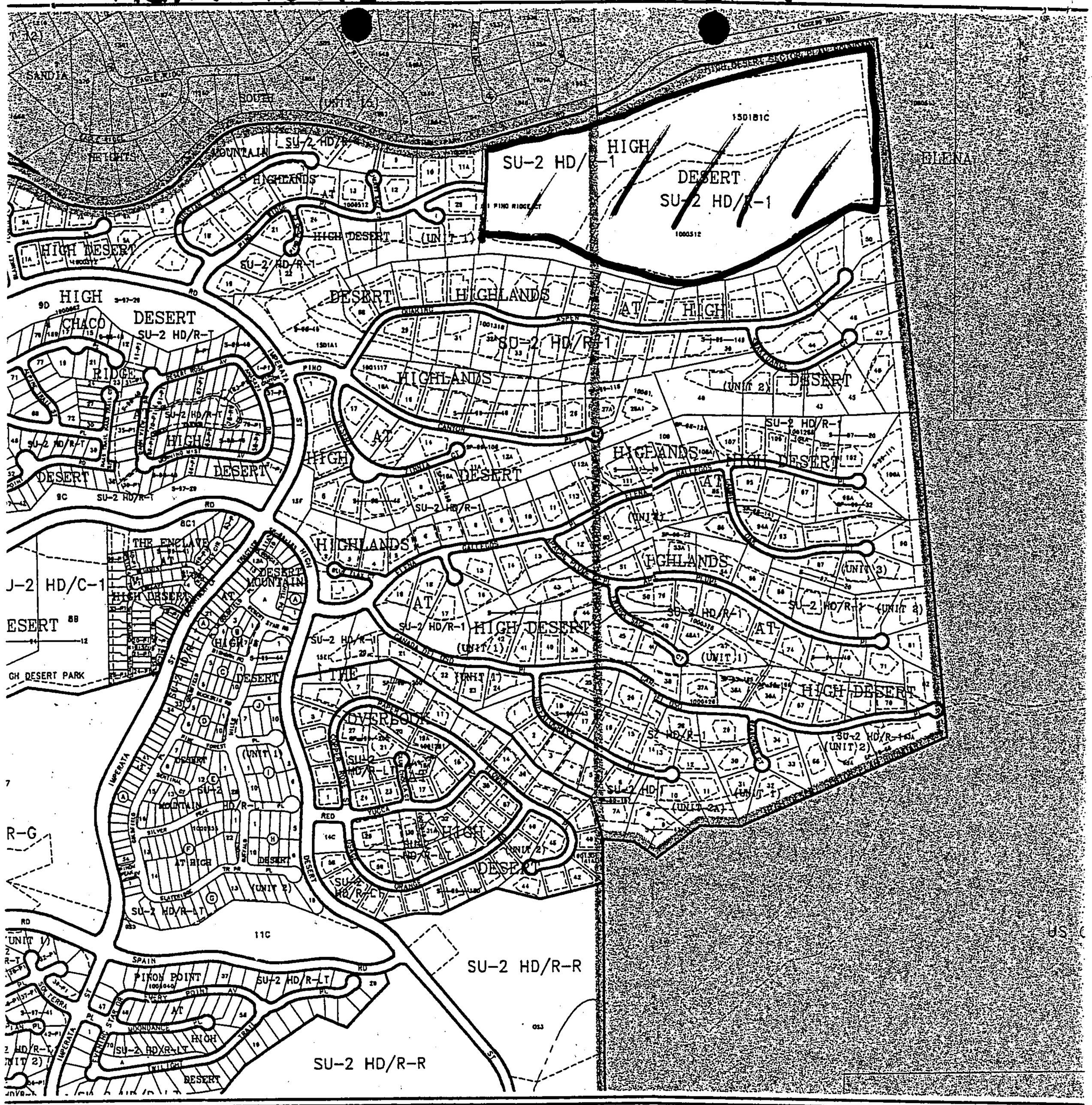
102406202142720323 LEGAL: LOT 58 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13519 QUAKING ASPEN PL NE
OWNER NAME: KNIGHT JAMES C & MELVILLE NANC
OWNER ADDR: 00000 ANCHORAGE AK 99511

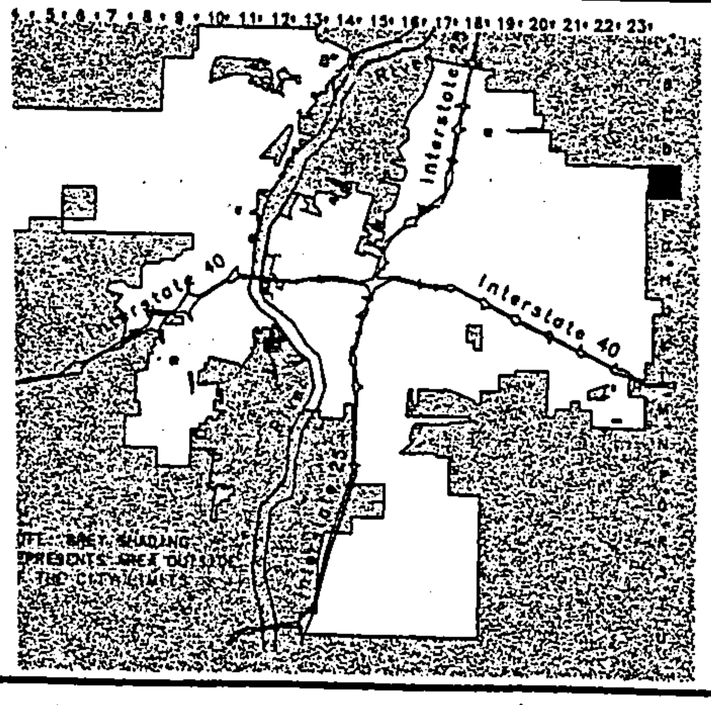
102406206642620320 LEGAL: LOT 55 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13609 QUAKING ASPEN PL NE
OWNER NAME: CAFFREY JOHN F & BETTINA M
OWNER ADDR: 13609 QUAKING ASPEN PL NE ALBUQUERQUE NM 87111

102406205142420321 LEGAL: LOT 56 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13605 QUAKING ASPEN PL NE
OWNER NAME: LEVY ELLEN TRUSTEE GOLDBERG/LE
OWNER ADDR: 00000 HARTFORD CT 06102

102406203542420322 LEGAL: LOT 57 P LAT OF UNIT 2 DESERT HIGHLANDS AT HIGH DES LAND USE:
PROPERTY ADDR: 00000 13601 QUAKING ASPEN PL NE
OWNER NAME: GREBE RICHARD & VICKIE Y
OWNER ADDR: 11105 COUNTRY CLUB NE ALBUQUERQUE NM 87111

TRACT 15D1B1C HIGH DESERT





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Zone Atlas Page

E-23-Z

Map Amended through April 03, 2002

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

__ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (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)

8-19-02
Applicant signature / date

pdf Form revised Sept. 2001

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

Application case numbers
02DRB-_____-01362
_____-_____-_____
_____-_____-_____

Planner signature / date 8/29/02

Project # 1002200

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ✓ Variance (Non-Zoning)

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

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

V

P

D

L A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Scott Everett PHONE: 3626600
ADDRESS: 7720 Beverly Hills NE FAX: 7978518
CITY: Alb. STATE NM ZIP 87122 E-MAIL: Geckos5@msn.com

APPLICANT: PHYLLIS SMITH AND HARRISON SMITH PHONE: 505-823-2344
ADDRESS: 13605 RICEGRASS PL. N.E. FAX: 505-797-1011
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: pmsmith@thuntek.net
Proprietary Interest in site: OWNERS List all owners: SAME

DESCRIPTION OF REQUEST: A VARIANCE FOR BACK WALL SECTION WHICH WAS BUILT OUTSIDE THE BUILDING ENVELOPE BUT INSIDE THE LOT BOUNDARY, NOT EFFECTING THE ADJACENT LOTS.

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

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

Lot or Tract No. 48 PLAT OF MOUNTAIN HIGHLANDS Block: ___ Unit: 2
Subdiv/Addn/TBKA: HIGH DESERT A REPLAT OF TRACT 15D-1B-1C HIGH DESERT
Existing Zoning: R1 Proposed zoning: NA MRGCD Map No ___
Zone Atlas page(s): E-24-Z UPC Code: 1 024 062 080 485 20 341

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: ___ No. of **proposed** lots: ___ Total area of site (acres): .6077
LOCATION OF PROPERTY BY STREETS: On or Near: ACADEMY RD. NE
Between: TRAMWAY NE and FOREST SERVICE LINE NE

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

SIGNATURE [signature] DATE 03/31/08
(Print) PHYLLIS M. SMITH HARRISON E. SMITH Applicant: ☑ Agent: ☐

FOR OFFICIAL USE ONLY

Form revised 4/07

☐ 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
08DRB - 70190	APP	5(3)	$ 50.00
	CMF		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date 04/30/08

Sandy Handley 04/21/08 Project # 1002200
Planner signature / date

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

___ 5 Acres or more: Certificate of No Effect or Approval
___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for <u>Residential</u> development only
___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
___ Fee (see schedule)
___ List any original and/or related file numbers on the cover application
___ Infrastructure list if required **(verify with DRB Engineer)**
___ DXF file and hard copy of final plat data for AGIS is required.

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

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

✓ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
✓ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

PHYLLIS SMITH / HARRISON SMITH
Applicant name (print)

Phyllis Smith / Harrison E. Smith
Applicant signature / date

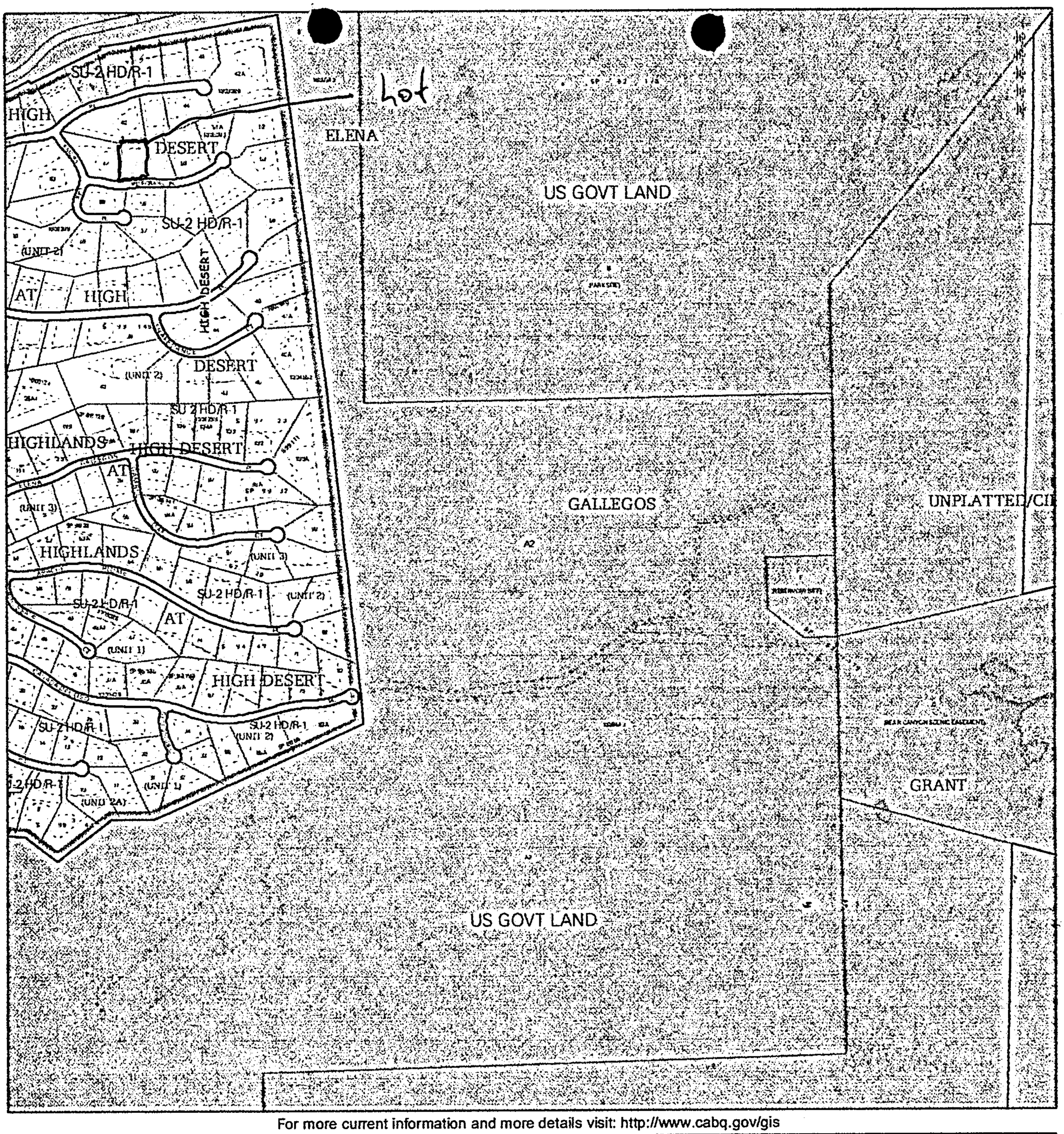
Form revised **October 2007**

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

Application case numbers
08DRB- - 70190
- -
- -

Sandy Handley 04/21/08
Planner signature / date

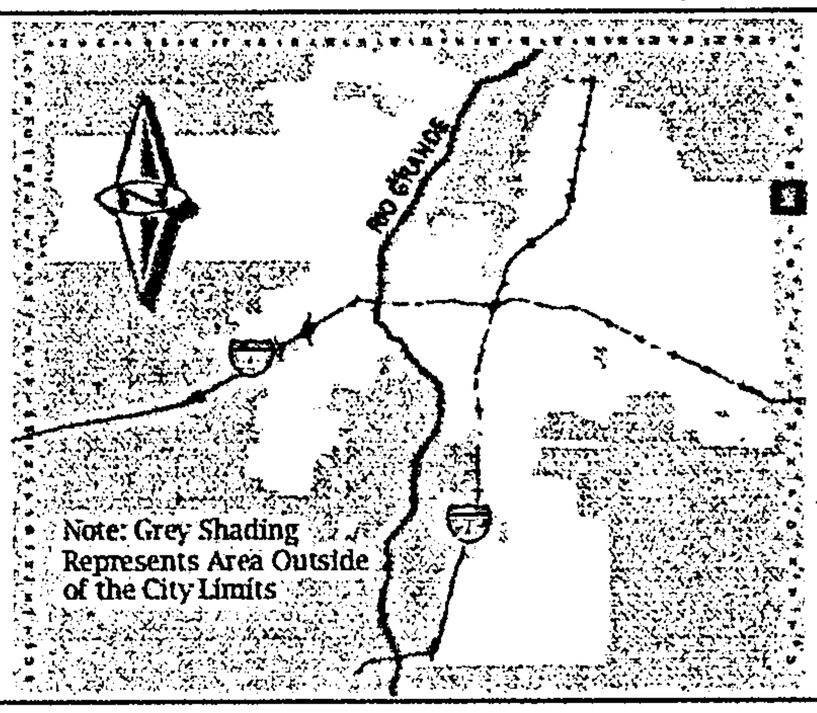
Project # 1002200



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

E-24-Z

Selected Symbols

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

0 750 1,500 Feet

PHYLLIS M. SMITH
13605 Ricegrass Pl., NE
ALBUQUERQUE, NEW MEXICO 87111

April 8, 2008

City of Albuquerque
Development/Plan Review
Albuquerque, NM

RE: Development/Plan Review Application
Harrison and Phyllis Smith
13605 Ricegrass Pl., NE
Albuquerque, NM 87111

Lot 48 Plat of Mountain Highlands Unit 2 High Desert, a replat of Tract 15D-1B-1C High Desert

We are seeking a variance for the back wall section at the above referenced location. This section of the wall was inadvertently built outside of the building envelope but inside the lot boundary. This variance does not effect any of the adjacent lots.

Thank you for your consideration.

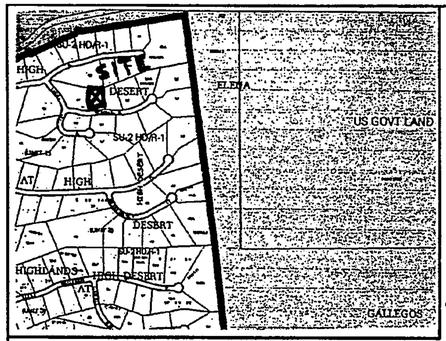
Very truly yours,

Phyllis M. Smith

505-823-2344 * Fax 505-797-2323
e-mail: pmsmith@thuntek.net

PLAT OF
LOT 48-A
MOUNTAIN HIGHLANDS AT HIGH DESERT UNIT 2

WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 25, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2008

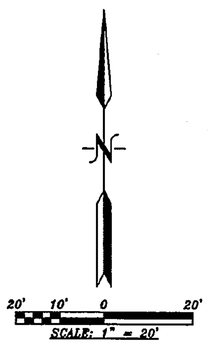


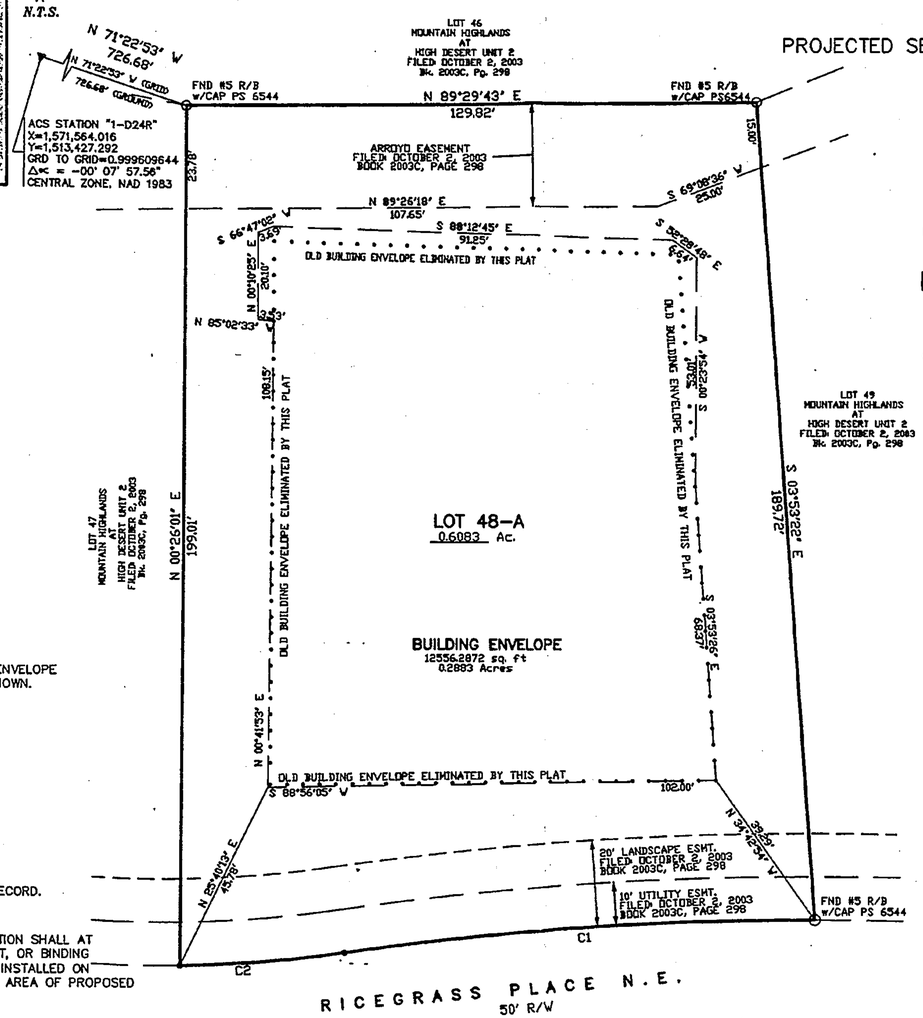
VICINITY MAP No. E-24

N.T.S.

LEGAL DESCRIPTION

LOT NUMBERED FORTY-EIGHT (48) OF THE PLAT OF MOUNTAIN HIGHLANDS, AT HIGH DESERT, UNIT 2 (A REPLAT OF TRACT 15-D-1-B-1-C, HIGH DESERT), A SUBDIVISION OF THE CITY OF ALBUQUERUQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE CUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 2, 2003, IN PLAT BOOK 2003C, FOLIO 298





PROJECT NUMBER: 1002200
APPLICATION NUMBER: 08DRB70190

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	June 10, 2008 DATE
PNM GAS SERVICES	June 10, 2008 DATE
QWEST TELECOMMUNICATIONS	6/19/08 DATE
COMCAST	6.9.08 DATE
NEW MEXICO UTILITIES	N/A DATE

CITY APPROVALS:

CITY SURVEYOR	3-17-08 DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	N/A DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N/A DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	4-30-08 DATE
ABCWUA	4-30-08 DATE
PARKS AND RECREATION DEPARTMENT	4/30/08 DATE
AMAFCA	4/30/08 DATE
CITY ENGINEER	4/30/08 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	5-2-08 DATE
HDIC	President 4-30-08 DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE BUILDING ENVELOPE LINE LOCATED IN LOT 48 AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

1. UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3. TOTAL AREA OF PROPERTY: 0.6083 ACRES.
4. TALOS LOG NO. 2008197635
5. BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
6. DISTANCES ARE GROUND, BEARINGS ARE GRID.
7. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
8. DATE OF FIELD WORK: DECEMBER, 2007
9. CURRENT ZONING: SU-2 HD/R-1
10. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	08°13'49"	S 85°47'33" W	746.00	107.16	107.07
C2	07°42'47"	S 85°24'30" W	279.00	37.56	37.53

DOC# 2008087888
06/04/2008 03:29 PM Page: 1 of 1
PLAT R:$7.00 B: 2008C P: 0171 M. Toulous Olivere, Bernalillo Count

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 102406208048528341

PROPERTY OWNER OF RECORD: SMITH HARRISON

BERNALILLO CO. TREASURER'S OFFICE 8-4-08

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE, AND INDEFEASIBLE, TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Harrison E. Smith H. Phyllis M. Smith
DATE 03/10/08

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 10th DAY OF March 20 08
BY: HARRISON E. SMITH PHYLLIS M. SMITH
OWNERS NAME

MY COMMISSION EXPIRES: Oct 3rd 2010 BY: Eliana Rodriguez
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

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

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 7th DAY OF March, 2008.

ANTHONY L. HARRIS, P.S. # 11463

ANTHONY L. HARRIS STATE OF NEW MEXICO #11463 REGISTERED PROFESSIONAL LAND SURVEYOR

HSS HARRIS SURVEYING, INC. 8112-B MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 PHONE: (505) 889-8056 FAX: (505) 889-8645

8/4/2008

2008C/171

08-0123.DWG (FEBRUARY, 2008)

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
___ 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: HIGH DESERT INVESTMENT PHONE: 823-9360
ADDRESS: 13000 ACADEMY NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 15D-1B-1C Block: Unit: 2
Subdiv. / Addn. HIGH DESERT MOUNTAIN HIGHLANDS
Current Zoning: SU-2 HD/R-1 Proposed zoning:
Zone Atlas page(s): E-23-24 No. of **existing** lots: 1 No. of **proposed** lots: 40
Total area of site (acres): 48.47 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. 102406304702530201 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: SIMMS PARK ROAD NE
Between: IMPERATA STREET NE and CIBOLA NATIONAL FOREST

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1000512-02DRB/01361
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE DATE 9.15.03
(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 No
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers			Action	S.F.	Fees
03DRB	-	0603	FP	S3	$ 0
	-				$
	-				$
	-				$
	-				$
					Total $ 0

Hearing date Oct 1 2003

9/23/03
Planner signature / date

Project # ~~1000512~~ 1002200

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)

9-15-03
Applicant signature / date

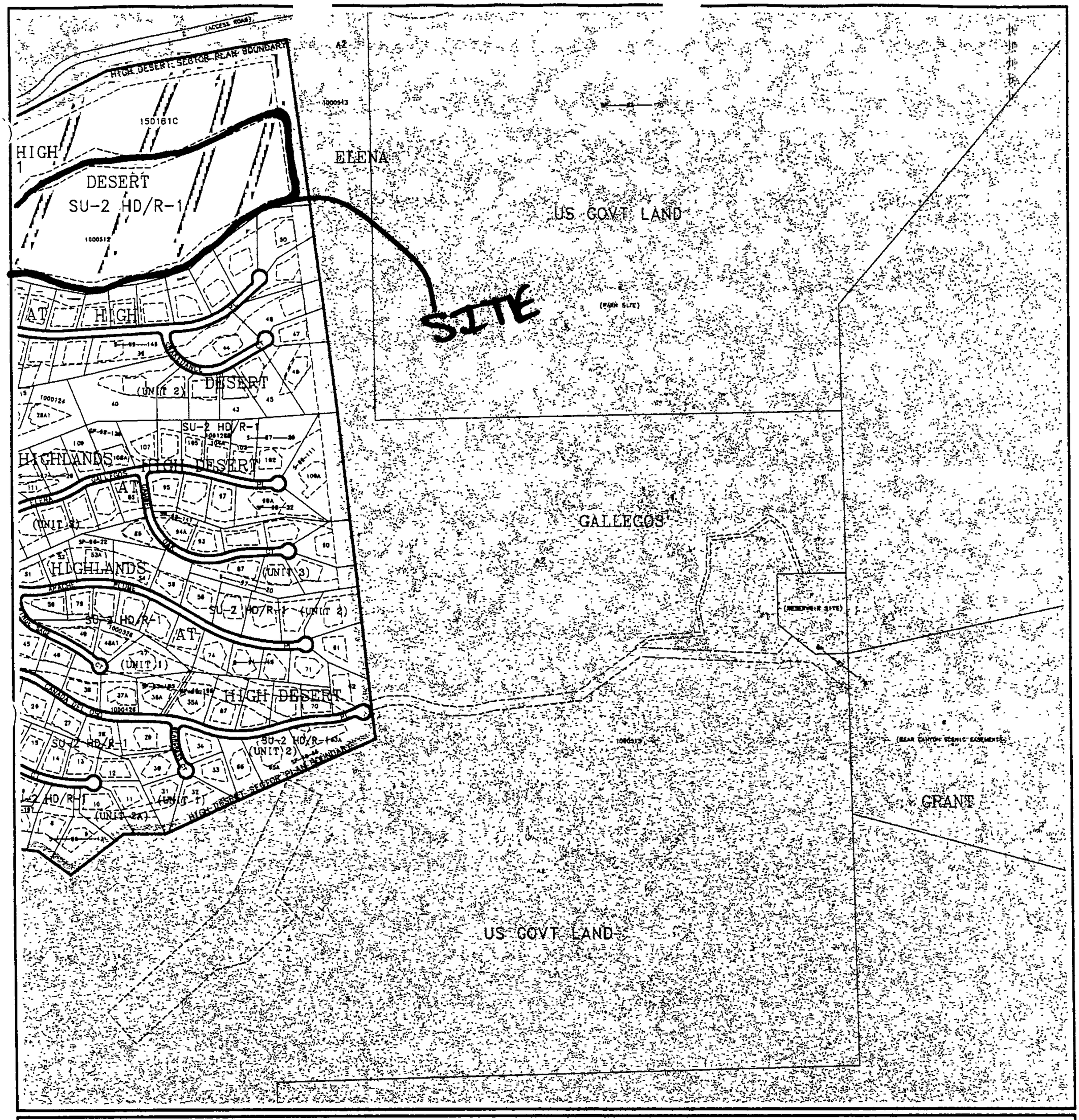
Form revised MARCH 2003

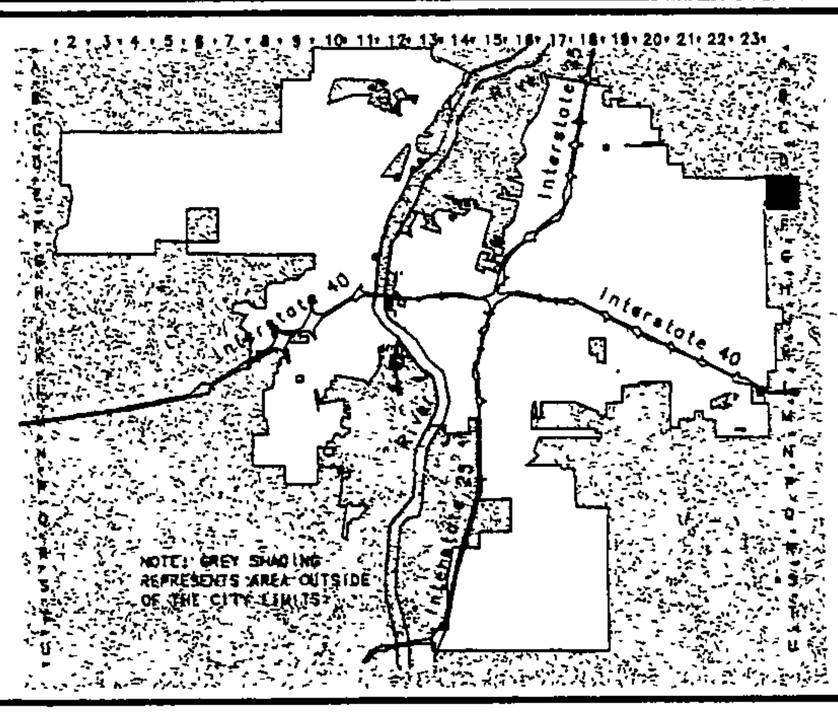
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - ____ - 01603
____ - ____ - ____
____ - ____ - ____

JM 9/23/03
Planner signature / date

Project # 1000512
1003200





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

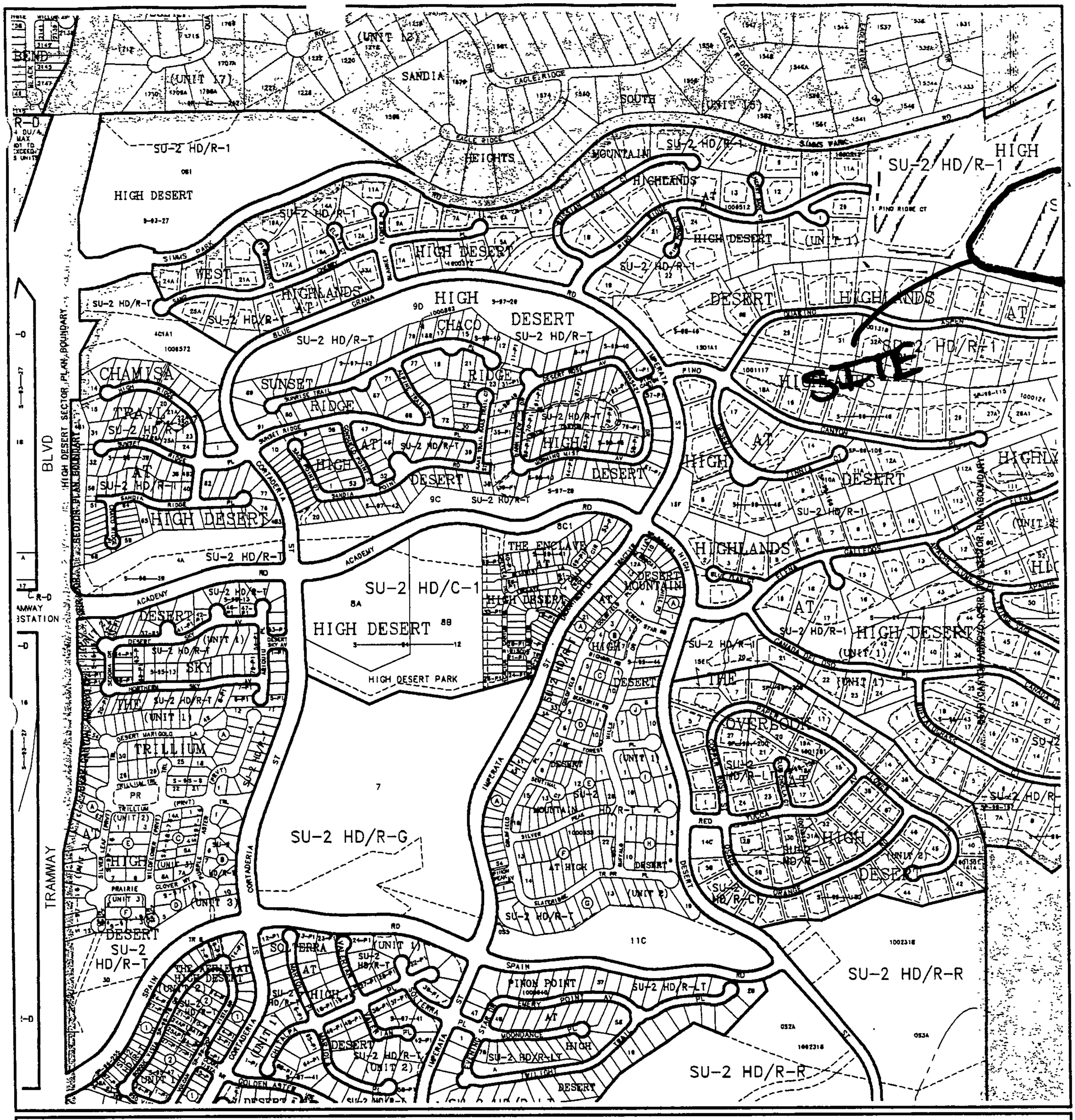
GRAPHIC SCALE IN FEET

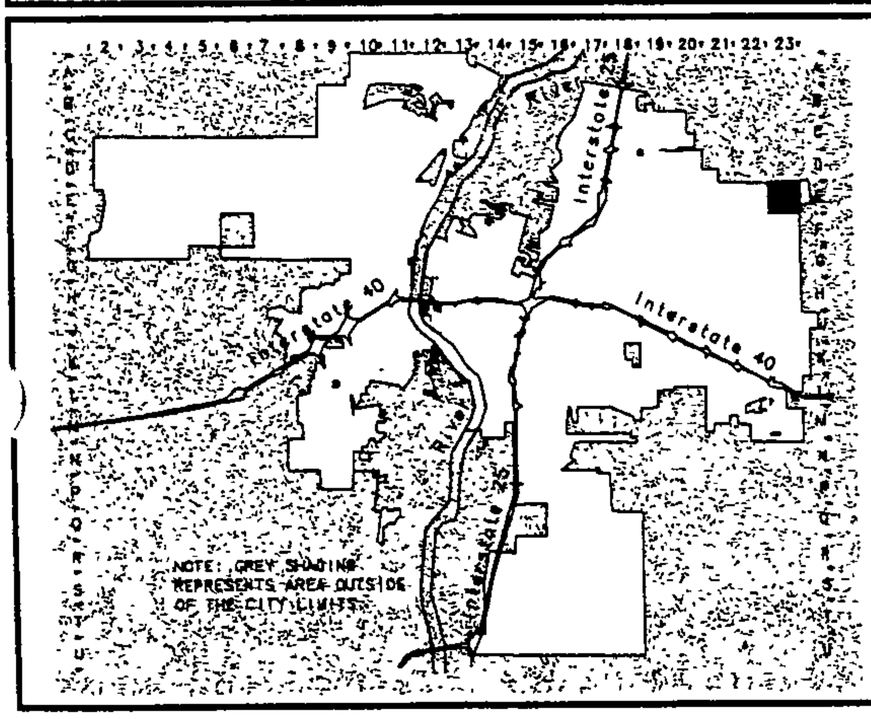
250 0 750 1000

Zone Atlas Page

E-24-Z

Map Amended through January 21, 2003





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

E-23-Z

Map Amended through January 21, 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 23, 2003

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

Re: Final Plat Approval
Unit 2 Mountain Highlands at High Desert DRB#1000512

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 revised grading plan
- Six (6) copies Exhibits Depicting Layout Revisions
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property

We are submitting for the final plat for the above referenced subdivision in High Desert. After walking the site a number of times and carefully reviewing the building envelopes and lot lines we have modified the building envelopes slightly for Lots 42, 44, 49, 53, 56, 58, 60, 62, 64, 65, 66 and 67 in order to avoid the possible damage or removal of existing vegetation that we felt was significant and should remain. I am enclosing an exhibit that depicts the differences between the approved preliminary plat and the final plat.

Modifying the building envelopes and thus the lots lines for Lots 66 and 67 affected Lots 64 and 65 and Saltbush Court. We have realigned Saltbush Court slightly to the west. We feel the revisions mentioned above are minor. There were no lots added or removed. The site is not mass graded but instead the roads are designed to follow the existing terrain as best possible. Realigning Saltbush Court slightly westward from what was shown on the preliminary plat required us to adjust the roadway elevations in this area so as to match the existing topography as closely as possible. The above revisions had no affect on the approved drainage report but did affect the grading plan. The revisions to the grading plan are less that 18" vertically and are no closer than 50 feet to the surrounding boundary.

Please place this item on the DRB Agenda to be heard on October 1, 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

SS
Enclosure

RECEIVED BHI SEP 18 2000

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION 9/15/00

5. **Project #1000512**
00410-00000-01153(PP)
00440-00000-01154(SV)

Bohannan Huston, Inc. agents for High Desert Investment Corp., requests Preliminary Plat approval (includes Grading Plan approval) and a Sidewalk Variance (Waiver) for Tract 15D-1B-1B, High Desert (to be known as Mountain Highlands at High Desert), zoned SU-2/HD/R-1 (City) and located south of Simms Park Rd NE and East of Tramway NE containing approximately 31.50 acres. [REF: DRB-99-161, 00460-00000-00632 (SK)] [FIRST TIME ON THE AGENDA] (E-23)

At the September 13, 2000, Development Review Board meeting, with the signing of the Infrastructure List dated 9/13/00 and the approval of the Grading Plan Engineer Stamp dated 8/17/00 the Preliminary Plat was approved.

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

If you wish to appeal this decision, you must do so by September 28, 2000, in the manner described below. A nonrefundable fee of $135 is required at the time the appeal is filed.

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

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

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

Claire Senova
DRB Administrative Assistant
Cc:Bohannan Huston Inc., 7500 Jefferson NE, 87109
High Desert Investment Corp., 13000 Academy NE, 87111
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

FINANCIAL GUARANTY AMOUNT

08/11/2003

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

Project Description:

Project ID #: 649982, Mountain Highlands @ High Desert, Unit2, Phase/U

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

Approved estimate amount:		$458,287.31
Contingency Amount:	10.00%	$45,828.73
Subtotal:		$504,116.04
NMGRT	5.8125%	$29,301.74
Subtotal:		$533,417.78
Engineering Fee	6.60%	$35,205.57
Testing Fee	2.00%	$10,668.35
Subotal:		$579,291.69
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$724,114.61**

APPROVAL: DATE:

8-11-2003

Notes: 10% contingency, plans not approved.

Maru Herrera Bern. Co. AGRE R 25.00
2003166857
5949886
Page: 9 of 9
09/12/2003 01:30P
Bk-A64 Pg-6508

PINO RIDGE PLACE

SALTBUSH CT.

EMORY OAK PLACE

RICEGRASS PLACE

UNIT 1 OF MOUNTAIN HIGHLANDS AT HIGH DESERT SUBDIVISION

30 31 32 33 34 35 36 37 59 60 61 62 63 64 65 66 67 68 69

GRADING LIMITS (TYP.)

3:1 TIE

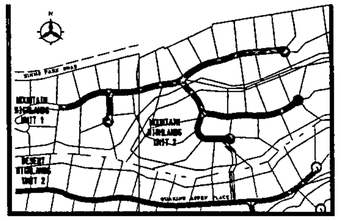
EROSION CONTROL

48" CULVERT

AMAFCA EASEMENT

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 2



SITE LOCATION MAP
NOT TO SCALE

NOTE
SEE SHEET 2 FOR
GENERAL NOTES & KEYED NOTES

LEGEND

- PROPOSED SPOT
- EXISTING SPOT
- AMAFCA EASEMENT
- LIMITS OF GRADING
- EXISTING CONTOUR
- FEMA FLOOD PLAIN
- FLOW DIRECTION ARROW
- BUILDING ENVELOPE

N

SCALE: 1"=50 (HORIZ.)

APPROVED FOR ROUGH GRADING DATE

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

AS-BUILT INFORMATION

CONTRACTOR

SURVEYED BY

INSPECTOR'S ACCEPTANCE BY DATE

CERTIFICATION BY DATE

DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

BENCH MARKS

STATION IS A STANDAR UCC & GS BRASS GEOLOGICAL SURVEY BENCH MARK.. TOP TABLET STAMPED "TUBBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND.. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. NO.

ELEV. = 6009.155

ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
13681
REGISTERED PROFESSIONAL ENGINEER

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	YOP
			DLM
			KGP

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

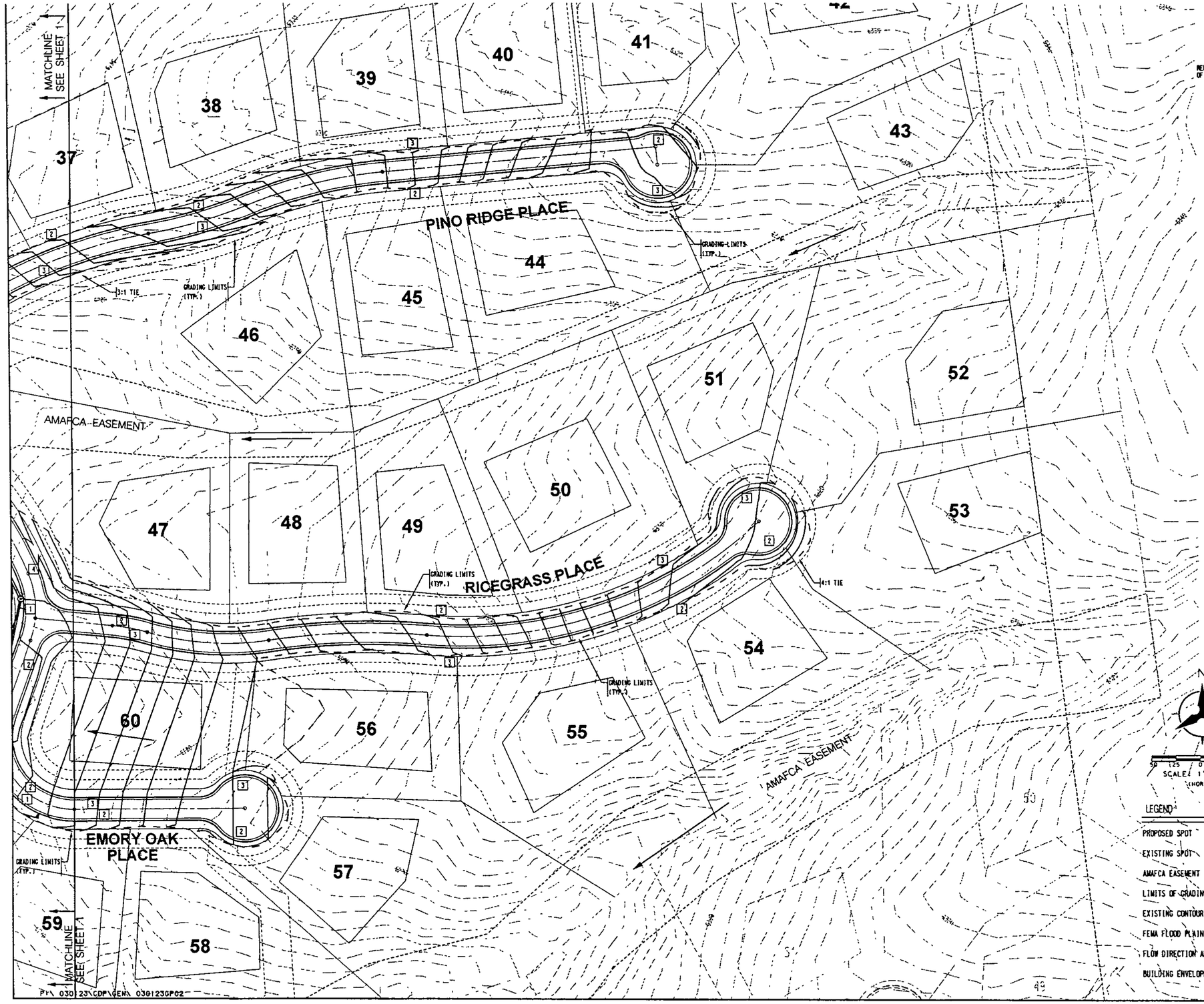
UNIT 2 OF MOUNTAIN HIGHLANDS SUBDIVISION AT HIGH DESERT

GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
97 312	___/___/___			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	E-23/24		

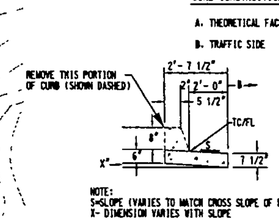
P:\030123\ COP\GEN\ 030123GP01



CURB CONSTRUCTION NOTES

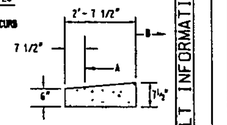
A. THEORETICAL FACE OF CURB

B. TRAFFIC SIDE



NOTE:
S=SLOPE (VARIES TO MATCH CROSS SLOPE OF PAVEMENT)
X= DIMENSION VARIES WITH SLOPE

MODIFIED DEPRESSED CURB & GUTTER
NOT TO SCALE



RUNDOWN CURB
NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS PREPARED BY GEO-TEST. DATED FEBRUARY, 1998.
3. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATION AND APPROVALS.
5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY.
6. THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
7. ALL TIEBACKS ARE 5:1 UNLESS OTHERWISE NOTED

KEYED GENERAL NOTES

1. STD. CURB & GUTTER AS PER STD.DWG 2415
2. MODIFIED DEPRESSED CURB AND GUTTER AS PER DETAIL THIS SHEET
3. RUNDOWN CURB & GUTTER AS PER STD. DWG. 2415
4. DEPRESSED CURB AND GUTTER AS PER STD DWG 2415

N

SCALE: 1"=50 (HORIZ.)

LEGEND

- PROPOSED SPOT
- EXISTING SPOT
- AMAFCA EASEMENT
- LIMITS OF GRADING
- EXISTING CONTOUR
- FEMA FLOOD PLAIN
- FLOW DIRECTION ARROW
- BUILDING ENVELOPE

APPROVED FOR ROUGH GRADING — DATE

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

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR.
ELEV. = 6009.155
MICRO-FILM INFORMATION
RECORDED BY — DATE

BENCH MARKS
STATION IS A STANDAR UCC & GS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

SEAL

ENGINEER'S SEAL: KEVIN G. PATTON, NEW MEXICO, 13685, REGISTERED PROFESSIONAL ENGINEER

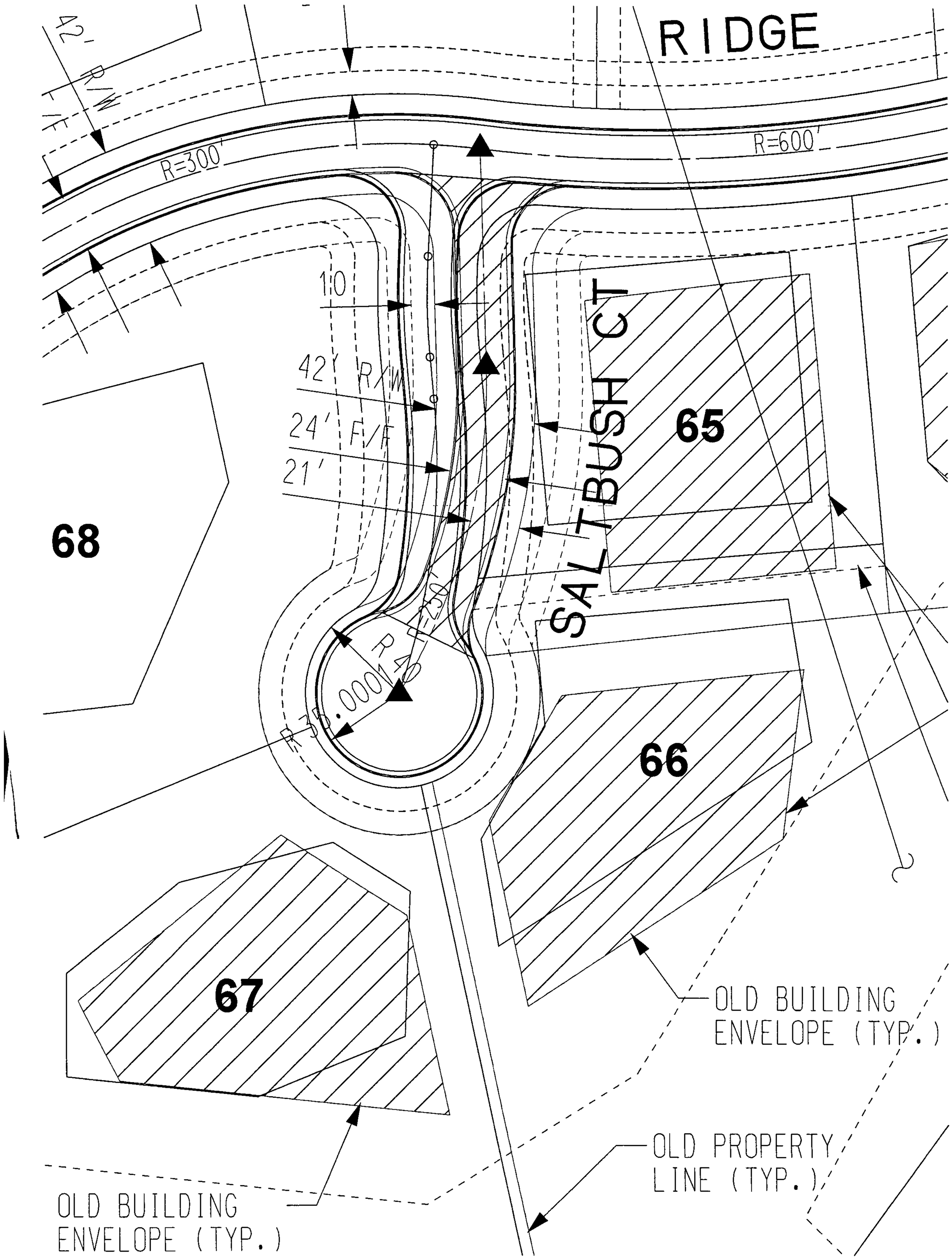
NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	YGP
	08/2002		DLM
	08/2002		KGP
	08/2002		

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 2 OF MOUNTAIN HIGHLANDS SUBDIVISION AT HIGH DESERT
GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
97 312	__/__/__			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	E-23/24		


RIDGE
42' R/W
F/F
R=300'
R=600'
10'
42' R/W
24' F/F
21'
SALTBUSH CT
65
68
66
67
R=250'
R=35.0001'
OLD BUILDING ENVELOPE (TYP.)
OLD PROPERTY LINE (TYP.)
OLD BUILDING ENVELOPE (TYP.)

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
___ 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: HIGH DESERT INVESTMENT CORPORATION PHONE: 823-9360
ADDRESS: 13000 ACADEMY NE FAX: 823-9611
CITY: ALBUQUERQUE STATE NM ZIP 87111 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: MAJOR SUBDIVISION 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. TRACT 15D-1B-1C Block: Unit:
Subdiv. / Addn. HIGH DESERT
Current Zoning: SU-2 HD/R-1 Proposed zoning:
Zone Atlas page(s): E-23-24 No. of **existing** lots: 1 No. of **proposed** lots: 40
Total area of site (acres): 48.47 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. 102306237041410101 102406304702530201 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: SIMMS PARK ROAD NE
Between: IMPERATA STREET NE and CIBOLA NATIONAL FOREST

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1002200
~~1000512~~/ 02DRB-01361-01362
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE DATE 8-26-03
(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-0428	EPP	S3	$ 50.-
			$
			$
			$
			$
			Total $ 50.-

Hearing date Sept 3 2003

8/26/03
Planner signature / date

Project # 1002200

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)

8.26.03
Applicant signature / date

Form revised MARCH 2003

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

Application case numbers
03DRB 01428
_____-_____-_____
_____-_____-_____

8/26/03
Planner signature / date

Project # 1002200

Bohannan ^ Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 26, 2003

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

Re: PRELIMINARY PLAT EXTENSION
Unit 2 of Mountain Highlands at High Desert Tract 15D-1B-1C
DRB#1002200

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 a 1 year extension to the Preliminary Plat for Unit 2 of Mountain Highlands at High Desert Tract 15D-1B-1C , which was approved by the DRB on September 25, 2002. We anticipate recording the final plat for Unit 2 within the next year.

Please place this item on the DRB Agenda for hearing on September 3, 2003. If you have any questions or require further information, please call me.

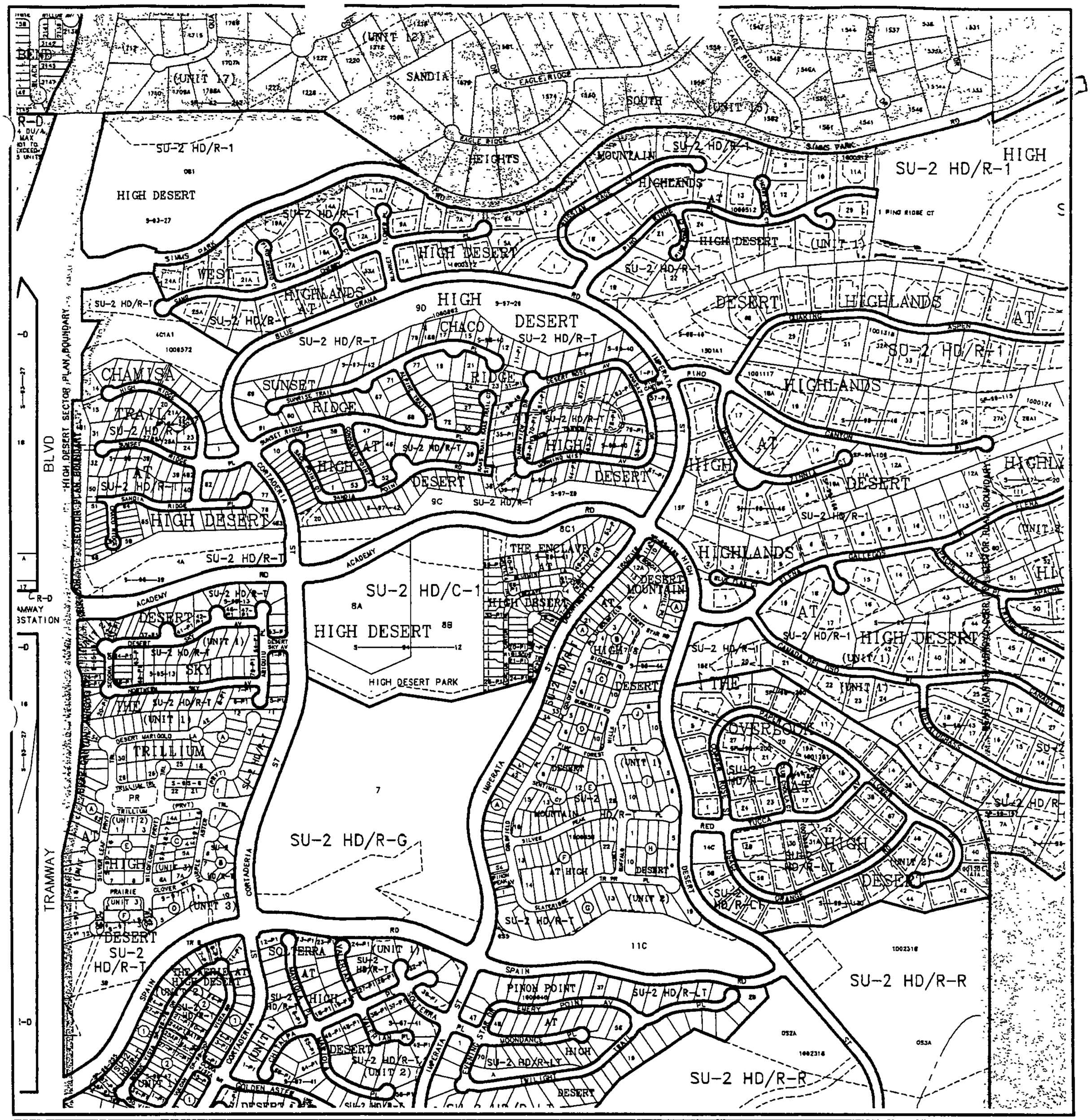
Sincerely,
Bohannan Huston, Inc.

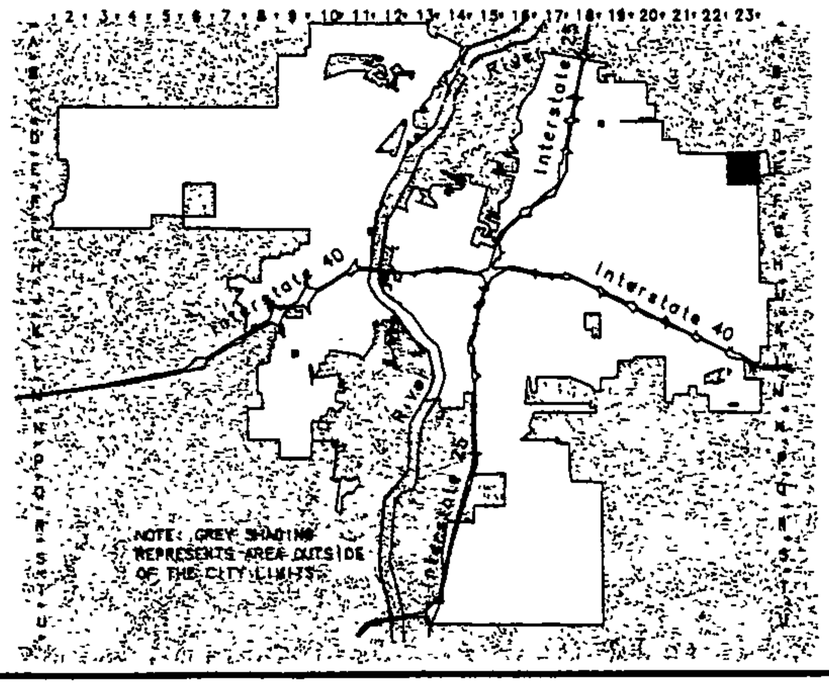
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

Enclosures

cc: Doug Collister, HDIC (w/ encl.)

C:\Documents and Settings\sstratton\Local Settings\Temporary Internet Files\OLK10\PRELIMINARY PLAT EXT.doc





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

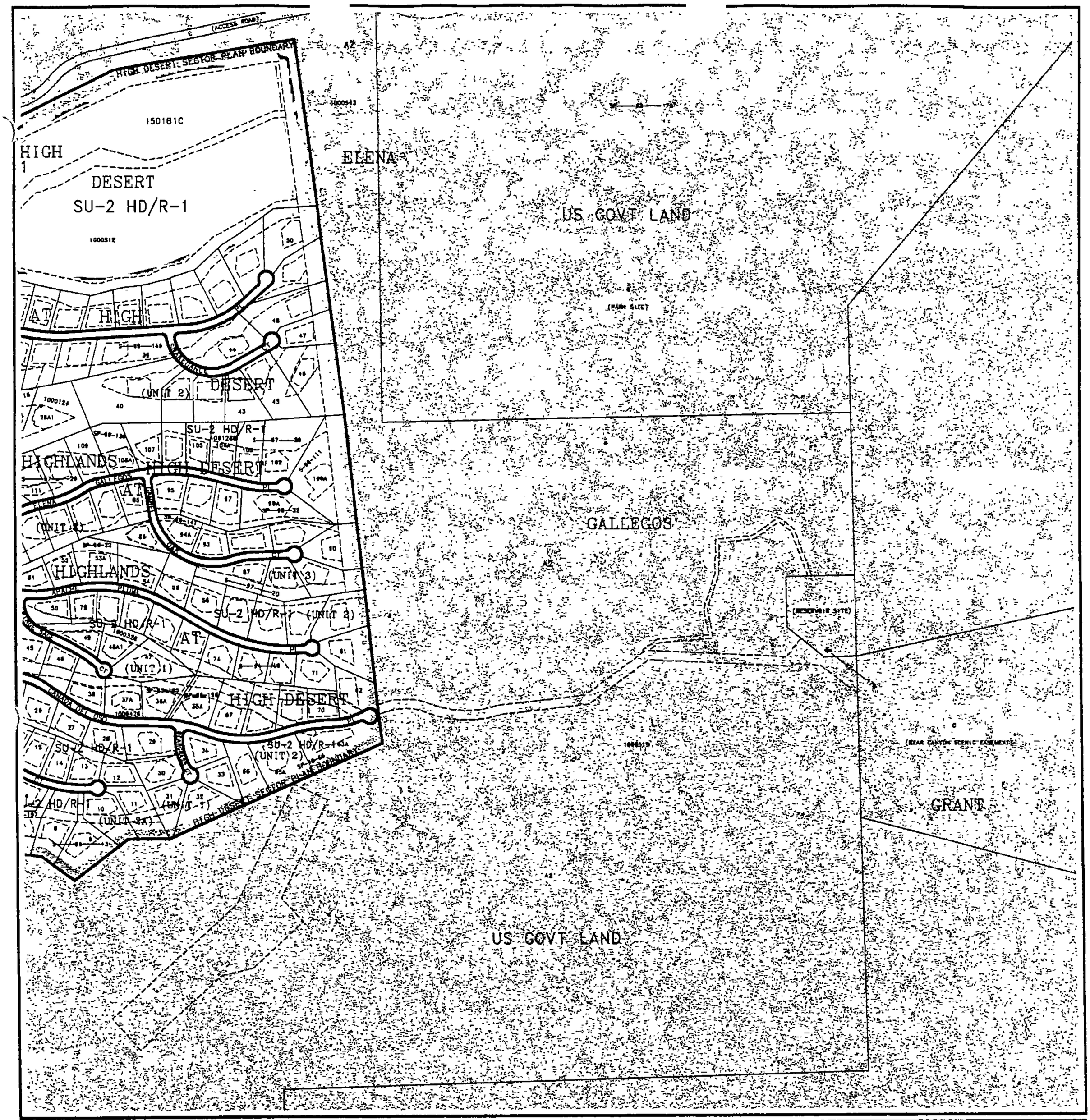
GRAPHIC SCALE IN FEET

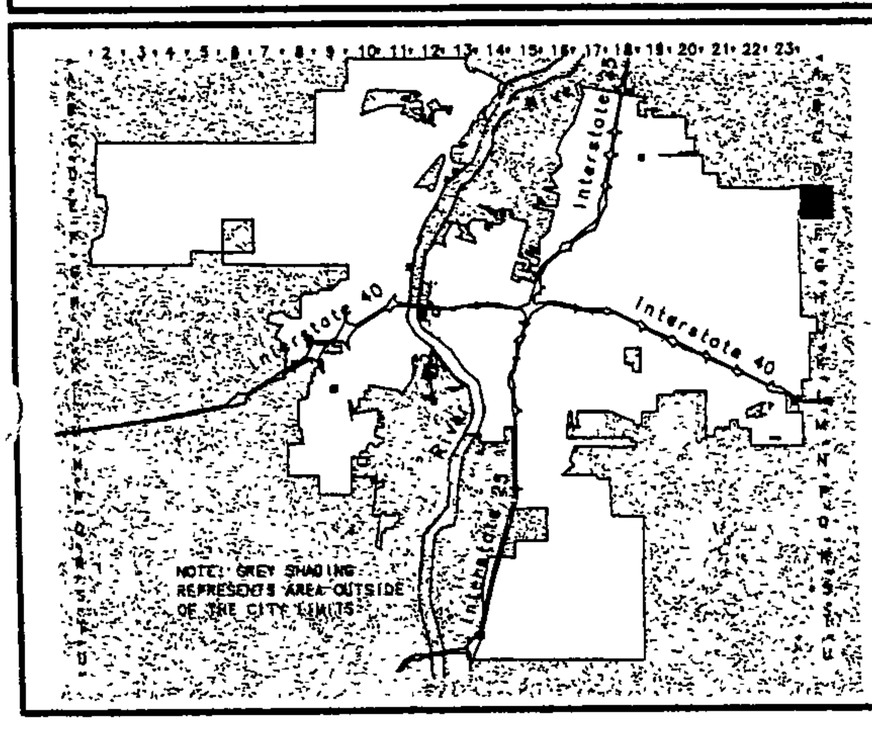
250 0 750 1000

Zone Atlas Page

E-23-Z

Map Amended through January 21, 2003





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

E-24-Z

Map Amended through January 21, 2003

SEP 27 2002

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

9-25-02

5. 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)

At the September 25, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 9/25/02 and approval of the grading plan engineer stamp dated 8/27/02 the preliminary plat was approved.

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

If you wish to appeal this decision, you must do so by October 10, 2002 in the manner described below.

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

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

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

Janet Stephens
DRB Chair

cc: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

FINANCIAL GUARANTY AMOUNT

08/11/2003

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

Project Description:

Project ID #: 649982, Mountain Highlands @ High Desert, Unit2, Phase/U

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

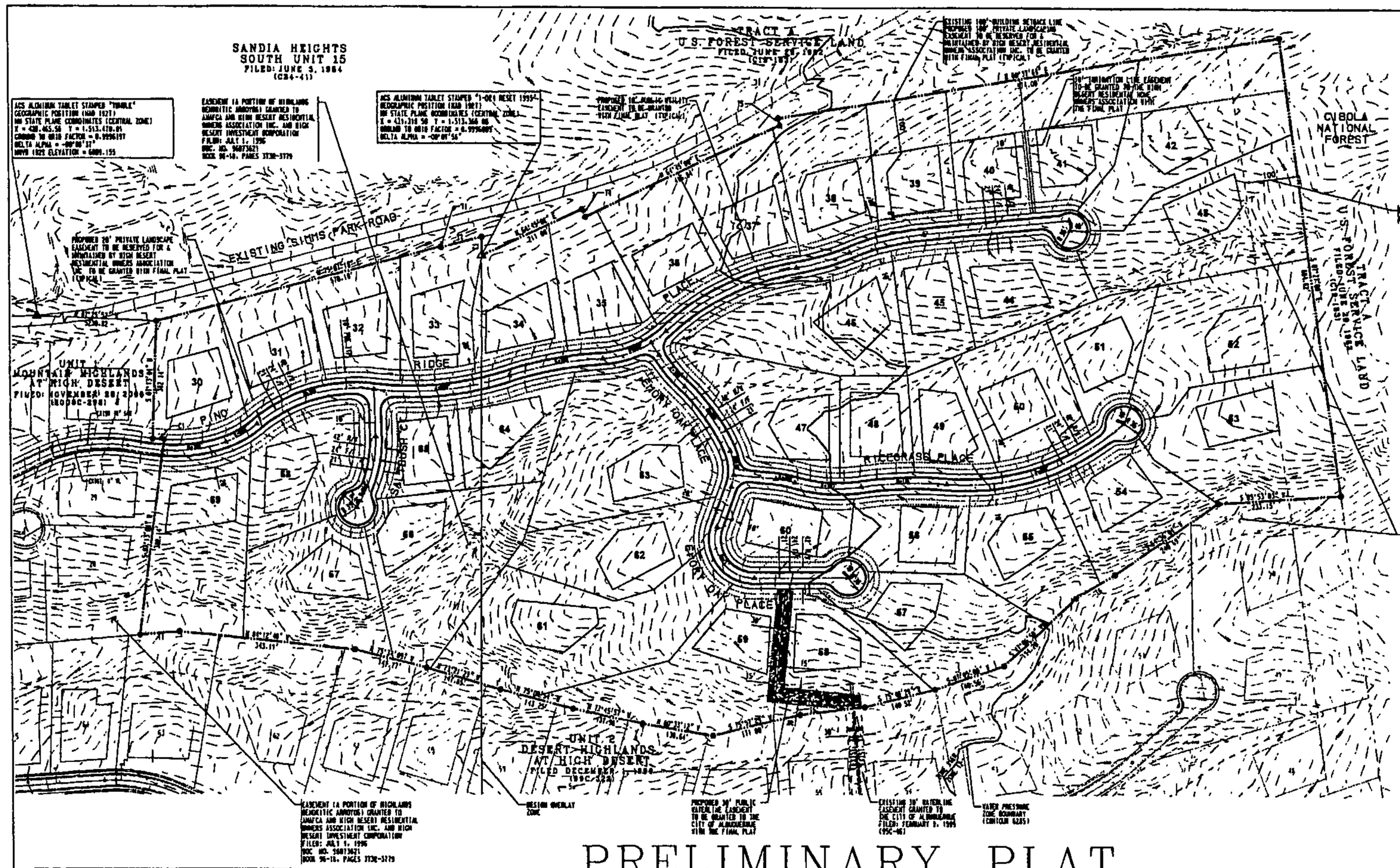
Approved estimate amount:		$458,287.31
Contingency Amount:	10.00%	$45,828.73
Subtotal:		$504,116.04
NMGRT	5.8125%	$29,301.74
Subtotal:		$533,417.78
Engineering Fee	6.60%	$35,205.57
Testing Fee	2.00%	$10,668.35
Subotal:		$579,291.69
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$724,114.61**

APPROVAL: DATE:

8-11-2003

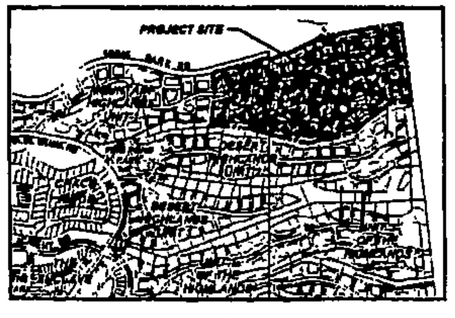
Notes: 10% contingency, plans not approved.

Post-it® Fax Note 7671	Date 8-12-03	# of pages ▶ 2
To Kym-Doug-Jack	From Kevin Patton	
Co./Dept. HDIC	Co. BHI	
Phone #	Phone # 823-1000	
Fax # 823-9611	Fax #	



PRELIMINARY PLAT
UNIT 2 OF
MOUNTAIN HIGHLANDS
AT HIGH DESERT

(TRACT 15D-1B-1C)
ALBUQUERQUE, NEW MEXICO
AUGUST, 2002



LOCATION MAP
ZONE ATLAS MAP NO. E-23 & E-24
NOT TO SCALE

N

SCALE: 1" = 100'
(HORIZ.)

GENERAL NOTES

1. EXISTING ZONING: SU-2/HD-R-1
   TRACT 15D-1B-1B
   PROPOSED DEVELOPMENT: LOW-DENSITY SINGLE FAMILY DETACHED
2. DESCRIPTION: TRACT 15D-1B-1B HIGH DESERT
   TOTAL ACREAGE: TRACT 15D-1B-1B 46.4711 ACRES
   TOTAL NUMBER OF LOTS: 39
   NUMBER OF LOTS WITHIN THE DESIGN OVERLAY ZONE: 30
   PROPOSED DENSITY: 1.2428 D U /AC
3. MINIMUM NET LOT AREA: 0.5 ACRE
   LOTS SHALL HAVE A FLOOR RATIO OF: 0.30 MAXIMUM
   BUILDING ENVELOPES SHALL BE: 12,000 SF MAXIMUM
   DISTANCE BETWEEN BUILDING ENVELOPES AND LOT LINES: 10' MINIMUM
   RIGHT-OF-WAY: 20' MINIMUM
4. NO MORE THAN ONE WOOD BURNING FIREPLACE IS PERMITTED PER LOT; ALL OTHER FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.
5. ALL STREETS AND DRAINAGE IMPROVEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.
6. ALL SANITARY SEWER AND WATER UTILITIES SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.
7. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO NORTH HIGHLANDS AT HIGH DESERT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
8. A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS THE ENTIRE TRACT, EXCEPT WITHIN THE BUILDING ENVELOPES AND THE RIGHTS-OF-WAY, SHALL BE GRANTED TO THE CIT OF ALBUQUERQUE WITH THE FILLING OF THE FINAL PLAT.

OWNER:

HIGH DESERT INVESTMENT CORPORATI — DAT
DOUGLAS H. COLLISTER — PRESIDEN

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS [ ] SHALL BE MARKED BY A #6 REBAR STAMPED "BEAVER LS 6544".
2. FOUND CORNERS SHOWN THUS [ ] SHALL BE MARKED BY A #6 REBAR STAMPED "BEAVER LS 6544".
3. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS [ ] WILL BE MARKED BY A FOUR FAT ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, P.L.S. 654
4. THE SUBDIVISION BOUNDARY WILL BE TIED IN THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN
5. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
6. DISTANCES SHALL BE GROUND DISTANCES.
7. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATU POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLIN MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DAT

PROPERTY BOUNDARY TANGENT DATA

No.	Direction	Distance
T1	S 14°52'30" E	2.08'
T2	N 75°07'17" E	88.80'
T3	S 08°44'21" E	35.83'
T4	S 25°15'01" E	16.98'
T5	N 89°21'51" W	13.79'
T6	S 83°83'01" W	125.27'
T7	S 85°09'52" W	75.74'

PROPERTY BOUNDARY CURVE DATA

No.	Delta	Tangent	Arc	Radius	Chord	Chord Bearing
C1	04°06'28"	10.80	21.58'	279.00	21.58	S 83°49'56" E

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-433
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGI

Current DRC
Project No. _____

ORIGINAL

Date Submitted. August 30, 2002

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 9/25/02

Date Preliminary Plat Expires: 9/25/03

DRB Project No. 1002200

Application # 02DRB-01361

Figure 12

INFRASTRUCTURE LIST

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

UNIT 2 OF MOUNTAIN HIGHLANDS AT HIGH DESERT
(TRACT 15D-1B-1C, HIGH DESERT)

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						
		24' F - F	RESIDENTIAL PAVING W/ PCC ESTATE OR MODIFIED RUNDOWN TYPE CURB & GUTTER	PINO RIDGE PLACE	UNIT 1 OF MNT HIGH EAST BOUNDARY	EAST CUL-DE-SAC TERMINUS	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ESTATE OR MODIFIED RUNDOWN TYPE CURB & GUTTER	SALTBUSH COURT	PINO RIDGE PLACE	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ESTATE OR MODIFIED RUNDOWN TYPE CURB & GUTTER	EMORY OAK PLACE	PINO RIDGE PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		24' F - F	RESIDENTIAL PAVING W/ PCC ESTATE OR MODIFIED RUNDOWN TYPE CURB & GUTTER	RICEGRASS PLACE	EMORY OAK PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
			STREET LIGHTS AS PER ~~COA DPM~~ HIGH DESERT SECTOR PLAN SIDEWALKS WAIVED ON BOTH SIDES OF THE ROADWAY				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PINO RIDGE PLACE	UNIT 1 OF MNT HIGH EAST BOUNDARY	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SALTBUSH COURT	PINO RIDGE PLACE	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EMORY OAK PLACE	PINO RIDGE PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RICEGRASS PLACE	EMORY OAK PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA (Zone 11ER)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PINO RIDGE PLACE	UNIT 1 OF MNT HIGH EAST BOUNDARY	EMORY OAK PLACE	/	/	/
		6" DIA (Zone 12E)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	RICEGRASS PLACE	EMORY OAK PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		6" DIA (Zone 11ER)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SALTBUSH COURT	PINO RIDGE PLACE	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		8" DIA (11ER) & ~~10"~~ 6" DIA (12E)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EMORY OAK PLACE	PINO RIDGE PLACE	PBLC WTRLN ESMNT BTWN LOTS 58/59	/	/	/
		8" DIA (11ER) & 10" DIA (12E)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PBLC WTRLN ESMNT BTWN LOTS 58/59	EMORY OAK PLACE	UNIT 2 OF DESERT HIGHLANDS PBLC ESMT	/	/	/
		6" DIA (Zone 12E)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EMORY OAK PLACE	PBLC WTRLN ESMNT BTWN LOTS 58/59	EAST CUL-DE-SAC TERMINUS	/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS									
			48" DIA RCP CULVERT CROSSING W/ FLARRED END SECTIONS & NEC EROSION CONTROL IN EMORY OAK PLACE SOUTH OF THE INTERSECTION W/ PINO RIDGE PLACE. INLETS AT LOW POINT IN EMORY OAK PLACE W/ 24" DIA RCP & NEC MANHOLES FROM INLET TO RCP CULVERT CROSSING. (300 FT SOUTH)				/	/	/

AGENT/OWNER

KEVIN PATTON — 8-26-02
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM:

Kevin Patton — 8-26-02
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

9-25-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Janet L. Cunningham — DRB CHAIR	9/25/02 DATE	Christina Sandoval — PARKS & GENERAL SERVICES	9/25/02 DATE
K. Powell — TRANSPORTATION DEVELOPMENT	9-25-02 DATE	N/A — AMAFCA	DATE
Roger A. Green — UTILITY DEVELOPMENT	9/25/02 DATE	Brad L. Bingham — CITY ENGINEER	9/25/02 DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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 High Desert Inv Corp

AGENT BHI

ADDRESS

PROJECT NO. 1000512

APPLICATION NO. (x PP) Cash

$ 50.- 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 50.- **Total amount due**

counterreceipt.doc

DUPLICATE
City Of Albuquerque
Treasury Division

08/26/2003 11:34AM LOC: ANN
X
RECEIPT# 00011976 WS# 006 TRANS# 0014
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $50.00
J24 Misc 10/28/02 $50.00
CA $50.00
CHANGE $0.00

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: HIGH DESERT INVESTMENT CORP. PHONE: 823-9360
ADDRESS: 13000 ACADEMY NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87111 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 AND SIDEWALK WAIVER~~ 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 15D-1B-1C Block: ____ Unit: ____
Subdiv. / Addn. HIGH DESERT Mountain Highlands @ High Desert
Current Zoning: SU-2 HD/R-1 Proposed zoning: ____
Zone Atlas page(s): E-23/24 No. of **existing** lots: 1 No. of **proposed** lots: 40
Total area of site (acres): 48.47 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. 102306237041410101 102406304702530201 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: SIMMS PARK ROAD NE
Between: IMPERATA STREET NE and CIBOLA NATIONAL FOREST

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1000512

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

SIGNATURE ____ DATE 8-19-02
(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-	-01361	PP	S(2)	$ 1450.00
02DRB-	-01362	SW	✓	$ 0
-	-			$
-	-			$
-	-			$ 75.00
				Total $ 1525.00

Hearing date Sept 25 2002

8/29/02 Project # 1002200
Planner signature / date

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

KEVIN PATTON
Applicant name (print)

8-19-02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB-_____-01361
_____-_____-_____
_____-_____-_____

Planner signature / date 8/29/02

Project # 1002200

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)

8-19-02
Applicant signature / date

pdf Form revised Sept. 2001

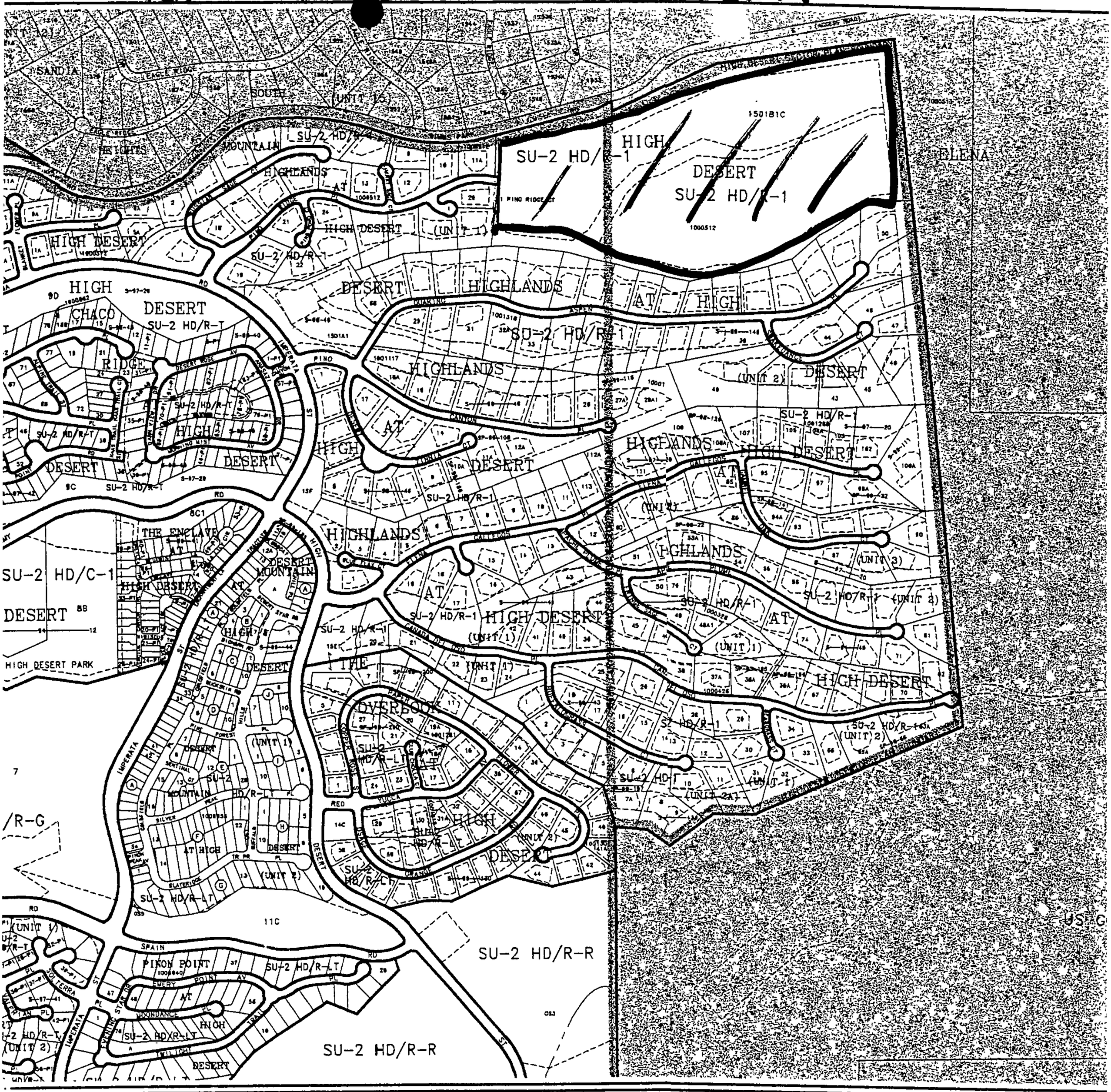
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB-_____-01362
_____-_____-_____
_____-_____-_____

Planner signature / date 8/29/02

Project # 1002200

TRACT 15D1B1C HIGH DESERT


15D1B1C
SU-2 HD/R-1
HIGH DESERT
SU-2 HD/R-1
HIGHLANDS AT
HIGH DESERT (UNIT 1)
SU-2 HD/R-1
HIGHLANDS AT
HIGH DESERT

Bohannan ^ Huston

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 Approval
Unit 2 of Mountain Highlands at High Desert

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 (Exhibit A)
- Letter from the Office of Neighborhood Coordination
- Form DR/WS, and
- Fee in the amount of $1,525.00

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

A msnyder/0301231/data/002/.pre_plat

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

August 15, 2002

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

This letter will serve to notify you that on **August 15, 2002:**

CONTACT NAME: MARY SNYDER

COMPANY OR AGENCY: BOHANNAN HUSTON, INC.
7500 JEFFERSON NE/87109
PHONE: 823-1000/FAX: 798-7988

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 15D1B1C, HIGH DESERT** zone map **E-23.**

Our records indicate that as of **August 15, 2002,** there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902.

Sincerely,

Stephani Winkelpleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(01/30/02)

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME UNIT 2 of MOUNTAIN HIGHLANDS AT HIGH DESERT

AGIS MAP # E-23/24

LEGAL DESCRIPTION TRACT 15D-1B-1C HIGH DESERT

XXXX **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: 8-27-02

Hydrology Division Representative — Date: 8/29/02

XXXX **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 20, 2002 [date].

Applicant / Agent — Date: 8-27-02

Utilities Division Representative — Date

DRB#____-_____

CITY OF ALBUQUERQUE

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

APPLICANT: HIGH DESERT INVESTMENT **Date of request:** 8 / 29 / 02 **Zone atlas page(s):** E-23/24

CURRENT:
Zoning SU-2 HD/R-1
Parcel Size (acres / sq.ft.) 48.47

Legal Description -
Lot or Tract # TRACT 15D-1B-1C Block #
Subdivision Name HIGH DESERT

REQUESTED CITY ACTION(S):

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

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

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 40
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: HIGH DESERT TIS

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.**

TRAFFIC ENGINEER _____ DATE 8-29-02

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

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

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

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

ENVIRONMENTAL HEALTH _____ DATE _____

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

TIS	**- SUBMITTED**	___ / ___ / ___	TRAFFIC ENGINEER	8-29-02 DATE
	- FINALIZED	9 / ___ / 92 (8 / 98)		
AQIA	**- SUBMITTED**	___ / ___ / ___	ENVIRONMENTAL HEALTH	DATE
	- FINALIZED	___ / ___ / ___		

TO BE COMPLETED BY APPLICANT
TRANSPORTATION DEVELOPMENT
ENVIRONMENTAL HEALTH

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 High Desert Investment

AGENT Bohannan Huston

ADDRESS 7500 Jefferson NE

PROJECT NO. 1002200

APPLICATION NO. 02 DRB 01361

$ 1450.00 441006 / 4983000 (DRB Cases)

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

$ 75.00 441018 / 4971000 (Notification)

$ 1525.00 Total amount due

HIGH DESERT
High Desert Investment Corporation
13000 Academy Road NE PH. 505-823-9360
Albuquerque, NM 87111

BANK OF AMERICA
Albuquerque, New Mexico 87125-0500
(505) 765-2600

95-32
1070

010528

Pay: **One thousand five hundred twenty-five dollars and no cents

DATE	CHECK NO.	AMOUNT
8-22-02	10528	$1,525.00

City Of Albuquerque
Treasury Division

PAY TO THE ORDER OF City of Albuquerque

TWO SIGNATURES REQUIRED

08/29/2002 3:35PM LOC: ANEX
RECEIPT# 0020661 WS# 0007 TRANS# 0149
Account 4100 Fund 01.0
Activity 4971000 TRSCC
Trans Amt $1,525.00

MP

"010528" ⑆107000327⑆ 01 320478⑈ 6"

$1,450.00

Thank You

Thank You

City Of Albuquerque
Treasury Division
08/29/2002 3:35PM LOC: ANEX
RECEIPT# 0020661 WS# 0007 TRANS# 0149
Account 4100 Fund 01.0
Activity 4971000 TRSCC
Trans Amt $1,525.00
Ck $75.00
CHANGE $0.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from Sept 10 To Sept. 25.

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.

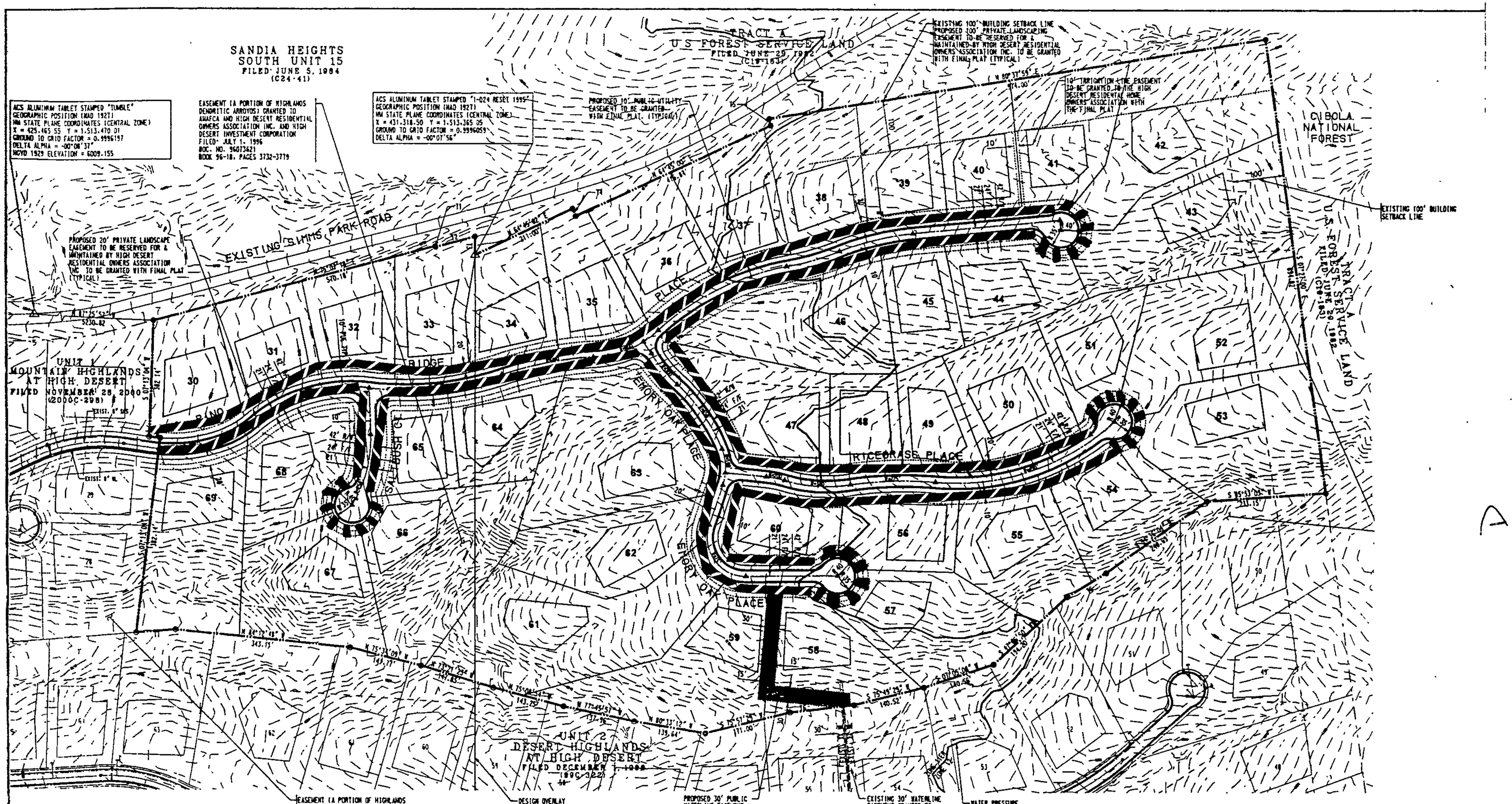
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

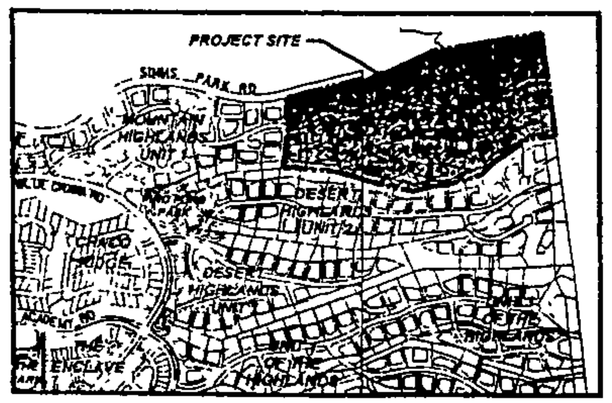
[signature] 8/29/02
(Applicant or Agent) (Date)

I issued 1 signs for this application, 8/29/02, [signature]
(Date) (Staff Member)

Rev. 11/8/90 GA

DRB CASE NUMBER: 100 2200





LOCATION MAP
ZONE ATLAS MAP NO: E-23 & E-24
NOT TO SCALE

N

SCALE: 1" = 100'
(HORIZ.)

PRELIMINARY PLAT
UNIT 2 OF
MOUNTAIN HIGHLANDS
AT HIGH DESERT

(TRACT 15D-1B-1C)
ALBUQUERQUE, NEW MEXICO
AUGUST, 2002

PROPERTY BOUNDARY TANGENT DATA		
No.	Direction	Distance
T1	S 14°52'30" E	2.00'
T2	N 75°07'17" E	80.00'
T3	S 00°44'21" E	35.83'
T4	S 25°15'01" E	16.00'
T5	N 09°21'51" W	13.19'
T6	S 83°03'01" W	125.27'
T7	S 85°09'52" W	75.74'

PROPERTY BOUNDARY CURVE DATA						
No.	Delta	Tangent	Arc	Radius	Chord	Chord Bearing
C1	04°05'28"	10.80	21.58'	279.00	21.58	S 83°49'58" E

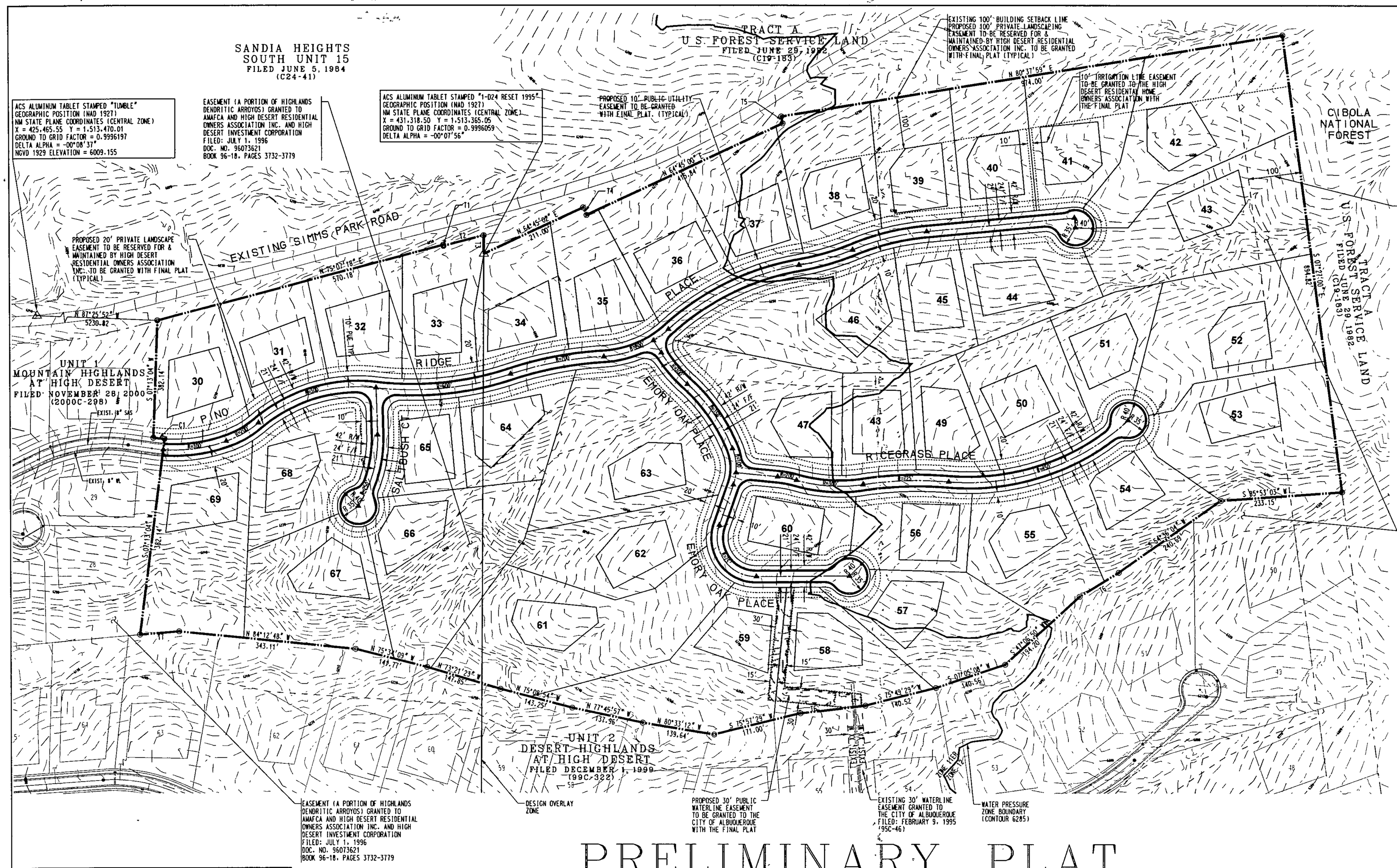
D

EXHIBIT "A"
9/25/02

REASON FOR REQUEST/LOCATION OF REQUEST
SIDEWALK WAIVER

MOUNTAIN HIGHLANDS
AT HIGH DESERT UNIT 2

Waiver Sidewalks in accordance with the approved Sector Development Plan for this area.



GENERAL NOTES

1. EXISTING ZONING: SU-2/HD-R-1
   TRACT 15D-1B-1B

   PROPOSED DEVELOPMENT:
   LOW-DENSITY SINGLE FAMILY DETACHED

2. DESCRIPTION: TRACT 15D-1B-1B HIGH DESERT

   TOTAL ACREAGE: TRACT 15D-1B-1B — 48.4711 ACRES

   TOTAL NUMBER OF LOTS: 39
   NUMBER OF LOTS WITHIN THE DESIGN OVERLAY ZONE: 30

   PROPOSED DENSITY: 1.2428 D.U./AC.

3. MINIMUM NET LOT AREA: 0.5 ACRE'

   LOTS SHALL HAVE A FLOOR RATIO OF: 0.30 MAXIMUM

   BUILDING ENVELOPES SHALL BE: 12,000 SF MAXIMUM

   DISTANCE BETWEEN BUILDING ENVELOPES AND LOT LINES: 10' MINIMUM
   RIGHT-OF-WAY: 20' MINIMUM

4. NO MORE THAN ONE WOOD BURNING FIREPLACE IS PERMITTED PER LOT: ALL OTHER FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.

5. ALL STREETS AND DRAINAGE IMPROVEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

6. ALL SANITARY SEWER AND WATER UTILITIES SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

7. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO NORTH HIGHLANDS AT HIGH DESERT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

8. A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS THE ENTIRE TRACT, EXCEPT WITHIN THE BUILDING ENVELOPES AND THE RIGHTS-OF-WAY, SHALL BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILLING OF THE FINAL PLAT.

OWNER:

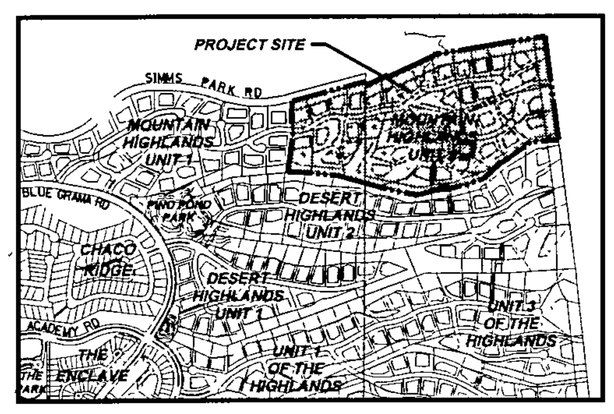
HIGH DESERT INVESTMENT CORPORATION, DATE
DOUGLAS H. COLLISTER PRESIDENT

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
2. FOUND CORNERS SHOWN THUS (◎) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
3. 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".
4. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
5. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
6. DISTANCES SHALL BE GROUND DISTANCES.
7. 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



LOCATION MAP
ZONE ATLAS MAP NO. E-23 & E-24
NOT TO SCALE

N

100 50 0 100
SCALE: 1" = 100'
(HORIZ.)

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UNIT 2 OF MOUNTAIN HIGHLANDS AT HIGH DESERT

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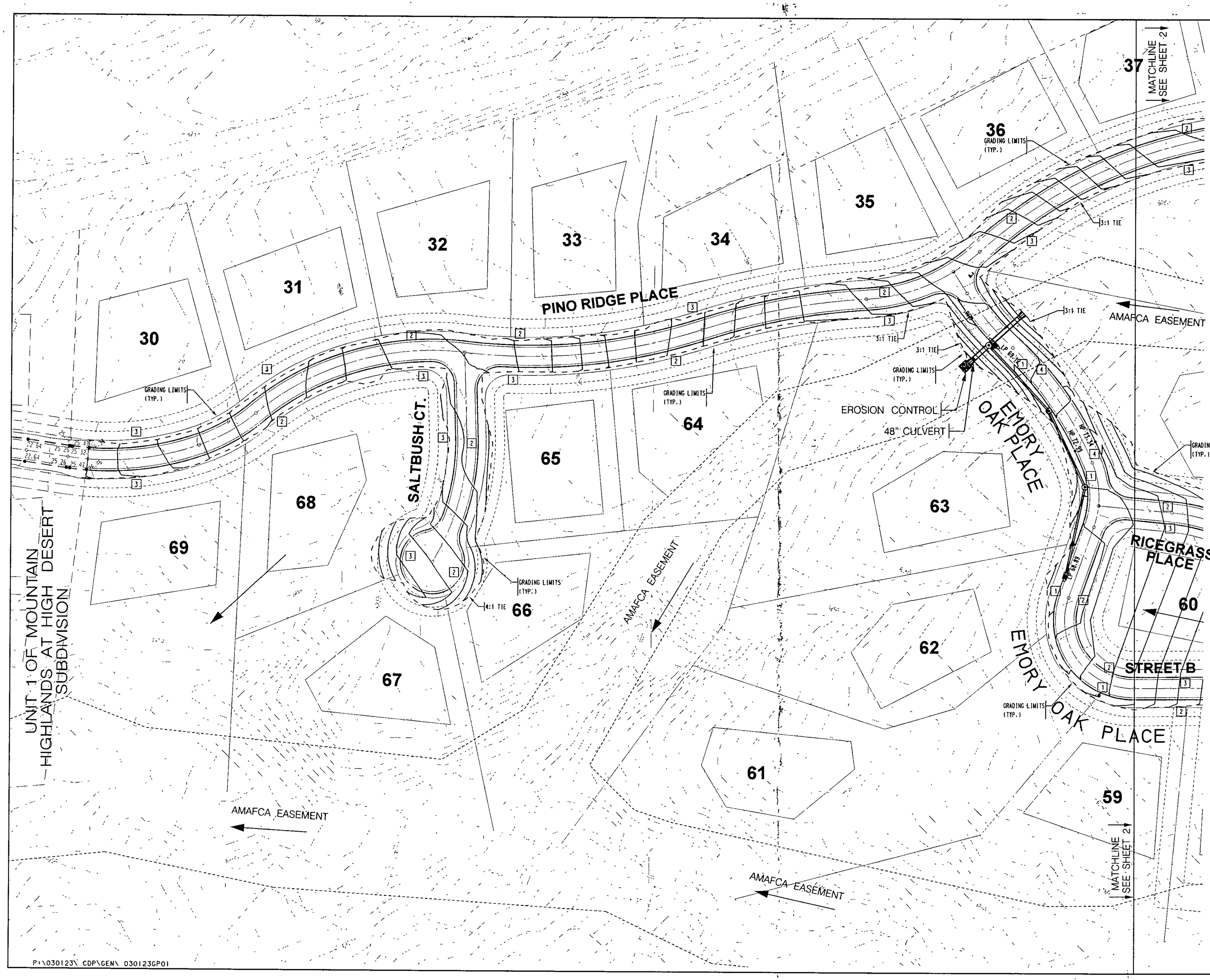
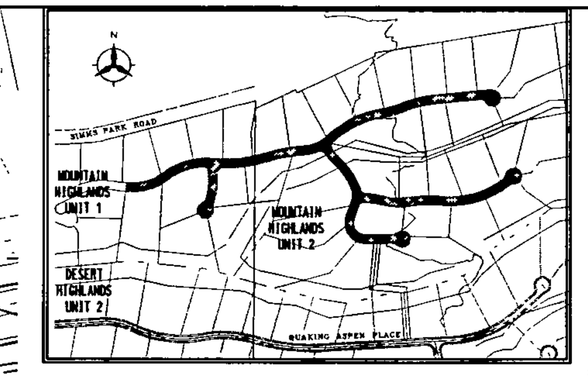
Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES





SITE LOCATION MAP
NOT TO SCALE

NOTE
SEE SHEET 2 FOR
GENERAL NOTES & KEYED NOTES

LEGEND

- PROPOSED SPOT
- EXISTING SPOT
- AMAFCA EASEMENT
- LIMITS OF GRADING
- EXISTING CONTOUR
- FEMA FLOOD PLAIN
- FLOW DIRECTION ARROW
- BUILDING ENVELOPE

N

SCALE: 1"=50 (HORIZ.)

APPROVED FOR ROUGH GRADING DATE

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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

STATION IS A STANDAR UCC & GS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR.
ELEV. = 6009.155

ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
13685
REGISTERED PROFESSIONAL ENGINEER

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

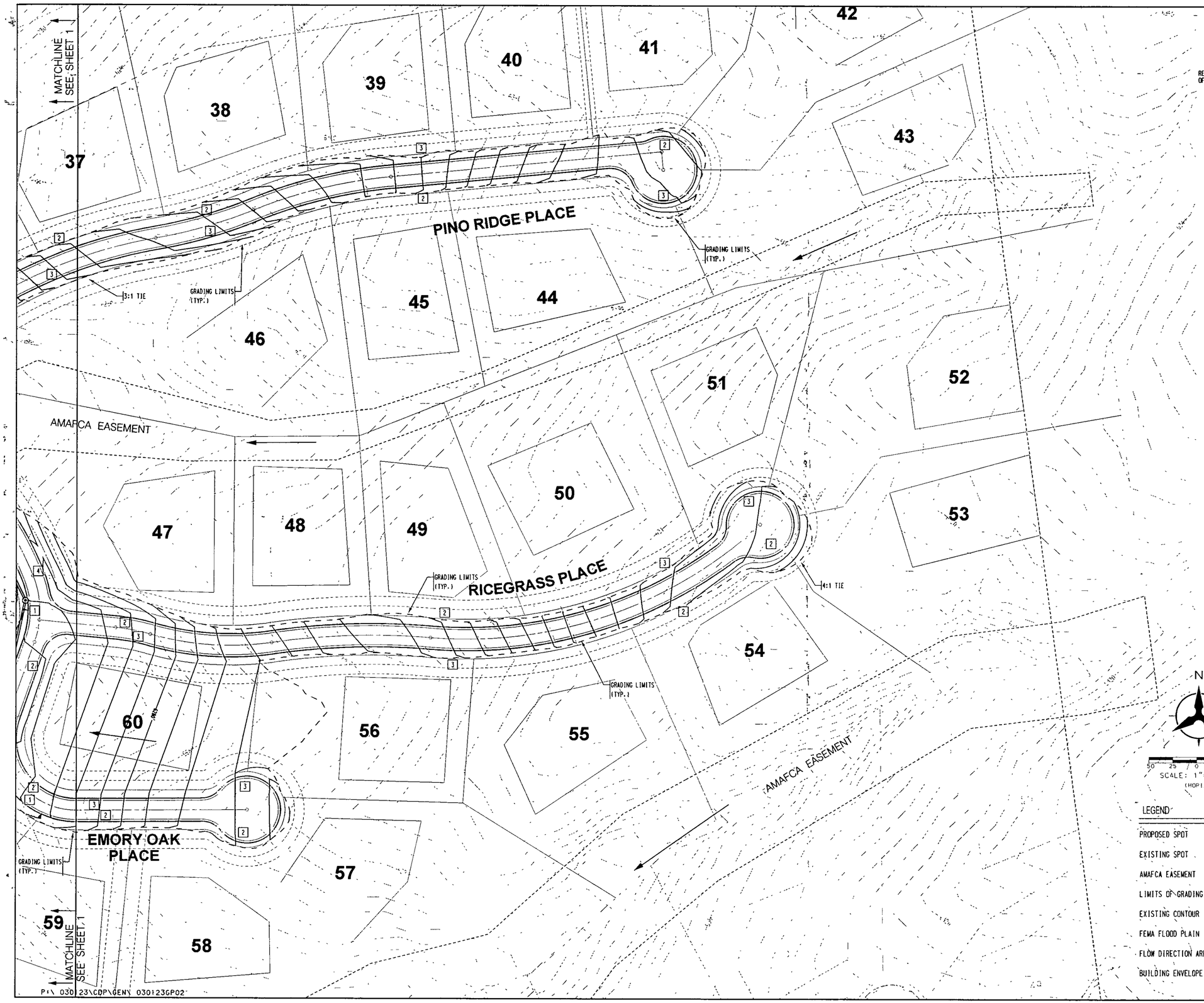
NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	YOP
	08/2002		DLM
	08/2002		KGP
	08/2002		

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 2 OF MOUNTAIN HIGHLANDS SUBDIVISION AT HIGH DESERT
GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
97 312	___/___/___			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	E-23/24		

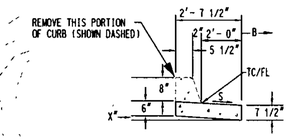


P:\ 030123\CDP\GENY 030123GP02

CURB CONSTRUCTION NOTES

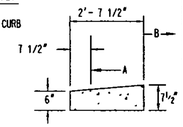
A. THEORETICAL FACE OF CURB

B. TRAFFIC SIDE



NOTE:
S=SLOPE (VARIES TO MATCH CROSS SLOPE OF PAVEMENT)
X- DIMENSION VARIES WITH SLOPE

MODIFIED DEPRESSED CURB & GUTTER
NOT TO SCALE



RUNDOWN CURB
NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS PREPARED BY GEO-TEST. DATED FEBRUARY, 1998.
3. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATION AND APPROVALS.
5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY.
6. THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
7. ALL TIEBACKS ARE 5:1 UNLESS OTHERWISE NOTED

KEYED GENERAL NOTES

1. STD. CURB & GUTTER AS PER STD.DWG 2415
2. MODIFIED DEPRESSED CURB AND GUTTER AS PER DETAIL THIS SHEET
3. RUNDOWN CURB & GUTTER AS PER STD. DWG. 2415
4. DEPRESSED CURB AND GUTTER AS PER STD DWG 2415

APPROVED FOR ROUGH GRADING — DATE

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

UNIT 2 OF MOUNTAIN HIGHLANDS SUBDIVISION AT HIGH DESERT
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FIELD NOTES

NO.	BY	DATE

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NO.	DATE	REMARKS	BY
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		DESIGN	
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