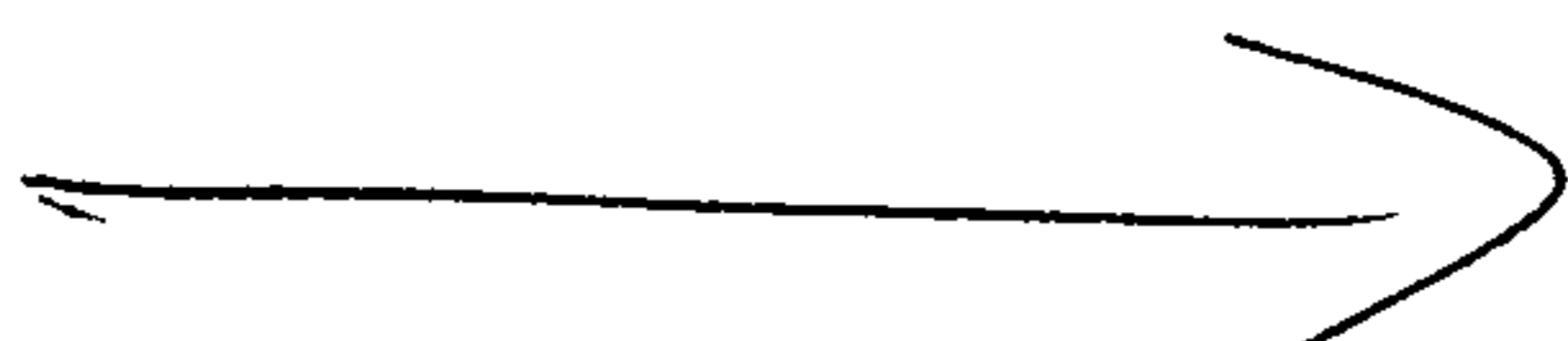


60



*deceased  
6/17/04*



*Completed  
11/29/03*

*per  
Pozzer  
Green*

### DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03-00048 (FP)  
Project Name: **VITTORIA SUB @ VENTANA RANCH**  
Agent: Bohannon Huston Inc.

Project # **1002221**  
EPC Application No.:  
Phone No.: 823-1000

Project Number

*1002221*

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (SECTOR DEVELOP. PLAN), was approved on *1/22/03* by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: \_\_\_\_\_  
 *resolve Dedication of public Water/Sewer*  
 *easements language*  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

PLANNING (Last to sign): \_\_\_\_\_

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

*WITHHOLD PLATS  
only SV was withdrawn  
@S 6/17/04*



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

1-22-2003

**6. Project # 1002221**

03DRB-00048 Minor-Final Plat Approval  
03DRB-00049 Minor-Sidewalk Waiver  
03DRB-00056 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-110, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned R-2 residential zone, located NORTH OF PASEO DEL NORTE NW, between UNIVERSE BLVD NW and PARADISE BLVD NW containing approximately 21 acre(s). [REF: 02DRB-01565, 02DRB-01566, 02DRB-01738] (B-10)


At the January 22, 2003, Development Review Board meeting, the Final Plat was approved with final sign off delegated to Utilities Development.

A Sidewalk Variance was approved for waiver of sidewalks as shown on Exhibit C in the Planning file. The Temporary Deferral of Sidewalks was withdrawn at the agent's request.

If you wish to appeal this decision, you must do so by February 6, 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).

  
Roger Green  
Acting, DRB Chair

Cc: Bohannan Huston Inc, 7500 Jefferson NE, 87109  
Las Ventanas Ltd. Partnership, 10 Tramway Loop NE, 87121  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 22, 2003

9:00 a.m.

**MEMBERS:**

Roger Green, Acting DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9 A.M.          Adjourned: 11:39 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1.      **Project # 1001986**  
02DRB-01927 Major-Preliminary Plat Approval  
02DRB-01928 Minor-Temp Defer SDWK  
02DRB-01929 Minor-Subd Design Variance  
  
MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION**, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [Deferred from 1/22/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

2. **Project # 1001866**  
02DRB-01848 Major-Preliminary Plat  
Approval  
02DRB-01849 Minor – Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, ALVARADO ADDITION, **CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] [Deferred from 1/22/03] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/5/03.**

3. **Project # 1001081**  
02DRB-01747 Major-Vacation of Pub  
Right-of-Way

TIERRA WEST, LLC agent(s) for MENAUL DEVELOPMENT THREE, LLC & THE SAPIR FAMILY TRUST request(s) the above action(s) for all or a portion of Lot(s) 23 AND D-1 Tract(s) A, **SNOW HEIGHTS ADDITION** and Lot(s) 1, 2A, 2B, 2C, 3, 4, 5, **UNCLE DOC ADDITION, UNIT 2**, zoned C-2 and C-1, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and EUBANK BLVD NE containing approximately 3 acre(s). [REF: 01128-00255, Vac. Ord. 1292] [Deferred from 12/11/02] (H-20) **VACATION WAS APPROVED A SHOWN ON EXHIBIT B 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.**

4. **Project # 1001817**  
03DRB-00030 Minor-SiteDev Plan  
BldPermit/EPC
- HDR ENGINEERING agent(s) for CITY OF ALBUQUERQUE, SOUTH SIDE WATER RECLAMATION. request(s) the above action(s) for all or a portion of Tract(s) V-5 (formerly Tract Q) **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 special use zone, FOR IP USES, located on the SOUTH SIDE OF EL PUEBLO RD NE, between LAS LOMITAS DR NE and NORTH DIVERSION CHANNEL containing approximately 3 acre(s). [REF: 02EPC-00435, Z-89-56] [Russell Brito, EPC Case Planner] [Deferred from 1/22/03] (D-16). **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**
5. **Project # 1000060**  
02DRB-01453 Minor-SiteDev Plan  
BldPermit/EPC
- BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 11/27/02 AND 1/22/03] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/12/03.**

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

6. **Project # 1002221**  
03DRB-00048 Minor-Final Plat Approval  
03DRB-00049 Minor-Sidewalk Waiver  
03DRB-00056 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-110, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned R-2 residential zone, located NORTH OF PASEO DEL NORTE NW, between UNIVERSE BLVD NW and PARADISE BLVD NW containing approximately 21 acre(s). [REF: 02DRB-01565, 02DRB-01566, 02DRB-01738] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT. A SIDEWALK VARIANCE WAS APPROVED FOR WAIVER OF SIDEWALKS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF SIDEWALKS WAS WITHDRAWN.**

7. **Project # 1002380**  
03DRB-00052 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for ALFREDO R VALDEZ request(s) the above action(s) for all or a portion of Lot(s) 39, **ALVARADO GARDENS - UNIT 2**, zoned RA-2 - W7, located on CAMPBELL RD NW, between GLENWOOD NW and RIO GRANDE BLVD NW containing approximately 2 acre(s). [REF: 02DRB-01868, DRB-94-75] (G-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS, CITY ENGINEER AND UTILITIES DEVELOPMENT.**

8. **Project # 1001903**  
03DRB-00055 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 9-14, Block(s) 2, Tract(s) 2, Unit 3, (to be known as **DESERT LANE SUBDIVISION**) NORTH ALBUQUERQUE ACRES, zoned R-D, located on EAGLE ROCK AVE NE, between WYOMING NE and LOUISIANA NE containing approximately 6 acre(s). [REF: 02-00997, 02-01231, 02-00625, 02-00680, 02-00999] (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1000147**  
03DRB-00058 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES INC request(s) the above action(s) for all or a portion of Lot(s) 57-60, Unit 2, **TOWN OF ATRISCO GRANT**, zoned R-D, located on SUNSET GARDENS SW, between 82ND ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, Z-97-78, 01DRB-01138, 02DRB-00067, 02DRB-01961] (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 2/23/99.**

10. **Project # 1000126**  
03DRB-00016 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2-6, 9&12-, **SAUVIGNON SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on SO. SIDE OF SAN ANTONIO DR NE, between SKY VALLEY WAY NE and LOWELL ST. NE containing approximately 16 acre(s). [REF: 02500-00032, 00410-00054] (Deferred from 1/15/03) (E-22) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

11. **Project # 1002050**  
03DRB-00057 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for MIKE ADAMS request(s) the above action(s) for all or a portion of Tract(s) B-1, B-2, **LAS MARCADAS SUBDIVISION**, zoned C-1 neighborhood commercial zone, located on the WEST SIDE OF GOLF COURSE RD NW, between MARNA LYNN AVE NW and PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, Z-93-67, DRB-93-107, 02DRB-00960, 02DRB-01049, 02DRB-00961] (C-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1002420**  
03DRB-00051 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP. agent(s) for ART LACY request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) A, **ALTURA ADDITION**, zoned C-1 neighborhood commercial zone, located EAST OF CARLISLE BLVD NE, SOUTH OF ASPEN AVE NE and NORTH OF CONSTITUTION AVE NE containing approximately 2 acre(s). [REF: Z-1340, DRB-83-711] (J-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1002421**  
03DRB-00053 Minor-Sketch Plat or Plan

NEW LIFE HOMES request(s) the above action(s) for all or a portion of Tract(s) 111, **TOWN OF ATRISCO GRANT, EASTERN PORTION, UNIT 6**, zoned SU-1 special use zone, PRD, 20 DU/AC, located on the SOUTH SIDE OF DELIA RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [REF: Z-79-20] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



14. **Project # 1002423**  
03DRB-00059 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of AREAS 37 and 36, Units 10 and 11, RIO BRAVO SECTOR PLAN (to be known as **EL RANCHO GRANDE 10 & 11**, zoned R-2 for RLT uses, located NORTH OF BLAKE RD SW AND WEST OF SNOW VISTA DIVERSION CHANNEL containing approximately 37 acre(s). [REF: 02DRB-00607, 02DRB-00608] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for 1/8/03 and 1/15/03. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

16. Other Matters: None

ADJOURNED: 11:39 A.M.



# DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03-00048 (FP)	Project # 1002221
Project Name: VITTORIA SUB @ VENTANA RANCH	EPC Application No.:
Agent: Bohannon Huston Inc.	Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (SECTOR DEVELOP. PLAN), was approved on 1/22/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: \_\_\_\_\_  
 resolve Dedication of public Water/Sewer  
 easements language  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

Project Number 1002221



**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: 1002221

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.  
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.  
*on file*

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: January 22, 2003



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

Development Review Board Comments

**Project Number:** 1002221  
**Application Number:** 03DRB-00048

**DRB Date:** 1/22/03  
**Item Number:** 6

**Subdivision:** Vittoria

Lots 1-110 Vittoria @ Ventana Ranch

**Zoning:** R-2

**Zone Page:** B-10

**New Lots (or units) :** 110

**Request for:**

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

**Parks and Recreation Comments:**

No Objection to the Sidewalk waiver or Temp Deferral of Sidewalks.

This request is subject to the Park Dedication and Development Ordinance.

The park dedication and development requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 10/23/95, and as amended 2/2/98 & 5/11/02, as follows: The park dedication requirements for 110 will be met through dedication of a 2.0-acre neighborhood park (Park Site 6) in Tract A-1.

The developer has the option of paying park development fees, or, pursuant to an executed Development and Maintenance Agreement, developing all or a portion of the dedicated park prior to issuance of building permit.

**Signed:**

Christina Sandoval, (PRD)

Phone: 768-5328

**CITY OF ALBUQUERQUE**  
**Planning Department**  
**Development Review Board**  
**Minor Case Comments**  
**For**  
**January 22, 2003 Meeting**

**Agenda Item # 6**

**Project # 1002221**

**Application # DRB03-00048, 00049 & 00056**

**Subject: <sup>Vitoria</sup>~~Vitoria~~ Subdivision @ Vantana Ranch/ Final Plat, Sidewalk Waiver & Deferral**

No objection to any of the requested actions.

  
Sheran Matson, DRB Representative  
Phone# 924-3880 Fax# 924-3864



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

11-21-02

**11. Project # 1002221**  
02DRB-01738 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, VENTANA RANCH, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned R-2, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and PARADISE BLVD NW containing approximately 21 acre(s). [REF: 02DRB-1563] (B-10)

At the November 20, 2002, Development Review Board meeting, the Amended Preliminary Plat was approved and the Amended Grading Plan Engineer stamp dated 11/12/02 was approved. This amendment does not extend the expiration date of the approved Preliminary plat.

If you wish to appeal this decision, you must do so by December 5, 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).

Roger Green  
Acting, DRB Chair

Cc: Las Ventanas Limited Partnership, #10 Tramway Loop NE, 87121  
Bohannan Huston Inc., 7500 Jefferson NE, 87109  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File



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

Development Review Board Comments

**Project Number:** 1002221  
**Application Number:** 02DRB-01738

**DRB Date:** 11/20/02  
**Item Number:** 11

**Subdivision:** Vittoria Subdivision

Tract J , Ventana Ranch

**Zoning:** R-2

**Zone Page:** B-10

**New Lots (or units) :** 3

**Request for:**

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

**Parks and Recreation Comments:**

No objection to the ammendment to the Preliminary Plat. The additional three lots will be subject to the Park Dedication Ordinance, the requirement is covered by the existing agreement for Ventana Ranch.

**Signed:**

Christina Sandoval, (PRD)

Phone: 768-5328



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002221**

**AGENDA ITEM NO: 11**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the amended Preliminary Plat request.

**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:** November 20, 2002



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board Comments**

**Meeting Date:** November <sup>20</sup>~~13~~, 2002

**Agenda Item:** 11                      **Project #:** 1002221  
**Application #** 02DRB-01738

**Subject:**            **Vittoria Subdivision at Ventana Ranch**

---

No adverse comments on the requested amendments to the preliminary plat.



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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 20, 2002

9:00 a.m.

**MEMBERS:**

Roger Green, Acting DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M.                      Adjourned: 12:12 P.M.**  
**B. Changes and/or Additions to the Agenda**  
**C. Announcements**

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

1.       **Project # 1001594**  
02DRB-01621 Major-Bulk Land Variance  
02DRB-01622 Major-Vacation of Pub  
Right-of-Way  
02DRB-01623 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for INVESTMENTS & CONSTRUCTION request(s) the above action(s) for UNPLATTED TRACTS, **SALAZAR & DAVIS TRACTS**, zoned MULTIPLE, SEE RIO BRAVO SECTOR DEVELOPMENT PLAN, located SOUTH AND EAST OF CARTAGENA AVE SW, between DELGADO DR SW ( IF EXTENDED SOUTH) and SNOW VISTA DIVERSION CHANNEL containing approximately 300 acre(s). [REF: 01500-01652, 01792 SK, Z-99-58] (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION.**
  
2.       **Project # 1002033**  
02DRB-01655 Major-Vacation of Public  
Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 10, **SANDIA GLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SANDIA GLO CT NE, between CORONADO AVE NE and KARAK RD NE containing approximately 1 acre(s). [REF: 02EPC-01195, 02DRB-00935, V-97-138, S-99-39] (D-21) **THIS VACATION ACTION WAS REMANDED BACK TO DRB FROM EPC. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3.

**Project # 1002315**

02DRB-01650 Major-Preliminary Plat Approval  
02DRB-01651 Major-Vacation of Pub Right-of-Way  
02DRB-01652 Major-Vacation of Public Easements  
02DRB-01653 Minor-Temp Defer SDWK  
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT**, zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW) (F-23) **THE VACATION (02-01651) FOR ITEM 4 WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF THREE DIFFERENT EASEMENTS (02-01652) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE ADDED CONDITION: THE VACATION OF EASEMENT 30 IS APPROVED WITH THE CONDITION THAT AMAFCA BOARD APPROVES IT ALSO. APPLICATION # 02-01650, FOR PRELIMINARY PLAT, APPLICATION # 02-01653, FOR TEMPORARY DEFERRAL OF SIDEWALKS AND APPLICATION # 02-01654 FOR SIDEWALK WAIVER WERE DEFERRED AT THE AGENT'S REQUEST TO 12/4/02.**

4.

**Project # 1002318**

02DRB-01649 Major-Bulk Land Variance  
02DRB-01656 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **HIGH DESERT, (to be known as THE WILDERNESS @ HIGH DESERT**, zoned SU-2 / HD R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND containing approximately 73 acre(s). (F-23) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

**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.**

5.       **Project # 1000226**  
02DRB-01739 Minor-SiteDev Plan  
BldPermt/EPC

DORMAN-BREEN ARCHITECTS agent(s) for CROSS OF HOPE LUTHERAN CHURCH request(s) the above action(s) for all or a portion of Tract(s) S-1-B, **TAYLOR RANCH**, zoned SU-1 special use zone, for church & related facilities, located on TAYLOR RANCH DR NW, between MONTANO RD. NW and KACHINA ST. NW containing approximately 4 acre(s). [REF: Z-80-74-2, 02EPC-01349] [Juanita Vigil, EPC Case Planner] (E-11) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND TRANSPORTATION DEVELOPMENT.**
  
6.       **Project # 1001124**  
02DRB-01734 Minor-SiteDev Plan  
BldPermit/EPC

PHILIP PELZMAN agent(s) for CHRIST LUTHERAN CHURCH & SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 40, Block 40, **BROAD ACRES**, zoned SU-1 Church & related facilities, located on PENNSYLVANIA NE, between CANDELARIA NE and LOUISIANA NE containing approximately 5 acre(s). [REF: Z-96-1, DRB-96-219, 01410-00357 (VPE), ZA-68-71-1] [Debbie Stover, EPC Case Planner] (G-19) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

7. **Project # 1001565**  
02DRB-01713 Minor-SiteDev Plan  
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUGS request(s) the above action(s) for all or a portion of Tract(s) J-1, **REPLAT OF FOUR HILLS SHOPPING CENTER AND APARTMENT COMPLEX**, zoned C-2 community commercial zone, SHOPPING CENTER SITE, located on TRAMWAY BLVD SE, between CENTRAL AVE SE and WENONAH AVE SE containing approximately 9 acre(s). [REF: 01EPC-01544, ZA-96-146, ZA-92-93, V-89-88, Z-84-124-1] [Debbie Stover, EPC Case Planner] (L-22/23) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

8. **Project # 1002324**  
02DRB-01741 Minor-SiteDev Plan  
BldPermit  
02DRB-01742 Minor-SiteDev Plan  
Sub

KEN HOVEY agent(s) for MOCHO, OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 7-A, Unit B, **NORTH ALBUQUERQUE ACRES**, (to be known as **VENICE BUSINESS CENTER**), zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 6 acre(s). [REF: 1000447, 1000907] (B-18) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

9. **Project # 1002337**  
02DRB-01708 Minor-SiteDev Plan  
BldPermit/EPC  
02DRB-01710 Minor-SiteDev Plan  
Subd/EPC

HERB DENISH AND ASSOCIATES, INC. agent(s) for UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MONROE JUNIOR HIGH SCHOOL**, zoned SU-3 Inside and Outside Intense Core, located on LOUISIANA BLVD. NE, between INDIAN SCHOOL RD. NE and INTERSTATE 40 containing approximately 12 acre(s). [DEFERRED FROM 11/13/02] (J-19) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, TRANSPORTATION DEVELOPMENT AND PLANNING. THE INFRASTRUCTURE LIST DATED 11/20/02 WAS APPROVED.**

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

10. **Project # 1001558**  
02DRB-01714 Minor-Prelim&Final Plat  
Approval

BURTON ENGINEERS INC. agent(s) for CORONADO PARK LTD. request(s) the above action(s) for all or a portion of Tract(s) A, **CORONADO VILLAGE**, zoned SU-2 MUD, located on the northwest corner intersection of I-25 and PASEO DEL NORTE NE containing approximately 58 acre(s). [REF: 01420—01520 (VPE on 11/14/01) (C-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER AND TRANSPORTATION DEVELOPMENT.**

11. **Project # 1002221**  
02DRB-01738 Minor-Amnd Prelim Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, VENTANA RANCH, VITTORIA SUBDIVISION @ VENTANA RANCH, zoned R-2, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and PARADISE BLVD NW containing approximately 21 acre(s). [REF: 02DRB-1563] (B-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED AND THE AMENDED GRADING PLAN ENGINEER STAMP DATED 11/12/02 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE APPROVED PRELIMINARY PLAT.**

12. **Project # 1002324**  
02DRB-01740 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, OLSON, CHANEY & MOCHO, LLP. request(s) the above action(s) for all or a portion of Lot(s) 7A, Tract(s) A, Block 4, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on BEVERLY HILLS AVE NE, between VENICE AVE NE and I-25 containing approximately 6 acre(s). [REF: 00410- 01540, 02-01670 (SK)] (B-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE / UPWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, **BREEZE @ SOUTH PEAK**, zoned R-3 residential zone, located on OCEAN BREEZE DR NE, between CHELWOOD PARK BLVD. NE and EASTRIDGE DR. NE containing approximately 1 acre(s). [REF: 02DRB-00954 SIA, 00460-00223 SK,00440-01100 FPA,00410-00399] [INDEFINITELY DEFERRED FROM 10/23/02 AND 11/20/02] (J-22) **INDEFINITELY DEFERRED ON A NO SHOW.**



**NO ACTION IS TAKEN ON THESE CASES:**

**IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

14. **Project # 1000390**  
02DRB-01737 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for LAS VENTANAS LIMITED PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) H, **VENTANA RANCH**, zoned SU-1 special use zone, for restricted C-2, located on the southeast corner of UNIVERSE NW and PARADISE BLVD NW containing approximately 16 acre(s). [REF: 01410-01495] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1002346**  
02DRB-01735 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) G, **VENTANA RANCH**, zoned SU-1 special use zone, for restricted C-2, located on the northeast corner of UNIVERSE BLVD NW and PARADISE BLVD NW and containing approximately 13 acre(s). [REF: DRB-96-6, (1000390)] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1001986**  
02DRB-01715 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOC. agent(s) for RIO OESTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1 residential zone, located on the WEST SIDE OF COORS BLVD NW, between LA ORILLA RD NW and VILLA CORTA DEL SUR NW containing approximately 10 acre(s). [REF: 02EPC-00834, 02EPC-00835] (E-12) **THE ABOVE REQUEST WAS**

17. **Project # 1002342**  
02DRB-01720 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION**, zoned R-T residential zone, located on ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-138-502] (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002345**  
02DRB-01733 Minor-Sketch Plat or Plan

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES, LLC, ROBERT SHAFFER JR. request(s) the above action(s) for all or a portion of Lot(s) 3, Unit 1, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 special neighborhood zone, HM, located on the east end of SAN JOSE AVE SE, between KARSTEN CT SE and SOUTH I-25 containing approximately 14 acre(s). [REF: DRB-97-271, (1000131) 02DRB-00109] (M-14) **THE ABOVE REQUEST WAS REVIEWED AND**

19. **Project # 1002347**  
02DRB-01736 Minor-Sketch Plat or Plan

RICHARD HUDSON agent(s) for LAUREANO MEDRANO request(s) the above action(s) for all or a portion of Lot(s) 36 & 37, Block B, **MONKBRIDGE ADDITION**, zoned M-1, located on HEADINGLY NW, between 2ND STREET NW and 1ST STREET NW containing approximately 1 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002002**  
02DRB-01743 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING, LLC  
agent(s) for RETAIL DEVELOPMENT INC., LLC  
request(s) the above action(s) for all or a portion of  
**BEAR CANYON ARROYO, SAN MATEO DEL NORTE,**  
zoned C-3 heavy commercial zone, located WEST OF  
SAN MATEO BLVD NE, between OSUNA RD NE and  
ACADEMY RD NE containing approximately 5 acre(s).  
[LISTED AS PROJECT #1002348 WHICH WAS  
INCORRECT] (E-17) **THE ABOVE REQUEST WAS  
REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board minutes for 10/30/02 and 11/6/02. **THE MINUTES  
WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:12 P.M.



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

11-7-02

### 5. Project # 1002221

02DRB-01563 Major-Preliminary Plat Approval  
02DRB-01564 Major-Vacation of Public Easements  
02DRB-01565 Minor-Sidewalk Waiver  
02DRB-01566 Minor-Temp Defer of SW

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned R-2, located north of PASEO DEL NORTE NW, east of UNIVERSE BLVD NW and south of PARADISE BLVD NW containing approximately 21 acre(s). (B-10)

At the November 6, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 11/6/02 and approval of the grading plan engineer stamp dated 10/4/02 the preliminary plat was approved with the following conditions of final plat:

#### CONDITIONS:

1. Prior to final plat approval a conceptual plan will be provided to the City for storm drain sizes to adequately determine if the pond will be able to be removed with the future construction of Paseo del Norte.
2. Final plat may be required to show additional water line easements.
3. Sight distance for the stub street Bellini at Valadi needs to be verified and provided for.

The Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

#### FINDINGS:

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

# 217

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

Meeting Date: Nov. 4, 2002

Zone Atlas Page: B-10-E

Notification Radius: 100 Ft.

App# <u>02DRB-01563</u>
Proj# <u>1002221</u>
Other# <u>02DRB-01564</u>
<u>02DRB-01563</u> <u>02DRB-01564</u>

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

Applicant: Cas Ventanas Limited Partnership ✓

Address: 10 Tramway Loop NE, 87122

Agent: Behannon Huston, Inc ✓

Address: 7500 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 10/18/02

Signature: K Tsethlikai

## RECORDS WITH BELLS

PAGE 1

101006504715730704 LEGAL: TR G PLA T OF VENTANA RANCH CONT 12.6840 AC M/L LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C LP NE ALBUQUERQUE NM 87122  
 OWNER ADDR: 00010 TRAMWAY

101006521715330302 LEGAL: TR K PLA T OF VENTANA RANCH CONT 7.7952 AC M/L OR 3 LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: COUNTY OF BERNALILLO C/O COUNT ALBUQUERQUE NM 87102  
 OWNER ADDR: 00000

101006514315031701 LEGAL: TRAC T A PLAT OF LA SCALA SUBDIVISION AT VENTANA RA LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI LP NE ALBUQUERQUE NM 87122  
 OWNER ADDR: 00010 TRAMWAY

101006509914231510 LEGAL: LOT 67 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE:  
 PROPERTY ADDR: 00000 6436 MICHELANGELO LN NW  
 OWNER NAME: D R HORTON INC BL NE ALBUQUERQUE NM 87113  
 OWNER ADDR: 04400 ALAMEDA

101006510314231509 LEGAL: LOT 68 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE:  
 PROPERTY ADDR: 00000 6432 MICHELANGELO LN NW  
 OWNER NAME: D R HORTON INC BL NE ALBUQUERQUE NM 87113  
 OWNER ADDR: 04400 ALAMEDA

101006510714231508 LEGAL: LOT 69 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE:  
 PROPERTY ADDR: 00000 6428 MICHELANGELO LN NW  
 OWNER NAME: D R HORTON INC BL NE ALBUQUERQUE NM 87113  
 OWNER ADDR: 04400 ALAMEDA

101006511114231507 LEGAL: LOT 70 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE:  
 PROPERTY ADDR: 00000 6424 MICHELANGELO LN NW  
 OWNER NAME: D R HORTON INC BL NE ALBUQUERQUE NM 87113  
 OWNER ADDR: 04400 ALAMEDA

101006511514231506 LEGAL: LOT 71 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE:  
 PROPERTY ADDR: 00000 6420 MICHELANGELO LN NW  
 OWNER NAME: D R HORTON INC BL NE ALBUQUERQUE NM 87113  
 OWNER ADDR: 04400 ALAMEDA

101006511914231505 LEGAL: LOT 72 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE:  
 PROPERTY ADDR: 00000 6416 MICHELANGELO LN NW  
 OWNER NAME: D R HORTON INC BL NE ALBUQUERQUE NM 87113  
 OWNER ADDR: 04400 ALAMEDA

101006512314231504 LEGAL: LOT 73 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE:  
 PROPERTY ADDR: 00000 6412 MICHELANGELO LN NW  
 OWNER NAME: D R HORTON INC BL NE ALBUQUERQUE NM 87113  
 OWNER ADDR: 04400 ALAMEDA

101006512714231503 LEGAL: LOT 74 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE:  
 PROPERTY ADDR: 00000 6408 MICHELANGELO LN NW  
 OWNER NAME: D R HORTON INC BL NE ALBUQUERQUE NM 87113  
 OWNER ADDR: 04400 ALAMEDA

## RECORDS WITH LABELS

PAGE 2

101006513114231502 LEGAL: LOT 75 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE:  
 PROPERTY ADDR: 00000 6404 MICHELANGELO LN NW  
 OWNER NAME: D R HORTON INC BL NE ALBUQUERQUE NM 87113  
 OWNER ADDR: 04400 ALAMEDA

101006513514231501 LEGAL: LOT 76 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN LAND USE:  
 PROPERTY ADDR: 00000 6400 MICHELANGELO LN NW  
 OWNER NAME: D R HORTON INC BL NE ALBUQUERQUE NM 87113  
 OWNER ADDR: 04400 ALAMEDA

101006515014231501 LEGAL: LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME:  
 OWNER ADDR: 00000

101006515414231502 LEGAL: LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME:  
 OWNER ADDR: 00000

101006515814231503 LEGAL: LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME:  
 OWNER ADDR: 00000

101006513506930501 LEGAL: TR J PLA T OF VENTANA RANCH CONT 20.4730 AC M/L LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C LP NE ALBUQUERQUE NM 87122  
 OWNER ADDR: 00010 TRAMWAY

101006504307430602 LEGAL: TRAC T H- A BULK LAND PLAT OF TRACTS H-A & H-12 VENT LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C LP NE ALBUQUERQUE NM 87122  
 OWNER ADDR: 00010 TRAMWAY

101006508807030601 LEGAL: TRAC T H- 12 BULK LAND PLAT OF TRACTS H-A & H-12 VEN LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C LP NE ALBUQUERQUE NM 87122  
 OWNER ADDR: 00010 TRAMWAY

101006518006030219 LEGAL: TR 1 LAN D DIV PLAT FOR MARIN SUB'D TR 1 THRU 4 BEI LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: LAHUSEN LARRY C/O LARJER LLC  
 OWNER ADDR: 00000

101006408350920123 LEGAL: TR O F LA ND IN SEC 15 T11N R2E N POR W NE NW NW CON LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: ROGER COX LIMITED PARTNERSHIP BL NE ALBUQUERQUE NM 87110  
 OWNER ADDR: 01717 LOUISIANA

101006411850920135 LEGAL: NLY POR E/2 NE/4 NW/4 NW/4 (AKA NLY POR LT 4) SEC LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: ROGER COX LIMITED PARTNERSHIP BL NE ALBUQUERQUE NM 87110  
 OWNER ADDR: 01717 LOUISIANA

101006414950920137 LEGAL: TR O F LA ND IN SEC 15 T11N R2E NLY POR W/2 NW/4 NE/ LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: ROGER COX LIMITED PARTNERSHIP BL NE ALBUQUERQUE NM 87110  
OWNER ADDR: 01717 LOUISIANA

101006418050820110 LEGAL: THE N1/2 OF LT 6 OF SEC 15 T11N R2E CONT 3.00 AC M LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: ROGER COX LIMITED PARTNERSHIP BL NE ALBUQUERQUE NM 87110  
OWNER ADDR: 01717 LOUISIANA

101006421449220136 LEGAL: TR O F LA ND IN SEC 15 T11N R2E IN W NE NE NW CONT 5 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: HERRING LEE R ETUX C/O SUSAN E DR MILFORD DE 19963  
OWNER ADDR: 00719 NORTH SHORE



# City of Albuquerque

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

Date: October 8, 2002

TO CONTACT NAME: Mary Snider  
 COMPANY/AGENCY: Bohannan-Huston Inc.  
 ADDRESS/ZIP: 1500 Jefferson DE 87109  
 PHONE/FAX #: 798-7988

Thank you for your inquiry of 10-8-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract J, Ventana Ranch

zone map page(s) B-10

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

Ventana Ranch  
 Neighborhood Association  
 Contacts: Laura Horton  
7224 Cascada Rd NW  
898-8103 (w) 87114  
Jane Brothers  
9512 Juanan Pl. NW  
897-3550 (w) 87114

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

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

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

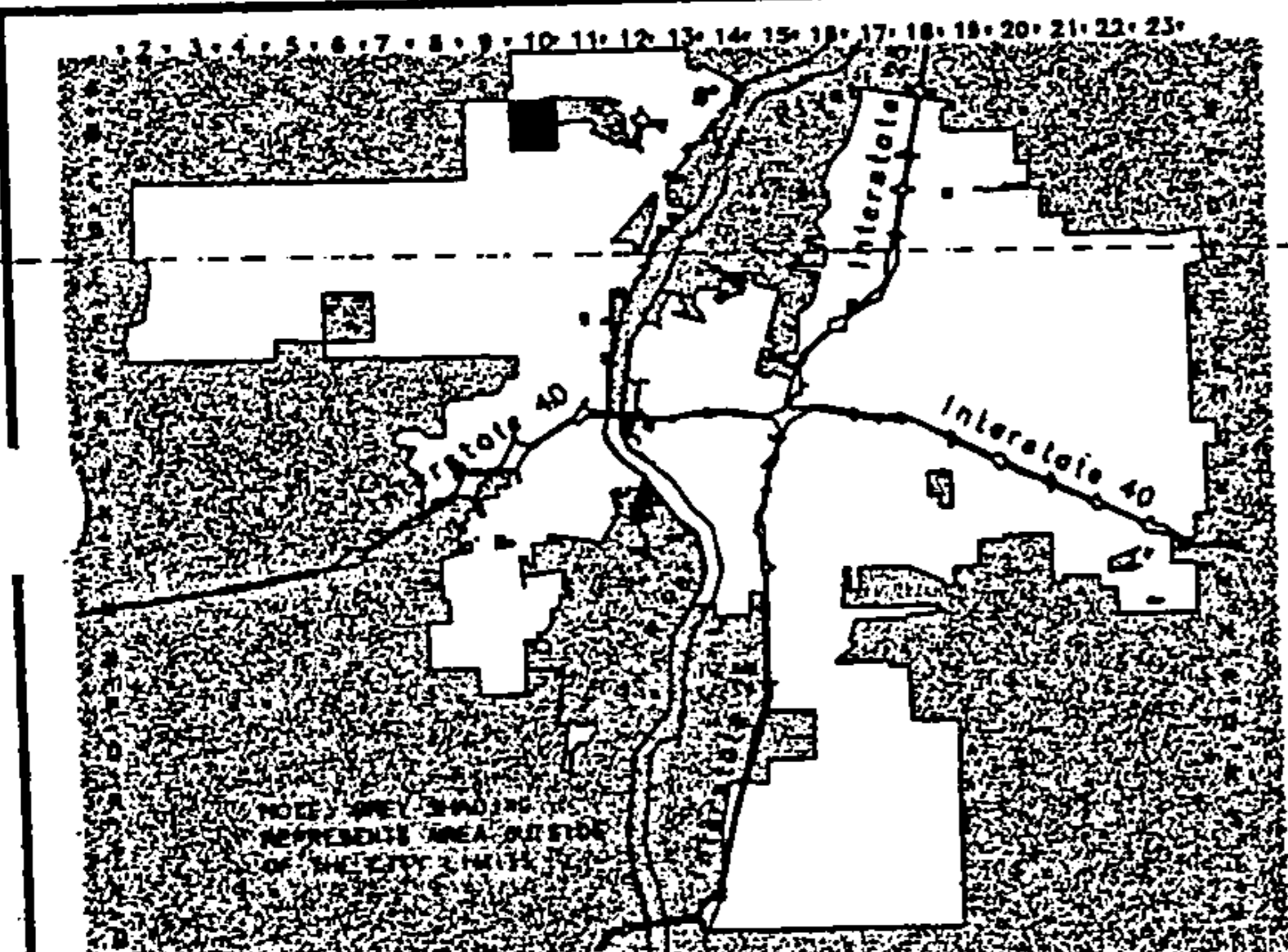
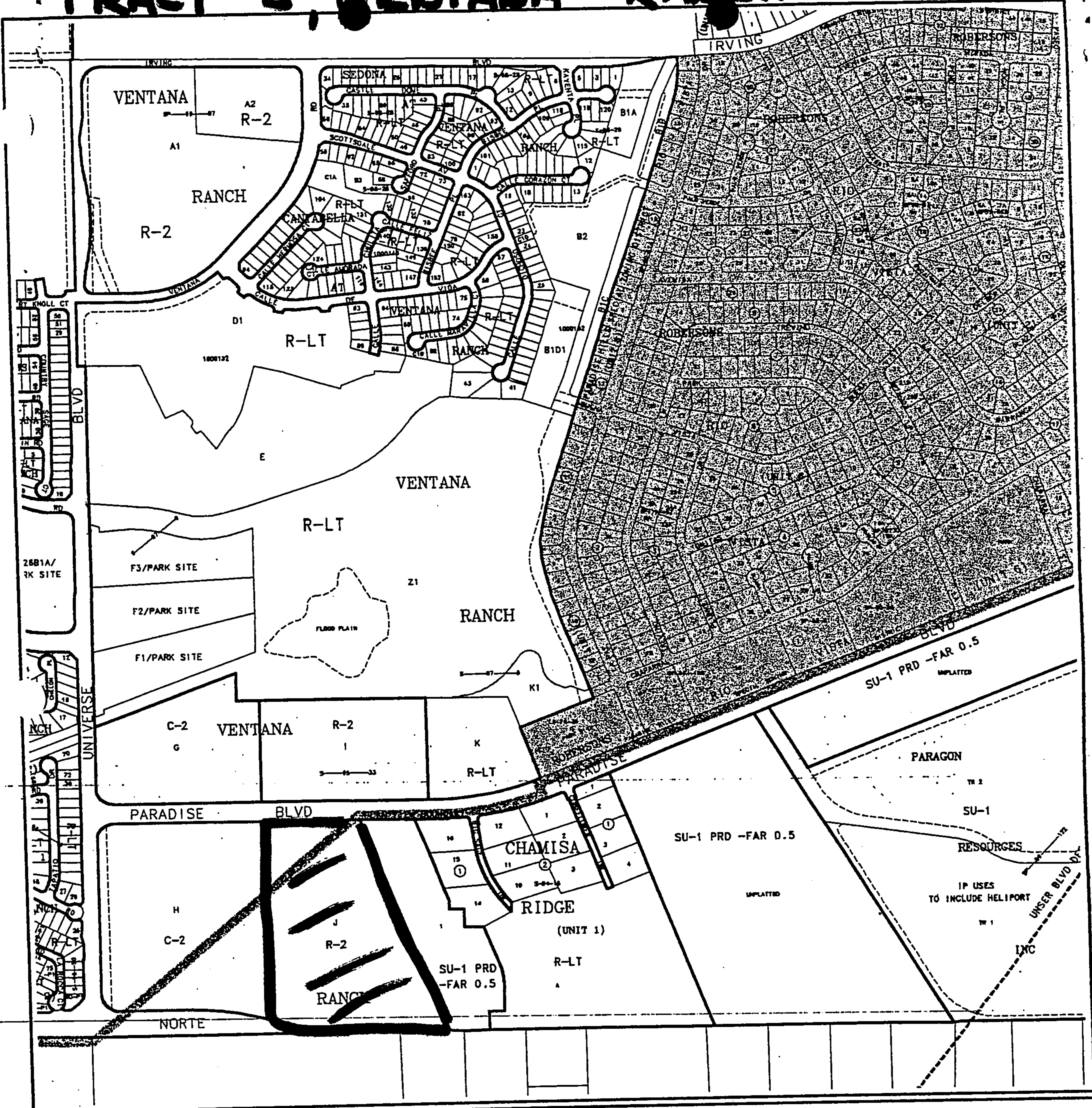
Sincerely,  
Dalaina B. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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





# TRACT 3, VENTANA RANCH



  
**CITY OF**  
**Albuquerque**  
**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2001



**Zone Atlas Page**  
**B-10-Z**  
 Map Amended through July 20, 2001

**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.

PAMELA THIES

*Pamela Thies*

Applicant name (print)

10/11/02

Applicant signature / date



Form revised September 2001

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

Application case numbers

02DRB-01563

*Paul Cardenas* 10/10/02  
 Planner signature / date

Project # 1002221



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 6, 2002, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000990**

02DRB-01541 Major-Two Year SIA

ISAACSON & ARFMAN PA agent(s) for CHAPIN P & SANDRA L CARNES request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF LEO CHAVEZ, BLAKE ROAD MOBILE HOME SUBDIVISION**, zoned MH residential zone, located on or near the NE QUADRANT OF WENDELL RD SW and BLAKE RD SW, containing approximately 10 acre(s). [REF: DRB-97-199, S-99-57, Z-87-21, AX-87-4, DRB-98-70, 01411-01212 ] (N-10)

**Project # 1000570**

02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF **PARCEL A OF PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT**, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933 ] (J-9)

**Project # 1002183**

02DRB-01569 Major-SiteDev Plan Subd  
02DRB-01570 Major-Preliminary Plat Approval  
02DRB-01572 Minor-Temp Defer SDWK  
02DRB-01573 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract S, **EAGLE SPRINGS SUBDIVISION, UNIT 2**, and Tract 2, Lot(s) 18 & 19, Block(s) 4, Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on the north side of SIGNAL AVE NE, between ALAMEDA BLVD NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: 02DRB-01317 Sketch ] (C-19)

**SEE PAGE 2.....**



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE  
PAGE 2

**Project # 1001825**

02DRB-01557 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) NA, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, and located on ROMA AVE NW, between LOMAS BLVD NW and MARQUETTE AVE NW. [REF: 02400-00448, V-86-121] (J-14)

**Project # 1002221**

~~02DRB-01563 Major-Preliminary Plat~~  
Approval  
02DRB-01564 Major-Vacation of Public  
Easements  
02DRB-01565 Minor-Sidewalk Waiver  
02DRB-01566 Minor-Temp Defer of SW

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned **(R-2)** located north of PASEO DEL NORTE NW, east of UNIVERSE BLVD NW and south of PARADISE BLVD NW containing approximately 21 acre(s). (B-10)

**Project # 1002276**

02DRB-01568 Major-Vacation of Pub  
Right-of-Way

SURVEYS SOUTHWEST, LTD agent(s) for EDWIN & MONA LESTER request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block 1, **SUNRISE TERRACE WEST, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on 114TH ST SW, between SHIRE ST. SW and ANDALUSIAN AVE SW containing approximately 1 acre(s). [REF: Z-95-65] (L-8)

**Project # 1002277**

02DRB-01571 Major-SiteDev Plan  
BldPermit

DORMAN/BREEN ARCHITECTS agent(s) for CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER 2**, zoned IP, located on WOLCOTT AVE NE, between WASHINGTON ST NE and HANCOCK CT NE containing approximately 2 acre(s). [REF: 1000633, D 95-268, Z-79-80] (D-17)

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, OCTOBER 21, 2002.**

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002221 AGENDA#: 5 DATE: 11.6.02

1. Name: Kurt Brubaker Address: Sandra Properties Zip:

2. Name: Kern Patton Address: Bhannon Zip:

3. Name: Pam Theis Address: Sandra Properties 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: 1002221**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval. *10-4-02 w/ conditions*  
An approved infrastructure list is required for Preliminary Plat approval.  
The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** November 6, 2002



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
November 6, 2002  
Project # 1002221

**Project # 1002221**

02DRB-01563 Major-Preliminary Plat Approval  
02DRB-01564 Major-Vacation of Public Easements  
02DRB-01565 Minor-Sidewalk Waiver  
02DRB-01566 Minor-Temp Defer of SW

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned R-2, located north of PASEO DEL NORTE NW, east of UNIVERSE BLVD NW and south of PARADISE BLVD NW containing approximately 21 acre(s). (B-10)

AMAFCA

No comment.

COG Consistent with established transportation plans and policies. The FAABS requires a minimum 106 feet right-of-way width for Paradise Boulevard, a minor arterial as identified in Appendix D, Addendum to the Long Range Roadway System. The Long Range Bikeway System further identifies Paradise Boulevard for consideration for bike lanes in development of the roadway.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord. Letter sent to Ventana Ranch (R) Neighborhood Assn.

APS This development will affect Sierra Vista Elementary School, James Monroe Middle School, and Cibola High School. The above Middle, and High schools are all currently enrolled close to their designed capacity. The High school is projected to accrue substantial increases in students in the near future. The APS facilities in the area have recently, and continue to be expanded and upgraded. An elementary school (7-Bar) and middle school (Monroe) opened in the fall of 2001. All planned additions to existing educational facilities are contingent upon taxpayer approval. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.



## Police Department

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

Fire Department 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 PNM Gas Services will approve if the PUE on the south side of Paradise Blvd. is retained for the 6" gas main located within the easement.

## PNM Electric

No objection to vacation of Paradise NW but PNM reserves all utility rights for existing and future Gas and Electric lines.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

## City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to the vacation request

## Transportation Development

- Sight distance for the stub street Bellini at Valaldi needs to be verified.
- Comments on the infrastructure list.
- No objection to the vacation of the roadway easement refer to the agencies having interest in the remaining easements with respect to those vacation actions. No objection to the sidewalk deferral.

## Parks & Recreation

This request is subject to the Park Dedication and Development Ordinance. The park dedication and development requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 10/23/95, and as amended 2/2/98 & 5/11/02, as follows:

The park dedication requirements for 107 will be met through dedication of a 2.0-acre neighborhood park (Park Site 6) in Tract A-1. The location and configuration of the park site subdivision will be mutually agreed upon by the developer and the City.

The developer has the option of paying park development fees, or, pursuant to an executed Development and Maintenance Agreement, developing all or a portion of the dedicated park prior to issuance of building permit.

## Utilities Development

1. No objection to Vacation requests.
2. Water system has only one connection point, how will future looping be accommodated?
3. Sanitary sewer lift station should be called out as "Temporary".
4. Sidewalks along entrance cannot be deferred.

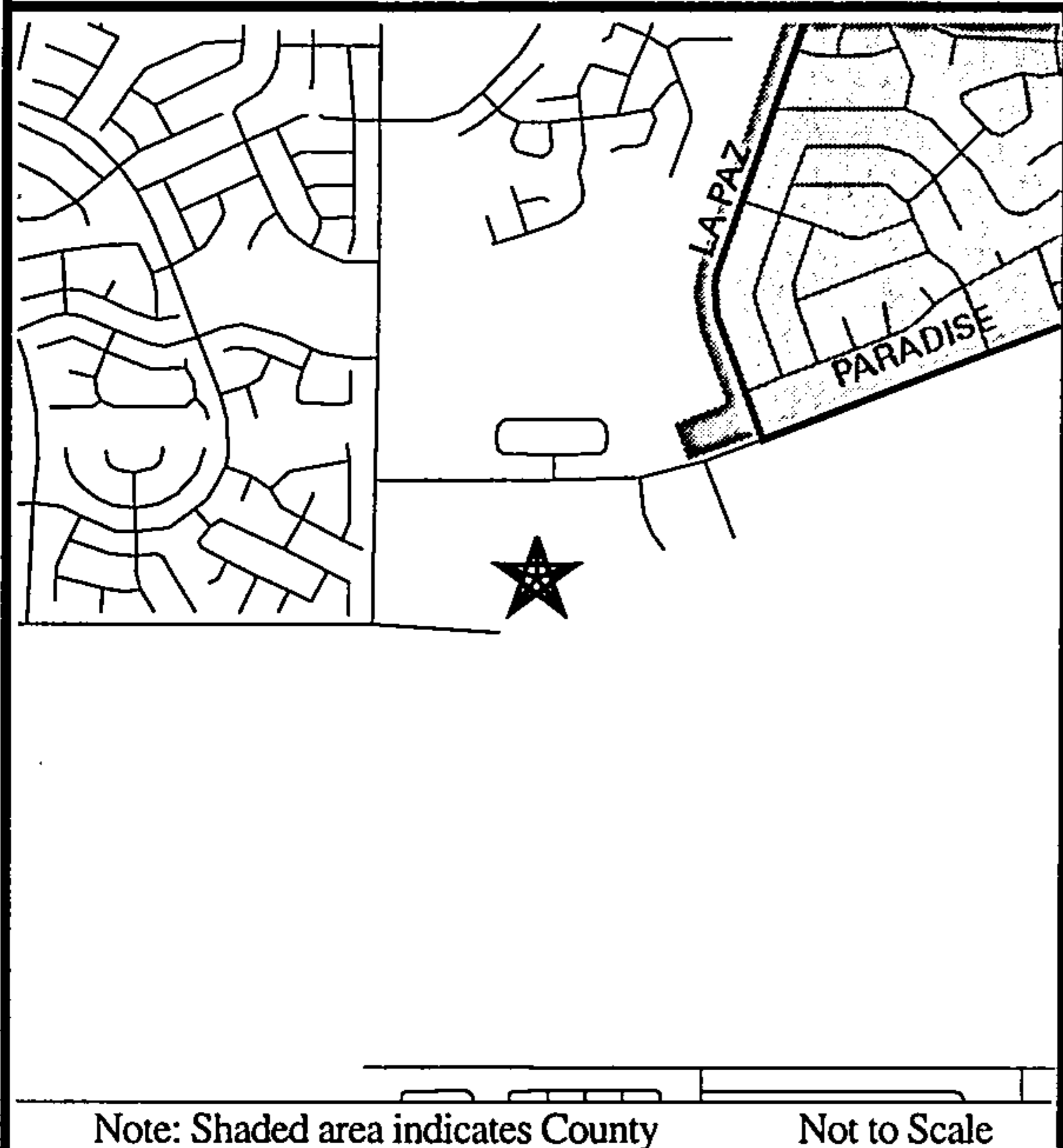
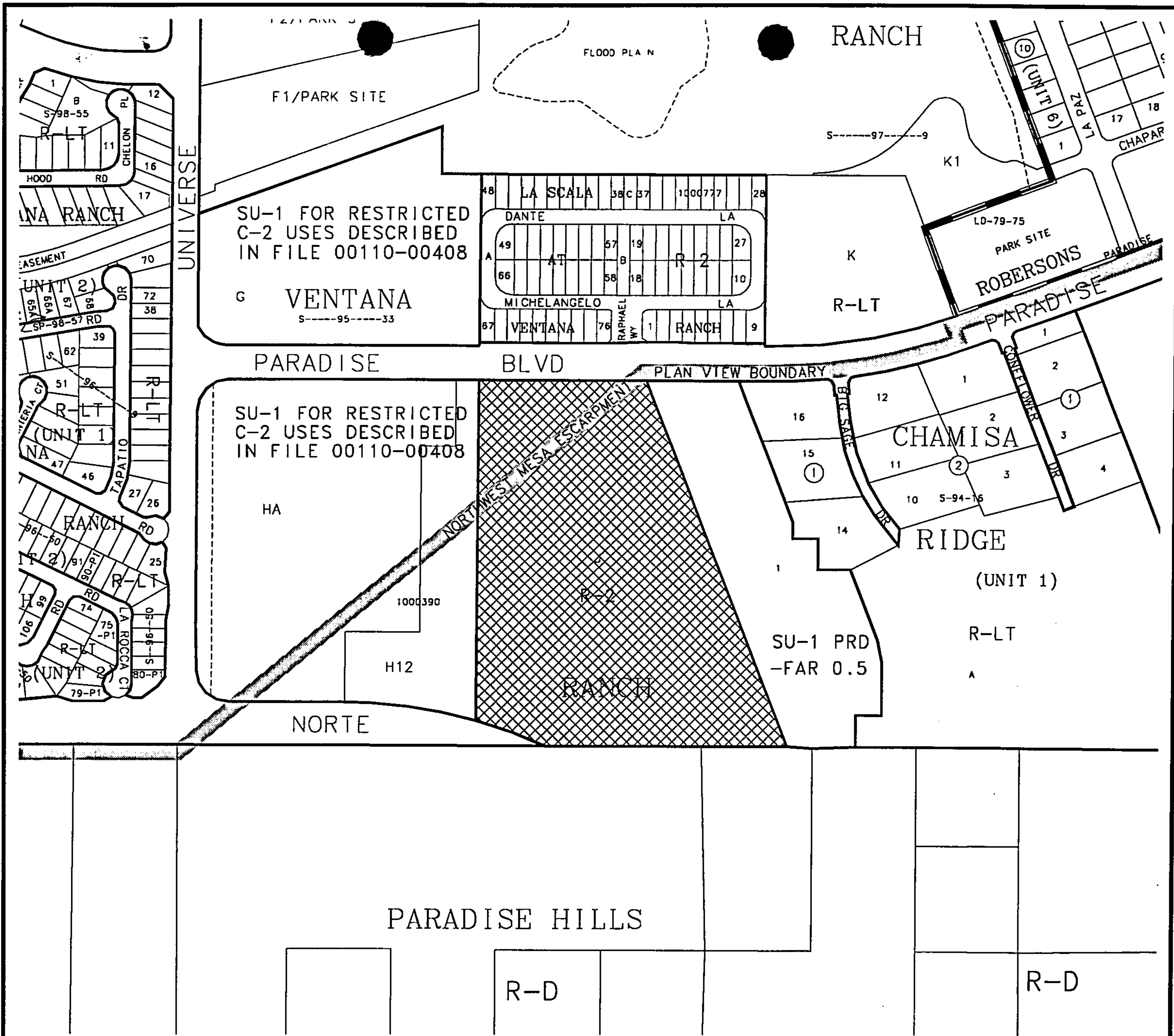
## Planning Department

1. No objection to the sidewalk waiver or temporary deferral of sidewalk construction.
2. No objection to the vacation of public easement. Defer to Public Works Dept.
3. No objection to preliminary plat.
4. As a point of information, this property lies within the boundaries of the Northwest Mesa Escarpment Plan.

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

cc:Las Ventanas Limited Partnership, #10 Tramway Loop NE, 87122

Bohannon Huston Inc., 7500 Jefferson NE, 87109




**ZONING MAP**

R-D

R-D

*02DRB-01566*

 <p>Scale 1"=458'</p>
<p><b>PROJECT NO.</b> 1002221</p>
<p><b>HEARING DATE</b> 11-6-02</p>
<p><b>MAP NO.</b> B-10</p>
<p><b>ADDITIONAL CASE NUMBER(S)</b> 02DRB-01563 02DRB-01564 02DRB-01565</p>

Note: Shaded area indicates County Not to Scale

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

**SITE DEVELOPMENT PLAN** **P**

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

**APPEAL / PROTEST of...** **A**

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

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

**APPLICANT INFORMATION:**

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419  
 ADDRESS: 10 TRAMWAY LOOP 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: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** SIDEWALK WAIVER AND 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. LOTS 1-110 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. VITTORIA SUBDIVISION AT VENTANA RANCH  
 Current Zoning: R-2 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): B-10 No. of existing lots: \_\_\_\_\_ No. of proposed lots: 110  
 Total area of site (acres): 20.47 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. 101006513506930501 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: NORTH OF PASEO DEL NORTE NW  
 Between: EAST OF UNIVERSE BLVD NW and SOUTH OF PARADISE BLVD NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
100221/02DRB-01565 02DRB-01566 02DRB-01738

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 1/13/02

SIGNATURE Pamela Thies DATE 1/13/02  
 (Print) PAMELA THIES \_\_\_\_\_  Applicant  Agent

OFFICIAL USE ONLY		.pdf Form revised Sept. 2001			
INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees	
<input type="checkbox"/> checklists are complete	<u>03DRB-00048</u>	<u>FP</u>	<u>5131</u>	\$ <u>0</u>	
<input type="checkbox"/> fees have been collected	<u>03DRB-00049</u>	<u>SN</u>	<input checked="" type="checkbox"/>	\$ <u>0</u>	
<input type="checkbox"/> case #s are assigned	<u>03DRB-00056</u>	<u>TDSu</u>	<input checked="" type="checkbox"/>	\$ _____	
<input checked="" type="checkbox"/> copy has been sent				\$ _____	
<input type="checkbox"/> history #s are listed				\$ _____	
<input type="checkbox"/> within 1000ft of a landfill				\$ _____	
<input checked="" type="checkbox"/> density bonus				\$ _____	
<input type="checkbox"/> fee rebate				\$ _____	
	Hearing date <u>JAN. 22<sup>nd</sup> 03</u>			Total \$ <u>0</u>	
	<u>Baker bent 1/13/03</u>	Project # <u>1002221</u>			
	Planner signature / date				

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

**SKETCH PLAT REVIEW AND COMMENT**

- \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Copy of previous D.R.B. approved infrastructure list
  - \_\_\_ Copy of the Official D.R.B. Notice of approval
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- \_\_\_  Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_  Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_  Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_  Property owner's and City Surveyor's signatures on the Mylar drawing
  - \_\_\_  SIA financial guaranty verification
  - \_\_\_  Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - \_\_\_  Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- \_\_\_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
  - \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

PAMELA THIES

*Pamela Thies*

Applicant name (print)

1/13/02

Applicant signature / date



Form revised September 2001

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

Application case numbers  
 03 DRB - 00048  
 03 - 00049  
 03 - 00056

*Robert* 1/13/02  
 Planner signature / date

Project # 1002221

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- \_\_\_ 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.

Pamela Thies  
Pamela Thies  
 Applicant name (print)  
 Applicant signature / date

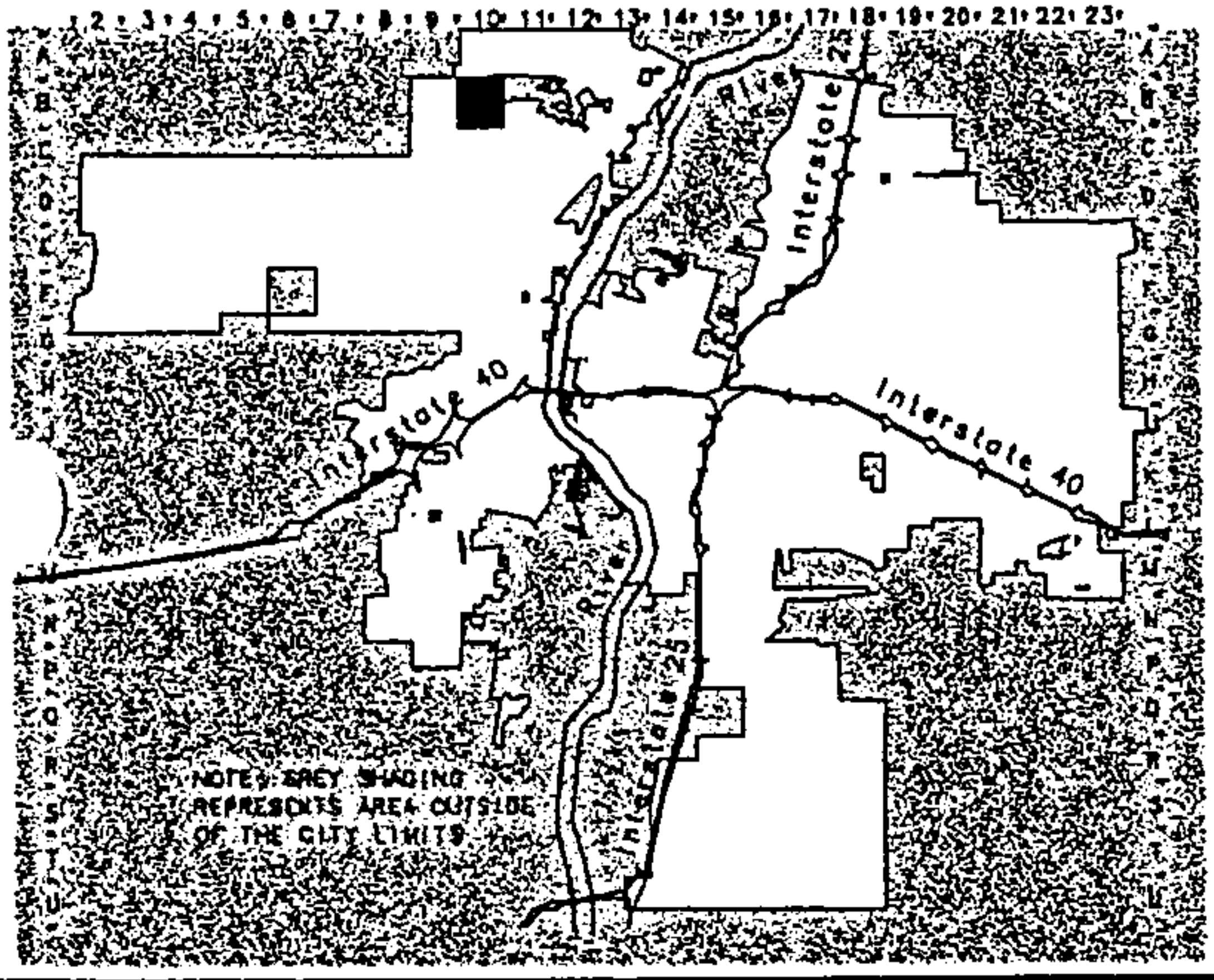
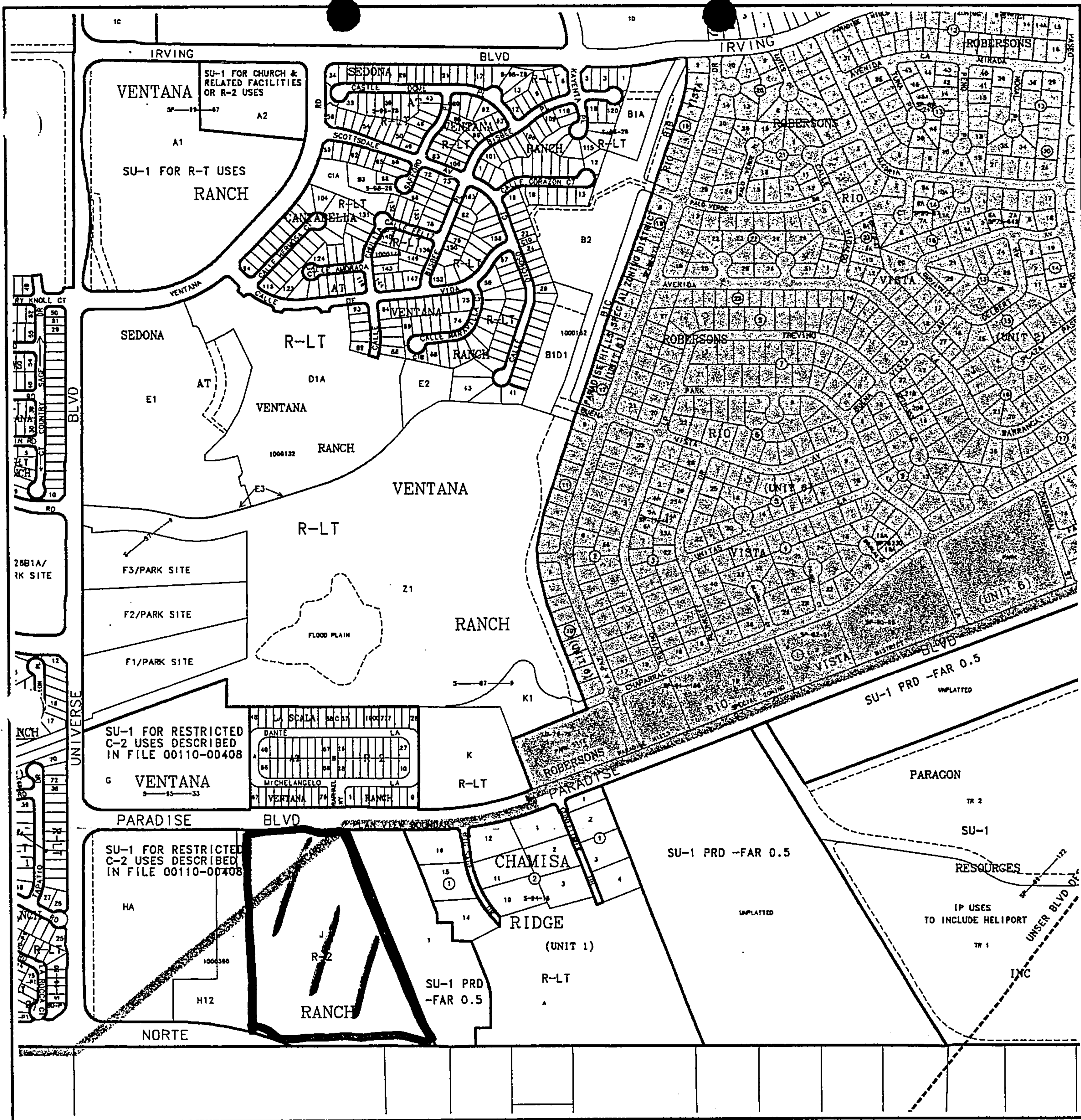


Form revised December 2000

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

Application case numbers  
03DRB - 00049  
03DRB - 00056  
03 - 00048

Brent 11/13/03  
 Planner signature / date  
 Project # 1002227

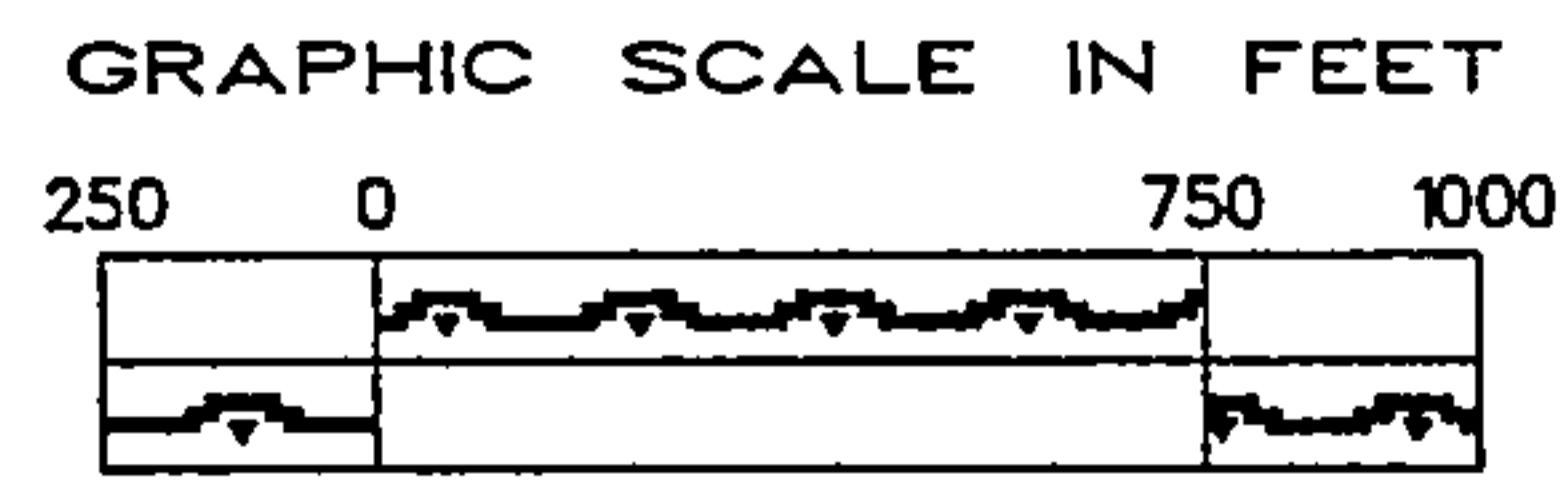


CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

**B-10-Z**

Map Amended through April 03, 2002

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

January 14, 2003

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

Re: Sidewalk Waiver Request and Final Plat Approval  
Vittoria Subdivision at Ventana Ranch  
DRB 1002221

Dear Roger:

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

- Development Review Applications
- Six (6) copies of the Final Plat
- Zone Atlas Map showing the location of the property
- Six (6) copies of the Location of Request for the sidewalk waiver (Exhibit A-1, and
- Six (6) copies of the landscape plan for Tract A of Vittoria Subdivision (Exhibit A-2).

This subdivision, Vittoria at Ventana Ranch, is a private subdivision with a gated entrance. We are requesting a waiver for the sidewalks on the east side of the entrance. The purpose of the request for sidewalk waiver is to eliminate the need for two locked gates across the two sidewalks at the entrance.

Please place this item on the DRB Agenda to be heard on January 22, 2003. If you have any questions or require further information, please contact me.

Sincerely,



Pamela Thies, P.E.  
Project Manager  
Community Development and Planning Group

mls  
Enclosures



No. of Lots: 110  
Nearest Major Streets  
Paradise Blvd./Universe Blvd.

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 10<sup>th</sup> day of January, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Sandia properties Ltd., Co.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a NM limited liability co, whose address is 10 Tramway Loop, NE, ABQ., NM 87122 and whose telephone number is 856-6419, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract J Ventana Ranch, recorded on Nov. 30, 1995 in the records of the Bernalillo County Clerk at Book 95-C, pages 430 through N/A (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Las Ventanas Limited Partnership ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Vittoria Subdivision describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 6th day of Nov., 19 2003 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 700381.

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



#6

Jan. 21, 2002

Claire

Please withdraw the application for sidewalk  
deferral. Application #03D0056

Pam Shies



OFFICIAL NOTICE  
PAGE TWO

CONDITIONS:

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

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

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

If you wish to appeal this decision, you must do so by November 21, 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.

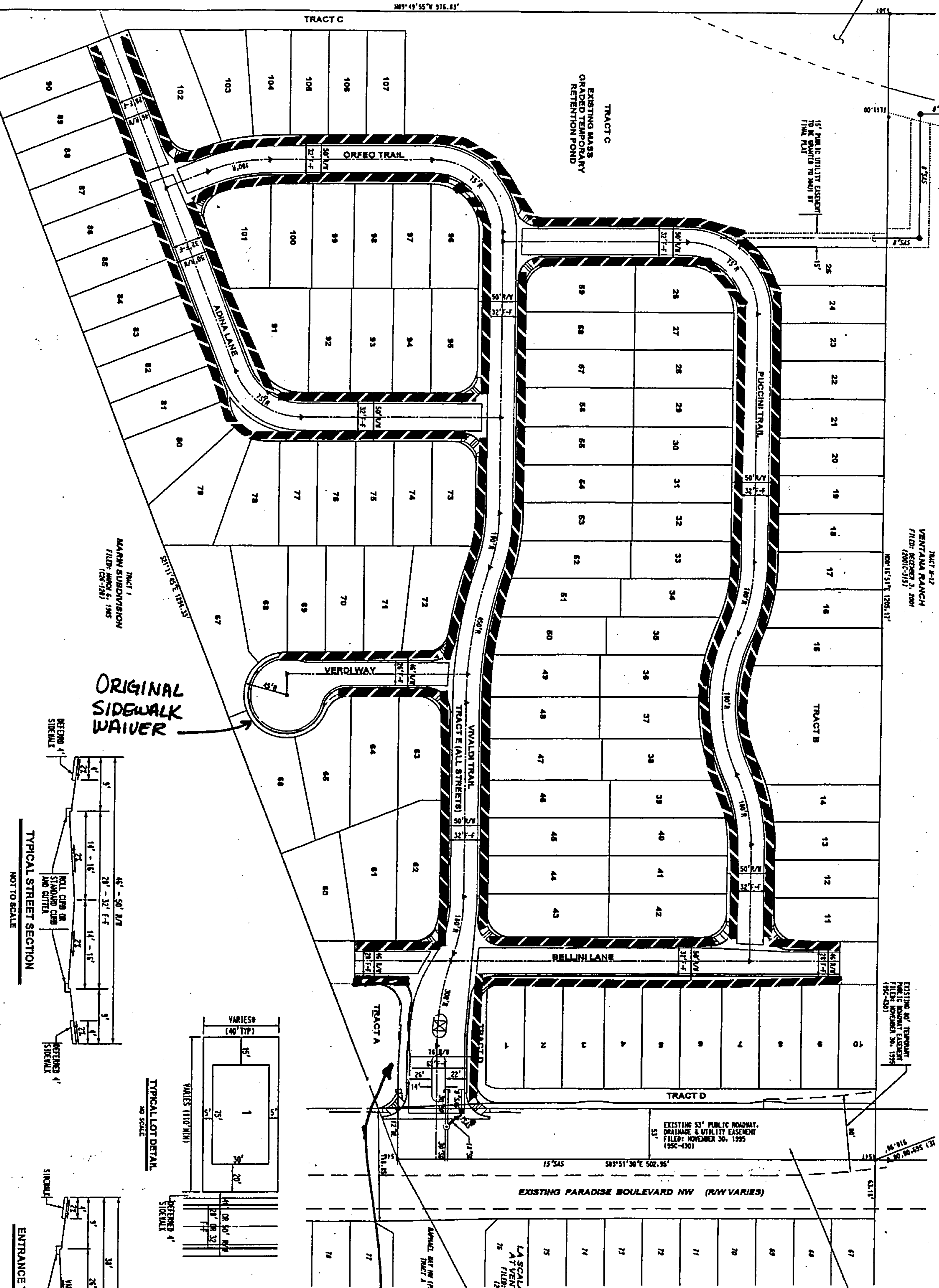
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

A handwritten signature in cursive script that reads "Roger Green".

Roger Green  
Acting, DRB Chair

Cc: Las Ventanas Limited Partnership, 10 Tramway Loop NE, 87122  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File

# PRELIMINARY PLAT



ORIGINAL SIDEWALK WAIVER

**CURRENT REQUEST FOR SIDEWALK WAIVER**

**EXHIBIT A**  
1/22/03

*Need agent to cap in*

**REASON FOR REQUEST/LOCATION OF REQUEST  
SIDEWALK DEFERRAL AND WAIVER**

**Vittoria Subdivision at Ventana Ranch**

**Deferred** sidewalks to be built on a lot-by-lot basis as home construction is completed.

**Waived** sidewalks requested at cul-de-sac, § Entrance (East side only) § portland

PARADISE BLVD.

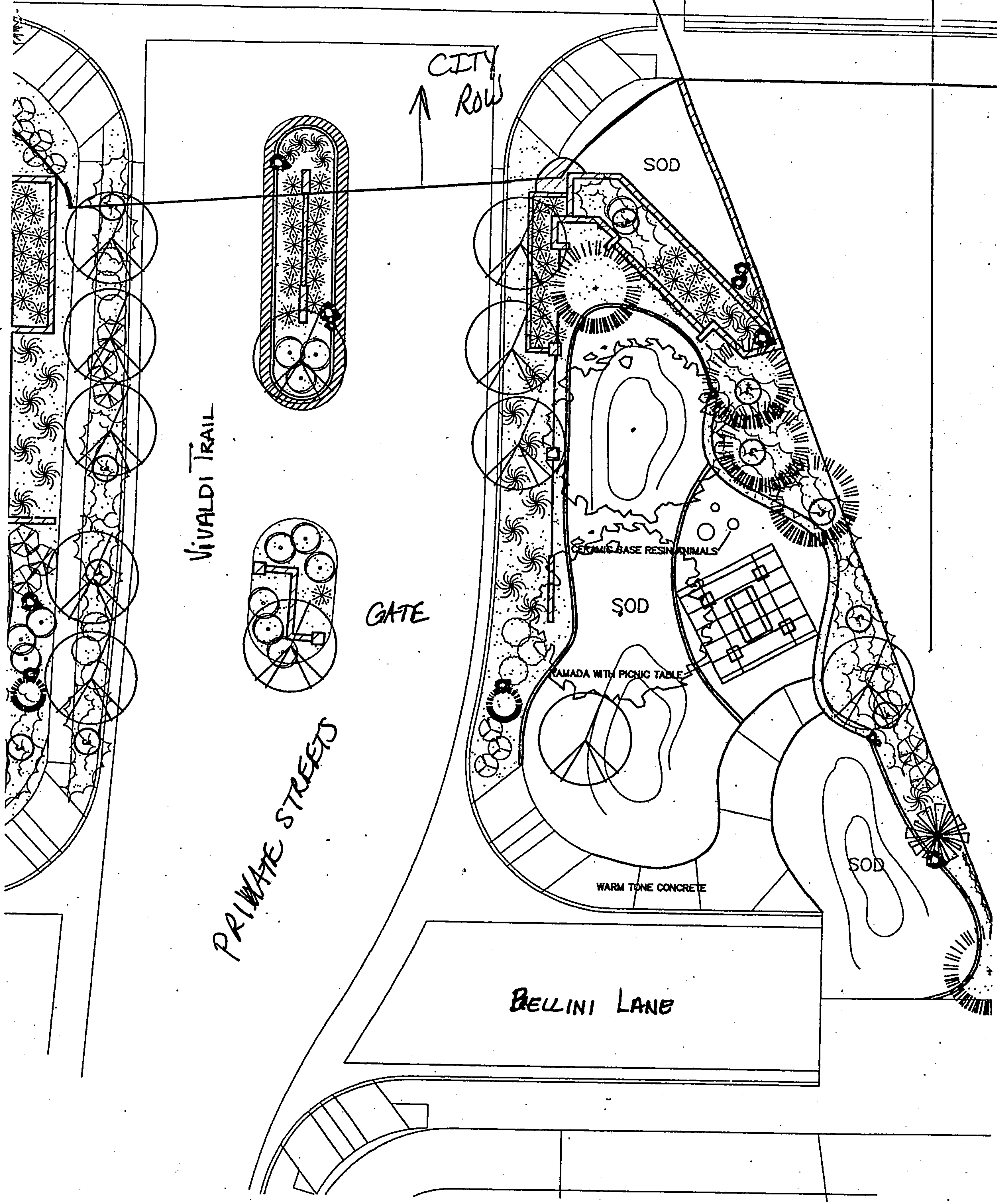


EXHIBIT A-2

LANDSCAPE PLAN

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

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 **Z**

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**APPEAL / PROTEST of...** **A**

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

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

**APPLICANT INFORMATION:**

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419

ADDRESS: 10 TRAMWAY LOOP NE FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: AMENDED PRELIMINARY PLAT AND GRADING PLAN

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

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

Lot or Tract No. TRACT J Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. VENTANA RANCH Kittonga Sub.

Current Zoning: R-2 Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): B-10 No. of existing lots: 1 No. of proposed lots: 110

Total area of site (acres): 20.47 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. 101006513506930501 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: NORTH OF PASEO DEL NORTE N.W.

Between: EAST OF UNIVERSE BLVD. NW and SOUTH OF PARADISE BLVD NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1002221/02DRB-01563

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

SIGNATURE Pamela Thies DATE 11/12/02

(Print) PAM THIES  Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>020023 - 01738</u>	<u>APP</u>	<u>5(3)</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Nov 20, 2002</u>				Total \$ <u>0</u>

Paul Cardel 11-12-02 Project # 1000-1002221

Planner signature / date

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

**SKETCH PLAT REVIEW AND COMMENT**

- \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Copy of previous D.R.B. approved infrastructure list
  - \_\_\_ Copy of the Official D.R.B. Notice of approval
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
  - \_\_\_ SIA financial guaranty verification
  - \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- \_\_\_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
  - \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

*On original*

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

PAM THIES

*Pamela Thies*

Applicant name (print)

11/12/02

Applicant signature / date



Form revised September 2001

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

Application case numbers

020003-01738

*Paul Sanchez* 11-12-02  
 Planner signature / date

**Project # 1002221**

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

November 12, 2002

Roger Green, Acting Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87102

Re: Amended Preliminary Plat and Grading Plan  
Tract J, Ventana Ranch (Vittoria Subdivision at Ventana Ranch)

Dear Roger:

Enclosed for Development Review Board (DRB) review and approval for an amended preliminary plat and grading plan are copies of the following information:

- Development Review Applications
- Six (6) copies of the original Preliminary Plat
- Six (6) copies of the amended Preliminary Plat
- Six (6) copies of the Amended Grading Plan
- Six (6) copies of the original Grading Plan
- Six (6) copies letter from Kurt Browning, Sandia Properties
- Zone Atlas Map showing location of property.

The purpose of this Amended Preliminary Plat is to remove Tract B and replace it with 3 additional lots. Tract B was originally created due to a large basalt rock outcrop since the quoted expense from the contractor for removing this rock in order to build lots was too expensive. Las Ventanas Limited Partnership has since gotten a new estimate from the contractor for the rock removal in this area, and the price has gone down enough to justify adding these three lots. The purpose of the Amended Grading Plan is to show the grading for these three lots.

Please place this item on the DRB Agenda for hearing on November 20, 2002. If you have any questions or require further information, please contact me.

Sincerely,



Pam Thies, P.E.  
Project Manager  
Community Development and Planning Group

mls  
Enclosures  
Cc: KURT BROWNING, SANIDA PROPERTIES

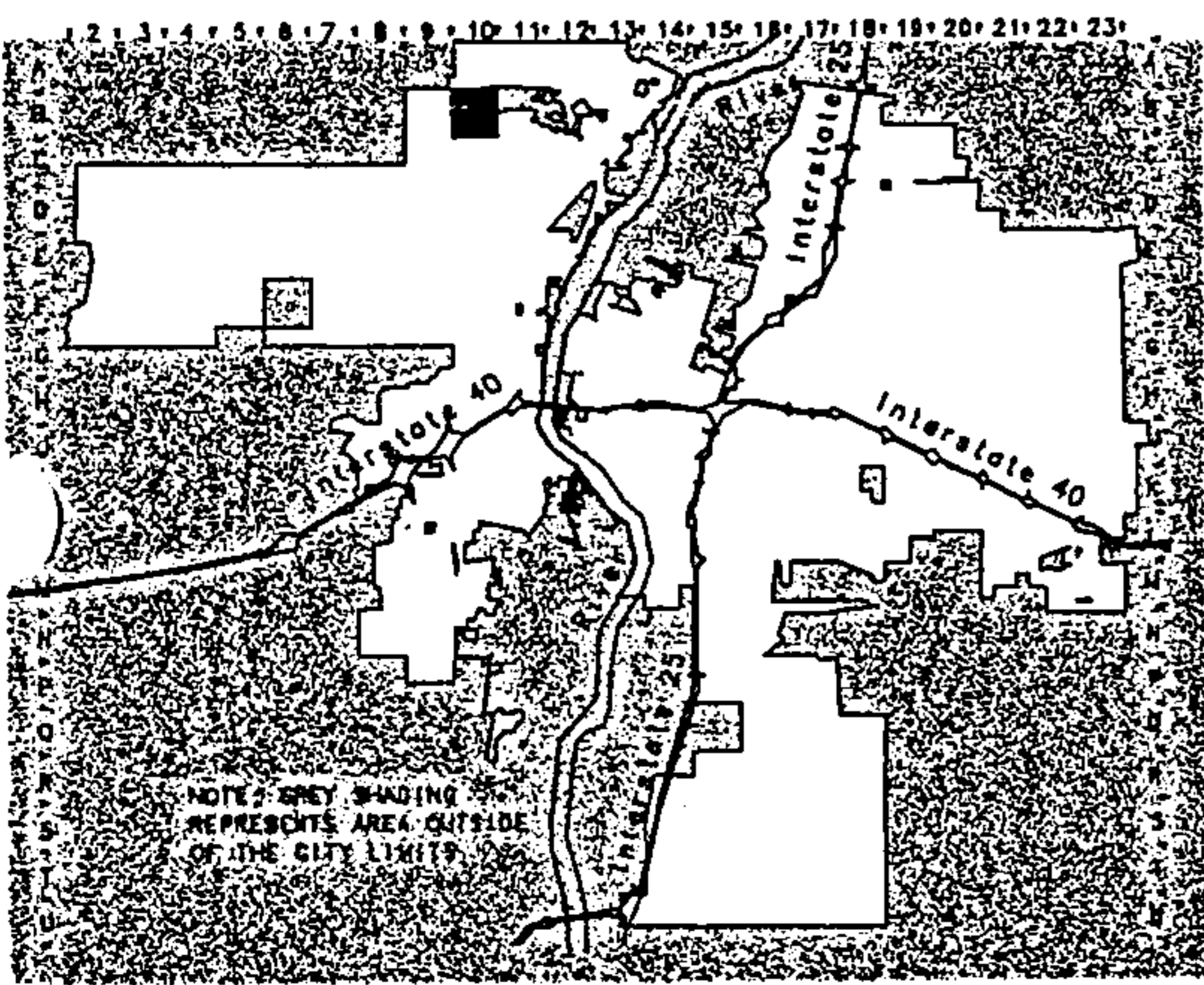
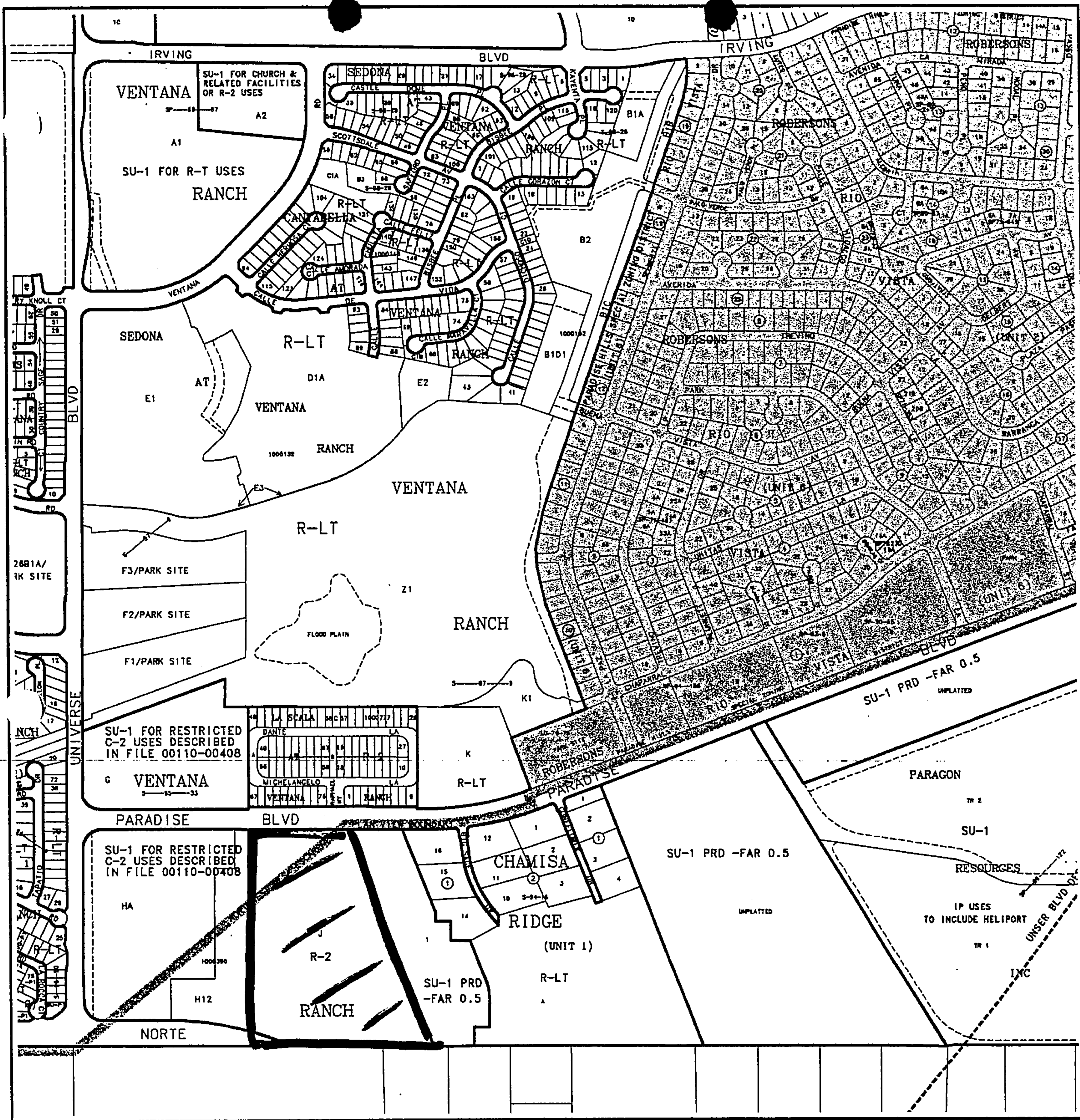
a:\msnyder\03189\data\001\amend.plat

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

B-10-Z

Map Amended through April 03, 2002

November 11, 2002

Mr. Roger Green, P.E.  
Interim DRB Chairman  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Tract J – Vittoria at Ventana Ranch, Amended Preliminary Plat and Amended Grading Plan  
Project # 1002221

Dear Roger:

Per our telephone discussion, Sandia Properties would like to make a minor change to the previously approved preliminary plat. As you recall, there is a small rock knob on the west side of this proposed subdivision that in the original submittal was to be left as a separate tract not to be developed. (Tract B)

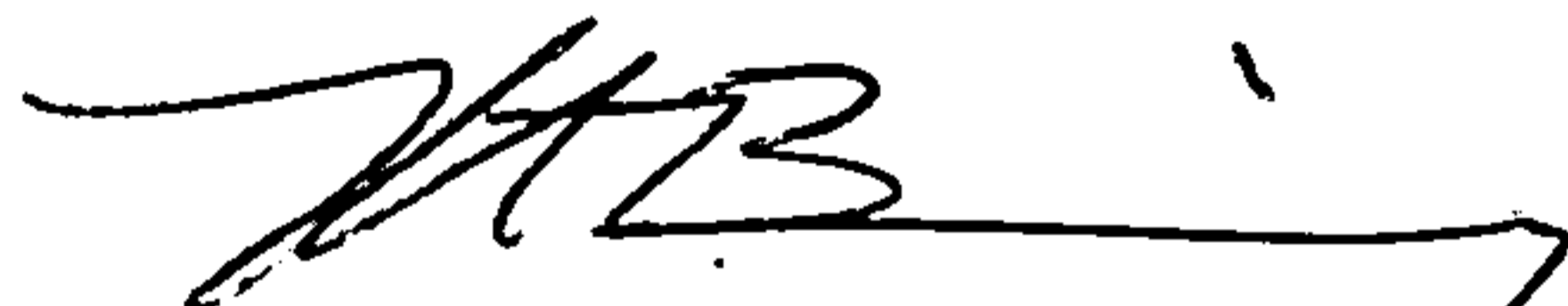
At the commencement of the preliminary layouts for this subdivision, three lots were proposed for this tract. During conceptual layout and design, these three lots were removed because of the rock knob and the expense involved in removing this two to three feet of basalt rock.

Just recently however, we have received new quotes for removal of this basalt from area contractors who are becoming better equipped for rock removal. Therefore, due to the lower cost, it behooves us to restore the three lots for this layout.

The attached amended preliminary plat reflects this change and as you will note, the three lots fit perfectly into the previous Tract B. This does not affect any other portion of the subdivision since the street and associated infrastructure serving these lots was already slated for construction. The only addition would be three more sewer and water services for the three lots. Since this amendment will slightly affect the grading plan, the amended grading plan has also been included. The proposed change will take this subdivision from 107 proposed lots to 110 lots.

We understand this will be a one-week turnaround due to the minor nature of this amended plat. Thank you for your attention to this matter and should you have any questions or need further information, please do not hesitate to call me.

Sincerely,



Kurt Browning, P.E.  
Land Development Manager  
Sandia Properties Ltd., Co.  
Managing Partner,  
Las Ventanas Limited Partnership

KB/lk

cc: ~~Kevin Patton, Behannon Huston~~  
Sheran Matson, DRB (Planning)

---

**S A N D I A   P R O P E R T I E S   L T D .   C O .**

#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335  
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

GENERAL NOTES  
 1. EXISTING ZONING: R2  
 PROPOSED ZONING: R2  
 PROPOSED DEVELOPMENT:  
 SINGLE FAMILY DETACHED RESIDENTIAL

2. TRACT J ACREAGE: 20.4730 ACRES  
 TOTAL NUMBER OF LOTS: 107 LOTS  
 PROPOSED DENSITY: 5.23 D.U. PER ACRE

3. MINIMUM LOT DIMENSIONS 40' x 110'

4. TRACT E (4.2137 ACRES): STREET IMPROVEMENTS ARE TO BE PRIVATE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH PUBLIC DRAINAGE EASEMENTS TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.

5. TRACT E (4.2137 ACRES): SANITARY AND WATER UTILITIES IN THE PRIVATE STREET R/W WILL FALL WITH PUBLIC UTILITY EASEMENTS TO BE DEDICATED FOR MAINTENANCE TO MAJL.

6. TRACTS A, B, & D WILL BE DEDICATED AS PRIVATE OPEN SPACE AND PRIVATE ACCESS EASEMENTS & PRIVATE LANDSCAPE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

7. TRACT C WILL BE DEDICATED AS PRIVATE OPEN SPACE AND UTILITY & PRIVATE ACCESS EASEMENT TO BE MAINTAINED BY THE OWNER AND A TEMPORARY PUBLIC ROADWAY EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE FOR A TEMPORARY RETENTION POND. SEE COVENANT DATED:

8. THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMU) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES AREA BASED ON NMU'S FACILITIES, AND NOT ON THE CITY OF ALBUQUERQUE'S. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMU.

9. ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE DEDICATED FOR MAINTENANCE TO NMU.

10. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO PARADISE BOULEVARD NW, TRACT H-12, OR TRACT C.

11. LOT SETBACKS SHALL CONFORM TO RLZ ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:  
 FRONT YARD: 20' (TYP.)  
 15' W/20' TO GARAGE (MIN.)  
 SIDE YARD: 5' (MIN.)  
 BACK YARD: 5' (MIN.)  
 CORNER SIDEYARD: 10' TO R/W

12. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT A-1 IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995, DOCUMENT NO. 95114157, OR AS OTHERWISE AGREED TO.

13. EACH LOT HAS 1200 S.F. OF USABLE OPEN SPACE AS REQUIRED.

14. TRACT C: VENTANA RANCH COMMUNITY ASSOCIATION WILL HAVE THE RIGHT TO DEVELOP TRACT C AS A PRIVATE NEIGHBORHOOD PARK OR OPEN SPACE UPON COMPLETION OF A PERMANENT DRAINAGE OUTFALL. THIS TRACT CANNOT BE DEVELOPED AS LOTS.

LAS VENTANAS LIMITED PARTNERSHIP  
 A NEW MEXICO LIMITED PARTNERSHIP

ROBERT H. MURPHY, PRESIDENT DATE:  
 SANDIA PROPERTIES LTD. CO.  
 MANAGING PARTNER

SURVEY NOTES:  
 1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A MS REBAR STAMPED "WEAVER LS 6544".

2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".

3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.

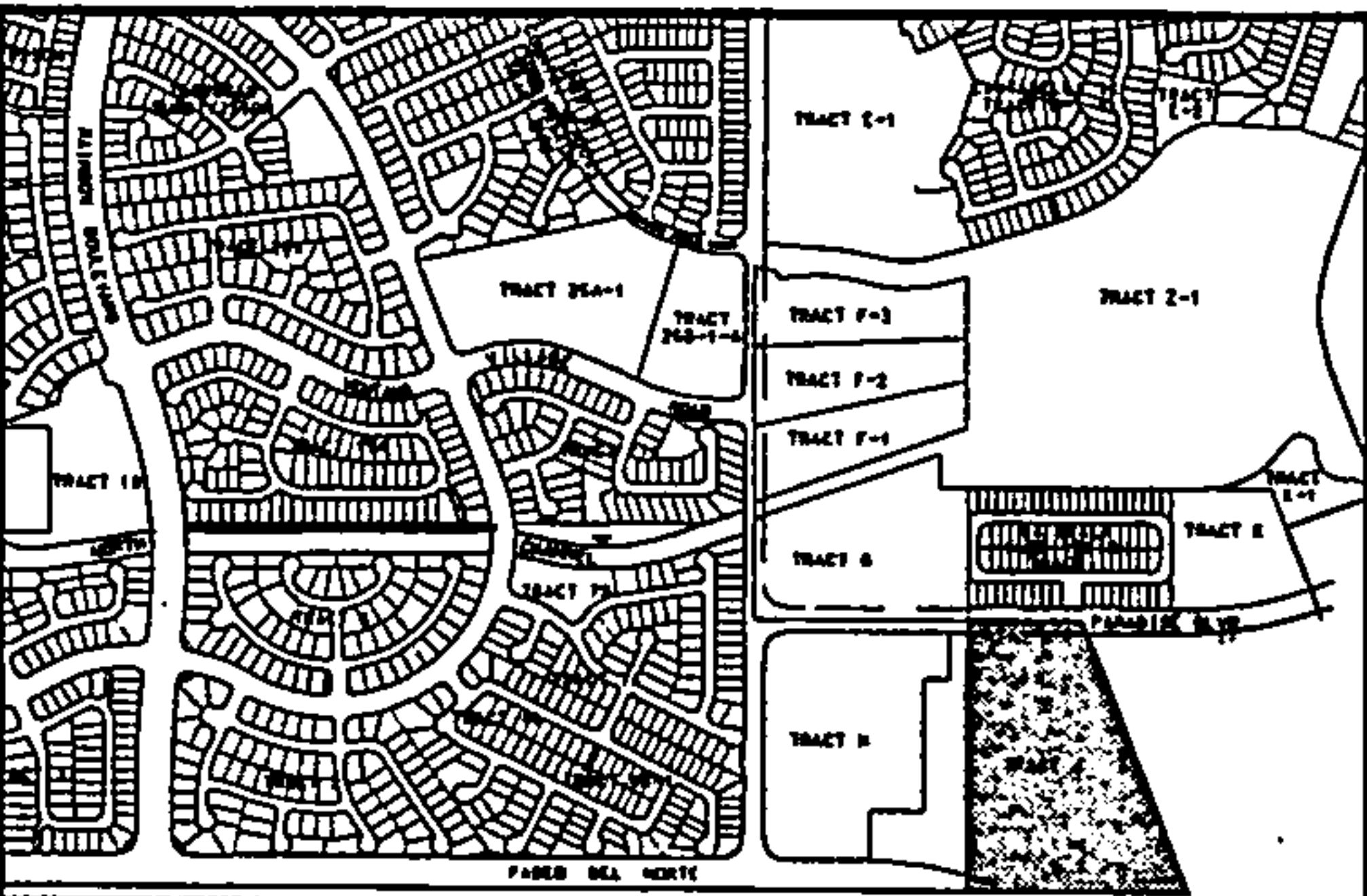
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.

5. DISTANCES SHALL BE GROUND DISTANCES.

6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR DATE

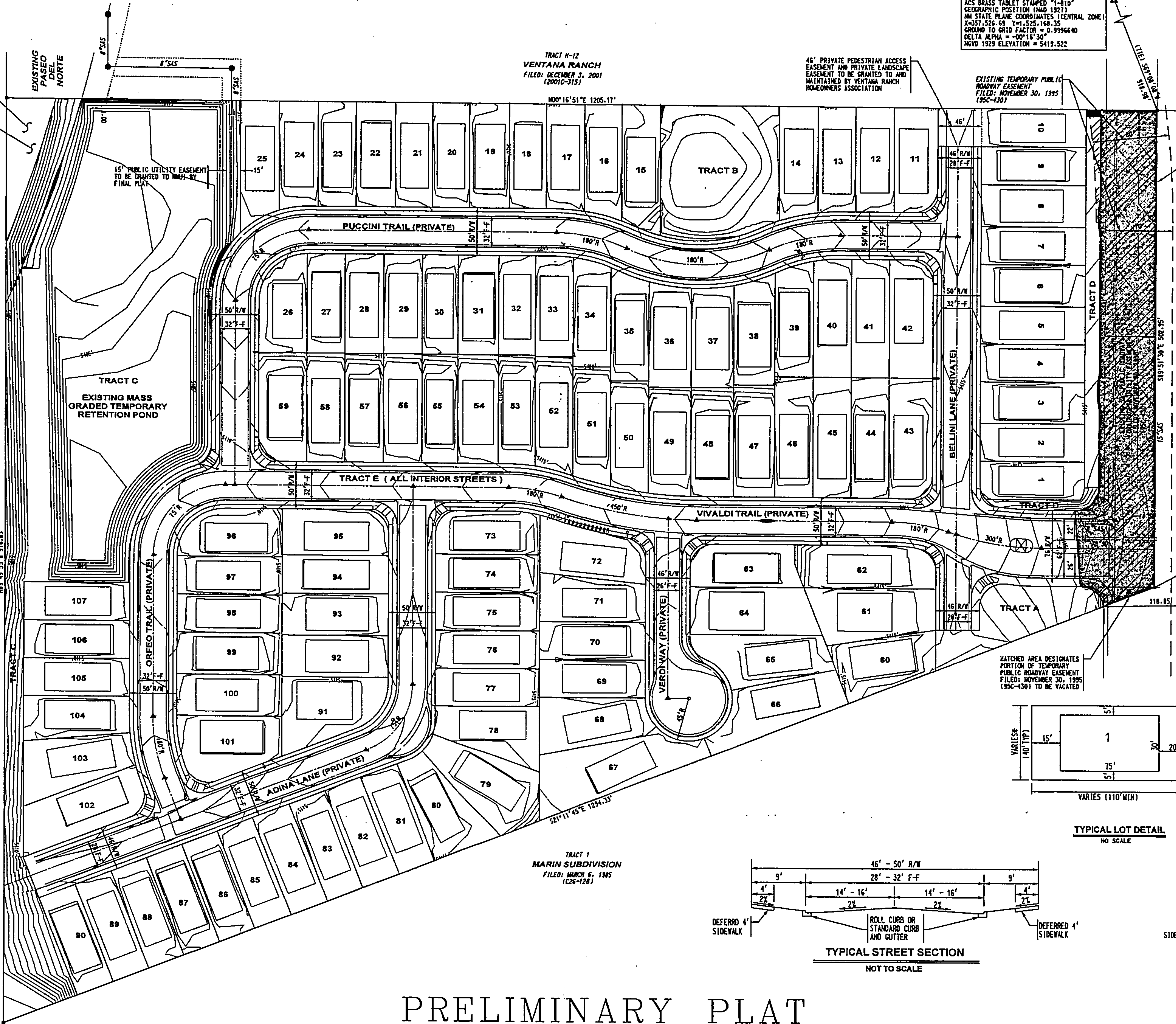


LOCATION MAP  
 ZONE ATLAS MAP NO. B-10  
 NOT TO SCALE

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR PASEO DEL NORTE TO BE DEDICATED TO THE CITY OF ALBUQUERQUE

EXISTING PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 30, 1995 (195C-430)

UNPLATTED LAND

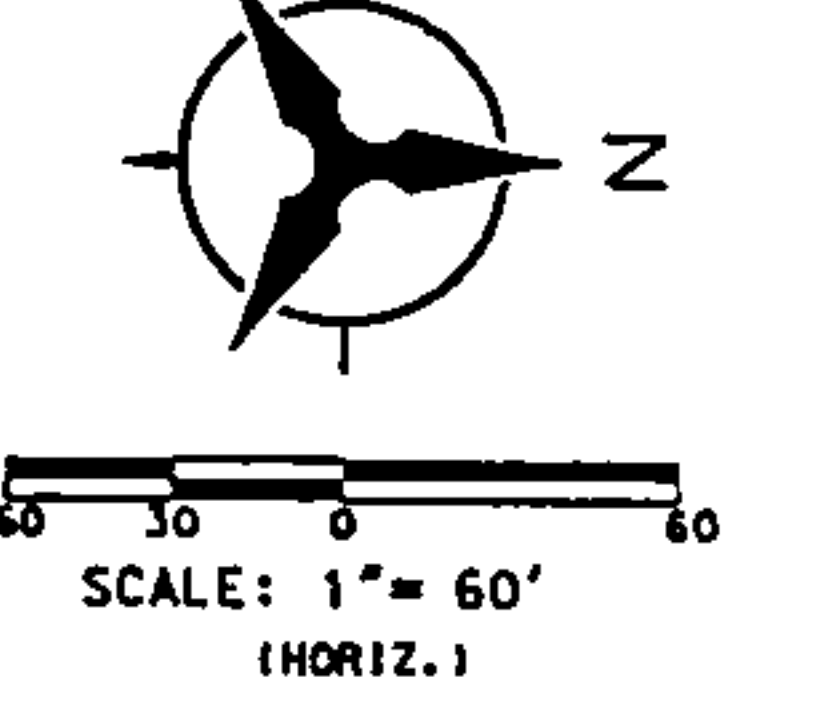


ACS BRASS TABLET STAMPED "1-810"  
 GEOGRAPHIC POSITION (NAD 1973)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=357,526.69 Y=1,525,168.35  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -0°16'30"  
 NGVD 1929 ELEVATION = 5419.522

46' PRIVATE PEDESTRIAN ACCESS EASEMENT AND PRIVATE LANDSCAPE EASEMENT TO BE GRANTED TO AND MAINTAINED BY VENTANA RANCH HOMEOWNERS ASSOCIATION

EXISTING TEMPORARY PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 30, 1995 (195C-430)

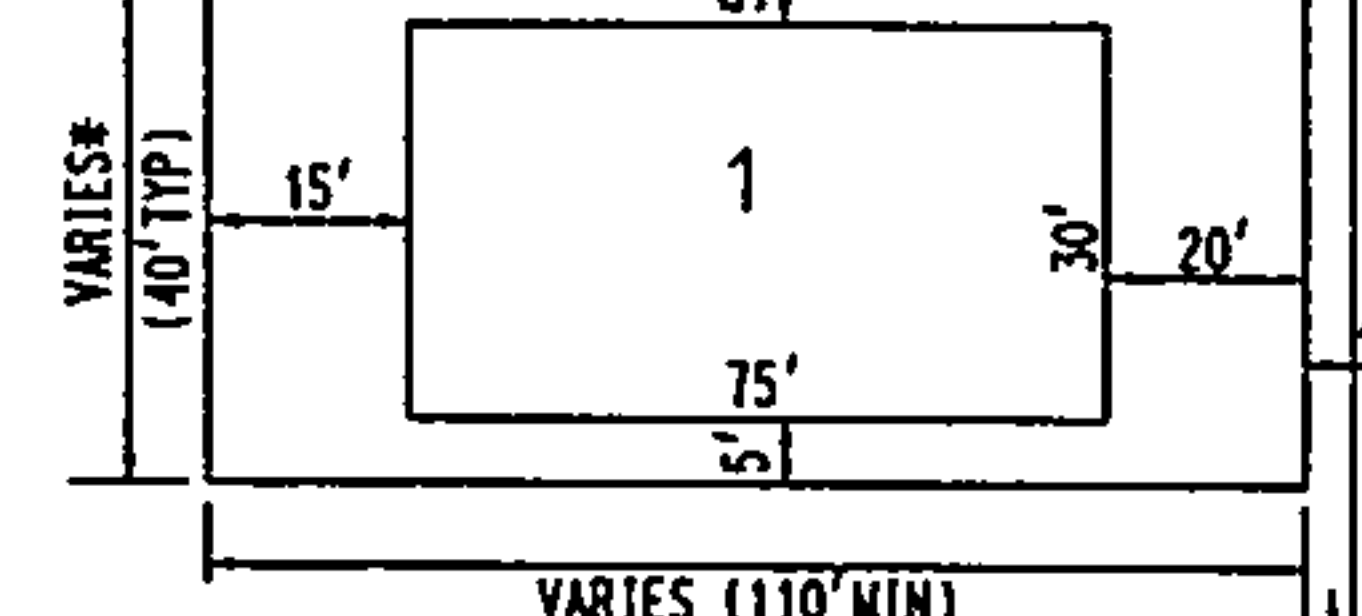
SHADED AREA DESIGNATES ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR PARADISE BOULEVARD NW TO BE DEDICATED TO THE CITY OF ALBUQUERQUE



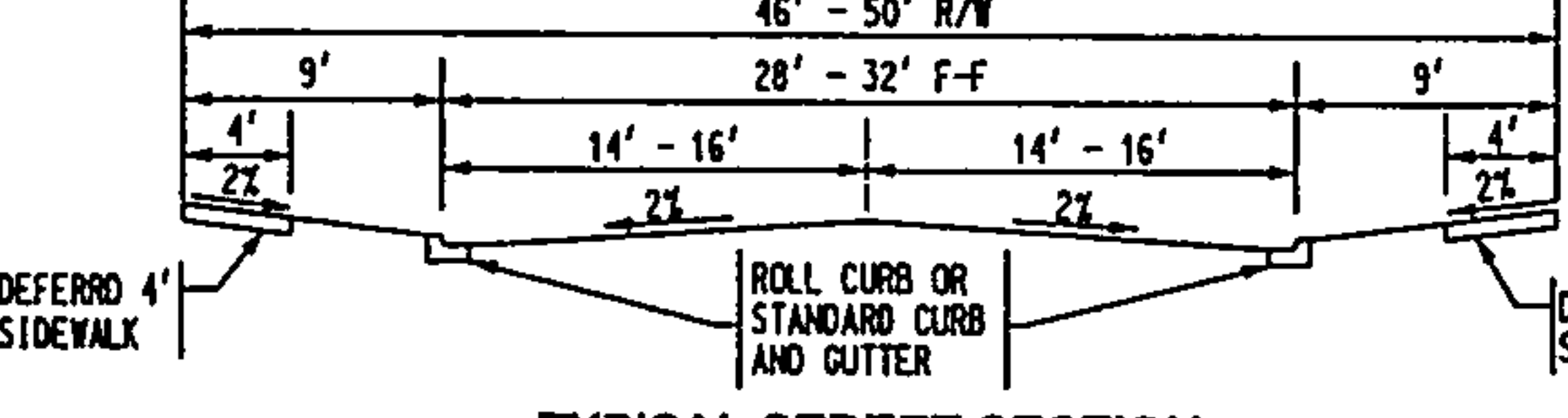
ACS BRASS TABLET STAMPED "2-810 1880"  
 GEOGRAPHIC POSITION (NAD 1973)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=357,543.13 Y=1,527,876.48  
 GROUND TO GRID FACTOR = 0.99966354  
 DELTA ALPHA = -0°16'30"  
 NGVD 1929 ELEVATION = 5429.35

LA SCALA SUBDIVISION AT VENTANA RANCH FILED: JULY 2, 2001 (2001C-144)

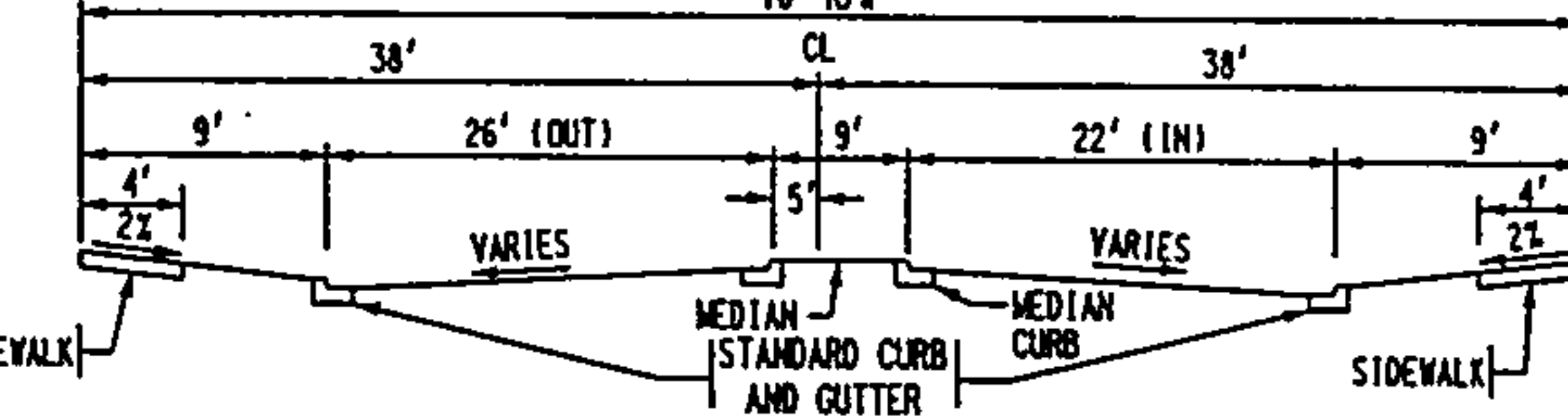
HATCHED AREA DESIGNATES PORTION OF TEMPORARY PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 30, 1995 (195C-430) TO BE VACATED



TYPICAL LOT DETAIL  
 NO SCALE



TYPICAL STREET SECTION  
 NOT TO SCALE



ENTRANCE TO SUBDIVISION STREET SECTION A-A  
 NOT TO SCALE

# PRELIMINARY PLAT

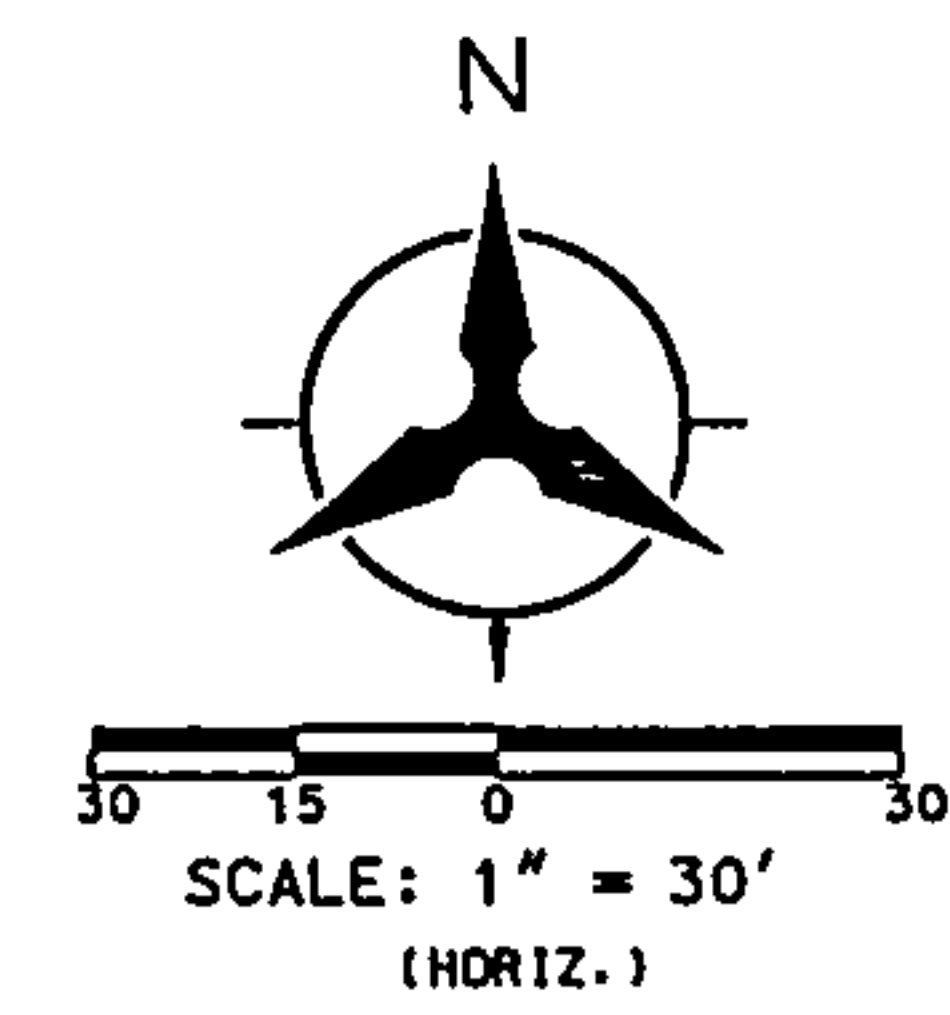
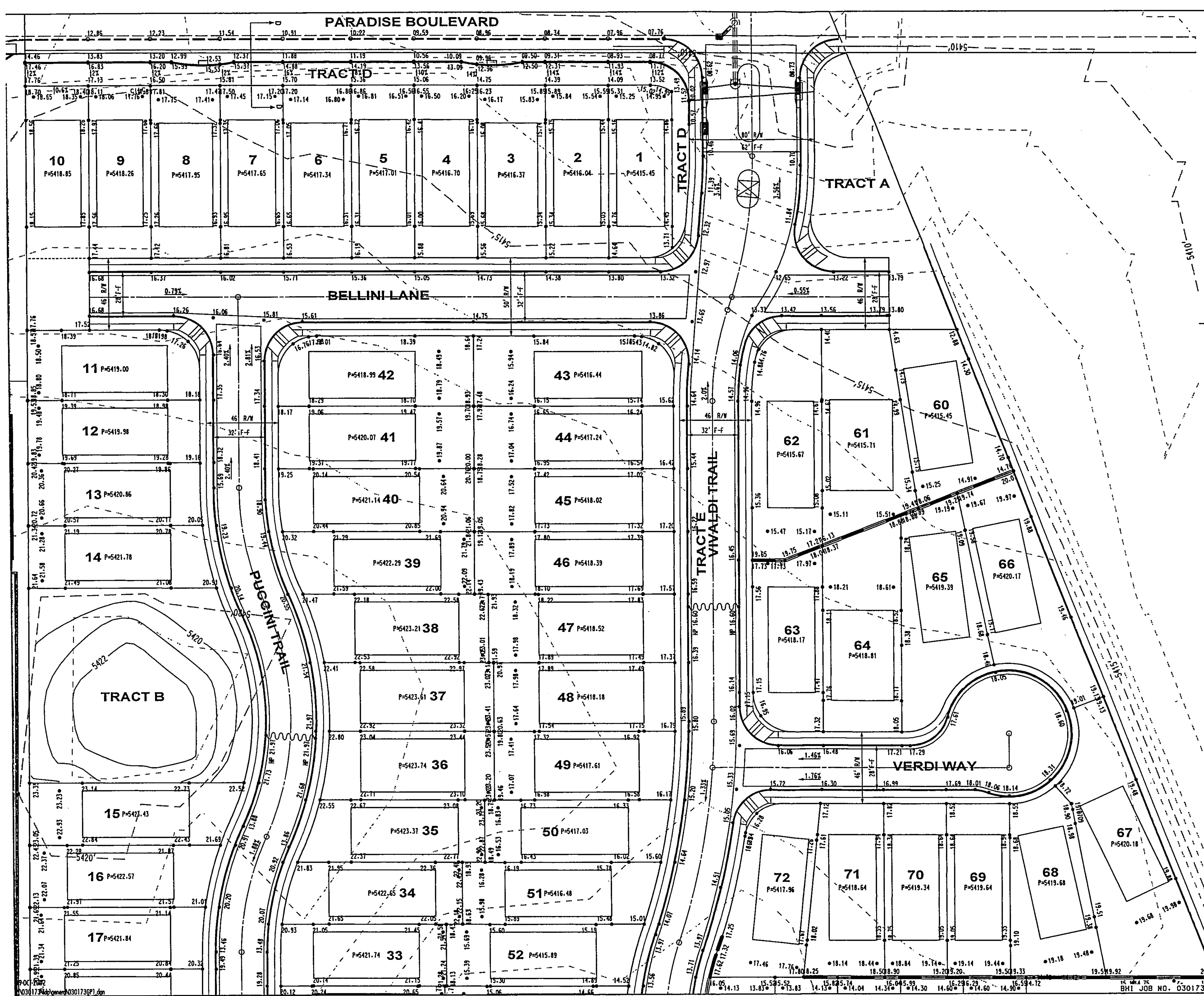
## VITTORIA SUBDIVISION AT VENTANA RANCH

(REPLAT OF TRACT J AT VENTANA RANCH SUBDIVISION)

ALBUQUERQUE, NEW MEXICO  
 OCTOBER, 2002

**Bohannon & Huston** INC.

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



**GENERAL NOTES**

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. 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 APPLICATIONS AND APPROVALS.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
5. BOULDERS, GREATER THAN 3 FEET IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
6. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. (WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.)

**LEGEND**

- CROWN FLATTENING
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CENTERLINE
- DIRECTION OF FLOW
- HIGH POINT
- GARDEN/PERIMETER BLOCK WALL REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 18"
- RETAINING WALL

**Bohannon & Huston**  
 Courtyard 1 7500 Jefferson St NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP  
 VICTORIA SUBDIVISION  
 AT VENTANA RANCH  
 PRELIMINARY GRADING PLAN

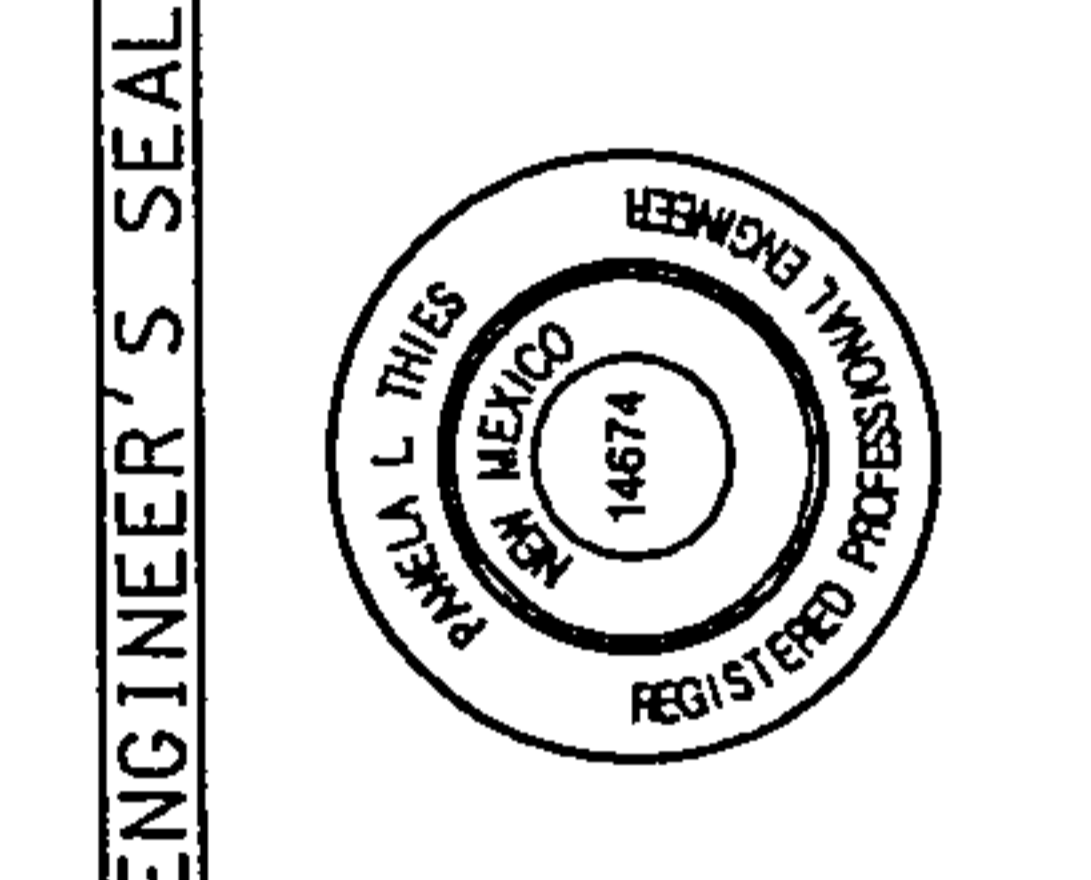
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-9	1	3

**AS-BUILT INFORMATION**

CONTRACTOR	DATE
STAKED BY	DATE
INSPECTOR'S NAME	DATE
FIELD CHECKED BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE

**ENGINEER'S SEAL SURVEY INFORMATION**

DATE	BY
NO.	

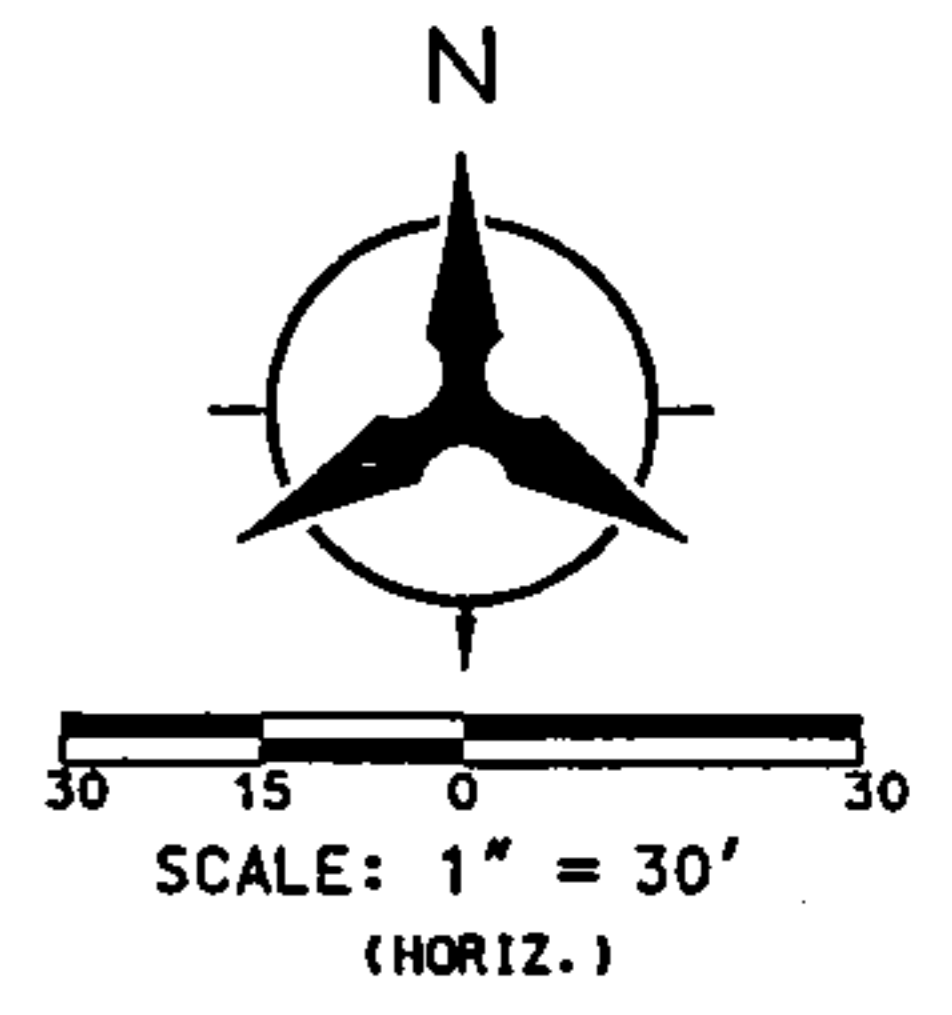
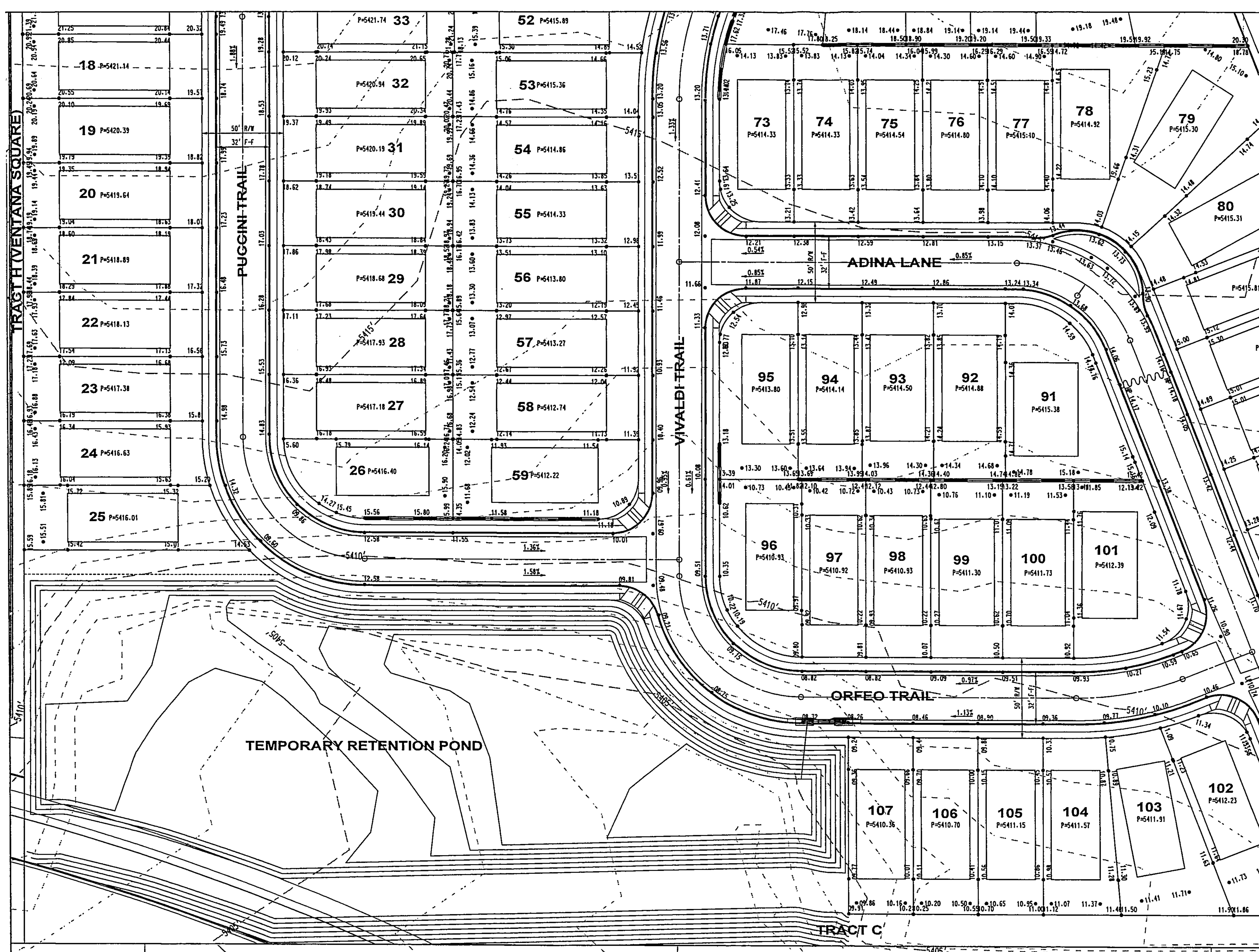


**REVISIONS**

NO.	DATE	BY	REMARKS

**DESIGNED BY** PLT  
**DRAWN BY** LE, TSG  
**CHECKED BY** PLT

TRACT H VENTANA SQUARE



**LEGEND**

- CROWN FLATTENING
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- DIRECTION OF FLOW
- HIGH POINT
- GARDEN/PERIMETER BLOCK WALL (REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 18")
- RETAINING WALL

**Bohannon & 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  
 VICTORIA SUBDIVISION  
 AT VENTANA RANCH  
 PRELIMINARY GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **B-9** SHEET **2** OF **3**

**AS-BUILT INFORMATION**

CONTRACTOR	DATE
STAKED BY	DATE
FIELD VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE

**ENGINEER'S SEAL SURVEY INFORMATION**

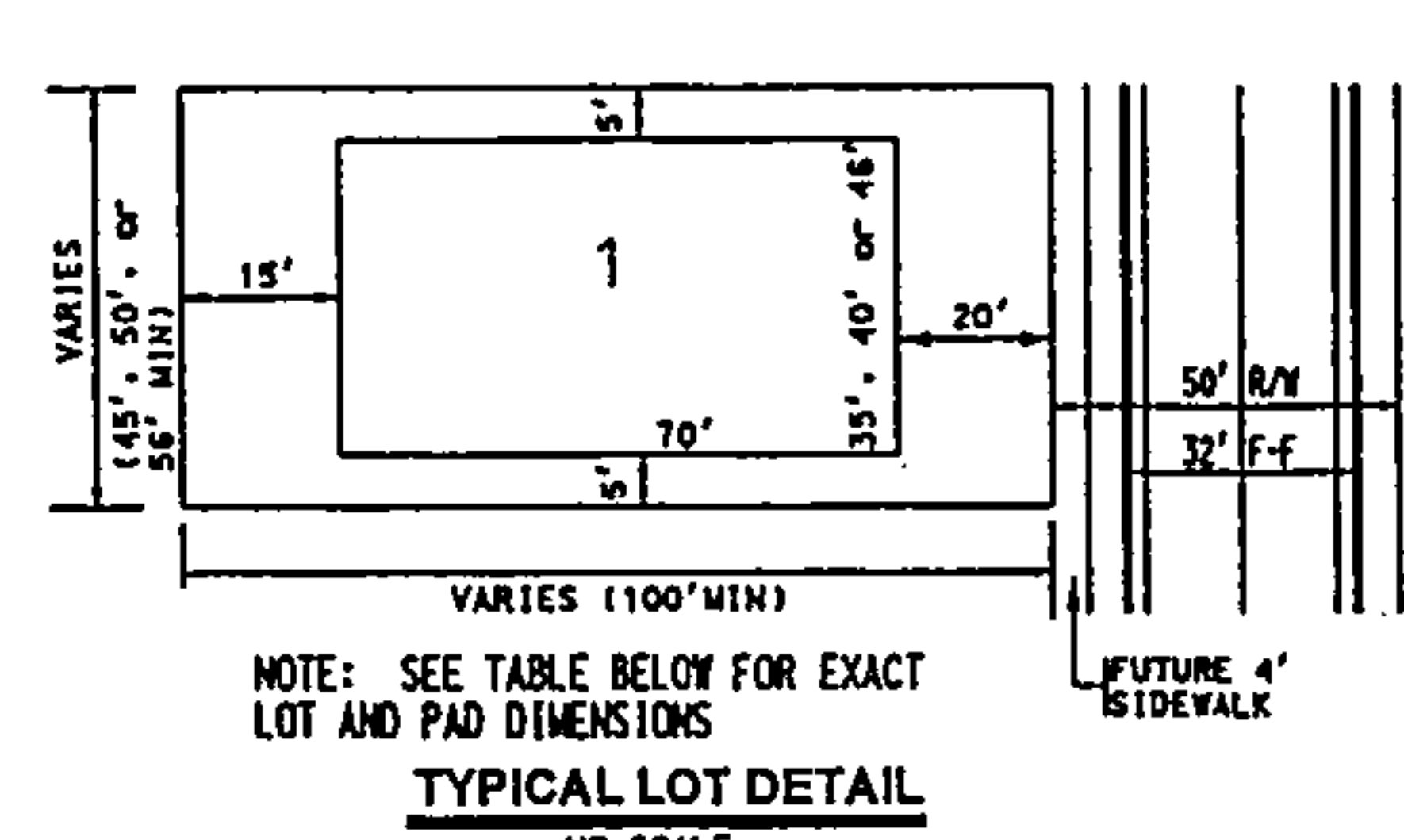
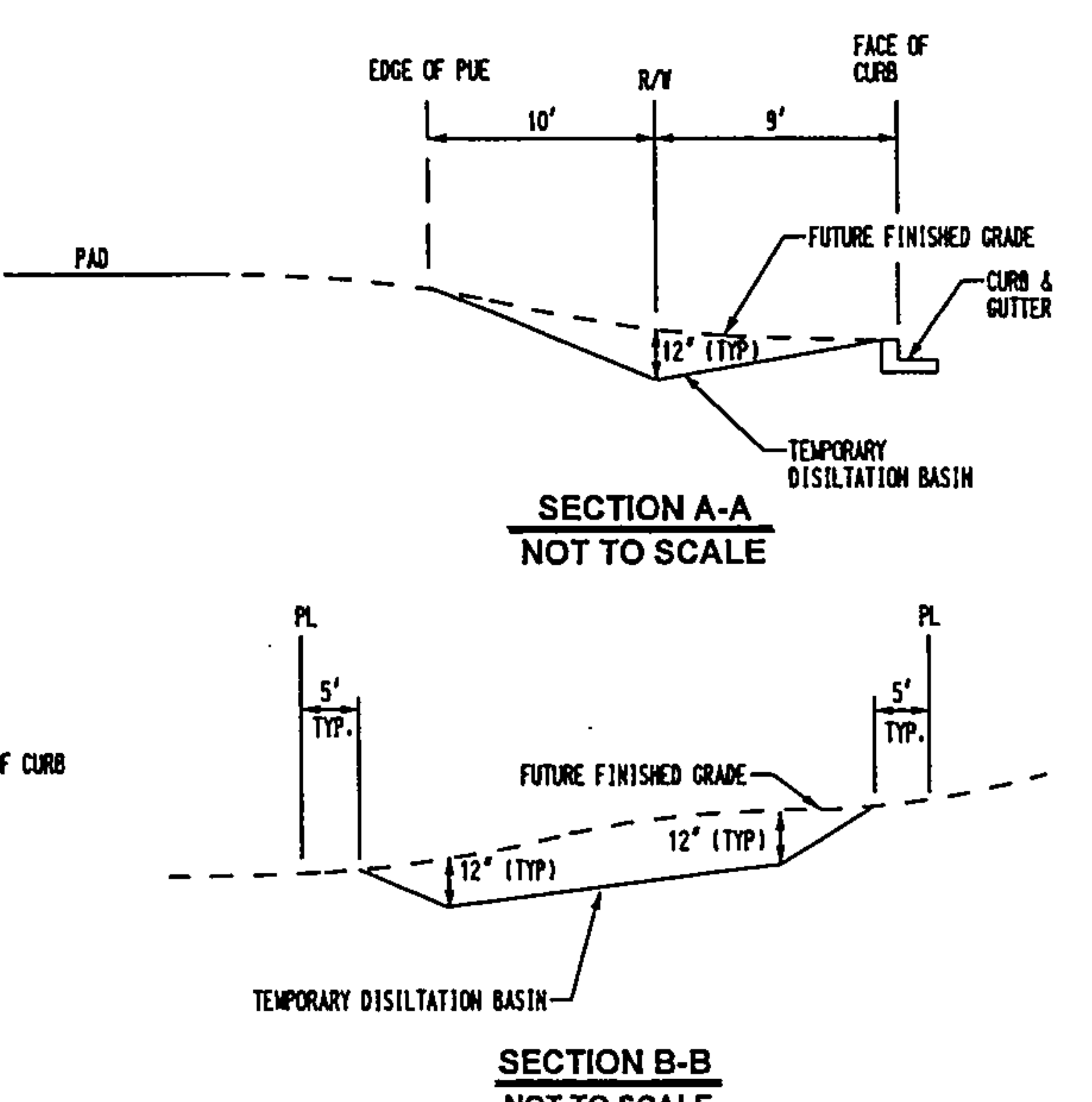
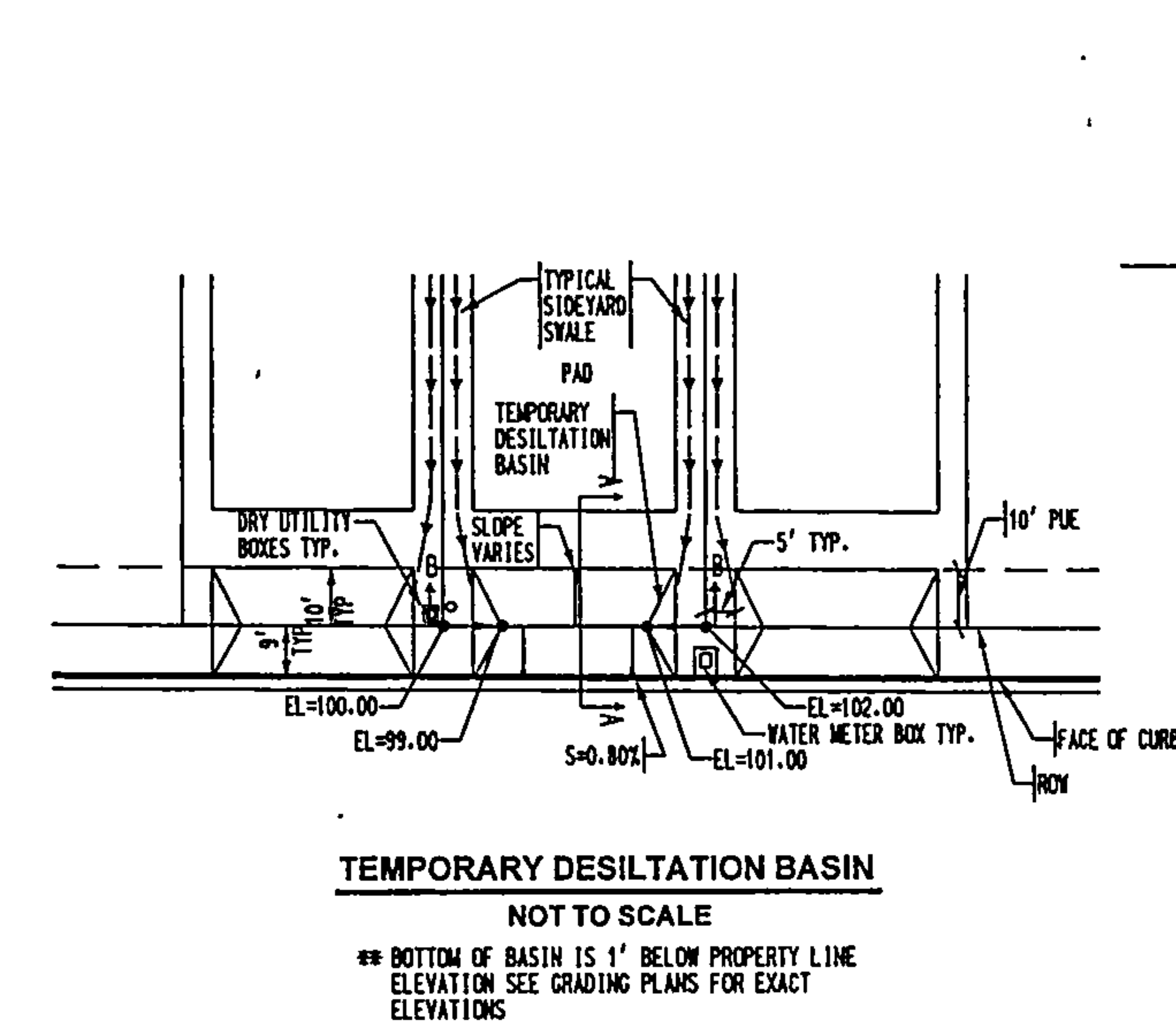
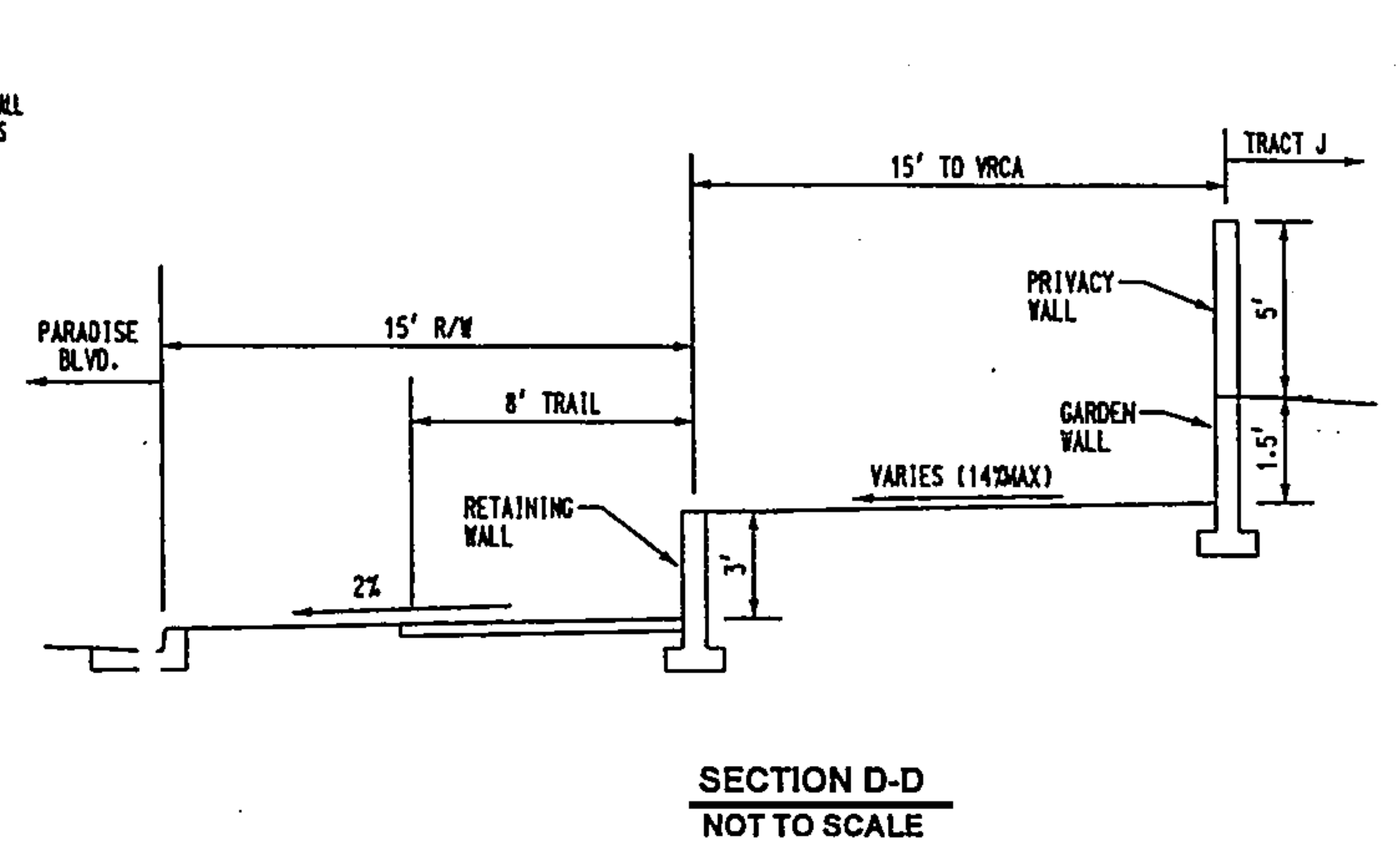
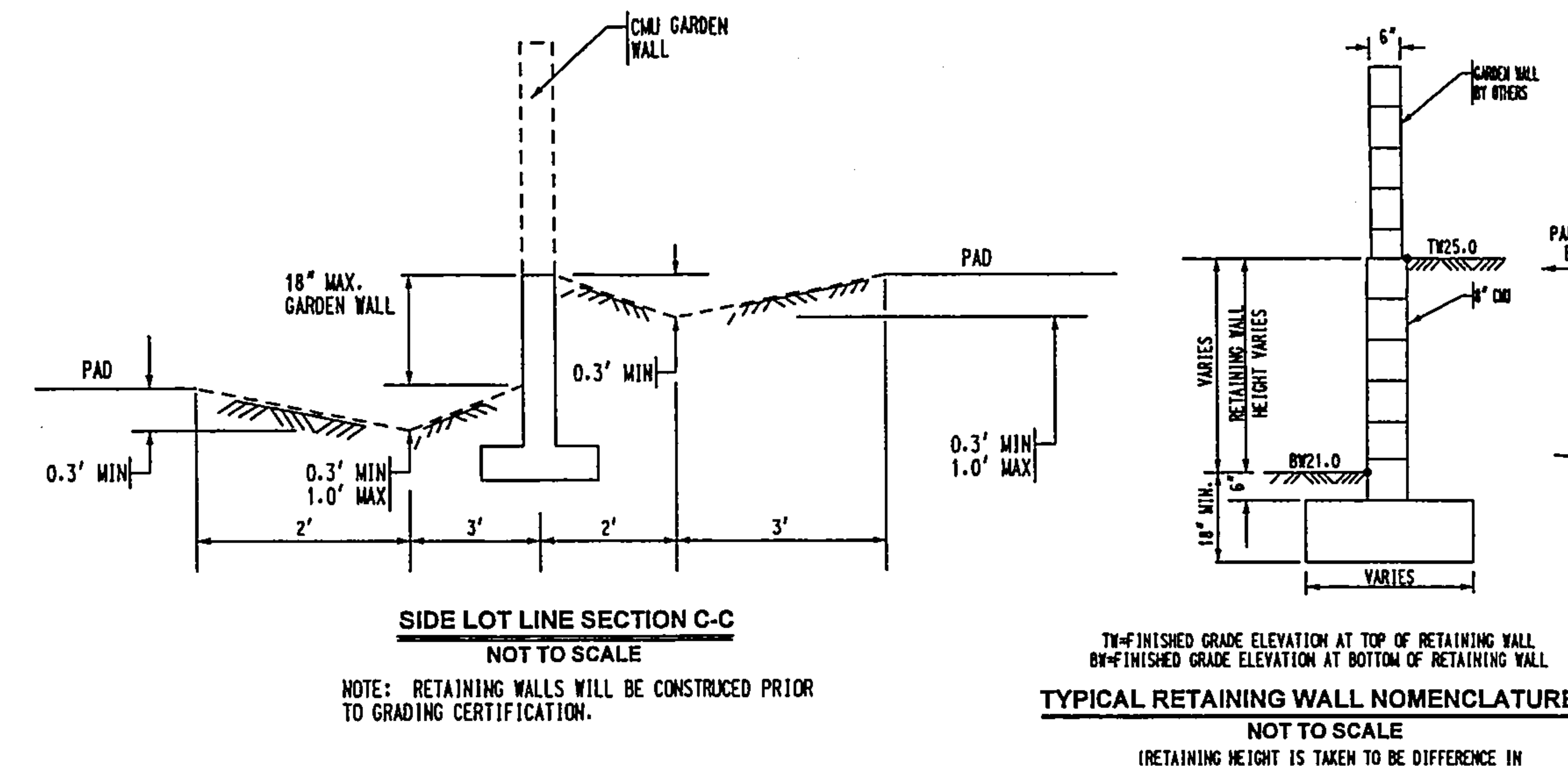
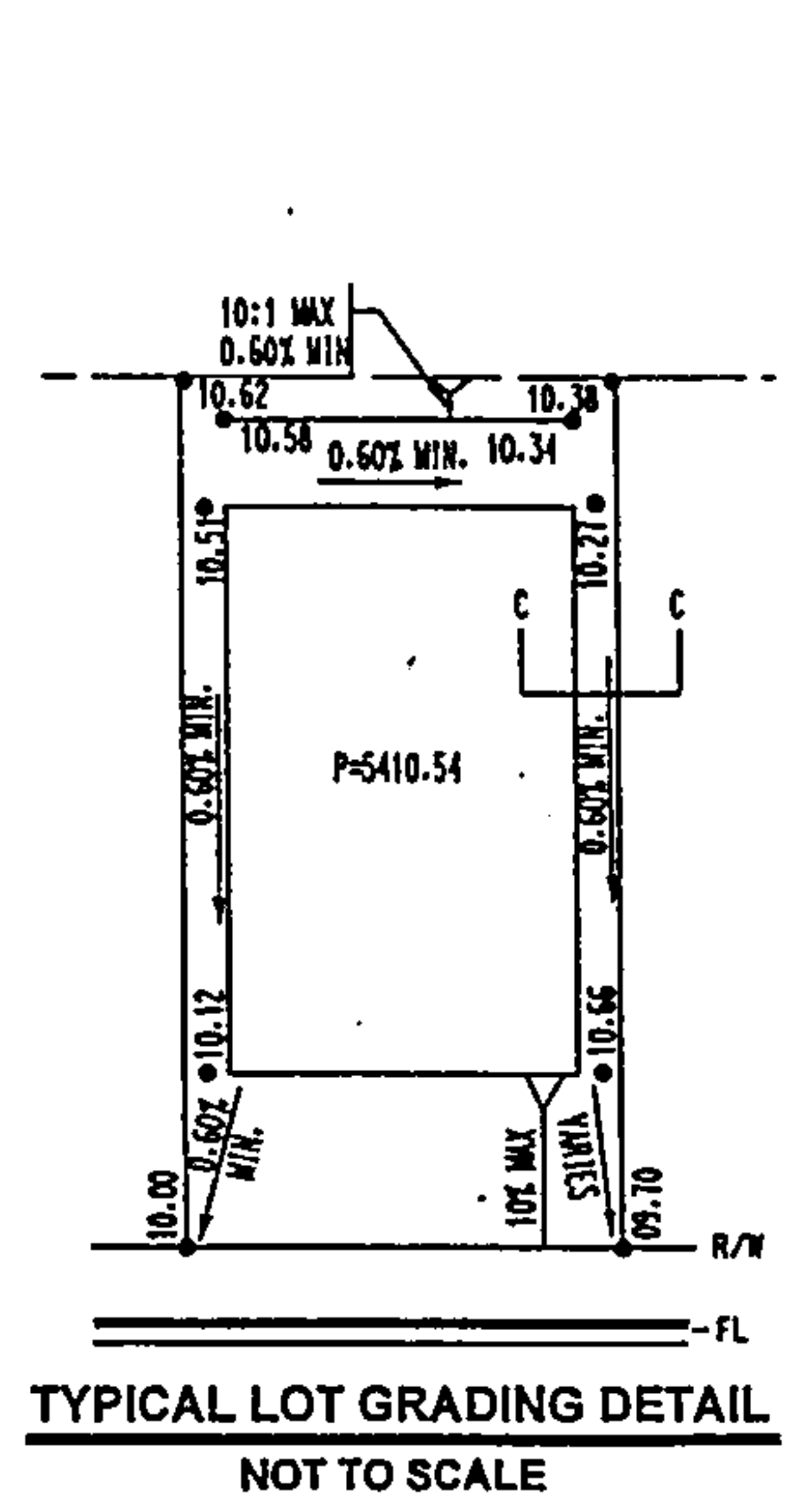
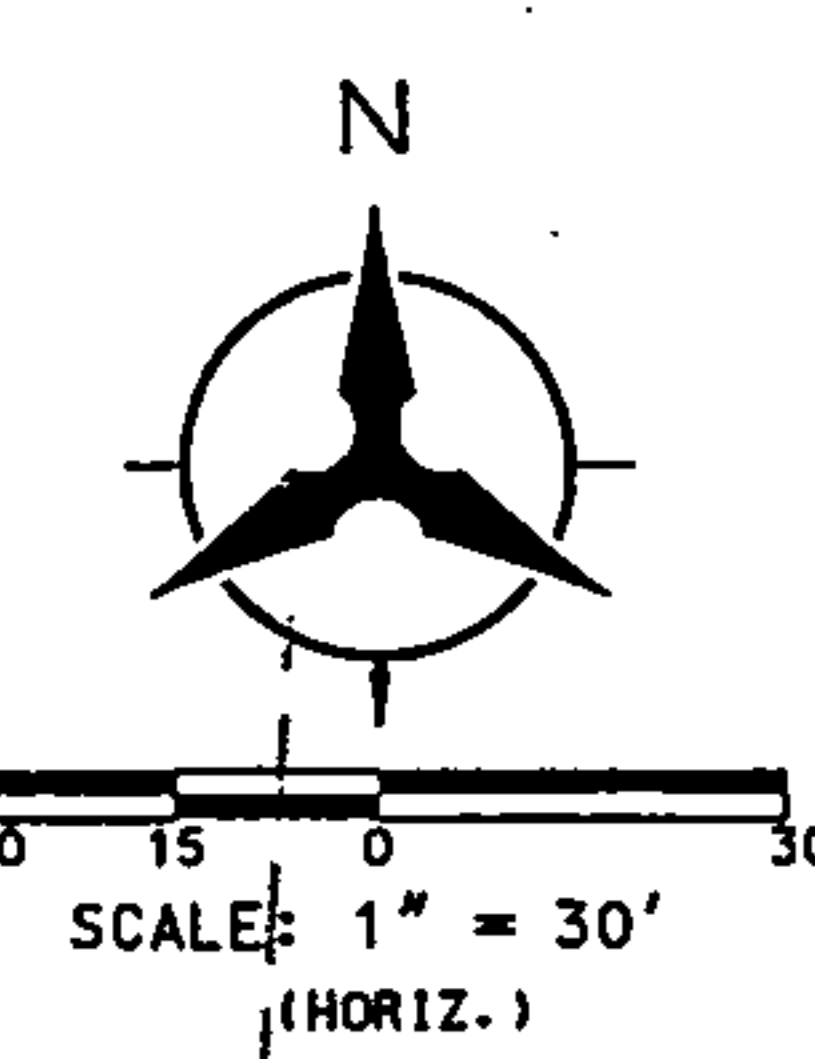
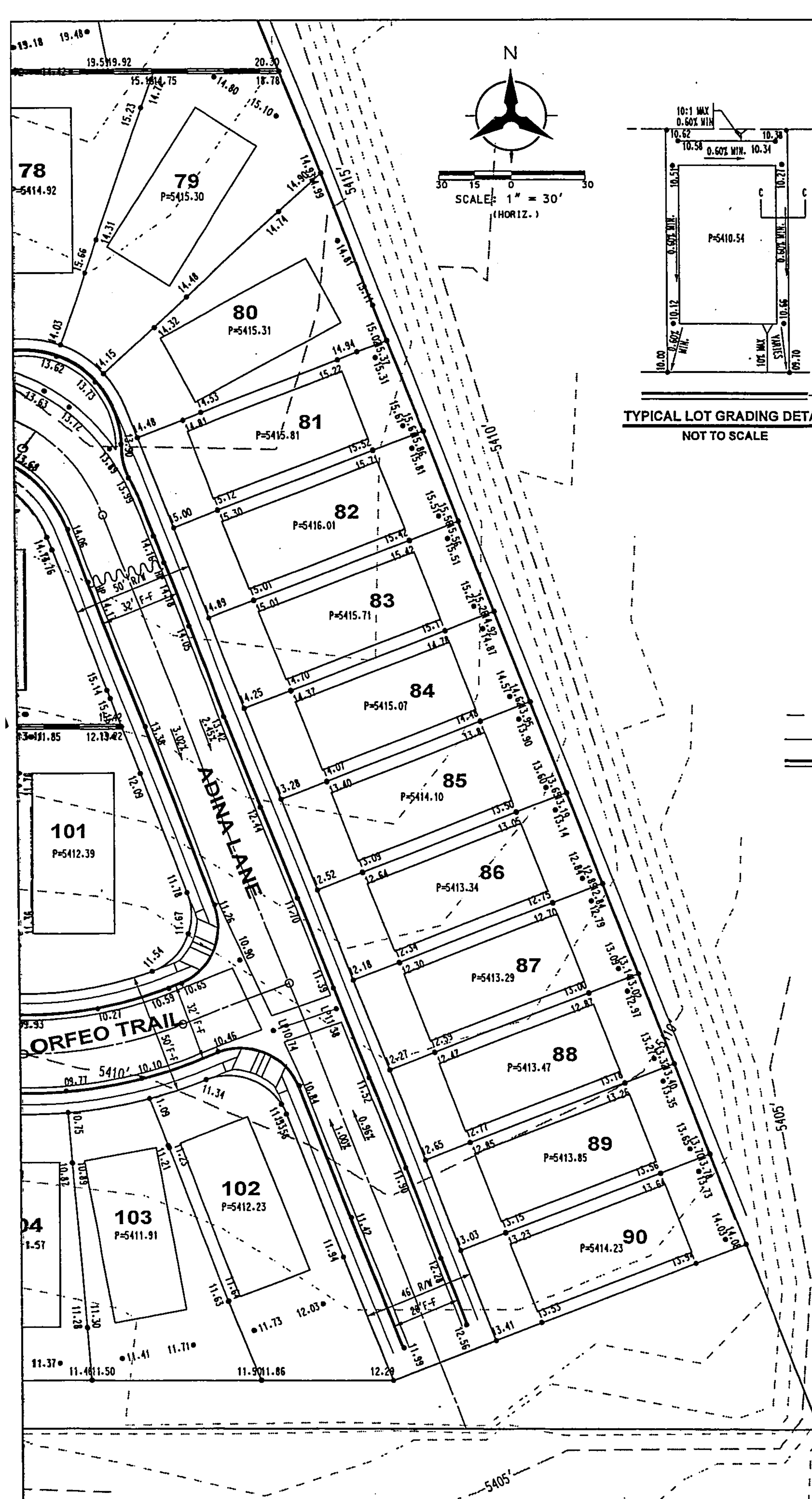
NO.	DATE



**REVISIONS**

NO.	DATE	REMARKS	BY

DESIGNED BY	PLT	DATE 10-04-02
DRAWN BY	L.E. TSG	DATE 10-04-02
CHECKED BY	PLT	DATE 10-04-02



	LOT 40 x 105(min) PAD 30 x 68	LOT 44x105(min) PAD 34 x 66	LOT 50x105(min) PAD 40 x 58
1	24	51	76
2	25	52	77
3	26	53	78
4	27	54	79
5	28	55	80
6	29	56	81
7	30	57	82
8	31	58	83
9	32	59	84
10	33	60	85
11	34	61	86
12	35	62	87
13	36	63	88
14	37	64	89
15	38	65	90
16	39	66	91
17	40	67	92
18	41	68	93
19	42	69	94
20	43	70	95
21	44	71	96
22	45	72	97
23	46	73	98
24	47	74	99
25	48	75	100
26	49	76	101
27	50	77	102

- LEGEND
- GRASS FLATTENING
  - PROPOSED SPOT ELEVATION
  - EXISTING SPOT ELEVATION
  - EXISTING CONTOUR
  - DIRECTION OF FLOW
  - HIGH POINT
  - CURB/PERIMETER BLOCK WALL REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 11"
  - RETAINING WALL

**Bohannon & 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  
 VICTORIA SUBDIVISION  
 AT VENTANA RANCH  
 PRELIMINARY GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO. 20DAY/YR.	MO. 20DAY/YR.
LAST DESIGN UPDATE			

AS-BUILT INFORMATION

CONTRACTOR: \_\_\_\_\_  
 STARTED BY: \_\_\_\_\_  
 INSPECTOR'S ACCEPTANCE BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 N.M. STATE PLANE COORD. (CENTRAL ZONE) X=557,526.69 Y=1,525,168.35 DATE: \_\_\_\_\_  
 GROUND TO GRID FACTOR = 0.9986640 DRAWINGS CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NGVD 1929 ELEVATION = 5419.922 MICRO-FILM INFORMATION NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
 DELTA ALPHA = -000EG 16 MIN 30 SEC RECORDED BY: \_\_\_\_\_ NO. \_\_\_\_\_

ENGINEER'S SEAL

FIELD NOTES

NO. \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

REVISIONS

NO.	DATE	REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW MEXICO  
 14874

DESIGNED BY: PLT DATE: 10-04-02  
 DRAWN BY: L.E. TSG DATE: 10-04-02  
 CHECKED BY: PLT DATE: 10-04-02

Current DRC Project No. \_\_\_\_\_

*Clair*

Date Submitted: 11-06-02  
 Date Site Plan Approved: 11-06-02  
 Date Preliminary Plat Approved: 11-06-02  
 Date Preliminary Plat Expires: 11-06-03

DRB Project No. 1002221

*Application No 02 DRB-01563*

Figure 12

INFRASTRUCTURE LIST

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

VITTORIA AT VENTANA RANCH SUBDIVISION  
 (TRACT J, VENTANA RANCH)

**ORIGINAL**

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
<u>VITTORIA AT VENTANA RANCH SUBDIVISION (TRACT J)</u>									
<u>PUBLIC ROADWAY IMPROVEMENTS</u>									
		62' F-F (22' IN 26' OUT)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VIVALDI TRAIL	PARADISE BOULEVARD	<i>Bellini Lane</i> ENTRANCE GATE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VIVALDI TRAIL	BELLINI LANE	ORFEO TRAIL	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ORFEO TRAIL	VIVALDI TRAIL	ADINA LANE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BELLINI LANE	LOT 10	PUCCINI TRAIL	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BELLINI LANE	PUCCINI TRAIL	VIVALDI TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BELLINI LANE	VIVALDI TRAIL	LOT 60	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VERDI WAY	VIVALDI TRAIL	CUL-DE-SAC	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PUCCINI TRAIL	BELLINI LANE	VIVALDI TRAIL	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ADINA LANE	VIVALDI TRAIL	ORFEO TRAIL	/	/	/

8' Asphalt Trail

Paradise Blvd

West Brdry

Vivaldi Trail

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<u>VITTORIA AT VENTANA RANCH SUBDIVISION (TRACT J) CONTINUED</u>				
<u>PUBLIC ROADWAY IMPROVEMENTS CONTINUED</u>				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ADINA LANE	ORFEO TRAIL	LOT 90
25' FF	Pavement w/ 6' sidewalk *SIDEWALKS TO BE DEFERRED STREET LIGHTS AS PER COA DPM	Passo del Norte	West Bndry	East Bndry

Private Inspector	City Inspector	City Cnst Engineer
/	/	/


<u>PUBLIC (NMUI) WATERLINE IMPROVEMENTS</u>				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VIVALDI TRAIL	PARADISE BOULEVARD	ORFEO TRAIL
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ORFEO TRAIL	VIVALDI TRAIL	ADINA LANE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BELLINI LANE	(LOT 9) West Property Line	PUCCINI TRAIL
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BELLINI LANE	PUCCINI TRAIL	VIVALDI TRAIL
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BELLINI LANE	VIVALDI TRAIL	LOT 60
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VERDI WAY	VIVALDI TRAIL	LOT 66 / LOT 67
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUCCINI TRAIL	BELLINI LANE	VIVALDI TRAIL
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADINA LANE	VIVALDI TRAIL	ORFEO TRAIL
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADINA LANE	ORFEO TRAIL	LOT 90

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/


<u>PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS</u>				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIVALDI TRAIL	PARADISE BOULEVARD	LOT 47
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIVALDI TRAIL	LOT 48	LIFT STATION
4" DIA	D.I. SAS FORCE MAIN	VIVALDI TRAIL	LOT 47	LIFT STATION
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ORFEO TRAIL	LIFT STATION	ADINA LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BELLINI LANE	LOT 10	LOT 60
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VERDI WAY	VIVALDI TRAIL	LOT 67
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUCCINI TRAIL	BELLINI LANE	LOT 37

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/



ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>VITTORIA AT VENTANA RANCH SUBDIVISION (TRACT J) CONTINUED</b>				
<b>PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS CONTINUED</b>				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUCCINI TRAIL	LOT 36	VIVALDI TRAIL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ADINA LANE	VIVALDI TRAIL	LOT 81
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ADINA LANE	LOT 82	LOT 90
6" DIA.	TEMPORARY SAS LIFT STATION	INTERSECTION OF VIVALDI TRAIL AND ORFEO TRAIL		

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


Size	Type of Improvement	Location	From	To
<b>PUBLIC STORM SEWER IMPROVEMENTS</b>				
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	VIVALDI TRAIL	ENTRANCE	EX. 30" SD IN PARADISE BOULEVARD
42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ORFEO TRAIL	LOW POINT	TEMPORARY RETENTION POND

/	/	/
/	/	/

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

Retention Pond w/ Agreement & Covenant Tract C

AGENT/OWNER

PAMELA THIES, P.E.  
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.  
FIRM:

Pamela Thies  
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION  
11-06-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<i>Sheran Matern</i> DRB CHAIR Planning 11/6/02 DATE	<i>Christina Sandoval</i> PARKS & GENERAL SERVICES 11/6/02 DATE
<i>R. Brown</i> TRANSPORTATION DEVELOPMENT 11-06-02 DATE	N/A AMAFCA DATE
<i>Robert Brown</i> UTILITY DEVELOPMENT 11/6/02 DATE	<i>[Signature]</i> NEW MEXICO UTILITIES INCORPORATED 11-6-02 DATE
<i>Brady L. Bigham</i> CITY ENGINEER 11/6/02 DATE	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

Supplemental form **Z**

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

**APPEAL / PROTEST of...** **A**

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

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

**APPLICANT INFORMATION:**

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419

ADDRESS: 10 TRAMWAY LOOP N.E. 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 N.E. FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, GRADING PLAN, SIDEWALK DEFERRAL AND WAIVER APPROVAL AND VACATION OF PUBLIC EASEMENT

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 J Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. VENTANA RANCH - Vittoria's Subd.

Current Zoning: R-2 Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): B-10 No. of existing lots: 1 No. of proposed lots: 107

Total area of site (acres): 20.47 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. 101006511831820442 101006513506930501 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: NORTH OF PASEO DEL NORTE N.W.

Between: EAST OF UNIVERSE BLVD NW and SOUTH OF PARADISE BLVD NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002221

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/25/02

SIGNATURE Pamela Thies DATE \_\_\_\_\_

(Print) PAMELA THIES \_\_\_\_\_  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
<u>02DRB -01563</u>	<u>PP</u>	<u>82</u>	<u>\$ 2835.00</u>
<u>02DRB -01564</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 95.00</u>
<u>02DRB -01565</u>	<u>SW</u>	<u>✓</u>	<u>\$ 0</u>
<u>02DRB -01566</u>	<u>TDSW</u>	<u>✓</u>	<u>\$ 0</u>
_____	_____	_____	<u>\$ 75.00</u>
Hearing date <u>Nov. 6, 2002</u>			Total <u>\$2955.00</u>

Paul Cardak 10/01/02 Project # 1002221

Planner signature / date

**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.

PAMELA THIES

*Pamela Thies*

Applicant name (print)

9/11/02

Applicant signature / date



.pdf Form revised Sept. 2001

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

Application case numbers

02DRB- - 01564  
02DRB- - 01565  
02DRB- - 01566

*Paul ...*  
Planner signature / date

Project # 1002221

**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.

PAMELA THIES

*Pamela Thies*

Applicant name (print)

10/11/02

Applicant signature / date



Form revised September 2001

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

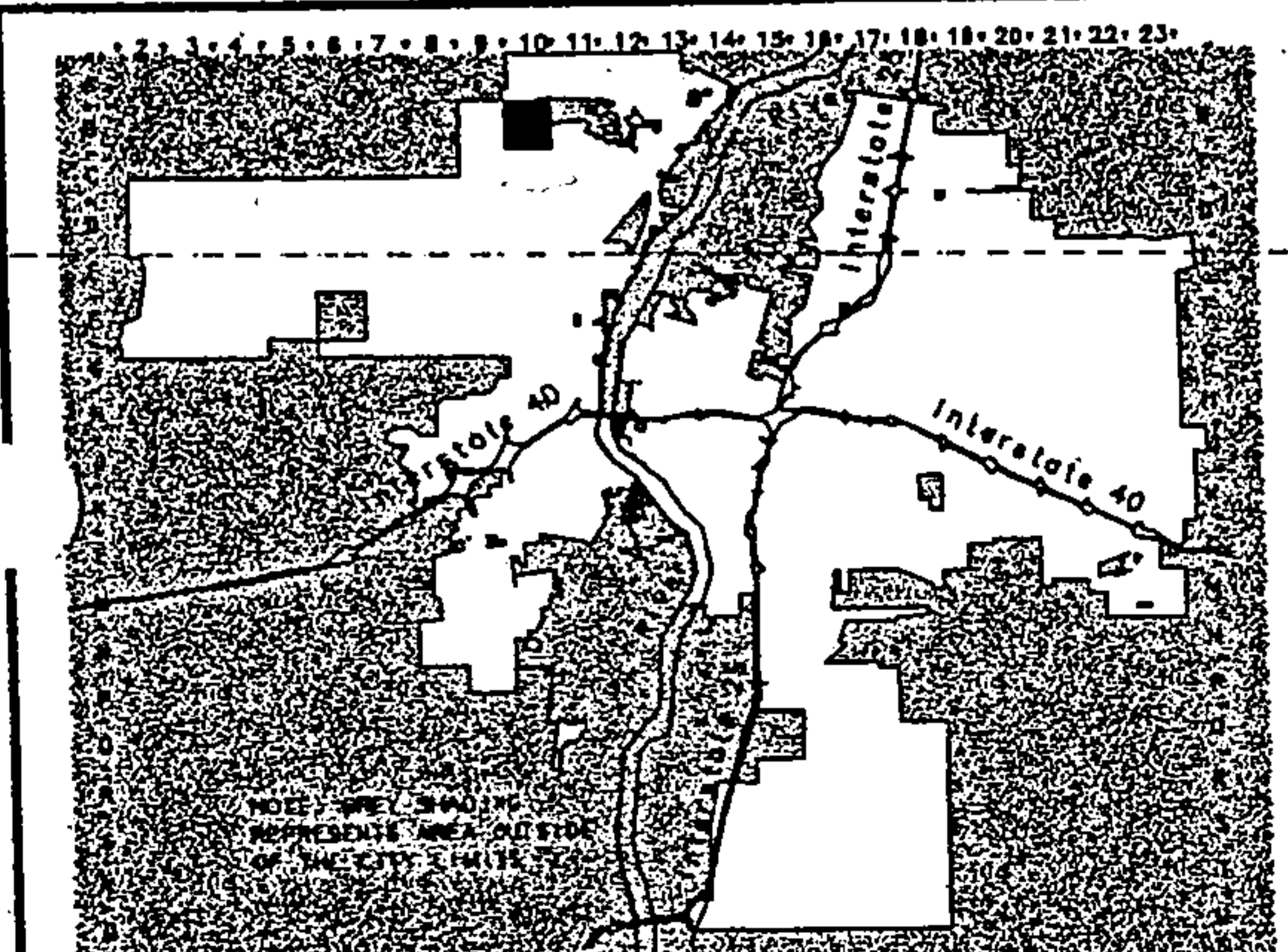
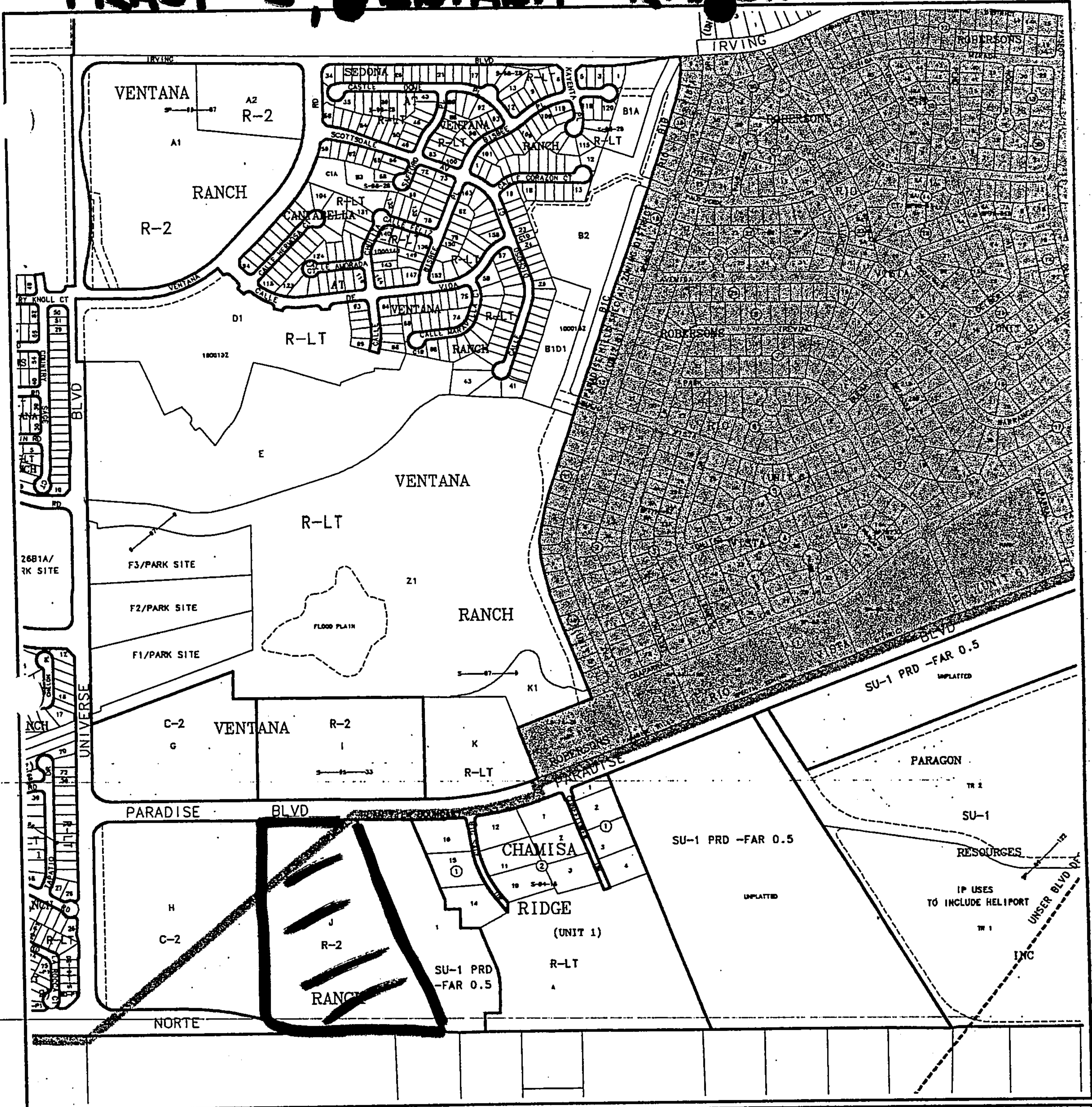
Application case numbers

02DRB-01563

*Paul Cardillo* 10/10/02  
 Planner signature / date

Project # 1002221

# TRACT 3, VENTANA RANCH



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2001



**Zone Atlas Page**

**B-10-Z**

Map Amended through July 20, 2001

**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 VITTORIA SUBDIVISION AT VENTANA RANCH  
AGIS MAP # B-10  
LEGAL DESCRIPTION TRACT J, VENTANA RANCH  
\_\_\_\_\_  
\_\_\_\_\_

**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 10/7/02 [date].

Patricia Shies 10/16/02  
Applicant / Agent Date

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

**XXXX WATER AND SEWER AVAILABILITY STATEMENT**

NEW MEXICO UTILITIES, INC.

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque ~~XXXXXXXXXXXXXXXXXXXX~~ on \_\_\_\_\_ [date].

Patricia Shies 10/10/02  
Applicant / Agent Date

[Signature] 10-7-02  
Utilities Division Representative Date

= DRB# \_\_\_\_\_



# City of Albuquerque

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

Date: October 8, 2002

TO CONTACT NAME: Mary Snyder  
 COMPANY/AGENCY: Bohannon-Huston Inc.  
 ADDRESS/ZIP: 1500 Jefferson DE 87109  
 PHONE/FAX #: 798-7488

Thank you for your inquiry of 10-8-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract J, Ventana Ranch

zone map page(s) B-10

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

Ventana Ranch

Neighborhood Association

Contact: Laura Horton

7224 Casada Rd NW

898-8103 (w) 87114

Gene Brothers

9512 Juanan Pl. NW

897-3550 (w) 87114

Neighborhood Association

Contacts: \_\_\_\_\_

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

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

Sincerely,

Dalaina S. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 10, 2002

Ms. Laura Horton  
7224 Cascada NW  
Albuquerque, New Mexico 87114

Re: Preliminary Plat and Grading Plan and Vacation Request Approval  
Tract J, Vittoria Subdivision at Ventana Ranch

Dear Ms. Horton:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking Preliminary Plat, Grading Plan and vacation approval for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Pamela Thies, P.E.  
Project Manager  
Community Development and Planning Group

mls  
Enclosures

a:/msnyde/r030189ata\001\nc.lt

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**



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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 10, 2002

Ms. June Brothers  
9512 Toucan NW  
Albuquerque, New Mexico 87114

Re: Preliminary Plat, Grading Plan Approval and Vacation Request Approval  
Tract J, Vittorio Subdivision at Ventana Ranch

Dear Ms. Brothers:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking Preliminary Plat, Grading Plan and vacation approval for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Pamela Thies, P.E.  
Project Manager  
Community Development and Planning Group

mls  
Enclosures

a:/msnyder/030189/ata/001vnc.lt

**ENGINEERING ▲**

**SPATIAL DATA ▲**

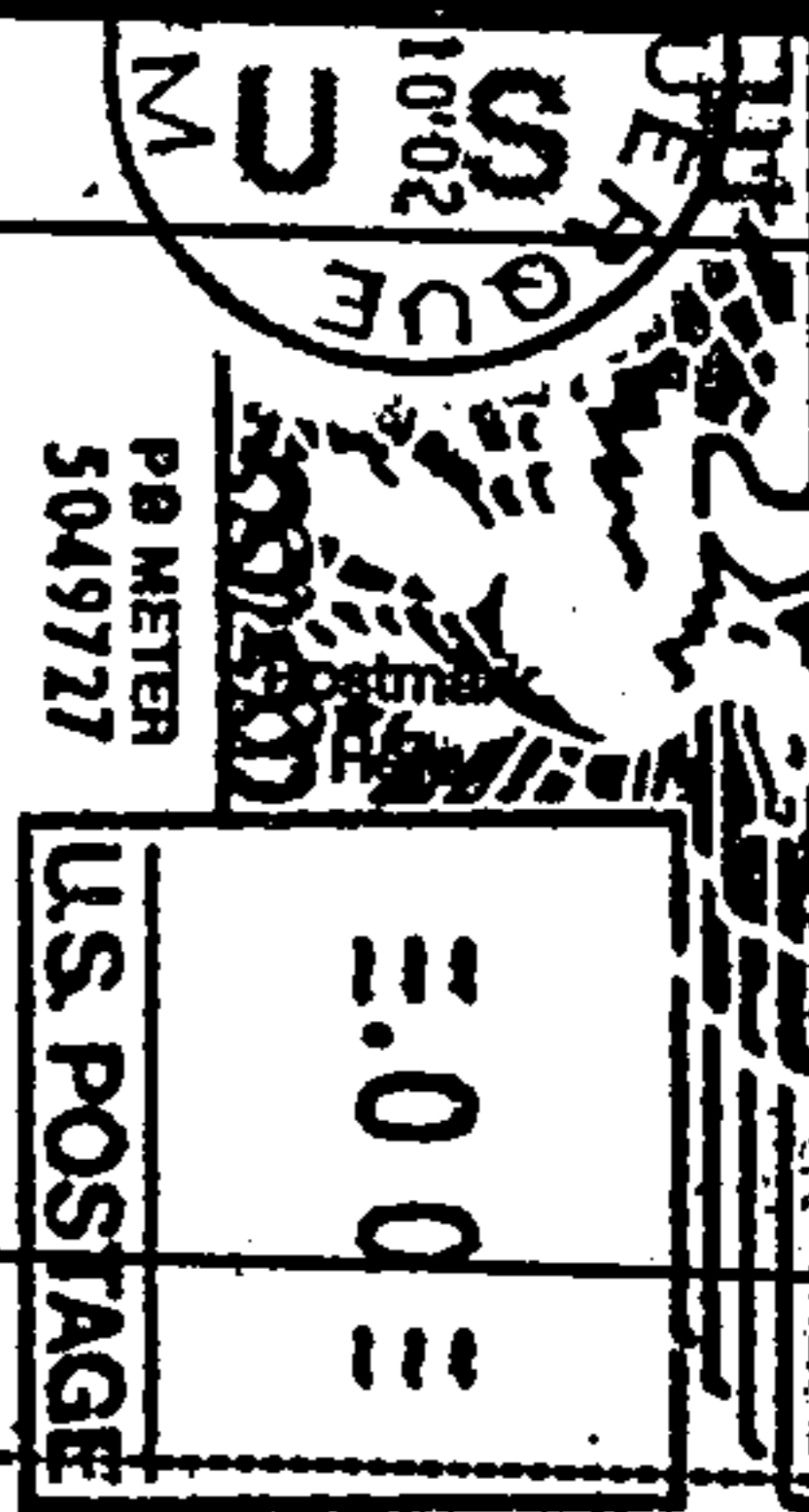
**ADVANCED TECHNOLOGIES ▲**

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

7001 1940 046T 7002  
 8T56 5000 046T 7002  
 8T56 5000 046T 7002  
 8T56 5000 046T 7002

**OFFICIAL U.S. MAIL**

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.11</b>



Sent To *Anna Norton*  
 Street, Apt. No., or PO Box No. *7224 Cascade Dr*  
 City, State, ZIP+4 *ABX WA 98144*

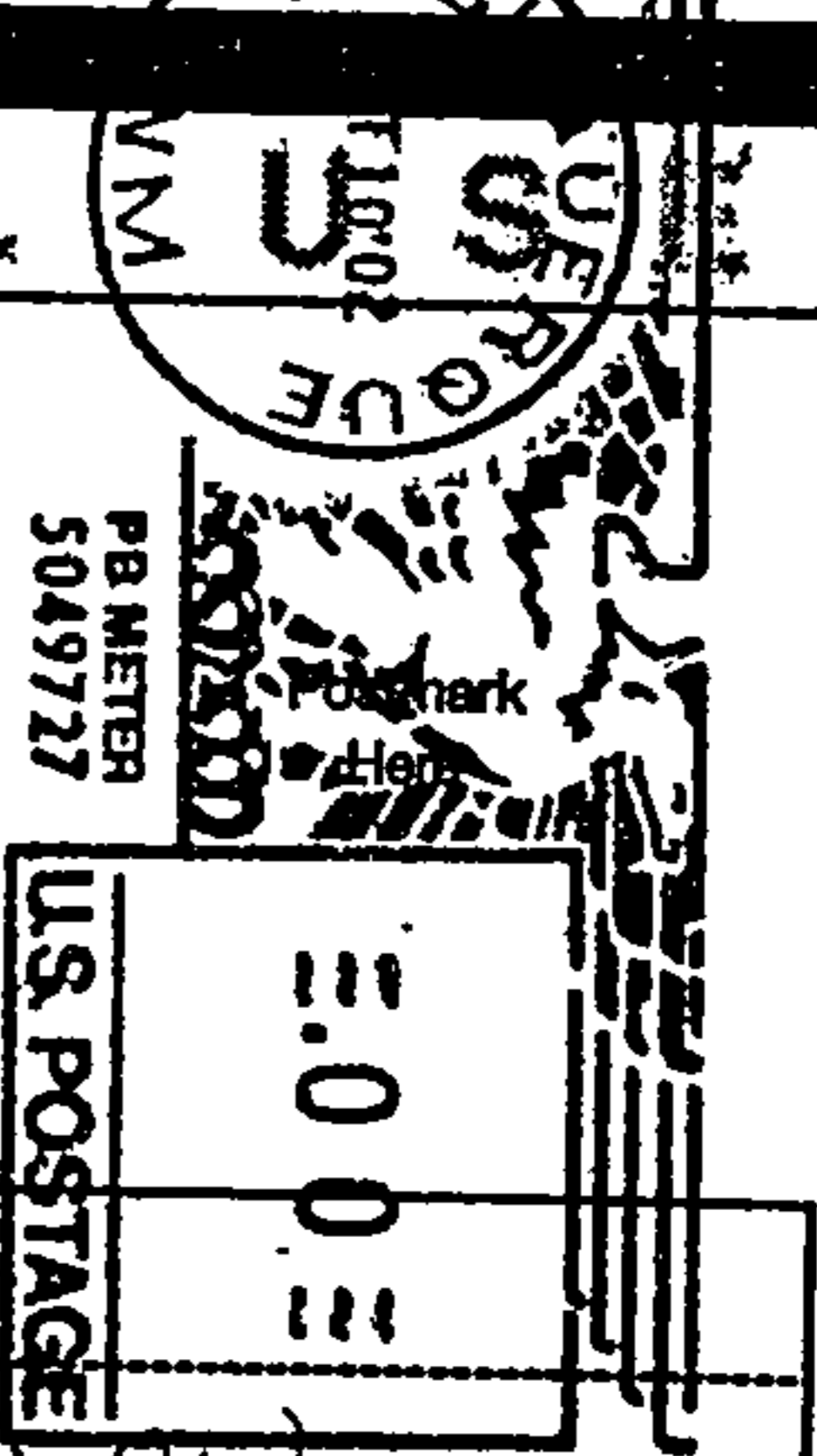
PS Form 3800, January 2001 See Reverse for Instructions

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

0909 8T56 5000 046T 7002  
 8T56 5000 046T 7002  
 8T56 5000 046T 7002  
 8T56 5000 046T 7002

**OFFICIAL U.S. MAIL**

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.11</b>



Sent To *Gene Brothers*  
 Street, Apt. No., or PO Box No. *9512 Louisa Dr*  
 City, State, ZIP+4 *ABX WA 98144*

PS Form 3800, January 2001 See Reverse for Instructions

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

October 11, 2002

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

Re: Preliminary Plat, Grading Plan, Sidewalk Waiver and Deferral and Vacation Request Approval  
Vittoria Subdivision at Ventana Ranch

Dear Janet:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of the Reason/Location of Request for Sidewalk Waiver and Deferral (Exhibit A)
- Twenty four (24) copies of the Reason/Location of request for vacation of the public easement (Exhibit B)
- Letter from the Office of Neighborhood Coordination and related data
- Zone Atlas Map showing the location of the property
- Forms DRWS and TIS, and
- Fee in the amount of \$2,955.00.

Please place this item on the DRB Agenda to be heard on November 6, 2002. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Pamela Thies P.E.  
Project Manager  
Community Development and Planning Group

mls  
Enclosures

CC: Kurt Browning, Sandia Properties (w/Encl)

A:\msnyder\030189\data\001\pre\_plat

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**

# CITY OF ALBUQUERQUE

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

APPLICANT: LAS VENTANAS LP Date of request: 10/9/02 Zone atlas page(s): B-10

CURRENT: Zoning R-2 Legal Description - TRACT J,  
Parcel Size (acres / sq.ft.) 20.47 Lot or Tract # VENTANA RANCH Block #   
Subdivision Name VITTORIA SUBDIVISION AT V.R.

### 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:

### GENERAL DESCRIPTION OF ACTION:

No construction / development [ ]	# of units - <u>107</u>
New Construction [XXX]	Building Size - <u></u> (sq. ft.)
Expansion of existing development [ ]	

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

Applicant or Representative Pamela Shies Date 10/10/02  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: VENTANA RANCH 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.

Tony Lopez 10-10-02  
TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

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 <u>1/1</u>	<u>Tony Lopez</u>	<u>10-10-02</u>
	- FINALIZED <u>7/1/95</u>	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED <u>1/1</u>		
	- FINALIZED <u>1/1</u>	ENVIRONMENTAL HEALTH	DATE

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

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

10/10/2002 2:48PM LOC: ANEX  
RECEIPT# 00028841 WSH 006 TRANSH 0043  
Account 441006 Fund 0110 TRSKDM  
Activity 4983000  
Trans Amt \$2,955.00  
J24 Misc \$2,880.00

**PAID RECEIPT**

**APPLICANT NAME**

Las Ventanas Limited

**AGENT**

Bohannon-Huston

**ADDRESS**

7500 Jefferson

**PROJECT NO.**

1002221

**APPLICATION NO.**

02 DRB 01563 - 01566

\$288<sup>00</sup> 441006 / 4983000 (DRB Cases)

\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75<sup>00</sup> 441018 / 4971000 (Notification)

\$2955<sup>00</sup> **Total amount due**

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND-NOT A WHITE BACKGROUND

Las Ventanas LTD Partnership  
10 Tramway Loop  
Albuquerque, NM 87122

Wells Fargo Bank  
11199 Montgomery Blvd NE  
Albuquerque, NM 87111

95-219/1070

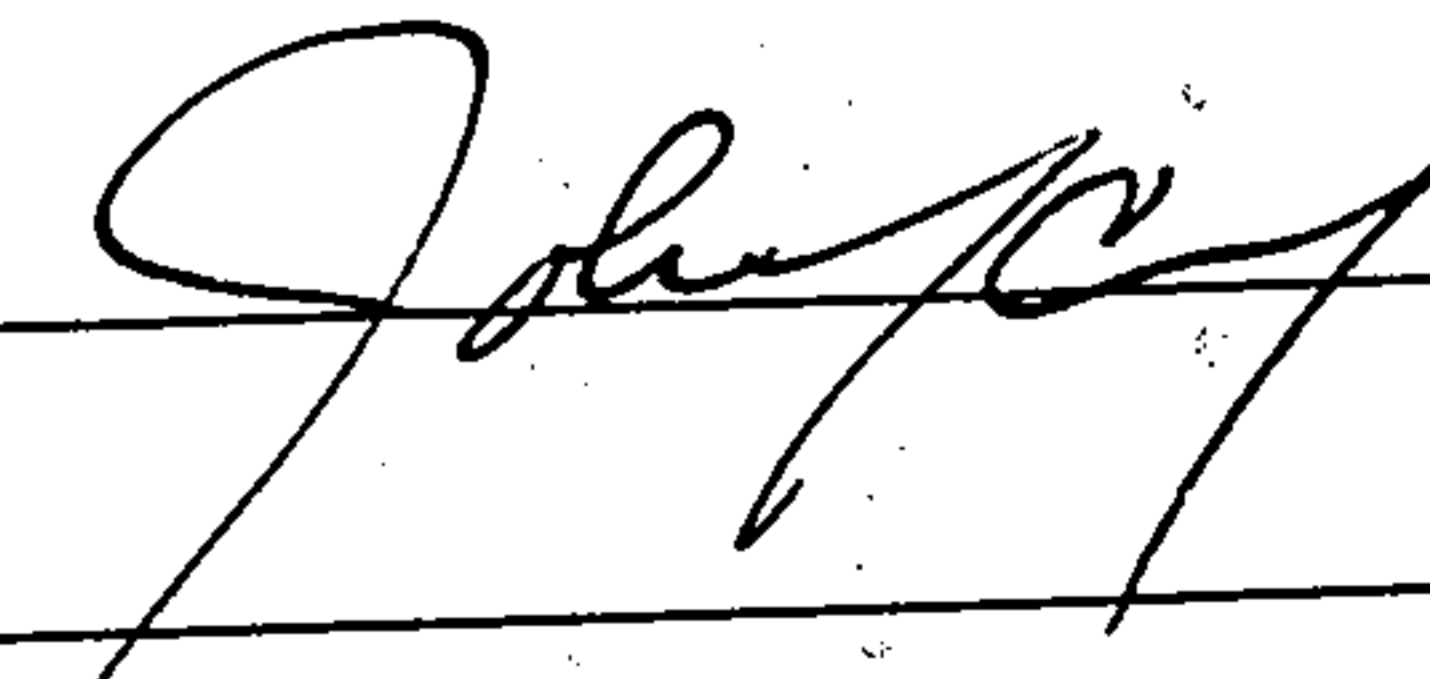
CHECK NO.

007720

DATE 10/09/2002 AMOUNT \$2,955.00

Two Thousand Nine Hundred Fifty Five Dollars And 00 Cents

Pay to the Order of:  
**CITY OF ALBUQUERQUE**  
TREASURY DIVISION  
P O BOX 27801  
ALBUQUERQUE, NM 87125-7801



\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque

6 EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE  
⑈007720⑈ ⑆107002192⑆ 1060291592⑈

10/10/2002 2:48PM LOC: ANEX  
RECEIPT# 00028842 WSH 006 TRANSH 0043  
Account 441018 Fund 0110  
Activity 4971000 7/1/02TRSKDM  
Trans Amt \$2,955.00  
J24 Misc \$75.00  
CK \$2,955.00  
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.

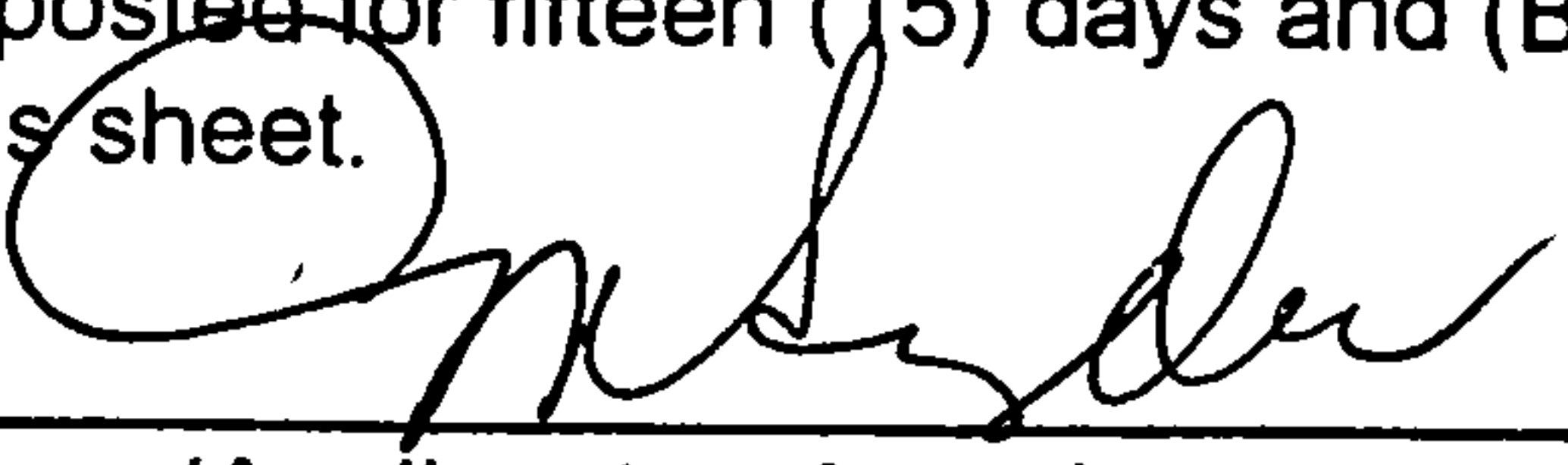
### 4. TIME

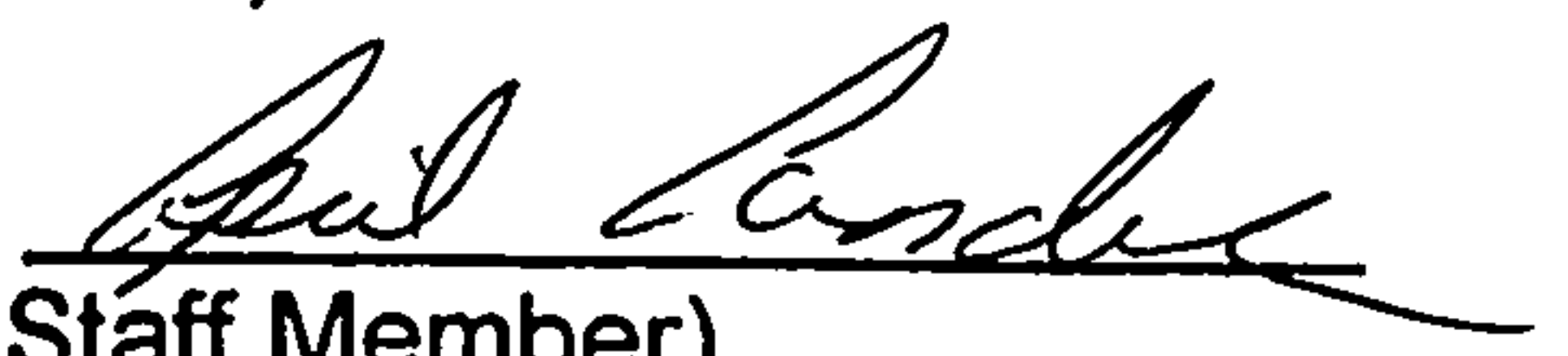
Signs must be posted from Oct. 22 To ~~Nov. 6, 2002~~

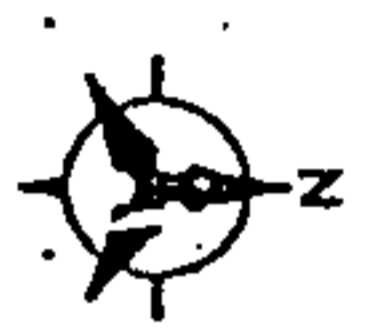
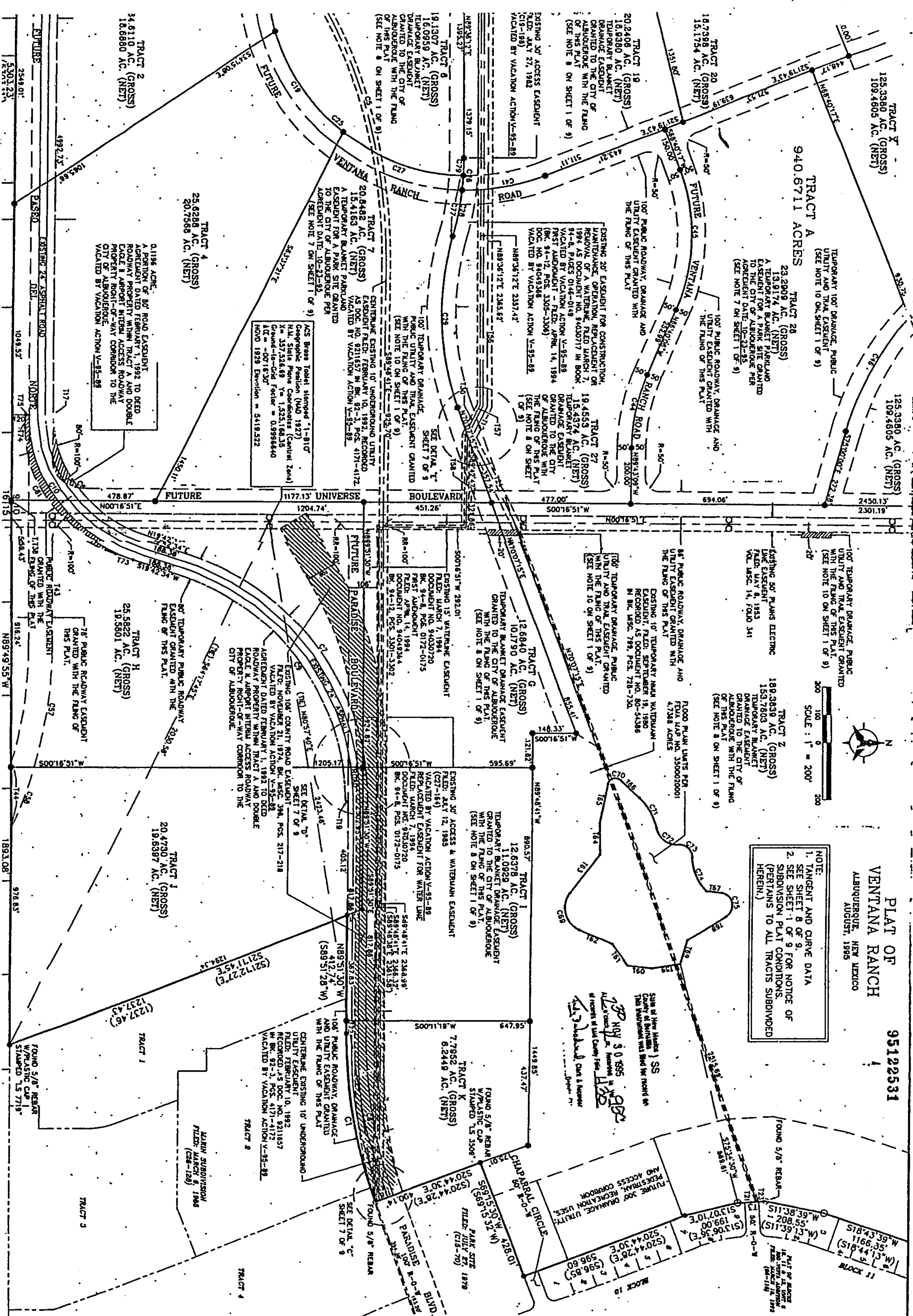
### 5. REMOVAL

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

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

 10/10/02  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10/10/02,   
(Date) (Staff Member)



SCALE : 1" = 200'

NOTE:  
 1. TANGENT AND CURVE DATA  
 2. SEE SHEET 8 OF 9 FOR NOTICE OF  
 SUBDIVISION PLAT CONDITIONS.  
 (PERTAINS TO ALL TRACTS SUBDIVIDED  
 HEREIN.)

PLAT OF  
 VENTANA RANCH  
 ALBUQUERQUE, NEW MEXICO  
 AUGUST, 1995  
 95122531

**EXHIBIT B**

**REASON FOR REQUEST/LOCATION OF REQUEST  
 VACATION OF 80' TEMPORARY PUBLIC ROADWAY EASEMENT**

**EXHIBIT B**  
 Date 11/6/2002

**VITTORIA SUBDIVISION AT VENTANA RANCH**

The existing 80' temporary public roadway easement is no longer needed.

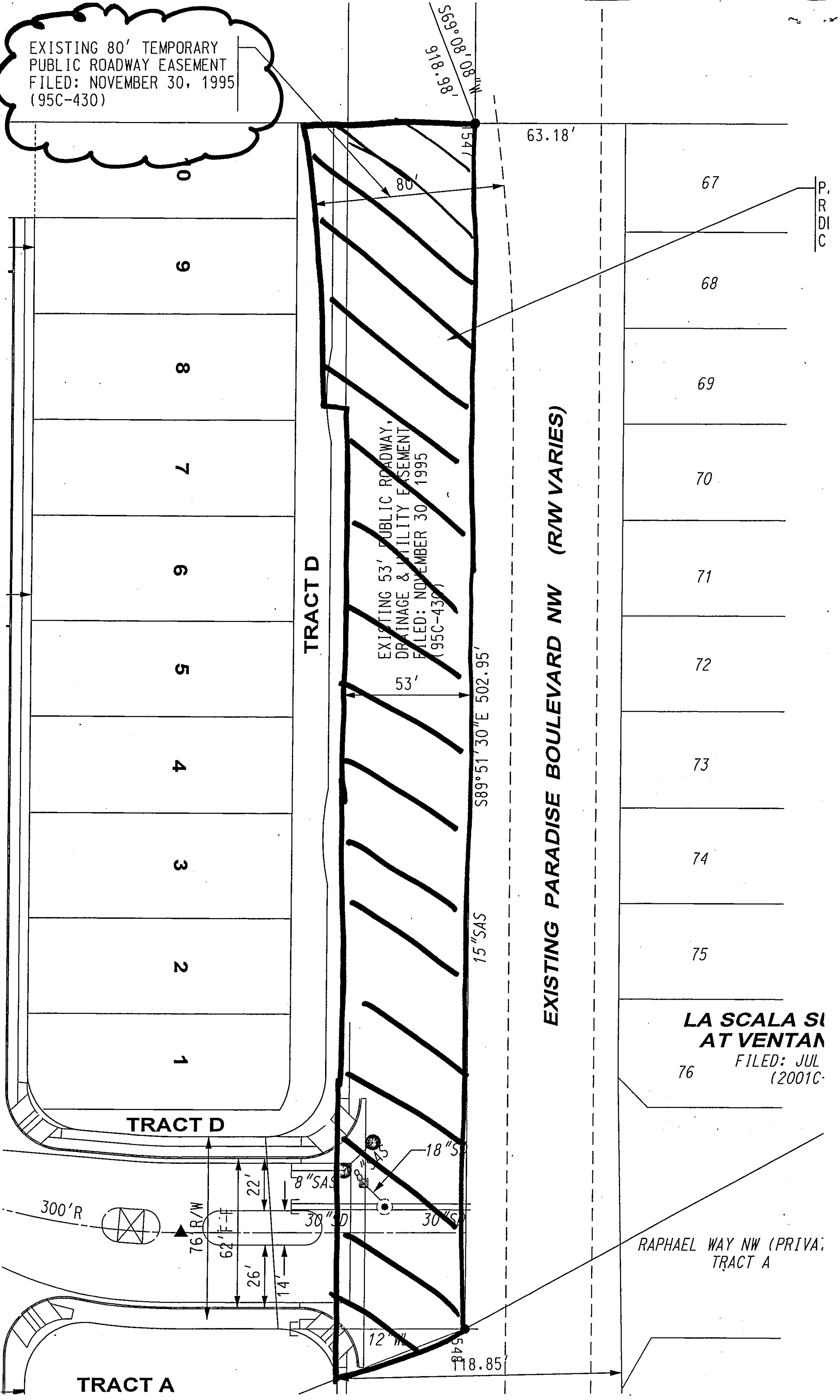
EXISTING 80' TEMPORARY  
PUBLIC ROADWAY EASEMENT  
FILED: NOVEMBER 30, 1995  
(95C-430)

EXISTING 53' PUBLIC ROADWAY,  
DRAINAGE & UTILITY EASEMENT  
FILED: NOVEMBER 30, 1995  
(95C-430)

**LA SCALA SI  
AT VENTAN**  
FILED: JUL  
76 (2001C-

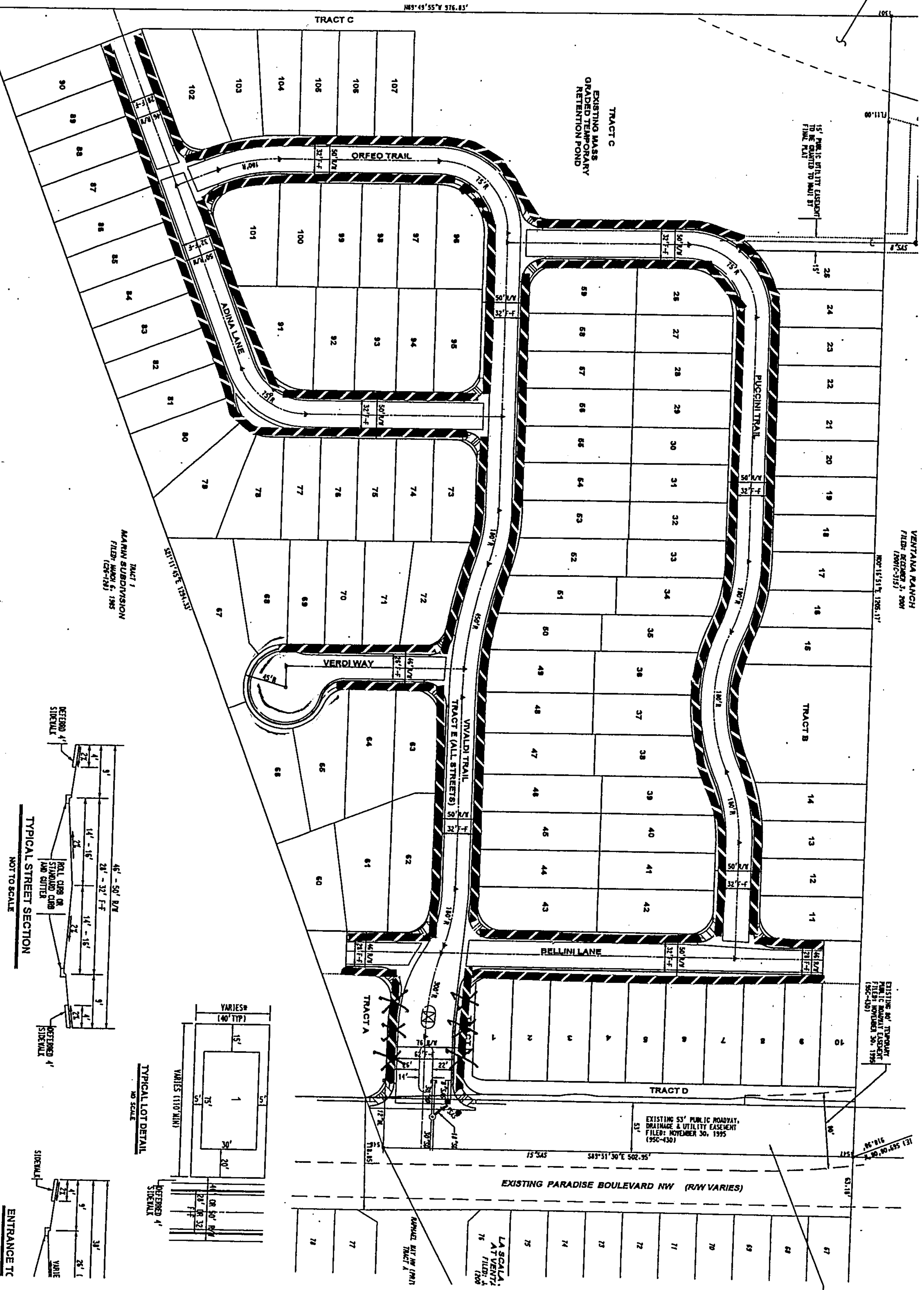
RAPHAEL WAY NW (PRIVATE)  
TRACT A

P. R. D. C.





# PRELIMINARY PLAT



**EXHIBIT A**

**EXHIBIT C**  
Date 11/6/2002

## REASON FOR REQUEST/LOCATION OF REQUEST SIDEWALK DEFERRAL AND WAIVER

### Vitoria Subdivision at Ventana Ranch

Deferred sidewalks to be built on a lot-by-lot basis as home construction is completed.

Waived sidewalks requested at cul-de-sac.

**GENERAL NOTES**

- EXISTING ZONING: R2  
PROPOSED ZONING: R2  
PROPOSED DEVELOPMENT:  
SINGLE FAMILY DETACHED RESIDENTIAL
- TRACT J ACREAGE: 20.4730 ACRES  
TOTAL NUMBER OF LOTS: 107 LOTS  
PROPOSED DENSITY: 5.23 D.U. PER ACRE
- MINIMUM LOT DIMENSIONS 40' x 110'
- TRACT E (4.2137 ACRES): STREET IMPROVEMENTS ARE TO BE PRIVATE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH PUBLIC DRAINAGE EASEMENTS TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- TRACT E (4.2137 ACRES): SANITARY AND WATER UTILITIES IN THE PRIVATE STREET R/W WILL FALL WITHIN PUBLIC UTILITY EASEMENTS TO BE DEDICATED FOR MAINTENANCE TO MAUI.
- TRACTS A, B, & D WILL BE DEDICATED AS PRIVATE OPEN SPACE AND PRIVATE ACCESS EASEMENTS & PRIVATE LANDSCAPE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT C WILL BE DEDICATED AS PRIVATE OPEN SPACE AND UTILITY & PRIVATE ACCESS EASEMENT TO BE MAINTAINED BY THE OWNER AND A TEMPORARY PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE FOR A TEMPORARY RETENTION POND. SEE COVENANT DATED:
- THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMU) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES AREA BASED ON NMU'S FACILITIES, AND NOT ON THE CITY OF ALBUQUERQUE'S. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMU.
- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE DEDICATED FOR MAINTENANCE TO MAUI.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO PARADISE BOULEVARD HW, TRACT H-12, OR TRACT C.
- LOT SETBACKS SHALL CONFORM TO RLZ ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:  
FRONT YARD: 20' (MIN.)  
(15' w/20' TO GARAGE MIN.)  
SIDE YARD: 5' (MIN.)  
BACK YARD: 15' (MIN.)  
CORNER SIDEYARD: 10' TO R/W
- PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT A-1 IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: DECEMBER 23, 1995, DOCUMENT NO. 95114157, OR AS OTHERWISE AGREED TO.
- EACH LOT HAS 1200 S.F. OF USABLE OPEN SPACE AS REQUIRED.
- TRACT C: VENTANA RANCH COMMUNITY ASSOCIATION WILL HAVE THE RIGHT TO DEVELOP TRACT C AS A PRIVATE NEIGHBORHOOD PARK OR OPEN SPACE UPON COMPLETION OF A PERMANENT DRAINAGE OUTFALL. THIS TRACT CANNOT BE DEVELOPED AS LOTS.

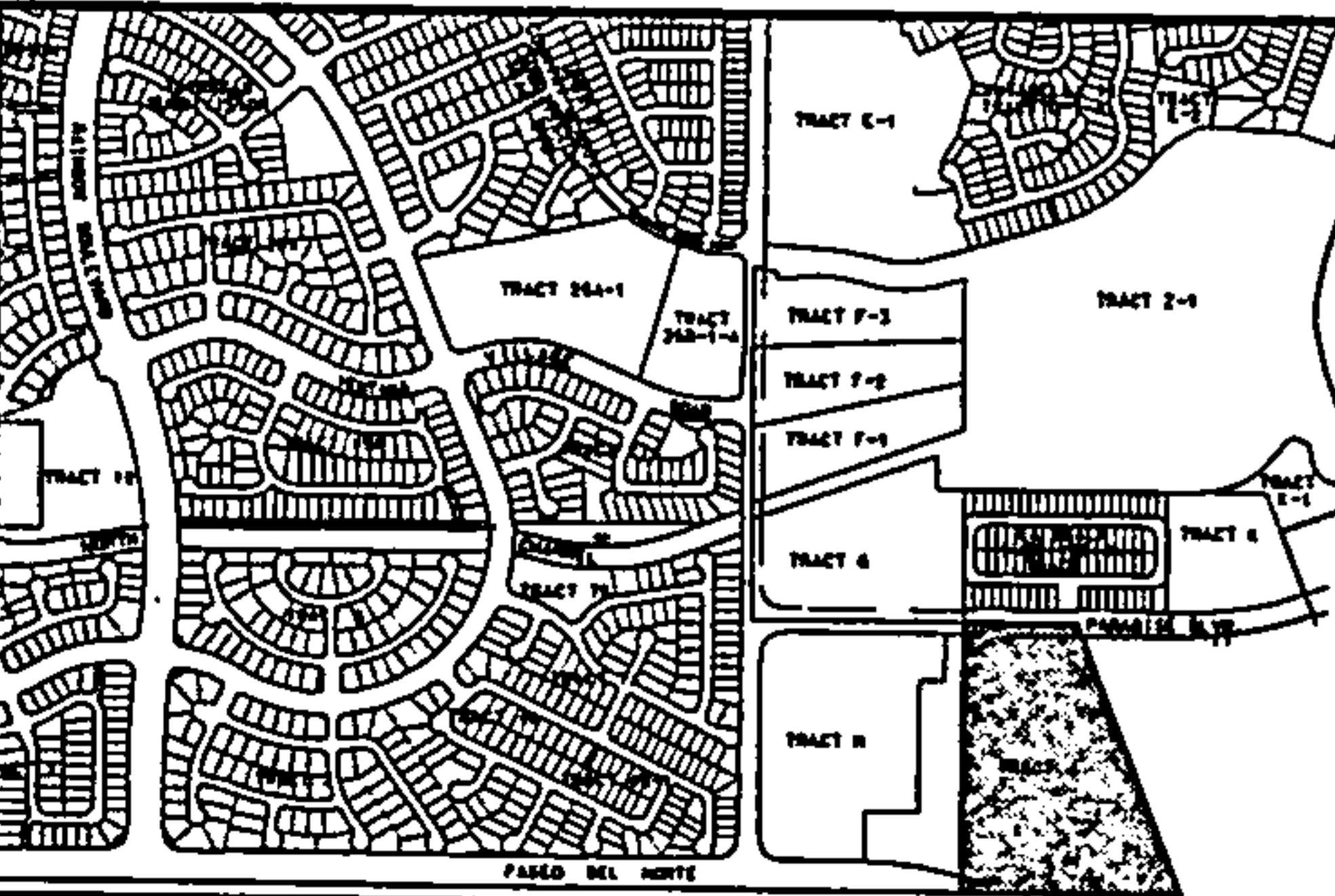
LAS VENTANAS LIMITED PARTNERSHIP  
A NEW MEXICO LIMITED PARTNERSHIP

ROBERT M. MORPHY, PRESIDENT DATE:  
SANDIA PROPERTIES L.L.C. CO-  
MANAGING PARTNER

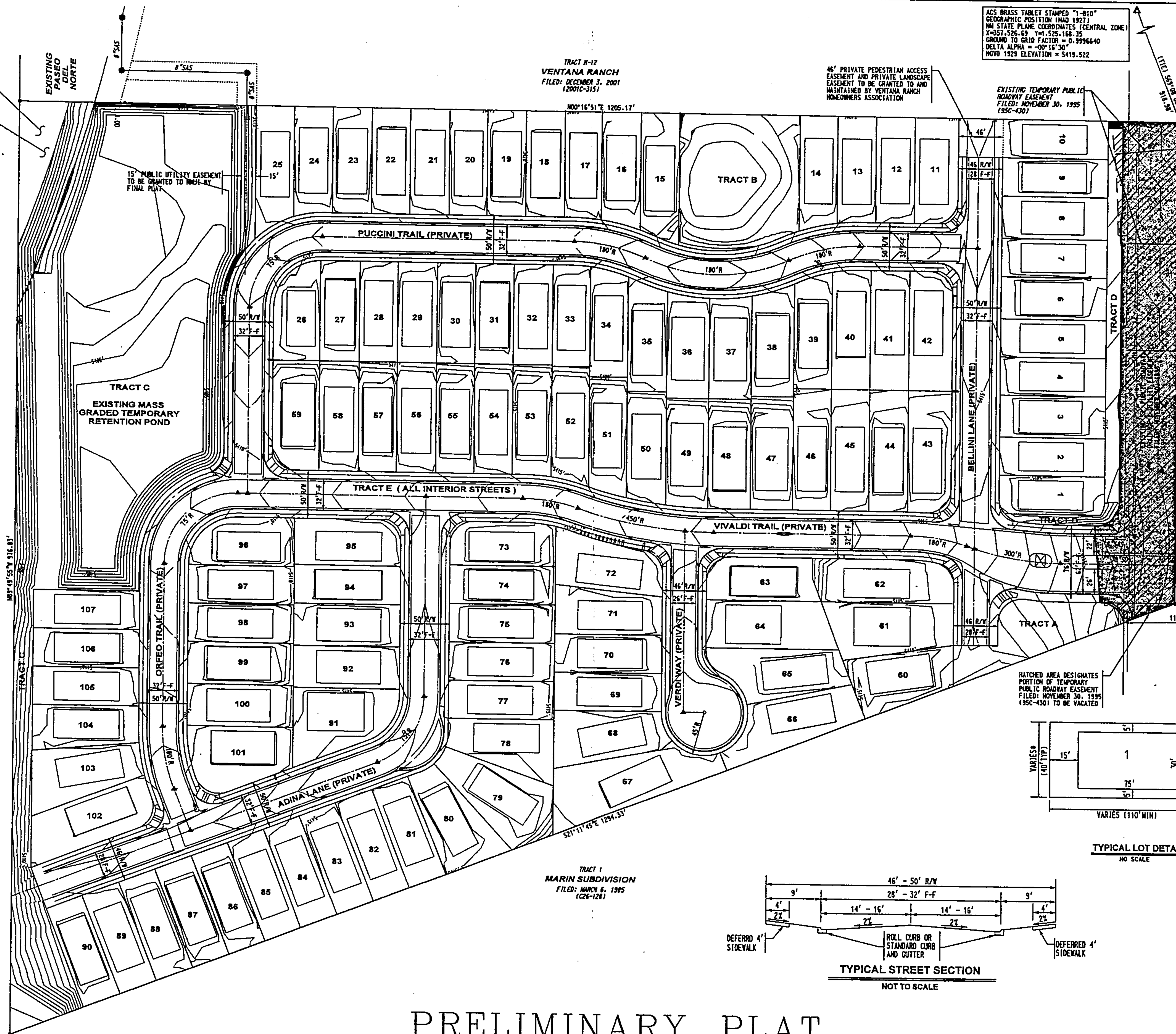
**SURVEY NOTES:**

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

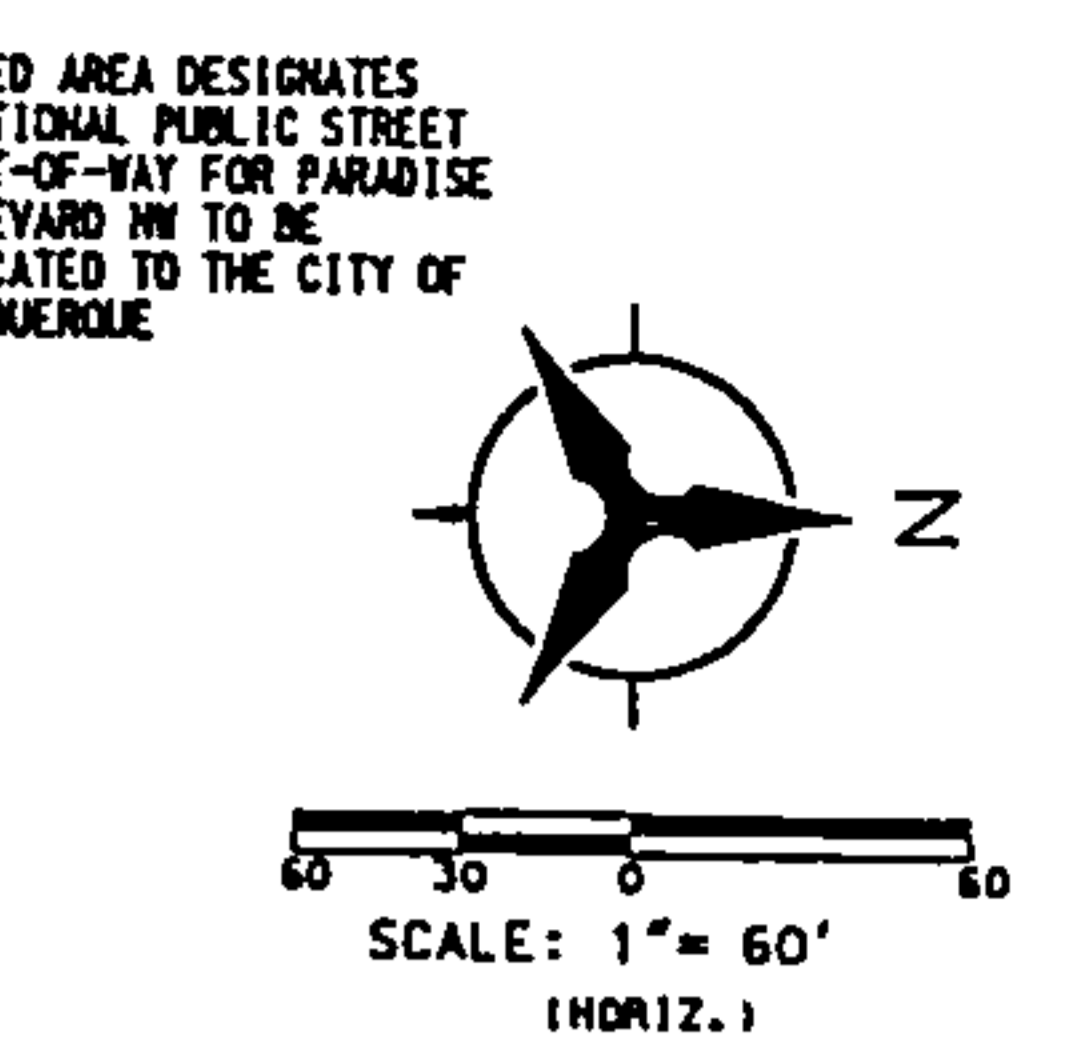
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



**LOCATION MAP**  
ZONE ATLAS MAP NO. B-10  
NOT TO SCALE

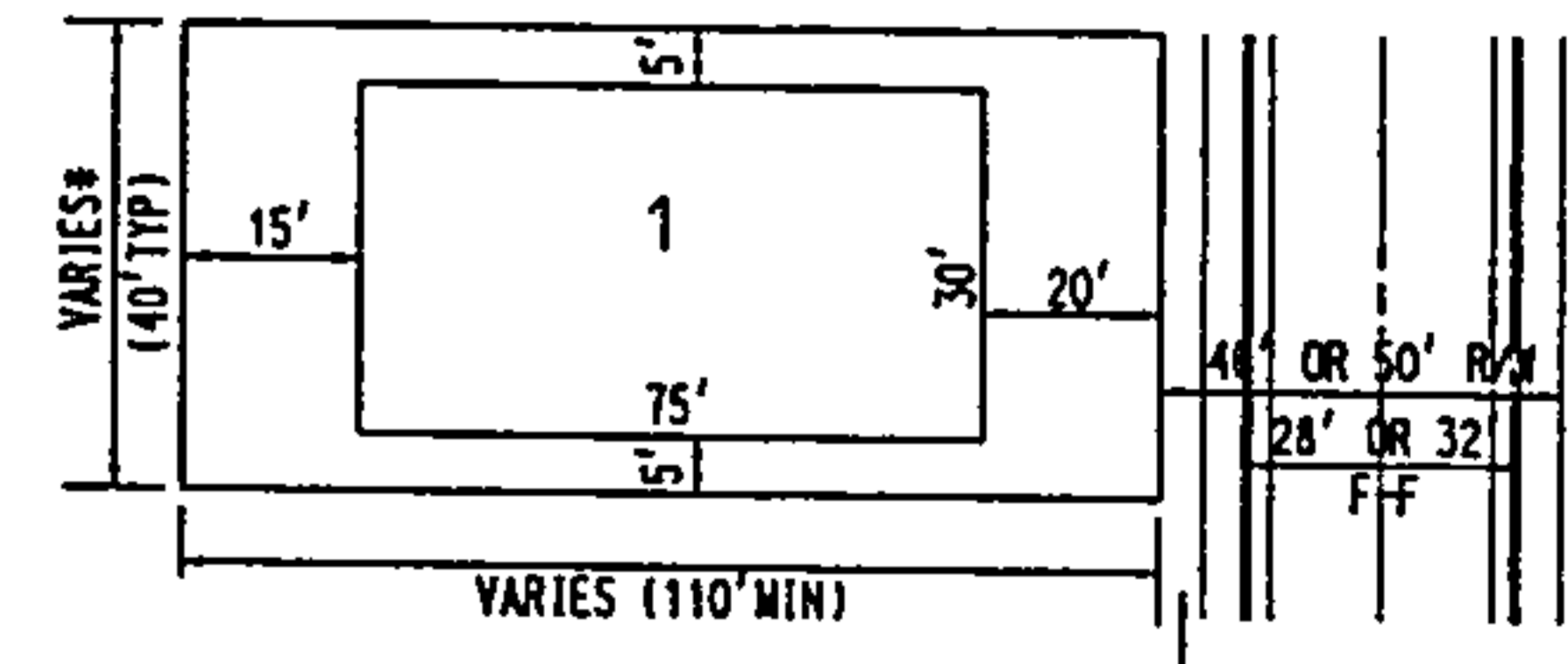


ACS BRASS TABLE STAMPED "1-810"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=351456.69 Y=141525.18-35  
GROUND TO GRID FACTOR = 0.9996640  
DELTA ALPHA = -00°16'30"  
NGVD 1929 ELEVATION = 5419.522

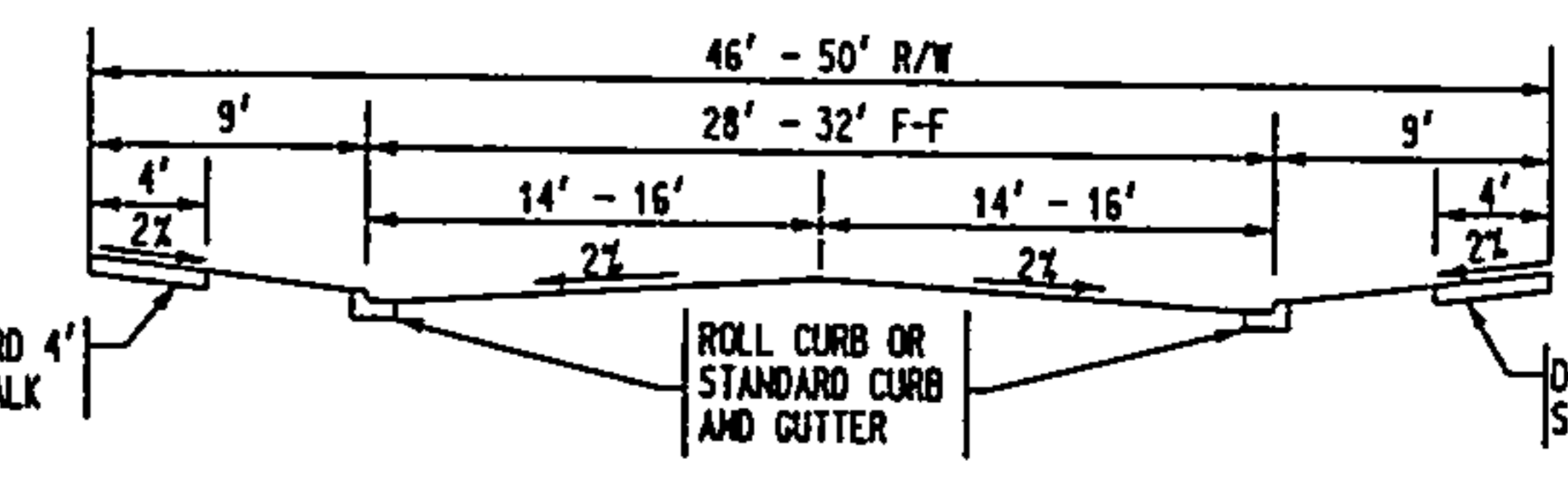


ACS BRASS TABLE STAMPED "2-810 1980"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=357543.73 Y=141521.916-48  
GROUND TO GRID FACTOR = 0.99966354  
DELTA ALPHA = -00°16'30"  
NGVD 1929 ELEVATION = 5429.35

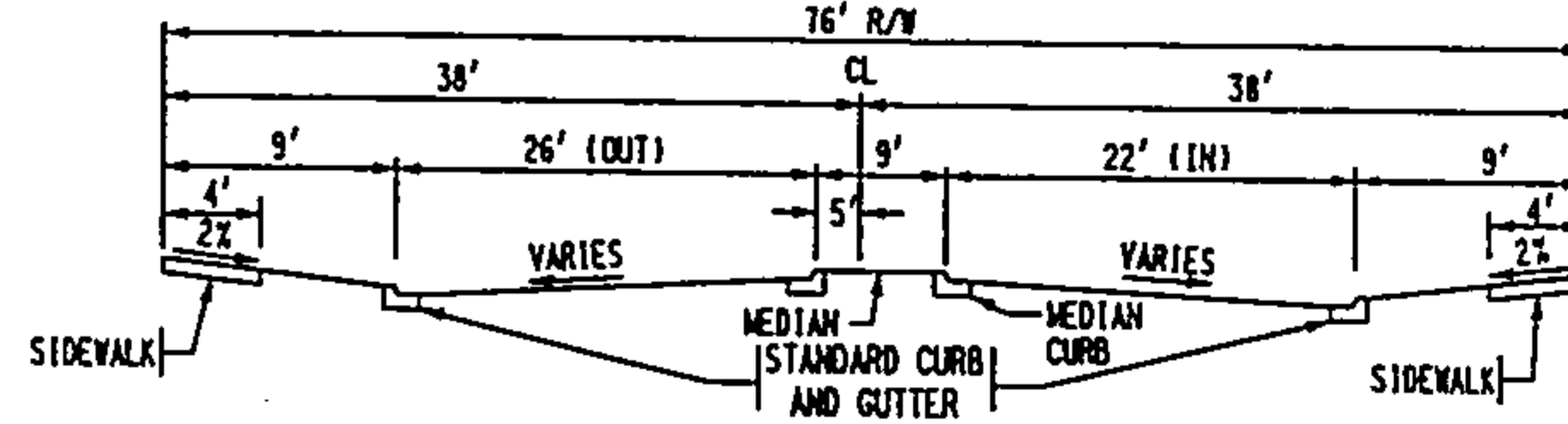
LA SCALA SUBDIVISION  
AT VENTANA RANCH  
FILED: JULY 2, 2001  
(2001C-188)



**TYPICAL LOT DETAIL**  
NO SCALE



**TYPICAL STREET SECTION**  
NOT TO SCALE



**ENTRANCE TO SUBDIVISION STREET SECTION A-A**  
NOT TO SCALE

# PRELIMINARY PLAT

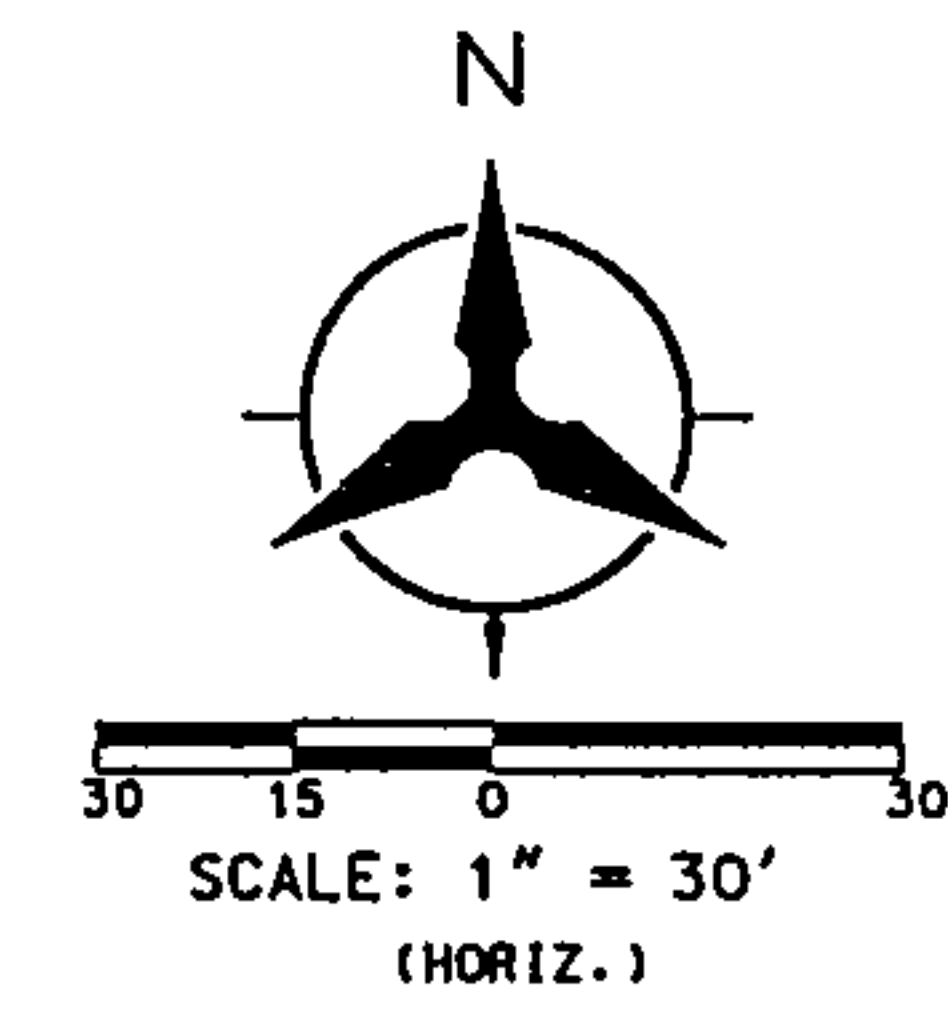
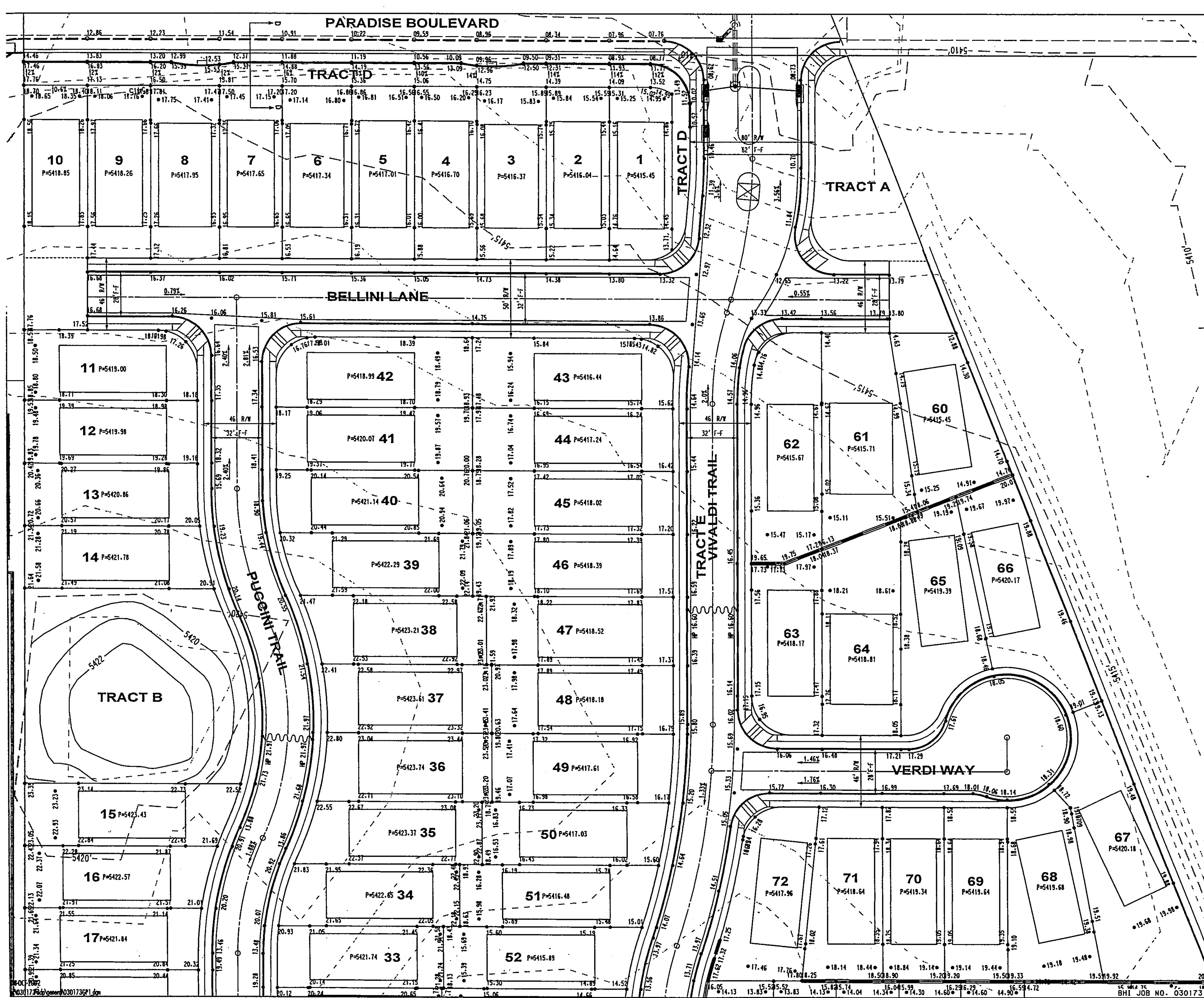
## VITTORIA SUBDIVISION AT VENTANA RANCH

(REPLAT OF TRACT J AT VENTANA RANCH SUBDIVISION)

ALBUQUERQUE, NEW MEXICO  
OCTOBER, 2002

**Bohannon & Huston**

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



**GENERAL NOTES**

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. 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 APPLICATIONS AND APPROVALS.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
5. BOULDERS, GREATER THAN 3 FEET IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
6. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. (WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.)

**LEGEND**

- CROWN FLATTENING
- PROPOSED SPOT ELEVATION 5235.25
- EXISTING SPOT ELEVATION 5235.25
- EXISTING CONTOUR
- DIRECTION OF FLOW
- HIGH POINT
- CURB/PERIMETER BLOCK WALL REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 18"
- RETAINING WALL

**Bohannon & Huston**  
 Courtyard 1 7500 Jefferson St NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP  
 VICTORIA SUBDIVISION  
 AT VENTANA RANCH  
 PRELIMINARY GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **B-9** SHEET **1** OF **3**

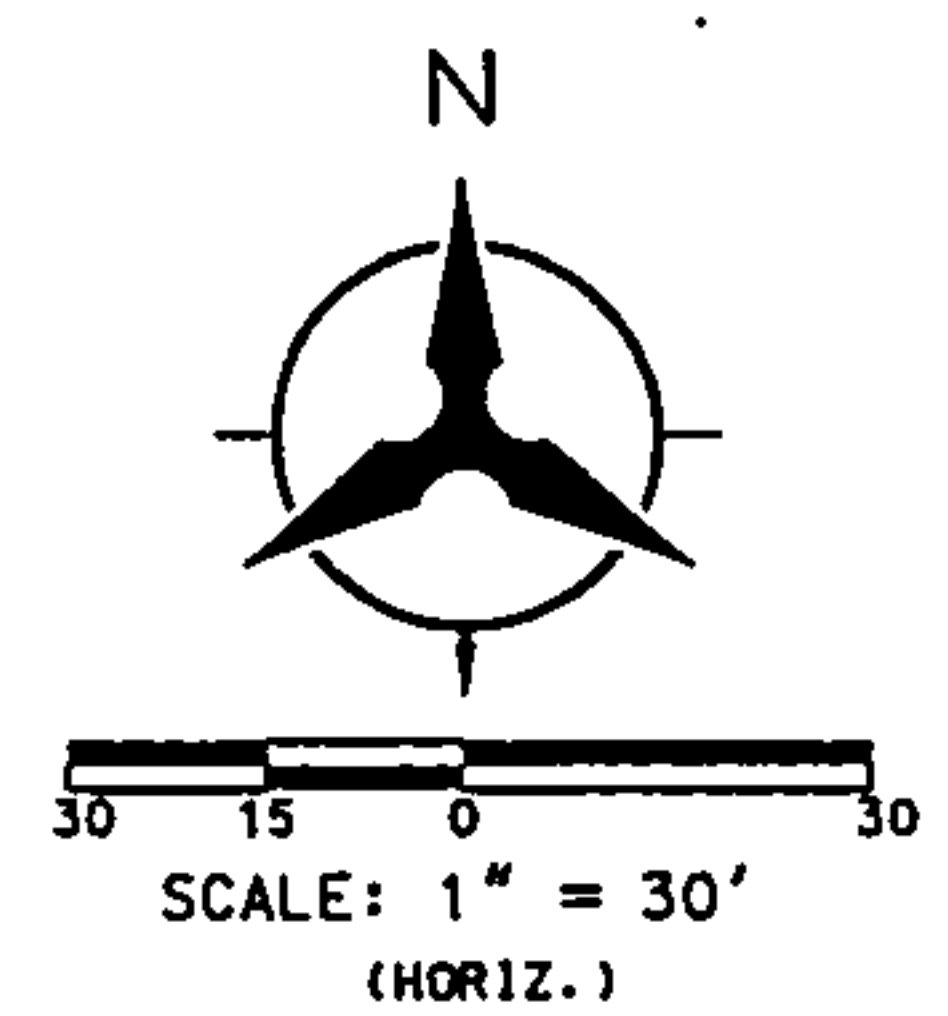
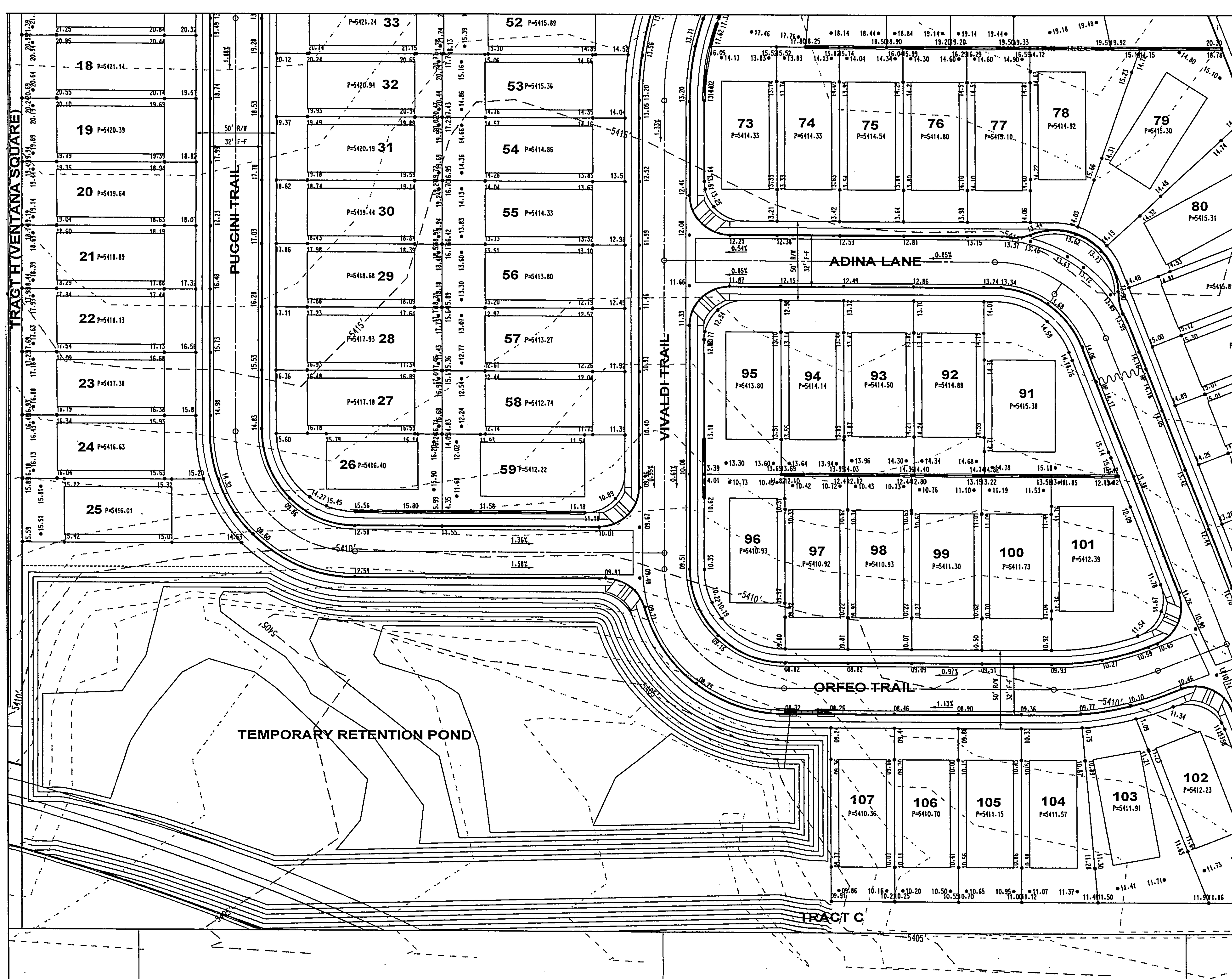
ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE



NO.	DATE	REMARKS	BY

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE

TRACT H (VENTANA SQUARE)



**LEGEND**

- CROWN FLATTENING
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- DIRECTION OF FLOW
- HIGH POINT
- GARDEN/PERIMETER BLOCK WALL (REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 18")
- RETAINING WALL

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

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP  
 VICTORIA SUBDIVISION  
 AT VENTANA RANCH  
 PRELIMINARY GRADING PLAN

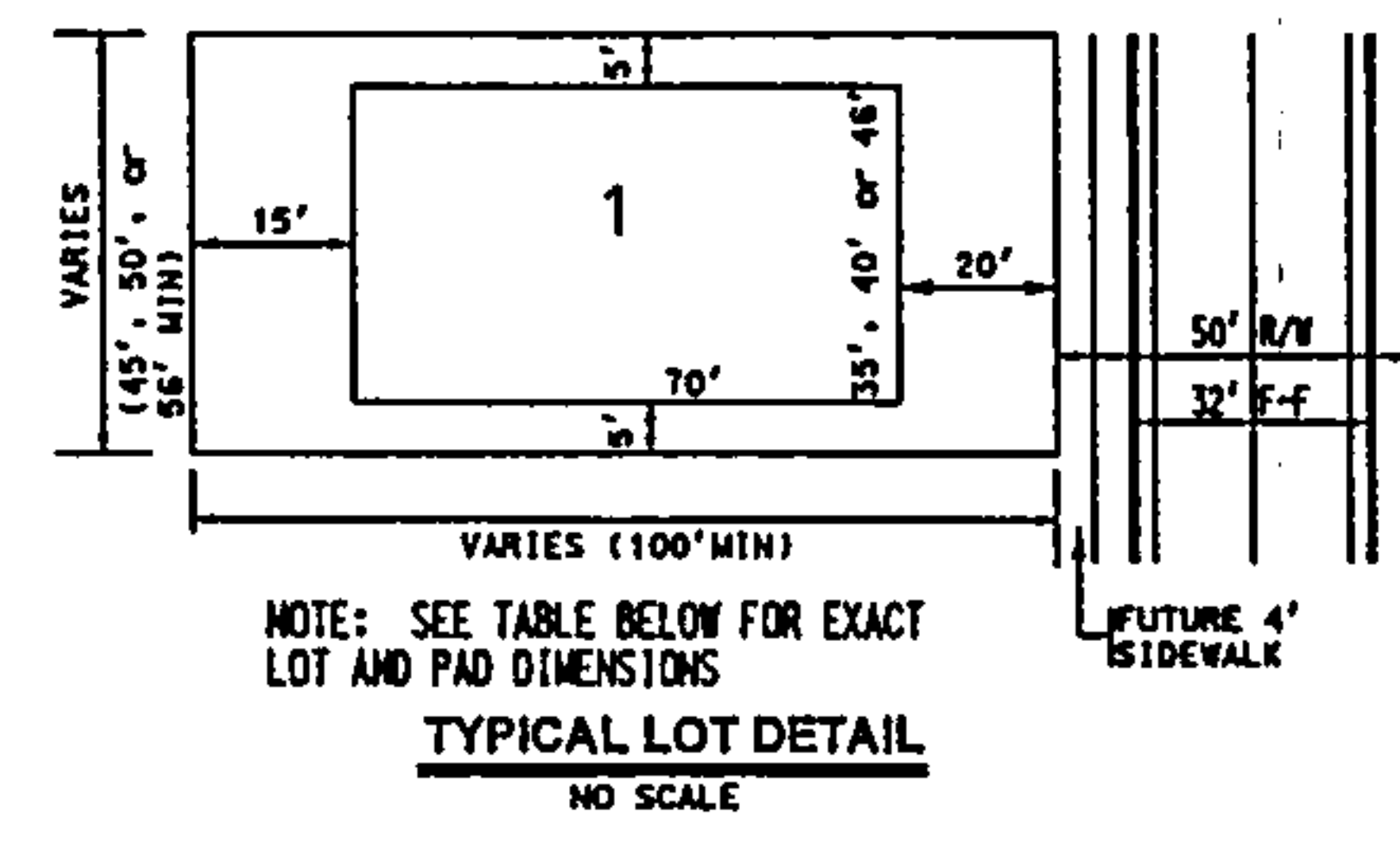
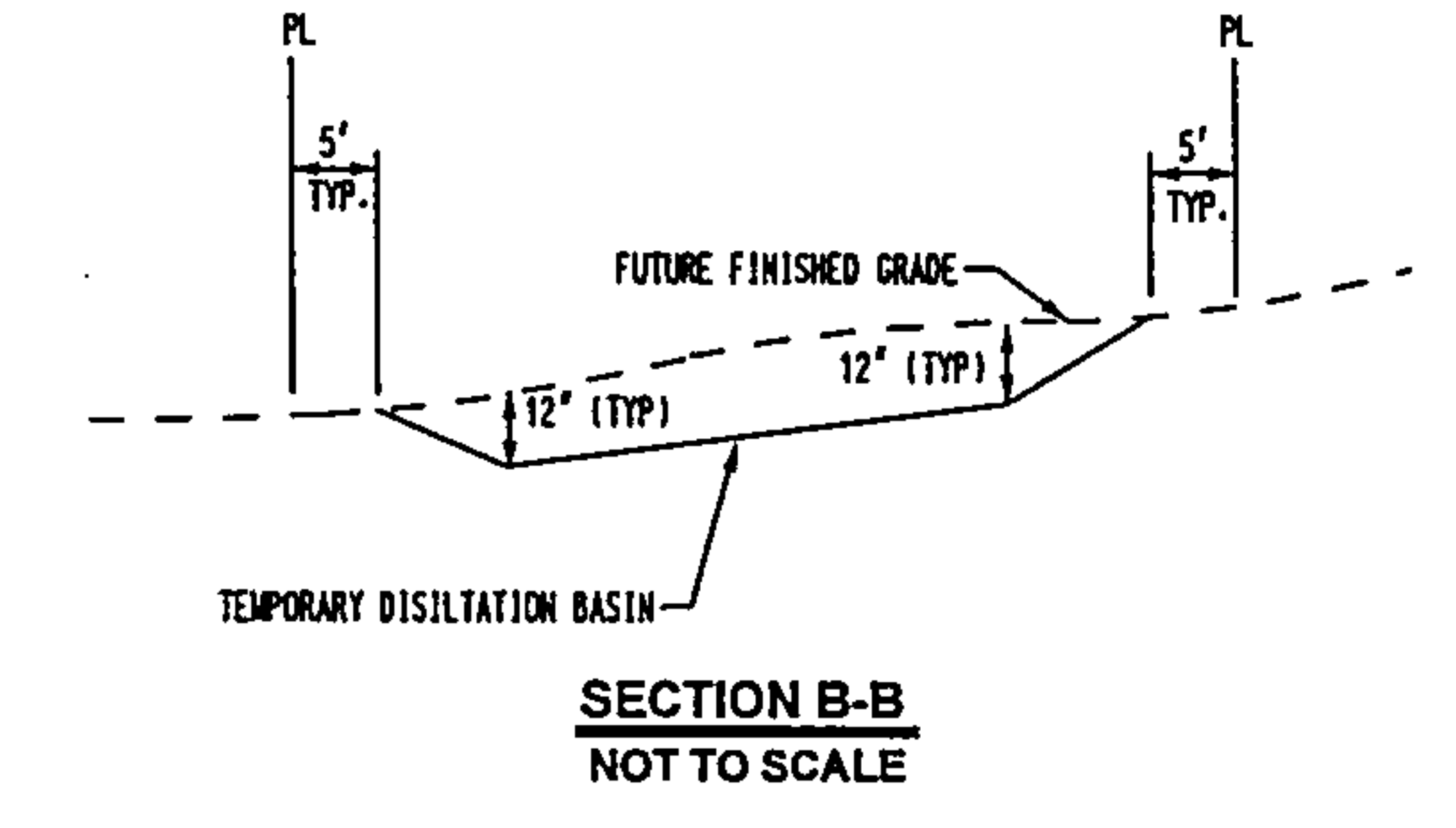
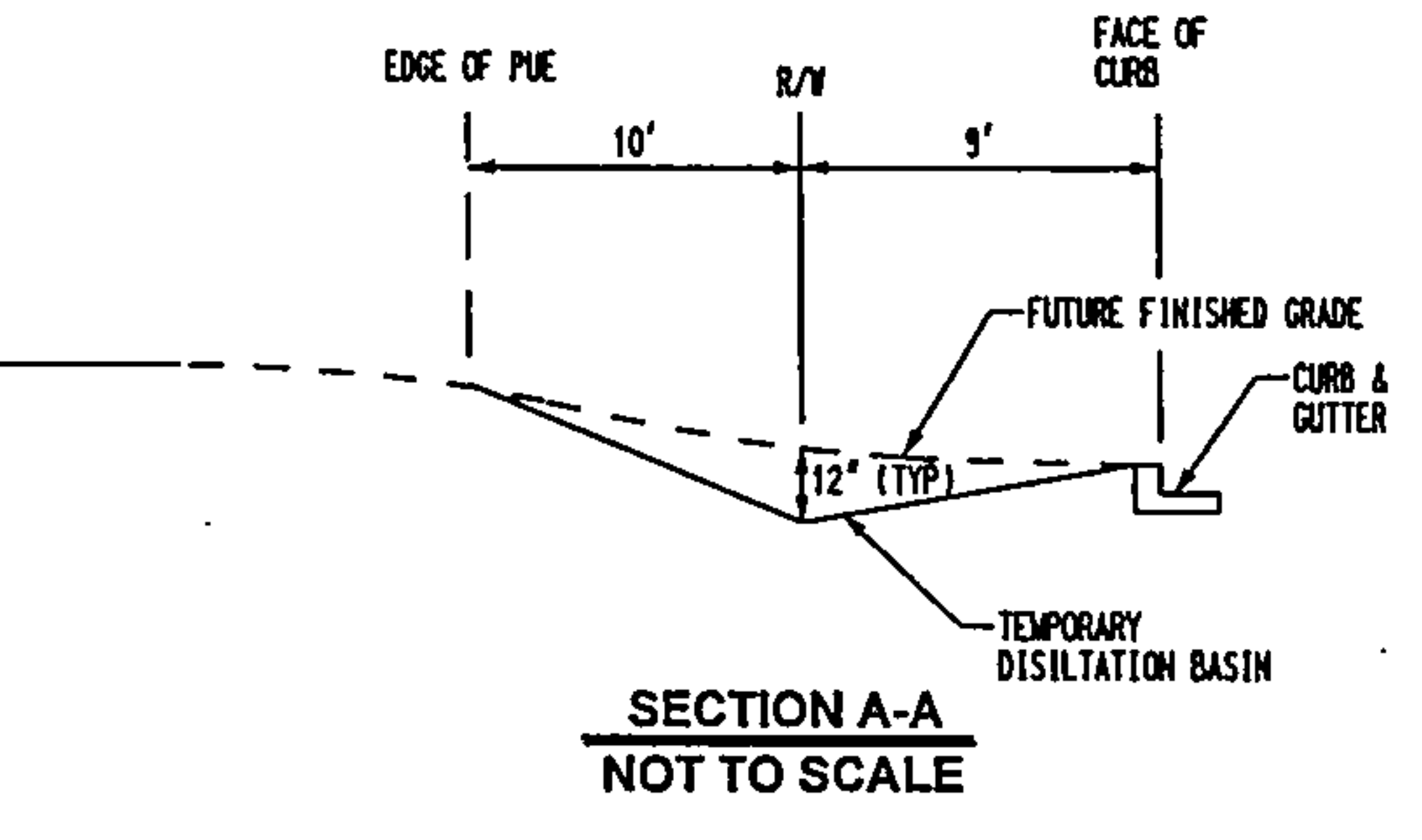
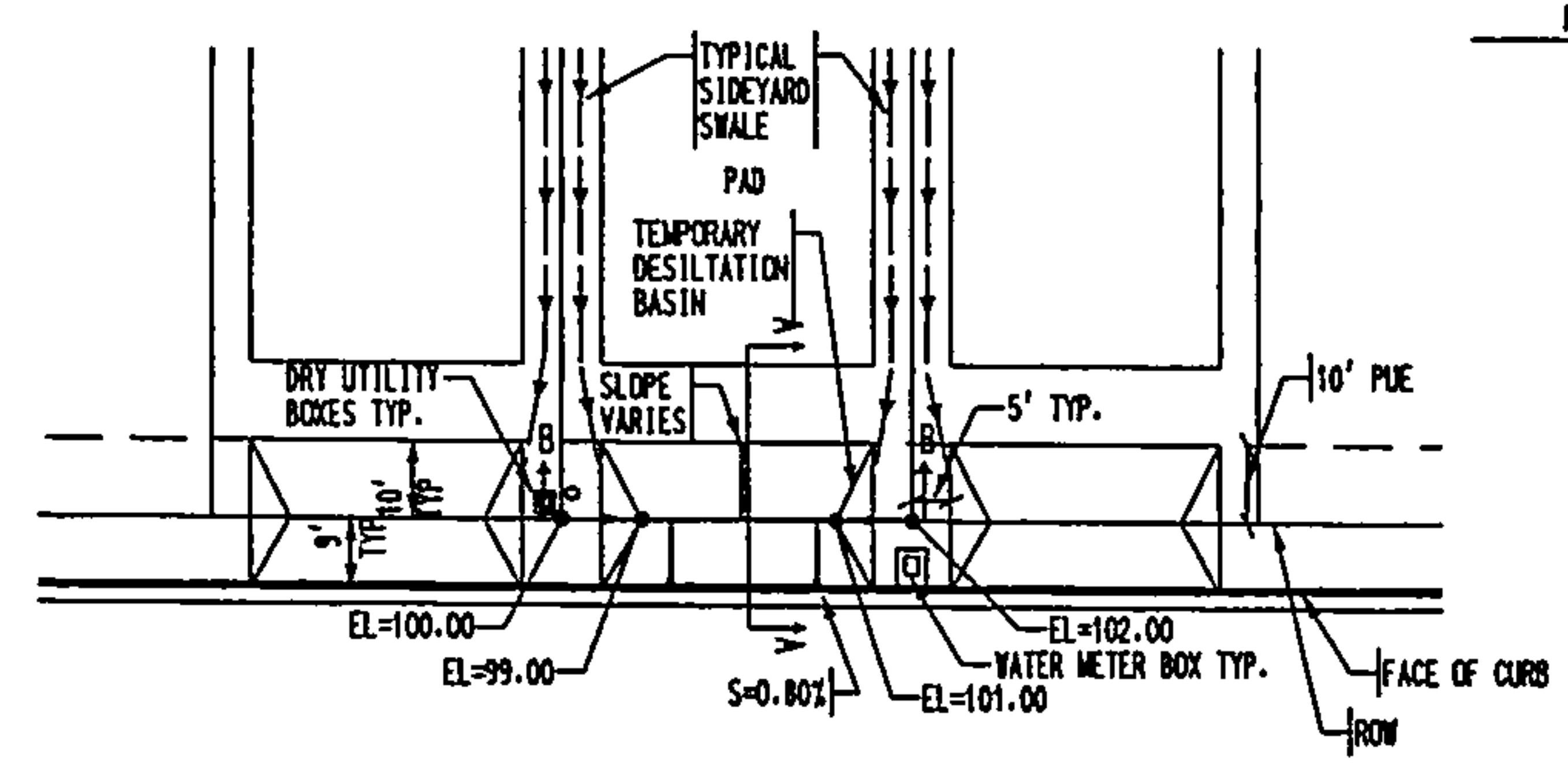
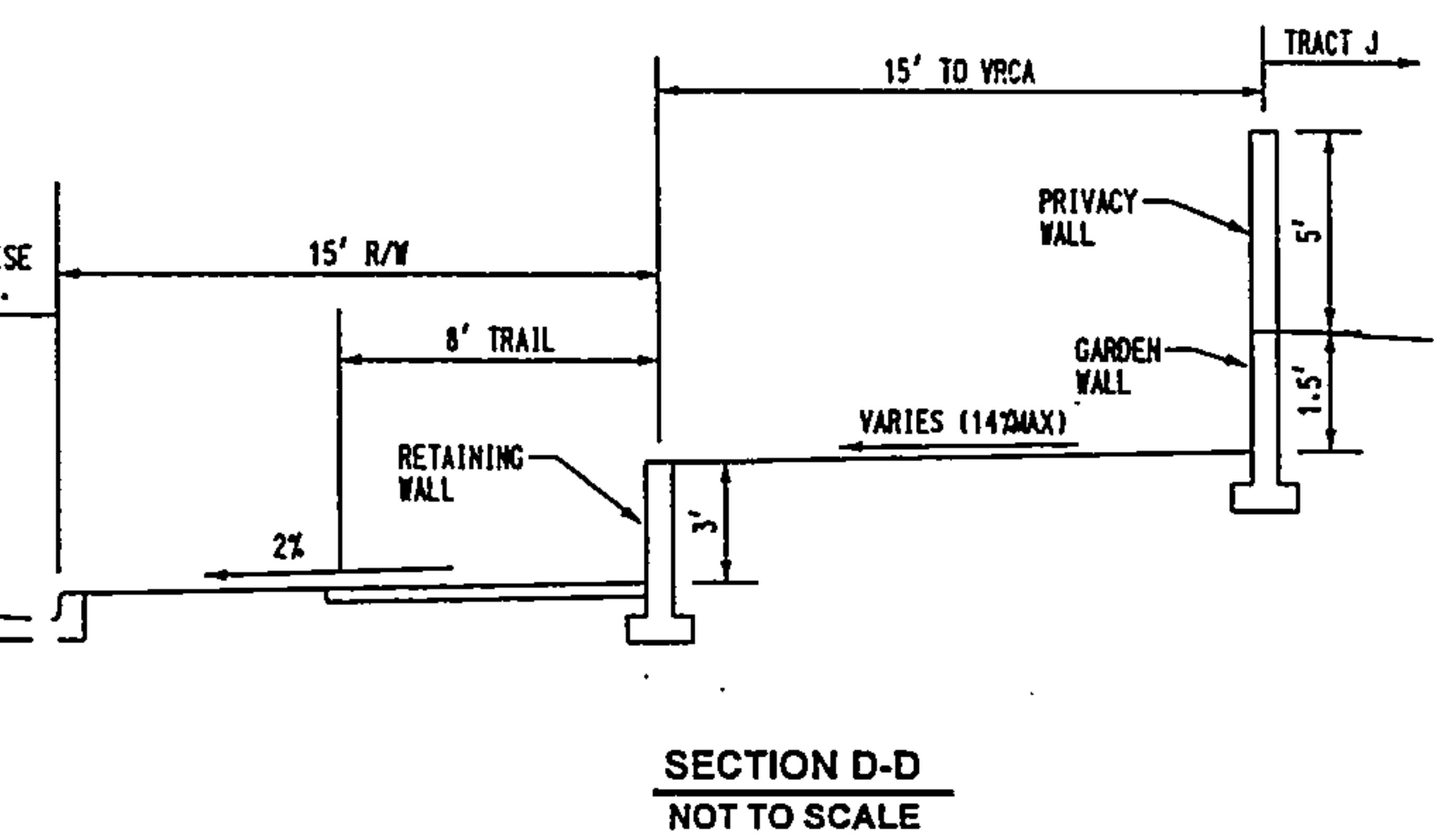
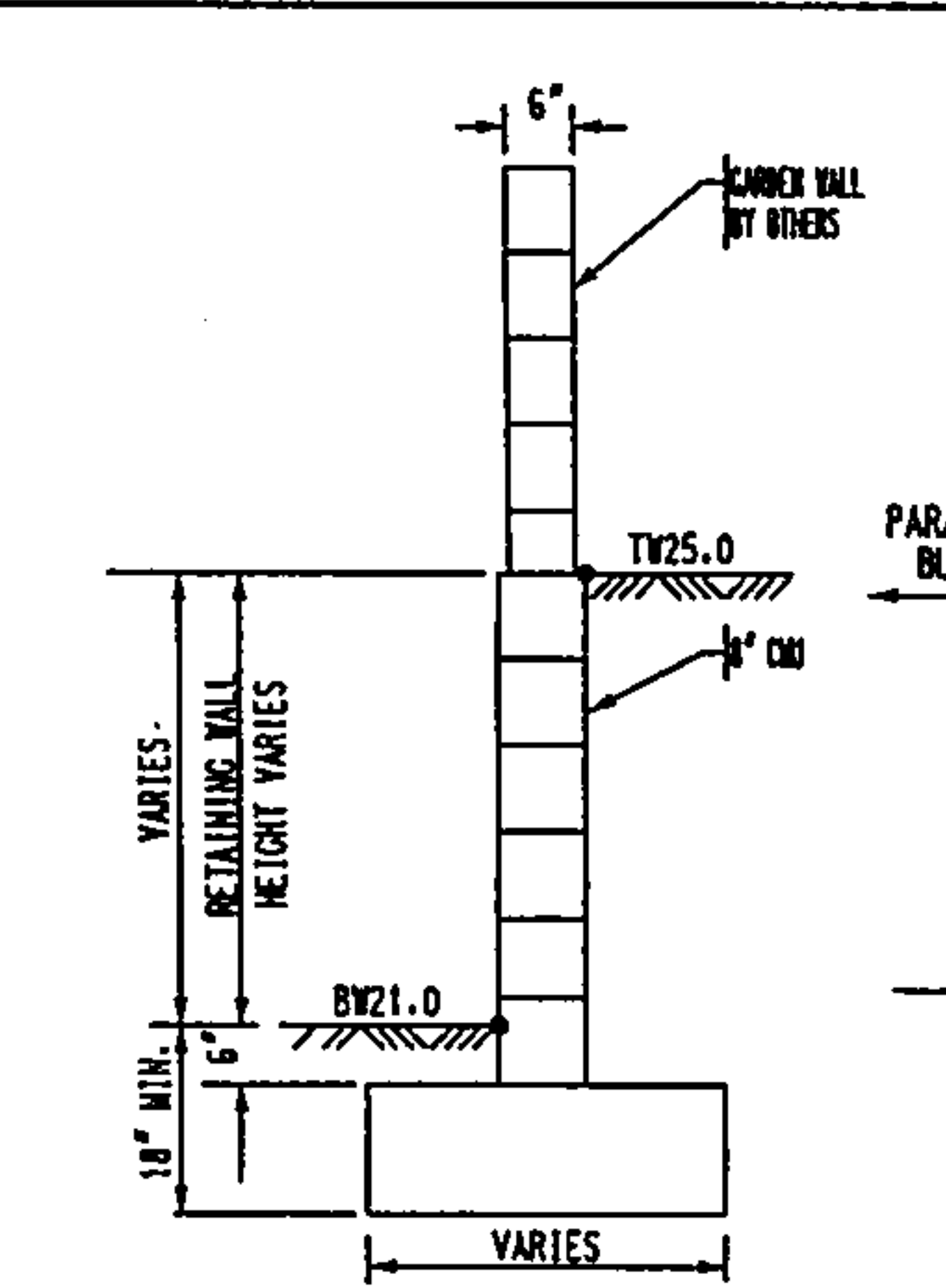
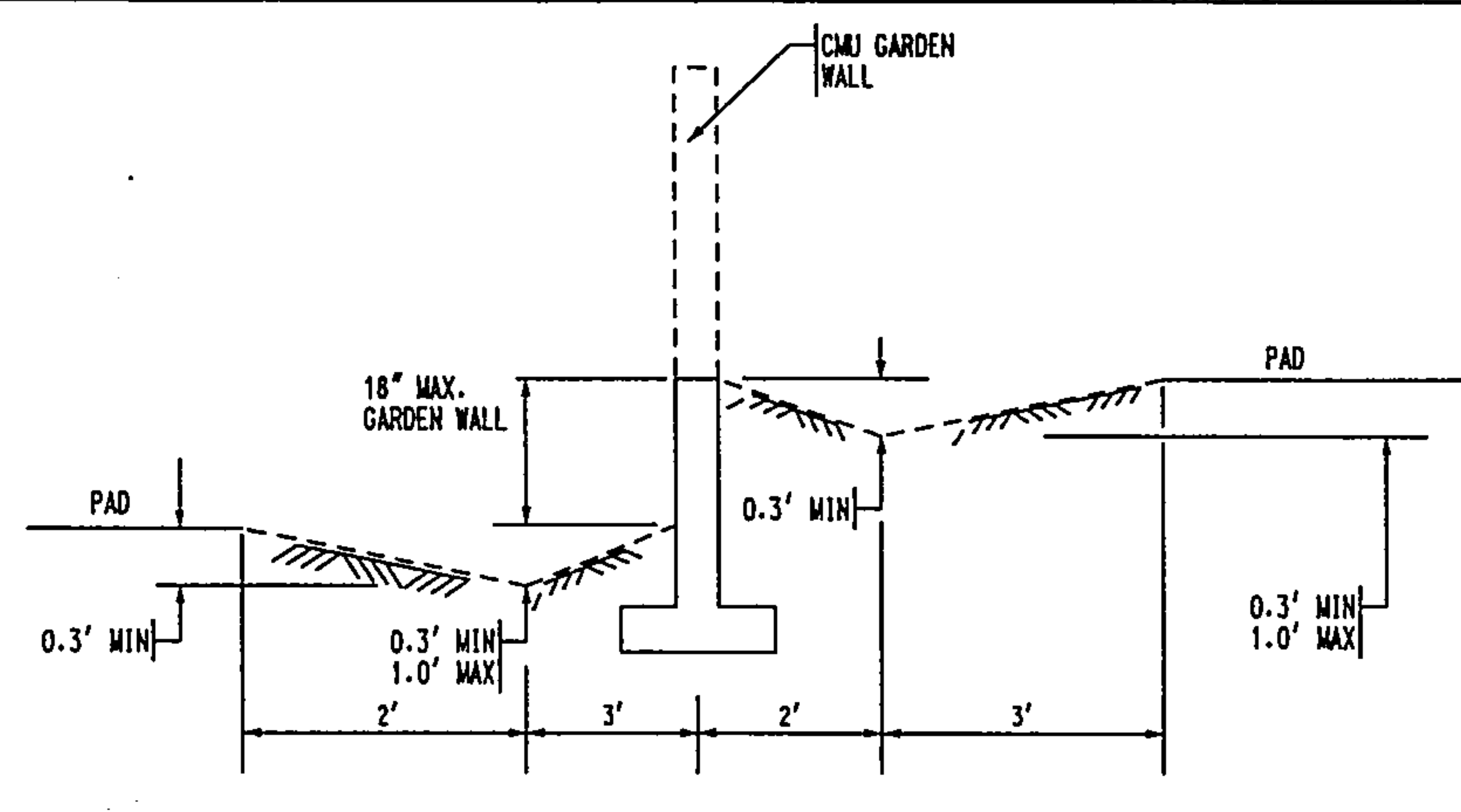
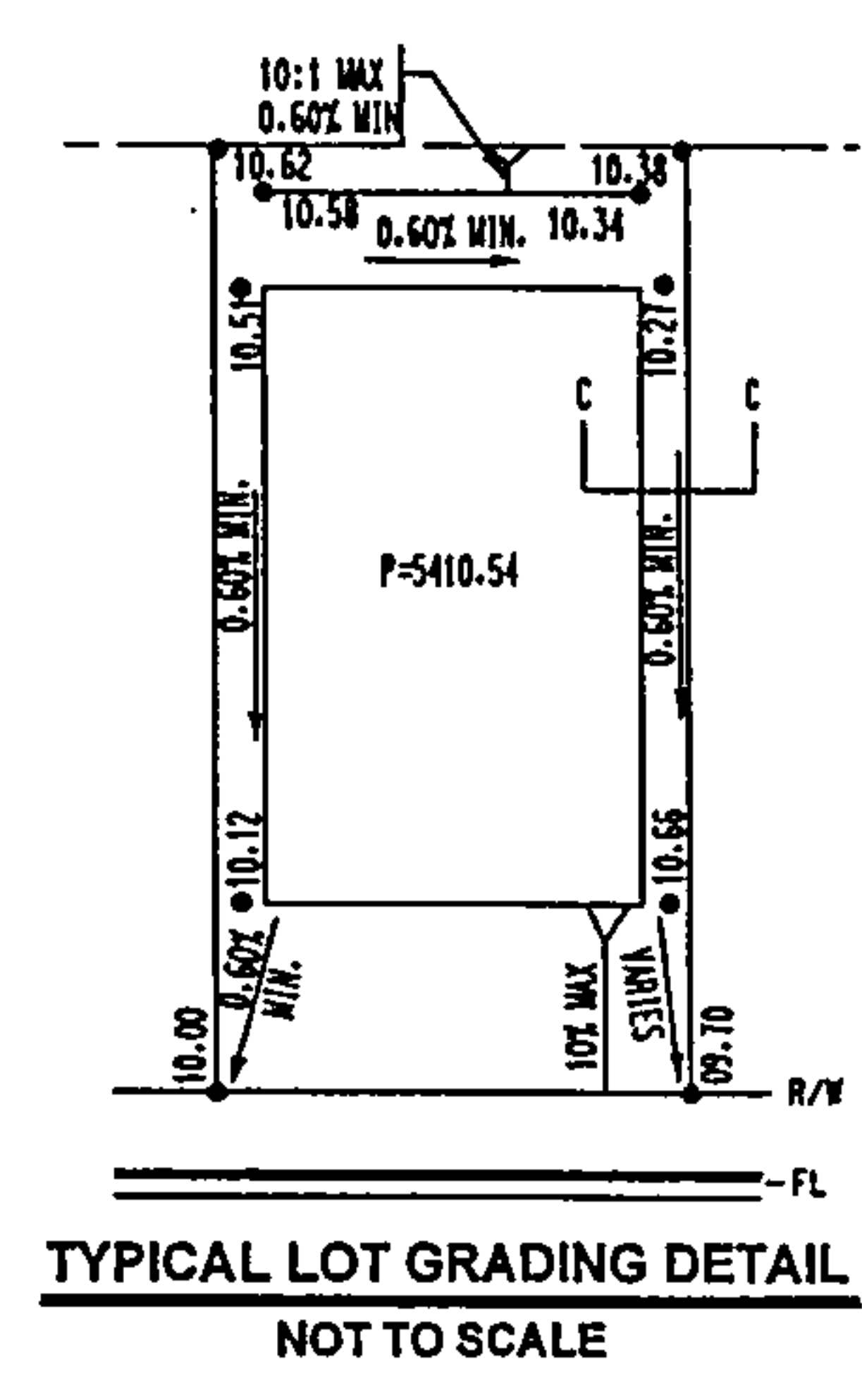
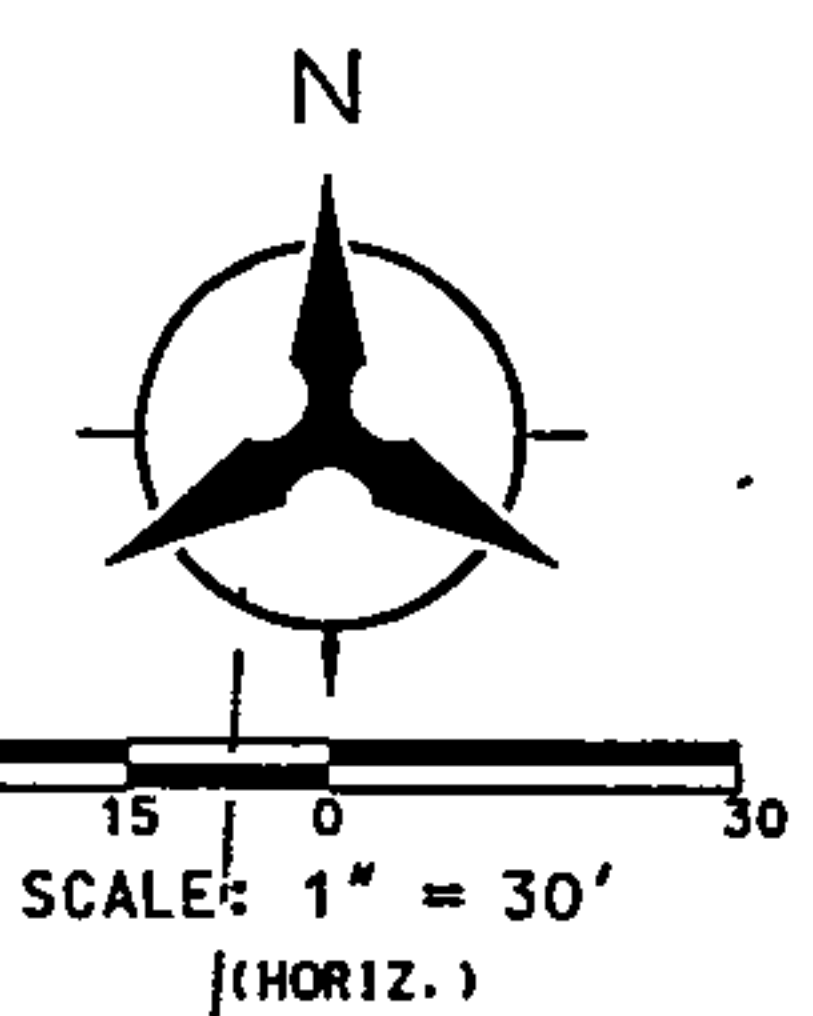
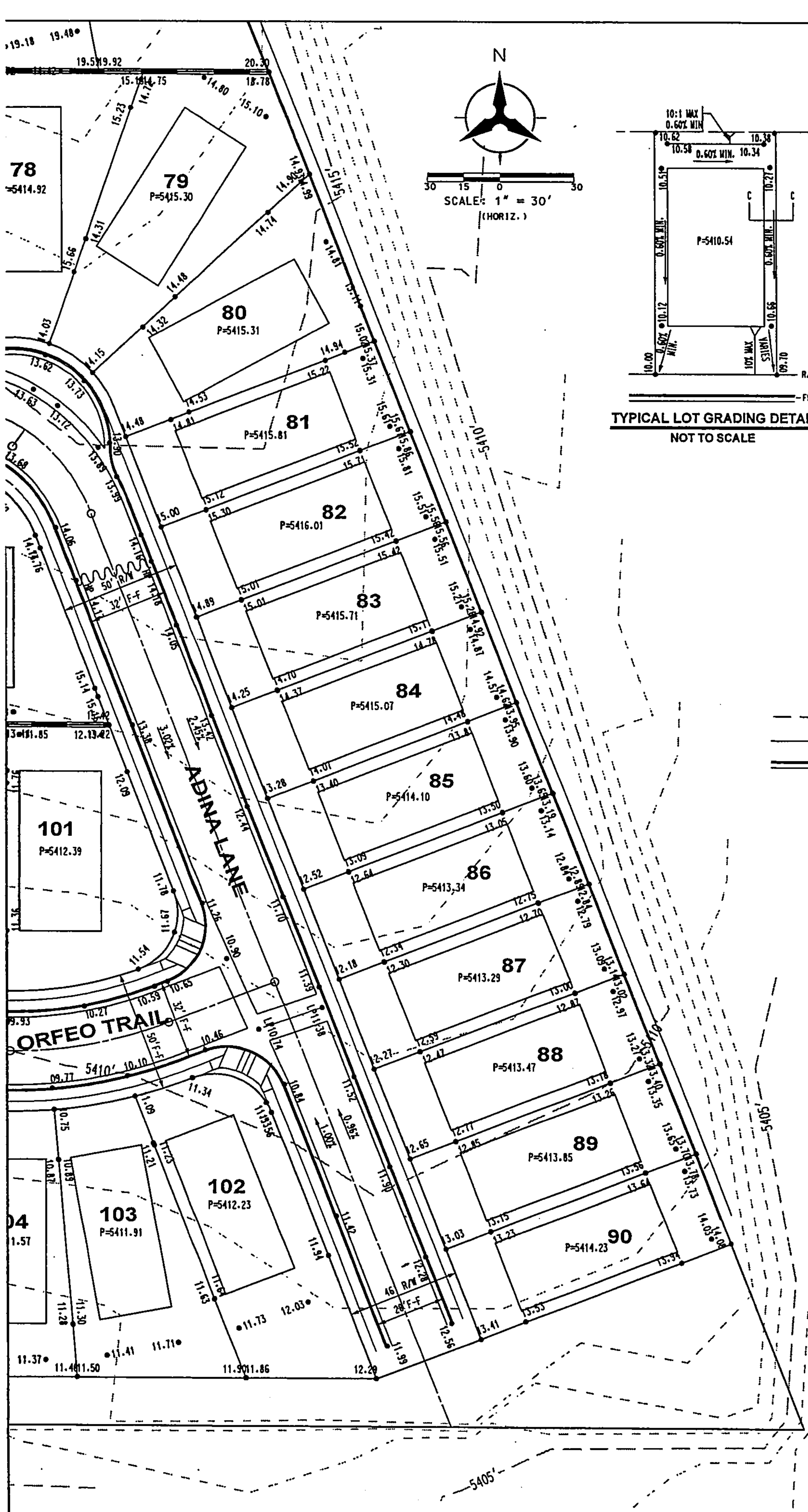
DESIGNED BY	PLT	DATE	10-04-02
DRAWN BY	LE. TSC	DATE	10-04-02
CHECKED BY	PLT	DATE	10-04-02

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **B-9** SHEET **2** OF **3**

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	BY	FIELD NOTES	DATE	CONTRACTOR	WORK	DATE
					ACS BRASS TABLET STAMPED "1-B10" <td></td> <td></td>		
					GEOGRAPHIC POSITION (NAD 1983) <td></td> <td></td>		
					N.M. STATE PLANE COORD. (CENTRAL ZONE) <td></td> <td></td>		
					X=357,525.69 Y=1,525,168.35 <td></td> <td></td>		
					GROUND TO GRID FACTOR = 0.9996640 <td></td> <td></td>		
					NGVD 1929 ELEVATION = 5419.522 <td></td> <td></td>		
					DELTA ALPHA = -000EG 16 MIN 30 SEC <td></td> <td></td>		



NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	



	LOT 40 x 105 (min) PAD 30 x 68	LOT 44x105 (min) PAD 34 x 66	LOT 50x105 (min) PAD 40 x 58
1	24	51	76
2	25	52	77
3	26	53	78
4	27	54	79
5	28	55	80
6	29	56	81
7	30	57	82
8	31	58	83
9	32	59	84
10	33	60	85
11	34	61	86
12	35	62	87
13	36	63	88
14	37	64	89
15	38	65	90
16	39	66	91
17	40	67	92
18	41	68	93
19	42	69	94
20	43	70	95
21	44	71	96
22	45	72	97
23	46	73	98
24	47	74	99
25	48	75	100
26	49	76	101
27	50	77	102
28	51	78	103

- LEGEND**
- CROWN FLATTENING
  - PROPOSED SPOT ELEVATION
  - EXISTING SPOT ELEVATION
  - EXISTING CONTOUR
  - DIRECTION OF FLOW
  - HIGH POINT
  - GARDEN PERIMETER
  - REINFORCED BLOCK WALL REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 1'
  - RETAINING WALL

ENGINEER'S SEAL SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	BY	DATE	CONTRACTOR	WORK
				ACS BRASS TABLE STAMPED "1-810"	
				GEOGRAPHIC POSITION (NAD 1927)	
				N.M. STATE PLANE COORD. (CENTRAL ZONE)	
				X=357,526.69 Y=1,525,168.35	
				DELTA ALPHA = -000EG 16 MIN 30 SEC	
				RECORDED BY	
				NO.	
				DATE	
				REMARKS	
				REVISIONS	
				DESIGN	
				DATE	
				PLT	
				LE: TSC	
				PLT	
				DATE 10-04-02	
				DATE 10-04-02	
				DATE 10-04-02	



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP  
 VICTORIA SUBDIVISION  
 AT VENTANA RANCH  
 PRELIMINARY GRADING PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002221

Item No. 14

Zone Atlas B-10

DATE ON AGENDA 9-25-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- (x) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	A traffic distribution layout is needed.
<input type="checkbox"/>	Does the left turn bay on Paradise Blvd need to be lengthened?
<input type="checkbox"/>	Does this development conform to the Ventana Ranch TIS?

**If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:**

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



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

**Project Number:** 1002221  
**Application Number:** 02DRB-01418

**DRB Date:** 9/25/02  
**Item Number:** 14

**Subdivision:** Vittoria @ Ventana Ranch  
Tract J, Ventana Ranch

**Request for:**

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

**Zoning:** R-2

**Zone Page:** B-10


**New Lots (or units) :** 107

**Parks and Recreation Comments:**

This request is subject to the Park Dedication and Development Ordinance. The park dedication and development requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 10/23/95, and as amended 2/2/98 & 5/11/02, as follows:

The park dedication requirements for Tract J will be met through dedication of a 2.0-acre neighborhood park (Park Site 6) in Tract A-1. The location and configuration of the park site subdivision will be mutually agreed upon by the developer and the City.

The developer has the option of paying park development fees, or, pursuant to an executed Development and Maintenance Agreement, developing all or a portion of the dedicated park prior to issuance of building permit.

**Signed:**   
Christina Sandoval, (PRD)

Phone: 768-5328



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002221**

**AGENDA ITEM NO: 14**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** September 25, 2002





# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

**SITE DEVELOPMENT PLAN** **P**

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

**APPEAL / PROTEST of...** **A**

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

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

**APPLICANT INFORMATION:**

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419  
 ADDRESS: 10 TRAMWAY LOOP 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: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND COMMENT**

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

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

Lot or Tract No. TRACT J Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. VENTANA RANCH  
 Current Zoning: R-2 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): B-10 No. of existing lots: 1 No. of proposed lots: 107 (12'  
 Total area of site (acres): 20.4730 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. 400906538854910101, 101006513506930501 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SOUTH OF PARADISE BLVD. N.W.  
 Between: EAST OF UNIVERSE NW and NORTH OF PASEO DEL NORTE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
DRB-95-264

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

SIGNATURE *Kevin Patton* DATE \_\_\_\_\_  
 (Print) KEVIN PATTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02DRB - 01418</u>	<u>SKETCH</u>	<u>S(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> E.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Sept. 25, 02</u>			Total \$ <u>0</u>

*B. Berke* 9/17/02  
 Planner signature / date

**Project #** 1002221

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

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

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

KEVIN PATTON

*[Handwritten Signature]*

Applicant name (print)

Applicant signature / date



Form revised September 2001

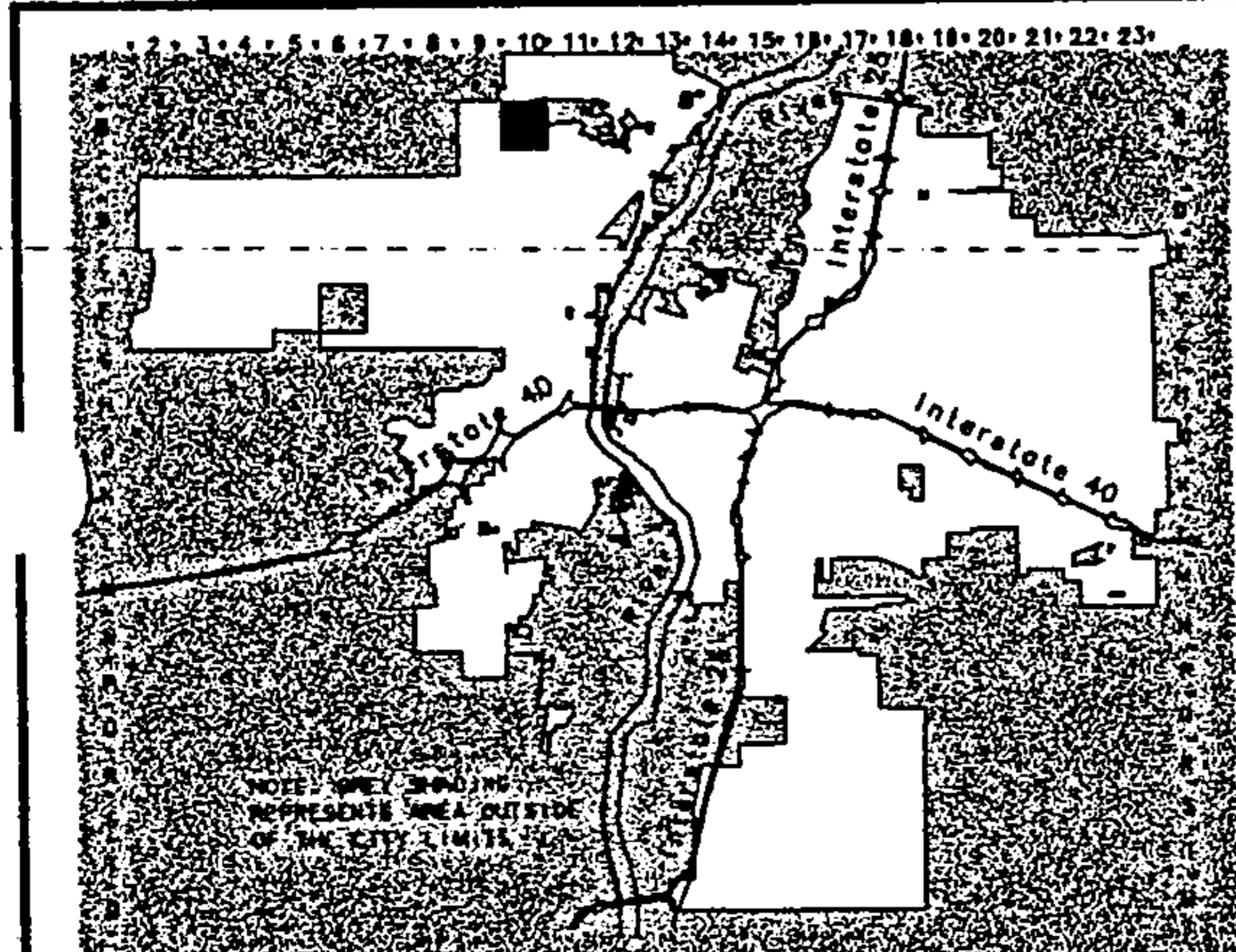
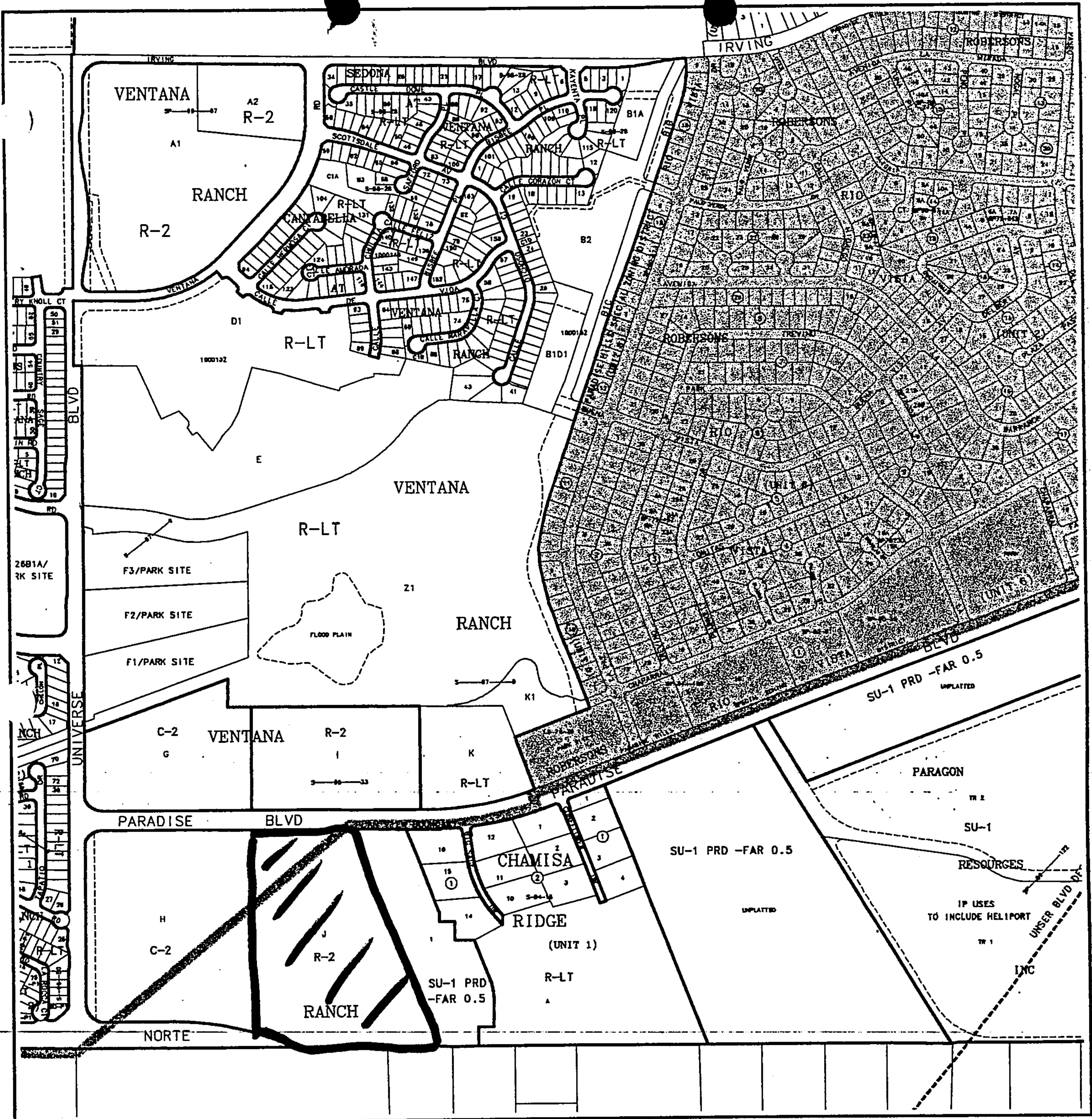
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

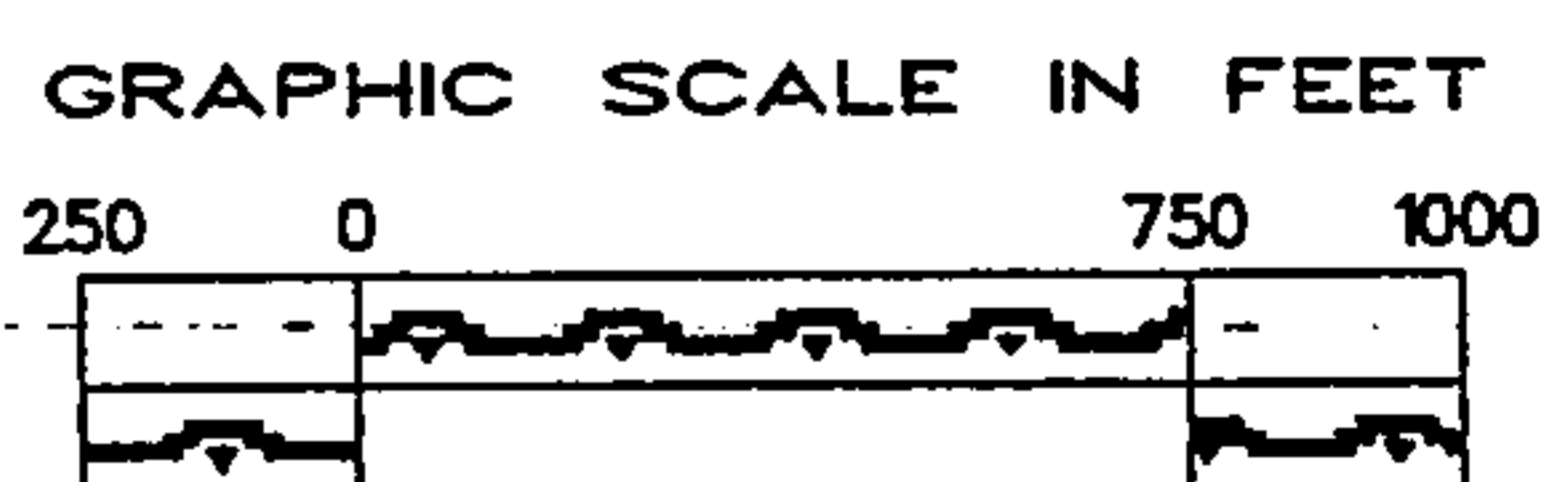
02DRB - 0148

*[Handwritten Signature]* 9/17/02  
Planner signature / date

Project # 1002221



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2001



Zone Atlas Page

**B-10-Z**

Map Amended through July 20, 2001

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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

September 16, 2002

Janet Stephens, Chair  
Development Review Board  
City of Albuquerque  
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment  
Tract J, Ventana Ranch (Vittoria at Ventana Ranch)

Dear Janet:

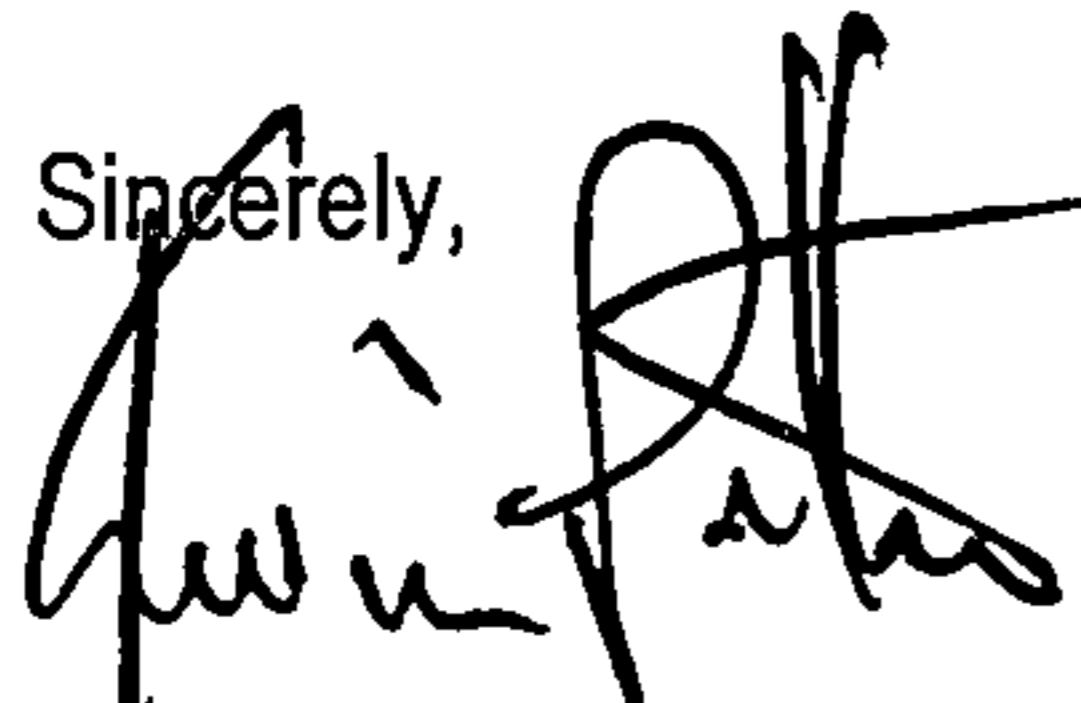
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch is being presented to the Development Review Board for the purpose of obtaining City input and comment.

Please place this item on the DRB Agenda to be heard on September 25, 2002. If you have any questions or need further information, please call.

Sincerely,



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

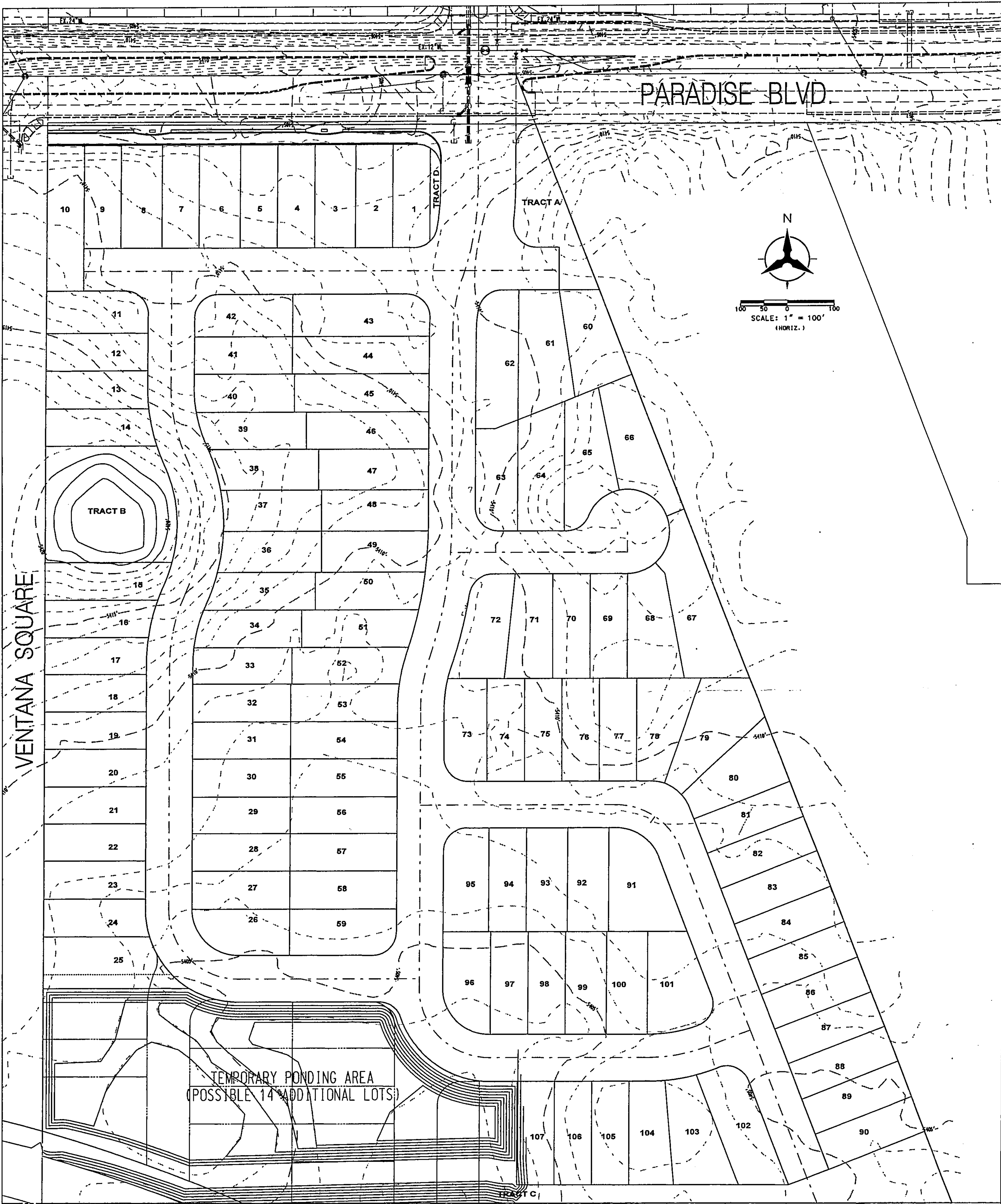
mls  
Enclosures

a:\snyder\data/0/sketch.plat

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**



SKETCH PLAT  
 VITTORIA AT VENTANA RANCH  
 (TRACT J)  
 ALBUQUERQUE, NEW MEXICO  
 SEPTEMBER, 2002

11/01/2002 10:00:00 AM 11/01/2002 10:00:00 AM  
 11/01/2002 10:00:00 AM 11/01/2002 10:00:00 AM