DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002250 AGENDA#: 2 DATE: 2/2/05

1. Name: Scott McGee Address: [illegible] Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002250 **AGENDA ITEM NO: 2**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request but this will be the last one. Need to discuss length of extension.

RESOLUTION: 1 yr

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 2, 2005

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 2, 2005

2. Project # 1002250
05DRB-00009 Major-One Year SIA

ISAACSON & ARFMAN PA agent(s) for VENTANA RANCH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-C, **VENTANA RANCH APARTMENTS,** zoned SU-1 FOR R-2, located on IRVING BLVD NW at UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 02DRB01890, 02EPC01480, 02EPC01481] (B-10)

At the February 2, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by February 17, 2005, in the manner described below.

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

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

Sheran Matson

Sheran Matson, AICP, DRB Chair

Cc:Ventana Ranch Ltd Partnership, 2164 SW Park Place, Portland, OR 97205
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 2, 2005

Project # 1002250
05DRB-00009 Major-Two Year SIA

ISAACSON & ARFMAN PA agent(s) for VENTANA RANCH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-C, **VENTANA RANCH APARTMENTS,** zoned SU-1 FOR R-2, located on IRVING BLVD NW at UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 02DRB01890, 02EPC01480, 02EPC01481] (B-10)

AMAFCA — No adverse comments.

COG — For information, this section of Universe Boulevard is identified as a minor arterial on the Current Roadway Functional Classification System map and the Long Range Roadway System map with ROW of 86'.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letter sent to Ventana Ranch NA (R).

APS — No comments received.

Police Department

A review of the following DRB 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. Burglaries- residential 7 am-6 pm Mon.-Fri. Auto any day 10 pm-6 pm.

Fire Department — No adverse comments.

PNM Electric & Gas — Approves.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the extension request.
Transportation Development	No adverse comments.
Parks & Recreation	No adverse comments.
Utilities Development	No objection to a 1 year SIA Extension.
Planning Department	No objection to the one-year extension request.

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

cc: Ventana Ranch Ltd., Partnership, 2164 SW Park Place, Portland, OR 97205
Isaacson & Arfman PA, 128 Monroe St NE, 87108

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, February 2, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001932 04DRB-01995 Major-Two Year SIA	MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1,** zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10)
Project # 1002250 05DRB-00009 Major-Two Year SIA	ISAACSON & ARFMAN PA agent(s) for VENTANA RANCH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-C, **VENTANA RANCH APARTMENTS,** zoned SU-1 FOR R-2, located on IRVING BLVD NW at UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 02DRB01890, 02EPC01480, 02EPC01481] (B-10)
Project # 1003874 05DRB-00032 Major-Preliminary Plat Approval 05DRB-00033 Major-Vacation of Public Easements 05DRB-00034 Minor-Sidewalk Waiver 05DRB-00035 Minor-Temp Defer SDWK	ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717) (N-8)
Project # 1000045 05DRB-00030 Major-Vacation of Public Easements	TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER,** zoned SU-1 C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 13 acre(s). [REF: DRB-98-227, Z-98-22, Z-99-3, 04DRB01978] (F-16)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003673
05DRB-00028 Major-Vacation of Pub Right-of-Way
05DRB-00029 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20)

Project # 1001440
05DRB-00026 Major-SiteDev Plan BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA,** zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). (K-10)

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

S Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 17, 2005.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: FEBRUARY 2, 2005
Zone Atlas Page: B-10-Z
Notification Radius: 100 Ft.

Project# 1002250
App# 05DRB-00009

Cross Reference and Location:

Applicant: VENTANA RANCH LTD PARTNERSHIP
Address: 2164 SW PARK PLACE
PORTLAND OR 97205

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST. NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: JANUARY 14, 2005

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# 05DRB-00009
Proj# 1002250

Date:

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
B-10	1010065	459-484	202-01	✓ mf	1009065	497-449	101	27 ✓ mf
		102-514	02	✓		497-444		26 ✓ mf
		102-476	03	✓ mf		497-439		25 ✓
		063-425	04	✓ mf		497-434		24 ✓ mf
B-9	1009065	515-449	127-01	✓		497-429		23 ✓ mf
		514-444	02	✓		497-424		22 ✓ mf
		514-439	03	✓		497-420		21 ✓ mf
		514-434	04	✓ mf		497-414		20 ✓ mf
		514-429	05	✓ mf		503-406		19 ✓
		515-424	06	✓	1009066 ~~1009664~~	420-047	401	25 ✓ mf
		515-419	07	✓	1010066 ~~1010064~~	025-047	301	02 ✓
		516-414	08	✓ mf		146-018		01 ✓
		516-409	09	✓ mf				
		517-404	10	✓ mf				
		502-463	128-05	✓ mf				
		507-413	06	✓ mf				
		511-463	07	✓				
		517-463	08	✓				
		485-490	129-01	✓ mf				

<mainframe@coa1mp3.cabq.gov>
01/12/2005 04:02 PM

To:
cc:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01010065                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101006503948420201        LEGAL: TR A -1-C  PLAT OF TRACTS A-1-A, A-1-B & A-1-C
VENTA  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                              OWNER ADDR: 00010   TRAMWAY                  LP NE
ALBUQUERQUE NM            87122
0101006510251420202        LEGAL: TRAC T A- 2 BULK LAND PLAT FOR TRACTS A-1 & A-2
(A R  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: MARTIN GERALD A & VICTORIA E
                              OWNER ADDR: 10009   DORAL                    CT NE
ALBUQUERQUE NM            87111
0101006510247620203        LEGAL: TR A -1-A  PLAT OF TRACTS A-1-A, A-1-B & A-1-C
VENTA  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                              OWNER ADDR: 00010   TRAMWAY                  LP NE
ALBUQUERQUE NM            87122
0101006506342520204        LEGAL: TR A -1-B  PLAT OF TRACTS A-1-A, A-1-B & A-1-C
VENTA  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                              OWNER ADDR: 00010   TRAMWAY                  LP NE
ALBUQUERQUE NM            87122
0100906551544912701        LEGAL: LT 1 0 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A  LAND USE:
                           PROPERTY ADDR: 00000   COUNTRY SAGE
                              OWNER NAME: SCHREIBER JOHN T & DOROTHY M S
                              OWNER ADDR: 10336 COUNTRY SAGE DR NW
ALBUQUERQUE NM            87114
0100906551444412702        LEGAL: LT 9  PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3
AT  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: SALAZAR AVA A
                              OWNER ADDR: 10332 COUNRTY SAGE DR NW
ALBUQUERQUE NM            87114
0100906551443912703        LEGAL: LT 8  PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3
AT  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: REYES DANIEL & GARCIA JANNA N
                              OWNER ADDR: 10328 COUNTRY SAGE DR NW
ALBUQUERQUE NM            87114
0100906551443412704        LEGAL: LT 7  PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3
AT  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: FULLER HOMES
                              OWNER ADDR: PO BOX 13900
ALBUQUERQUE NM            87192
```

0100906551442912705 LEGAL: LT 6 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3
AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122

0100906551542412706 LEGAL: LT 5 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3
AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CASTILLO ALFREDO & PATRICIA R
OWNER ADDR: 10316 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87114

0100906551541912707 LEGAL: LT 4 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3
AT LAND USE:
PROPERTY ADDR: 00000 COUNTRY SAGE
OWNER NAME: BUSTAMANTE RICK A & STEFANIE
OWNER ADDR: 10312 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87109

0100906551641412708 LEGAL: LT 3 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3
AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: PO BOX 13900
ALBUQUERQUE NM 87122

0100906551640912709 LEGAL: LT 2 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3
AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: PO BOX 13900
ALBUQUERQUE NM 87192

0100906551740412710 LEGAL: LT 1 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3
AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: PO BOX 13900
ALBUQUERQUE NM 87192

0100906550246312805 LEGAL: LT 1 4 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122

0100906550746312806 LEGAL: LT 1 3 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122

0100906551146312807 LEGAL: LT 1 2 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT
3 A LAND USE:
PROPERTY ADDR: 00000 COUNTRY COVE
OWNER NAME: COLUCCI ONORIO & VIGINIA M
OWNER ADDR: 3305 TENNESSEE ST NE
ALBUQUERQUE NM 87110

01009065517463128 08 LEGAL: LT 1 1 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000 COUNTRY COVE
OWNER NAME: QUINONES ERNESTO A & BARBARA
OWNER ADDR: 6601 COUNTRY COVE PL NW
ALBUQUERQUE NM 87114
010090654854901290 1 LEGAL: TR 2 9E B ULK PLAT OF TRACTS 29B, 29C, 29D & 29E VEN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
010090654974491012 7 LEGAL: LT 6 5 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
010090654974441012 6 LEGAL: LT 6 6 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
010090654974391012 5 LEGAL: LT 6 7 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SOUCHET JOHN G & JOHNATHON C
OWNER ADDR: 10327 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87114
010090654974341012 4 LEGAL: LT 6 8 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: PO BOX 13900
ALBUQUERQUE NM 87192
010090654974291012 3 LEGAL: LT 6 9 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
010090654974241012 2 LEGAL: LT 7 0 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
010090654974201012 1 LEGAL: LT 7 1 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122

010090654974141012 0 LEGAL: LT 7 2 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
010090655034061011 9 LEGAL: LOT 49 P LAT OF UNIT 2 COUNTRY MEADOWS SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 COUNTRY KNOLL
OWNER NAME: GRAZIER PAUL J & LIZA M
OWNER ADDR: 06601 COUNTRY KNOLL CT NW ALBUQUERQUE NM 87114
010090664960674012 5 LEGAL: TR B LAN D DIVISION PLAT LANDS OF MASSACHUSETTS GEN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LIMITED PARTNERSH
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
010100660250473010 2 LEGAL: TR 1 -C S ECOND CORRECTION PLAT BULKLAND PLAT OF TRA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: PARADISE HEIGHTS LLC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
010100661460183010 1 LEGAL: TR 1 -B-1 -A BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CLEARBROOK INVESTMENTS INC
OWNER ADDR: 8901 ADAMS NE, STE# A ALBUQUERQUE NM 87113

QUIT

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 4, 2005

CERTIFIED MAIL 7002 0860 0003 3155 8707

Mr. Bruce Nyberg
Ventana Ranch Neighborhood Association
6824 Brushfield Road NW
Albuquerque, NM 87114

RE: Ventana Ranch Apts
(Existing Legal: Tract A-1-C, Ventana Ranch)

Dear Mr. Nyberg:

As agent for the owner of the referenced property, we are notifying you of an upcoming City Development Review Board (DRB) meeting. At that meeting, an extension to the SIA will be requested in order that asphalt paved trails along Universe Blvd. and Irving Blvd. can be placed this summer. Please see attached zone map for site.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Scott M McGee

Scott M. McGee, PE
SMM/rtl
pc: David Bantz, GSL Properties
7002 0860 0003 3155 8707

7002 0860 0003 3155 8707

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

OFFICIAL USE

ALBUQUERQUE, NM 87114

Postage	0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0108

Postmark Here

Clerk: KZ4YYX

01/04/05

HIGHLAND STA ALBUQUERQUE NM 87106 USPS

Sent To Bruce Nyberg
Ventana Ranch Neighborhood Association
Street, Apt. No.; or PO Box No. 6824 Brushfield Road NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, April 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 4, 2005 CERTIFIED MAIL 7003 3110 0006 0529 2070

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7224 Cascada Road NW
Albuquerque, NM 87114

RE: Ventana Ranch Apts
(Existing Legal: Tract A-1-C, Ventana Ranch)

Dear Ms. Horton:

As agent for the owner of the referenced property, we are notifying you of an upcoming City Development Review Board (DRB) meeting. At that meeting, an extension to the SIA will be requested in order that asphalt paved trails along Universe Blvd. and Irving Blvd. can be placed this summer. Please see attached zone map for site.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Scott M McGee

Scott M. McGee, PE
SMM/rtl
pc: David Bantz, GSL Properties
7003 3110 0006 0529 2070

7003 3110 0006 0529 2070

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ALBUQUERQUE, NM 87114

Certified Fee	0.37	UNIT ID: 0108
Return Receipt Fee (Endorsement Required)	2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	1.75	Clerk: KZ4YYX
Total Postage & Fees	4.42	01/04/05

HIGHLAND STA ALBUQUERQUE NM JAN 4 2005 USPS

Sent To: Laura Horton
Ventana Ranch Neighborhood Assoc.
Street, Apt. No.; or PO Box No.: 7224 Cascada Road NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

Project# 1002250

VENTANA RANCH LTD PARTNERSHIP
2164 SW PARK PLACE
PORTLAND OR 97205

BRUCE NYBERG
Ventana Ranch Neigh. Assoc.
6824 BRUSHFIELD RD NW
ALBUQUERQUE NM 87114

100906551544912701

SCHREIBER JOHN T & DOROTHY M S
10336 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87114

100906551443412704

FULLER HOMES
PO BOX 13900
ALBUQUERQUE NM 87192

100906551146312807

COLUCCI ONORIO & VIGINIA M
3305 TENNESSEE ST. NE
ALBUQUERQUE NM 87110

100906550340610119

GRAZIER PAUL J & LIZA M
6601 COUNTRY KNOLL CT NW
ALBUQUERQUE NM 87114

ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE NM 87108

101006503948420201

LAS VENTANAS LTD PARTNERSHIP
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

100906551444412702

SALAZAR AVA A
10332 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87114

100906551542412706

CASTILLO ALFREDO & PATRICIA R
10316 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87114

100906551746312808

QUINONES ERNESTO A & BARBARA
6601 COUNTRY COVE PL. NW
ALBUQUERQUE NM 87114

101006602504730102

PARADISE HEIGHTS LLC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

LAURA HORTON
Ventana Ranch Neigh. Assoc.
7224 CASCADA RD NW
ALBUQUERQUE NM 87114

101006510251420202

MARTIN GERALD A & VICTORIA E
10009 DORAL CT NE
ALBUQUERQUE NM 87111

100906551443912703

REYES DANIEL & GARCIA JANNA N
10328 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87114

100906551541912707

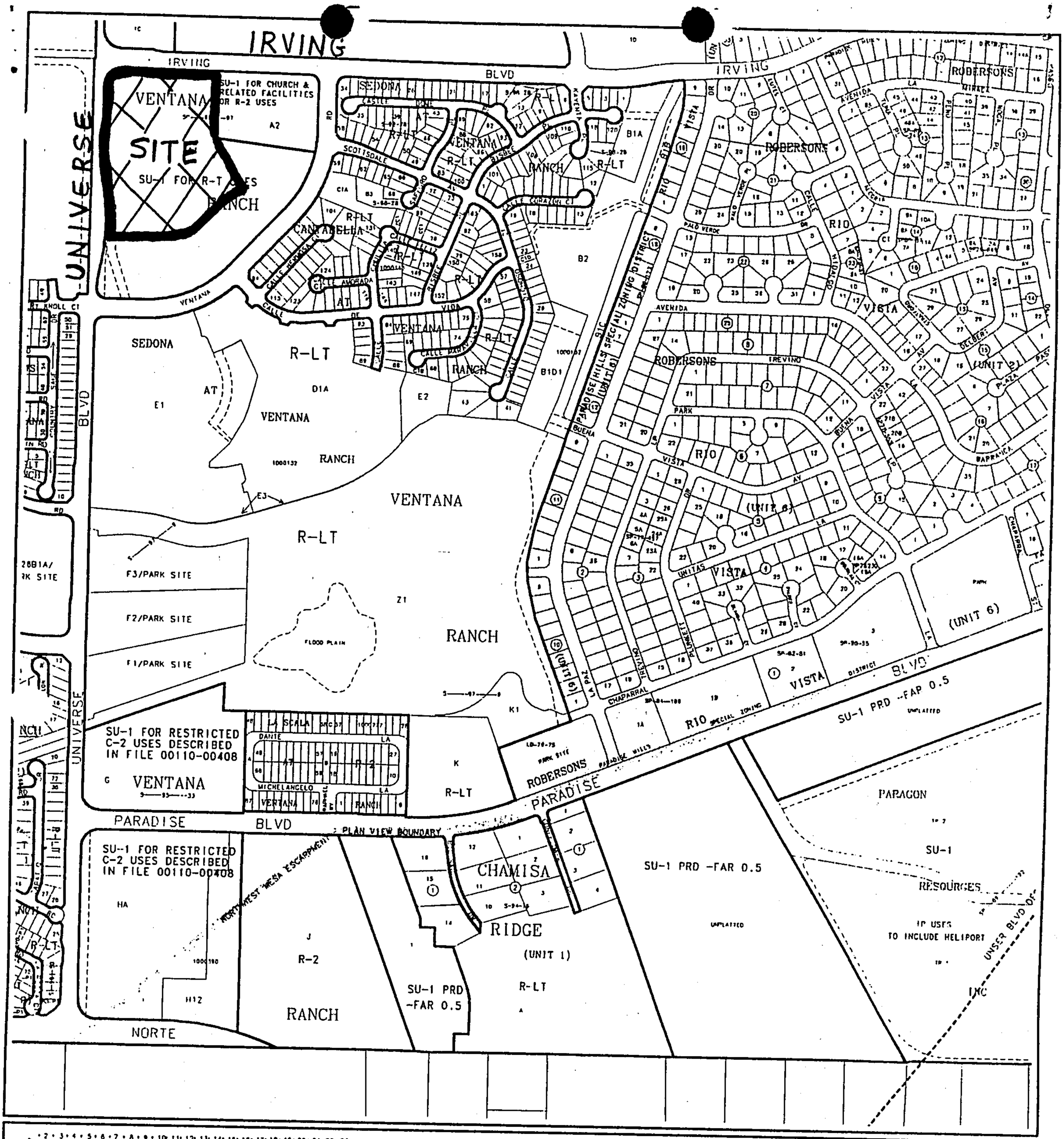
BUSTAMANTE RICK A & STEFANIE
10312 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87109

100906549743910125

SOUCHET JOHN G & JOHNATHON C
10327 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87114

101006614601830101

CLEARBROOK INVESTMENT INC
8901 ADAMS NE, STE# A
ALBUQUERQUE NM 87113


IRVING BLVD
UNIVERSE BLVD
VENTANA RANCH
SITE
SU-1 FOR CHURCH & RELATED FACILITIES OR R-2 USES
SU-1 FOR R-T USES
SEDONA
R-LT
AT
E1
D1A
E2
B1D1
B2
B1A
R-LT
F3/PARK SITE
F2/PARK SITE
F1/PARK SITE
Z1
FLOOD PLAIN
K1
K
SU-1 FOR RESTRICTED C-2 USES DESCRIBED IN FILE 00110-00408
G
LA SCALA
R-2
MICHELANGELO
PARADISE BLVD
ROBERSONS
PARADISE
PLAN VIEW BOUNDARY
NORTHWEST MESA ESCARPMENT
CHAMISA RIDGE (UNIT 1)
SU-1 PRD -FAR 0.5
UNPLATTED
PARAGON
SU-1
RESOURCES
IP USES TO INCLUDE HELIPORT
UNSER BLVD
HA
H12
J
NORTE
RIO VISTA (UNIT 6)
(UNIT 21)
(UNIT 8)
PLAZA
CHAPARRAL
SU-1 PRD -FAR 0.5
RIO VISTA
SPECIAL ZONING DISTRICT
PARADISE HILLS SPECIAL ZONING DISTRICT
ROBERSONS
TREVINO
PARK
BUENA VISTA
UNITAS
LA PAZ
PLUMETT
TRENTON
CHAPARRAL
PATH
INTERSTATE 25
INTERSTATE 40
INTERSTATE 43
RIVER
ABCDEFGHIJ
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
B-10-Z
Map Amended through April 03, 2002

PROJECT MEMORANDUM

1/4/05

TO: DRB Members

FROM: Scott McGee, Isaacson & Arfman, P.A. SMM

REF: Ventana Ranch Apartments ***I&A PROJ NO:*** 1248-X

SUBJ: SIA Extension Request
COA Project No. 1002250

This request, for a 12-month extension, will allow time needed to place the 10' wide asphalt trail along the east side of Universe Blvd. NW and south side of Irving Blvd. NW. The NMUI infrastructure and the public storm drain infrastructure has been installed.

#28 Complete 12/8/04

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01770 (FP)** Project # **1002250**

Project Name: **Ventana Townhomes @ Ven.Ra**

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

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12/01/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):
- ☐ Kathy Jaramillo (recorded easement)
- ☒ **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: 12-6-04
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required.**
- ☒ **Copy of recorded plat for Planning.**

Project Number 1002250

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 1, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

A. Call to Order: 9:00 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 4:30 p.m.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003470**
   04DRB-01522 Major-Bulk Land Variance
   04DRB-01523 Major-Preliminary Plat Approval
   04DRB-01524 Minor-Temp Defer SDWK

   WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04 & 12/1/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05**

2. **Project # 1000464**
04DRB-01729 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION,** zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS.**

3. **Project # 1002315**
04DRB-01723 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS COMPOUND @ HIGH DESERT,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002702**
04DRB-01664 Major-Vacation of Public Easements
04DRB-01686 Minor-Prelim&Final Plat Approval

ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s).[REF:03DRB00886] *[Deferred from 12/1/04]* (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

5. **Project # 1001445**
04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01634 Minor-SiteDev Plan Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] *[Was Indef Deferred 10/27/04] [Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01633 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Was Indef Deferred 10/27/04] [Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

6. **Project # 1002779**
04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION)** zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] *[Deferred from 12/1/04]* (M-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

7. **Project # 1003039**
04DRB-01675 Major-Preliminary Plat Approval
04DRB-01676 Major-Vacation of Pub Right-of-Way
04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES)** zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] *[Deferred from 12/1/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/2005.**

9. **Project # 1003522**
04DRB-01725 Major-Preliminary Plat Approval
04DRB-01726 Major-SiteDev Plan Subd
04DRB-01727 Minor-Subd Design (DPM) Variance
04DRB-01728 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE),** zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/3/04 THE PRELIMINARY PLAT WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPE PLANS FOR OPEN SPACE TRACTS. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR LOTS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1003606**
04DRB-01689 Major-Vacation of Pub Right-of-Way
04DRB-01690 Major-Preliminary Plat Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer SDWK
04DRB-01693 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5,** zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). *[Deferred from 12/1/04]*(J-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

11. **Project # 1003752**
04DRB-01679 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Tract(s) F, **MENAUL DEVELOPMENT AREA,** zoned C-3, located on MENAUL BLVD NE, between PRINCETON NE and VASSAR NE containing approximately 2 acre(s). (H-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

13. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] *[Deferred from 11/3/04 & 12/1/04]* 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

14. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] *[Deferred from 11/17/04]* (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

15. **Project # 1003696**
04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF:04DRB01495] *[Deferred from 11/17/04]* (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT P-1 DESIGNATION ON LOTS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04 & 11/17/04]* (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/6/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

17. **Project # 1003782**
04DRB-01773 Minor-SiteDev Plan BldPermit

DORMAN BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 12A, 12B, 13 and 14, JOURNAL CENTER 2, UNIT 2, (to be known as **MASTHEAD POINTE @ JOURNAL CENTER,** zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE NE containing approximately 4 acre(s). [REF: DRB-95-268] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS, COMPACT SPACE LABELING, OFFSITE MITIGATION, ADA RAMPS AT BARTLETT AND MASTHEAD AND PLANNING FOR SCALED VICINITY MAP ON SITE PLAN, SHEET ELEVATION DRAWING OF REFUSE CONTAINER AND ENCLOSURE, REPLAT APPROVED AT DRB.**

18. **Project # 1002962**
04DRB-01783 Minor-SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NMUI request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS SUBDIVISION,** zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and RAINBOW BLVD NW containing approximately 1 acre(s). [REF: 04EPC00299, 04DRB001322, 04DRB01321, 04DRB01320, 04DRB01319, 04DRB00929, 03DRB01530, 03DRB01529, 03DRB01528, 03DRB01527] **[Russell Brito, EPC Case Planner]** (C-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

19. **Project # 1003775**
04DRB-01745 Minor-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH,** zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS OFFSITE MITIGATION MEASURES.**

20. **Project # 1000676**
04DRB-01798 Minor-SiteDev Plan Subd/EPC
04DRB-01800 Minor-SiteDev Plan BldPermit/EPC

ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER,** zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/1/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

21. **Project # 1002405**
04DRB-01795 Minor-SiteDev Plan Subd/EPC
04DRB-01797 Minor-SiteDev Plan BldPermit/EPC

RAINHART ARCHITECT & ASSOCIATES agent(s) for BLAUGRUND LEE ETAL request(s) the above action(s) for all or a portion of Block(s) F1, Tract(s) A28B1, **REDLANDS SHOPPING CENTER,** zoned SU-1, C-1, located on REDLANDS NW, between COORS BLVD NW and 57TH ST NW containing approximately 2 acre(s). [REF: 04DRB01703, 03DRB00879] **[Carmen Marrone, EPC Case Planner]** (G-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS.**

04DRB-01703 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER,** zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PANNING FOR PNM SIGNED RELEASE OF EASEMENT.**

22. **Project # 1003791**
04DRB-01799 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 5, **MERIDIAN BUSINESS PARK,** zoned IP industrial park zone, located on MERIDIAN PLACE NW, between SILVER CREEK RD NW and GALLATIN PL NW containing approximately 6 acre(s). [REF: Z-92-57] (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR COPY OF FIRE FLOW CALCULATION SHEET. NEED TO VERIFY SYSTEM CAPACITY AND TRANSPORTATION DEVELOPMENT FOR SIDEWALKS WIDTH AND MEANDERING SIDEWALKS CITY STANDARD DWG NO. 5 AND OFFSITE MITIGATION FEE.**

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

23. **Project # 1003781**
04DRB-01768 Minor-Prelim&Final Plat Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1001347**
04DRB-01792 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) L, **EL RANCHO GRANDE, UNIT 8A,** zoned R-LT, located on EL PATRON RD SW, between DEL REY RD SW and SALIZA DR SW containing approximately 1 acre(s). [REF: 04DRB00057] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

25. **Project # 1000635**
04DRB-01764 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS RD NW and MONTANO RD NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455, 04DRB01698] (E-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

26. **Project # 1003497**
04DRB-01759 Minor-Prelim&Final Plat Approval

GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION,** zoned C-3, located on DOMINGO NE, between SAN PEDRO NE and CALIFORNIA NE containing approximately 1 acre(s). [REF: 04DRB00936] (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

27. **Project # 1002632**
04DRB-01761 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO OF NM request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, PARAGON RESOURCES INC, (to be known as **SUNDANCE ESTATES)** zoned RD FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). [REF: 03DRB01306, 03EPC006901, O4DRB00760, 04DRB00761] (B-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR GRANTING OF PUBLIC EASEMENT ON LOT 6 TO CITY OF ALBUQUERQUE, CORRECT SOUTH BOUNDARY TRACT 6, TRACT 1 ACREAGE.**

28. **Project # 1002250**
04DRB-01770 Minor-Final 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) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH,** zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and VENTANA RD NW containing approximately 7 acre(s). [REF: 04DRB01314] (B-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

29. **Project # 1001222**
04DRB-01772 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for NICKOLSON FAMILY LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 3-A-2, **SHELL SUBDIVISION NO. 2,** zoned C-2 community commercial zone, located on COORS BLVD NW, between ILIFF RD NW and HANOVER RD NW containing approximately 2 acre(s). [REF: 03DRB01769, 01DRB00587, 03DRB01769] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OF PRIVATE UTILITY EASEMENT (NOTE 4d) AND CALL OUT NOTE 4d ON THE PLAT AND TRANSPORTATION DEVELOPMENT FOR TIS AND CLOSURE OF DRIVE ONTO COORS (NORTH).**

30. **Project # 1003786**
04DRB-01778 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 64 & 66, **BREEZE @ MOUNTAIN GATE,** zoned SU-1 PRD,C-1, SC, located on WENONAH AVE SE, between SHAFFER CT SE and KAYLYN DR SE containing approximately 1 acre(s). [REF: Z-91-5, Z-70-60-1, DRB-98-45] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

31. **Project # 1001289**
04DRB-01701 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2,** zoned RD, located on EUCARIZ AVE SW, between 94TH STREET SW and 98TH STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

32. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s).[*Deferred from 11/17/04]*(C-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

33. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION,** zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

34. **Project # 1002506**
04DRB-01791 Minor-Subd Design (DPM) Variance

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A and 12B, **PARTITION OF BLACK RANCH,** zoned RA-1 residential and agricultural zone, semi-urban area, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC00300, 03EPC00301, 04DRB00217, 04DRB00360] (C-13) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

35. **Project # 1002856**
04DRB-01793 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, **MEADOWS @ ANDERSON HILLS, UNIT 3B,** zoned R-LT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 18 acre(s). [REF: Z-99-58,04DRB00230] (P-9) **THE AMENDED INFRASTRUCTURE LIST DATED 12/1/04 AND THE AMENDED GRADING PLAN DATED 9/23/04 WERE APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT (4-7-04).**

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

36. **Project # 1002590**
04DRB-01769 Minor-Sketch Plat or Plan

GND, LLC agent(s) for MICHAEL WACHOCKI request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF BRACKSON A COURSON,** zoned R-D, located on 64TH ST NW, between WAYNE NW and CLEGHORN NW containing approximately 4 acre(s). [REF: Z-85-138, DRB-93-389] (G-10) **COMMENTS RECEIVED.**

37. **Project # 1003788**
04DRB-01787 Minor-Sketch Plat or Plan

CARLOS J TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL TRACK ADDITION,** zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW. (J-12) **COMMENTS RECEIVED.**

38. **Project # 1003790**
04DRB-01790 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC request(s) the above action(s) for all or a portion of Tract(s) H1C, **GURULE-FILBERTO,** zoned IP, located on I-25 NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE [REF: ZA-96-97] (B-18) **COMMENTS RECEIVED.**

39. **Project # 1001386**
04DRB-01796 Minor-Sketch Plat or Plan

BERNARD LOEFFLER agent(s) for EMILIANO SAIZ request(s) the above action(s) for all or a portion of Tract(s) 22B1, **CORONA DEL SOL SUBDIVISION,** zoned SU-1 special use zone, located on SEQUOIA RD NW, between COORS BLVD NW and REDLANDS RD NW containing approximately 6 acre(s). [REF: DRB-94-68, AA-01236, 01109, AA-0300279] (G-11) **COMMENTS RECEIVED.**

40. Approval of the Development Review Board Minutes for November 10 and November 17, 2004.
THE DRB MINUTES FOR NOVEMBER 10 AND NOVEMBER 17, 2004 WERE APPROVED.

ADJOURNED: 4:30 P.M.

#28

2250

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002250

Subdivision Name Ventana Townhomes

Surveyor Dwain Weaver

Company/Agent BHI

Contact Person Mary Cole Phone # _____ email _____

✓ DXF Received Date: 11/30

✓ Hard-Copy Date: 11/30

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

Neal Weinberg — Approved

12/1/04 — Date

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

AGIS Use Only Copied cov_____ to agiscov.	Date: _____	Contact person Notified on: _____

2250

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002250

Subdivision Name Ventana Townhomes

Surveyor Dwain Weaver

Company/Agent BHI

Contact Person Mary Cole Phone # _____ email _____

✓ DXF Received Date: 11/30

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___Coordinate system: ☐ NMSP Grid (NAD 83) ☐ NMSP Grid (NAD 27) ☑ Ground rotated to NMSP Grid ☐ Other

Neal Weinberg 12/1/04

Approved Date

---

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

AGIS Use Only Copied cov_____ to agiscov.	Date: _____	Contact person Notified on: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 1, 2004
DRB Comments

ITEM # 28

PROJECT # 1002250 **APPLICATION # 04-01770**

RE: Ventana Townhomes @ Ventana Ranch/final plat

Are there any changes between the preliminary plat & the final plat?

Planning must file the plat.

Is the AGIS dxf approved?

Sheran Matson

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

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002250 **AGENDA ITEM NO: 28**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 1, 2004

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

#28

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01770 (FP)** Project # **1002250**

Project Name: **Ventana Townhomes @ Ven.Ra**

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

Project Number 1002250

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12/01/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Lobby copy of recorded plat

#1

Complete
9/24/04

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01413 (SBP)** Project # **1002250**

Project Name: **VENTANA TOWNHOMES @ VENTANA RANCH**

Agent: Consensus Planning Inc. Phone No.: 764-9801

Project Number 1002250

Your request for (**SDP for SUB**), (**SDP for BP**), **(FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/22/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): EPC Planner's Comments

  Wall height for pony wall - revised consistant w/ EPC presentation and to match other pony walls in Ventana Ranch

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

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002250 **AGENDA ITEM NO: 1**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 8-19-04 is on file for Preliminary Plat approval.
Comment on infrastructure list.

RESOLUTION: signed F.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 22, 2004

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

Memorandum

To: Sheran Matson

CC: Claire Senova

From: Elvira Lopez

Date: 9/21/2004

Re: Project 10002250/04EPC-01045; 04EPC 01046

Staff generally agrees with the manner in which conditions of approval are met for both the site plan for subdivision and site plan for building permit. Staff understands that certain conditions will met through concurrent approval at DRB (preliminary plat approval) or by additional information provided at the DRB (access to sewer and water).

The following are discrepancies with the EPC approved plan and/or conditions that have not been met regarding the **Site Plan for Building Permit**:

1. Condition #4: Details and dimensions for all walls have been clearly identified on sheet 2 of the plan. Staff notes a discrepancy between the height of the approved pony wall surrounding the ponding area (3 ft. height) and the current DRB submittal showing the height of the pony wall as 32" high (2'8"). Notes for the pony wall should also indicate the use of split face block material for the pony wall.

The applicant states on the letter, as well as on sheet 2 of the site plan, that walls are compliant with City Wall Regulations. It is difficult to verify if the applicant complies with City Wall Regulations because a scale and bar scale are not provided on the submittal. However, to comply with the City wall regulations of Section 14-16-3-19, the plan should address the following:

- The plan indicates a wall indentation of 5' deep and 12' wide for the wall along Ventana Road and this could comply with **design standards** for City wall regulations. To fully comply, the plan (sheet 2) should indicate that indentations will occur at intervals that shall not exceed three lots and shall be the width of at least one lot in the manner described in 14-16-3-19 (B) (2) (a) (1).

- The plan indicates that a Ventana Ranch Medallion notch will project vertically two feet above the allowed wall height (6 ft.). The plan should clearly indicate that the Ventana Ranch medallion "Notch" will not occur at intervals of less than 200 feet per 14-16-3-19 (A) (2) (a) (3).

Additional questions and concerns:

- On sheet 2, the applicant should clarify that the "6' Perimeter wall" is a "6' high Perimeter Wall". Also, given that the grade slopes between lots 11-28 and 1-10, the applicant should explain how the slope would affect the height(s) of the wall(s). Staff assumes that the proposed perimeter wall has a constant height of 6'. The applicant should verify this assumption.

- Sheet 2 should also provide a north arrow.

- At the time of EPC review, staff assumed that the monument sign was located within the property boundary line. Although the plan seems to indicate this, it should be noted that the monument sign cannot be placed within the public right of way.

- Sheet 2 indicates a typical trail opening at the west end of the subdivision. It is unclear if a trail opening is planned for the east end allowing access to the proposed park, assuming the perimeter wall continues along the cul-de-sac at this location.

#1

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01413 (SBP)**	Project # **1002250**
Project Name: **VENTANA TOWNHOMES @ VENTANA RANCH**	
Agent: Consensus Planning Inc.	Phone No.: 764-9801

Your request for (**SDP for SUB**), (**SDP for BP**), **(FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/27/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1002250

#1

Completed 9/23/04

DRB CASE ACTION LOG (AMENDED SITE PLAN SUBD)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01412 (ASPS)** Project # **1002250**

Project Name: **VENTANA TOWNHOMES @ VENTANA RANCH**

Agent: Consensus Planning Inc. Phone No.: 764-9801

Your request for (**SDP for SUBD**), **(SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/23/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

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

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____
- ☐ _____

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

Project Number 1002250

#1

DRB CASE ACTION LOG (AMENDED SITE PLAN SUBD)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01412 (ASPS)** Project # **1002250**

Project Name: **VENTANA TOWNHOMES @ VENTANA RANCH**

Agent: Consensus Planning Inc. Phone No.: 764-9801

Your request for (**SDP for SUBD**), **(SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/21/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

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

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____
- ☐ _____

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

Project Number 1002250

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002250 AGENDA#: 1 DATE: 9.22.04

1. Name: Kevin Patton Address: BHI Zip:
2. Name: Kurt Browning Address: Vertosa Zip:
3. Name: Jim Stroger Address: Consensus. Zip:
4. Name: Address: Zip:
5. Name: Address: Zip:
6. Name: Address: Zip:
7. Name: Address: Zip:
8. Name: Address: Zip:
9. Name: Address: Zip:
10. Name: Address: Zip:
11. Name: Address: Zip:
12. Name: Address: Zip:
13. Name: Address: Zip:
14. Name: Address: Zip:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 22, 2004

Project # 1002250
04DRB-01314 Major-Preliminary Plat Approval
04DRB-01315 Major-Vacation of Public Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH,** zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10)

AMAFCA No adverse comments.

COG No adverse comments.

Transit Transit objects to the request for a sidewalk waiver on the east side of La Cuidad Rd., which will provide the main access to the townhouses to both the west and east. With townhouses and a future park located to the east, there is no apparent justification for facilitating pedestrian movement only on the west side of La Cuidad Rd. No objection to the other requests.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coordination

Letter sent to Ventana Ranch (R) Neighborhood Assn.

APS No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Maintenance of landscaping.

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 Electric & Gas — Approves.

Comcast — No comments received

QWEST — No comments received

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

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

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

Transportation Development

Need to list Universe and Ventana Road on infrastructure list with project numbers that completed these items. Is sidewalk in place? Need to have a public sidewalk easement for meandering sidewalk along Universe. Are garages set 20' back from property line to allow for parking on lot due to narrowness of lots? Unless the community is gated (private roads), sidewalk needs to be place along both sides of entrance.

Parks & Recreation

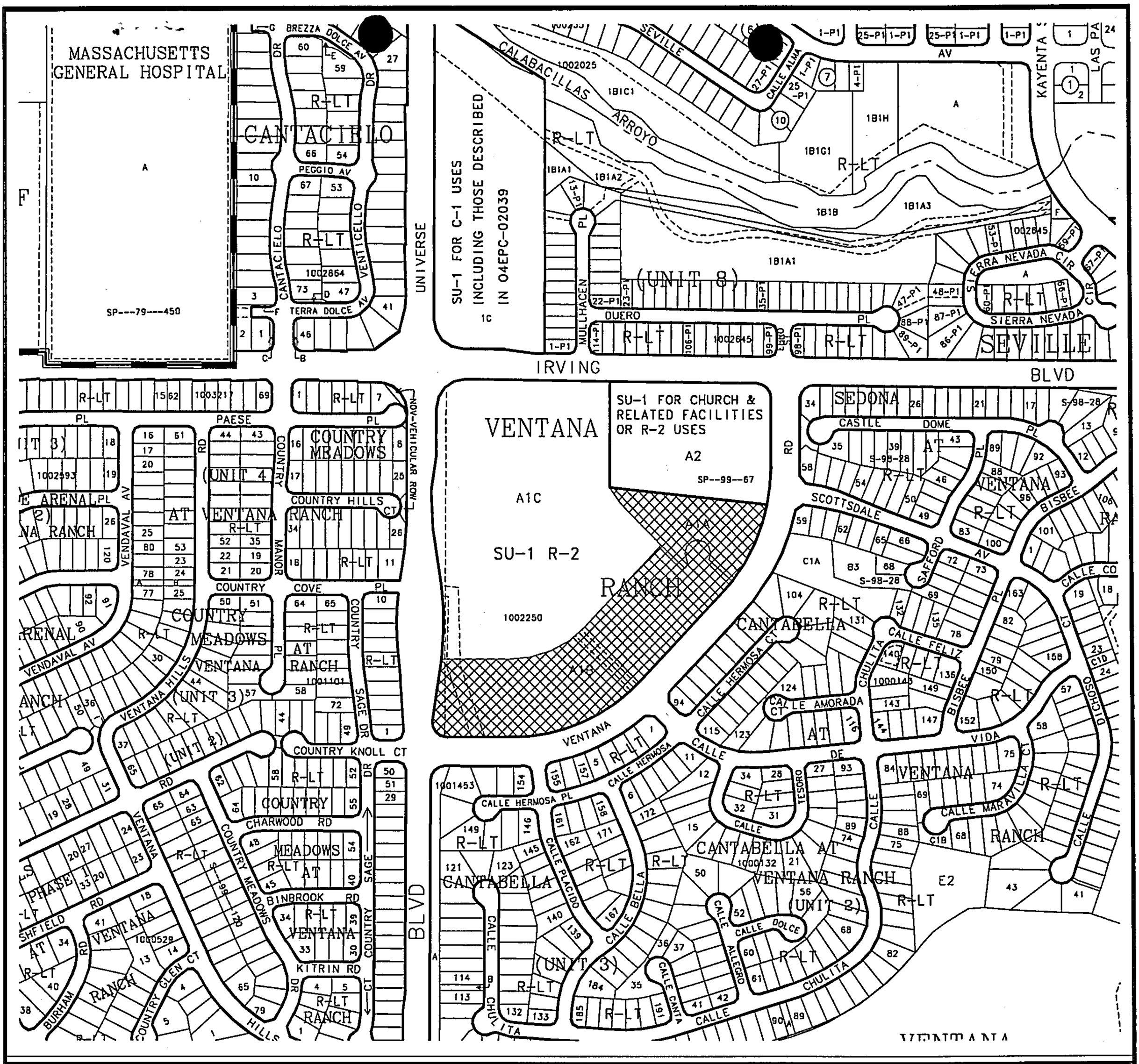
The Park Dedication requirements were met with the dedication of the Ventana Ranch Park 6, the park development fees will be paid at building permit and reimbursed after the construction of the park. Defer to the affected agencies regarding the vacation requests. No objection to the sidewalk requests.

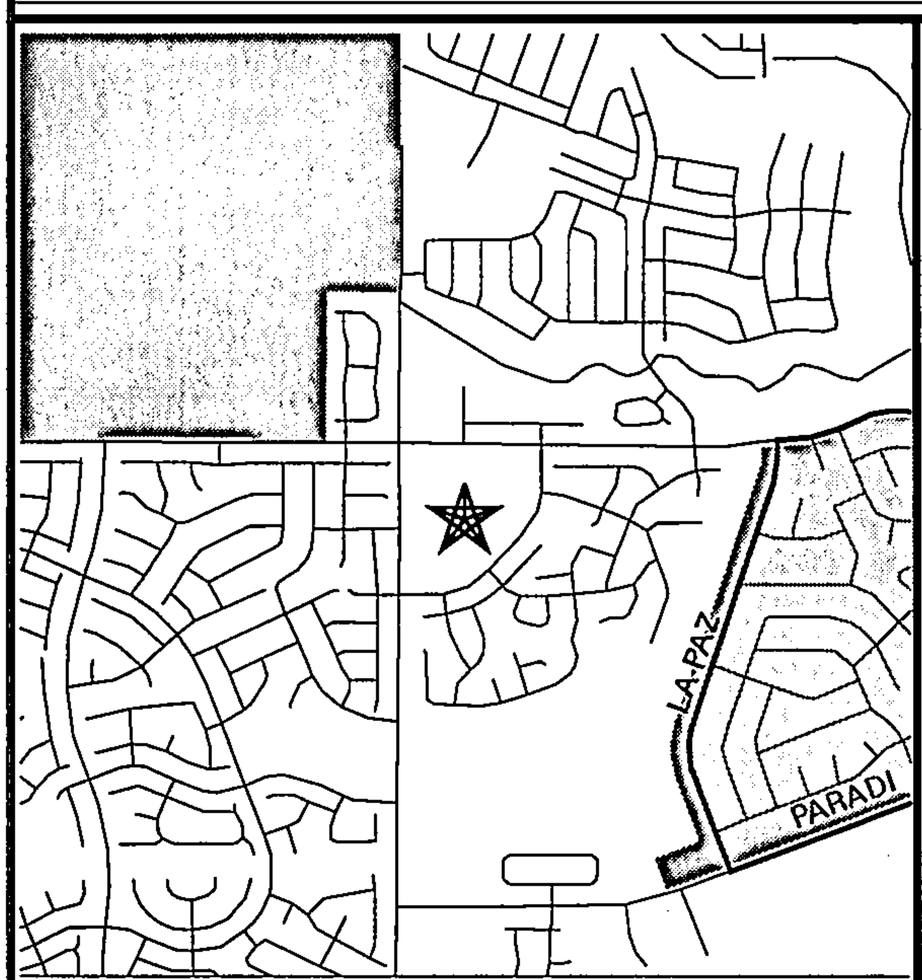
Utilities Development — No objection to Vacation requests. No objection to Preliminary Plat approval. No objection to Sidewalk Waiver/Deferral.

Planning Department — No objection to the requested actions.

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

cc:Las Ventanas Limited Partnership, 10 Tramway Loop NE, 87122
Bohannan Huston Inc., 7500 Jefferson NE, 87122





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1"=496'

PROJECT NO.
1002250

HEARING DATE
9-22-04

MAP NO.
B-10

ADDITIONAL CASE NUMBER(S)
04DRB-01314
04DRB-01315
04DRB-01316

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, September 22, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002250 04DRB-01314 Major-Preliminary Plat Approval 04DRB-01315 Major-Vacation of Public Easements 04DRB-01316 Minor-Sidewalk Waiver 04DRB-01317 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH,** zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10)
Project # 1002962 04DRB-01319 Major-Bulk Land Variance 04DRB-01320 Major-Vacation of Pub Right-of-Way 04DRB-01321 Major-Vacation of Public Easements 04DRB-01322 Minor-Prelim&Final Plat Approval	WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 6, 2004.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
6/23/04	Ventana Twnhomes #1002257	Sketch	Comments · wall design · replat & site plans at same time

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002250
Application Number: 04DRB-00926

DRB Date: 6/23/04
Item Number: 21

Subdivision:

Tract A-1-B, Ventana Townhomes

Request for:

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

Zoning: SU-1, R-2

Zone Page: B-10

New Lots (or units) : 51

Parks and Recreation Comments:

The park dedication requirement was met through an existing park dedication agreement for ventana ranch.

The park development agreement will be paid at building permit.

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

F

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1002250 **Item No. 21** **Zone Atlas B-10**

DATE ON AGENDA 6-23-04

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 AMENDM.

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	What are widths of streets?
2)	What is width of entrance?
3)	Is this a gated subdivision?
4)	Are these P1 lots?
5)	Do the lengths of the cul-de-sacs meet DPM requirements?
6)	Was this covered as part of a larger TIS for offsite mitigation? If not, a fee will be assessed per lot ($565)
7)	Are Ventana and Universe roads in place? Show the right-of-way widths.
8)	Standard infrastructure will be required.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002250 **AGENDA ITEM NO: 21**

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 discussed

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 23, 2004

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 23, 2004 DRB
Comments

ITEM # 21

PROJECT # 1002250 **APPLICATION # 04-00926**

RE: Ventana Townhomes/sketch

An approved perimeter wall design submittal is required prior to preliminary plat approval. If the wall design is approved as part of the EPC site plan approval, please provide 3 11" x 17" copies of the approved design for Zoning & Planning files in the One Stop Shop. Follow the submittal requirements in preparing the design submittal.

The replat should be submitted simultaneously with the EPC approved site plans to DRB for our approval and sign off on EPC conditions.

Please be sure to use the correct signature blocks on the site plans. The front counter has copies.

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

8

DRB CASE ACTION LOG

REVISED 8/20/2002

3-20-03 RJ

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

DRB Application No.:02-001~~886 (P&F)~~ 1870 — Project # **1002250**

Project Name: **VENTANA RANCH SUB** — EPC Application No.: 02EPC-01480

Agent: ~~Bohannan Huston Inc.~~ Consensus — Phone No.: ~~764-9801~~ 764-9801

Your request for (SDP for SUB), **(SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 1/8/03 by the DRB with delegation of signature(s) to the following departments.

Amended

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1002250

8

DRB CASE ACTION LOG

REVISED 8/20/2002

3-20-03 RJ

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

DRB Application No.:02-01891 **(SPS)**
Project Name: **VENTANA RANCH**
Agent: **CONSENSUS PLANNING**

Project # **1002250**
EPC Application No.: 02EPC-01480, 01481
Phone No.: 764-9801

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 1/8/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1002250

Completed
BOF 3-20-03

APPLICATION NO. 02DRB-00189	PROJECT NO. 1002250
PROJECT NAME Ventana Ranch Track A-2	
~~EPC APPLICATION NO.~~	
APPLICANT / AGENT Consensus	PHONE NO. 764-9801
ZONE ATLAS PAGE B-10	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BUB	DATE 3/19/03	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

(Return form with plat / site plan)

Completed
BZB 3-20-03

APPLICATION NO. 503 ZPRB-0018	PROJECT NO. 1002250
PROJECT NAME Ventana Ranch Track A-2	
EPC APPLICATION NO.	
APPLICANT / AGENT Consensus Eng	PHONE NO. 764-9801
ZONE ATLAS PAGE B-10	Jim Strozier

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BZB	DATE 3/19/03	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

(Return form with plat / site plan)

completed 1/23

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01886 Project # 1002250
Project Name: Ventana Ranch EPC Application No.:
Agent: Bohannan Huston Phone No.: ~~764-9801~~ 823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 1/8/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐
- ☒ PLANNING (Last to sign): To let 15 day vacation appeal expire
  - ☐ **See comments dated**
  - ☐ **EPC comments (name)**
  - ☒ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

Project Number 1002250

completed 1/28/03 BM

APPLICATION NO. 02DRB-01886	PROJECT NO. 1002250
PROJECT NAME Ventana Ranch	
EPC APPLICATION NO. BMT Mary Snyder	
APPLICANT / AGENT	PHONE NO. 764-9801
ZONE ATLAS PAGE B-10	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED DM	DATE 1/27/03	DATE

COMMENTS:

(Return form with plat / site plan)

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

1-13-2003

8. Project # 1002250
02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat Approval
02DRB-01887 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH,** zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10)

At the January 8, 2003, Development Review Board meeting, The Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary plat was approved with final sign off delegated to Planning.

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

FINDINGS:

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

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

CONDITIONS:

1. 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.

02DRB-01890 Minor-Amnd SiteDev Plan Subd/EPC
02DRB-01891 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract (s) A1 and A2, **VENTANA RANCH,** zoned SU-1 for R2 & SU-1 for Church/R2, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: Z-94-105, Z-98-111, DRB-99-54/S-99-17, 02EPC-01480, 02EPC-01481] **[Makita Hill, EPC Case Planner]** (B-10)

At the January 8, 2003, Development Review Board meeting, the Amended Site Development Plan was approved with final sign off delegated to City Engineer. With the signing of the infrastructure list dated 1/8/03 the Site Development Plan for Building Permit was approved with final sign off delegated to City Engineer for SIA.

If you wish to appeal this decision, you must do so by January 23, 2003, in the manner described below.

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

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

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

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

Roger Green
Acting, DRB Chair

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002250 AGENDA#: 8 DATE: 1.8.03

1. Name: Bohannan Huston - Kevin Pettton Address: Zip:
2. Name: Jim Strozier Address: Consensus Zip:
3. Name: Scott McGee Address: Johnson & Cerjan 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:

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01886 Project # 1002250
Project Name: Ventana Ranch EPC Application No.:
Agent: Bohannan Huston Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/8/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:
☐
☐
☐
☐

☐ UTILITIES:
☐
☐
☐
☐

☐ CITY ENGINEER / AMAFCA:
☐
☐
☐
☐

☐ PARKS / CIP:
☐
☐
☐
☐

☒ PLANNING (Last to sign): Take 15 day vacation appeal expire
☐ **See comments dated**
☐ **EPC comments (name)**
☒ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
☐ **Include 3 copies of the approved site plan along with the originals.**
☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

Project Number 1002250

8

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.:02-01891 **(SPS)** Project # **1002250**

Project Name: **VENTANA RANCH** EPC Application No.: 02EPC-01480, 01481

Agent: **CONSENSUS PLANNING** Phone No.: 764-9801

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 1/8/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1002250

8

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.:02-001~~886 (P&F)~~ 1870 | Project # **1002250**

Project Name: **VENTANA RANCH SUB** | EPC Application No.: 02EPC-01480

Agent: ~~Bohannan Huston Inc.~~ Contentus | Phone No.: 764-9801

Your request for (SDP for SUB) Amended, **(SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 1/8/03 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1002250

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
January 8, 2003
Project # 1002250

Project # 1002250
02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat Approval
02DRB-01887 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH,** zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No comments.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	Letter sent to Ventana Ranch (R) Neighborhood Assn.
APS	No comments received.
Police Department	

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

Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves vacation of Blanket Parkland Easement.
Comcast	No comments received.

QWEST — No comments received.

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

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

No objection to the BLV. No objection to the vacation request. No adverse comment on plat.

Transportation Development

Refer to Parks and Rec. for comments on the vacation action. No objection to the bulk land variance or preliminary/final plat action.

Parks & Recreation

No objection to the vacation on the temporary park land easement. Tract A-1-A the two acre park replaces it. No objection to the Bulk Land variance or platting action.

Utilities Development

No objection to Vacation request, defer to Parks. No objection to Bulk Land Variance. No objection to Preliminary/Final Plat.

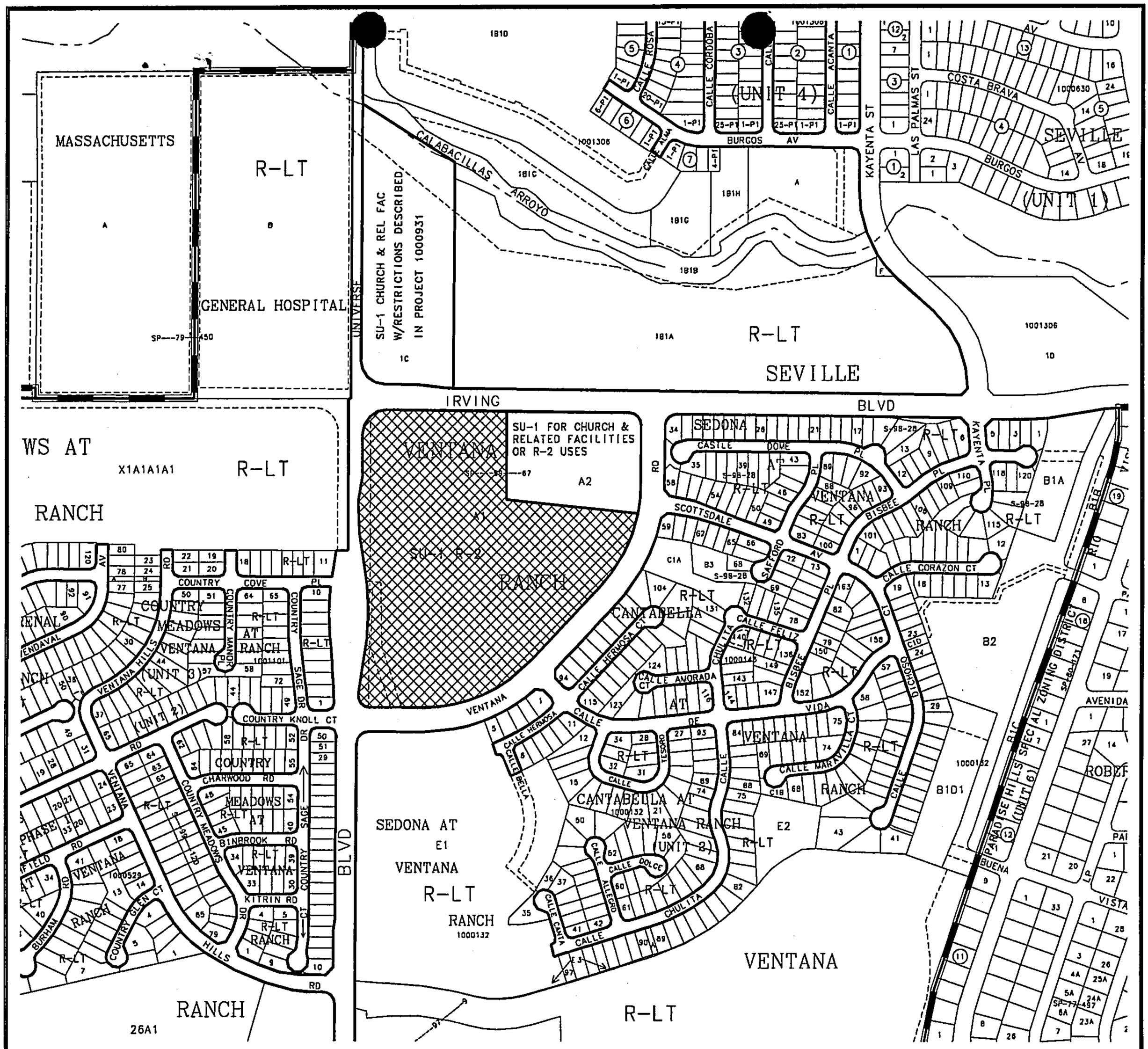
Planning Department

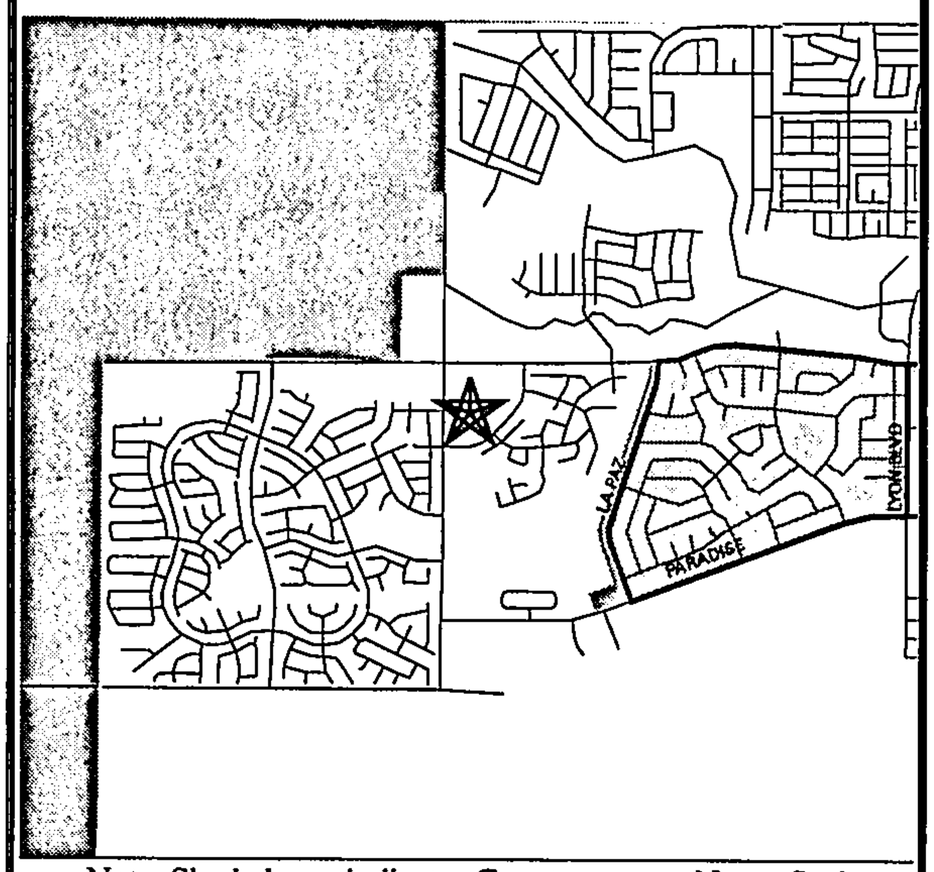
This property lies within the boundaries of the Westside Strategic Plan and the Northwest Mesa Escarpment Plan.

No objection to any of the requested actions. Defer to Parks on the vacation issue.

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

cc:Las Ventanas Limited Partnership, #10 Tramway Loop NE, 87121
Bohannan Huston Inc., 7500 Jefferson NE, 87109





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1"= 598 '

PROJECT NO.
1002250

HEARING DATE
1-8-03

MAP NO.
B-10

ADDITIONAL CASE NUMBER(S)
02DRB-01886
02DRB-01882
02DRB-01887

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, January 8, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000196
02DRB-01850 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Lot(s) C1B, **CORONADO SAVINGS & LOAN,** zoned SU-1 special use zone, for C-1 uses, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845] (G-11)

Project # 1000269
02DRB-01878 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER,** zoned SU-1 for C-2, located on CULTURE DR NE, between MONTANO RD NE and MERCANTILE AVE NE containing approximately 1 acre(s). [REF: DRB 96-242, 00460-00802, 00440-01433, 00420-01434, 00420-01435] (F-16)

Project # 1000950
02DRB-01875 Major-Two Year SIA

DINESH C. KHOLWADWALA request(s) the above action(s) for all or a portion of Lot(s) 4A1, **MENAUL DEVELOPMENT,** zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between UNIVERSITY BLVD NE and PRINCETON DR NE containing approximately 3 acre(s). [REF: 00410-01688, DRB-99-107, V-99-41, Z-98-21] (H-15)

SEE PAGE 2...

Project # 1000131
02DRB-01897 Major – Two Year SIA
02DRB-01898 Minor – Ext. SIA Temp Deferral of Sdwks

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Sections 28, 29, 32, 33 - T10R3, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 MH, located on SAN JOSE AVE SE BETWEEN BROADWAY BLVD SE AND I-25 containing approximately 60 acre(s). [REF: DRB-99-8, 02DRB-00400, 02DRB-00402, 01DRB-01559, 01DRB-01791] (M-14)

Project # 1000408
02DRB-01855 Major-Preliminary Plat Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT #7, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] (M-9)

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)] (G-13)

SEE PAGE 3...

Project # 1001993
02DRB-01841 Major-Vacation of Pub Right-of-Way
02DRB-01842 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOC., INC. agent(s) for CITY OF ALBUQUERQUE & SHIRLEY LESLIE request(s) the above action(s) for all or a portion of Lot(s) F & G, **ACADEMY PLACE SUBDIVISION,** zoned R-2 residential zone & C-1, located on the SOUTH SIDE OF OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB-01545 SK, 02EPC-00825 ZMA, 02EPC-00824 SDP, 02EPC-00844 SDP] (F-21)

Project # 1002250
02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat Approval
02DRB-01887 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH,** zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10)

Project # 1002368
02DRB-01810 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION,** zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 1001932] (G-9)

Project # 1002375
02DRB-01852 Major-Vacation of Pub Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION,** zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). (J-11)

SEE PAGE 4...

Project # 1002384
02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR)** COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way
02DRB-01883 Major-Vacation of Public Easements
02DRB-01884 Minor-Sidewalk Waiver
02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS,** zoned SU-3 special center zone, located on SO SIDE WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11)

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

Roger Green

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 23, 2002.

#284

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

App# 02DRB-01886
Proj# 1002250
Other# 02DRB-01882
02DRB-01887

Meeting Date: 1-8-03

Zone Atlas Page: B-10-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Las Ventanas Limited Partnership

Address: 10 Tramway Loop NE, 87121

Agent: Bohannan Huston, Inc

Address: 7500 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 12-17-02

Signature: N Smith

101006606712630101 LEGAL: TRAC T 1- B-1 BULK LAND PLAT OF TRACTS 1-B-1 & 1-B-2 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC & WEST FORK LIMI
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100906649606740125 LEGAL: TR " B" L AND DIVISION PLAT "LANDS OF MASSACHUSETTS LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LIMITED PARTNERSH
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006602604830102 LEGAL: TR 1 -C C ORRECTION PLAT BULKLAND PLAT OF TRACTS 1-A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WEST FORK LIMITED
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100906544349510101 LEGAL: TRAC T X- 1-A-1-A-1 PLAT OF TRACTS 23, 24 & X-1-A-1- LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006506046520201 LEGAL: TRAC T A- 1 BULK LAND PLAT FOR TRACTS A-1 & A-2 (A R LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006510251420202 LEGAL: TRAC T A- 2 BULK LAND PLAT FOR TRACTS A-1 & A-2 (A R LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: MARTIN GERALD A & VICTORIA E
OWNER ADDR: 10009 DORAL CT NE ALBUQUERQUE NM 87111

101006514250320555 LEGAL: LT 5 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6339 SCOTTSDALE AVE NW
OWNER NAME: WEBER BRIAN E & GRACE E
OWNER ADDR: 06339 SCOTTSDALE NW ALBUQUERQUE NM 87114

101006514048420821 LEGAL: LT 5 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6338 SCOTTSDALE AVE NW
OWNER NAME: PARENT RYAN P & PARENT AMY L
OWNER ADDR: 06338 SCOTTSDALE NW ALBUQUERQUE NM 87114

101006514648420820 LEGAL: LT 6 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6334 SCOTTSDALE AVE NW
OWNER NAME: TAPIA MONICA S
OWNER ADDR: 06334 SCOTTSDALE AV NW ALBUQUERQUE NM 87114

101006515346120826 LEGAL: TRAC T C- 1A PLAT OF CANTABELLA AT VENTANA RANCH BEI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOC
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006513045721010 LEGAL: LOT 103 PLAT OF CANTABELLA AT VENTANA RANCH BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006513745721011 LEGAL: LOT 104 PLAT OF CANTABELLA AT VENTANA RANCH BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006512545121009 LEGAL: LOT 102 PLAT OF CANTABELLA AT VENTANA RANCH BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006512244721008 LEGAL: LOT 101 PLAT OF CANTABELLA AT VENTANA RANCH BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006511844421007 LEGAL: LOT 100 PLAT OF CANTABELLA AT VENTANA RANCH BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006511544021006 LEGAL: LOT 99 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006511143621005 LEGAL: LOT 98 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006510643321004 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

101006510442921003 LEGAL: LOT 96 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006510042521002 LEGAL: LOT 95 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006509842121001 LEGAL: LOT 94 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006512836320103 LEGAL: TRAC T D- 1-A BULK LAND PLAT OF TRACTS D-1-A, E-1, E LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

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101006503933420102   LEGAL: TRAC T E- 1 BULK LAND PLAT OF TRACTS D-1-A, E-1, E-2  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                LP NE ALBUQUERQUE      NM 87122

100906551639111032   LEGAL: LOT  50 P LAT OF UNIT 2 COUNTRY MEADOWS SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: FULLER HOMES INC
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87192

100906551638711031   LEGAL: LOT  51 P LAT OF UNIT 2 COUNTRY MEADOWS SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: FULLER HOMES INC
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87192

100906552137711030   LEGAL: LOT  29 P LAT OF COUNTRY MEADOWS AT VENTANA RANCH (A  LAND USE:
                     PROPERTY ADDR: 00000   10276 COUNTRY SAGE DR NW
                        OWNER NAME: WALSH LAWRENCE A & KIMBERLY K
                        OWNER ADDR: 10276   COUNTRY SAGE            DR NW ALBUQUERQUE      NM 87114
```

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: December 10, 2002

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

Thank you for your inquiry of 12-10-02 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A1, 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 (h) 87114
June Brothers
9512 Duncan A. NW
897-3550 (h) 87114

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 12, 2002

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

Re: Bulk Land Variance, Vacation of Public Easements and Preliminary/Final Plat Approval
Tracts A-1-A, A-1-B amd A-1-C, 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 Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a Bulk Land Variance, vacation requests and Preliminary/Final Plat 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.

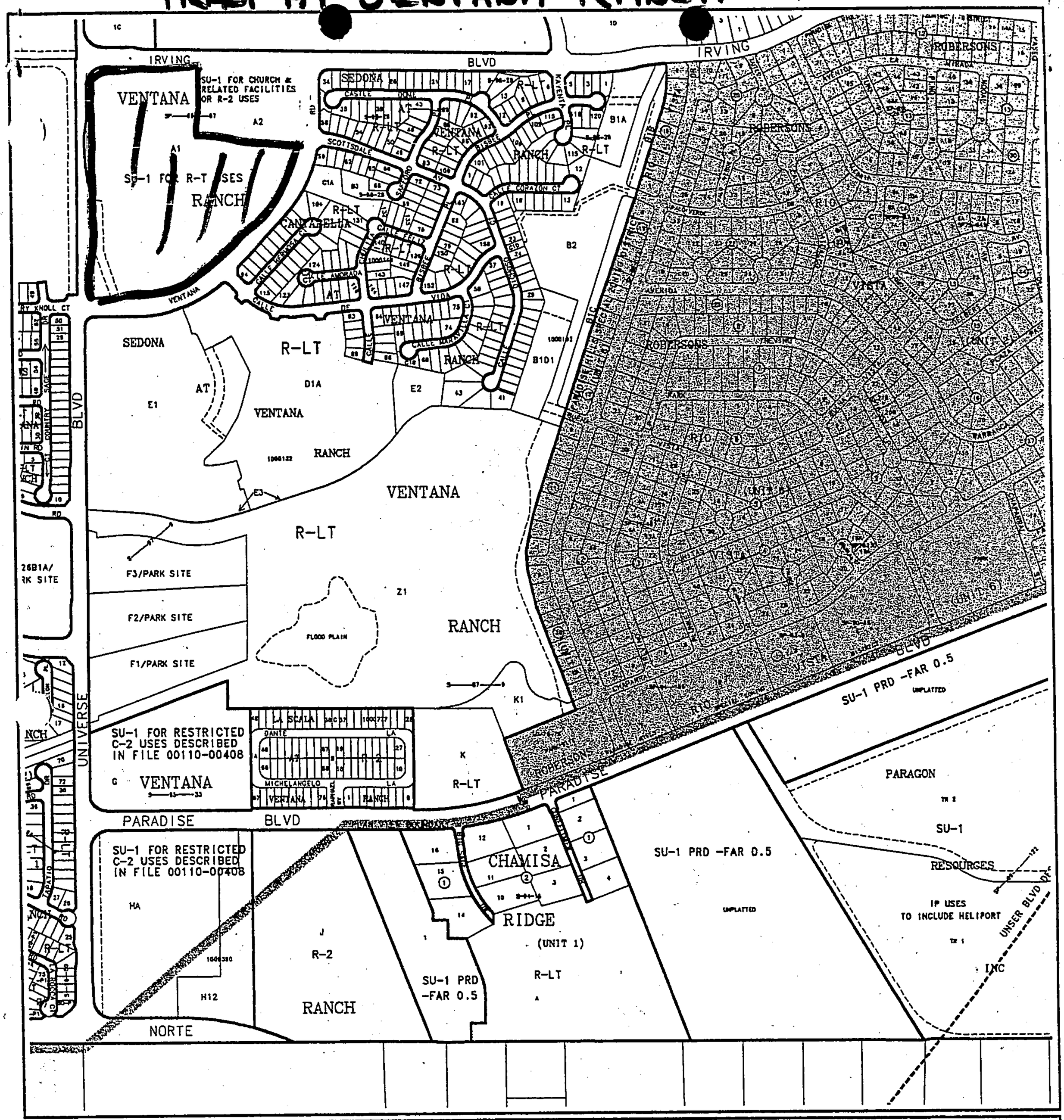
Sincerely,

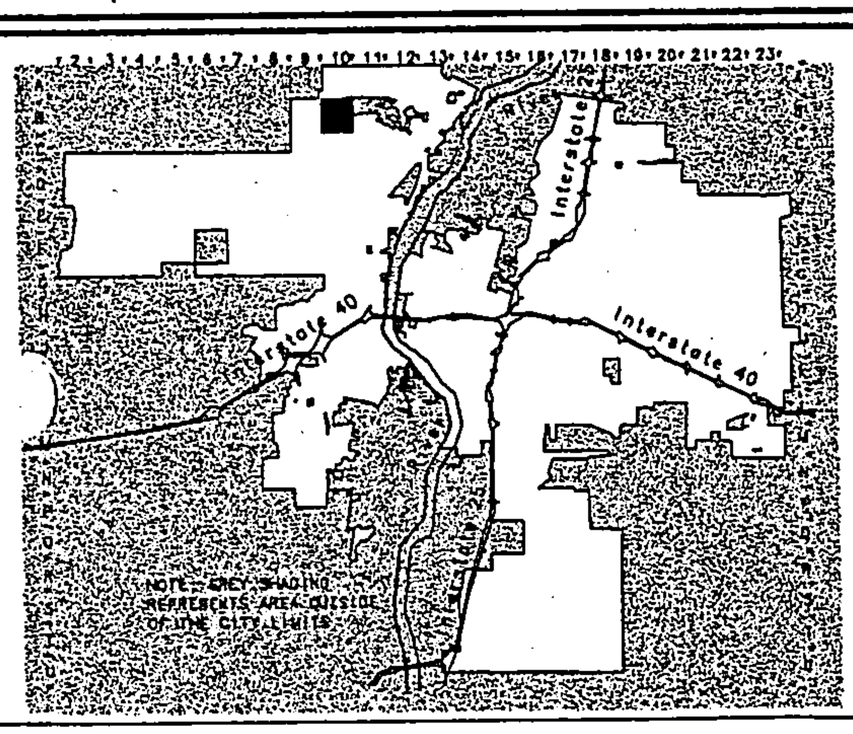
Kevin Patton, P.E.
Senior Project Engineer
Community Development and Planning Group

mls
Enclosures

a:/msnyder/data/\onc.lt

TRACT A1 VENTANA RANCH





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through April 03, 2002

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

✓ Application for subdivision (Plat) on FORM-S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
✓ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
✓ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S. $145.-
✓ 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) 45
✓ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

KEVIN PATTON
Applicant name (print)

Applicant signature / date

.pdf Form revised Sept. 2001

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

Application case numbers
02DRB - ____ - 01886
02DRB - ____ - 01882
02DRB - ____ - 01887

12/12/02
Planner signature / date

Project # 1002250

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, September 22, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002250
04DRB-01314 Major-Preliminary Plat Approval
04DRB-01315 Major-Vacation of Public Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH,** zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10)

Project # 1002962
04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub Right-of-Way
04DRB-01321 Major-Vacation of Public Easements
04DRB-01322 Minor-Prelim&Final Plat Approval

WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 6, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 01 2004
MAILED FROM ZIP CODE 87102

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RETURN TO SENDER

INSUFFICIENT ADDRESS

10100661460183010 1

WESTFORK LIMITED
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

87110+8102 27

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 6, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

UNITED STATES POSTAGE
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SEP 01 2004
MAILED FROM ZIP CODE 87102

RETURN TO SENDER
INSUFFICIENT ADDRESS

INSUFF

10100860250473010 2

PARADISE HEIGHTS LLC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

87110+8102 27

2231

124

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: SEPTEMBER 22, 2004
Zone Atlas Page: B-10-Z
Notification Radius: 100 Ft.

Project# 1002250
App# 04DRB-01314
App# 04DRB-01315
App# 04DRB-01316
App# 04DRB-01317

Cross Reference and Location:

Applicant: LAS VENTANAS LIMITED PARTNERSHIP
Address: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

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

Special Instructions:

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

Date Mailed: SEPTEMBER 3, 2004

Signature: KYLE TSETHLIKAI

100906649606740125 LEGAL: TR B LAN D DIVISION PLAT LANDS OF MASSACHUSETTS GEN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LIMITED PARTNERSH
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006602504730102 LEGAL: TR 1 -C S ECOND CORRECTION PLAT BULKLAND PLAT OF TRA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: PARADISE HEIGHTS LLC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006614601830101 LEGAL: TR 1 -B-1 -A BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTFORK LIMITED
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100906548549012901 LEGAL: TR 2 9E B ULK PLAT OF TRACTS 29B, 29C, 29D & 29E VEN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006503948420201 LEGAL: TR A -1-C PLAT OF TRACTS A-1-A, A-1-B & A-1-C VENTA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006510251420202 LEGAL: TRAC T A- 2 BULK LAND PLAT FOR TRACTS A-1 & A-2 (A R LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: MARTIN GERALD A & VICTORIA E
OWNER ADDR: 10009 DORAL CT NE ALBUQUERQUE NM 87111

101006514352420530 LEGAL: LT 3 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: SOUZA DONALD J JR & TRICIA L
OWNER ADDR: 06351 CASTLE DOME PL NW ALBUQUERQUE NM 87120

101006514952420529 LEGAL: LT 3 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: FRASCH NICHOLAS J & SARA M
OWNER ADDR: 06347 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006515352420528 LEGAL: LT 3 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: GUTIERREZ NICOLAS & EVA G
OWNER ADDR: 06343 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006514251220531 LEGAL: PEDE STRI AN ACCESS PLAT OF SEDONA SUBDIVISION AT VE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101006515351020532 LEGAL: LT 3 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: VIALPANDO FRANKIE D &
OWNER ADDR: 06342 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006514250320555 LEGAL: LT 5 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SCOTTSDALE
OWNER NAME: WEBER BRIAN E & GRACE E
OWNER ADDR: 06339 SCOTTSDALE AV NW ALBUQUERQUE NM 87114

101006514750120554 LEGAL: LT 5 7 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SCOTTSDALE
OWNER NAME: WISEMAN BOBBY D & SERENA LYNN
OWNER ADDR: 06335 SCOTTSDALE DR NW ALBUQUERQUE NM 87114

101006515250020553 LEGAL: LT 5 6 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SCOTTSDALE
OWNER NAME: REDDINGER NIKKI L
OWNER ADDR: 06331 SCOTTSDALE NW ALBUQUERQUE NM 87114

101006510247620203 LEGAL: TR A -1-A PLAT OF TRACTS A-1-A, A-1-B & A-1-C VENTA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006514048420821 LEGAL: LT 5 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SCOTTSDALE
OWNER NAME: PARENT RYAN P &
OWNER ADDR: 06338 SCOTTSDALE NW ALBUQUERQUE NM 87114

101006514648420820 LEGAL: LT 6 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SCOTTSDALE
OWNER NAME: TAPIA MONICA S
OWNER ADDR: 06334 SCOTTSDALE AV NW ALBUQUERQUE NM 87114

101006515048320819 LEGAL: LT 6 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SCOTTSDALE
OWNER NAME: DONOVAN CLARE F
OWNER ADDR: 06326 SCOTTSDALE AV NW ALBUQUERQUE NM 87114

101006515346120826 LEGAL: TRAC T C- 1A PLAT OF CANTABELLA AT VENTANA RANCH BEI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOC
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006506342520204 LEGAL: TR A -1-B PLAT OF TRACTS A-1-A, A-1-B & A-1-C VENTA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906551146312807 LEGAL: LT 1 2 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000 COUNTRY COVE
OWNER NAME: FULLER HOMES
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

100906551746312808 LEGAL: LT 1 1 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000 COUNTRY COVE
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006513045721010 LEGAL: LOT 103 PLAT OF CANTABELLA AT VENTANA RANCH BEING LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: LETT THOMAS V J & DEBRA A
OWNER ADDR: 10439 CALLE HERMOSA CT NW ALBUQUERQUE NM 87114

101006513745721011 LEGAL: LOT 104 PLAT OF CANTABELLA AT VENTANA RANCH BEING LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: HENDRICKS MICHAEL E & CORA A
OWNER ADDR: 10443 CALLE HERMOSA CT NW ALBUQUERQUE NM 87114

100906551544912701 LEGAL: LT 1 O PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A LAND USE:
PROPERTY ADDR: 00000 COUNTRY SAGE
OWNER NAME: FULLER HOMES
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

101006512545121009 LEGAL: LOT 102 PLAT OF CANTABELLA AT VENTANA RANCH BEING LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: VON BOETTICHER CURT N & JENNIF
OWNER ADDR: 10435 CALLE HERMOSA CT NW ALBUQUERQUE NM 87114

100906551444412702 LEGAL: LT 9 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3 AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

101006512244721008 LEGAL: LOT 101 PLAT OF CANTABELLA AT VENTANA RANCH BEING LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: DONOVAN FRANK & PATRICIA
OWNER ADDR: 10431 CALLE HERMOSA CT NE ALBUQUERQUE NM 87114

101006511844421007 LEGAL: LOT 100 PLAT OF CANTABELLA AT VENTANA RANCH BEING LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: SKALSKY CHRISTIE A
OWNER ADDR: 10427 CALLE HERMOSA CT NW ALBUQUERQUE NM 87114

100906551443912703 LEGAL: LT 8 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3 AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

101006511544021006 LEGAL: LOT 99 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: YAZZIE DAVID A & ROSEMARY TRUS
OWNER ADDR: 10423 CALLE HERMOSA CT NE ALBUQUERQUE NM 87114

100906551443412704 LEGAL: LT 7 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3 AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

101006511143621005 LEGAL: LOT 98 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: GALLIMORE JOHN C & MARJORIE D
OWNER ADDR: 10419 CALLE HERMOSA CT NW ALBUQUERQUE NM 87114

100906551442912705 LEGAL: LT 6 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3 AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006510843321004 LEGAL: LOT 97 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006510442921003 LEGAL: LOT 96 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

100906551542412706 LEGAL: LT 5 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3 AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

101006510042521002 LEGAL: LOT 95 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: HOUSTON JAMES G & MOLLY A
OWNER ADDR: 10405 CALLE HERMOSA CT NW ALBUQUERQUE NM 87114

100906551541912707 LEGAL: LT 4 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3 AT LAND USE:
PROPERTY ADDR: 00000 COUNTRY SAGE
OWNER NAME: BUSTAMANTE RICK A & STEFANIE
OWNER ADDR: 10312 COUNTRY SAGE DR NW ALBUQUERQUE NM 87109

101006509842121001 LEGAL: LOT 94 P LAT OF CANTABELLA AT VENTANA RANCH BEING A LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: SATHER JEROME L & VICKI C
OWNER ADDR: 10401 CALLE HERMOSA CT NW ALBUQUERQUE NM 87114

100906551641412708 LEGAL: LT 3 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3 AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906551640912709 LEGAL: LT 2 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3 AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

101006508741221401 LEGAL: LT 1 PLA T OF CANTABELLA SUBDIVISION UNIT 2 AT VENT LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

100906551740412710 LEGAL: LT 1 PLA T OF COUNTRY MEADOWS SUBDIVISION UNIT 3 AT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

101006508240721402 LEGAL: LT 2 PLAT OF CANTABELLA SUBDIVISION UNIT 2 AT VENT LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006507840521403 LEGAL: LT 3 PLAT OF CANTABELLA SUBDIVISION UNIT 2 AT VENT LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006507340321404 LEGAL: LT 4 PLAT OF CANTABELLA SUBDIVISION UNIT 2 AT VENT LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006506840021405 LEGAL: LT 5 PLAT OF CANTABELLA SUBDIVISION UNIT 2 AT VENT LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006506039121406 LEGAL: LT 1 57 PLAT OF CANTABELLA SUBDIVISION UNIT III A R LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006505639021407 LEGAL: LT 1 56 PLAT OF CANTABELLA SUBDIVISION UNIT III A R LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006505138921408 LEGAL: LT 1 55 PLAT OF CANTABELLA SUBDIVISION UNIT III A R LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

100906551639111032 LEGAL: LOT 50 PLAT OF UNIT 2 COUNTRY MEADOWS SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 COUNTRY SAGE
OWNER NAME: FULLER HOMES INC
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

101006503938821758 LEGAL: LT 1 54 PLAT OF CANTABELLA SUBDIVISION UNIT III A R LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006500834721759 LEGAL: TR A PLAT OF CANTABELLA SUBDIVISION UNIT III A REP LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006501738621755 LEGAL: LT 1 51 PLAT OF CANTABELLA SUBDIVISION UNIT III A R LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006502638821756 LEGAL: LT 1 52 PLAT OF CANTABELLA SUBDIVISION UNIT III A R LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101006503338821757 LEGAL: LT 1 53 PLAT OF CANTABELLA SUBDIVISION UNIT III A R LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

100906551638711031 LEGAL: LOT 51 PLAT OF UNIT 2 COUNTRY MEADOWS SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 COUNTRY SAGE
OWNER NAME: PADILLA MARYANN
OWNER ADDR: 10280 COUNTRY SAGE DR NW ALBUQUERQUE NM 87120

100906552137711030 LEGAL: LOT 29 PLAT OF COUNTRY MEADOWS AT VENTANA RANCH (A LAND USE:
PROPERTY ADDR: 00000 COUNTRY SAGE
OWNER NAME: KEISS KIMBERLY K
OWNER ADDR: 10276 COUNTRY SAGE DR NW ALBUQUERQUE NM 87114

101006501537621754 LEGAL: LT 1 50 PLAT OF CANTABELLA SUBDIVISION UNIT III A R LAND USE:
PROPERTY ADDR: 00000 CALLE HERMOSA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: August 18, 2004

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

Thank you for your inquiry of 8/18/04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts A-1-A and A-1-B

zone map page(s) B-10-2.

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

Ventana Ranch NA

Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW 87114
898-8103
Bruce Nyberg
6824 Brushfield Rd NW 87114
890-6559

Neighborhood Association
Contacts:

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

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/04)

NOTICE TO APPLICANTS

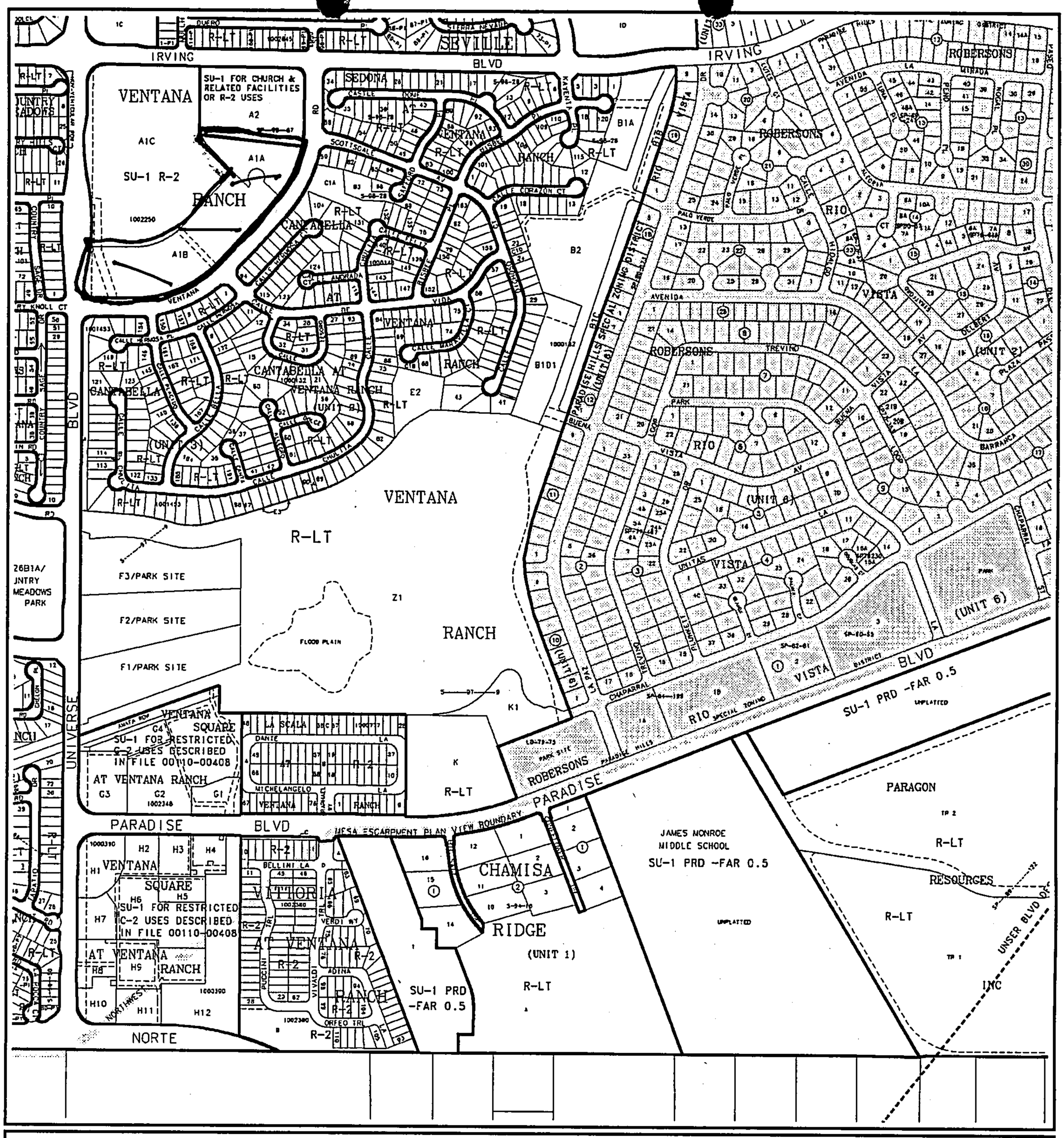
SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

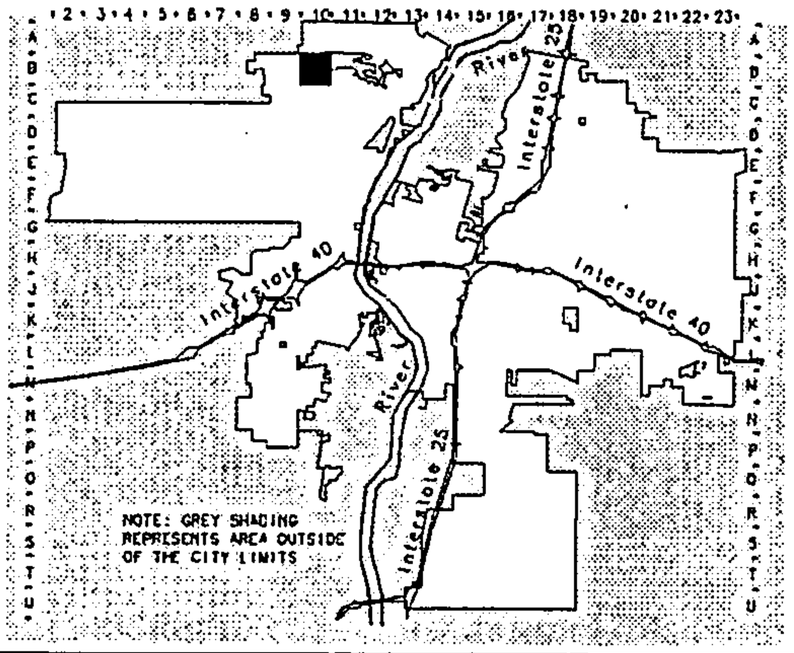
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.*** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* * * \





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through August 03, 2004

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☒ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (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.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☒ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Kevin Pattion
Applicant name (print)

8/23/04
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
04DRB - 01314
04DRB - 01315
04DRB - 01316
04DRB 01317

8-22-04
Planner signature / date

Project # 1002250

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, September 22, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002250 04DRB-01314 Major-Preliminary Plat Approval 04DRB-01315 Major-Vacation of Public Easements 04DRB-01316 Minor-Sidewalk Waiver 04DRB-01317 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH,** zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10)
Project # 1002962 04DRB-01319 Major-Bulk Land Variance 04DRB-01320 Major-Vacation of Pub Right-of-Way 04DRB-01321 Major-Vacation of Public Easements 04DRB-01322 Minor-Prelim&Final Plat Approval	WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 6, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

ALBUQUERQUE NM 87101

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
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SEP 01 2004
MAILED FROM ZIP CODE 87102

10100651404842 0821

PARENT RYAN P &
6338 SCOTTSDALE NW
ALBUQUERQUE NM 87114

87114+3740 03

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: VENTANA RANCH LTD PARTNERSHIP PHONE: (503) 224-2554
ADDRESS: 2164 S.W PARK PLACE FAX: (503) 223-4463
CITY: PORTLAND STATE OR ZIP 97205 E-MAIL: david bantz @ gsl properties.com
Proprietary interest in site: OWNER List all owners:

AGENT (if any): ISAACSON & ARFMAN PHONE: 268-8828
ADDRESS: 128 MONROE NE FAX: 268-2632
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: iamengrs @ swcp.com

DESCRIPTION OF REQUEST: SIA EXTENSION APPROVAL

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

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

Lot or Tract No. TRACT A-1-C Block: — Unit: —
Subdiv. / Addn. VENTANA RANCH
Current Zoning: SU-1 FOR R-2 Proposed zoning: SAME
Zone Atlas page(s): B-10 No. of existing lots: 1 No. of proposed lots: 1
Total area of site (acres): 13.455 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101006503948420201 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW
~~Between:~~ At: UNIVERSE BLVD NW ~~and~~ (SE CORNER)

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJ # 1002250, 02DRB-01890 02EPC 01480, 01481
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: DATE 1/04/05

SIGNATURE Scott M McGee ___ Applicant X Agent
(Print) SCOTT M MCGEE

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
05DRB-00009	SIA	S(2)	$ 50.00
	CMF		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date 2-2-05

1-4-05
Planner signature / date

Project # 1002250

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Proposed Infrastructure List
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ 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
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Plat or plan reduced to 8.5" x 11"
X Official D.R.B. Notice of the original approval
X Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. N/A
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
X Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

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

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

ISAACSON & ARFMAN, SCOTT M McGEE
Applicant name (print)

Scott M McGee 1/04/05
Applicant signature / date

Form revised 11/04

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

Application case numbers
05DRB - 00009
- -
- -

1-4-05
Planner signature / date

Project # 1002250

PROJECT MEMORANDUM

1/4/05

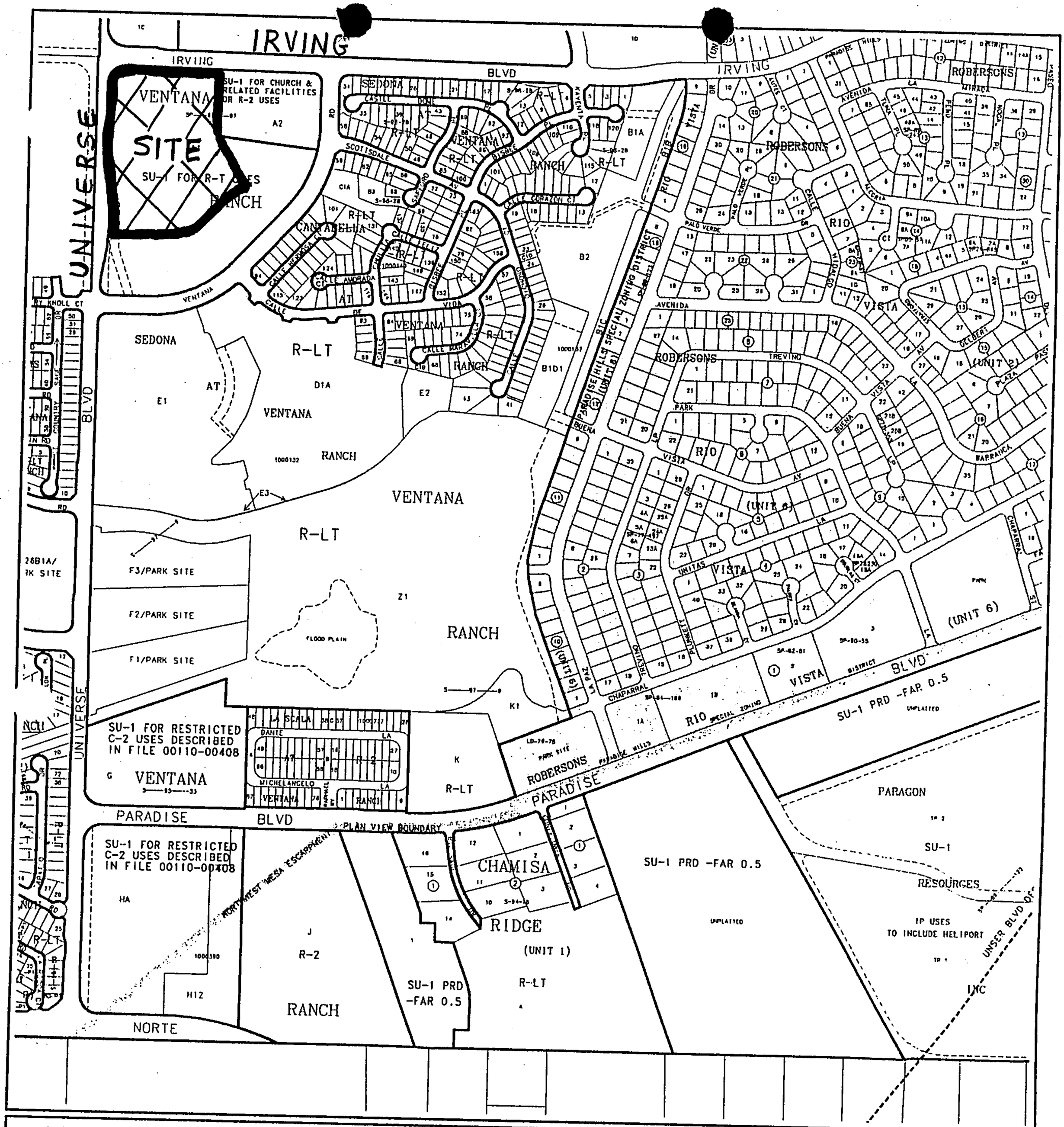
TO: DRB Members

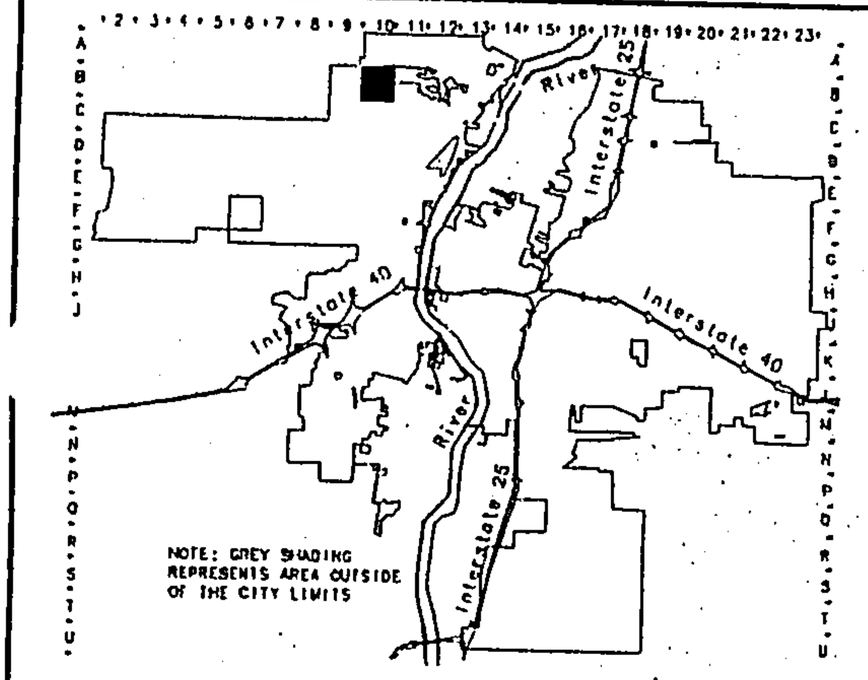
FROM: Scott McGee, Isaacson & Arfman, P.A. SMM

REF: Ventana Ranch Apartments ***I&A PROJ NO:*** 1248-X

SUBJ: SIA Extension Request
COA Project No. 1002250

This request, for a 12-month extension, will allow time needed to place the 10' wide asphalt trail along the east side of Universe Blvd. NW and south side of Irving Blvd. NW. The NMUI infrastructure and the public storm drain infrastructure has been installed.





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

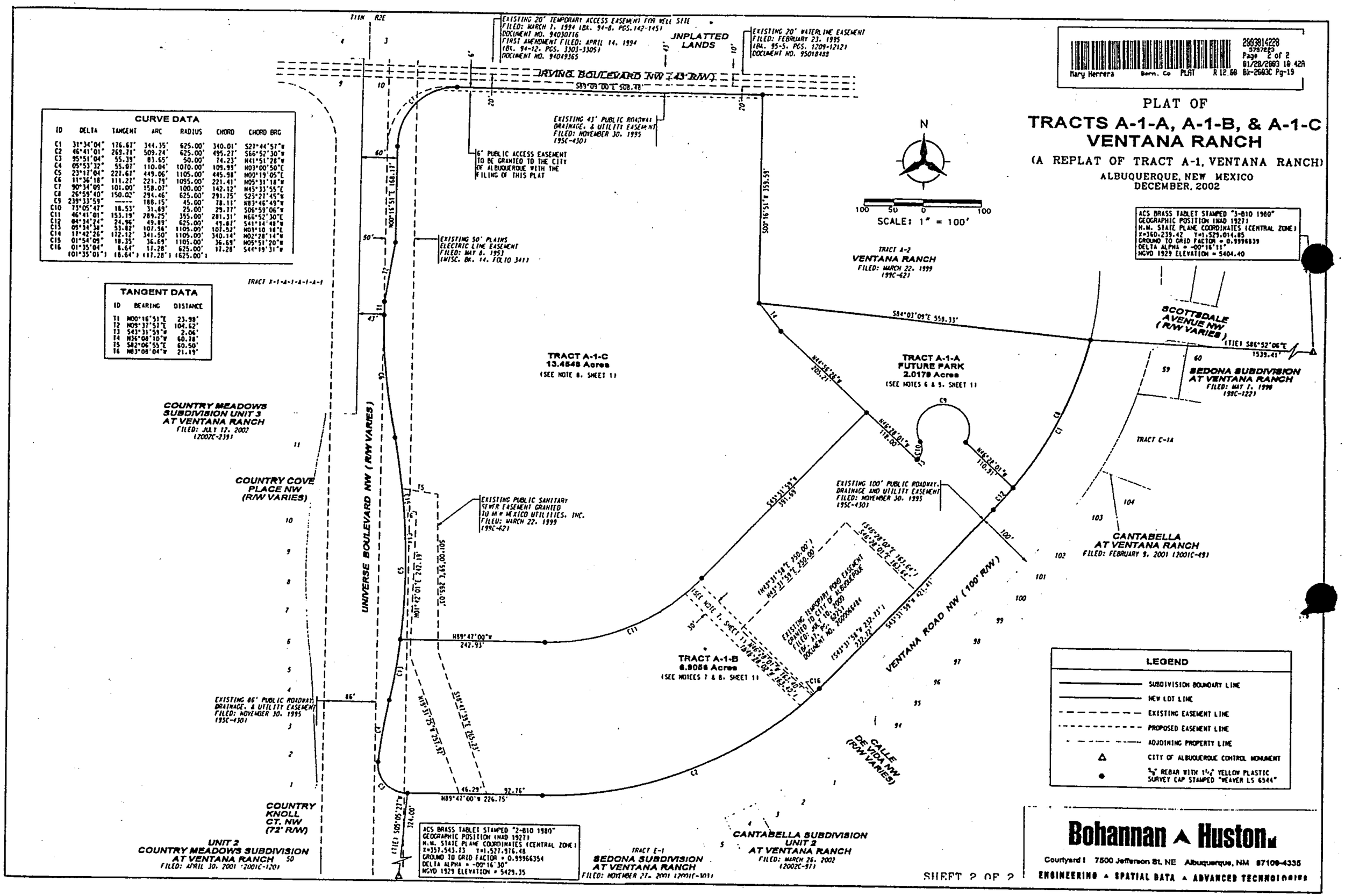
Map Amended through April 03, 2002

2603814228
Page 2 of 2
01/28/2003 10:42A
Mary Herrera Bern. Co PLAT R 12.00 Bk-2003C Pg-19

PLAT OF
TRACTS A-1-A, A-1-B, & A-1-C
VENTANA RANCH

(A REPLAT OF TRACT A-1, VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
DECEMBER, 2002



CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	31°34'04"	176.67'	344.35'	625.00'	340.01'	S27°44'57"W
C2	46°41'01"	269.71'	509.24'	625.00'	495.27'	S66°52'30"W
C3	95°51'04"	55.39'	83.65'	50.00'	74.23'	N41°51'28"W
C4	05°53'32"	55.87'	110.04'	1070.00'	109.99'	N03°00'50"E
C5	23°17'04"	227.67'	449.06'	1105.00'	445.98'	N03°19'05"E
C6	11°36'18"	111.27'	221.79'	1095.00'	221.41'	N05°31'18"W
C7	90°34'09"	101.00'	158.07'	100.00'	142.12'	N45°33'55"E
C8	26°59'40"	150.02'	294.46'	625.00'	291.75'	S25°27'45"W
C9	239°33'59"	----	188.15'	45.00'	78.11'	N83°46'49"W
C10	73°05'47"	18.53'	31.89'	25.00'	29.77'	S06°59'06"W
C11	46°41'01"	153.19'	289.25'	355.00'	281.31'	N66°52'30"E
C12	04°34'24"	24.96'	49.89'	625.00'	49.87'	S41°14'48"W
C13	05°34'38"	53.82'	107.56'	1105.00'	107.52'	N03°10'18"E
C14	17°42'26"	172.12'	341.50'	1105.00'	340.14'	N02°28'14"W
C15	01°54'05"	18.35'	36.69'	1105.00'	36.69'	N05°51'20"W
C16	01°35'04"	8.64'	17.28'	625.00'	17.28'	S44°19'31"W
	(01°35'01")	(8.64')	(17.28')	(625.00')		

TANGENT DATA

ID	BEARING	DISTANCE
T1	N00°16'51"E	23.98'
T2	N05°37'51"E	104.62'
T3	S43°31'59"W	2.06'
T4	N36°08'10"W	60.38'
T5	S82°06'55"E	60.50'
T6	N83°08'04"W	21.19'

SHEET 2 OF 2

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Current DRC Project No 702382

ORIGINAL

Date Submitted: 1-8-03

Date Site Plan for Sub Approved: 1-8-03

Date Site Plan for Bldng Prmt Approved: 1-8-03

Date Preliminary Plat Expires: N/A

Application No. 02DRB-01891

~~SRC~~ Project No.: 1002250

EPC Case No. 02EPC-01481; -01480

Figure 12

INFRASTRUCTURE LIST

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

VENTANA RANCH APARTMENTS
(TRACT A-1-C, VENTANA RANCH) - SITE PLAN

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS - OFF SITE *(LAS VENTANAS LIMITED PARTNERSHIP)*						
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER;	IRVING BLVD	UNIVERSE BLVD	TRACT A-2	/	/	/
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER SIMM WITH S.B. LEFT TURN HOLDING BAY STREET LIGHTS AS PER COA DPM	UNIVERSE BLVD	IRVING BLVD	VENTANA ROAD	/	/	/
							/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS - OFF SITE *(LAS VENTANAS LIMITED PARTNERSHIP)*						
		24" DIA	RCP W/ NEC. MH'S & BENDS & INLETS	UNIVERSE BLVD	IRVING BLVD	WEST BRANCH OF CALABACILLAS ARROYO	/	/	/
		24" DIA	RCP W/ NEC. MH'S & BENDS & INLETS	IRVING BLVD	UNIVERSE BLVD	150 FT EAST	/	/	/
			PUBLIC ROADWAY IMPROVEMENTS - OFF SITE *(GSL INC.)*						
		10' WIDE	ASPHALT TRAIL	IRVING BLVD	UNIVERSE BLVD	TRACT A-2	/	/	/
		10' WIDE	ASPHALT TRAIL	UNIVERSE BLVD	IRVING BLVD	TRACT A-1-B	/	/	/
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF SITE *(GSL INC.)*						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT A-1-B	TRACT A-1-C	VENTANA ROAD	/	/	/
			PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF SITE *(GSL INC.)*						
		8" DIA	SANITARY SEWER W/ NEC. MH'S	PUBLIC EASEMENT ON TRACT A-1-B	TRACT A-1-C	VENTANA ROAD	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS - OFF SITE *(GSL INC.)*						
		18" - 24" DIA	RCP W/ NEC. MH'S & BENDS	PUBLIC EASEMENT ON TRACT A-1-B	TRACT A-1-C	VENTANA ROAD	/	/	/
			~~NOTE: GRADING AND DRAINGE CERTIFICATION IS REQUIRED PRIOR TO CO.~~ ~~STORM DRAIN SIZES SUBJECT TO CHANGE PER FINAL DRC DETERMINATION~~				/	/	/

AGENT/OWNER

SCOTT M. MCGEE — 12/12/02
PREPARED BY: PRINT NAME — DATE

ISAACSON & ARFMAN, P.A.
FIRM:

Scott M McGee
SIGNATURE

CONSTRUCTION COMPLETION DEADLINE OF IMPROVEMENTS WITHOUT A DRB EXTENSION

1-08-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherran Matson — DRB CHAIR Planning	1/8/03 DATE	Christina Sandoval — PARKS & ~~GENERAL SERVICES~~ Recreation	1/8/03 DATE
Rick Dow — TRANSPORTATION DEVELOPMENT	1-08-03 DATE	N/A — AMAFCA	DATE
Roger Green — UTILITY DEVELOPMENT	1/8/03 DATE	Brad L. Bishop — CITY ENGINEER	1/8/03 DATE
NMUI	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 22, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002250**
02EPC-01480 EPC Site Development Plan-Building Permit
02EPC-01481 EPC Site Development Plan-Amendment to Subdivision

Sandia Properties
No. 10 Tramway Loop NE
Albuq. NM 87122

LEGAL DESCRIPTION: for all or a portion of Tract(s) A1 & A2, **Ventana Ranch**, zoned SU-1 for R-2, SU-1 for Church/R-2, located on UNIVERSE BLVD. NW, between VENTANA ROAD NW and IRVING BLVD. NW, containing approximately 28 acre(s). (B-10) Makita Hill, Staff Planner

On November 21, 2002 the Environmental Planning Commission voted to approve Project 1002250/ 02EPC - 01481, a request for site development plan for subdivision for Tracts A1 and A2, Ventana Ranch Subdivision, zoned SU-1 for R-2 Uses, located on Universe Boulevard between Ventana Road and Irving Boulevard, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to amend an existing site development plan for subdivision for Tracts A1 and A2, Ventana Ranch Subdivision, located on Universe Boulevard between Ventana Road and Irving Boulevard. The site is approximately 27.4 acres and is currently vacant. The request seeks to amend the existing site development plan for subdivision filed with Z-98-111 and create three new tracts, Tract A1-A (2.0 acres), A1-B (6.9 acres), and A1-C (13.5 acres).

2. The submitted plan meets the definition of a site development plan for subdivision as established in Section 14-16-1-5 of the City Zoning Code with respect to Tract A1-C and the proposed apartment complex. Tracts A1-A and A1-B will be developed at a future date with a park and single-family homes.

3. The proposed site development plan for subdivision amendment is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the proposed amendment will facilitate the location of an apartment complex which will not significantly impact existing residential areas, will facilitate development on vacant land, and provides a higher-density residential transition from single-family development (policies d, e, h).

4. The proposed plan will facilitate development of an apartment complex and other housing in an area north of the intersection of Paradise Boulevard and Universe Boulevard, which is the site of a Village Center under the West Side Strategic Plan (WSSP). Policies for the Paradise Community area regard multi-family development as being appropriate for Community Core Areas and Village Center areas (WSSP, Policy 3.8 p. 57). The proposed apartment complex will be located outside of the Village Center at the intersection of Paradise and Universe.

5. Staff did not receive any comments from Albuquerque Public Schools as per the Westside Strategic Plan to consider in the drafting of this report.

6. There is neighborhood support for this project.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The following conditions from the City Engineer's Office and Public Works shall be fulfilled for the proposed Site Development Plan for Building Permit and Amendment to the Site Development Plan for Subdivision:
   a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
   c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
   d. Site Plan shall comply and be designed per DPM Standards and to the satisfaction of the Traffic Engineer.

e. Existing and proposed public utility easements across Tract A1B appear to conflict with proposed single family land use. Application should include a sketch plat consistent with these easements. Otherwise alternate alignments should be proposed. The A1A / A1B lot line warrants explanation. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI. Fire protection Requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals Office and Utility Development prior to site plan sign off at DRB.

f. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.

g. Approval of drainage plan required prior to placement on DRB agenda. Re-platting should be concurrent with site plan approvals.

h. Dedication of an additional 6 feet of right-of-way or acceptable alternative along Irving Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

3. The applicant shall replace the proposed 6' sidewalk on Irving Boulevard with a 10' trail on Irving to connect with the existing trail section.

On November 21, 2002 the Environmental Planning Commission voted to approve Project 1002250/ 02EPC - 01481, a request for site development plan for building permit for a 13.5-acre portion of Tract A1, Ventana Ranch Subdivision, zoned SU-1 for R-2 Uses, located on Universe Boulevard between Ventana Road and Irving Boulevard, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a 13.5-acre portion of Tract A1, Ventana Ranch Subdivision (proposed Tract A1-C), located on Universe Boulevard between Ventana Road and Irving Boulevard. The purpose of the request is to develop an apartment complex.

2. The proposed site development plan for building permit is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the proposed amendment will facilitate the location of an apartment complex which will not significantly impact existing residential areas, will facilitate development on vacant land, and provides a higher-density residential transition from single-family development (policies d, e, h).

3. The proposed plan will facilitate development of an apartment complex in an area north of the intersection of Paradise Boulevard and Universe Boulevard, which is the site of a Village Center under the West Side Strategic Plan (WSSP). Policies for the Paradise Community area regard multi-family development as being appropriate for Community Core Areas and Village Center areas (WSSP, Policy 3.8 p. 57). The proposed apartment complex will be located outside of the Village Center at the intersection of Paradise and Universe.

4. The application will be adequate with minor revisions to the site plan submittal.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approval.

2. The following conditions from the City Engineer's Office and Public Works shall be fulfilled for the proposed Site Development Plan for Building Permit and Amendment to the Site Development Plan for Subdivision:
   a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
   c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
   d. Site Plan shall comply and be designed per DPM Standards and to the satisfaction of the Traffic Engineer.
   e. Existing and proposed public utility easements across Tract A1B appear to conflict with proposed single family land use. Application should include a sketch plat consistent with these easements. Otherwise alternate alignments should be proposed. The A1A / A1B lot line warrants explanation. ~~Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection~~ services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI. Fire protection Requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals Office and Utility Development prior to site plan sign off at DRB.
   f. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.
   g. Approval of drainage plan required prior to placement on DRB agenda. Re-platting should be concurrent with site plan approvals.

h. Dedication of an additional 6 feet of right-of-way or acceptable alternative along Irving Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

3. The applicant shall replace the proposed 6' sidewalk on Irving Boulevard with a 10' trail on Irving to connect with the existing trail section.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 6, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Russell Brito

Victor J. Chavez
Planning Director

VJC/MH/ac

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 22, 2004

1. Project # 1002250
04DRB-01314 Major-Preliminary Plat Approval
04DRB-01315 Major-Vacation of Public Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH,** zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10)

At the September 22, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 9/22/04 and approval of the grading plan engineer stamp dated 8/19/04 the preliminary plat was approved.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

1. 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.

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

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

The temporary deferral of construction of sidewalk on the interior streets was approved as shown on Exhibit C in the Planning file.

04DRB-01412 Minor- Amended SiteDev Plan Subd
04DRB-01413 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1-B, A-1-A, A-1-C AND A-2, **VENTANA TOWNHOMES @ VENTANA RANCH,** zoned SU-1 FOR R-2, SU-1 FOR CHURCH, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: 04EPC-00926, 04EPC-01046, 04EPC-01045] **[Elvira Lopez, EPC Case Planner]** (B-10)

The amended site plan for subdivision was approved and signed off by the Board. The site plan for building permit was approved with final sign off delegated to Planning to check comments from EPC case planner.

If you wish to appeal this decision, you must do so by October 7, 2004 in the manner described below.

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

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

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

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

Sheran Matson

Sheran Matson, AICP, DRB Chair

Cc: Bohannan Huston Inc., 7500 Jefferson NE, 87109
Sandia Properties Ltd., Co., #10 Tramway Loop NE, 87122
Consensus Planning Inc., 924 Park Avenue SW, 87102
Las Ventanas Limited Partnership, #10 Tramway Loop NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

ALBUQUERQUE
Making History

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

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

January 4, 2005

Ruth Lozano
Isaacson & Arfman, PA
128 Monroe St. NE / 87108
Phone: 268-8828 / Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **January 4, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A-1-C VENTANA RANCH. ABUTTING STREETS ARE UNIVERSE BLVD. NW AND IRVING BLVD. NW** zone map **B-10**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.*** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* * * \

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 4, 2005 CERTIFIED MAIL 7003 3110 0006 0529 2070

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7224 Cascada Road NW
Albuquerque, NM 87114

RE: Ventana Ranch Apts
(Existing Legal: Tract A-1-C, Ventana Ranch)

Dear Ms. Horton:

As agent for the owner of the referenced property, we are notifying you of an upcoming City Development Review Board (DRB) meeting. At that meeting, an extension to the SIA will be requested in order that asphalt paved trails along Universe Blvd. and Irving Blvd. can be placed this summer. Please see attached zone map for site.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Scott M McGee

Scott M. McGee, PE
SMM/rtl
pc: David Bantz, GSL Properties
7003 3110 0006 0529 2070

7003 3110 0006 0529 2070

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
ALBUQUERQUE, NM 87114

Certified Fee	0.37
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	1.75
Total Postage & Fees	4.42

UNIT ID: 0108
Postmark Here
Clerk: KZ4YYX
01/04/05

HIGHLAND STA ALBUQUERQUE NM JAN 2005 USPS

Sent To: Laura Horton
Ventana Ranch Neighborhood Assoc.
Street, Apt. No.; or PO Box No.: 7224 Cascada Road NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 4, 2005 CERTIFIED MAIL 7002 0860 0003 3155 8707

Mr. Bruce Nyberg
Ventana Ranch Neighborhood Association
6824 Brushfield Road NW
Albuquerque, NM 87114

RE: Ventana Ranch Apts
(Existing Legal: Tract A-1-C, Ventana Ranch)

Dear Mr. Nyberg:

As agent for the owner of the referenced property, we are notifying you of an upcoming City Development Review Board (DRB) meeting. At that meeting, an extension to the SIA will be requested in order that asphalt paved trails along Universe Blvd. and Irving Blvd. can be placed this summer. Please see attached zone map for site.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Scott M McGee

Scott M. McGee, PE
SMM/rtl
pc: David Bantz, GSL Properties
7002 0860 0003 3155 8707

7002 0860 0003 3155 8707

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

OFFICIAL USE
ALBUQUERQUE, NM 87114

Postage	$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KZ4YYX
Total Postage & Fees	$ 4.42	01/04/05

HIGHLAND STA ALBUQUERQUE NM JAN 4 2005

Sent To Bruce Nyberg
Ventana Ranch Neighborhood Association
Street, Apt. No.; or PO Box No. 6824 Brushfield Road NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, April 2002 See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 1-18-05 To 2-2-05

5. REMOVAL

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

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

Ruth Lozano 1/4/05
(Applicant or Agent) (Date)
For Isaacson + Arfman, P.A.

I issued 2 signs for this application, 1-4-05, [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002250

Rev. 5/9/03

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

PAID RECEIPT

APPLICANT NAME Ventana Ranch LTD

AGENT Isaacson & Arfman

ADDRESS 128 Monroe NE

PROJECT & APP # 1002250/05DRB00009

PROJECT NAME Ventana Ranch Tr A-1-C

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 50.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 70.00 **TOTAL AMOUNT DUE**

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

268-8828

16268

ISAACSON AND ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

DATE 1/4/05

95-219/1070 176
1350743997

City Of Albuquerque
Treasury Division

PAY TO THE ORDER OF City of Albuquerque $ 70.00

Seventy 00/100 DOLLARS

Security Features Included. Details on Back.

Wells Fargo Bank, N.A.
Albuquerque, NM 87102
wellsfargo.com

FOR 1248-X $20.00 1002250

Scott M McGee

Thank You

⑈016268⑈ ⑆107002192⑆ 1350743997⑈

City Of Albuquerque
Treasury Division
1/4/2005 11:51AM LOC: ANN
RECEIPT# 00034102 WS# 008 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSUM1
Trans Amt $70.00
J24 Misc $0.00
CK $70.00
CHANGE $0.00

City Of Albuquerque
Treasury Division
1/4/2005 11:51AM LOC: ANN
RECEIPT# 00034101 WS# 008 TRANS# 0010
Account 441032 Fund 0110
Activity 3424000 TRSUM1
Trans Amt $20.00
J24 Misc $0.00

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

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

APPLICANT INFORMATION:

NAME: LAS VENTANAS LIMITED PARTNERSHIP — PHONE: 856-6419
ADDRESS: 10 TRAMWAY LP NE — FAX: 856-6335
CITY: ALBUQUERQUE STATE NM ZIP87111 — E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. — PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE — FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 — E-MAIL: ____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACT A-1-B — Block: ____ — Unit: ____
Subdiv. / Addn. VENTANA TOWNHOMES
Current Zoning: R-LT — Proposed zoning: ____
Zone Atlas page(s): B10 — No. of **existing** lots: 1 — No. of **proposed** lots: 56
Total area of site (acres): 6.9056 — 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. 101006506046520201 — MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD. NW
Between: UNIVERSE BLVD. NW and VENTANA RD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB#1002250/04DRB-01314

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 6/23/04

SIGNATURE Stephanie Stratton — DATE 11-16-04
(Print) KEVIN PATTON — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	04DRB - - 01770	FP	SC3)	$ 0
☑ All fees have been collected	- -	CMF		$ 20.00
☑ All case #s are assigned	- -			$
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
☑ Site is within 1000ft of a landfill				Total
☑ F.H.D.P. density bonus	Hearing date 12-1-04			$ 20.00
☑ F.H.D.P. fee rebate				

11-16-04
Planner signature / date

Project # 1002250

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

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

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

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

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

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

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

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
NA Design elevations & cross sections of perimeter walls **3 copies**
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ SIA financial guaranty verification
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** Pending

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

KEVIN PATTON
Applicant name (print)

for Stephanie Stratton 11-16-04
Applicant signature / date

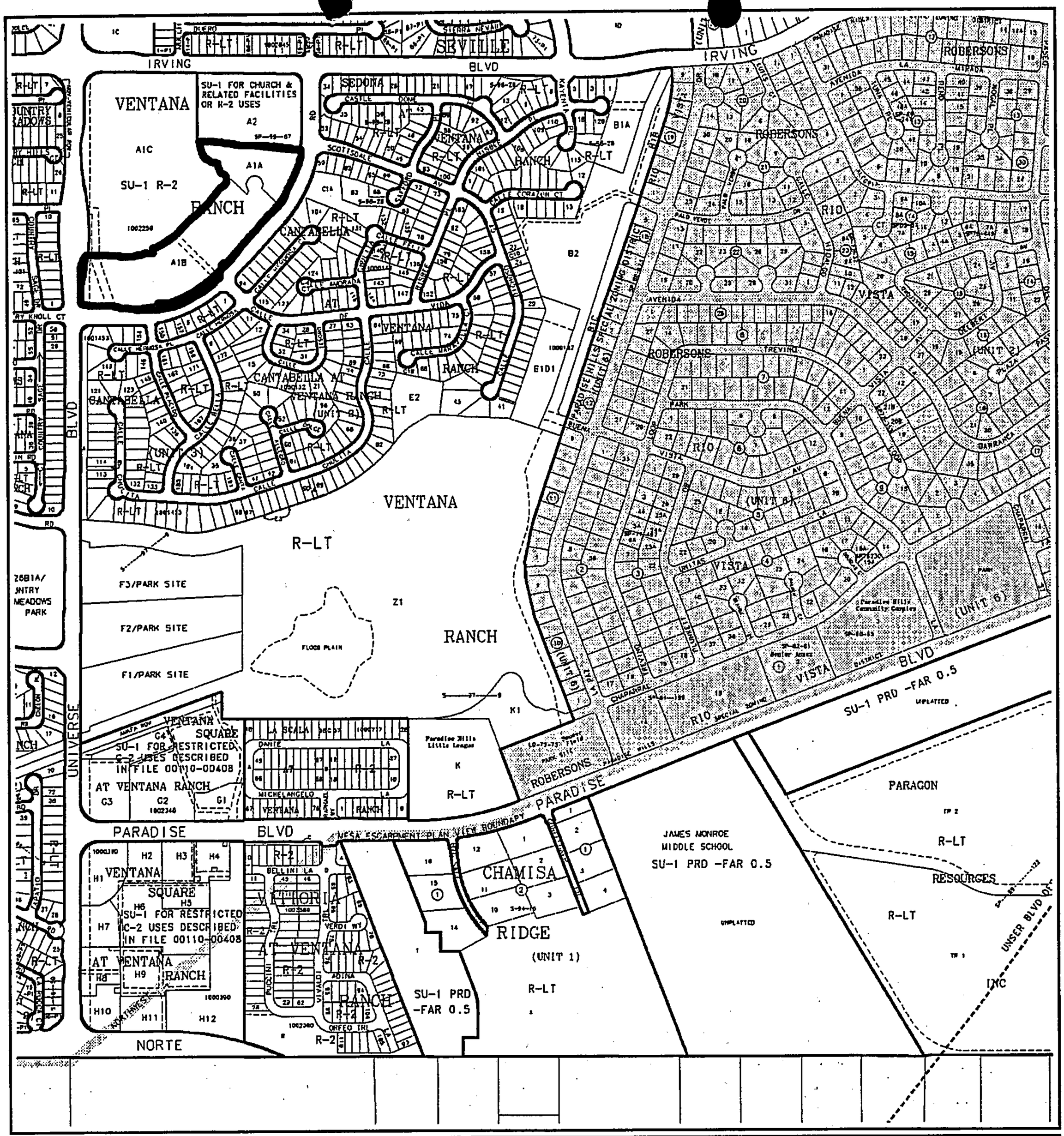
Form revised ~~3/03~~, 8/03, 11/03 & ~~8/04~~

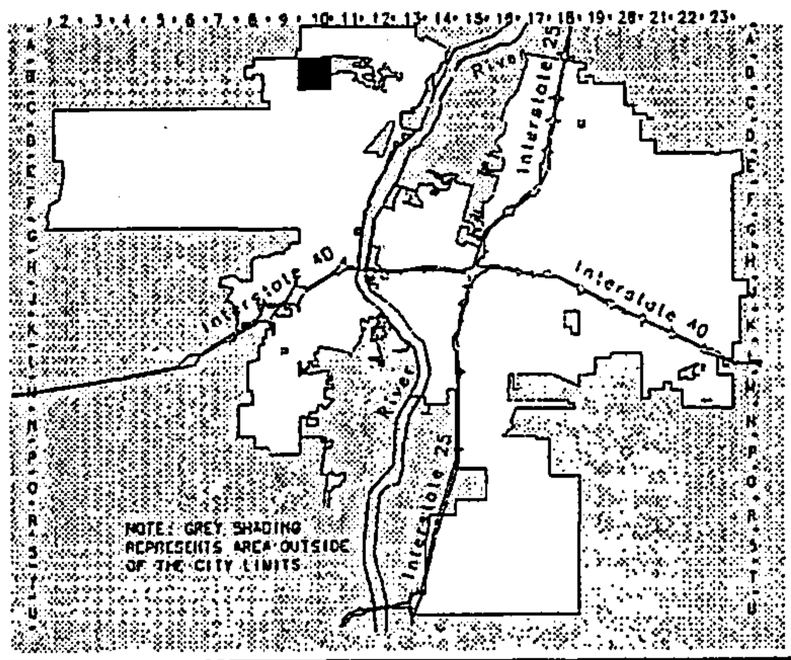
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - ____ - 01776
____ - ____ - ____
____ - ____ - ____

11-16-04
Planner signature / date

Project # 1002250





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through November 03, 2004

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 16, 2004

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

Re: Final Plat Approval- Ventana Townhomes @ Ventana Ranch
DRB# 1002250

Dear Sheran:

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

- Applications for Development Review
- Fee in the amount of $20.00
- Zone atlas page
- Letter briefly describing and justifying request

We are requesting final plat approval for referenced subdivision in Ventana Ranch. The final plat is in accordance with the approved preliminary. It is my understanding the SIA has been approved and recorded.

Please place this item on the DRB Agenda to be heard on December 1, 2004. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Stephanie Stratton

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

Enclosures

Cc: Kurt Browning, LVLP (w/ enclosures)

P:\050057\cdp\corres\002-prel_plat_&_supptg_docs\finalplat.doc

COA

No. of Lots: 51
Nearest Major Streets
VENTANA ROAD

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 2nd day of November, 2004, 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 NEW MEXICO 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 A-1-B, recorded on 01/28/2003 in the records of the Bernalillo County Clerk at Book 2003-C, pages 19 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 VENTANA TOWNHOMES @ VENTANA RANCH 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 22ND day of SEPTEMBER, 2005 ("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: 741481.

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

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Mary Herrera

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.5% ENGINEERING FEE
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by SUNDANCE MECHANICAL, and construction surveying of the private Improvements shall be performed by N/A. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by SMITH ENGINEERING, and inspection of the private Improvements shall be performed by N/A, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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Mary Herrera Bern. Co. AGRE R 25.00

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD & ASSOCIATES, and field testing of the private Improvements shall be performed by N/A, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: BOND # 929348734
Amount: $ 196,388.70 Name of Financial Institution or Surety-WESTERN SURE
Date City first able to call Guaranty: SEPTEMBER 22, 2005
[Construction Completion Deadline]: SEPTEMBER 22, 20 05
If Guaranty other than a Bond, last day City able to call Guaranty is:
_____, 20_____
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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Mary Herrera Bern. Co. AGRE R 25.00 Bk-A86 Pg-4968

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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Mary Herrera Bern. Co. AGRE R 25.00

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Mary Herrera Bern. Co. AGRE R 25.00
2004155395
6168893
Page: 5 of 9
11/04/2004 01:17P
Bk-A86 Pg-4968

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

SUBDIVIDER: SANDIA PROPERTIES LTD., CO.

By [Signature]: _____ X
Name: ROBERT M. MURPHY
Title: PRESIDENT
Dated: _____

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 11-02-04

11/10/04

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 15th day of OCTOBER, 20 04 by [name of person:] ROBERT M. MURPHY, [title or capacity, for instance, "President" or "Owner":] PRESIDENT of [Subdivider:] SANDIA PROPERTIES LTD., CO.

_____
Notary Public

My Commission Expires:
_____

OFFICIAL SEAL
LISA K. KILBRETH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-11-08

CITY'S NOTARY

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

This instrument was acknowledged before me on 2nd day of November, 20 04 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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6168893
Page: 6 of 9
11/04/2004 01:17P
Bk-A86 Pg-4968
Mary Herrera Bern. Co. AGRE R 25.00

Current DRC
Project No. _____

Date Submitted 9/22/04
Date Site Plan Approved. 9/22/04
Date Preliminary Plat Approved. 9/22/04
Date Preliminary Plat Expiors: 9/22/09
DRB Project No 1002250
04-0194

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

VENTANA TOWNHOMES AT VENTANA RANCH
(TRACT A-1-B, VENTANA RANCH)

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 Cost Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		22' F-F (IN) 24' F-F (OUT) W/ 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	LA CIUDAD ROAD (ENTRANCE ROAD)	LOS PUEBLOS PLACE	VENTANA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS PUEBLOS PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
			*SIDEWALKS TO BE DEFERRED STREET LIGHTS AS PER COA DPM	EXISTING ½ OF UNIVERSE BLVD & ½ OF VENTANA RD ALONG FRONTAGE OF PROPERTY PER APPROVED & ACCEPTED BY COA VIA WORK ORDER _____ & _____			/	/	/
			PUBLIC IMPROVEMENTS						
			NOTE: OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LVLP AND COA (FOR VENTANA RANCH) DATED MAY 31, 1998 (RECORDED DOCUMENT # 1998067843) AND RELEASED BY COA AUGUST 12, 1999 (RECORDED DOC # 1999106968). SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.				/	/	/
			NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETSCAPE-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. IRRIGATION FOR LANDSCAPING EXISTS FROM PREVIOUSLY APPROVED STREETSCAPE.				/	/	/
			PUBLIC INFILL SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES**	LOS PUEBLOS PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
			GROUT AND ABANDON IN PLACE 8" SAS	LOT 26 & 27	WEST CUL-DE-SAC TERMINUS	VENTANA ROAD	/	/	/
			** 8" SAS TO TIE TO EXISTING 8" SAS PIPE BUILT IN LA CIUDAD WITH COA PROJECT # 702302				/	/	/

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Bern. Co. AGRE
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Page: 7 of 9
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
			PUBLIC INMUN WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ REC. VALVES FIRS, MJ'S & RJ'S**	LOS PUEBLOS PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
			** 8" WL TO TIE TO EXISTING 8" WL PIPE BUILT IN LA CIUDAD WITH COA PROJECT # 702382				/	/	/
			PUBLIC STORM SEWER\DRAINAGE IMPROVEMENTS						
		18" DIA	RCP W/ REC. MH'S, LATERALS & INLETS	LOS PUEBLOS PLACE	LOWPOINT IN LOS PUEBLOS	TRACT A (NORTHERN POND)	/	/	/
		NOTE:	EXISTING POND AGREEMENT/COVENANT TO BE RELEASED AND NEW DRAINAGE AGREEMENT AND COVENANT TO BE RECORDED for Ponds on Tract A & B				/	/	/
		NOTE:	REMOVE AND REALIGN EXISTING POND INLET PIPE FROM VENTANA ROAD APPROXIMATELY 70 LF TO THE SOUTHWEST TO TRACT A				/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.				/	/	/

AGENT/OWNER

EVIN PATTON, P.E.
REPARED BY: PRINT NAME

OHANNAN HUSTON INC.
RM:

Wm Patton 8/26/04
GNATURE

XIMUM TIME ALLOW TO CONSTRUCT
PROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Matson	9/22/04	Christina Sandoval	9/22/04
DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	9-22-04 DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	9/22/04 DATE	NEW MEXICO UTILITIES INCORPORATED	9/22/04 DATE
Bradley L. Bjorkman	9/22/04		
CITY ENGINEER	DATE		DATE

SIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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Page: 8 of 9
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Revised - Sweet
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KB

FINANCIAL GUARANTY AMOUNT

10/12/2004

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

Project Description:

Project ID #: 741481, Ventana Townhomes at Ventana Ranch, Phase/Unit

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

Approved estimate amount:		$136,400.13
Contingency Amount:	0.00%	$.00
Subtotal:		$136,400.13
NMGRT	6.0625%	$8,269.26
Subtotal:		$144,669.39
Engineering Fee	6.60%	$9,548.18
Testing Fee	2.00%	$2,893.39
Subotal:		$157,110.96
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$196,388.70**

APPROVAL: DATE:

10-12-2004

Notes: Water & SAS by NMUI and not included in this FG. Certification for grading & drainage prior to release of FG.

Mary Herrera Bern. Co. AGRE R 25.00
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Bk-A86 Pg-4968

SUBDIVISION BOND

(Procedure B)

Bond No. [Surety's No:] 929348734

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Sandia Properties Ltd. Co.. a [state type of business entity, for Instance, "New Mexico corporation," "general partnership," joint venture", "Individual," etc:] NEW MEXICO LIMITED LIABILITY COMPANY as "Principal," and Western Surety Company a corporation organized and existing under and by virtue of the laws of the State of SOUTH DAKOTA and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE In the penal sum of ONE HUNDRED NINETY SIX THOUSAND THREE HUNDRED EIGHTY EIGHT AND SEVENTY CENTS Dollars, $196,388.70), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made,, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as TRACT A1B VENTANA TOWNHOMES ("Subdivision"), City Project No. 741481, and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various improvements by the Principal, and

WHEREAS, the Subdivision Ordinance requires the Principal to install and construct the following improvements at the Subdivision: [list the Improvements, e.g., water, sewer, pavement, sidewalks:] INFRASTRUCTURE ("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Sandia Properties Ltd. Co.. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. A 86 pages 4968 through 4968, as amended by change orders or amendments to the Agreement.

Bond No. [Surety's No:] 929348734

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before SEPTEMBER 22, 2005 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 14TH day of OCTOBER 20 04

SUBDIVIDER Sandia Properties LTD. Co.

By [signature] [signature]
Name: Robert M Murphy
Title- President
Dated :

SURETY

By [signature:] [signature]
Name: SHERRYL L. QUINT
Title: ATTORNEY-IN-FACT
Dated: SEPTEMBER 11, 2003

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

Subscribed and sworn to before me this 14TH day of OCTOBER, 2004

My Commission Expires:
9-30-2007

Susan J Weeks
Notary Public

• NOTE: Power of Attorney for Surety must be attached.

OFFICIAL SEAL
SUSAN J. WEEKS
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9-30-2007

Figure 16 - Page 2

Rev. 2/1/88

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Roger N Downey, Kathryn L Corcoran, Sherryl L Quint, Individually

of Albuquerque, NM, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Senior Vice President and its corporate seal to be hereto affixed on this 11th day of July, 2003

WESTERN SURETY COMPANY

WESTERN SURETY COMPANY CORPORATE SEAL SOUTH DAKOTA

Paul T Bruflat, Senior Vice President

State of South Dakota
County of Minnehaha } ss

On this 11th day of July, 2003, before me personally came Paul T Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota, that he is the Senior Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal, that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

November 30, 2006

D. KRELL
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL

D Krell, Notary Public

CERTIFICATE

I, L Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 14th day of October, 2004

WESTERN SURETY COMPANY CORPORATE SEAL SOUTH DAKOTA

WESTERN SURETY COMPANY

L Nelson, Assistant Secretary

Form F4280-01-07

POWER OF ATTORNEY

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

LAS VENTANAS LIMITED PARTNERSHIP, a New Mexico limited partnership ("Owner") of 10 Tramway Loop, NE, Albuquerque, New Mexico 87122, hereby makes, constitutes and appoints SANDIA PROPERTIES LTD., CO., a New Mexico limited liability company, as its Agent, giving unto the Agent full power to do and perform all and every act that it may legally do through an attorney in fact, and every proper power necessary to meet the city of Albuquerque's ("City") subdivision requirements regarding the real estate owned by it and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Agent lawfully does or causes to be done by virtue of the power herein conferred upon the Agent.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

LAS VENTANAS LIMITED PARTNERSHIP,
a New Mexico limited partnership

By: _____
Tony Sciarrillo, Vice President
Sandia Properties Ltd., Co.
a New Mexico limited liability company
Managing Partner

The foregoing instrument was acknowledged before me this 15th day of October, 2004 by Tony Sciarrillo, Vice President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner, Las Ventanas Limited Partnership, a New Mexico limited partnership.

My commission expires:

OFFICIAL SEAL
LISA K. KILBRETH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-11-08

_____
Notary Public

Mary Herrera Bern. Co. PAT R 9.00

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Page: 1 of 1
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ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Las Ventanas

AGENT Bohannan Huston

ADDRESS 7500 Jefferson

PROJECT & APP # 1002250/04DRB01770

PROJECT NAME Ventana Townhomes

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

11/16/2004 10:37AM LOC: ANN
X
RECEIPT# 00031968 WS# 008 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00
Thank You

Current DRC
Project No. _____

Date Submitted: 9.14.04
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expiers: _____
DRB Project No. 1002250

Figure 12

INFRASTRUCTURE LIST

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

VENTANA TOWNHOMES AT VENTANA RANCH
(TRACT A-1-B, VENTANA RANCH)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS							
		22' F-F (IN) 24' F-F (OUT) W/ 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	LA CIUDAD ROAD (ENTRANCE ROAD)	LOS PUEBLOS PLACE	VENTANA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS PUEBLOS PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
			*SIDEWALKS TO BE DEFERRED STREET LIGHTS AS PER COA DPM				/	/	/
		PUBLIC IMPROVEMENTS							
		NOTE:	OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LVLP AND COA (FOR VENTANA RANCH) DATED MAY 31, 1998 (RECORDED DOCUMENT # 1998067843) AND RELEASED BY COA AUGUST 12, 1999 (RECORDED DOC # 1999106968). SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETSCAPE-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. IRRIGATION FOR LANDSCAPING EXISTS FROM PREVIOUSLY APPROVED STREETSCAPE.				/	/	/
		PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES**	LOS PUEBLOS PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
			GROUT AND ABANDON IN PLACE 8" SAS	LOT 26 & 27	WEST CUL-DE-SAC TERMINUS	VENTANA ROAD	/	/	/
			** 8" SAS TO TIE TO EXISTING 8" SAS PIPE BUILT IN LA CIUDAD WITH COA PROJECT # 702382				/	/	/

SIA-Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S**	LOS PUEBLOS PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
			** 8" WL TO TIE TO EXISTING 8" WL PIPE BUILT IN LA CIUDAD WITH COA PROJECT # 702382				/	/	/
			PUBLIC STORM SEWER\DRAINAGE IMPROVEMENTS						
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS PUEBLOS PLACE	LOWPOINT IN LOS PUEBLOS	TRACT A (NORTHERN POND)	/	/	/
		NOTE:	EXISTING POND AGREEMENT/COVENANT TO BE RELEASED AND NEW DRAINAGE AGREEMENT AND COVENANT TO BE RECORDED				/	/	/
		NOTE:	REMOVE AND REALIGN EXISTING POND INLET PIPE FROM VENTANA ROAD APPROXIMATELY 70 LF TO THE SOUTHWEST TO TRACT A				/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.				/	/	/

AGENT/OWNER

KEVIN PATTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

8/26/04
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	DATE	NEW MEXICO UTILITIES INCORPORATED	DATE
CITY ENGINEER	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT		AGENT/OWNER

11

#641781

TEMPORARY EASEMENT
Offsite Cantabella Subdivision – Ventana Ranch
Temporary Detention Pond

THIS GRANT OF EASEMENT between Las Ventanas Limited Partnership, a New Mexico limited partnership ("Grantor"), whose address is 10 Tramway Loop, NE, Albuquerque, NM 87122, and the CITY OF ALBUQUERQUE, a New Mexico municipal corporation ("City"), whose address is PO Box 1293, Albuquerque, NM 87103.

1. **Recital**. Owner is the owner of certain real property described as Tract A-1 of Tracts A-1 and A-2, Ventana Ranch (a replat of Tract A, Ventana Ranch) filed in the office of the Bernalillo County Clerk on March 22, 1999 in Book 99C, Pg. 62 (Property).

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain Drainage Facilities on the Property, and the parties wish to enter into this Agreement to establish the obligations and responsibilities of the parties.

2. **Grant of Easement**. The Grantor grants to the City an exclusive temporary easement for a pond with appurtenances as described on Exhibit "A" on, over, across and through the Property, together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of the easement.

3. **Warranties**. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. **Building on Grantor's Property**. The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

5. **Temporary**. This easement will be released by the City when the City Engineer determines that the Easement is no longer required.

Judy D. Woodward Bern. Co. EASE R 11.00
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3307884
Page: 1 of 3
07/18/2000 10:11A
Bk-A7 Pg-6225

WITNESS my hand and seal this 30th day of May 2000.

APPROVED:

CITY ENGINEER DATED 7-6-00
CITY OF ALBUQUERQUE

GRANTOR:

LAS VENTANAS LIMITED PARTNERSHIP, a New Mexico limited partnership

By: _____
Robert M. Murphy, President
Sandia Properties Ltd., Co., a New Mexico limited liability company,
Managing Partner

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

This instrument was acknowledged before me on May 30, 2000 by Robert M. Murphy, President, Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico limited partnership.

My commission expires:

Lisa K. Kilbreth
Notary Public

OFFICIAL SEAL
LISA K. KILBRETH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-11-00

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Page: 2 of 3
07/10/2000 10:11A
Bk-R7 Pg-6225
Judy D. Woodward Bern. Co. ERSE R 11.00

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Page: 3 of 3
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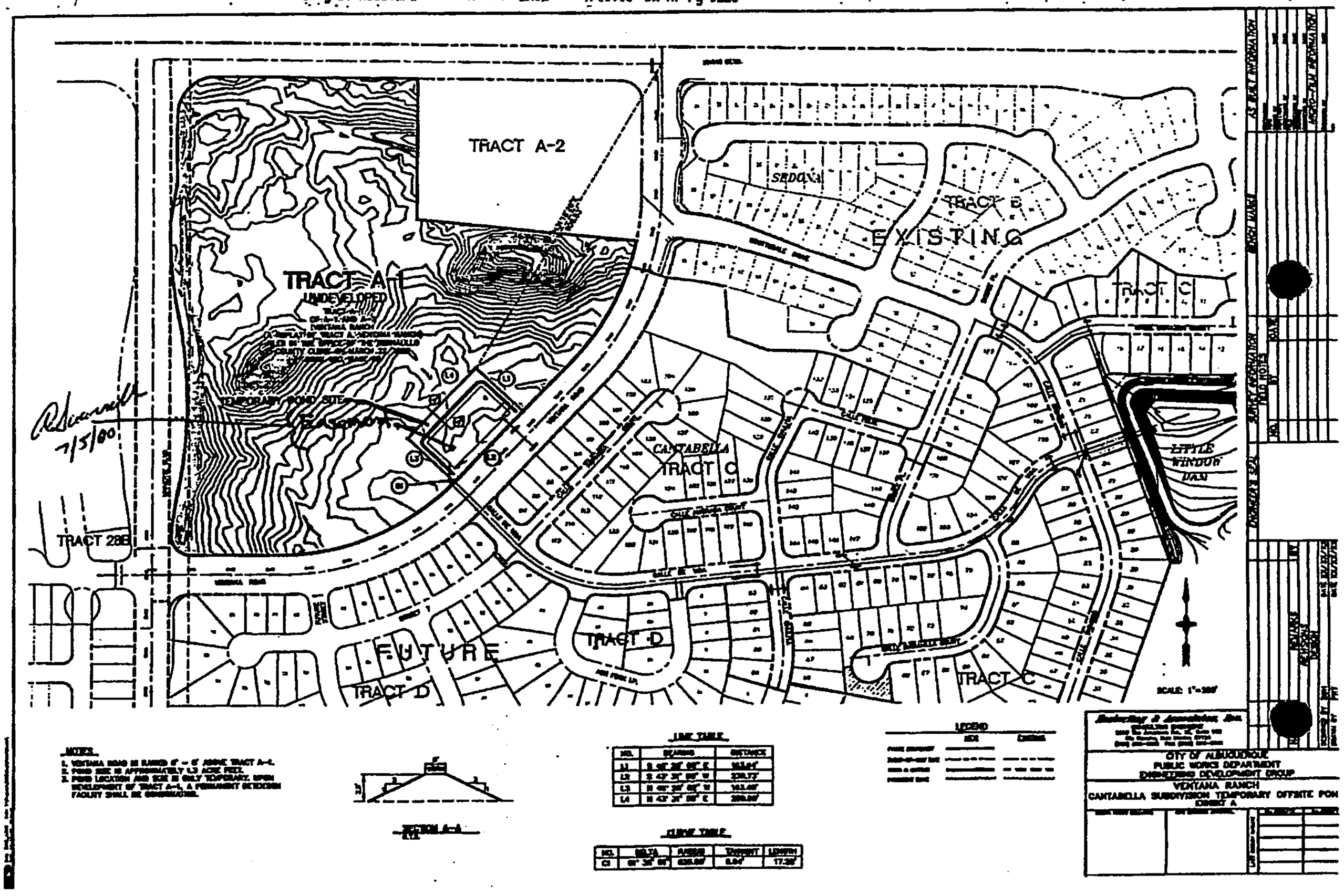
Judy D. Woodward Bern. Co. ERSE R 11.00 Bk-A7 Pg-6225



725681

REAL PROPERTY ENCROACHMENT AGREEMENT
AND COVENANTS UPON REAL ESTATE
(Temporary structures, walls, fences)

This Agreement, between the City of Albuquerque, New Mexico ("City") and MEL FAMIE LLC ("User") is made in Albuquerque, New Mexico and is entered into as of the date of filing this Agreement with the City Clerk.

1. **Recital.** The User is the owner of certain real property ("User's Property") located at GOLF COURSE RD. NW AND MARNA LYNN NW in Albuquerque, New Mexico, and more particularly described as:

LOTS 23A, 24A, 25A, 26A, 27A, AND 28A IN THE SUBDIVISION - THE TRAILS AT LAS MARCADAS. FILED FOR RECORD _____ IN BOOK _____ AT PAGE _____ IN DOC _____ BERNALILLO COUNTY, NEW MEXICO.

The City is the owner of certain real property, easement or public right-of-way ("City's Property") adjoining, abutting or within User's Property. The User wishes to encroach upon, or already has encroached upon, the City's Property by constructing the following "Improvement":

BLOCK WALL AND LANDSCAPING

A sketch of the proposed or existing Improvement is attached and made a part of this Agreement. (ATTACHED)

The City agrees to permit the encroachment of the Improvements on the City's Property, provided the User complies with the terms of this Agreement.

2. **City Use of City's Property and City Liability.** The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. **User's Responsibility for Improvement.** The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or the interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

(Approved by Legal Dept. as to form only-3/31/89)

NATURE SAVER™ FAX MEMO 01616	Date 9-20-04	# of pages ▶ 5
To Amy M.	From Kathy	
Co./Dept. MGA	Co. COA, Planning	
Phone #	Phone #	
Fax # 797-9539	Fax #	

4. **Demand for Repair, Modification or Removal.** The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within ninety (90) days after mailing of the written notice to User ("Deadline") and the User will promptly comply with the requirements of the Notice. The City may demand removal of the Improvement without cause. If the removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

5. **Failure to Perform; Emergency.** If the User fails to comply with the terms of the Notice by the Deadline stated, or if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User shall pay the City the amount assessed within thirty (30) days after the City gives the User written notice of the amount due. If the City employs the City's Legal Department or an outside attorney to enforce this Agreement, the User shall pay the City all costs, charges and expenses, including reasonable attorney's fees for the City's Legal Department or outside attorney, expended or incurred by the City to successfully enforce this Agreement.

6. **Condemnation.** If any part of the User's property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure.

7. **Notice.** For purposes of giving formal written notice to the User, User's address and phone number is:

MEL FAMIE, LLC
PO-BOX 2758
CORRALES, NM 87048
(505) 440-7262

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within six (6) days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P. O. Box 1293, Albuquerque, New Mexico 87103.

Indemnification. The user agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the failure of the User to perform any act or duty required of the User herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

9. Term. This Agreement may be terminated in writing at any time by the User or by the City, without cause. Termination by either party shall be effective ninety (90) days after mailing by a party of written notice of termination to the other party. A notice of termination shall be a Notice under Paragraph 4 requiring the User to remove the Improvement and return the City's property to its original condition by the Deadline.

10. Binding on User's Property. The obligations of the User set forth herein shall be binding upon the User, his heirs, assigns and successors and on User's Property, and constitute covenants running with User's Property until released by the City.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Extent of Agreement. User understands and agrees that the User is solely responsible for ascertaining whether User's Improvement encroaches upon the property or facilities of any other entity and that by entering into this Agreement, the City makes no representations or warranties that the City's property is the only property affected by the encroachment.

CITY OF ALBUQUERQUE

Approved By:

City Engineer
Date: 9-15-04

USER:

MANAGING MEMBER
Date: 8/24/04

USER'S NOTARY

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

This instrument was acknowledged before me on 24th day of August, 2004 by (name(s) of person(s):) William Allen, (title or capacity, for instance, "President" or "Owner") Managing Member of (Subdivider) Mel Famire, LLC.

Beth Gonzales
Notary Public

OFFICIAL SEAL
BETH GONZALES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-08-07

My commission expires:
10-08-07

CITY'S NOTARY

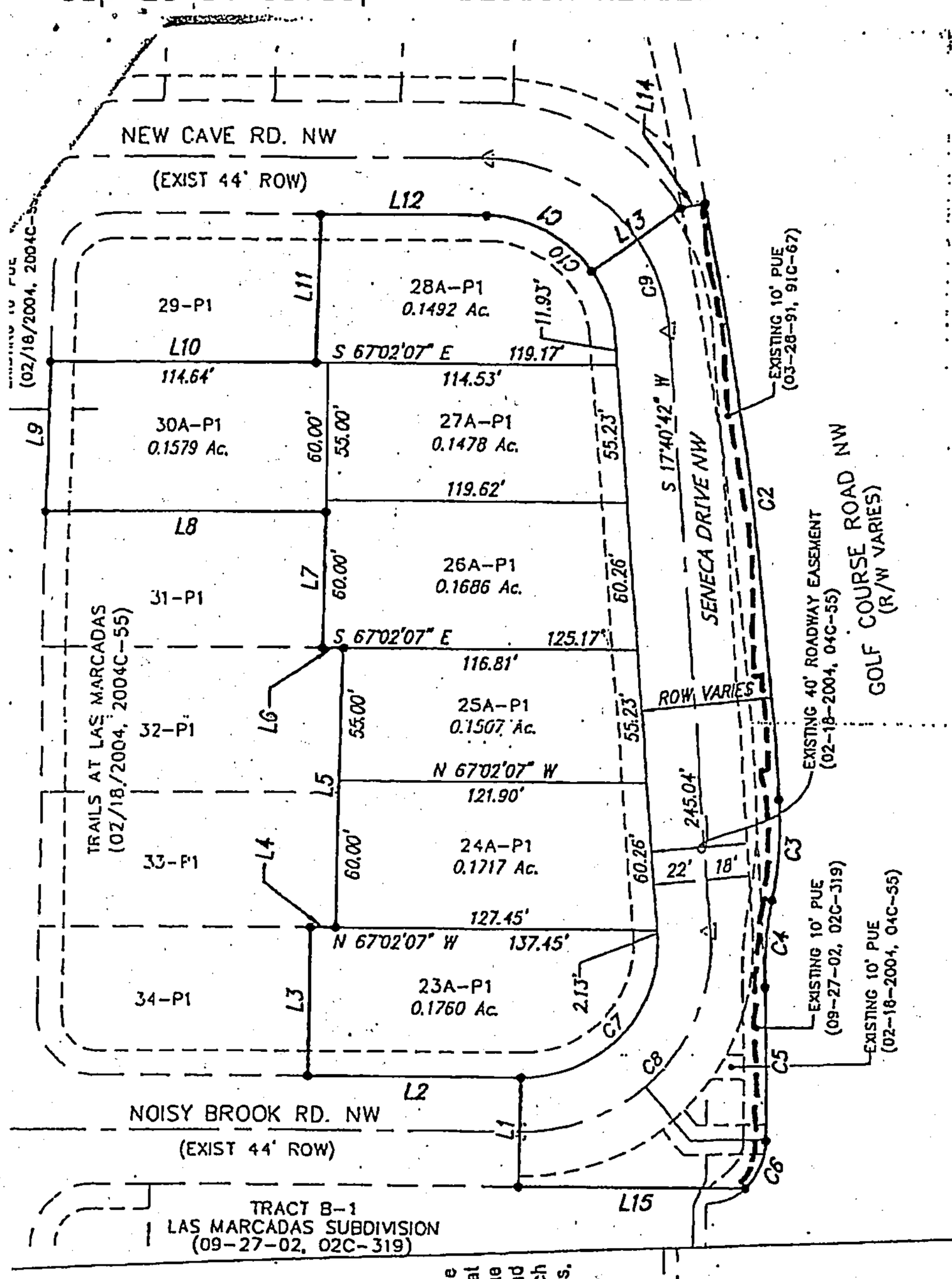
STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 15th day of September, 2004, by Richard Dourte, City Engineer, City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My commission expires:
11-25-2007

EXHIBIT "A"



L6	S67°02'07"E	8.36	
L7	N22°57'53"E	55.00	
L8	S67°02'07"E	114.64	
L9	S22°57'53"W	60.00	
L10	S67°02'07"E	110.00	
L11	S22°57'53"W	60.00	
L12	S67°02'07"E	65.30	
L13	S77°17'17"W	44.00	
L14	S79°20'02"E	10.00	
L15	N67°02'07"W	92.19	

The owners of Lots 23A-P1, 24A-P1, 25A-P1, 26A-P1, 27A-P1 AND 28A-P1 shall be responsible for the maintenance and repair of the block wall and the landscaping that lies to the east of Seneca Drive N.W. (between Lot 22-P1 on the north and the subdivision boundary on the south) that is parallel to each such lot. The maintence and repair obligation of each lot owner shall constitute a convent running with the title to each of the lots in favor of the city and shall be binding on each of the lot owners, their heirs, personal representatives, assigns, transferees and successors.

Sketch of Existing Encroachment - Wall constructed in eastern Seneca Drive NW right of way (Wall shown as heavy dashed line)

ENCROACHMENT CONTRACT SIGNATURE BLOCK

		APPROVED	DATE
600 2nd St..NW	BUILDING & INSPECTION	[illegible]	8/27/04
600 2nd St..NW	ZONING	[illegible]	8/27/04
[illegible] 2nd St..NW (4th Floor)	TRAFFIC ENGINEER	NSF	8/27/04
[illegible] City Bldg (5th Floor)	PUBLIC WORKS ENGINEER	[illegible]	8/30/04
[illegible] (3rd Floor)	HYDROLOGY ENGINEER	BJB	8/30/04
[illegible] Floor)	[illegible] REVIEW	[illegible]	9/3/04

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Sandia Properties, Ltd. Co. PHONE: 856-2726
ADDRESS: No. 10 Tramway Loop, NE FAX: 856-6335
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: kbrowning@sandiaprope
Proprietary interest in site: Owner

AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
ADDRESS: 924 Park Avenue, SW FAX: 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.

DESCRIPTION OF REQUEST: ~~Final sign-off for Site Plan for Subdivision and Site Plan for Building Permit.~~ Amended (per Jim Stringer)

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

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

Lot or Tract No. Tracts A1-A, A1-B, A1-C & A2 Block: ____ Unit: ____
Subdiv. / Addn. Ventana Ranch Townhomes @ Ventana Ranch
Current Zoning: SU-1 for R2, SU-1 for Church/R-2 Proposed zoning: NA
Zone Atlas page(s): B10 No. of **existing** lots: 4 No. of **proposed** lots: 51 + 3
Total area of site (acres): 27.4 Density if applicable: dwellings per gross acre: 7.4 dwellings per net acre: 9.6
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. 101006506046520201 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: Universe Boulevard
Between: Ventana Road and Irving Boulevard

CASE HISTORY: Elena Lopez EPC Case Planner
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project 1002250; 04EPC-01046; 00EPC-01045

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

SIGNATURE Jacqueline Fishman DATE ____
(Print) Jacqueline Fishman, AICP ___ 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
04DRB - - 01412	ASPS		$ -0-
04DRB - - 01413	SBP		$ -0-
- -	CMF		$ 20.00
- -			$
- -			$
			Total $ 20.00

Hearing date 9-22-04

Claire Lenora 9/14/04
Planner signature / date

Project # 1002250

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION** per Jim Strozier
☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

Jacqueline Fishman, AICP
Applicant name (print)

Jacqueline Fishman 9/14/04
Applicant signature / date

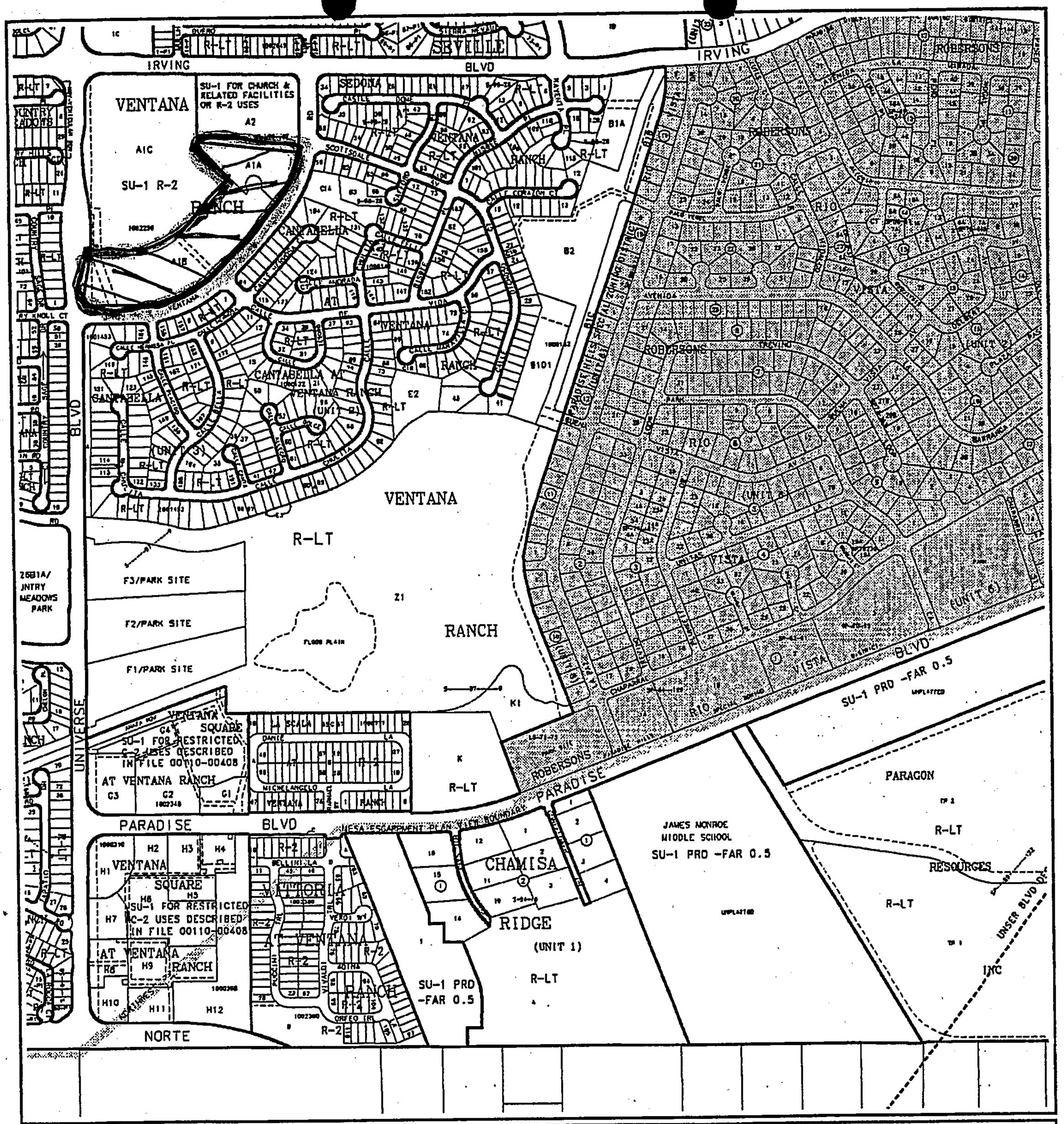
Form revised September 2001

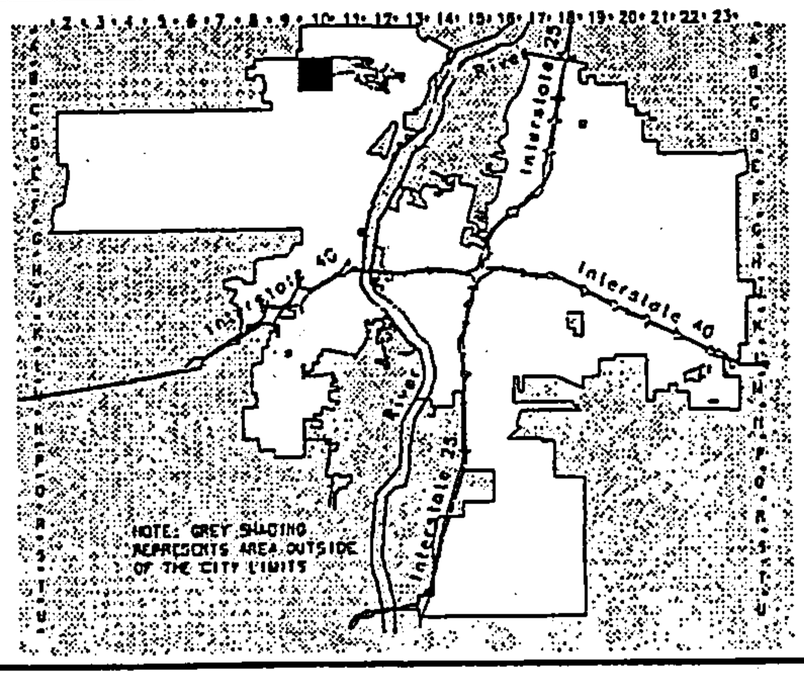
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - - 01412
04DRB - - 01413
- -

Planner signature / date 9/24/04

Project # 1002250





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through August 03, 2004

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

September 13, 2004

Sheran Matson, Chair.
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Project #10002250/04EPC-01045; 04EPC-01046

Dear Sheran:

The purpose of this letter is to explain how the Ventana Ranch Townhomes Site Plans for Subdivision and Building Permit have been revised to reflect the Environmental Planning Commission's Conditions of Approval. The conditions have been addressed as follows:

Site Plan for Subdivision – Conditions of Approval

1. The EPC delegates final sign-off of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
   The Site Plan has been revised to meet all EPC conditions and this letter satisfies the condition.

2. The Site Plan for Subdivision for Tract A-2 states that the zoning is SU-1 for Church and Related Facilities and R-2 uses; the word "and" in this notation should be changed to the word "or" as per the decision made by the EPC in Z-98-11.

3. The following conditions from the City Engineer's Office, Municipal Development, Public Works Office, and NMDOT shall be fulfilled for the proposed Site Development Plan for Building Permit and Site Development Plan for Subdivision:
   a. All the requirements of previous actions taken by EPC and DRB must be completed and/or provided for, if applicable.
   We agree.

   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed Site Development Plan for Subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within the public right-of-way or public easements shall be

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

CONSENSUS PLANNING

to City Standards. Those Standards will include, but are not limited to sidewalks (std. Dwg. 2426), driveways (std. Dwg. 2425), private entrances (std. Dwg. 2426), and wheelchair ramps (std. Dwg. 2441).
We agree.

c. Traffic Impact Study (TIS) is required and has been submitted.
True statement.

d. Required TIS mitigation measures have been addressed per agreement between the developer and the City.
True statement.

e. Site Plan shall comply and be designed per DPM Standards.
We agree.

f. A concurrent platting action is required at DRB.
A Preliminary Plat was prepared and submitted by Bohannan-Huston, and will be heard concurrently with the Site Plans.

Site Plan for Building Permit – Conditions of Approval

1. The EPC delegates final sign-off of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
The Site Plan has been revised to meet all EPC conditions and this letter satisfies the condition.

2. The subject site is located within an area served by New Mexico Utilities. As such, water and sanitary sewer services will depend on their system capabilities. An availability statement from NMUI will be required prior to DRB sign-off. Any infrastructure to be constructed as part of this project must be designed to the City of Albuquerque's standards. This includes water and sewer lines that will be owned and operated by NMUI.
Water and sanitary sewer is available to this site from NMUI. A letter will be provided at DRB.

3. Lighting shall be per DPM standards for public streets.
A note has been added to Site Plan, sheet 1.

4. Details and dimensions for all walls (retaining, perimeter, and drainage pond wall) shall be clearly identified on the plan.
Dimensions and notes on materials have been added to the Landscape Plan, sheet 2. All are consistent with the approved City Wall Regulations, as well as previous phases of Ventana Ranch.

CONSENSUS PLANNING

5. Hydrology indicates that an approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer. A concurrent platting action is required at DRB.
   We agree. A preliminary plat was submitted by Bohannan-Huston for this site and will be heard concurrently at DRB with the site plans.

6. Solid Waste Management indicates that the plan shall be approved on condition that it will have a storage area for residential automated carts, not visible from the street or stored inside a garage.
   A note has been added to Site Plan, sheet 1.

7. The Landscaping Plan shall be labeled as sheet 2. In addition, the streets on the Landscaping Plan shall be identified by name. The square footage of landscaping within the common area shall be provided. A landscaping detail for a typical lot shall be provided. Ponds shall be identified on the Landscaping Plan.
   A sheet number, street names, square footage of common area, typical lot landscape, and pond labels have been added to Landscape Plan, sheet 2.

8. The Landscaping Plan should clearly indicate that access to both ponds shall be off limits to the general public and enclosed by a 3 foot high pony wall with a steel gate to allow access for maintenance staff.
   Notes have been added to the ponds on the Landscape Plan, sheet 2.

9. The height of the monument sign shall be identified on the Landscape sheet to scale. Other monument sign details (color, lighting, materials, sign face area, etc.) shall be legibly identified on the plan.
   Dimensions and notes regarding materials have been added to Landscape Plan, sheet 2.

10. The applicant shall identify colors and materials for building facades on sheets 4 and 5, Building Elevations.
    Colors and materials were already on the Building Elevation sheets.

11. Clearly identify Site Data table on sheet 1 to distinguish the information as building footprint or lot size data.
    The Site Data table has been revised to show gross and net acreage of the project. Additional dimensions have been added to the lots. Zoning is SU-1 for R-2, therefore, lot sizes are irrelevant.

12. A bar scale shall be included on all Elevation plans.
    Scales have been added to each and every elevation on sheets 4 and 5.

13. The following conditions from the City Engineer's Office, Municipal Development, Public Works Office, and NMDOT shall be fulfilled for the proposed Site Development Plan for Building Permit and Site Development Plan for Subdivision:

CONSENSUS PLANNING

a. All the requirements of previous actions taken by EPC and DRB must be completed and/or provided for, if applicable.
We agree.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed Site Development Plan for Subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within the public right-of-way or public easements shall be to City Standards. Those Standards will include, but are not limited to sidewalks (std. Dwg. 2426), driveways (std. Dwg. 2425), private entrances (std. Dwg. 2426), and wheelchair ramps (std. Dwg. 2441).
We agree.

c. Traffic Impact Study (TIS) is required and has been submitted.
True statement.

d. Required TIS mitigation measures have been addressed per agreement between the developer and the City.
True statement.

e. Site Plan shall comply and be designed per DPM Standards.
We agree.

f. A concurrent platting action is required at DRB.
A Preliminary Plat was prepared and submitted by Bohannan-Huston, and will be heard concurrently with the Site Plans.

Please do not hesitate to call me if you have any questions or desire any additional information.

Sincerely,

Jacqueline Fishman, AICP
Senior Planner II

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 20, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002250***
04EPC-01045 EPC Site Development Plan-Building Permit
04EPC-01046 EPC Site Development Plan-Amendment to Subdivision

Sandia Properties LTD. Co
No. 10 Tramway Loop NE
Albuq. NM 87122

LEGAL DESCRIPTION: for all or a portion of Tract(s) A1-A, A1-B and Tracts A1-C & A2, **Ventana Ranch**, zoned SU-1 for R2, SU-1 for Church/R-2, located on UNIVERSE BLVD. NW, between VENTANA ROAD and IRVING BLVD., containing approximately 28 acre(s). (B-10) Elvira Lopez, Staff Planner

On August 19, 2004 the Environmental Planning Commission voted to approve Project 1002250/ 04EPC 01046, site development plan for subdivision amendment, for legal Tracts A1-A, A1-B, A1-C and A2, Ventana Ranch Subdivision, zoned SU-1 for Church and Related Facilities or SU-1/R-2 (Tract A2) and SU-1/R-2 (Tracts A1-A, A1-B and A1-C), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to amend an existing site development plan for subdivision for Tracts A1-A, A1-B, A1-C and A2, Ventana Ranch Subdivision, located on Universe Boulevard between Ventana Road and Irving Boulevard. The site is approximately 27.4 acres and only Tract A1-C is developed with apartments. The applicant seeks to amend the existing site development plan for subdivision filed with Project 1002250/02EPC 01481 to divide Tract A1-B (6.9 acres) into 51 lots for the development of townhomes.

2. The submitted plan meets this definition of a site development plan for subdivision as established in Section 14-16-1-5 of the Zoning Code with respect to Tract A1-B and the proposed townhouse subdivision. Tracts A1-A and A2 will be developed at a future date with a park and church or apartment complex, respectively. Tract A1-C is already developed with apartments.

3. The zoning for Tract A-2 is SU-1 for Church and Related Facilities or R-2 uses (Z-98-111).

4. The current zoning on Tract A1-B is SU-1 for R-2. Townhouses are a permissive use in the R-2 zone. The proposed site plan for subdivision indicates that R-T zoning controls the height and setback requirements for Tract A1-B, but does not specify minimum lot size requirements.

5. The proposed plan furthers policies 5d, 5e, and 5k for the Established Urban Area of the *Comprehensive Plan*. At a density of 8 dwelling units per gross acre, the proposed townhouse subdivision will serve as a transition between the more intense apartments to the north and less intense detached single-family homes to the south (Policy 5d). The applicant proposes to develop townhouses on currently vacant land, which is contiguous to existing and programmed urban facilities and services and where the integrity of the existing neighborhoods can be ensured (Policy 5e). The 10' wide pedestrian path, surrounded by landscape vegetation on both sides and that meanders along the western side of the proposed subdivision, minimizes the harmful effects of traffic from Universe Boulevard, a minor arterial (Policy 5k).

6. The proposed plan will facilitate development of townhouses in an area north of the intersection of Paradise Boulevard and Universe Boulevard, which is the site of a Neighborhood Center within the *West Side Strategic Plan* (WSSP). Policies for the Paradise Community regard high density as being appropriate for Community and Neighborhood Centers (WSSP, Policy 3.8, p. 54). The applicant proposes to develop townhomes at a density of approximately 8 dwelling units per gross acre, a moderate density subdivision that will serve as a transition between the higher density apartments located adjacent and north and the lower density single-family homes located to the south.

7. Ventana Ranch is a recognized neighborhood association affected by this request. The President of the Ventana Ranch Neighborhood Association has submitted a letter in support of this project.

8. This will have a positive effect on APS school enrollments compared to the potential number of dwelling units that could develop under the existing zoning (WSSP Policy 2.5)

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The Site Plan for Subdivision for Tract A-2 states that the zoning is "SU-1 for Church and Related Facilities *and* R-2 uses"; the word "*and*" in this notation should be changed to the word *or* as per the decision made by the EPC in Z-98-11.

3. The following conditions from the City Engineer's Office, Municipal Development, Public Works Office, and NMDOT shall be fulfilled for the proposed Site Development Plan for Building Permit and Amendment to the Site Development Plan for Subdivision:
   a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. A Traffic Impact Study (TIS) is required and has been submitted.
   d. Required TIS mitigation measures have been addressed per agreement between the developer and the City.
   e. Site plan shall comply and be designed per DPM Standards.
   f. A concurrent platting action is required at DRB.

On August 19, 2004 the Environmental Planning Commission voted to approve Project 1002250/ 04EPC 01045, approval of a site development plan for building permit, for Tract A1-B, Ventana Ranch Subdivision, zoned SU-1/R-2, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for Tract A1-B, Ventana Ranch Subdivision, a 6.95-acre site located on Universe Boulevard between Ventana Road and Irving Boulevard. The purpose of the request is to develop 51 townhome lots.

2. The proposed plan furthers policies 5d, 5e, and 5k for the Established Urban Area of the *Comprehensive Plan*. At a density of 8 dwelling units per gross acre, the proposed townhouse subdivision will serve as a transition between the more intense apartments to the north and less intense detached single-family homes to the south (Policy 5d). The applicant proposes to develop townhouses on currently vacant land, which is contiguous to existing and programmed urban facilities and services and where the integrity of the existing neighborhoods can be ensured (Policy 5e). The 10' wide pedestrian path, surrounded by landscape vegetation on both sides and that meanders along the western side of the proposed subdivision, minimizes the harmful effects of traffic from Universe Boulevard, a minor arterial (Policy 5k).

3. The proposed plan will facilitate development of townhouses in an area north of the intersection of Paradise Boulevard and Universe Boulevard, which is the site of a Neighborhood Center within the *West Side Strategic Plan* (WSSP). Policies for the Paradise Community regard high density as being appropriate for Community and Neighborhood Centers (WSSP, Policy 3.8, p. 54). The applicant proposes to develop townhomes at a density of approximately 8 dwelling units per gross acre, a moderate density subdivision that will serve as a transition between the higher density apartments located adjacent and north and the lower density single-family homes located to the south.

4. The submittal will be adequate with minor revisions to the site plan submittal.

5. Ventana Ranch is a recognized neighborhood association affected by this request. The President of the Ventana Ranch Neighborhood Association has submitted a letter in support of this project.

6. This will have a positive effect on APS school enrollments compared to the potential number of dwelling units that could develop under the existing zoning (WSSP Policy 2.5)

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The subject site is located within an area served by New Mexico Utilities. As such water and sanitary sewer services will depend on their system capabilities. An availability statement from NMUI will be required prior to DRB sign-off. Any infrastructure to be constructed as part of this project must be designed to the City of Albuquerque's standards. This includes water and sewer lines that will be owned and operate by NMUI.

3. Lighting shall be per DPM standards for public streets.

4. Details and dimensions for all walls (retaining, perimeter, and drainage pond wall) shall be clearly identified on the plan.

5. Hydrology indicates that an approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer. A concurrent platting action is required at DRB.

6. Solid Waste Management indicates that the plan shall be approved on condition that it will have a storage area for residential automated carts, not visible from the street or stored inside a garage.

7. The Landscaping Plan shall be labeled as sheet 2. In addition, the streets on the Landscaping Plan shall be identified by name. The square footage of landscaping within the common area shall be provided. A landscaping detail for a typical lot shall be provided. Ponds shall be identified on the landscaping plan.

8. The landscaping plan should clearly indicate that access to both ponds shall be off limits to the general public and enclosed by a 3 ft. high pony wall with a steel gate to allow access for maintenance staff.

9. The height of the monument sign shall be identified on the Landscaping sheet to scale. Other monument sign details (color, lighting, materials, sign face area, etc.) shall be legibly identified on the plan.

10. The applicant shall identify colors and materials for building facades on sheets 4 and 5, Building Elevations.

11. Clearly identify Site Data table on sheet 1 to distinguish the information as building footprint or lot size data.

12. A bar scale shall be included on all Elevation plans.

13. The following conditions from the City Engineer's Office, Municipal Development, Public Works Office, and NMDOT shall be fulfilled for the proposed Site Development Plan for Building Permit and Amendment to the Site Development Plan for Subdivision:
    a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
    b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    c. A Traffic Impact Study (TIS) is required and has been submitted.
    d. Required TIS mitigation measures have been addressed per agreement between the developer and the City.
    e. Site plan shall comply and be designed per DPM Standards.
    f. A concurrent platting action is required at DRB.

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

PAID RECEIPT

APPLICANT NAME Gordon Properties

AGENT Consensus Planning

ADDRESS

PROJECT & APP # 1002250

PROJECT NAME Ventana Ranch

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 20.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

9/14/2004 10:38AM LOC: ANNX
RECEIPT# 00028947 WS# 008 TRANS# 0017
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

Thank You

Current DRC
Project No. _____

ORIGINAL

Claire

Date Submitted: 9/22/04
Date Site Plan Approved: 9/22/04
Date Preliminary Plat Approved: 9/22/04
Date Preliminary Plat Expiers: 9/22/05

DRB Project No. 1002250
04-0134

Figure 12

INFRASTRUCTURE LIST

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

VENTANA TOWNHOMES AT VENTANA RANCH
(TRACT A-1-B, VENTANA RANCH)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		22' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	LA CIUDAD ROAD (ENTRANCE ROAD)	LOS PUEBLOS PLACE	VENTANA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS PUEBLOS PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
			*SIDEWALKS TO BE DEFERRED STREET LIGHTS AS PER COA DPM	EXISTING ½ OF UNIVERSE BLVD & ½ OF VENTANA RD ALONG FRONTAGE OF PROPERTY PER APPROVED & ACCEPTED BY COA VIA WORK ORDER _____ & _____			/	/	/
			PUBLIC IMPROVEMENTS						
		NOTE:	OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LVLP AND COA (FOR VENTANA RANCH) DATED MAY 31, 1998 (RECORDED DOCUMENT # 1998067843) AND RELEASED BY COA AUGUST 12, 1999 (RECORDED DOC # 1999106968). SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETSCAPE-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. IRRIGATION FOR LANDSCAPING EXISTS FROM PREVIOUSLY APPROVED STREETSCAPE.				/	/	/
			PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES**	LOS PUEBLOS PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
			GROUT AND ABANDON IN PLACE 8" SAS	LOT 26 & 27	WEST CUL-DE-SAC TERMINUS	VENTANA ROAD	/	/	/
			** 8" SAS TO TIE TO EXISTING 8" SAS PIPE BUILT IN LA CIUDAD WITH COA PROJECT # 702382				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S**	LOS PUEBLOS PLACE	WEST CUL-DE-SAC TERMINUS	EAST CUL-DE-SAC TERMINUS	/	/	/
			** 8" WL TO TIE TO EXISTING 8" WL PIPE BUILT IN LA CIUDAD WITH COA PROJECT # 702382				/	/	/
			PUBLIC STORM SEWER\DRAINAGE IMPROVEMENTS						
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS PUEBLOS PLACE	LOWPOINT IN LOS PUEBLOS	TRACT A (NORTHERN POND)	/	/	/
		NOTE:	EXISTING POND AGREEMENT/COVENANT TO BE RELEASED AND NEW DRAINAGE AGREEMENT AND COVENANT TO BE RECORDED for Ponds on Tract A & B				/	/	/
		NOTE:	REMOVE AND REALIGN EXISTING POND INLET PIPE FROM VENTANA ROAD APPROXIMATELY 70 LF TO THE SOUTHWEST TO TRACT A				/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.				/	/	/

AGENT/OWNER

KEVIN PATTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

8/26/04
SIGNATURE

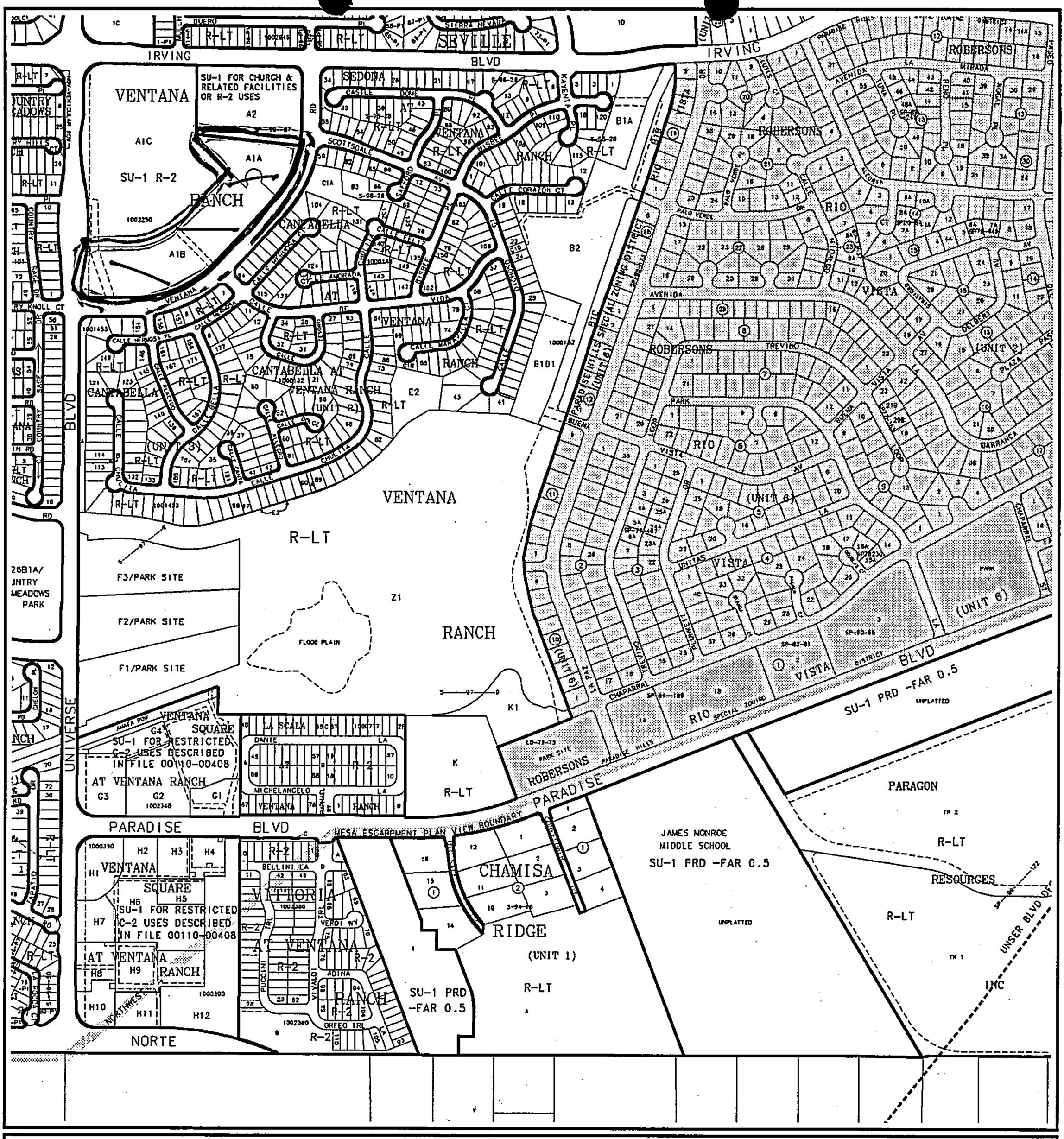
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

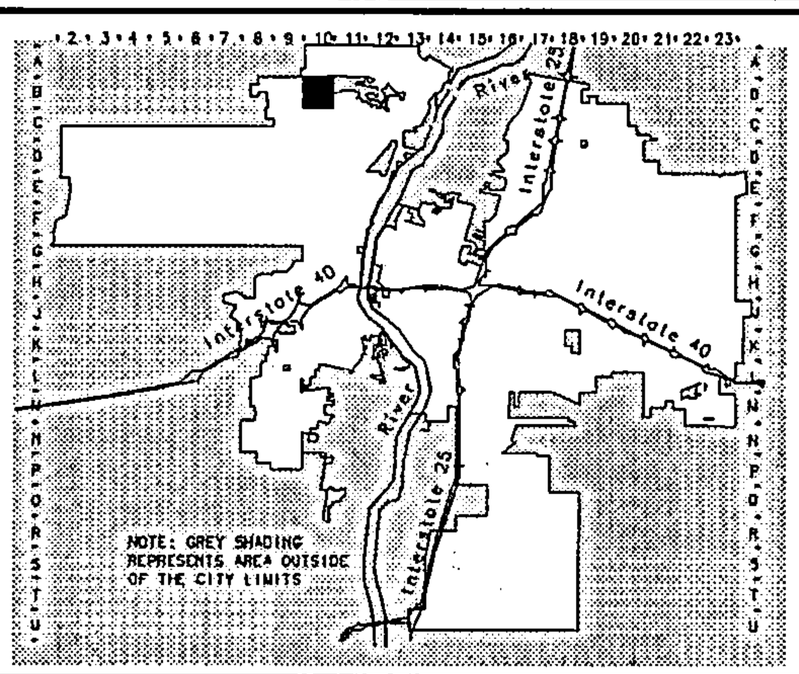
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Matson	9/22/04	Christina Sandoval	9/22/04
DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	9-22-04 DATE	AMAFCA	DATE
Robert Green	9/22/04		9/22/04
UTILITY DEVELOPMENT	DATE	NEW MEXICO UTILITIES INCORPORATED	DATE
Bradley L. Bjorkman	9/22/04		
CITY ENGINEER	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT		AGENT/OWNER





Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2004

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through August 03, 2004

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

PAID RECEIPT

APPLICANT NAME Las Ventanas Ltd.

AGENT Bohannan Huston

ADDRESS 7500 Jefferson

PROJECT & APP # 1002250/04DRB01314, 013

PROJECT NAME Ventana Townhomes @ V.R.

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 1780.00 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

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

$ 1875.00 **TOTAL AMOUNT DUE**

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

DUPLICATE
City Of Albuquerque
Treasury Division
8/26/2004 10:30AM LOC: ANNX
RECEIPT# 00030663 WS# 007 TRANS# 0010
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $2,485.00
J24 Misc $75.00
$2,485.00
$0.00
CHANGE
Thank You

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. 008644

DATE	AMOUNT
08/20/2004	$2,485.00

Two Thousand Four Hundred Eighty Five Dollars And 00 Cents

DUPLICATE
Void after 90 Days

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

City Of Albuquerque
Treasury Division
8/26/2004 10:29AM LOC: ANNX
RECEIPT# 00030661 WS# 007 TRANS# 0010
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $2,485.00
J24 Misc $20.00
Two signatures required over $50,000.00

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

Thank You

⑈008644⑈ ⑆107002192⑆ 1060291592⑈

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Las Ventanas Limited Partnership — PHONE: 505 856-6419
ADDRESS: 10 Tramway Loop NE — FAX: 856-6335
CITY: Albuquerque STATE NM ZIP87122 — E-MAIL: ____
Proprietary interest in site: Landowner
AGENT (if any): Bohannan Huston Inc — PHONE: 505 823-1000
ADDRESS: Courtyard I 7500 Jefferson Street — FAX: 505 798-7988
CITY: Albuquerque STATE NM ZIP 87109 — E-MAIL: kpatton@bhinc.com

DESCRIPTION OF REQUEST: Preliminiary Plat Submittal and Vacation of Public Easements; Waived and Deferred Sidewalk
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. Tract A-1-B — Block: ____ — Unit: ____

Subdiv. / Addn. Ventana Townhomes at Ventana Ranch

Current Zoning: SU-1/R-2 — Proposed zoning: ____

Zone Atlas page(s): B-10 — No. of **existing** lots: 1 — No. of **proposed** lots: 56

Total area of site (acres): 6.9056 — 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. 101006506046520201 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Universe Blvd NW
Between: Ventana Rd.NW and Universe 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.):
DRB# 1002250/04-00926, EPC04-EPC01046, 01045

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 6/23/04

SIGNATURE _____ DATE 8/23/04

(Print) Kevin Patton — ☐ Applicant ☒ Agent

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

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

Application case numbers	Action	S.F.	Fees
04DRB - - 01314	PP	S(2)	$ 1595.00
04DRB - - 01315	VPE	V	$ 135.00
04DRB - - 01316	SW	V	$ —
04DRB - - 01317	TDS	V	$ 50.00
- -	CMF		$ 20.00
	ADFee		Total 75.00
			$ 1875.00

Hearing date 9-22-04

8-26-04
Planner signature / date

Project # 1002250

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

✓ __ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ __ Proposed Infrastructure List
✓ __ Design elevations & cross sections of perimeter walls
✓ __ 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 | get one at counter
✓ __ Fee (see schedule)
✓ __ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Kevin Patton
Applicant name (print)

8/23/04
Applicant signature / date

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

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

Application case numbers
04DRB - -01314
04DRB - -01315
04DRB - -01316

8-26-04
Planner signature / date

Project # 1002250

95
50
14

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☒ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (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.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☒ **SIDEWALK WAIVER**

✓ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the variance or waiver
✓ Any original and/or related file numbers are listed on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the deferral or extension
✓ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Kevin Patton
Applicant name (print)

8/23/04
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
04DRB - 01314
04DRB - 01315
04DRB - 01316
04DRB 01317

8-22-04
Planner signature / date

Project # 1002250

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 Ventana Townhomes

AGIS MAP # _____

LEGAL DESCRIPTION Tract A-1-B

____ **DRAINAGE REPORT**

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

Stephanie Stratton — 8-26-04

Applicant / Agent — Date

_____ — _____

Hydrology Division Representative — Date

____ **WATER AND SEWER AVAILABILITY STATEMENT**

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

_____ — _____

Applicant / Agent — Date

_____ — _____

Utilities Division Representative — Date

DRB#____-_____

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 25, 2004

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

Re: Preliminary Plat, Grading Plan, Sidewalk Deferral & Waiver, Vacation of Public Easements (DRB# 1002250 04DRB-00926)

Dear Sheran:

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

- Applications for Development Review
- Wall Design
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Copy of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral, Design Variance and Waiver (Exhibit "B")
- Twenty-four (24) copies of the Reason/Location of Request for easement vacation (Exhibit "C")
- Letter from the Office of Neighborhood Coordination
- Forms DR/WS and TIS
- Fee in the amount of $ 2,485.00

We are requesting grading and preliminary plat approval for 51 single family attached homes. The proposed development will include the construction of duplexes, triplexes and fourplexes. The Site Plan for Subdivision and Site Plan for Building Permit were approved at EPC on Thursday August 19, 2004. A conceptual landscaping plan and typical wall sections that have been constructed throughout Ventana Ranch were apart of the EPC Approved Site Plan Package. The Site Plans will be submitted so as to be heard at the same time as the enclosed preliminary plat.

Along with our preliminary plat application we are requesting to defer sidewalks along each lot frontage and waive sidewalk on the east side of the entrance road. At this time we are also requesting to vacate both a temporary pond easement and a 30' floating utility easement. Both easements will be replaced with permanent, defined easements. Please refer to our letter submitted for the sketch plat which describes existing and proposed infrastructure within this area.

Please place this item on the DRB Agenda to be heard on September 15, 2004. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

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

Enclosures

cc: Kurt Browning, LVLP (w/ enclosures)

C:\Documents and Settings\sstratton\Local Settings\Temporary Internet Files\OLK303\PRELIMINARY PLAT.doc

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Las Ventanas **Date of request:** 8/26/04 **Zone atlas page(s):** B-10

CURRENT:
Zoning SU-1 / R-2
Parcel Size (acres / sq.ft.) 16.9056

Legal Description -
Lot or Tract # Tract A-1-B Block #
Subdivision Name Ventana Townhomes

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	[ ]
				c) Amendment	[ ]		

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

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 56
Building Size - _____(sq. ft.)

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

Applicant or Representative Stephanie Stratton Date 8-26-04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] 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 Loyd — TRAFFIC ENGINEER
8-26-04 — DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required **TIS** **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** __/__/98 Tony Loyd — TRAFFIC ENGINEER 8-26-04 — DATE
- **FINALIZED** __/__/__

7002 3150 0000 5061 5744

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

PB METER 5049727

U.S. POSTAGE 03/04/04 $2.00

Postmark Here

Sent To: Bruce Wybera
Street, Apt. No.; or PO Box No. 6824 Bushfield Rd. NW
City, State, ZIP+4 Albuquerque NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5061 5751

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Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

PB METER 5049727

U.S. POSTAGE 03/04/04 $2.00

Postmark Here

Sent To: Laura Horton
Street, Apt. No.; or PO Box No. 7224 Cascada Rd. NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: August 18, 2004

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

Thank you for your inquiry of 8/18/04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts A-1-A and A-1-B

zone map page(s) B-10-2.

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

Ventana Ranch NA

Neighborhood Association
Contacts: Laura Horton
7224 Cascade Rd NW 87114
898-8103
Bruce Nyberg
6824 Brushfield Rd NW 87114
890-6559

Neighborhood Association
Contacts:

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

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.*** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(Below this line for ONC use only)

Date of Inquiry: 8/18/04 Time Entered: 3:30 ONC Rep. Initials: [illegible]

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 19, 2004

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

RE: Preliminary plat approval, Sidewalk Waiver and Deferral, & Vacation of Public Easements Tracts A-1-A & A-1-B; Ventana Town homes 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 Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of Preliminary plat, Sidewalk waiver and deferral, and Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

for Stephanie Stratton

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

SS
Enclosure

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 19, 2004

Mr. Bruce Nyberg
6824 Brushfield Rd. NW
Albuquerque, New Mexico 87114

RE: Preliminary plat approval, Sidewalk Waiver and Deferral, & Vacation of Public Easements Tracts A-1-A & A-1-B; Ventana Town homes at Ventana Ranch

Dear Mr. Nyberg:

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 Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of Preliminary plat, Sidewalk waiver and deferral, and Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

for Stephanie Stratton

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

SS
Enclosure

P:\050057\cdp\corres\002-prel_plat_&_supptg_docs\Neighborhood approval letter2.doc

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 9-7-04 To 9-22-04

5. REMOVAL

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

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

Stephanie Stratton 8-26-04
(Applicant or Agent) (Date)

I issued 2 signs for this application, 8-26-04, [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002250

Rev. 5/9/03

EXHIBIT "B"

REASON FOR REQUEST/LOCATIOIN OF REQUEST
SIDEWALK DEFERRAL

DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED.

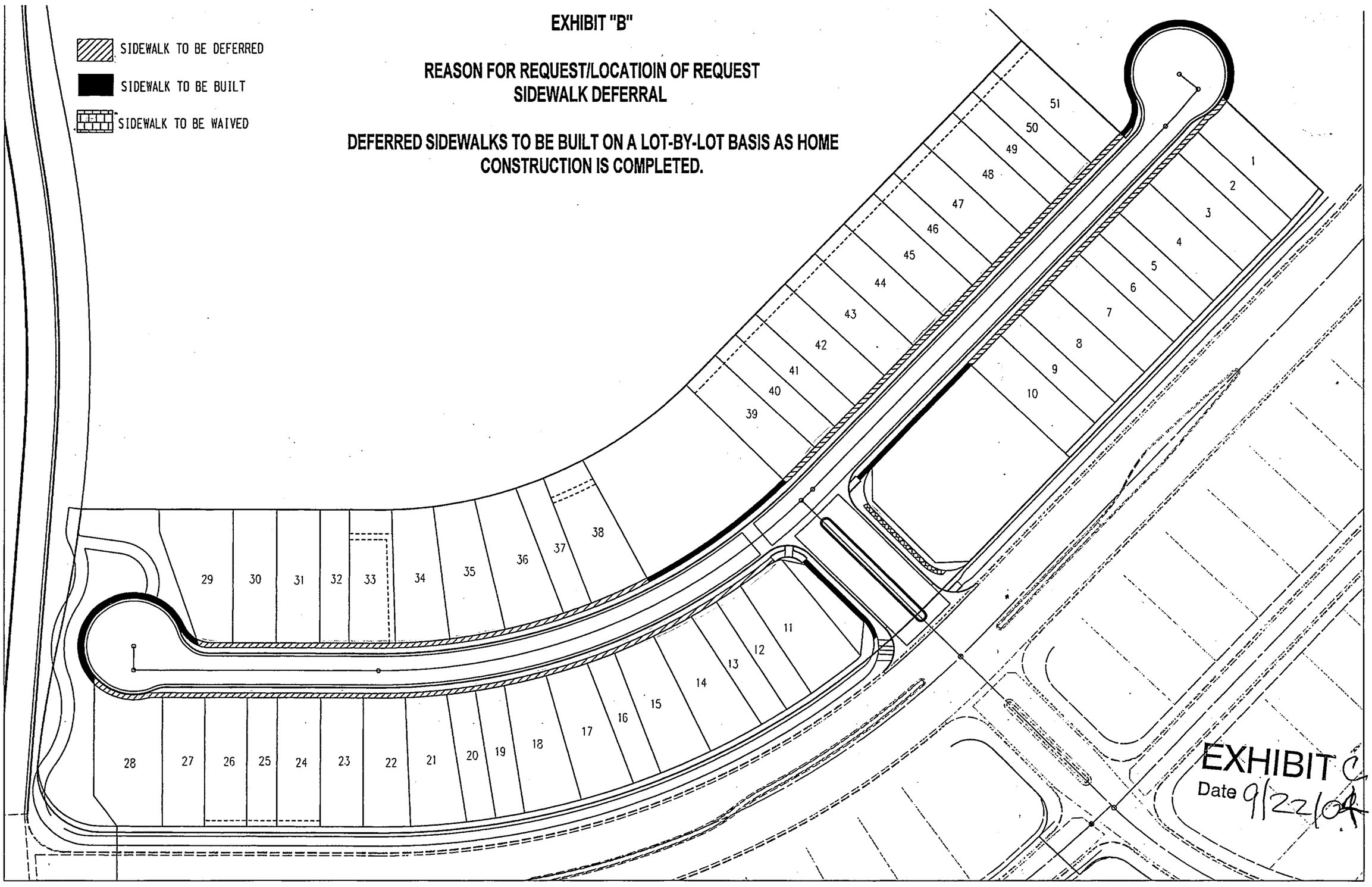


EXHIBIT C
Date 9/22/04

EXHIBIT "C"

VACATION REQUEST EXHIBIT

VENTANA TOWNHOMES
(TRACT A-1-B)

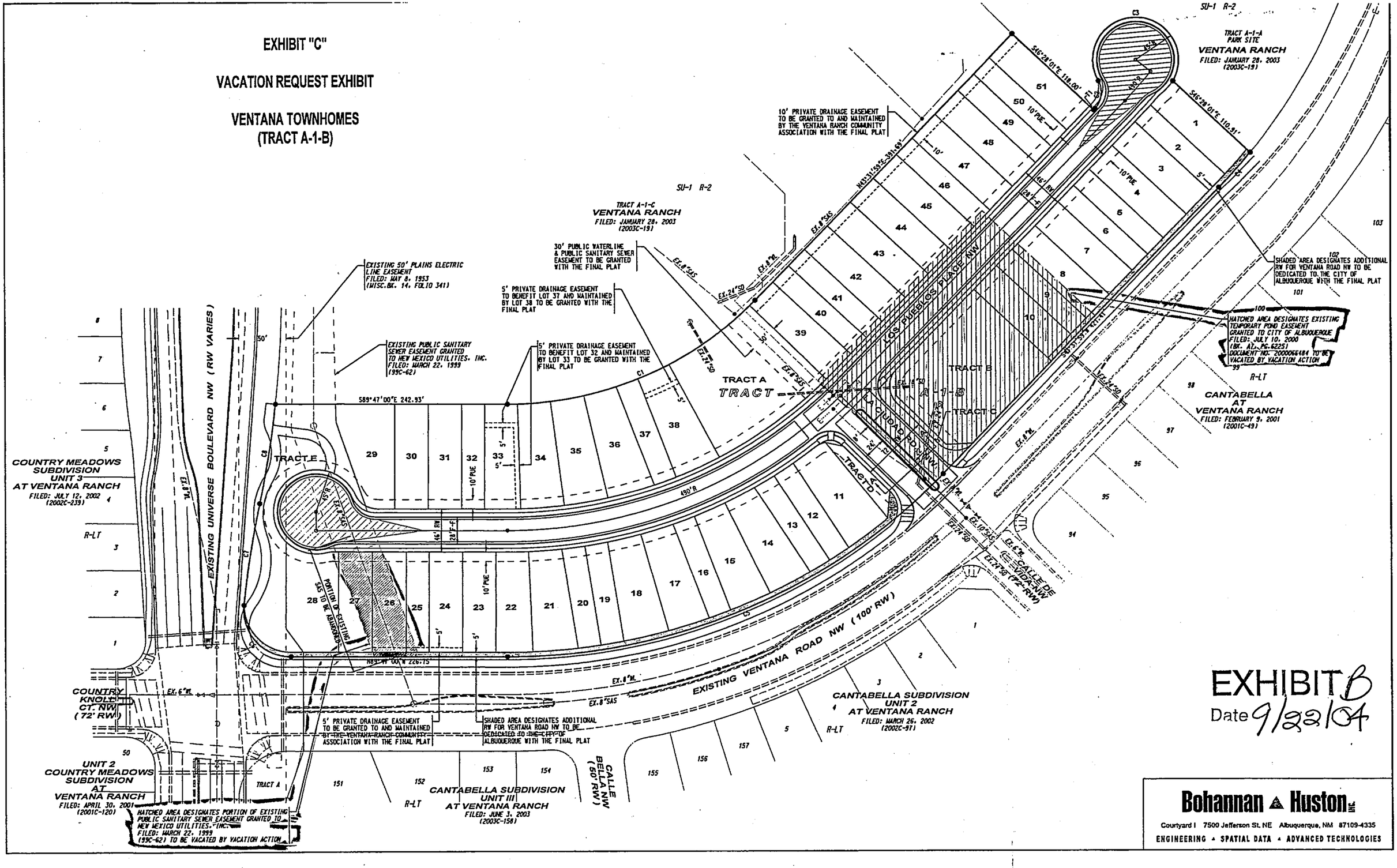


EXHIBIT B
Date 9/22/04

Bohannan ▲ Huston INC.

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

11⁵⁰

#641781

TEMPORARY EASEMENT
Offsite Cantabella Subdivision – Ventana Ranch
Temporary Detention Pond

THIS GRANT OF EASEMENT between Las Ventanas Limited Partnership, a New Mexico limited partnership ("Grantor"), whose address is 10 Tramway Loop, NE, Albuquerque, NM 87122, and the CITY OF ALBUQUERQUE, a New Mexico municipal corporation ("City"), whose address is PO Box 1293, Albuquerque, NM 87103.

1. **Recital**. Owner is the owner of certain real property described as Tract A-1 of Tracts A-1 and A-2, Ventana Ranch (a replat of Tract A, Ventana Ranch) filed in the office of the Bernalillo County Clerk on March 22, 1999 in Book 99C, Pg. 62 (Property).

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain Drainage Facilities on the Property, and the parties wish to enter into this Agreement to establish the obligations and responsibilities of the parties.

2. **Grant of Easement**. The Grantor grants to the City an exclusive temporary easement for a pond with appurtenances as described on Exhibit "A" on, over, across and through the Property, together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of the easement.

3. **Warranties**. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. **Building on Grantor's Property**. The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

5. **Temporary**. This easement will be released by the City when the City Engineer determines that the Easement is no longer required.

Judy D. Woodward Bern. Co. EASE R 11.00
2000066484
5387884
Page: 1 of 3
07/18/2000 10:11A
Bk-A7 Pg-6225

WITNESS my hand and seal this 30th day of May 2000.

APPROVED:

7-6-00

CITY ENGINEER DATED
CITY OF ALBUQUERQUE

GRANTOR:

LAS VENTANAS LIMITED PARTNERSHIP, a New Mexico limited partnership

By: _____
Robert M. Murphy, President
Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner

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

This instrument was acknowledged before me on May 30, 2000 by Robert M. Murphy, President, Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico limited partnership.

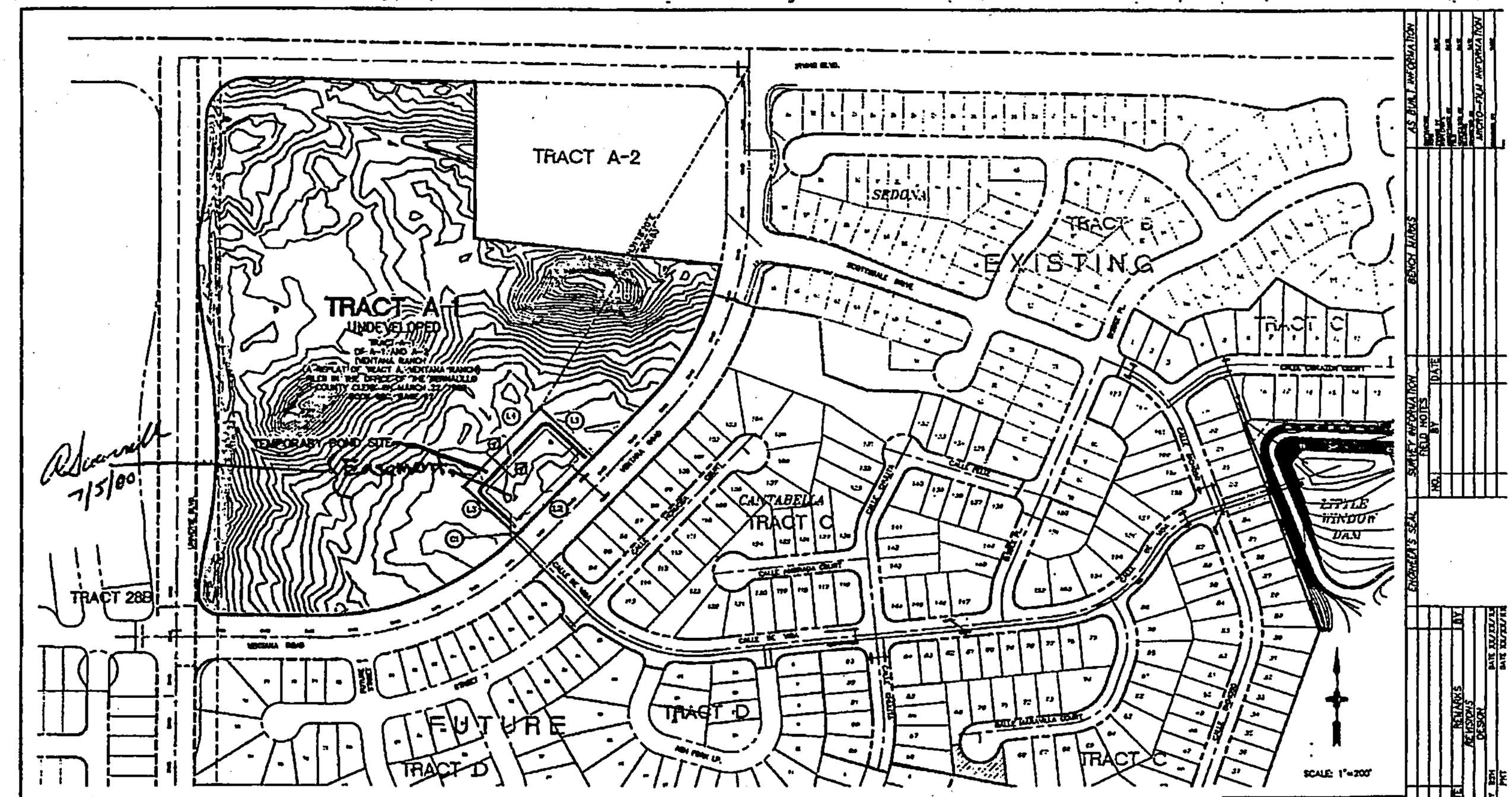
My commission expires:

Lisa K. Kilbreth
Notary Public

OFFICIAL SEAL
LISA K. KILBRETH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-11-00

2000066484
5387894
Page: 2 of 3
07/10/2000 10:11A
Bk-A7 Pg-6225
Judy D. Woodward Bern. Co. ERSE R 11.00

2000066484
5387684
Page: 3 of 3
07/18/2000 10:11A
Judy D. Woodward Bern. Co. EASE R 11.00 Bk-A7 Pg-6225



NOTES

1. VENTANA ROAD IS RAISED 6' – 8' ABOVE TRACT A-1.
2. POND SIZE IS APPROXIMATELY 1.3 ACRE FEET.
3. POND LOCATION AND SIZE IS ONLY TEMPORARY. UPON DEVELOPMENT OF TRACT A-1, A PERMANENT DETENTION FACILITY SHALL BE CONSTRUCTED.

SECTION A-A
N.T.S.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 44° 26' 02" E	163.64'
L2	S 43° 31' 56" W	232.73'
L3	N 46° 28' 02" W	163.46'
L4	N 43° 31' 56" E	289.80'

CURVE TABLE

NO.	DELTA	RADIUS	TANGENT	LENGTH
C1	86° 33' 05"	636.80'	8.84'	17.36'

LEGEND

	NEW	EXISTING
PROPERTY BOUNDARY		
RIGHT-OF-WAY LINE		
BLOCK & LOT LINES		
EASEMENT LINE		

Bohannan & Associates, Inc.
CIVIL & LAND SURVEYING
2000 Ron Anderson Rd., SE Suite 100
Rio Rancho, New Mexico 87124
(505) 896-6091 FAX (505) 896-6091

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTANA RANCH
CANTABELLA SUBDIVISION TEMPORARY OFFSITE POND
EXHIBIT A

AS BUILT INFORMATION
BENCH MARKS
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE
ENGINEER'S SEAL
NO. DATE REMARKS BY
REVISIONS
DESIGN
DESIGNED BY: TEH
DRAWN BY: PHT
DATE: 07/17/00
DATE: 07/17/00
UNIT FOOT SCALE

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Las Ventanas Limited Partnership PHONE: 856-6419
ADDRESS: 10 Tramway Lp NE FAX: 856-6335
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Bohannan Huston, Inc. PHONE: 823-1000
ADDRESS: 7500 Jefferson NE FAX: 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:
DESCRIPTION OF REQUEST: Sketch Plat approval

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

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

Lot or Tract No. Tract A-1-B Block: Unit:
Subdiv. / Addn Ventana Townhomes at Ventana Ranch
Current Zoning: SU-1 R-2 Proposed zoning:
Zone Atlas page(s): B10 No. of existing lots: No. of proposed lots:
Total area of site (acres): 6.49 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101006506046520201 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Universe Blvd. NW
Between: Ventana Rd. NW and

CASE HISTORY:

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

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

SIGNATURE Stephanie Stratton DATE 6-15-04
(Print) Yolanda Padilla ___ Applicant X Agent

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	04DRB - - 00926	SK		$ 0
☑ All fees have been collected	- -			$
☑ All case #s are assigned	- -			$
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
☑ Site is within 1000ft of a landfill	- -			$
☑ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date 6-23-04			$ 0

Los Duranceaux 6-15-04
Planner signature / date

Project # 1002250

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

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

✓ __ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.

vacant __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.

✓ __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

✓ __ Letter briefly describing, explaining, and justifying the request

✓ __ Any original and/or related file numbers are listed on the cover application

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

__ Preliminary Plat reduced to 8.5" x 11"

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Letter briefly describing, explaining, and justifying the request

__ Copy of previous D.R.B. approved infrastructure list

__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request

__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.

__ Design elevations & cross sections of perimeter walls

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

__ Property owner's and City Surveyor's signatures on the Mylar drawing

__ SIA financial guaranty verification

__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

__ Any original and/or related file numbers are listed on the cover application

__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.

__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Letter briefly describing, explaining, and justifying the request

__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

__ Property owner's and City Surveyor's signatures on the Mylar drawing

__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

__ Fee (see schedule)

__ Any original and/or related file numbers are listed on the cover application

__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**

__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.

__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Letter briefly describing, explaining, and justifying the request

__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.

__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended

__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Yolanda Padilla 6-15-04
Applicant name (print)

Stephanie Stratton
Applicant signature / date

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

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

Application case numbers
04DRB - ____ - 00926
____ - ____ - ____
____ - ____ - ____

Leslie Durancleaux 6-15-04
Planner signature / date

Project # 1002250

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 14, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Ventana Townhomes at Ventana Ranch

Dear Sheran:

Enclosed for Development Review Board (DRB) sketch plat 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 plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. This development will have to return to EPC and is planned to be heard August 19th, 2004.

Proposed are duplex, triplex and fourplex consisting of approximately 51, 24'min wide x 105' min. depth (interior unit) and 35'min wide x 105' (exterior unit) typical lots. The subject property consists of approximately 6.91 acres. Tract A-1-B is located on the northeast corner of Universe Blvd and Ventana Road and is zoned SU-1 R-2.

The grading and drainage for this tract will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. The existing pond system was completed with the apartment site to the north (CPN 702382) along with sanitary sewer and water, which is located in a utility easement east of the northern pond and within Street B. Design of the remaining waterline and sanitary sewer will be coordinated with Bob Gay of NMUI.

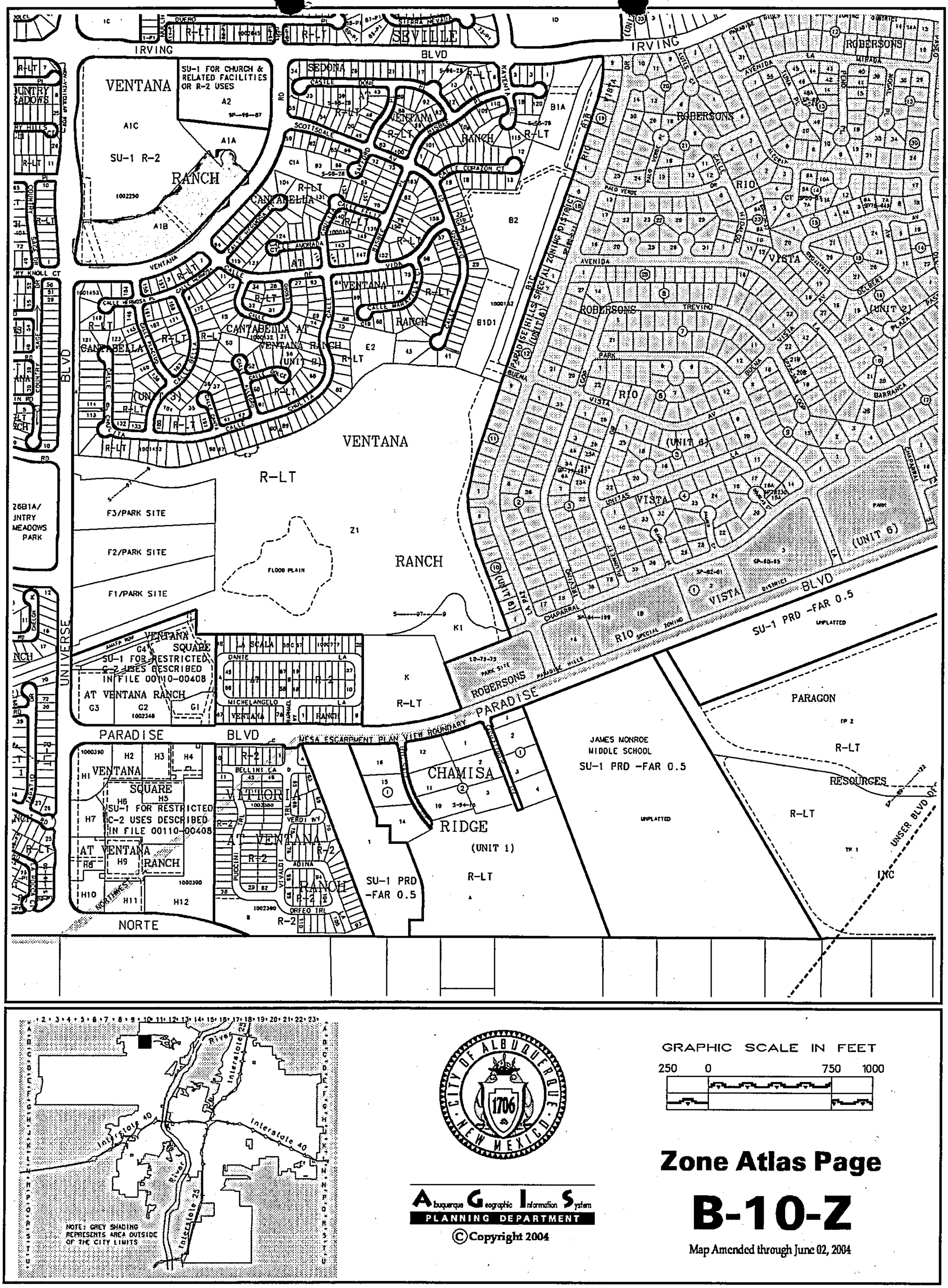
Please place this item on the DRB Agenda to be heard on June 23, 2004.

Sincerely,

Yolanda Padilla

Yolanda Padilla, P.E.
Community Development and Planning Group

yp



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through June 02, 2004

Current DRC
Project No. _____

Claire

ORIGINAL

Date Submitted: 1-8-03
Date Site Plan for Sub Approved: 1-8-03
Date Site Plan for Bldng Prmt Approved: 1-8-03
Date Preliminary Plat Expires: N/A
Application No. 02DRB-01891
~~EPC~~ Project No.: 1002250
EPC Case No. 02EPC-01481; -01480

Figure 12

INFRASTRUCTURE LIST

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

VENTANA RANCH APARTMENTS
(TRACT A-1-C, VENTANA RANCH) - SITE PLAN

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS - OFF SITE *(LAS VENTANAS LIMITED PARTNERSHIP)*						
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER;	IRVING BLVD	UNIVERSE BLVD	TRACT A-2	/	/	/
		25' F-F	ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER SIMM WITH S.B. LEFT TURN HOLDING BAY STREET LIGHTS AS PER COA DPM	UNIVERSE BLVD	IRVING BLVD	VENTANA ROAD	/	/	/
							/	/	/
			PUBLIC STORM DRAIN IMPROVEMENTS - OFF SITE *(LAS VENTANAS LIMITED PARTNERSHIP)*						
		24" DIA	RCP W/ NEC. MH'S & BENDS & INLETS	UNIVERSE BLVD	IRVING BLVD	WEST BRANCH OF CALABACILLAS ARROYO	/	/	/
		24" DIA	RCP W/ NEC. MH'S & BENDS & INLETS	IRVING BLVD	UNIVERSE BLVD	150 FT EAST	/	/	/
			PUBLIC ROADWAY IMPROVEMENTS - OFF SITE *(GSL INC.)*						
		10' WIDE	ASPHALT TRAIL	IRVING BLVD	UNIVERSE BLVD	TRACT A-2	/	/	/
		10' WIDE	ASPHALT TRAIL	UNIVERSE BLVD	IRVING BLVD	TRACT A-1-B	/	/	/
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS - OFF SITE *(GSL INC.)*						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT A-1-B	TRACT A-1-C	VENTANA ROAD	/	/	/
			PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS - OFF SITE *(GSL INC.)*						
		8" DIA	SANITARY SEWER W/ NEC. MH'S	PUBLIC EASEMENT ON TRACT A-1-B	TRACT A-1-C	VENTANA ROAD	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS - OFF SITE *(GSL INC.)*						
		18" - 24" DIA	RCP W/ NEC. MH'S & BENDS	PUBLIC EASEMENT ON TRACT A-1-B	TRACT A-1-C	VENTANA ROAD	/	/	/
			~~NOTE: GRADING AND DRAINGE CERTIFICATION IS REQUIRED PRIOR TO CO. STORM DRAIN SIZES SUBJECT TO CHANGE PER FINAL DRC DETERMINATION~~				/	/	/

AGENT/OWNER

SCOTT M. MCGEE — 12/12/02
PREPARED BY: PRINT NAME — DATE

ISAACSON & ARFMAN, P.A.
FIRM:

Scott M McGee
SIGNATURE

CONSTRUCTION COMPLETION DEADLINE OF IMPROVEMENTS WITHOUT A DRB EXTENSION
1-08-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Matson — DRB CHAIR Planning	1/8/03 DATE	Christina Sandoval — PARKS & ~~GENERAL SERVICES~~ Recreation	1/8/03 DATE
Rahl Dow — TRANSPORTATION DEVELOPMENT	1-08-03 DATE	N/A — AMAFCA	DATE
Roger Green — UTILITY DEVELOPMENT	1/8/03 DATE	Brad L. Bishop — CITY ENGINEER	1/8/03 DATE
NMUI	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: 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: ~~BULK LAND VARIANCE, PRELIMINARY/FINAL PLAT AND VACATION~~ REQUEST APPROVAL

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

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

Lot or Tract No. TRACT A-1 Block: ____ Unit: ____
Subdiv. / Addn. VENTANA RANCH
Current Zoning: SU-1 FOR RT Proposed zoning: ____
Zone Atlas page(s): B-10 No. of **existing** lots: 1 No. of **proposed** lots: 3
Total area of site (acres): 22.3783 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. 101006506248420201 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: UNIVERSE BLVD NW
Between: IRVING BLVD NW and VENTANA ROAD NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____
DRB-99-54 02EPC - 01480 (1002250)
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

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

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers	Action	S.F.	Fees
02 DRB - - 01886	P+F	S3	$ 355.-
02 DRB - - 01882	BLV		$ 145.-
02 DRB - - 01887	VPE		$ 45.-
- -			$
- -	Notice		$ 75.-
			Total $ 620.-

Hearing date JAN 8 2003

12/12/02
Planner signature / date

Project # 1002250

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) 145 + (3x70) = 145 + 210 = $355
✓ Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

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

KEVIN PATTON
Applicant name (print)

Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB - 01886
02DRB - 01887
02DRB - 01887

12/12/02
Planner signature / date

Project # 1002250

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. $145.-
- ✓ 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) 45
- __ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

- __ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ Any original and/or related file numbers are listed on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- __ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

- __ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- __ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the vacation
- __ Letter of authorization from the grantors and the beneficiaries
- __ Fee (see schedule)
- __ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

KEVIN PATTON
Applicant name (print)

Applicant signature / date

.pdf Form revised Sept. 2001

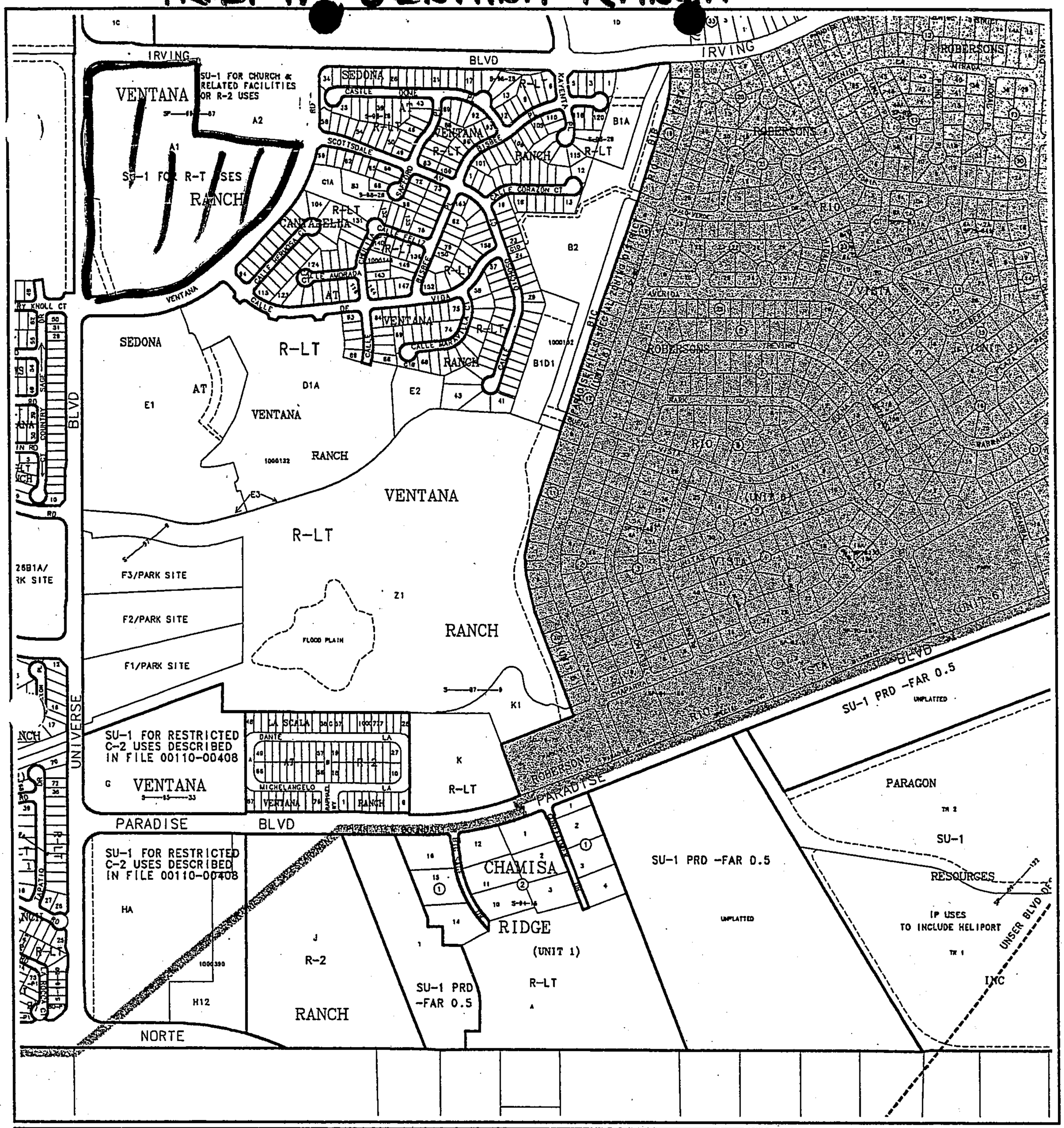
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

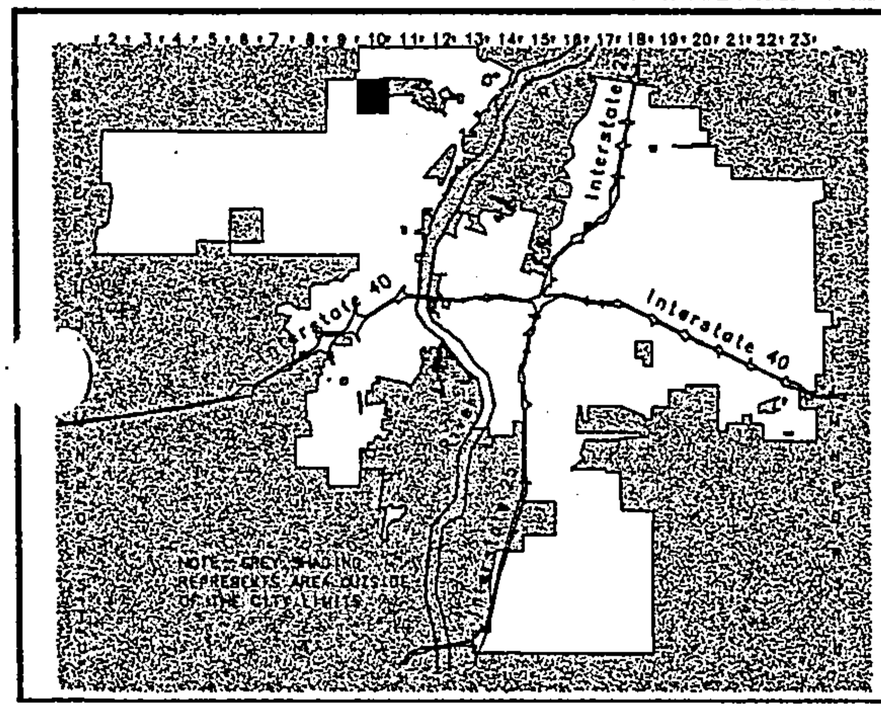
Application case numbers
02DRB - ____ - 01886
02DRB - ____ - 01882
02DRB - ____ - 01887

12/12/02
Planner signature / date

Project # 1002250

TRACT A, VENTANA RANCH





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through April 03, 2002

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 13, 2002

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

Re: Bulk Land Variance, Vacation Requests and Preliminary/Final Plat Approval
Tracts A-1-A, A-1-B and A-1-C, Ventana Ranch

Dear Roger:

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

- Application for Development Review
- Twenty-four (24) copies of the Reason/Location of Request for Vacation of the Public Easements (Exhibit A)
- Twenty-Four (24) copies of the Bulk Land Plat
- Fee in the amount of $620.00
- Letter from the Office of Neighborhood Coordination and related data, and
- Zone Atlas Map showing the location of the property.

The purpose of the Bulk Land Variance is to defer the imposition of infrastructure requirements for this subdivision. The Bulk Land Plat for Tracts A-1-A, A-1-B and A-1-C is submitted along with the Site Plan for Subdivision and Building Permit for the Ventana Ranch Apartments (Tract A-1-C). The Site Plan for Subdivision and Building Permit for the Ventana Ranch Apartments was approved at EPC on the November 21, 2002 hearing; under EPC Case # 02EPC-01480 (SPBP); 02EPC-01481 (SPSub) and EPC Project # 1002250. It is our request that the required infrastructure list submitted with the Site Plan to DRB, be tied to the Site Plan for Building Permit Approval. The Bulk Land Plat has provided all the necessary easements across Tract A-1-B in order to serve the apartment tract (Tract A-1-C).

The purpose of our vacation action is to vacate a blanket parkland easement. The easement will no longer be required with the dedication of Tract A-1-A.

Please place this item on the Development Review Board Agenda to be heard on January 8, 2003. If you have any questions or require further information, please contact me.

Sincerely,

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

M:\Data\BULK LAND. PLAT.doc

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87109-4335

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 12 , 2002

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

Re: Bulk Land Variance, Vacation of Public Easements and Preliminary/Final Plat Approval
Tracts A-1-1, A-1-B and A-1-C, 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 Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a Bulk Land Variance, vacation requests and preliminary/final plat 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,

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

mls
Enclosures

a:/msnyder/data/onc.lt

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 12, 2002

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

Re: Bulk Land Variance, Vacation of Public Easements and Preliminary/Final Plat Approval
Tracts A-1-A, A-1-B amd A-1-C, 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 Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a Bulk Land Variance, vacation requests and Preliminary/Final Plat 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,

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

mls
Enclosures

a:/msnyder/data/\onc.lt

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: December 10, 2002

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

Thank you for your inquiry of 12-10-02 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at East Al, 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 (h) 87114
June Brothers
9512 Duncan A. NW
897-3550 (h) 87114

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

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

7001 1940 0005 9518 6343

OFFICIAL USE

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

Postmark Here

ALBUQUERQUE NM 87102 JUL 02

PB METER 5049727

US POSTAGE 00.83

Sent To Jane Brattin

Street, Apt. No.; or PO Box No. 9512 Lomas NW

City, State, ZIP+4 ABQ NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 6336

OFFICIAL USE

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

Postmark Here

ALBUQUERQUE NM 87102 JUL 02

PB METER 5049727

US POSTAGE 00.83

Sent To Laura Nortm

Street, Apt. No.; or PO Box No. 7224 Cascadas NW

City, State, ZIP+4 ABQ NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

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

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

PAID RECEIPT

APPLICANT NAME LAS VENTANAS LP

AGENT BOHANNAN HUSTON

ADDRESS

PROJECT NO. 1002250

APPLICATION NO. 02DRB 02DRB-01882 / 02DRB-01887

$ 545 441006 / 4983000 (DRB Cases)

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

$ 75.00 441018 / 4971000 (Notification)

$ 620.00 **Total amount due**

DUPLICATE
City Of Albuquerque
Treasury Division
12/12/2002 3:36PM LOC: ANNX
RECEIPT# 00001617 WS# 006 TRANS# 0032
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt $620.00
J24 Misc $75.00
CK $620.00
CHANGE $0.00

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. **007817**

	DATE	AMOUNT
Six Hundred Twenty Dollars And 00 Cents	12/11/2002	$620.00

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

DUPLICATE
City Of Albuquerque

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

⑈007817⑈ ⑆107002192⑆ 1060291592⑈

12/12/2002 3:36PM LOC: ANNX
RECEIPT# 00001616 WS# 006 TRANS# 0032
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt $620.00
J24 Misc 10/28/02 $545.00

Thank You

counterreceipt.doc

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from Dec 24 2002 To JAN 8 2003.

5. REMOVAL

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

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

[signature], 12/12/02
(Applicant or Agent) (Date)

I issued 2 signs for this application, 12/12/02, [signature]
(Date) (Staff Member)

02DRB - 01882
02DRB - 01886
02DRB - 01887

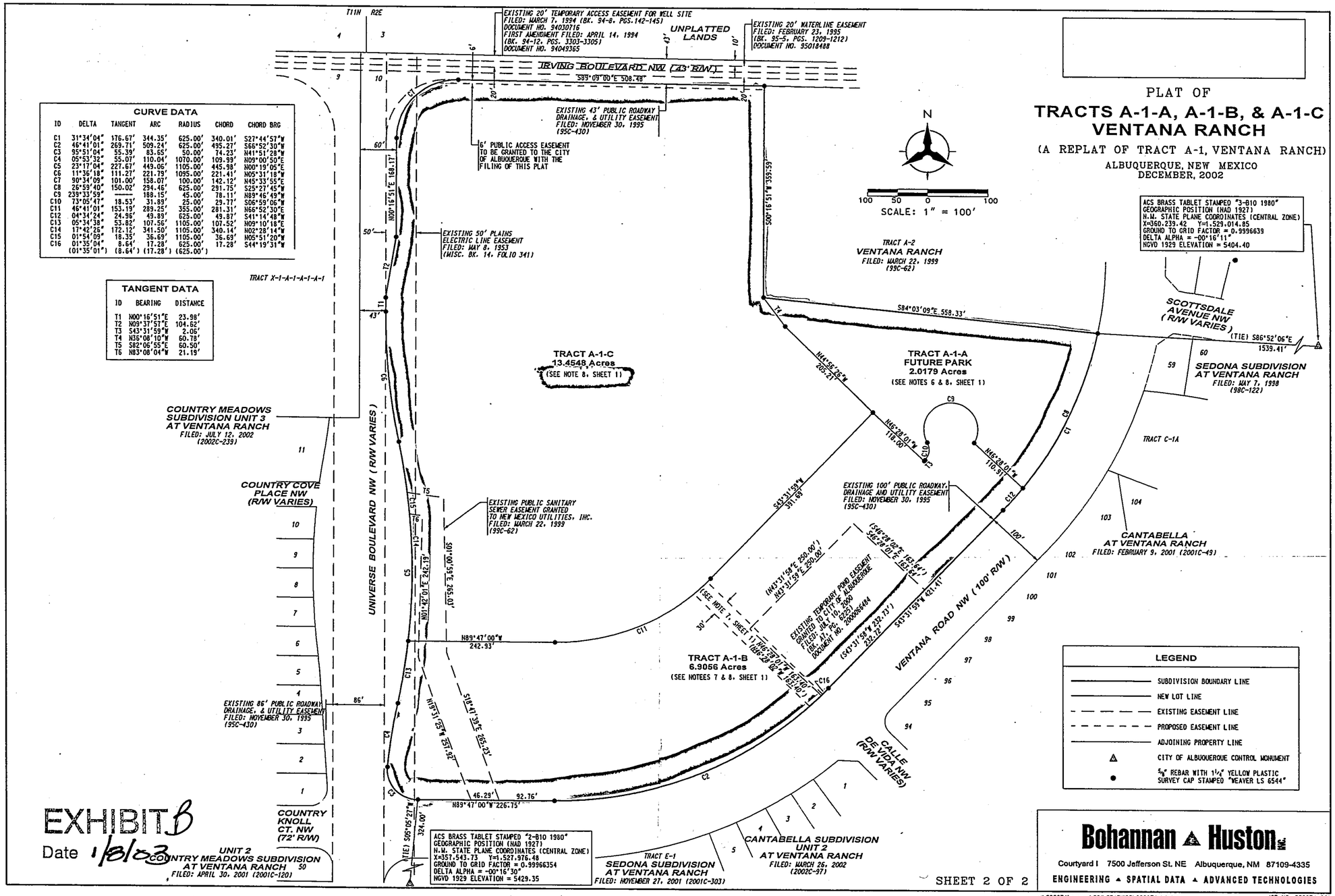
Rev. 11/8/90 PA

DRB CASE NUMBER: 100 2250

PLAT OF
TRACTS A-1-A, A-1-B, & A-1-C
VENTANA RANCH

(A REPLAT OF TRACT A-1, VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
DECEMBER, 2002



CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	31°34'04"	176.67'	344.35'	625.00'	340.01'	S27°44'57"W
C2	46°41'01"	269.71'	509.24'	625.00'	495.27'	S66°52'30"W
C3	95°51'04"	55.39'	83.65'	50.00'	74.23'	N41°51'28"W
C4	05°53'32"	55.07'	110.04'	1070.00'	109.99'	N09°00'50"E
C5	23°17'04"	227.67'	449.06'	1105.00'	445.98'	N00°19'05"E
C6	11°36'18"	111.27'	221.79'	1095.00'	221.41'	N05°31'18"W
C7	90°34'09"	101.00'	158.07'	100.00'	142.12'	N45°33'55"E
C8	26°59'40"	150.02'	294.46'	625.00'	291.75'	S25°27'45"W
C9	239°33'59"	———	188.15'	45.00'	78.11'	N89°46'49"W
C10	73°05'47"	18.53'	31.89'	25.00'	29.77'	S06°59'06"W
C11	46°41'01"	153.19'	289.25'	355.00'	281.31'	N66°52'30"E
C12	04°34'24"	24.96'	49.89'	625.00'	49.87'	S41°14'48"W
C13	05°34'38"	53.82'	107.56'	1105.00'	107.52'	N09°10'18"E
C14	17°42'26"	172.12'	341.50'	1105.00'	340.14'	N02°28'14"W
C15	01°54'09"	18.35'	36.69'	1105.00'	36.69'	N05°51'20"W
C16	01°35'04"	8.64'	17.28'	625.00'	17.28'	S44°19'31"W
	(01°35'01")	(8.64')	(17.28')	(625.00')		

TANGENT DATA

ID	BEARING	DISTANCE
T1	N00°16'51"E	23.98'
T2	N09°37'51"E	104.62'
T3	S43°31'59"W	2.06'
T4	N36°08'10"W	60.78'
T5	S82°06'55"E	60.50'
T6	N83°08'04"W	21.19'

EXHIBIT B
Date 1/8/03

SHEET 2 OF 2

Bohannan ▲ Huston INC.

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

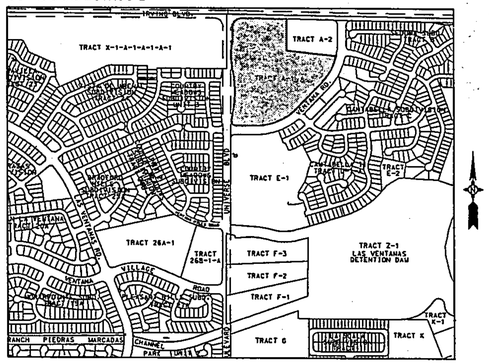
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

g:\020074\survey\001\GRAPHICS\020074plat.dgn
11-DEC-2002
14:00
mcole

JOB NO. 020074 001

10-02250

SP-2002492264



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-10-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Map No. B-10-Z.
3. Gross Subdivision Acreage: 22.3783 Acres.
4. Total Number of Tracts created: Three (3) Tracts.
5. This Plat shows existing easements.
6. Date of Survey: August, 2002
7. Total mileage of full/half width streets created: 0 mile.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract A-1 of the BULK LAND PLAT FOR TRACTS A-1 & A-2 VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on March 22, 1999 as Document No. 1999038835 in Book 99C, Page 62, into Three (3) tracts, to grant easements, and to vacate easements.

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

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

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

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A-1, OF THE BULK LAND PLAT FOR TRACTS A-1 & A-2, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 22, 1999 as Document No. 1999038835, in Book 99C, Page 62 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the southwest corner of said Tract A-1, a point of curvature on the northerly right-of-way line of Ventana Road NW, whence the Albuquerque City Survey (ACS) monument "2-B10-1980", a brass tablet set in concrete, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X = 357,543.73 and Y = 1,527,976.48 bears S05°05'27"W, a distance of 324.00 feet and from said point of beginning running thence along the westerly boundary of said Tract A-1
83.65 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord which bears N41°51'28"W, a distance of 74.23 feet to a point of compound curvature on the easterly right-of-way line of Universe Boulevard NW, thence running along the westerly boundary line of said Tract A-1 and also along said right-of-way line,
110.04 feet along the arc of a curve to the right having a radius of 1070.00 feet and a chord which bears N09°00'50"E, a distance of 109.99 feet to a point of reverse curvature; thence,
449.06 feet along the arc of a curve to the left having a radius of 1105.00 feet and a chord which bears N00°19'05"E, a distance of 445.98 feet to a point of reverse curvature; thence,
221.79 feet along the arc of a curve to the right having a radius of 1095.00 feet to a point of tangency; thence,
N00°16'51"E, a distance of 23.98 feet to a point; thence,
N09°37'57"E, a distance of 104.62 feet to a point; thence,
N0°16'51"E, a distance of 168.17 feet to a point of curvature being the northwest corner of said Tract A-1; thence,
158.07 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord which bears N45°33'55"E, a distance of 142.12 feet to a point on the northerly boundary line of said Tract A-1 and also being a point on the southerly right-of-way line of Irving Boulevard NW, thence running along the northerly boundary line of said Tract A-1 and also along said right-of-way line,
S89°09'00"E, a distance of 508.48 feet to the northeast corner of said Tract A-1, thence leaving said right-of-way line and running thence along the easterly boundary line of said Tract A-1,
S0°16'51"W, a distance of 359.59 feet to a point; thence,
S84°03'09"E, a distance of 558.33 feet to a point of curvature (non-tangent) on the northwesterly right-of-way line of Ventana Road NW, thence running along the southeasterly boundary line of said Tract A-1 and also along said right-of-way line,
344.35 feet along the arc of a curve to the right having a radius of 625.00 feet and a chord which bears S27°44'57"W, a distance of 340.01 feet to a point of tangency; thence,
S43°31'59"W, a distance of 421.41 feet to a point of curvature; thence,
505.24 feet along the arc of a curve to the right having a radius of 625.00 feet and a chord which bears S66°52'30"W, a distance of 495.27 feet to a point of tangency; thence,
N89°47'00"W, a distance of 226.75 feet to the point and place of beginning.

Tract contains 22.3783 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

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

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

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

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

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

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

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

SURVEYOR'S CERTIFICATION

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

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL SURVEYOR

A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: December 11, 2002

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within Projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A-1 of the BULK LAND PLAT FOR TRACTS A-1 & A-2, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 22, 1999 as Document No. 1999038835 in Book 99C, Page 62, now comprising Tracts A-1-A, A-1-B and A-1-C, VENTANA RANCH, Albuquerque, New Mexico is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: All access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, and in the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance, and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

By: _____
Robert W. Murphy, President
Sandia Properties Ltd., Co.
Managing Partner

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on ___ day of _____, 2002 by Robert W. Murphy, President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico Limited Partnership.

My Commission Expires:_____ _____
Notary Public

NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. Record bearings and distances are shown in parenthesis ( ).
5. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, not the City of Albuquerque.
6. Tract A-1-A of a minimum of 2.0 acres is reserved as a park site subject to approval by the City of Albuquerque. Dedication shall be by separate Deed and Subdivision Plat. This Park Site reserved to the City of Albuquerque per agreement Dated: October 23, 1995 for Tract A, filed: November 6, 1995, Document No. 95-114157, as amended by letter agreement dated: May 17, 2002.
7. Tract A-1-B is subject to a 30' wide floating Public Drainage & Public Utility Easement to be granted with the filing of this plat. Said easement is to be confined and defined by future development.
8. Existing temporary Blanket Parkland Easement for Park Site reserved to the City of Albuquerque per agreement Dated: October 23, 1995 for Tract A, filed: November 6, 1995, Document No. 95-114157, as amended by letter agreement dated: May 17, 2002 is vacated by Vacation Action V-

PLAT OF

TRACTS A-1-A, A-1-B, & A-1-C VENTANA RANCH

(A REPLAT OF TRACT A-1, VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
DECEMBER, 2002

APPROVALS

PLAT NUMBER_____

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS & RECREATION	DATE
QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES, INC.	DATE
VENTANA RANCH COMMUNITY ASSOCIATION, INC.	DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE	DATE

PNM STAMP

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

SHEET 1 OF 2

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

p:\020074\survey\001\GRAPHICS\020074plat.dgn
11-DEC-2002
13:56
mcole

JOB NO. 020074 001

Page: 2 of 2
03/22/1999 02:37P
July D. Woodward Bern. Co. PLAT R 12.00 B3-95C Pg-62

BULK LAND PLAT FOR

TRACTS A-1 & A-2 VENTANA RANCH

(A REPLAT OF TRACT A, VENTANA RANCH)

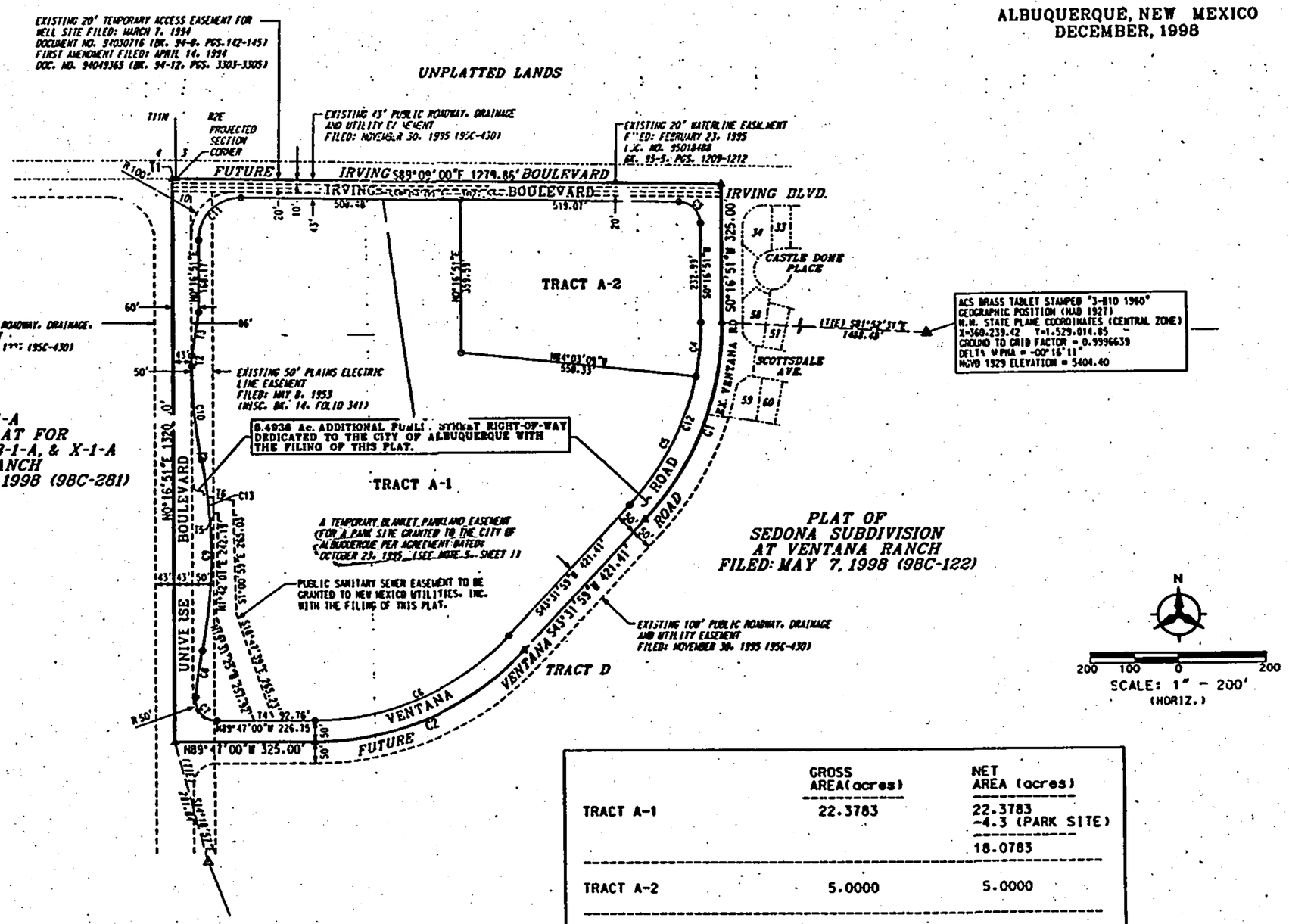
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1998

CURVE DATA

DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
3°15'08"	267.61	509.55	675.00	497.54	S 21°54'25" W
6°41'01"	291.29	549.98	675.00	534.89	S 66°52'30" W
9°25'51"	49.51	78.04	50.00	70.36	S 44°26'05" E
1°41'04"	63.95	127.46	625.00	127.24	S 6°07'23" W
1°34'04"	176.67	344.35	625.00	340.01	S 27°44'57" W
6°41'01"	269.71	509.24	625.00	495.27	S 66°52'30" W
5°51'04"	55.39	83.65	50.00	74.23	N 41°51'28" W
5°53'32"	55.07	110.04	1070.00	109.99	N 9°00'50" E
3°17'04"	227.67	449.06	1105.00	445.98	N 0°19'05" E
1°36'18"	111.27	221.79	1095.00	221.41	N 5°31'18" W
0°34'09"	101.00	158.07	100.00	142.12	N 45°33'55" E
3°15'08"	247.79	471.81	625.00	460.69	S 21°54'25" E
1°54'09"	18.35	36.69	1105.00	36.69	N 5°51'20" W

TANGENT DATA

No.	DIRECTION	DISTANCE
T1	S 89°47'00" E	[illegible]
[illegible]	N 0°19'51" E	[illegible]
T3	N 9°37'57" E	[illegible]
T4	N 53°47'00" W	46.29
T5	N 53°00'04" W	21.13
T6	S 82°06'55" E	60.58



	GROSS AREA (acres)	NET AREA (acres)
TRACT A-1	22.3783	22.3783 -4.3 (PARK SITE) 18.0783
TRACT A-2	5.0000	5.0000
R/W VENTANA/IRVING/UNIVERSE	5.4936	
TOTAL AREA	32.8719	23.0783

JOB NO. 99180801

Bohannan Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

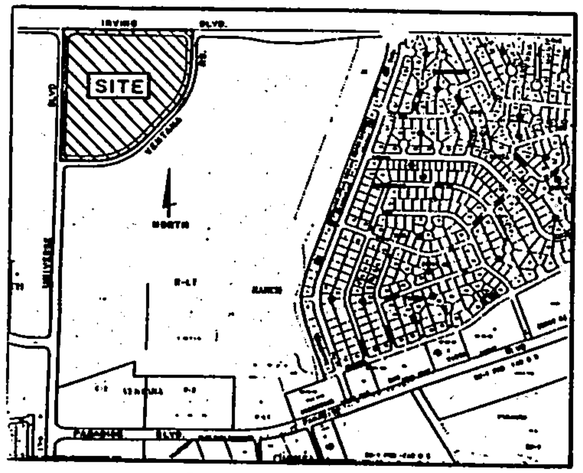
EXHIBIT "A"

REASON FOR REQUEST/LOCATION OF REQUEST
VACATION OF BLANKET PARKLAND EASEMENT

TRACTS A-1-A, A-1-B AND A-1-C, VENTANA RANCH

The existing blanket parkland easement will no longer be required with the dedication of Tract A-1-C.

SP 98120213380352



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-9-Z & B-10-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 99-54
2. Zone Atlas Index Map No. B-9-Z & B-10-Z.
3. Gross Subdivision Acreage: 32.8719 Acres.
4. Total Number of Tracts created: Two (2) Tracts.
5. This Plat shows existing easements.
6. Date of last survey: June, 1998.
7. Total mileage of half width streets created: 0.0375 mile.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract A of PLAT OF VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430, and create Tracts A-1 and A-2 VENTANA RANCH, to dedicate additional Public Street right-of-way to the City of Albuquerque, and to grant easements.

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. U.S. West for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (but not parallel within).

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

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Sections 9 & 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A, PLAT OF VENTANA RANCH Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on November 30, 1995 as Document No. 95122531, in Volume 95C, folio 430 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the southwest corner of said Tract A, whence the Albuquerque City Survey (ACS) monument "2-B10-1980", a brass tablet set in concrete, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X = 357,543.73 and Y = 1,527,976.48 bears S14°18'13"E, a distance of 281.94 feet and from said point of beginning running thence along the westerly boundary of said Tract A, N0°16'51"E, a distance of 1320.00 feet to the northwest corner of said Tract A, a point on the Section Line common to Projected Sections 4 & 9; Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along said projected Section Line and also along the northerly boundary line of said Tract A,
S89°47'00"E, a distance of 8.20 feet to a point being the Section Corner common to projected Sections 3,4,9 & 10, T11 North, Range 2 East, New Mexico Principal Meridian; thence running along the northerly boundary line of said Tract A and also along the Section Line common to said projected sections 3 & 10,
S89°09'00"E, a distance of 1279.86 feet to the northeast corner of said Tract A; thence leaving said section line and running thence along the southeasterly boundary line of said Tract A,
S0°16'51"W, a distance of 325.00 feet to a point of curvature; thence
509.55 feet along the arc of a curve to the right having a radius of 675.00 feet and a chord bearing S21°54'25"W, a distance of 497.54 feet to a point of tangency; thence,
S43°31'59"W, a distance of 421.41 feet to a point of curvature; thence,
549.98 feet along the arc of a curve to the right having a radius of 675.00 feet and a chord bearing S66°52'30"W, a distance of 534.89 feet to a point of tangency; thence,
N89°47'00"W, a distance of 325.00 feet to the point and place of beginning.

Tract contains 32.8719 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

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

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

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

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

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

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

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

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within Projected Sections 9 & 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A PLAT OF VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on November 30, 1995 as Document No. 95122531 in Volume 95C, folio 430, now comprising Tracts A-1 and A-2, VENTANA RANCH, Albuquerque, New Mexico is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate additional public streets and public rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, and in the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance, and repair, including removal of the Encroachments (the "Work") without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work effects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

By: _____
Robert M. Murphy, President
Sandia Properties Ltd., Co.
Managing Partner

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 11th day of February 1999, by Robert M. Murphy, President of Sandia Properties Ltd. Co., a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico Limited Partnership.

My Commission Expires: 10-11-00

Lisa K. Kilbreth
Notary Public

NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, not the City of Albuquerque.
5. A park site of a minimum of 4.3 acres within Tract A-1 is reserved for potential park site subject to approval by the City of Albuquerque. Dedication shall be by separate Deed and Subdivision Plat. A temporary Blanket Parkland Easement for a Park Site granted to the City of Albuquerque per agreement Dated: October 23, 1995 for Tract A, filed: November 6, 1995, Document No. 95-114157.
6. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a four-inch (4") aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 6544".

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
N.M.P.S. No. 6544
Date: FEB. 10, 1999

Bohannan Huston
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

Judy D. Woodward Bern. Co. PLAT R 12.00 B1-99C Pg-62

BULK LAND PLAT FOR

TRACTS A-1 & A-2 VENTANA RANCH

(A REPLAT OF TRACT A, VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
DECEMBER, 1998

APPROVALS

PLAT NUMBER_____

PLANNING DIRECTOR	DATE 3/18/99
CITY ENGINEER	DATE 3-16-99
A.M.A.F.C.A.	DATE 2-25-99
TRAFFIC ENGINEER	DATE 3-16-99
CITY SURVEYOR	DATE 03/12/99
PROGRAM MANAGEMENT	DATE 3-17-99
UTILITY DEVELOPMENT DEPARTMENT	DATE 3-16-99
PLANNING & POLICY SECTION, CIP	DATE 02-15-99
U.S. WEST COMMUNICATIONS	DATE 2-17-99
JONES INTERCABLE	DATE 3-3-99
PNM ELECTRIC SERVICES	DATE 3-3-99
PNM GAS SERVICES	DATE 2-16-99
NEW MEXICO UTILITIES, INC.	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # 1-010-065-002484-20201

Las Ventanas LTD Partnership
PROPERTY OWNER OF RECORD

Pauline Rodriguez 3/18/99
N/A RS 3/18/99
BERNALILLO COUNTY TREASURER'S OFFICE DATE

SP 99-67

PNM STAMP

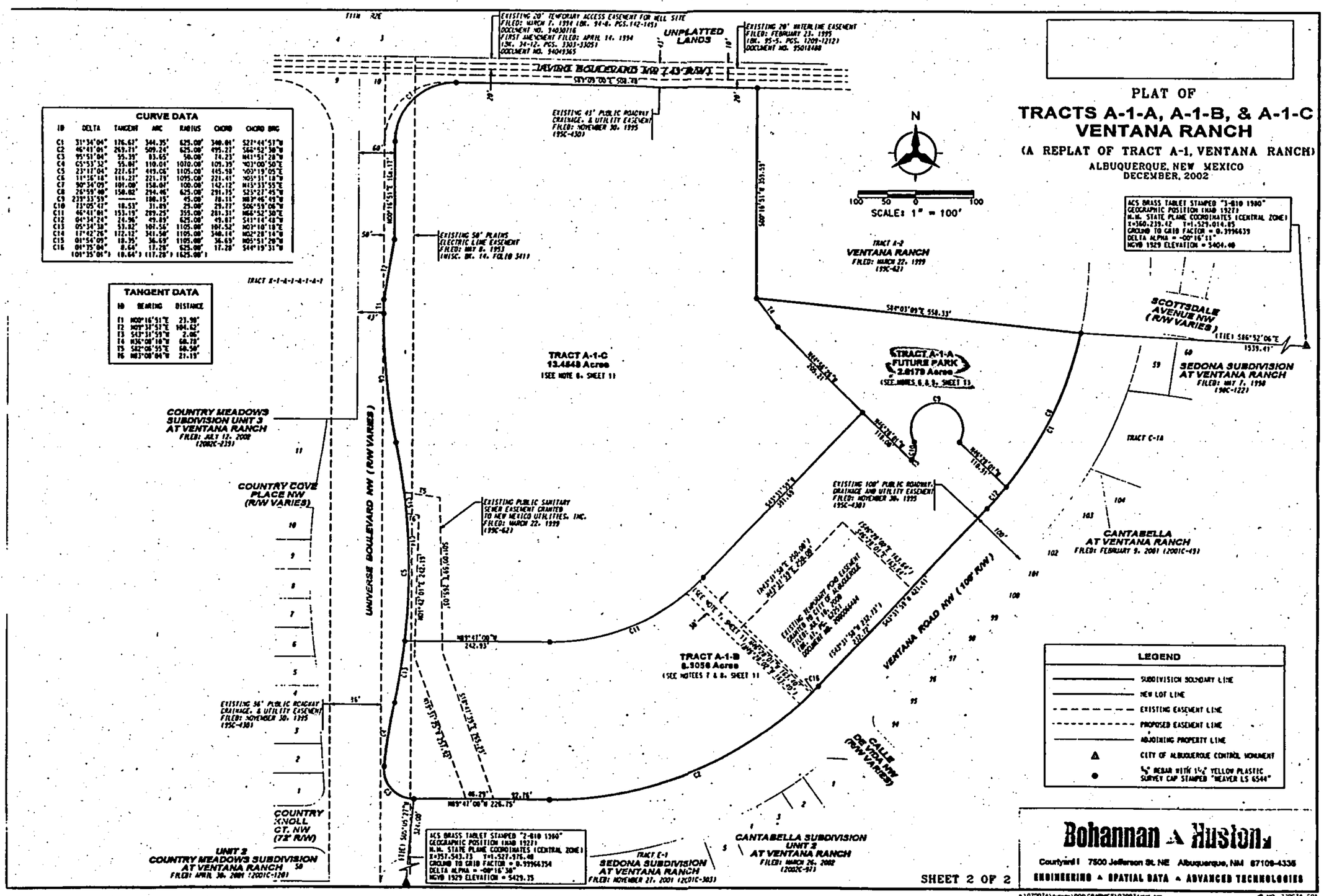
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

PLAT OF
TRACTS A-1-A, A-1-B, & A-1-C
VENTANA RANCH

(A REPLAT OF TRACT A-1, VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
DECEMBER, 2002



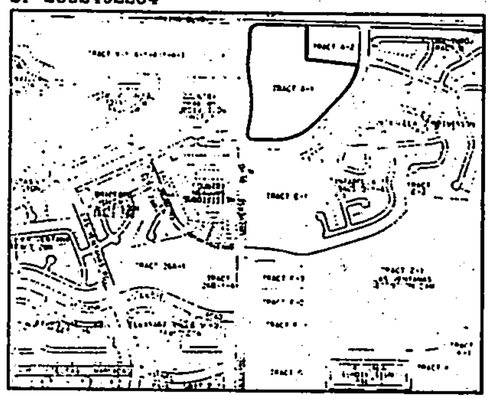
CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	31°34'04"	176.62'	344.35'	625.00'	340.04'	S27°44'57"W
C2	46°41'01"	269.71'	509.24'	625.00'	495.21'	S66°52'30"W
C3	95°51'04"	55.39'	83.65'	50.00'	74.23'	N41°51'28"W
C4	05°53'32"	55.07'	110.04'	1070.00'	109.39'	N03°00'50"E
C5	23°17'04"	227.67'	449.06'	1105.00'	445.98'	N03°19'05"E
C6	11°36'18"	111.27'	221.78'	1095.00'	221.41'	N05°31'18"W
C7	90°54'09"	101.00'	158.04'	100.00'	142.12'	N45°33'55"E
C8	26°59'40"	150.02'	294.46'	625.00'	291.75'	S23°27'45"W
C9	239°33'59"	———	188.15'	45.00'	88.11'	N88°46'49"W
C10	73°05'47"	18.53'	31.89'	25.00'	29.77'	S06°59'06"W
C11	46°41'01"	153.19'	289.25'	355.00'	281.31'	N66°52'30"E
C12	04°34'24"	24.96'	49.87'	625.00'	49.87'	S41°16'48"W
C13	05°34'38"	53.82'	107.52'	1105.00'	107.52'	N03°10'18"E
C14	17°42'26"	172.12'	341.50'	1105.00'	340.14'	N02°28'14"W
C15	01°54'09"	18.35'	36.69'	1105.00'	36.65'	N05°51'20"W
C16	04°35'04"	8.64'	17.28'	625.00'	17.28'	S44°19'31"W
	101°35'04"*	(8.64')	(17.28')	(625.00')		

TANGENT DATA

ID	BEARING	DISTANCE
T1	N00°16'51"E	23.98'
T2	N09°37'57"E	104.62'
T3	S43°31'59"W	2.06'
T4	N36°08'10"W	68.78'
T5	S82°06'55"E	68.56'
T6	N83°08'04"W	21.19'

SP-2002492264



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-10-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Map No. B-10-Z.
3. Gross Subdivision Acreage: 22.3783 Acres.
4. Total Number of Tracts created: three (3) Tracts.
5. This Plat shows existing easements.
6. Date of Survey: August, 2002
7. Total mileage of full/half width streets created: 0 mile.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract A-1 of the BULK LAND PLAT FOR TRACTS A-1 & A-2 VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on March 22, 1999 as Document No. 1999038835 in Book 99C, Page 62, into three (3) tracts, to grant easements, and to vacate easements.

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (but not parallel within).

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

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

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 18, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A-1, OF THE BULK LAND PLAT FOR TRACTS A-1 & A-2, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 22, 1999 as Document No. 1999038835, in Book 99C, Page 62 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the southwest corner of said Tract A-1, a point of curvature on the northerly right-of-way line of Ventana Road NW, whence the Albuquerque City Survey (ACS) monument "2-B18-1980", a brass tablet set in concrete, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X = 357,543.73 and Y = 1,527,976.48 bears S05°05'27"W, a distance of 324.00 feet and from said point of beginning

running thence along the westerly boundary of said Tract A-1
83.65 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord which bears N41°51'28"W, a distance of 74.23 feet to a point of compound curvature on the easterly right-of-way line of Universe Boulevard NW, thence running along the westerly boundary line of said Tract A-1 and also along said right-of-way line,
110.04 feet along the arc of a curve to the right having a radius of 1070.00 feet and a chord which bears N09°08'56"E, a distance of 109.99 feet to a point of reverse curvature; thence,
449.06 feet along the arc of a curve to the left having a radius of 1105.00 feet and a chord which bears N00°19'05"E, a distance of 445.98 feet to a point of reverse curvature; thence,
221.79 feet along the arc of a curve to the right having a radius of 1095.00 feet to a point of tangency; thence,
N00°16'51"E, a distance of 23.98 feet to a point; thence,
N09°37'51"E, a distance of 104.62 feet to a point; thence,
N00°16'51"E, a distance of 168.17 feet to a point of curvature being the northwest corner of said Tract A-1; thence,
158.07 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord which bears N45°33'55"E, a distance of 142.12 feet to a point on the northerly boundary line of said Tract A-1 and also being a point on the southerly right-of-way line of Irving Boulevard NW, thence running along the northerly boundary line of said Tract A-1 and also along said right-of-way line,
S89°09'00"E, a distance of 588.48 feet to the northeast corner of said Tract A-1, thence leaving said right-of-way line and running thence along the easterly boundary line of said Tract A-1,
S00°16'51"W, a distance of 359.99 feet to a point; thence,
S04°03'09"E, a distance of 558.33 feet to a point of curvature (non-tangent) on the northeasterly right-of-way line of Ventana Road NW, thence running along the southeasterly boundary line of said Tract A-1 and also along said right-of-way line,
344.35 feet along the arc of a curve to the right having a radius of 625.00 feet and a chord which bears S27°44'57"W, a distance of 340.01 feet to a point of tangency; thence,
S43°31'59"W, a distance of 421.41 feet to a point of curvature; thence,
505.24 feet along the arc of a curve to the right having a radius of 625.00 feet and a chord which bears S66°52'30"W, a distance of 495.21 feet to a point of tangency; thence,
N89°47'00"W, a distance of 226.75 feet to the point and place of beginning.

Tract contains 22.3783 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

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

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

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

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

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

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

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

SURVEYOR'S CERTIFICATION

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

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL SURVEYOR

A. Dwain Weaver
A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: December 11, 2002

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within Projected Section 18, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A-1 of the BULK LAND PLAT FOR TRACTS A-1 & A-2, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 22, 1999 as Document No. 1999038835 in Book 99C, Page 62, now comprising Tracts A-1-A, A-1-B and A-1-C, VENTANA RANCH, Albuquerque, New Mexico is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant all access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, and in the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance, and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

By: _____
Robert M. Murphy, President
Sandia Properties Ltd., Co-
Managing Partner

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on ___ day of _____, 2002 by Robert M. Murphy, President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico Limited Partnership.

My Commission Expires:_____ _____
Notary Public

NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. Record bearings and distances are shown in parenthesis ( ).
5. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, not the City of Albuquerque.
6. Tract A-1-A of a minimum of 2.0 acres is reserved as a park site subject to approval by the City of Albuquerque. Dedication shall be by separate Deed and Subdivision Plat. This Park Site reserved to the City of Albuquerque per agreement Dated: October 23, 1995 for Tract A, filed: November 6, 1995, Document No. 95-114157, as amended by letter agreement dated: May 17, 2002.
7. Tract A-1-B is subject to a 30' wide floating Public Drainage & Public Utility Easement to be granted with the filing of this plat. Said easement is to be confined and defined by future development.
8. Existing temporary Blanket Parkland Easement for Park Site reserved to the City of Albuquerque per agreement Dated: October 23, 1995 for Tract A, filed: November 6, 1995, Document No. 95-114157, as amended by letter agreement dated: May 17, 2002 is vacated by Vacation Action #_____

PLAT OF

TRACTS A-1-A, A-1-B, & A-1-C VENTANA RANCH

(A REPLAT OF TRACT A-1, VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
DECEMBER, 2002

APPROVALS

PLAT NUMBER_____

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS & RECREATION	DATE
QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES, INC.	DATE
VENTANA RANCH COMMUNITY ASSOCIATION, INC.	DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE	DATE

PNM STAMP

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

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

1-13-2003

8. Project # 1002250
02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat Approval
02DRB-01887 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH,** zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10)

At the January 8, 2003, Development Review Board meeting, The Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary plat was approved with final sign off delegated to Planning.

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

FINDINGS:

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

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

CONDITIONS:

1. 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.

02DRB-01890 Minor-Amnd SiteDev Plan Subd/EPC
02DRB-01891 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract (s) A1 and A2, **VENTANA RANCH,** zoned SU-1 for R2 & SU-1 for Church/R2, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: Z-94-105, Z-98-111, DRB-99-54/S-99-17, 02EPC-01480, 02EPC-01481] **[Makita Hill, EPC Case Planner]** (B-10)

At the January 8, 2003, Development Review Board meeting, the Amended Site Development Plan was approved with final sign off delegated to City Engineer. With the signing of the infrastructure list dated 1/8/03 the Site Development Plan for Building Permit was approved with final sign off delegated to City Engineer for SIA.

If you wish to appeal this decision, you must do so by January 23, 2003, in the manner described below.

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

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

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

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

Roger Green
Acting, DRB Chair

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

MEMORANDUM

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division MH
Date: Tuesday, January 7, 2003
Re: Comments on Project 1002250/02DRB 01890 01891

Project 1002250, a request for an amendment to an existing site development plan for subdivision and a site development plan for building permit, was reviewed by the Environmental Planning Commission at a public hearing on November 21, 2002. The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plans for subdivision and building permit as submitted to the DRB, and the letter from agent James Strozier of Consensus Planning dated December 11, 2002 designed to address the EPC's conditions of approval. I have the following comments:

1. The site is located within the Established Urban area of the Comprehensive Plan. Applicable policies address the need for new development to respect existing neighborhoods, new development on vacant land, appropriate locations for higher density housing, minimizing related traffic impacts, and quality and innovation in the design of new development (policies d, e, h, k, l).
2. The site is located within the Paradise Community planning area of the West Side Strategic Plan (WSSP). The Paradise Community portion of the WSSP states that multifamily housing, public facilities, educational and employment facilities, and other non single-family residential uses are appropriate along with commercial services in these areas (WSSP p. 57). The request is consistent with the WSSP's intent for the subject site as expressed by statements pertaining to the Paradise Community planning area.
3. In review of Mr. Strozier's letter dated December 11, 2002, I find that Mr. Strozier has addressed all of the EPC conditions for approval pertaining to this case. Conditions pertaining to improvements to transportation facilities, TIS mitigation measures, DPM development standards, utilities, grading and drainage plan, and additional right-of-way, should be confirmed by Transportation Development Services and Public Works staff. The condition pertaining to a 10-foot wide trail on the site has been addressed. A new 10-foot side trail is indicated on the site plan.

Pending resolution of the above issues, staff will recommend approval of this request. To date, no new issues pertaining to this request have emerged that I am aware of.

XC: James Stozier, Consensus Planning/Agent

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Sandia Properties, Ltd. Co. PHONE: 856-2726
ADDRESS: No. 10 Tramway Loop, NE FAX: 856-6335
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: kbrowning@sandiaprope
Proprietary interest in site: Owner
AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
ADDRESS: 924 Park Avenue, SW FAX: 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.

DESCRIPTION OF REQUEST: ~~DRB sign off of EPC approved Site Plans.~~

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

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

Lot or Tract No. Tracts A1 and A2 Block: ____ Unit: ____
Subdiv. / Addn. Ventana Ranch
Current Zoning: SU-1 for R2, SU-1 for Church/R-2 Proposed zoning: NA
Zone Atlas page(s): B10 No. of **existing** lots: 2 No. of **proposed** lots: 4
Total area of site (acres): 27.4 Density if applicable: dwellings per gross acre: NA dwellings per net acre: 21
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. 101006506046520201 and 101006510251420202 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: Universe Boulevard
Between: Ventana Road and Irving Boulevard

CASE HISTORY: Mokita Hill, EPC Case Planner
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Z-94-105, Z-98-111, DRB-99-54, S-99-17 02EPC - 01480 // 02EPC - 01481
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ✔. Date of review: 9/18/02

SIGNATURE ____ DATE 12/12/02
(Print) James K. Strozier, AICP ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers	Action	S.F.	Fees
02DRB - ____ - 01890	SPS	P3	$ 0
02DRB - ____ - 01891	SPB	P3	$ 0
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ 0

Hearing date JAN 8 2002

12/13/02
Planner signature / date

Project # 1002250

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

☐ SKETCH PLAN REVIEW AND COMMENT

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

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

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☑ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED AMENDED S.D.P. for SUBDIVISION
☑ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

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

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

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

James C. Strozier
Applicant name (print)

12/12/02
Applicant signature / date

Form revised September 2001

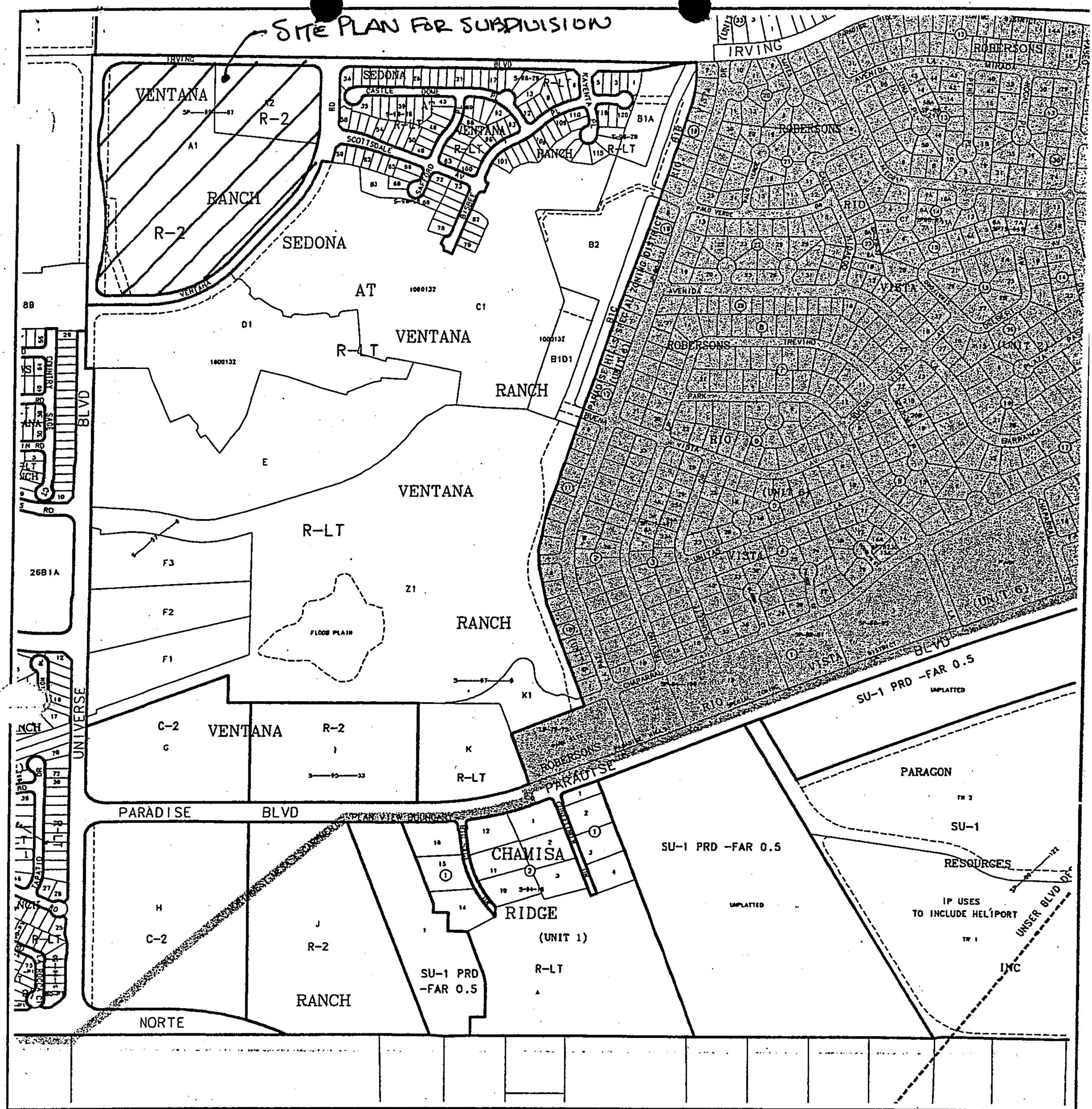
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

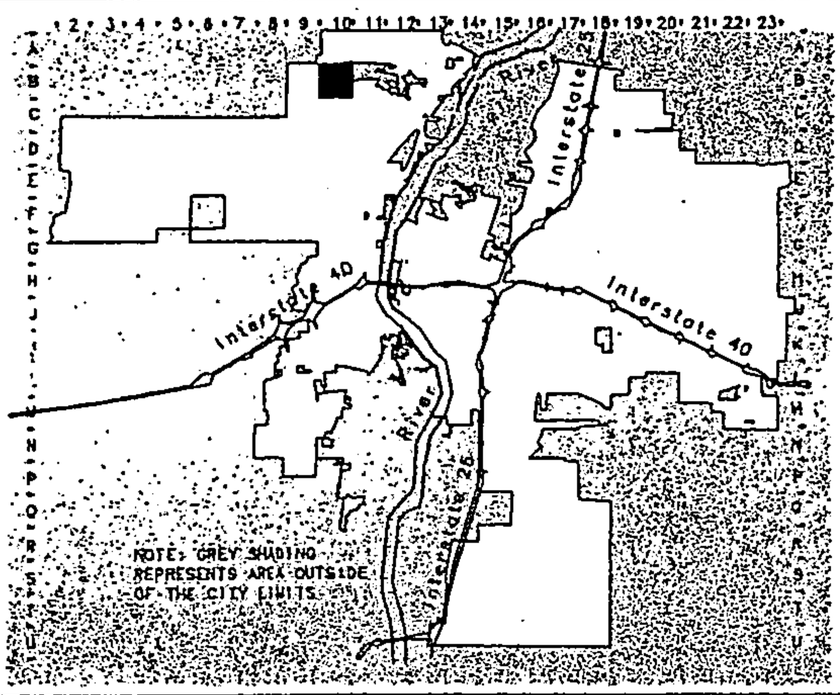
Application case numbers
02DRB-_____-0149D
02DRB-_____-01491
_____-_____-_____

12/13/02
Planner signature / date

Project # 1002250

SITE PLAN FOR SUBDIVISION





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

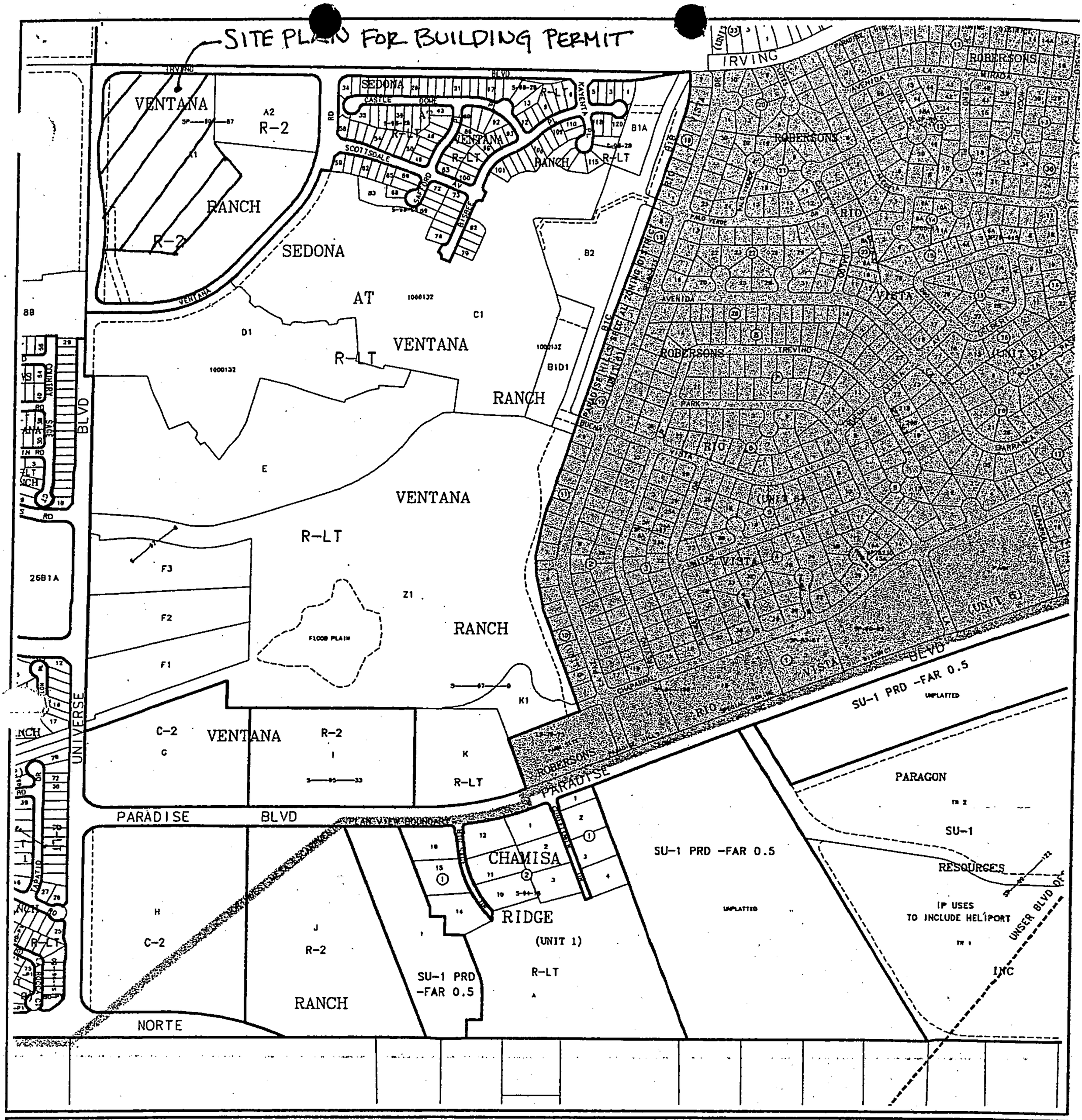
250 0 750 1000

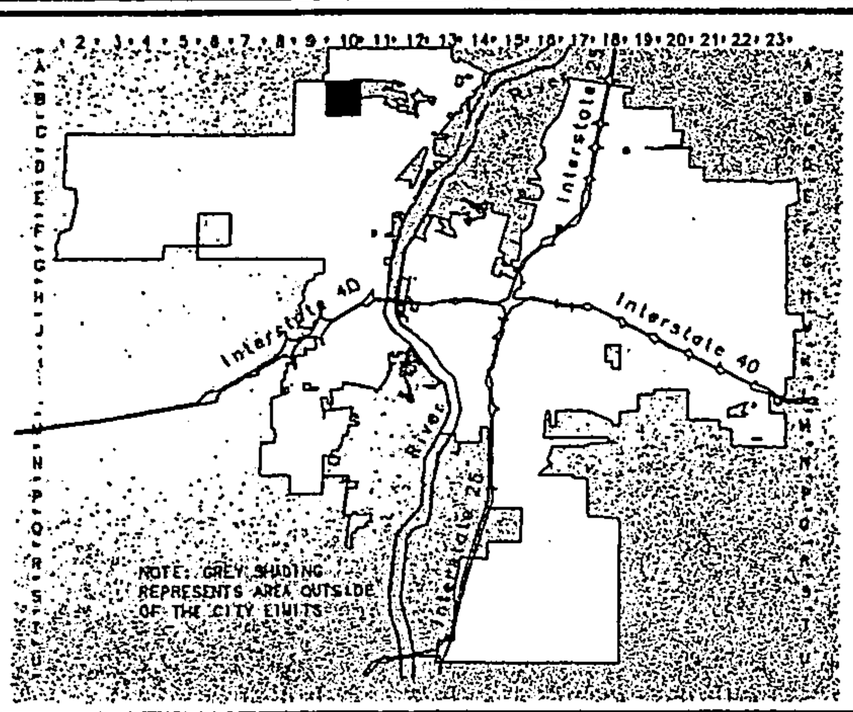
Zone Atlas Page

B-10-Z

Map Amended through July 26, 2000

SITE PLAN FOR BUILDING PERMIT





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through July 26, 2000

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 11, 2002

Mr. Roger Green, Interim Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Project #1002250, 02EPC-01481, 02EPC-01480

Dear Roger:

The purpose of this letter is to provide documentation with regard to how each of the EPC conditions has been met with regard to the amended Site Development Plan for Subdivision and the proposed Site Development Plan for Building Permit for the property located at the Southeast corner of Universe Boulevard and Irving Boulevard NW. The Official Notification of Decision is attached.

Site Plan for Subdivision Amendment – 02EPC-01481, EPC Conditions:

Condition 1: The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter is intended to meet this condition.

Condition 2: The following conditions from the City Engineer's Office and Public Works shall be fulfilled for the proposed Site Development Plan for Building Permit and Amendment to the Site Development Plan for Subdivision:

a. All the requirements of previous actions taken by the EPC and the DRB must be complete4d and/or provided for. *This submittal is consistent with the previous EPC and DRB approvals.*
b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements ill include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for. *An infrastructure list has been prepared and is attached to the Site Development Plan for Building Permit portion of this request.*
c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site. *TIS mitigation has been completed by Ventana Ranch Limited Partnership.*

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

d. Site plan shall comply and be designed per DPM Standards and to the satisfaction of the Traffic Engineer. *The Site Plan complies with DPM standards.*
e. Existing and proposed public utility easements across Tract A1B appear to conflict with proposed single family land use. Application should include a sketch plat consistent with these easements. Otherwise alternate alignments should be proposed. The A1A/A1B lot line warrants explanation. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI. Fire protection Requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals Office and Utility Development prior to site plan sign off at DRB. *A copy of the sketch plat for Tract A1B was provided to Mr. Roger Green, City Utilities on October 30, 2002 that shows the location of the internal street network that works in conjunction with the proposed easement has been provided to City Utilities. A copy of the Fire Marshal's approval of the Site Development Plan for Building Permit is included with this submittal. The letter from NMUI regarding water and wastewater services for the project is also attached to this application.*
f. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. *The approval letter dated October 29, 2002 is attached.*
g. Approval of drainage plan required prior to placement of DRB agenda. Re-platting should be concurrent with site plan approvals. *The approval letter dated October 29, 2002 is attached.*
h. Dedication of an additional 6 feet of right-of-way or acceptable alternative along Irving Boulevard as required by the City Engineer to provide for on-street bicycle lanes. *The plat (submitted under separate application by Bohannan Huston includes a 6' easement as requested by City Transportation Planning.*

Condition 3: The applicant shall replace the proposed 6' sidewalk on Irving Boulevard with a 10' trail on Irving to connect with existing trail section.

The trail has been modified.

Site Plan for Building Permit – 02EPC-01480, EPC Conditions:

Condition 1: The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter is intended to meet this condition.

Condition 2: The following conditions from the City Engineer's Office and Public Works shall be fulfilled for the proposed Site Development Plan for Building Permit and Amendment to the Site Development Plan for Subdivision:

a. All the requirements of previous actions taken by the EPC and the DRB must be complete4d and/or provided for. *This submittal is consistent with the previous EPC and DRB approvals.*
b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements ill include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for. *An infrastructure list has been prepared and is attached to this Site Development Plan for Building Permit and is part of this request.*
c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site. *TIS mitigation has been completed by Sandia Properties.*
d. Site plan shall comply and be designed per DPM Standards and to the satisfaction of the Traffic Engineer. *The Site Plan complies with DPM standards.*
e. Existing and proposed public utility easements across Tract A1B appear to conflict with proposed single family land use. Application should include a sketch plat consistent with these easements. Otherwise alternate alignments should be proposed. The A1A/A1B lot line warrants explanation. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI. Fire protection Requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals Office and Utility Development prior to site plan sign off at DRB. *A copy of the sketch plat for Tract A1B that shows the location of the internal street network that works in conjunction with the proposed easement has been provided to City Utilities. A copy of the Fire Marshal's approval of the Site Development Plan for Building Permit is included with this submittal. The letter from NMUI regarding water and wastewater services for the project is also attached to this application.*
f. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. *The approval letter dated October 29, 2002 is attached.*
g. Approval of drainage plan required prior to placement of DRB agenda. Re-platting should be concurrent with site plan approvals. *The approval letter dated October 29, 2002 is attached.*

h. Dedication of an additional 6 feet of right-of-way or acceptable alternative along Irving Boulevard as required by the City Engineer to provide for on-street bicycle lanes. *The plat (submitted under separate application by Bohannan Huston includes a 6′ easement as requested by City Transportation Planning.*

Condition 3: The applicant shall replace the proposed 6′ sidewalk on Irving Boulevard with a 10′ trail on Irving to connect with existing trail section.

The trail has been modified.

Based upon the revisions to meet the conditions of approval by the Environmental Planning Commission, we respectfully request that the Development Review Board approve our request for Site Plan for Subdivision amendment and Site Development Plan for Building Permit.

Sincerely,

James K. Strozier, AICP
Principal

c: Kurt Browning, Sandia Properties
David Bantz, GSL Properties
Nick Pirkl, de la Torre Architects
Scott McGee, Isaacson & Arfman

September 18, 2002

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agent on behalf of the property owner, Sandia Properties Ltd. Co., regarding the amendment to the Site Plan for Subdivision and Site Plan for Building Permit requests for Tracts A1 A2, Ventana Ranch located at the southeast corner of Universe and Irving Boulevards NW.

Do not hesitate to call me at 856-6419 if you have any questions or require any additional information.

Sincerely,

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

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

GSL

GSL PROPERTIES, INC.

September 23, 2002

Planning Department
PO Box 1293
City of Albuquerque, NM 87103

To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agent on behalf of the developer, GSL Properties, Inc. regarding the Site Plan for Building Permit request for a portion of Tract A1 Ventana Ranch located at the southwest corner of Universe and Irving Boulevards NW.

Do not hesitate to call me at 856- 2726 if you have any questions or require any additional information.

Sincerely,

David L Bantz
Development Manager

2164 S.W. Park Place Portland, Oregon 97205-1125 (503) 224-2554 FAX (503) 223-4463

New Mexico Utilities Inc.

RECEIVED
SEP 25 2002

September 23, 2002

Mr. Scott McGee
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Ventana Ranch Apartments (B-10)

Dear Mr. McGee:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

Bob Gay
Vice President

4700 Irving Blvd., N.W., Suite 201
Albuquerque, New Mexico 87114
Telephone (505) 898-2661 Fax (505) 898-6379

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED
OCT 30 2002

October 29, 2002

Scott McGee, PE
Isaacson & Arfman
128 Monroe St NE
Albuquerque, NM 87108

Re: Ventana Ranch Apartments Drainage Report
Engineer's Stamp dated 9-26-02 (B10/D5)

Dear Mr. McGee,

Based upon the information provided in your submittal dated 9-26-02, the above referenced report is approved for Site Development for Building Permit action by the DRB. Please be aware that the Infrastructure List should contain the entire pipe section needed for all developed flows between your project and Ventana Road.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 22, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002250**
02EPC-01480 EPC Site Development Plan-Building Permit
02EPC-01481 EPC Site Development Plan-Amendment to Subdivision

Sandia Properties
No. 10 Tramway Loop NE
Albuq. NM 87122

LEGAL DESCRIPTION: for all or a portion of Tract(s) A1 & A2, **Ventana Ranch**, zoned SU-1 for R-2, SU-1 for Church/R-2, located on UNIVERSE BLVD. NW, between VENTANA ROAD NW and IRVING BLVD. NW, containing approximately 28 acre(s). (B-10) Makita Hill, Staff Planner

On November 21, 2002 the Environmental Planning Commission voted to approve Project 1002250/ 02EPC - 01481, a request for site development plan for subdivision for Tracts A1 and A2, Ventana Ranch Subdivision, zoned SU-1 for R-2 Uses, located on Universe Boulevard between Ventana Road and Irving Boulevard, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to amend an existing site development plan for subdivision for Tracts A1 and A2, Ventana Ranch Subdivision, located on Universe Boulevard between Ventana Road and Irving Boulevard. The site is approximately 27.4 acres and is currently vacant. The request seeks to amend the existing site development plan for subdivision filed with Z-98-111 and create three new tracts, Tract A1-A (2.0 acres), A1-B (6.9 acres), and A1-C (13.5 acres).

2. The submitted plan meets the definition of a site development plan for subdivision as established in Section 14-16-1-5 of the City Zoning Code with respect to Tract A1-C and the proposed apartment complex. Tracts A1-A and A1-B will be developed at a future date with a park and single-family homes.

3. The proposed site development plan for subdivision amendment is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the proposed amendment will facilitate the location of an apartment complex which will not significantly impact existing residential areas, will facilitate development on vacant land, and provides a higher-density residential transition from single-family development (policies d, e, h).

4. The proposed plan will facilitate development of an apartment complex and other housing in an area north of the intersection of Paradise Boulevard and Universe Boulevard, which is the site of a Village Center under the West Side Strategic Plan (WSSP). Policies for the Paradise Community area regard multi-family development as being appropriate for Community Core Areas and Village Center areas (WSSP, Policy 3.8 p. 57). The proposed apartment complex will be located outside of the Village Center at the intersection of Paradise and Universe.

5. Staff did not receive any comments from Albuquerque Public Schools as per the Westside Strategic Plan to consider in the drafting of this report.

6. There is neighborhood support for this project.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The following conditions from the City Engineer's Office and Public Works shall be fulfilled for the proposed Site Development Plan for Building Permit and Amendment to the Site Development Plan for Subdivision:
   a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
   c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
   d. Site Plan shall comply and be designed per DPM Standards and to the satisfaction of the Traffic Engineer.

e. Existing and proposed public utility easements across Tract A1B appear to conflict with proposed single family land use. Application should include a sketch plat consistent with these easements. Otherwise alternate alignments should be proposed. The A1A / A1B lot line warrants explanation. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI. Fire protection Requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals Office and Utility Development prior to site plan sign off at DRB.
f. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.
g. Approval of drainage plan required prior to placement on DRB agenda. Re-platting should be concurrent with site plan approvals.
h. Dedication of an additional 6 feet of right-of-way or acceptable alternative along Irving Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

3. The applicant shall replace the proposed 6' sidewalk on Irving Boulevard with a 10' trail on Irving to connect with the existing trail section.

On November 21, 2002 the Environmental Planning Commission voted to approve Project 1002250/ 02EPC - 01481, a request for site development plan for building permit for a 13.5-acre portion of Tract A1, Ventana Ranch Subdivision, zoned SU-1 for R-2 Uses, located on Universe Boulevard between Ventana Road and Irving Boulevard, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a 13.5-acre portion of Tract A1, Ventana Ranch Subdivision (proposed Tract A1-C), located on Universe Boulevard between Ventana Road and Irving Boulevard. The purpose of the request is to develop an apartment complex.

2. The proposed site development plan for building permit is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the proposed amendment will facilitate the location of an apartment complex which will not significantly impact existing residential areas, will facilitate development on vacant land, and provides a higher-density residential transition from single-family development (policies d, e, h).

3. The proposed plan will facilitate development of an apartment complex in an area north of the intersection of Paradise Boulevard and Universe Boulevard, which is the site of a Village Center under the West Side Strategic Plan (WSSP). Policies for the Paradise Community area regard multi-family development as being appropriate for Community Core Areas and Village Center areas (WSSP, Policy 3.8 p. 57). The proposed apartment complex will be located outside of the Village Center at the intersection of Paradise and Universe.

4. The application will be adequate with minor revisions to the site plan submittal.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approval.

2. The following conditions from the City Engineer's Office and Public Works shall be fulfilled for the proposed Site Development Plan for Building Permit and Amendment to the Site Development Plan for Subdivision:
   a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
   c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
   d. Site Plan shall comply and be designed per DPM Standards and to the satisfaction of the Traffic Engineer.
   e. Existing and proposed public utility easements across Tract A1B appear to conflict with proposed single family land use. Application should include a sketch plat consistent with these easements. Otherwise alternate alignments should be proposed. The A1A / A1B lot line warrants explanation. ~~Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection~~ services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI. Fire protection Requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals Office and Utility Development prior to site plan sign off at DRB.
   f. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.
   g. Approval of drainage plan required prior to placement on DRB agenda. Re-platting should be concurrent with site plan approvals.

h. Dedication of an additional 6 feet of right-of-way or acceptable alternative along Irving Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

3. The applicant shall replace the proposed 6' sidewalk on Irving Boulevard with a 10' trail on Irving to connect with the existing trail section.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 6, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Russell Brito
Victor J. Chavez
Planning Director

VJC/MH/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuq. NM 87102
Laura Horton, Ventana Ranch, 7224 Cascada Rd. NW, Albuq. NM 87114
June Brothres, Ventana Ranch, 9512 Toucan Pl. NW, Albuq. NM 87114

Proj 1002250

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS A-1-A, A-1-B, A-1-C (VENTANA RANCH)

Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivisions of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinance and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this Subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements.

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

Acknowledged:

LAS VENTANAS LIMITED PARTNERSHIP

Acknowledged:

Roger A. Green

CITY OF ALBUQUERQUE

STATE OF NEW MEXICO)

SS

COUNTY OF BERNALILLO)

Mary Herrera Bern. Co. NOT R 9.00

2003014229
5797224
Page: 1 of 1
01/28/2003 10:42A
Bk-A49 Pg-4200

This instrument was acknowledged before me on January 9, 2003 by Robert M. Murphy of Sandia Properties Ltd. Co., Managing Partner, Las Ventanas Limited Partnership

My Commission Expires: _____

Notary Public Lisa K. Kilbreth

OFFICIAL SEAL
LISA K. KILBRETH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-11-04

SKETCH PLAT

VENTANA TOWNHOMES AT VENTANA RANCH

(TRACT A-1-B)

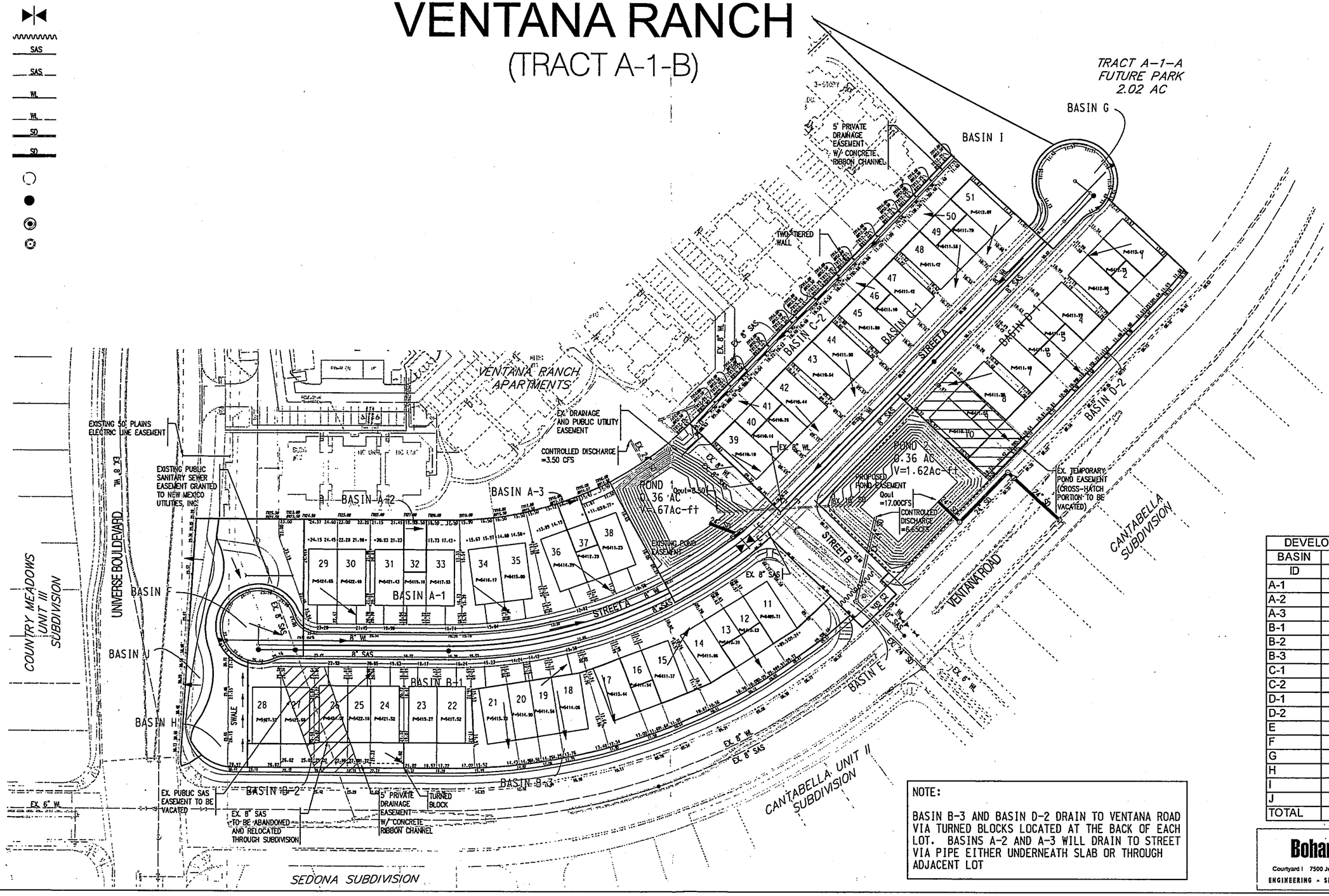
LEGEND

- DRAINAGE BASIN
- FLOW DIRECTION ARROW
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- PROPOSED SAS LINE
- EX. SAS LINE
- PROPOSED WL
- EX. WL
- EX. SD LINE
- PROPOSED SD LINE
- EX. SAS MH
- PROPOSES SAS MH
- EX. SD MH
- PROPOSED SD MH

N

50 25 0 50

SCALE: 1" = 50' (HORIZ.)



NOTE:

BASIN B-3 AND BASIN D-2 DRAIN TO VENTANA ROAD VIA TURNED BLOCKS LOCATED AT THE BACK OF EACH LOT. BASINS A-2 AND A-3 WILL DRAIN TO STREET VIA PIPE EITHER UNDERNEATH SLAB OR THROUGH ADJACENT LOT

DEVELOPED ONSITE BASINS		
BASIN	Q100	AREA
ID	(cfs)	(Acres)
A-1	4.02	1.06
A-2	0.12	0.03
A-3	0.12	0.03
B-1	2.44	0.64
B-2	0.29	0.08
B-3	1.99	0.53
C-1	5.79	1.53
C-2	1.07	0.28
D-1	2.56	0.67
D-2	0.81	0.21
E	0.35	0.35
F	1.46	0.14
G	0.61	0.16
H	0.69	0.29
I	0.71	0.29
J	0.45	0.18
TOTAL	23.46	6.49

Bohannan Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES