

Completed 11-12-02  
BGA

PROJECT NO. 1002257	APPLICATION NO. 02-01488
PROJECT NAME WESTPOINTE SUBD, UNIT 2	
EPC APPLICATION NO.	
APPLICANT / AGENT BOHANNAN HUSTON INC.	PHONE NO. 823-1000
ZONE ATLAS PAGE B-9	

## ONE STOP COMMENT FORM LOG

Completed  
11-13-02  
BGA

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 <i>sem</i>	DATE 11/07/2002	DATE
COMMENTS:		

(Return form with plat / site plan)



Completed 11/12/02  
RSC

# 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.: 02-01488 Prel & Final.  
Project Name: **WESTPOINTE SUB., UNIT 2**  
Agent: Bohannan Huston Inc.

Project # **1002251**  
EPC Application No.:  
Phone No.: 823-1000

Project Number 1002251

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

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

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

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

PLANNING (Last to sign): Done 11/12/02 - Check for Property Mgmt Signature  
 See comments dated \_\_\_\_\_  
 EPC comments (name) \_\_\_\_\_

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



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

10-24-02

**7. Project # 1002251**

02DRB-01486 Major-Vacation of Pub Right-of-Way  
02DRB-01487 Major-Vacation of Public Easements  
02DRB-01488 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 1B-P1, **WEST POINTE SUBDIVISION, UNIT 2**, zoned R-LT residential zone, located on CRIPPLE CREEK RD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 1 acre(s). [REF: 1000297/ 00440-01139 FPA ] (B-9)

At the October 23, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 10/23/02 and approval of the grading plan engineer stamp dated 10/21/02 the preliminary plat was approved.

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



## OFFICIAL NOTICE PAGE TWO

The Preliminary and Final Plat were approved with final sign off delegated to Planning.

If you wish to appeal this decision, you must do so by November 7, 2002 in the manner described below.

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

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

Please note that 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: Sivage Thomas Homes, 7445 Pan American Freeway NE, 87109  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File



10

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002251 AGENDA#: 7 DATE: 10/23/02

1. Name: Eric Bell Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: ~~Eric Bell~~ 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: \_\_\_\_\_



# 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.: 02-01488 Prel & Final.	Project # 1002251
Project Name: WESTPOINTE SUB., UNIT 2	EPC Application No.:
Agent: Bohannon Huston Inc.	Phone No.: 823-1000

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

- TRANSPORTATION: \_\_\_\_\_  
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- UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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- PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

Project Number 1002251

- PLANNING (Last to sign): *to record - check for Property Mgmt Signature*
- See comments dated \_\_\_\_\_
- EPC comments (name) \_\_\_\_\_
- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
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- 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.**



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002251**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the subject request.  
No adverse comments on plat.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** October 23, 2002



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
October 23, 2002  
Project # 1002251

**Project # 1002251**

02DRB-01486 Major-Vacation of Pub Right-of-Way  
02DRB-01487 Major-Vacation of Public Easements  
02DRB-01488 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 1B-P1, **WEST POINTE SUBDIVISION, UNIT 2**, zoned R-LT residential zone, located on CRIPPLE CREEK RD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 1 acre(s). [REF: 1000297/ 00440-01139 FPA ] (B-9)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	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.

Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	No objection to the 10' PUE along Flagstaff Drive being vacated.
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 vacation request.

Transportation Development No objection to the vacation actions or adverse comment on the preliminary or final plat.

Parks & Recreation No Objection, defer to Transportation.

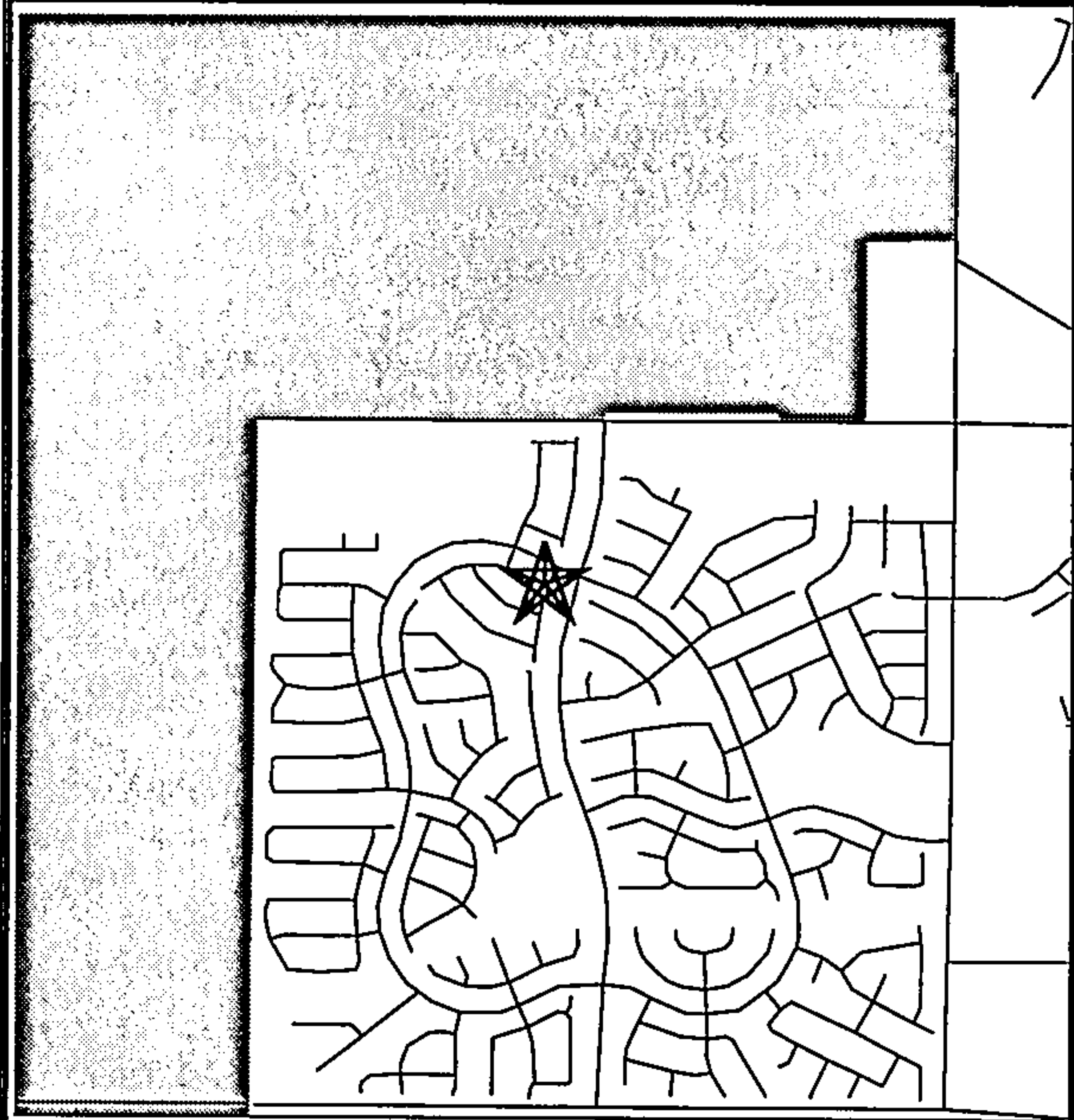
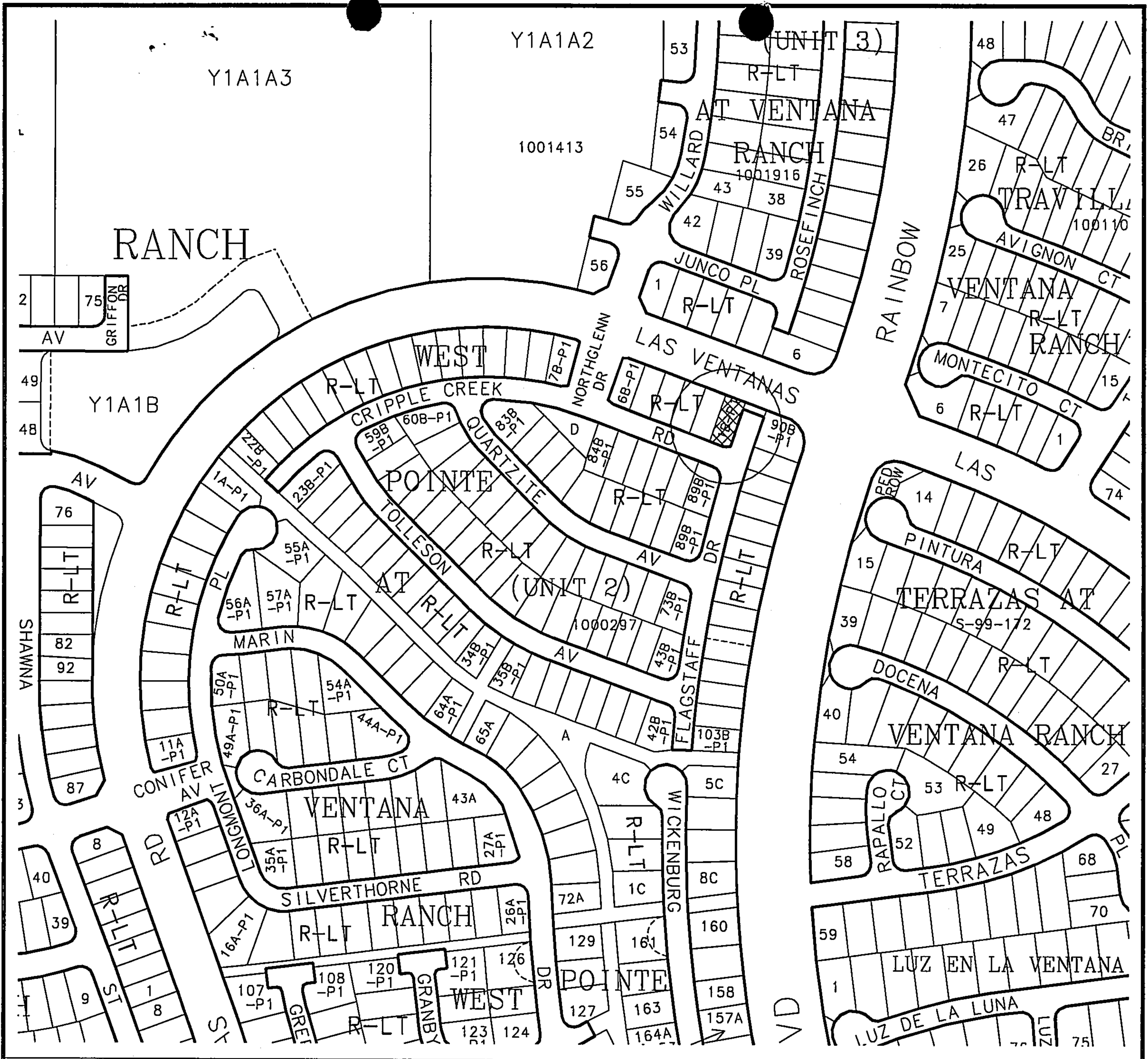
Utilities Development No objection to Vacation requests. No objection to Plat approval.

Planning Department

1. No objection to the proposed vacation actions. Defer to Public Works and those entities having an interest in the easement and right-of-way.
2. Include the Project # and Application # on the plat.
3. Property Management's signature is required on those plats that vacate public right-of-way or dedicate parkland.
4. Planning signs last. All other City agencies and public utility companies must sign the plat prior to requesting final sign-off by Planning.
5. Planning must record all major subdivision plats and those that complete vacations. Appropriate fees (checks payable to Bernalillo County), a tax printout from the County Assessor's Office, a tax certificate from the County Treasurer's Office and two mylars must be provided. A recorded mylar will be returned to the applicant/agent.
6. Please provide a digital dxf file showing easement, right-of-way and parcel lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. This information may be emailed to [jmcsorley@cabq.gov](mailto:jmcsorley@cabq.gov) or provided on a disk.

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

cc: Sivage Thomas Homes, 7445 Pan American Frwy NE, 87109  
Bohannon Huston Inc., 7500 Jefferson NE, 87109



Note: Shaded area indicates County Not to Scale

### ZONING MAP



Scale 1"=299'

PROJECT NO.  
1002251

HEARING DATE  
10-23-02

MAP NO.  
B-9

ADDITIONAL CASE NUMBER(S)  
02DRB-01486  
02DRB-01487  
02DRB-01488





**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, October 23, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000045**

02DRB-01492 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 3A1-1A, 3A1-1B AND 3A4A, **RENAISSANCE CENTER**, zoned SU-1 special use zone, FOR C-2, located on ALEXANDER BLVD NW, between MISSION RD NW and RENAISSANCE BLVD NW containing approximately 3 acre(s). [REF: DRB-98-227, V-98-105, S-99-3, 00134-01273, 99440-00046, 01410-01463] (F-16)

**Project # 1000269**

02DRB-01491 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 5B2B1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on MERCANTILE DR NE, between MONTANO RD NE and CULTURE DR NE containing approximately 1 acre(s). [REF: DRB-96-242/V-96-57, Z-71-150, 01410-01300, AX-71-34] (F-16)

**Project # 1001463**

02DRB-01494 Major-Vacation of Public Easements

CLARK CONSULTING ENG'RS agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block 19, Unit 3, North Albuquerque Acres, Tract 3, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on CARMEL NE, between VENTURA NE and HOLBROOK NE containing approximately 6 acre(s). (C-20)

**Project # 1001875**

02DRB-01493 Major-Preliminary Plat Approval  
02DRB-01495 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF AND UNPLATTED LAND / PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO NW containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC00838, Z-71-124] (F-11)

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



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

**Project # 1001979**

02DRB-01496 Major-Bulk Land Variance  
02DRB-01497 Minor-Prelim&Final Plat  
Approval

AMERICAN ENGINEERING & SURVEYING, INC. agent(s) for RIO HOLDINGS, INC. request(s) the above action(s) for all or a portion of Tract(s) NN, OO PP, QQ-1, 15, 21-30, **ARROWOOD RANCH DEVELOPMENT**, zoned RLT, R-2/MH (18 du/ac), SU, C-1, located on DENNIS CHAVEZ BLVD SW, between GRACE VIGIL SW and 118TH ST. SW containing approximately 190 acre(s). (P-9)

**Project # 1002088**

02DRB-01483 Major-Vacation of Pub Right-of-Way  
02DRB-01484 Major-Vacation of Public Easements

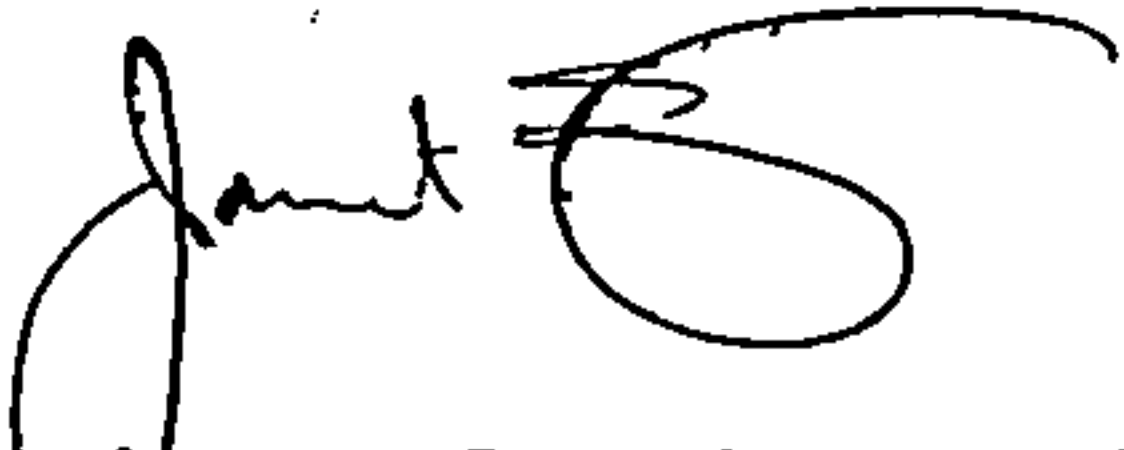
DORY WEGRZYN, agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 7-9, Block 005, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 02DRB 01063] (H-13)

**Project # 1002251**

02DRB-01486 Major-Vacation of Pub Right-of-Way  
02DRB-01487 Major-Vacation of Public Easements  
02DRB-01488 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 1B-P1, **WEST POINTE SUBDIVISION, UNIT 2**, zoned R-LT residential zone, located on CRIPPLE CREEK RD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 1 acre(s). [REF: 1000297/ 00440-01139 FPA ] (B-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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Janet Stephens, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 7, 2002.**



# 259

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

Meeting Date: Oct. 23, 2002

Zone Atlas Page: B-9-E

Notification Radius: 100 Ft.

App#	<u>02DRB-01486</u>
Proj#	<u>1002251</u>
Other#	<u>02DRB-01487</u>
	<u>02DRB-01488</u>

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

Applicant: Siwage Thomas Homes ✓

Address: 7445 Pan American Frwy NE, 87109

Agent: Bohannon-Huston, Inc. ✓

Address: 7500 Jefferson Ave, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 10/4/02

Signature: K. Tschelke

## RECORDS WITH BELLS

PAGE 1

100906513247320105	LEGAL: TRACT Y- 1A-1A BULK LAND PLAT OF TRACTS Y-1A-1A, Y- PROPERTY ADDR: 00000 OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM 87122
100906520642021004	LEGAL: LOT 4B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7315 CRIPPLE CREEK RD NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906521041821003	LEGAL: LOT 3B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7309 CRIPPLE CREEK RD NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906521541721002	LEGAL: LOT 2B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7305 CRIPPLE CREEK RD NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906522041521001	LEGAL: LOT 1B-P 1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7301 CRIPPLE CREEK RD NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906522541520202	LEGAL: TR E PLA T OF WEST POINTE SUBDIVISION UNIT II AT VE PROPERTY ADDR: 00000 OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE	NM 87103
100906523141520601	LEGAL: LOT 90B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 10352 FLAGSTAFF DR NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906519940621114	LEGAL: LOT 86B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7312 CRIPPLE CREEK RD NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906523141220602	LEGAL: LOT 91B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 10348 FLAGSTAFF DR NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906520440521115	LEGAL: LOT 87B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7308 CRIPPLE CREEK RD NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906520940321116	LEGAL: LOT 88B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7304 CRIPPLE CREEK RD NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109

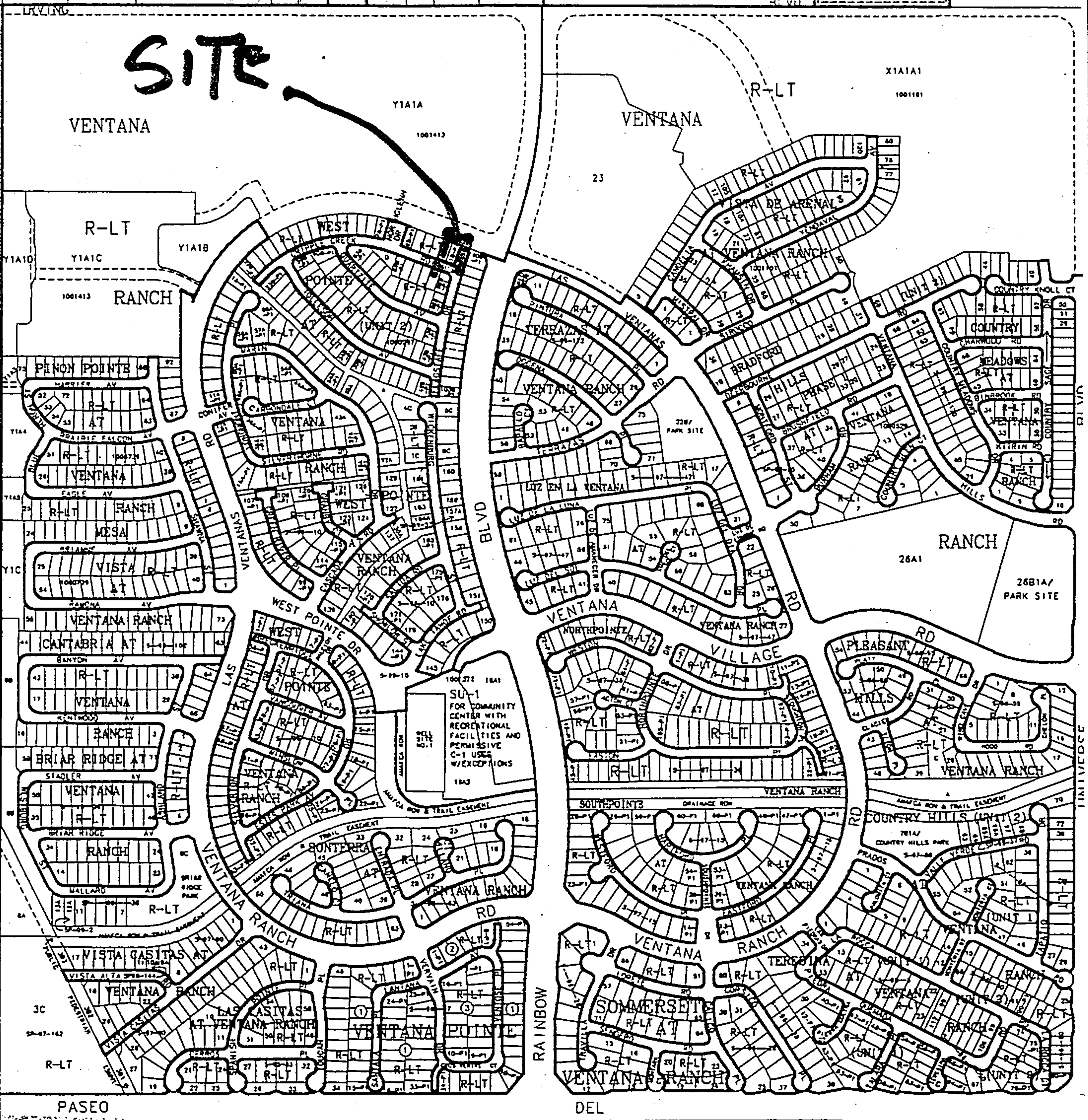
## RECORDS WITH LABELS

PAGE 2

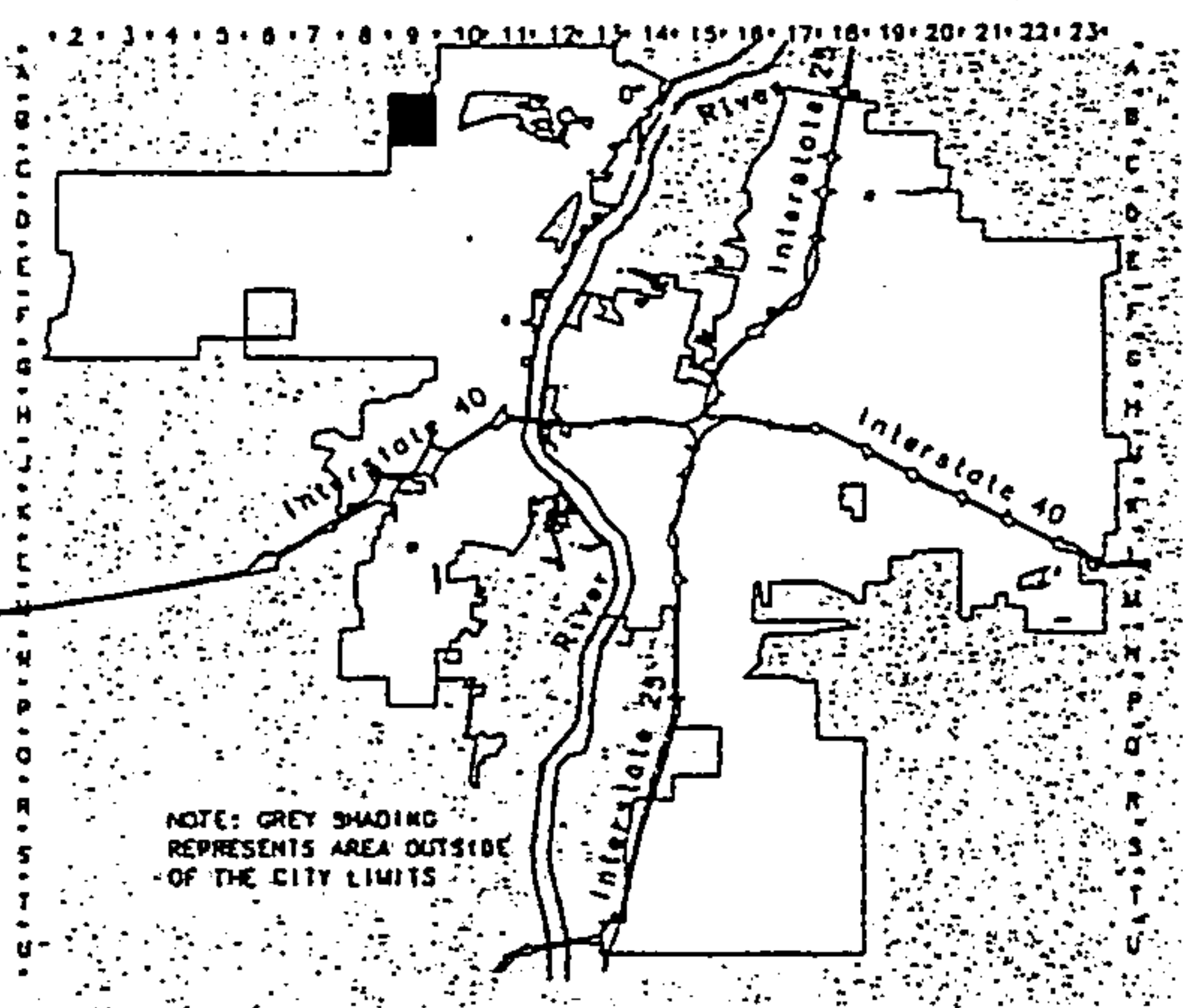
100906521440121117	LEGAL: LOT 89B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7300 CRIPPLE CREEK RD NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906522940720603	LEGAL: LOT 92B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 10344 FLAGSTAFF DR NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906522840220604	LEGAL: LOT 93B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 10340 FLAGSTAFF DR NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109
100906520239421103	LEGAL: LOT 76B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7309 QUARTZITE AVE NW OWNER NAME: GLADE MICHAEL S OWNER ADDR: 07309 QUARTZITE	AV NW ALBUQUERQUE	NM 87114
100906520639321102	LEGAL: LOT 75B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7305 QUARTZITE AVE NW OWNER NAME: COLSTON DEVAN ANDREW OWNER ADDR: 07305 QUARTZITE	AV NW ALBUQUERQUE	NM 87114
100906521139121101	LEGAL: LOT 74B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 7301 QUARTZITE AVE NW OWNER NAME: MORGAN SAMUEL D OWNER ADDR: 07301 QUARTZITE	AV NW ALBUQUERQUE	NM 87114
100906522639720605	LEGAL: LOT 94B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 10336 FLAGSTAFF DR NW OWNER NAME: MEDINA STEPHANIE DIANE OWNER ADDR: 10336 FLAGSTAFF	DR NW ALBUQUERQUE	NM 87114
100906522539320606	LEGAL: LOT 95B- P1 PLAT OF WEST POINTE SUBDIVISION UNIT II PROPERTY ADDR: 00000 10332 FLAGSTAFF DR NW OWNER NAME: SIVAGE-THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	DR NE ALBUQUERQUE	NM 87109



SITE



SU-1 FOR COMMUNITY CENTER WITH RECREATIONAL FACILITIES AND PERMISSIVE C-1 USE W/EXCEPTIONS



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

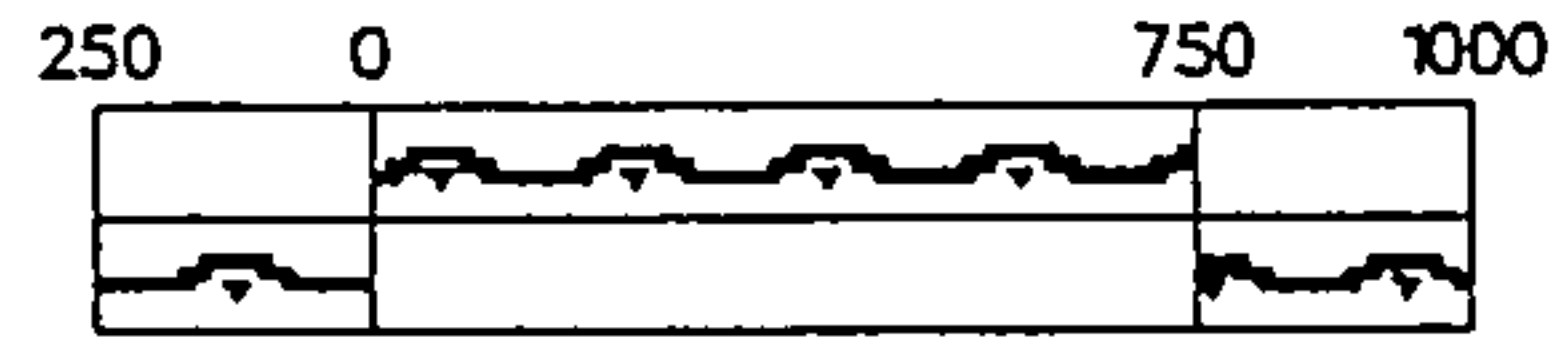


CITY OF Albuquerque

Albuquerque Geographic Information System PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

B-9-Z

Map Amended through April 03, 2002



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) 21500
- 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*  
 KEVIN PATTON

Applicant name (print)

*Kevin Patton* 9/26/02  
 Applicant signature / date

Form revised September 2001



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

Application case numbers  
 02DRB - 01488

*Kevin Patton* 9/26/02  
 Planner signature / date

Project # 1002251



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

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

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

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

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

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

**APPLICANT INFORMATION:**

NAME: SIVAGE THOMAS HOMES PHONE: 341-6800

ADDRESS: 7445 PAN AM FWY NE FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87109 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:** VACATION OF PUBLIC UTILITY EASEMENT AND PUBLIC RIGHT-OF-WAY AND PRELIMINARY/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. LOT 1B-P1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. WEST POINTE SUBDIVISION UNIT II

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

Zone Atlas page(s): B-9 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 0.1026 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. 100906522041521001 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: 7301 CRIPPLE CREEK ROAD NW

Between: IRVING 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.):  
1000297/440-01139 FPA

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

SIGNATURE [Signature] DATE 9-26-02

(Print) KEVIN PATTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

pdf Form revised Sept. 2001

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

Application case numbers	Action	S.F.	Fees
<u>02DRB - 01486</u>	<u>VPRaw</u>	<u>V</u>	<u>\$300<sup>00</sup></u>
<u>02DRB - 01487</u>	<u>VPE</u>	<u>V</u>	<u>\$ 45</u>
	<u>NOTIFICATION FEE</u>		<u>\$ 70<sup>00</sup></u>
<u>02DRB - 01488</u>	<u>PAFPA</u>	<u>S(3)</u>	<u>\$ 215<sup>00</sup></u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 625<sup>00</sup></u>

Hearing date October 23<sup>rd</sup> 102

[Signature] 9/26/02  
 Planner signature / date

Project # 1002251

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) 45 + 300
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

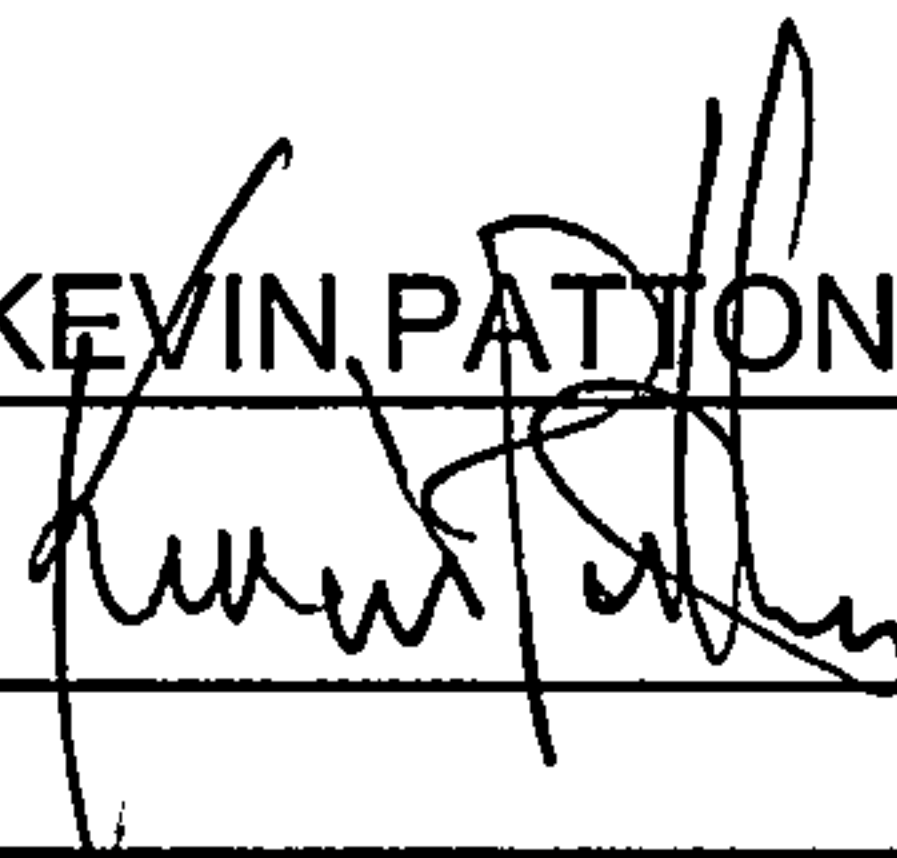
**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

KEVIN PATTON  


Applicant name (print)

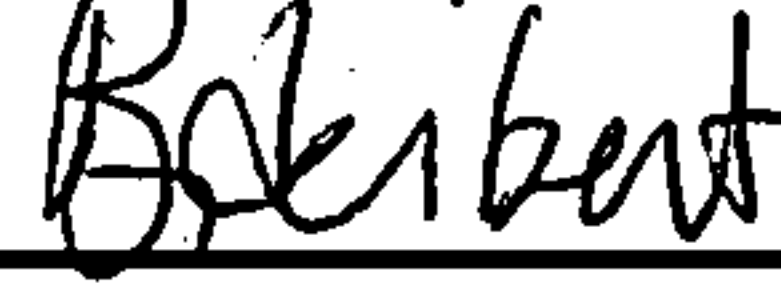
Applicant signature / date



.pdf Form revised Sept. 2001

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

Application case numbers  
 02DRB - 01486  
 02DRB - 01487

 9/26/02  
 Planner signature / date

Project # 1002251



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

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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.

*VAC*

- 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.
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- Letter briefly describing, explaining, and justifying the request
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- 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) *2150*
- Any original and/or related file numbers are listed on the cover application

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**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.
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- \_\_\_ 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*  
 KEVIN PATTON  
 Applicant name (print)  
*Kevin Patton*  
 9/26/02  
 Applicant signature / date



Form revised September 2001

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

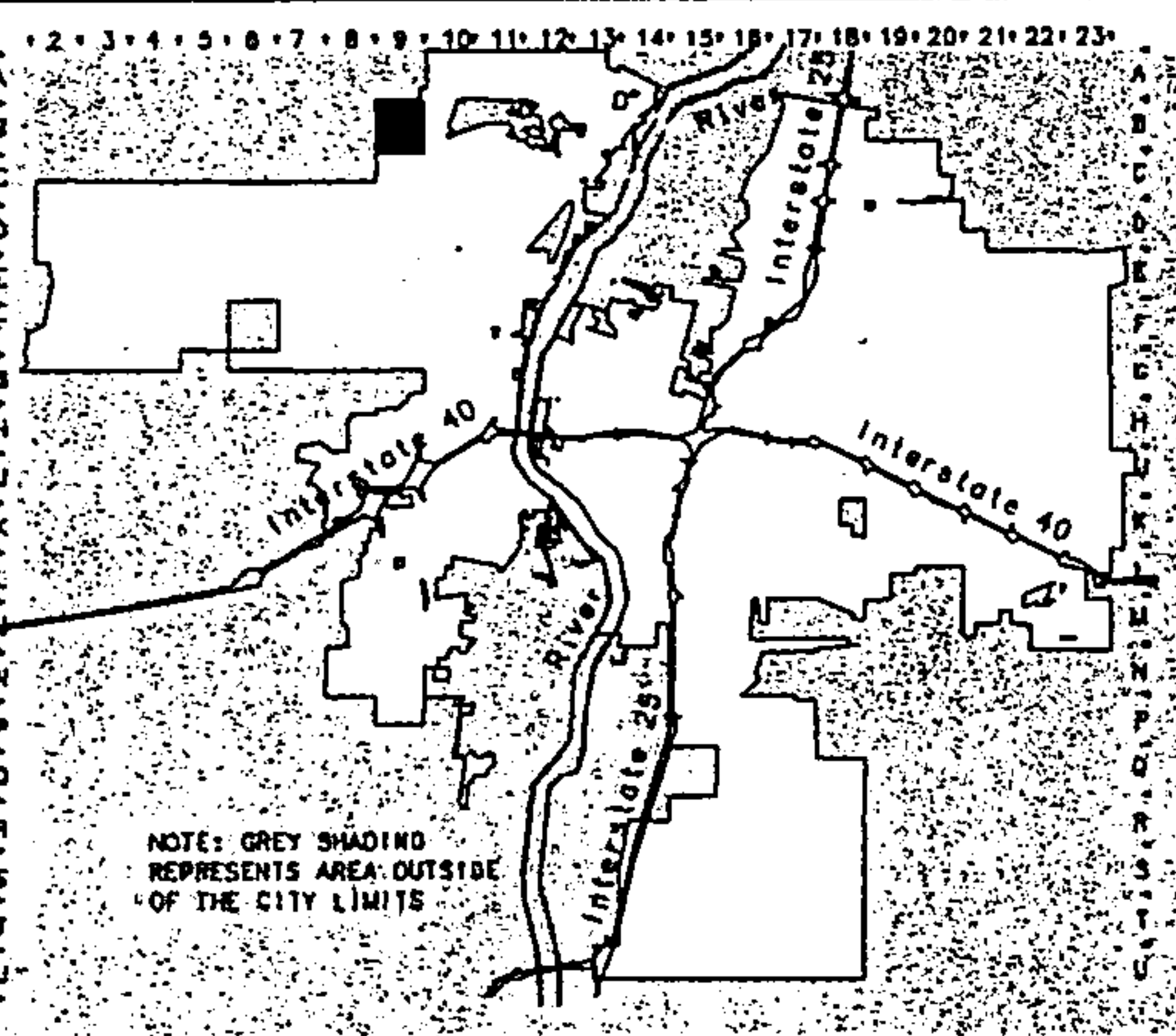
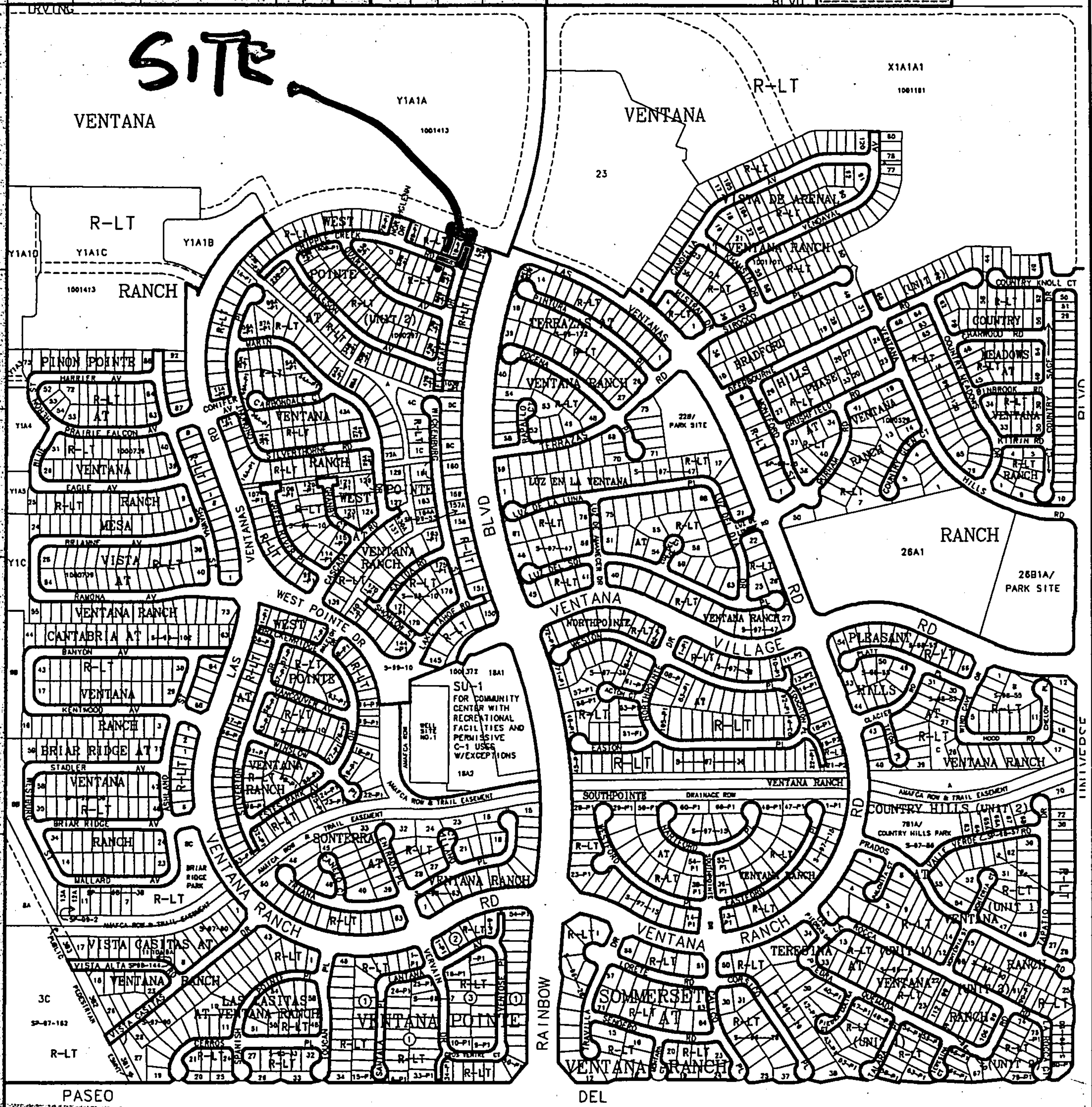
Application case numbers  
 02DRB - 01488

*B. Lambert* 9/26/02  
 Planner signature / date

Project # 1002251



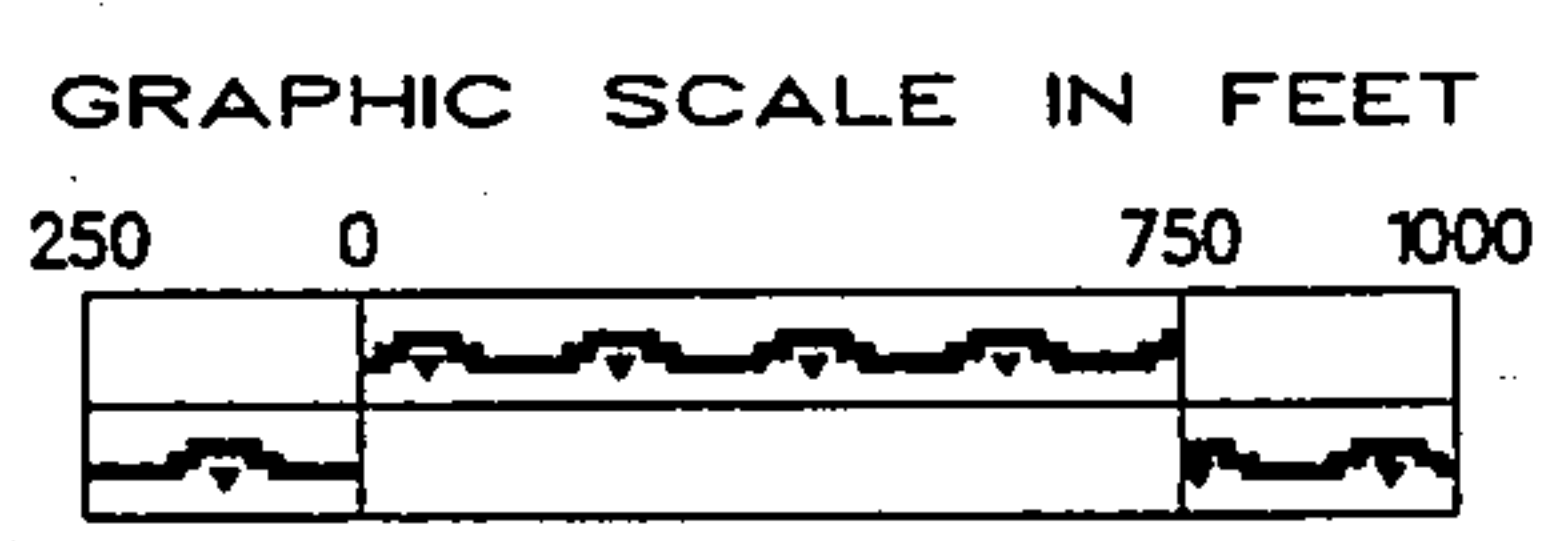
# SITE



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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Zone Atlas Page

# B-9-Z

Map Amended through April 03, 2002



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

www.bbinc.com

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

September 27, 2002

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

Re: Vacation of Public Utility Easement and Public Right-of-Way and Preliminary/Final Plat  
Approval  
Lot 1B-1 West Point Subdivision Unit II at Ventana Ranch

Dear Janet:

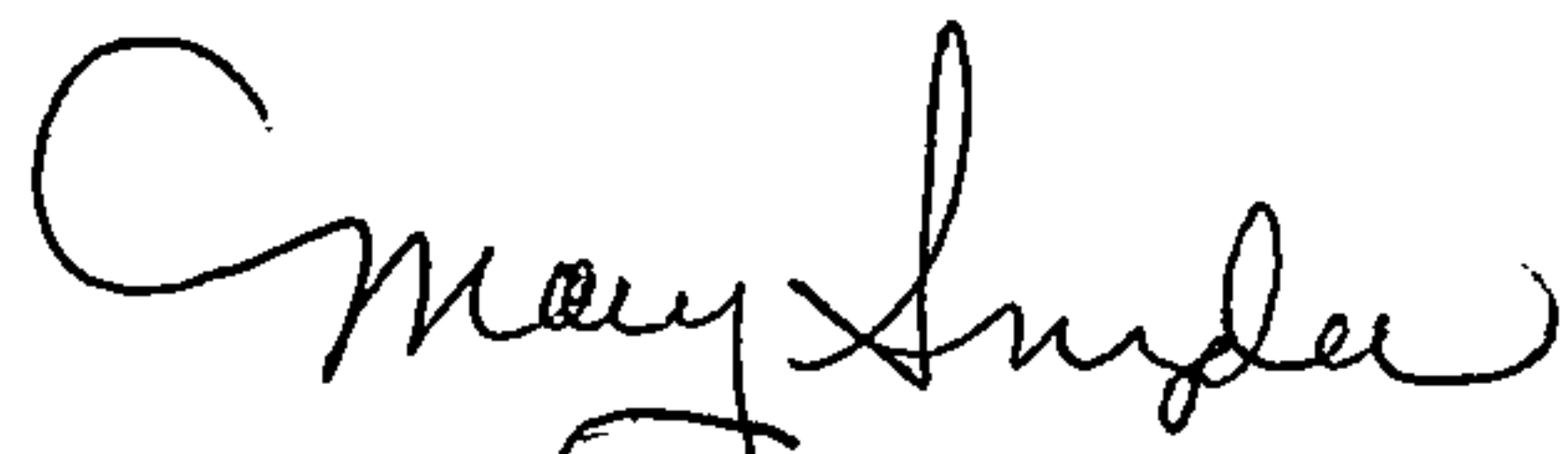
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Preliminary/Final Plat
- Twenty-four (24) copies of the Location of Request/Reason for Request for the vacation of the public utility easement and public right-of-way (Exhibit "A")
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$635.00.

The public right-of-way easement is being vacated due to a conflict with the Construction Plans, which intended the right-of-way to be placed as shown on this plat. No infrastructure is built in this area. (See attached Exhibit "B"). The Public Utility Easement is not necessary, therefore, it is being vacated as well.

Please place this item on the DRB Agenda to be heard on October 23, 2002. If you have any questions or require further information, please contact me.

Sincerely,



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

mls  
Enclosures

a:\msnyder\data\vacation.req

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**



# 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: September 25, 2002

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

Thank you for your inquiry of 9-25-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at West Pointe, Unit 2

zone map page(s) B-9

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

Ventana Ranch

Neighborhood Association

Contacts: Laura Horton  
7224 Cascada Rd NW  
898-8103 (w) 87114

Gene Brothers  
9512 Doucail Pl NW  
897-3550 (w) 87114

Neighborhood Association

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

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

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

Sincerely,

Dalana R. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

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

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 26, 2002

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

Re: Vacation of Public Right-of-way and Public Utility Easement  
West Pointe Subdivision Unit II

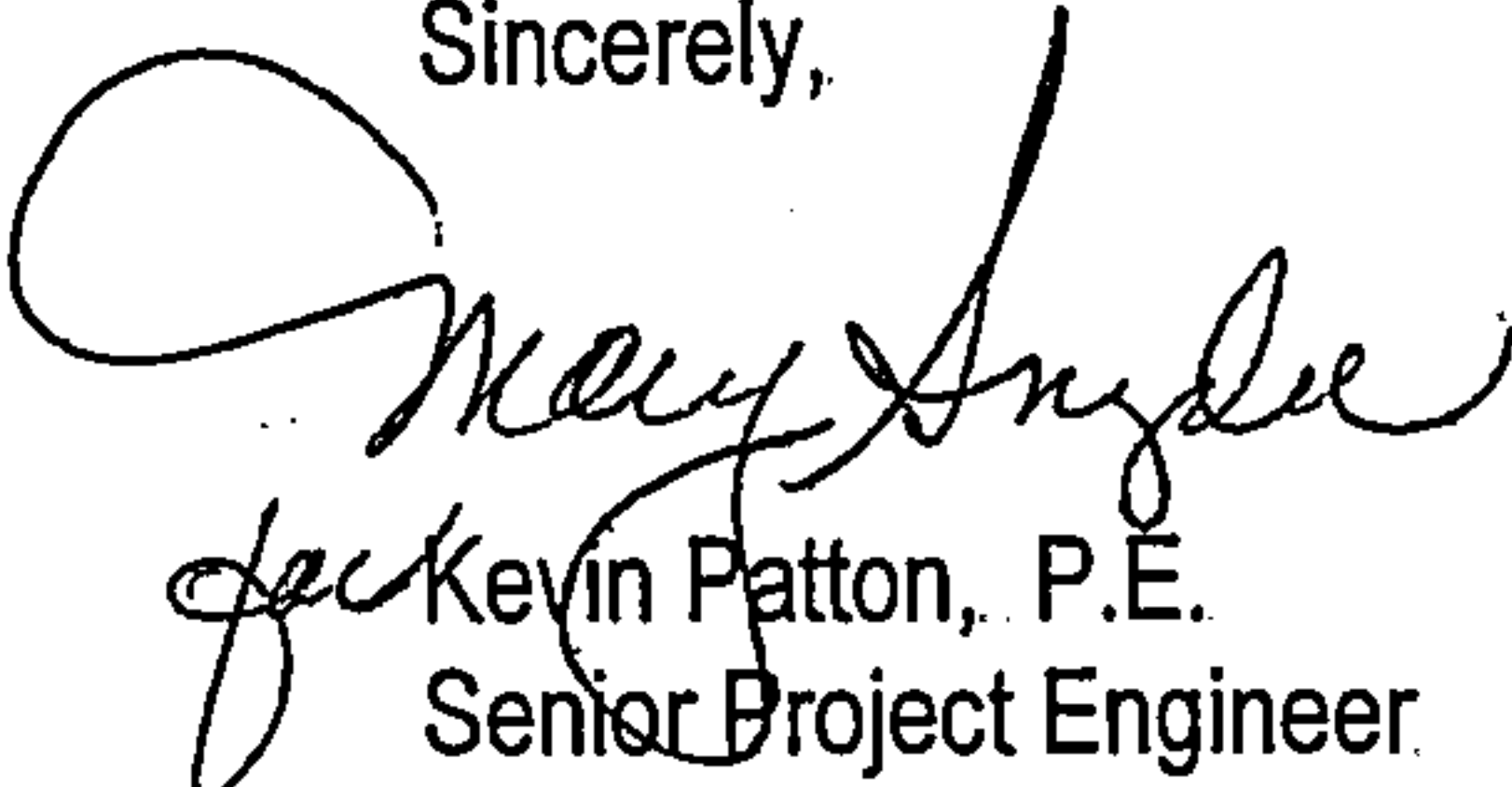
Dear Ms. Horton:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Savage Thomas Homes, is seeking approval of vacation requests 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/anc.lt

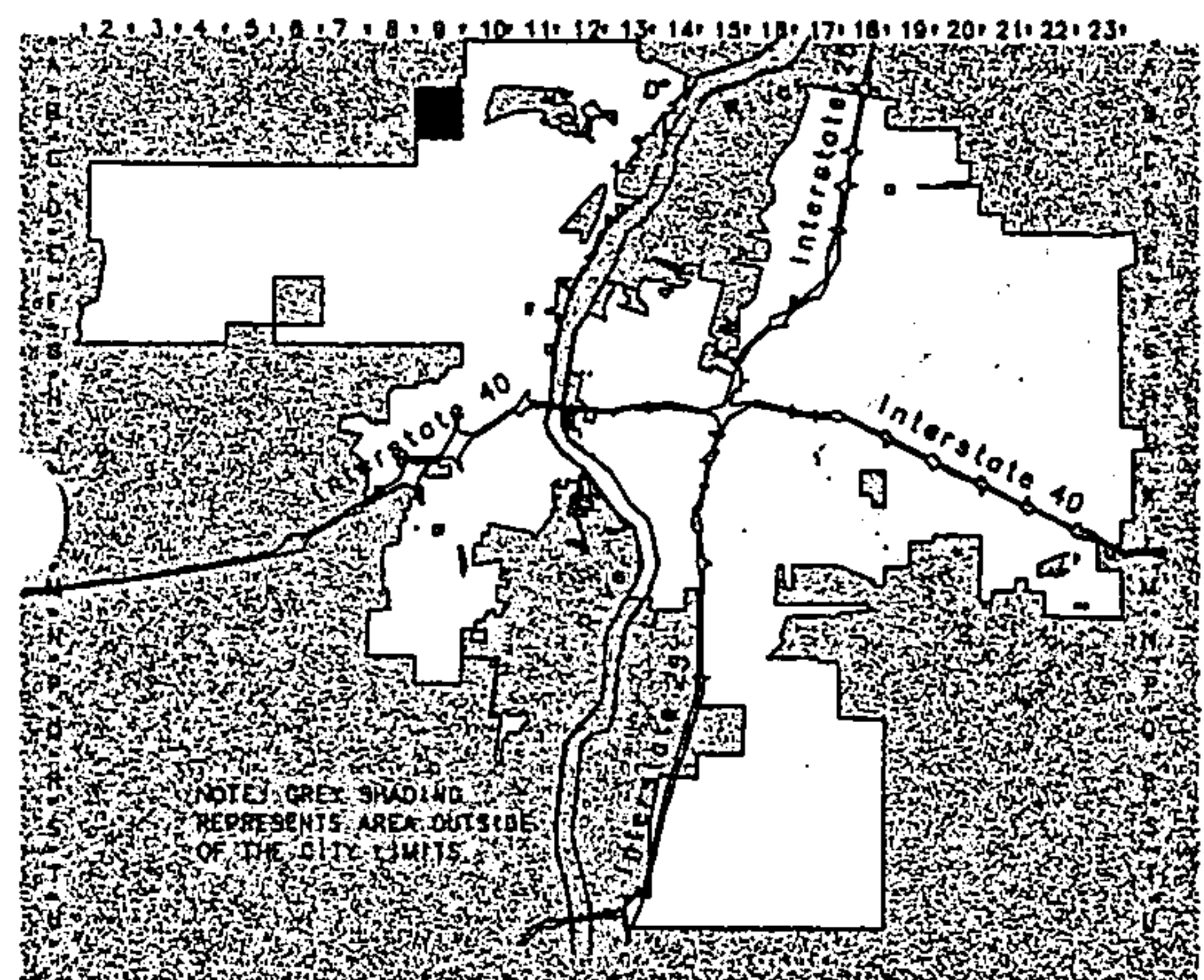
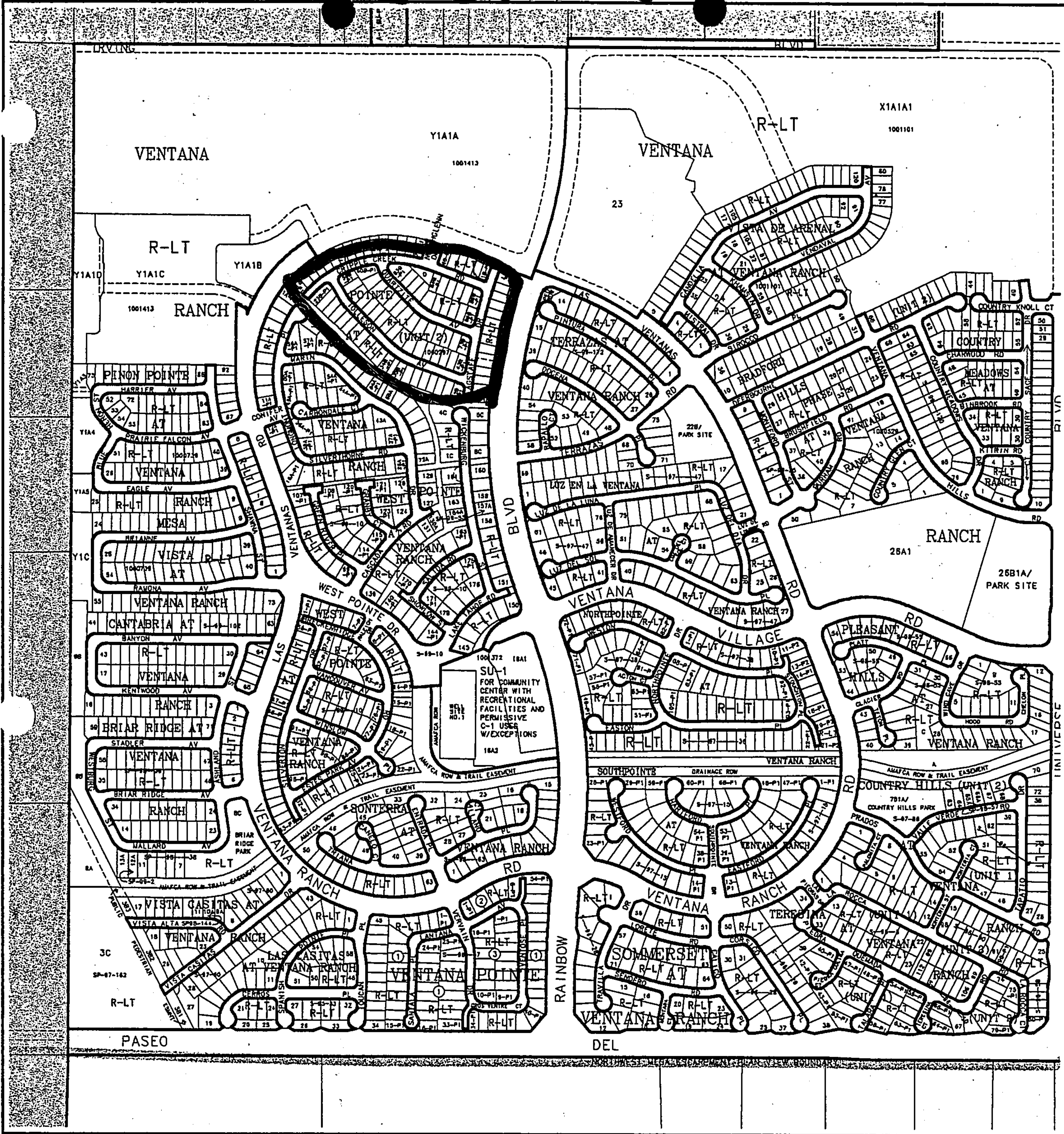
ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



# WEST POINTE UNIT 2



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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Zone Atlas Page

**B-9-Z**

Map Amended through April 03, 2002



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

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

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 26, 2002

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

Re: Vacation of Public Right-of-way and Public Utility Easement  
West Pointe Subdivision Unit II

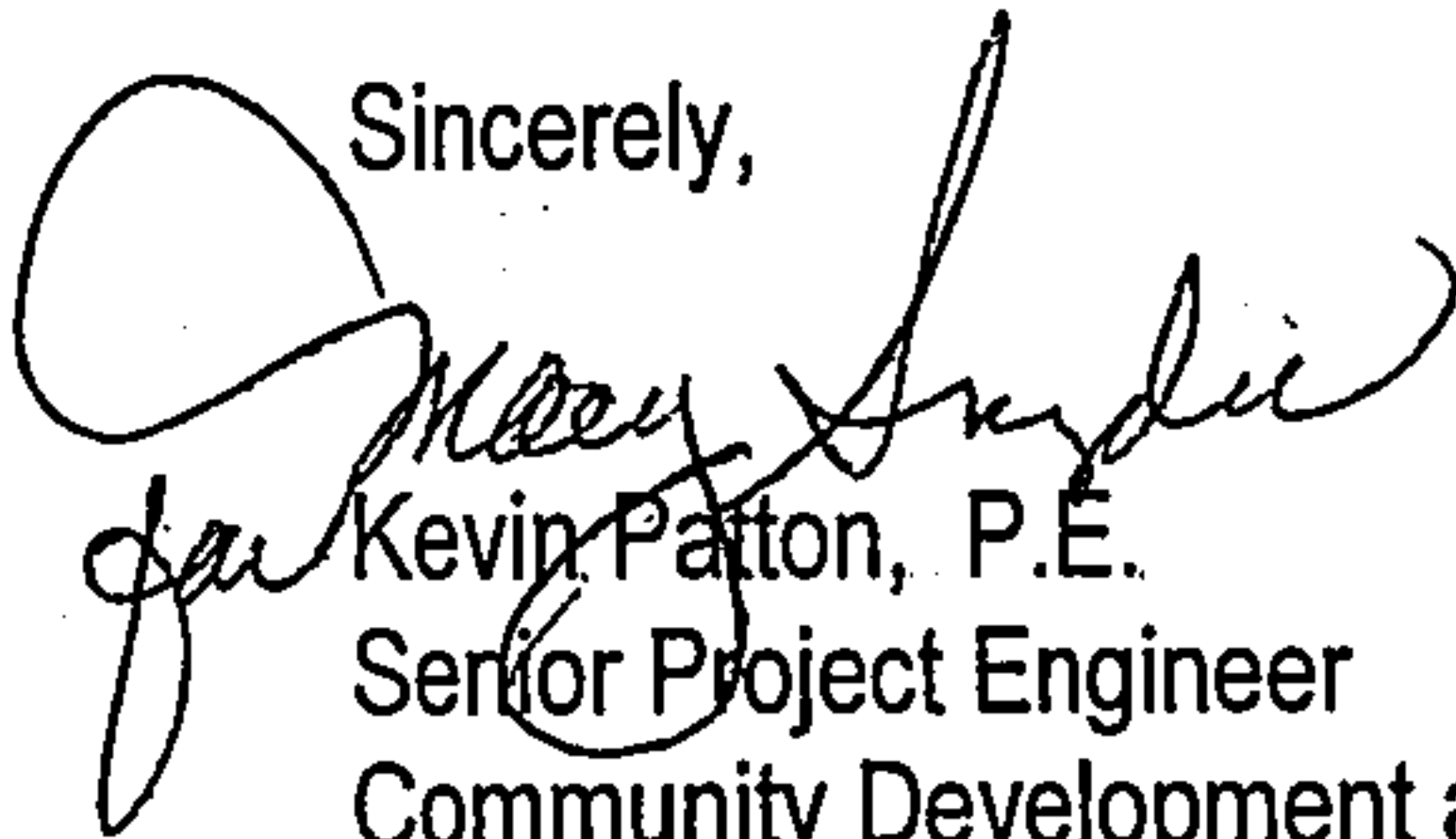
Dear Ms. Brothers:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Savage Thomas Homes, is seeking approval of vacation requests 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/Aonc.lt

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

**OFFICIAL USE**

7001 1940 0005 9518 5667

Postage	\$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

Postmark  
Here

Sent To *Jane Bratton*  
Street, Apt. No.;  
or PO Box No. *9512 Jolcom NW*  
City, State, ZIP+4 *ABR WA 98114*

PS Form 3800, January 2001

See Reverse for Instructions

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

**OFFICIAL USE**

7001 1940 0005 9518 5070

Postage	\$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

Postmark  
Here

Sent To *Laura Norton*  
Street, Apt. No.;  
or PO Box No. *7224 Casella NW*  
City, State, ZIP+4 *ABR WA 98114*

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 DIVISION (LDC)  
Plaza Del Sol -2nd Floor West - 600 2nd St NW  
Land Development / Planning - Main Fax (505) 924-3685  
Development Services / Public Works - Main Fax (505) 924-3864

### PAID RECEIPT

APPLICANT NAME

SIVAGE THOMAS HOMES

AGENT

BOHANNAN HUSTON, INC.

ADDRESS

7500 JEFFERSON ST. NE

PROJECT NO.

1002251

APPLICATION NO.

020RB-01486 & 01487

\$ 565 <sup>PAID</sup> 441006 / 4983000 (DRB Cases)

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

\$ 70<sup>00</sup> 441018 / 4971000 (Notification)

\$ 635<sup>00</sup> Total amount due

# Bohannan Huston INC.

COURTYARD I, 7500 JEFFERSON STREET NE  
ALBUQUERQUE, NM 87109-4335

ALBUQUERQUE, NM 87109-4335  
RECEIPT# 00021853  
Account 441018  
Activity 4971000

CHANGE  
CK  
\$24 Misc  
\$635.00  
\$70.00  
\$435.00  
\$0.00

City Of Albuquerque  
Treasury Division

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE, NM 87103 US  
LOC: ANEX  
LEAD# 0052

BANK OF AMERICA  
ALBUQUERQUE, NEW MEXICO

95-32 / 1070

124629

9/25/2002

NO. 124629

\*\*\*\*\*635 DOLLARS & \*\*\*\*\*00 CENTS \$ \*\*\*\*\*635.00

City Of Albuquerque  
BOHANNAN HUSTON INC.  
Treasury Division

09/26/2002 3:40PM LOC: ANEX

RECEIPT# 00021853 AUTHORIZED SIGNATURE 0052

Account 441006 Fund 0110

Activity 4983000 AUTHORIZED SIGNATURE TRSCCE

Trans Amt \$635.00

J24 Misc \$565.00

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from Oct. 8<sup>th</sup>, 2002 To Oct. 23<sup>rd</sup>, 2002.

### 5. REMOVAL

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

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

May L. Snyder  
(Applicant or Agent)

9/26/02  
(Date)

I issued 2 signs for this application,

9/26/02  
(Date)

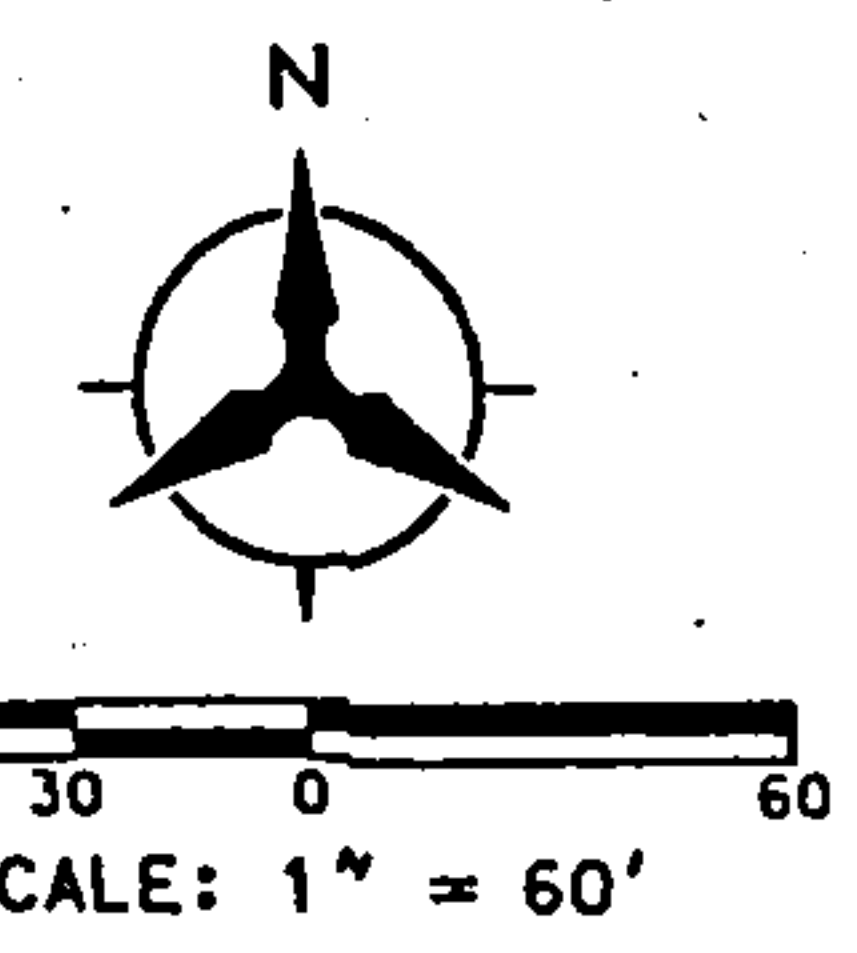
Barbara  
(Staff Member)



NOTE: SEE SHEET 7 FOR CURVE & TANGENT DATA

268888575  
3487898  
Page: 4 of 7  
08/31/2000 03:02P  
Bernalillo Co Clerk's Off. Co. PLRT R 37.00 Bk-2686C Pg-226

PLAT OF  
**WEST POINTE SUBDIVISION  
UNIT II  
AT VENTANA RANCH**  
(A REPLAT OF TRACT 15, VENTANA RANCH)  
ALBUQUERQUE, NEW MEXICO  
AUGUST, 2000



HATCHED AREA DESIGNATES CLEAR SIGHT EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. ALL PLANTINGS & STRUCTURES WITHIN CLEAR SIGHT ESMT. ARE RESTRICTED TO 3' IN HEIGHT FROM FLOW LINE OF ADJACENT STREET.

TRACT 13A  
**BULK LAND PLAT FOR  
TRACTS 13A, 15, 16, 17A, 18A, & Y-1  
VENTANA RANCH**  
FILED: AUGUST 14, 1998 (198C-242)

SHADED AREAS (TYPICAL) DESIGNATE PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 100' TEMPORARY PUBLIC ROADWAY, DRAINAGE & UTILITY EASEMENT  
FILED: AUGUST 14, 1991 (198C-242)  
FUTURE LAS VENTANAS R/W

10' PUE  
PUBLIC RIGHT-OF-WAY

SHADED AREAS (TYPICAL) DESIGNATE PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 50' LAS VENTANAS RIGHT-OF-WAY

REASON FOR REQUEST  
LOCATION OF REQUEST

VACATION OF PUBLIC RIGHT-OF-WAY  
AND PUBLIC UTILITY EASEMENT

The public right-of-way easement is being vacated due to a conflict with the Construction Plans, which intended the right-of-way to be placed as shown on this plat. No infrastructure is built in this area. (See attached Exhibit "B"). The Public Utility Easement is not necessary, therefore, it is being vacated as well.

CENTERLINE EXISTING 156' PUBLIC ROADWAY, DRAINAGE AND UTILITY EASEMENT  
FILED: NOVEMBER 30, 1995 (195C-430)

TERRAZAS SUBDIVISION  
AT VENTANA RANCH  
FILED: JANUARY 3, 2000 (2000C-21)

30' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE & 30' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO NMUT WITH THE FILING OF THIS PLAT

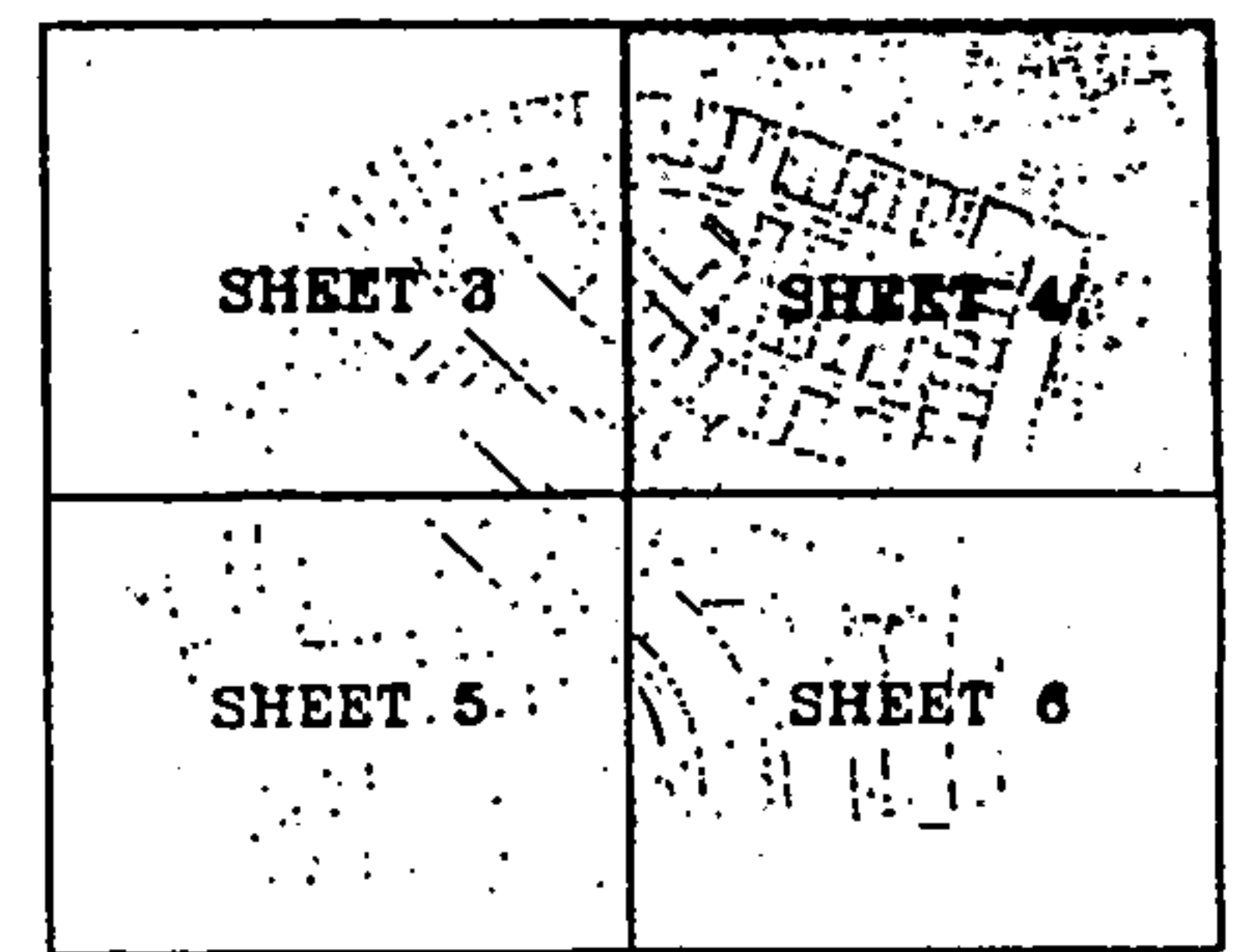


EXHIBIT "A"



# Exhibit B

NTS

from CoA# 643881  
sheet 24 of 49

## RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Sundance Mechanical and Utility Contractors, Inc., and by the surveyor, Adrich Land Surveying, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

*MDV*

Martin D. Vinyard NMPE 8261

# EXHIBIT B

DATE 10/23/02

4-27-01

TRANSITION FROM ROLL CURB  
TO STD CURB THRU  
WHEELCHAIR RAMP  
CRIPPLE CREEK=STD CURB  
FLAGSTAFF=ROLL CURB  
AS PER STD DWG 2418

TRANSITION FROM STD CURB  
TO ROLL CURB THRU  
WHEELCHAIR RAMP  
CRIPPLE CREEK=STD CURB  
FLAGSTAFF=ROLL CURB  
AS PER STD DWG 2418

CRIPPLE CREEK ROAD  
SEE SHEET 21

89

6

5

5

CL TO FOC Lot  
1-B P-1  
5'  
15' CL TO R/W

6

Existing Platted R/W line

6 WITH DEPRESSED GUTTER

NEW Proposed R/W line  
Intended R/W line

3

1

3

Ex. Curb

6

8

STA. 8+09.47, 14' RT.  
TO STA. 8+09.13, 10' LT.  
PROVIDE ROLL CURB ACROSS END OF  
STUB STREET WITH DEPRESSED GUTTER

STA. 7+59.13 TO STA. 8+09.13  
50' TRANSITION FROM FULL CROWN  
TO NO CROWN AS PER STD DWG 2401

93

92

91

90

7+00

8+00

14' FOC TO CL

23' R/W TO CL

38' R/W

