



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

10-31-02

9. Project # 1002282

02DRB-01592 Minor-Exten of SIA for SDWK

SANDIA PROPERTIES LTD., CO. request(s) the above action(s) for all or a portion of Tract(s) 25 , **BRADFORD HILLS @ VENTANA RANCH**, zoned R-LT residential zone, located on the northeast side of LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). [REF: DRB-98-225, SV-98-39, V-98-68] (B-9)

At the October 30, 2002, Development Review Board meeting, a One-Year Extension to the Four-Year Agreement for the Deferral of Sidewalks was approved.

If you wish to appeal this decision, you must do so by November 14, 2002 in the manner described below.

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

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

Roger Green 
Acting, DRB Chair

Cc: Sandia Properties Ltd., Co., #10 Tramway Loop NE, 87122
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File



City of Albuquerque
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: 1002282

AGENDA ITEM NO: 9

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 SW |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION: 1 yr ✓

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 30, 2002

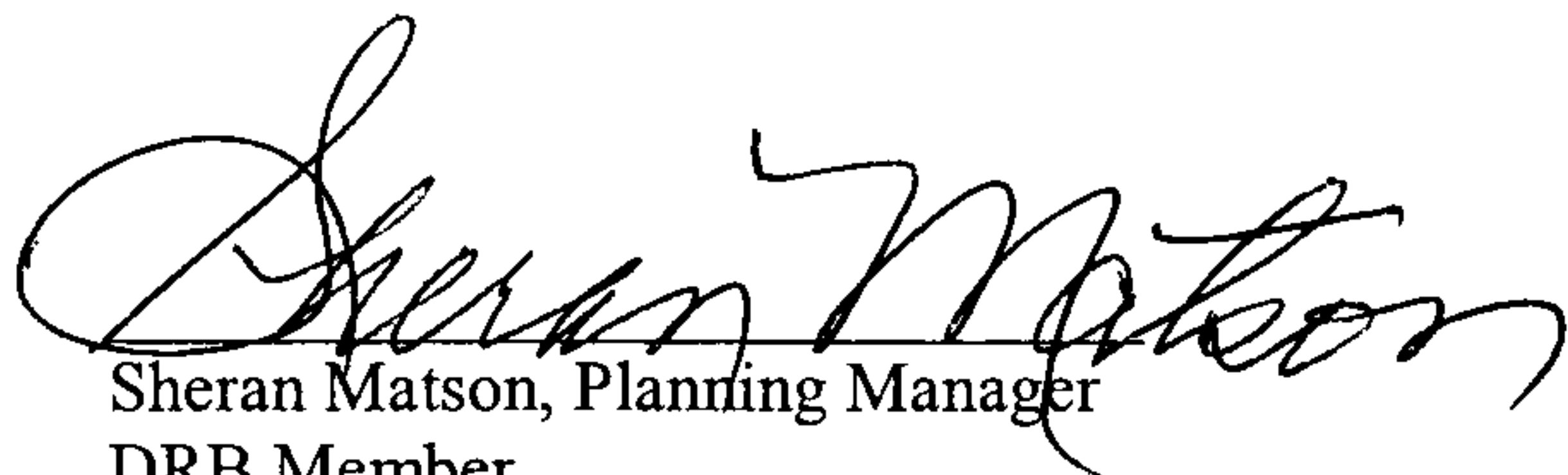


City of Albuquerque

Planning Department
Development Review Board Comments

Meeting Date: October 30, 2002
Agenda Item: 9
Project # 1002282
Application # 02DRB-01592
Subject: Tract 25, Bradford @ Ventana Ranch

No objection to temporary sidewalk deferral.



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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 30, 2002

9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 9:56 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

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

1. **Project # 1000419**
02DRB-01532 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) 1B-1, **RENAISSANCE CENTER**, zoned SU-1 special use zone for SU-1 for R-3, & C-1 uses., located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 11 acre(s). [REF: DRB-97-479, 00110-00460, 00128-00461, 00450-01380, 00450-01381, 00440-01419](F-16) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 4/30/03.**

2. **Project # 1000060**
02DRB-01534 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) D, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located on the WEST SIDE OF WOODWARD PL NE, between MOUNTAIN RD NE and LOMAS BLVD. NE containing approximately 25 acre(s). [REF:1000622, 00410-01670] (J-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

02DRB-01453 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 10/30/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/27/02.**

02DRB-01576 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) D, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located north of LOMAS BLVD NE, between MOUNTAIN RD NE and LOMAS BLVD NE containing approximately 10 acre(s). [REF: 02DRB-01534] [DEFERRED FROM 10/23/02] (J-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER METER EASEMENT AND FILING OF PREVIOUS PLAT.**

3. **Project # 1000508**
 02DRB-01526 Major-Vacation of Public Right-of-Way
 02DRB-01527 Major-Vacation of Public Easements
 02DRB-01528 Minor-Prelim&Final Plat Approval
 02DRB-01529 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) B1A and Lot 1A, **LENKURT PROPERTIES and TOWNE PARK PLAZA**, zoned SU-1 special use zone for C-1 & SU-1 IP, located on EUBANK BLVD NE, between I-40 EAST and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00128-01182, 01183, 01450-00630, 01420-00632, 01420-00631] (K-21) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND UTILITIES DEVELOPMENT.**
4. **Project # 1002254**
 02DRB-01502 Major-Vacation of Private Easements
 02DRB-01503 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) 2-A, **BUENA VISTA ESTATES**, zoned SU-2 IP, located on SAN PEDRO DR NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s).[REF:AA-97-104] [Listed on the Agenda as Public Easements in error] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER AND AMAFCA.**
5. **Project # 1000570**
 02DRB-01021 Minor-Temp Defer SDWK
 02DRB-01019 Major-Preliminary Plat Approval
 02DRB-01020 Major-Vacation of Public Easements
- MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/6/02.**

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

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

6. **Project # 1002125**
02DRB-01611 Minor-SiteDev Plan
BldPermit/EPC
- KEVIN GEORGES & ASSOCIATES agent(s) for SOCIETY OF ST. VINCENT DE PAUL request(s) the above action(s) for all or a portion of Lot(s) 15-20, Block 44, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, FOR SU-1, located on IRON AVE SW, between 13TH ST SW and 14TH ST SW containing approximately 1 acre(s). [REF: 02EPC-01157, ZA-90-97, ZA-81-86, Z-89-48] [Len Malry, EPC Case Planner] (K-13) **DELEGATED OFF THE AGENDA ON 10/29/02.**

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

7. **Project # 1001999**
02DRB-01614 Minor-Prelim&Final Plat
Approval
- MARGOT A. GEIST request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 14, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, M7R, located on 11TH ST SW, between GOLD AVE SW and SILVER AVE SW containing approximately 1 acre(s). [REF: 02DRB-00860, 02ZHE-00937] (K-13) **DELEGATED OFF THE AGENDA ON 10/29/02.**
8. **Project # 1001453**
02DRB-01613 Minor-Amnd Prelim Plat
Approval
- BOHANNAN HUSTON, INC. agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) E1, **SEDONA @ VENTANA RANCH**, zoned R-LT residential zone, located on the east side of UNIVERSE BLVD NW, between VENTANA RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 02DRB-01613] [LISTED UNDER PROJECT #1000132 IN ERROR] (B-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH TWO CONDITIONS OF FINAL PLAT APPROVAL. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE PREVIOUSLY APPROVED PRELIMINARY PLAT.**

9. **Project # 1002282**
02DRB-01592 Minor-Exten of SIA for
SDWK

SANDIA PROPERTIES LTD., CO. request(s) the above action(s) for all or a portion of Tract(s) 25 , **BRADFORD HILLS @ VENTANA RANCH**, zoned R-LT residential zone, located on the northeast side of LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). [REF: DRB-98-225, SV-98-39, V-98-68] (B-9) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

10. **Project # 1002119**
02DRB-01608 Minor-Sketch Plat or Plan

WAYNE CONNELL agent(s) for PETER SCHWARZ DVM request(s) the above action(s) for all or a portion of Tract(s) A1 & A2, **VOL-ANDIA ADDITION**, zoned OU-1 office and institution zone, located on PROSPECT AVE NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02DRB-01594, 02EPC-01144] (G-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. ADJOURNED: 9:56 A.M.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form S

SUBDIVISION

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation

X Variance (Non-Zoning)

Supplemental form P

SITE DEVELOPMENT PLAN

___ ...for Subdivision Purposes

___ ...for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC) L

Supplemental form Z

ZONING

___ Annexation & Zone Establishment

___ Sector Plan

___ Zone Change

___ Text Amendment

Supplemental form A

APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: SANDIA PROPERTIES LTD., CO. PHONE: 856-6419

ADDRESS: 10 TRAMWAY LOOP NE FAX: 856-6335

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: tsciarrillo@sandiaproper-
ties.com

Proprietary interest in site: MANAGER/OWNER

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 25 Block: N/A Unit: N/A

Subdiv. / Addn. BRADFORD HILLS @ VENTANA RANCH

Current Zoning: RLT Proposed zoning: NA/

Zone Atlas page(s): B-9-Z No. of existing lots: 50 No. of proposed lots: 50

Total area of site (acres): 12 Density if applicable: dwellings per gross acre: 4.17 dwellings per net acre: 4.17

Within city limits? X Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: LAS VENTANAS ROAD, NW

Between: RAINBOW BOULEVARD and UNIVERSE BOULEVARD

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): PROJECT #596181

DRB #98-225 V-98-68 SV 98-39

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

SIGNATURE *T. Sciarrillo* DATE _____

(Print) TONY SCIARRILLO X Applicant ___ Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|--|---|---------------|----------|-------------------|
| <input type="checkbox"/> All checklists are complete | <u>02DRB - 01592</u> | <u>KT.SIA</u> | <u>✓</u> | <u>\$ 0</u> |
| <input type="checkbox"/> All fees have been collected | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> All case #'s are assigned | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> AGIS copy has been sent | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Case history #'s are listed | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. fee rebate | _____ | _____ | _____ | \$ _____ |
| | Hearing date <u>Oct. 30th 2002</u> | | | Total <u>\$ 0</u> |

P. DeBart 10/16/02
Planner signature / date

Project # 1002282

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

SANDIA PROPERTIES LTD., CO.
TONY SCIARRILLO, VICE PRESIDENT

Applicant name (print)

T. Sciarrillo

Applicant signature / date



Form revised September 2001

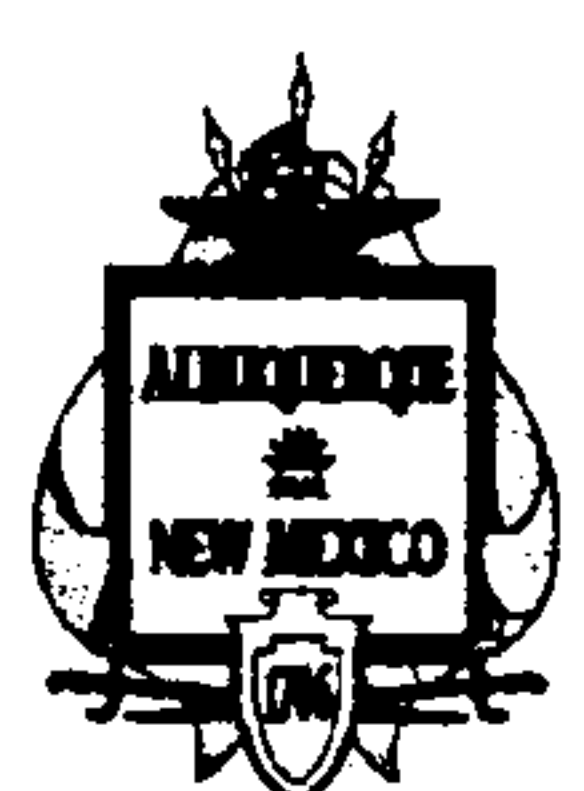
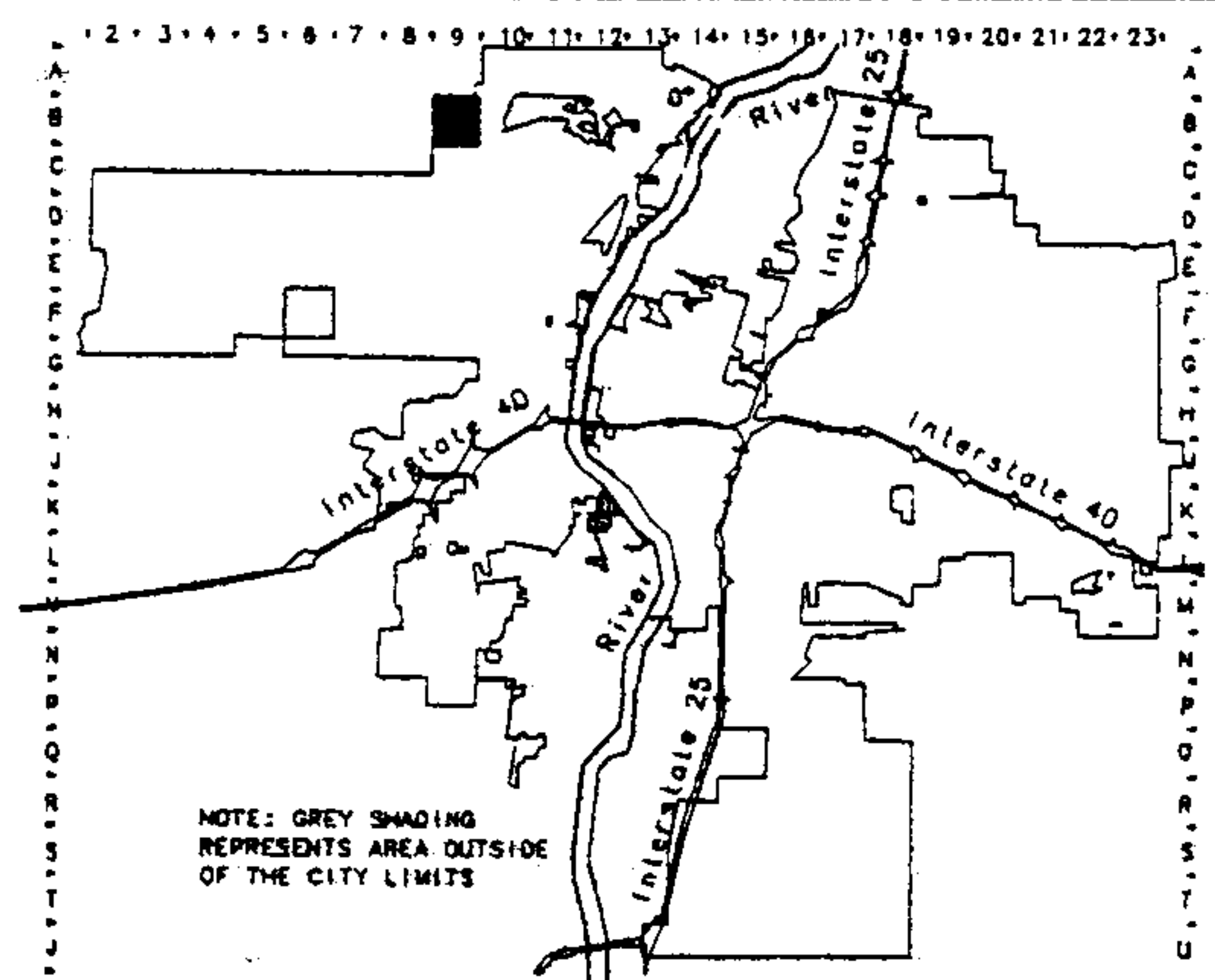
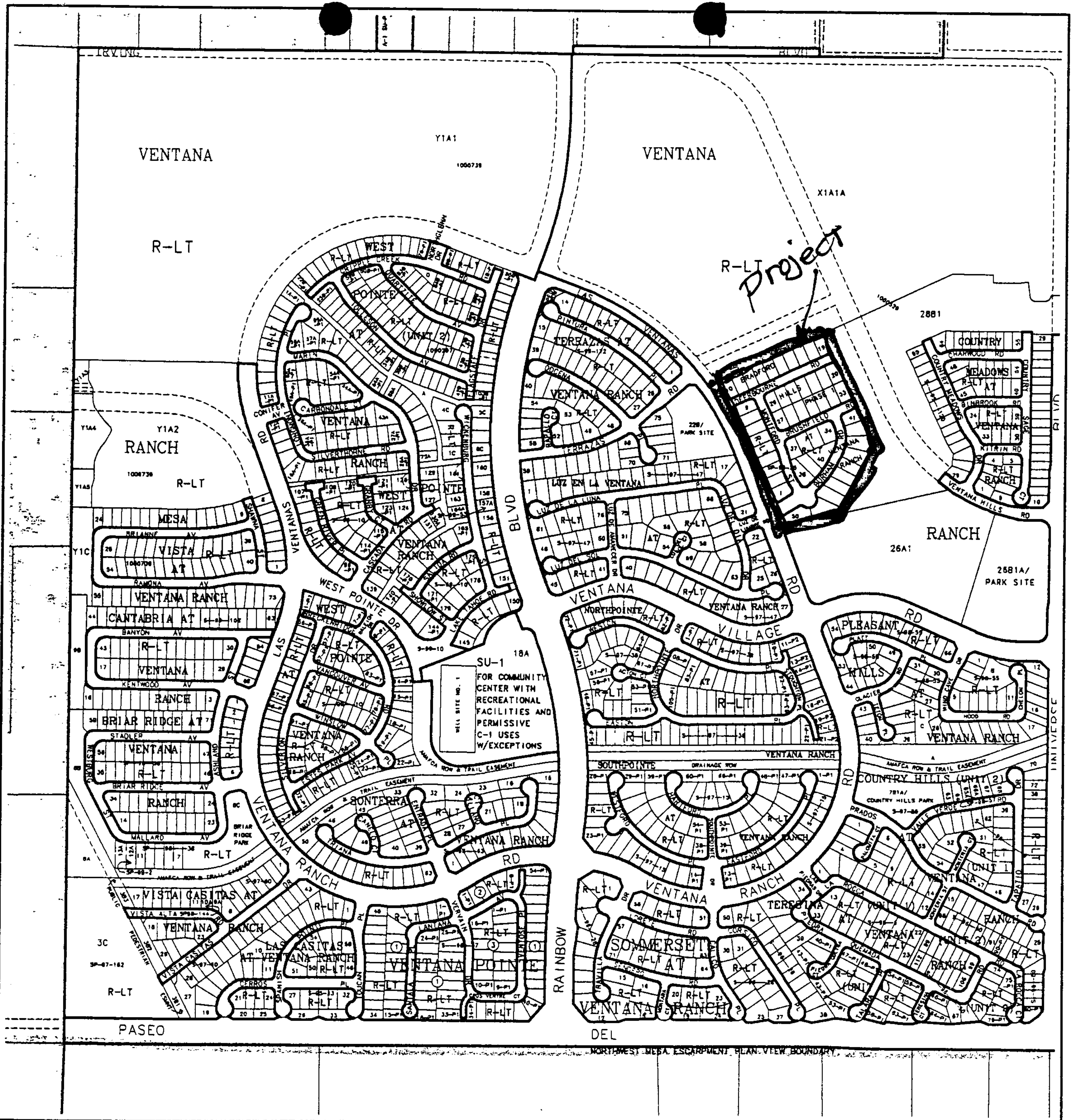
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
02 DRB - 01592

T. Sciarrillo 10/16/02

Planner signature / date

Project # 1002282



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

B-9-Z

Map Amended through March 20, 2001

Oct 16, 2002

Ms Janet Cunningham
Development Review Bd
City of Albuq.

Dear Janet:

Sandra Reyes is requesting a
one (1) year extension of her SIA, for
deferred sidewalks at Bradford Hills
Subd. at Ventana Ranch.

Please place this item on the
next available DRB agenda.

Sincerely

Tony Suarez
VP

Sandra Reyes,

11.00

^{1st} FIGURE 18
EXTENSION AGREEMENT - Sidewalk Bradford hills
Procedure "B"
PROJECT NO. 5961.81

This Agreement made this _____ day of _____, 192000, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of developer/subdivider:] SANDIA PROPERTIES LTD., CO. ("Developer"), 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.

WHEREAS, the City and the Developer entered into an Agreement on the 14TH day of DECEMBER, 1998, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on DECEMBER 15, 1998 at Book Misc. 9819, pages 9437 through -, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 15TH day of NOVEMBER, 192000 and

~~WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated _____ recorded _____ in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and~~

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in paragraph 1.A. of the Earlier Agreement, is extended [Complete either A or B:]

A. for all improvements, the 27TH day of OCTOBER, 192002

OR

B. on portions of the improvements as follows:
IMPROVEMENTS COMPLETION DATE

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:



Type of Financial Guaranty: RIDER TO SUBDIVISION BOND #190454324
Amount: \$ 28,876.06 Name of Financial Institution or Surety
providing Guaranty: CONTINENTAL CASULATY CO.
Date City first able to Call Guaranty [Construction Completion
Deadline]: OCTOBER 27, 19 2002
If Guaranty other than a Bond, last day City able to call Guaranty is:
-----, 19x
Additional information: _____

In consideration of the foregoing described financial guaranty, the City will not record its Claim of Lien against Developer's Property; provided, however, that if at any time the City determines that the financial guaranty does not provide adequate security for performance of the Developer's obligations hereunder, the City will record its Claim of Lien.

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement.

DEVELOPER: SANDIA PROPERTIES LTD., CO.
By: [Signature]: [Signature]
Name: ROBERT M. MURPHY
Title: PRESIDENT
Dated: November 9, 2000

CITY OF ALBUQUERQUE:
[Signature]
Director, Public Works Department
Dated: 12-6-00

Approved By: [Signature] 12/6/00
City Engineer
108 11-27-00 KJC 11/27/00



DEVELOPER'S NOTARY

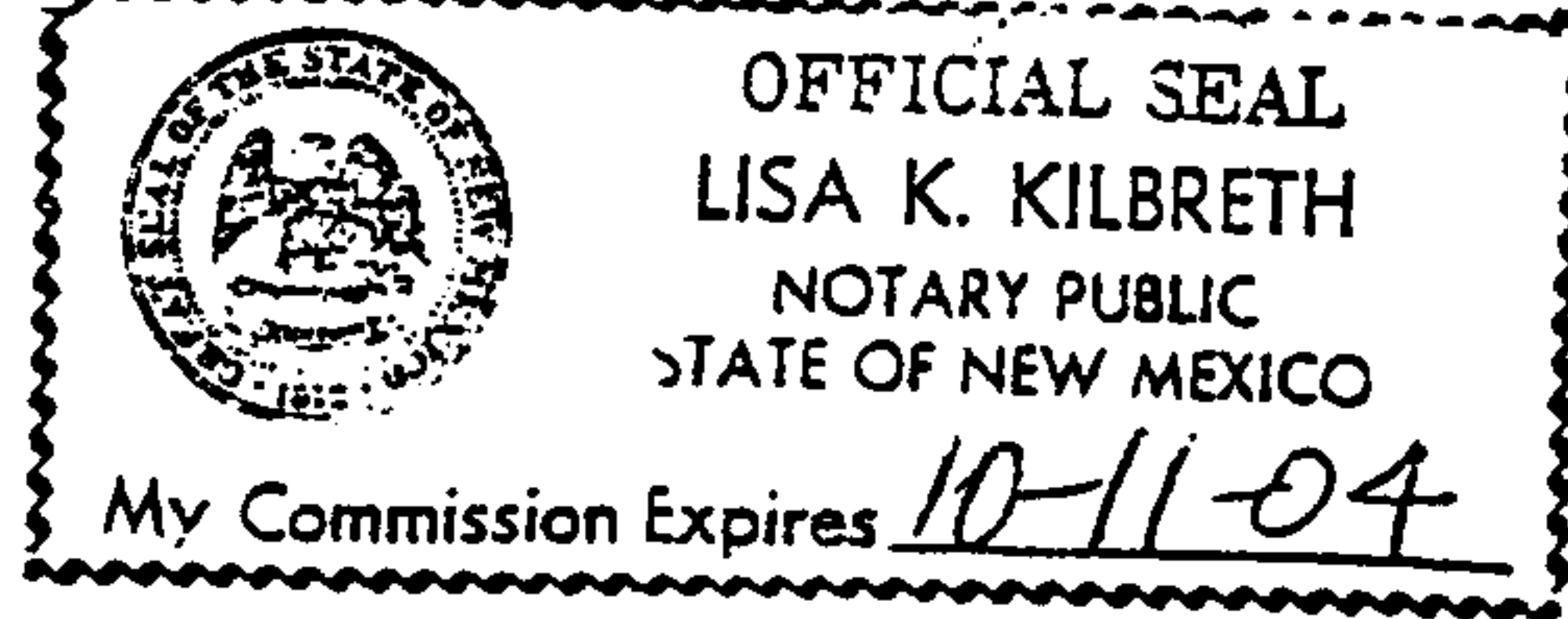
STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 9th day of November, 192000 by [name of person:] ROBERT M. MURPHY of [title or capacity, for instance, "President" or "Owner":] PRESIDENT of [Developer:] SANDIA PROPERTIES LTD., CO.

My commission Expires:

Lisa K. Kilbreth
Notary Public

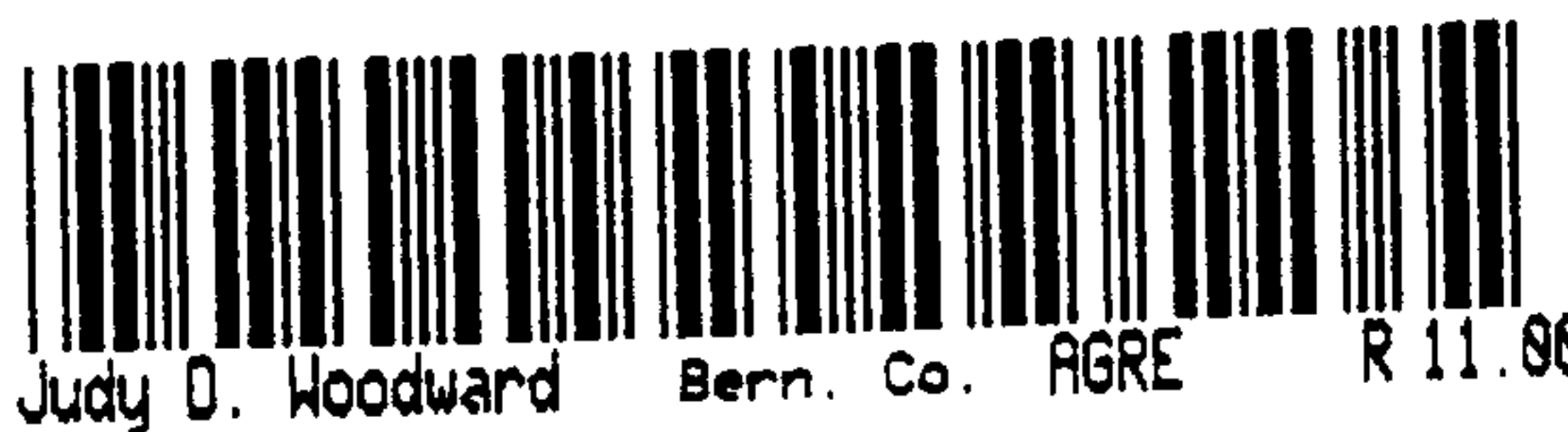
STATE OF New Mexico)
)ss.
COUNTY OF Bernalillo)



The foregoing instrument was acknowledge before me this 6th day of December, 192000 by Fred J. Aguirre Director Public Works Department of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My commission Expires:
11-15-2003

Gloria O. Saavedra
Notary Public



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Page: 3 of 3
12/29/2000 10:31A
BK-A13 Pg-7741

CNA INSURANCE COMPANIES

CNA Plaza, Chicago, IL 60685

INCREASE — DECREASE RIDER

To be attached to and made a part of Bond No. 190454324, issued by the CONTINENTAL CASUALTY COMPANY, (hereinafter called the Surety), on behalf of SANDIA PROPERTIES LTD. CO., (hereinafter called the Principal), in favor of THE CITY OF ALBUQUERQUE, (hereinafter called the Obligee), and dated the 15TH day of NOVEMBER, ~~19~~ 2000

In consideration of the premium charged for the attached bond and other good and valuable consideration it is understood and agreed that effective the 7TH day of NOVEMBER, ~~19~~ 2000 and subject to all the terms, conditions and limitations of the attached bond, the penal sum thereof shall be and the same is hereby (~~increased~~) (decreased) from the sum of FIFTY-ONE THOUSAND, FIVE HUNDRED EIGHTY & 95/100*** Dollars, (\$ 51,580.95), to the sum of TWENTY-EIGHT THOUSAND, EIGHT HUNDRED SEVENTY-SIX AND 06/100*** Dollars, (\$ 28,876.06).

It is further understood and agreed that subject to all the terms, conditions and limitations of the attached bond, the aggregate liability of the Surety for any loss occurring prior to said date shall not exceed the sum of FIFTY-ONE THOUSAND, FIVE HUNDRED EIGHTY & 95/100*** Dollars, (\$ 51,580.95), or for any loss occurring subsequent to said date shall not exceed the sum of TWENTY-EIGHT THOUSAND, EIGHT HUNDRED SEVENTY-SIX AND 06/100*** Dollars, (\$ 28,876.06). In no event, however, shall the aggregate liability of the Surety exceed the larger of the aforementioned sums, it being the intent hereof to preclude cumulative liability.

Signed, sealed and dated this 7TH day of NOVEMBER, ~~19~~ 2000

* whereas the completion deadline is extended to October 27, 2002

The above is hereby agreed to and accepted:

SANDIA PROPERTIES LTD. CO. (Principal)

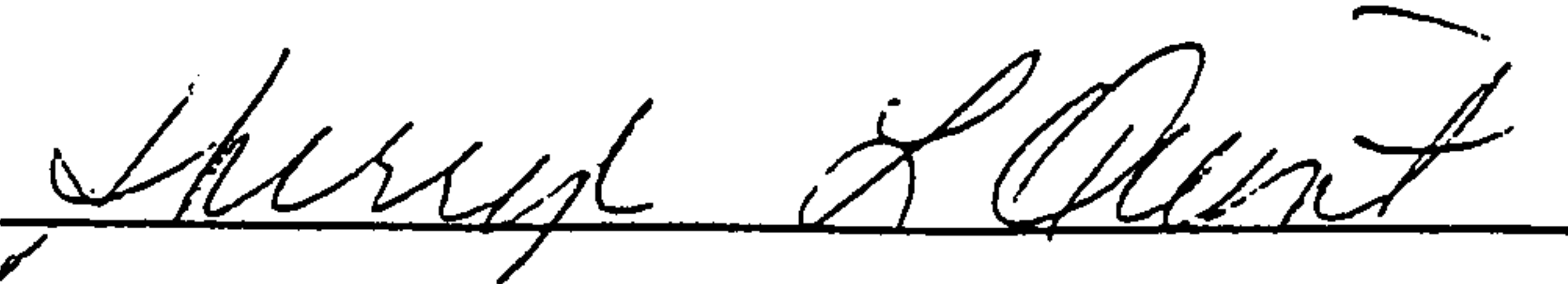
By: 

CONTINENTAL CASUALTY COMPANY (Surety)

By: 

SUSAN J. VANCE

(Attorney-in-Fact)



Form G-23169-C



For All the Commitments You Make®

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That CONTINENTAL CASUALTY COMPANY, an Illinois corporation, NATIONAL FIRE INSURANCE COMPANY OF HARTFORD, a Connecticut corporation, AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA, a Pennsylvania corporation (herein collectively called "the CCC Surety Companies"), are duly organized and existing corporations having their principal offices in the City of Chicago, and State of Illinois, and that they do by virtue of the signature and seals herein affixed hereby make, constitute and appoint

Roger N. Downey, Kathryn L. Corcoran, Susan J. Vance, Individually

of Albuquerque, New Mexico

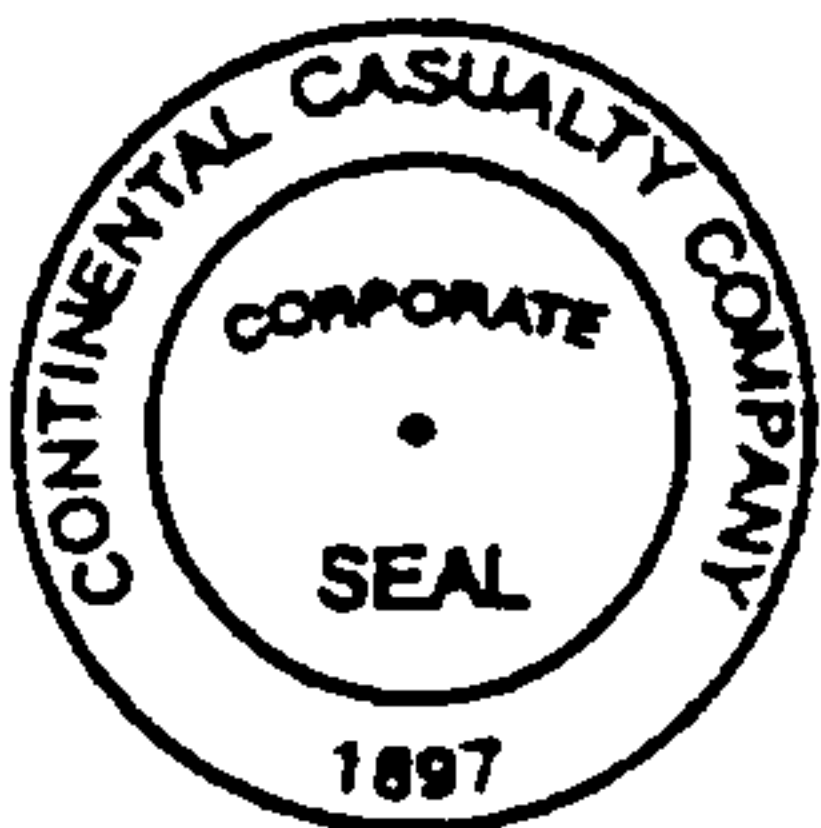
their true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on their behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of their corporations 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-Laws and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Boards of Directors of the corporations.

In Witness Whereof, the CCC Surety Companies have caused these presents to be signed by their Group Vice President and their corporate seals to be hereto affixed on this 8th day of September, 2000.



CONTINENTAL CASUALTY COMPANY
NATIONAL FIRE INSURANCE COMPANY OF HARTFORD
AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA

Michael Gengler

Group Vice President

State of Illinois, County of Cook, ss:

On this 8th day of September, 2000

, before me personally came Michael Gengler, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Chicago, State of Illinois; that he is a Group Vice President of CONTINENTAL CASUALTY COMPANY, NATIONAL FIRE INSURANCE COMPANY OF HARTFORD, and AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA described in and which executed the above instrument; that he knows the seals of said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed pursuant to authority given by the Boards of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.

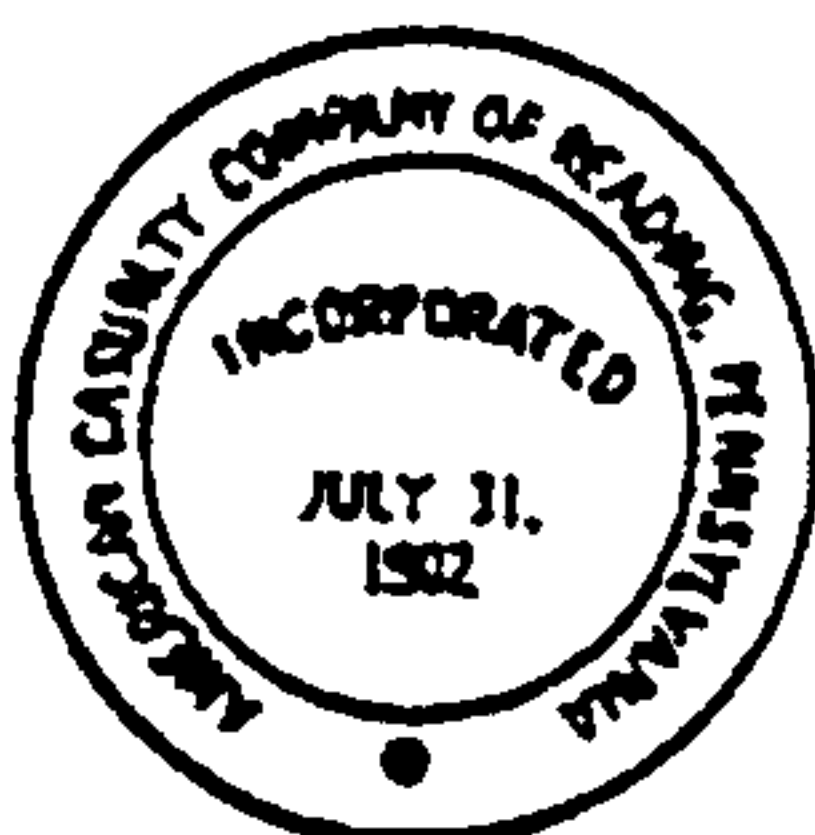
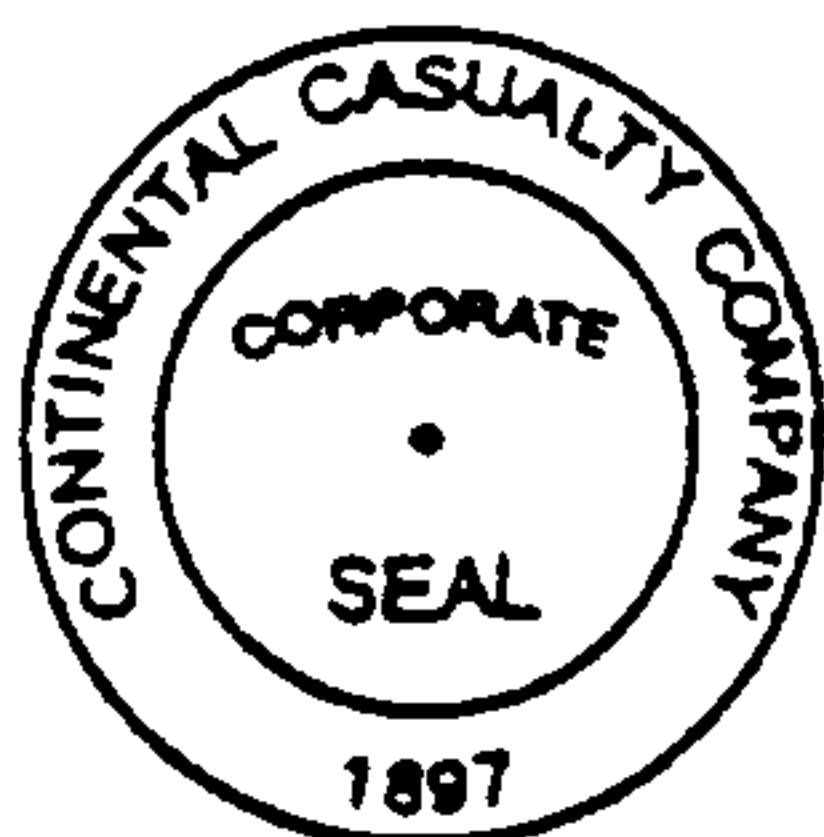
"OFFICIAL SEAL"
DIANE FAULKNER
Notary Public, State of Illinois
My Commission Expires 9/17/01
My Commission Expires September 17, 2001

Diane Faulkner

Notary Public

CERTIFICATE

I, Mary A. Ribikawskis, Assistant Secretary of CONTINENTAL CASUALTY COMPANY, NATIONAL FIRE INSURANCE COMPANY OF HARTFORD, and AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of each corporation printed on the reverse hereof are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seals of the said corporations this 7TH day of NOVEMBER, 2000.



CONTINENTAL CASUALTY COMPANY
NATIONAL FIRE INSURANCE COMPANY OF HARTFORD
AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA

Mary A. Ribikawskis

Assistant Secretary

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

4. DRB-98-225 Bohannan Huston Inc., agents for Las Ventanas Limited Partnership, request
V-98-68 Vacation (voiding) of 100 foot Temporary Public Easement and a Bulk Land
SV-98-39 Variance for a portion of Tract X and 26-B-1, Ventana Ranch (proposed Tracts
25B, 26B-1A and X-1A) zoned R-LT (City) and located east of Las Ventanas
Road NW west of future Universe Boulevard NW containing approximately 134
acres plus Preliminary Plat approval (includes Grading Plan approval) and a
Sidewalk Variance for approximately 50 lots on a portion of Tract X-1, Ventana
Ranch (to be known as Bradford Hills Subdivision) zoned R-LT (City) and located
on Las Ventanas Rd NW containing approximately 12 acres. (B-9)

At the August 11, 1998, Development Review Board meeting, the Vacation was approved as shown on Exhibit A in the Planning File subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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

The Bulk Land Variance was granted 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.

OFFICIAL NOTICE

PAGE 2

With the signing of the Infrastructure list dated August 11, 1998 and the approval of the Grading Plan Engineer Stamp dated June 30, 1998 the Preliminary Plat was approved as described in the legal advertisement. (Bradford Hills Subdivision - Tract 25A)

The Sidewalk Variance for temporary deferral of sidewalk construction along the frontage of developable lots was approved per the findings of the DPM/Sidewalk Ordinance as follows:

- A. When a structure is constructed on a lot, on a lot by lot basis, or
- B. Four years following execution of the Subdivision Improvements Agreement.

Handicap ramps may not be deferred. Financial guarantees for sidewalks will be required.

If you wish to appeal this decision, you must do so by August 26, 1998, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 45 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.)


Kym Dicome
DRB Chair

cc: Bohannan Huston Inc., 7500 Jefferson NE, 87109
Las Ventanas Limited Partnership, #10 Tramway Loop NE, 87122
Loren Hines, Property Management, Legal Dept./7th Flr, City/County-Room 7042
Terri Martin, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

Original

8/11/98

Figure 12
INFRASTRUCTURE LIST
EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
VENTANA RANCH TRACT 25A

Following is a summary of Public/Private infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

| SIZE | TYPE OF IMPROVEMENT | LOCATION | FROM | TO |
|---------------|--|-------------------|------------------------|--------------------|
| <u>PAVING</u> | | | | |
| 54' F-F | Residential Paving W/ Median Island & PCC C&G, 4' Sidewalk Both Sides*, 22' ingress, 26' exit, 6' median | Burham Road | Las Ventanas Road | Montford Street |
| 32' F-F | Residential Paving W/ Pcc C&G, 4' Sidewalk Both Sides* w/cul-de-sac knuckle between Lots 48 & 50 | Burham Road | Montford Street | Brushfield Road |
| 24' F-F | Residential Paving W/ Pcc C&G, 4' Sidewalk Both Sides* & pedestrian connection to Las Ventanas Road | Deerbourne Road | End of Stub Street | Montford Street |
| 32' F-F | Residential Paving W/ Pcc C&G, 4' Sidewalk Both Sides* | Deerbourne Road | Montford Street | End of Lot 19 |
| 32' F-F | Residential Paving W/ Pcc C&G, 4' Sidewalk Both Sides* | Montford Street | Burham Road | Deerbourne Road |
| 32' F-F | Residential Paving W/ Pcc C&G, 4' Sidewalk Both Sides* | Brushfield Road | Montford Street | End of Lot 33 |
| 36' F-F | Major Local Paving w/10' Asphalt Bike Path (East Side Only) | Las Ventanas Road | End of Existing Paving | North End Boundary |

*SIDEWALKS TO BE DEFERRED
Drainage
- TEMPORARY OFFSITE SWALE AND TWO TEMPORARY RETENTION POUNDS WITH AGREEMENT AND COVENANT
- GRADING AND DRAINAGE CONSTRUCTION REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES

INFRASTRUCTURE LIST
FOR VENTANA RANCH TRACT 25, PHASE 1

DRB Case No. 98-225
DRC Project No.
Date Submitted July 2, 1998

| SIZE | TYPE OF IMPROVEMENT | LOCATION | FROM | TO |
|---------------|----------------------------------|-------------------|--------------------|--------------------|
| <u>WATER</u> | | | | |
| 6" | Waterline W/Req'd Appurtenances | Burham Road | Existing Waterline | Brushfield Road |
| 6" | Waterline W/ Req'd Appurtenances | Montford Street | Burham Road | Deerbourne Road |
| 6" | Waterline W/Req'd Appurtenances | Brushfield Road | Montford Street | Burham Road |
| 6" | Waterline W/Req'd Appurtenances | Brushfield Road | Burham Road | End of Lot 33 |
| 8" | Waterline W/ Req'd Appurtenances | Deerbourne Road | Existing Waterline | End of Lot 19 |
| 12" | Waterline W/Req'd Appurtenances | Las Ventanas Road | Lot 5/6 | North End Boundary |

WASTE-WATER

| | | | | |
|----|-----------------------------|-----------------|---------------------|-----------------|
| 8" | Sanitary Sewer W/MH's, etc. | Burham Road | Existing Sewer line | Lot 42 |
| 8" | Sanitary Sewer W/MH's, etc. | Montford Street | Burham Road | Deerbourne Road |
| 3" | Sanitary Sewer W/MH's, etc. | Brushfield Road | Montford Street | Lot 33 |
| 8" | Sanitary Sewer W/MH's, etc. | Deerbourne Road | Lot 10 | Lot 19 |

Prepared by *Kerry L. Davis* 8/4/98
Print Name: Kerry L. Davis, P.E.
Firm: Bohannon Huston

Development Review Board Member Approval

[Signature] 8-11-98
Traffic Date

[Signature] 8-11-98
City Engineer/AMAFCA Date

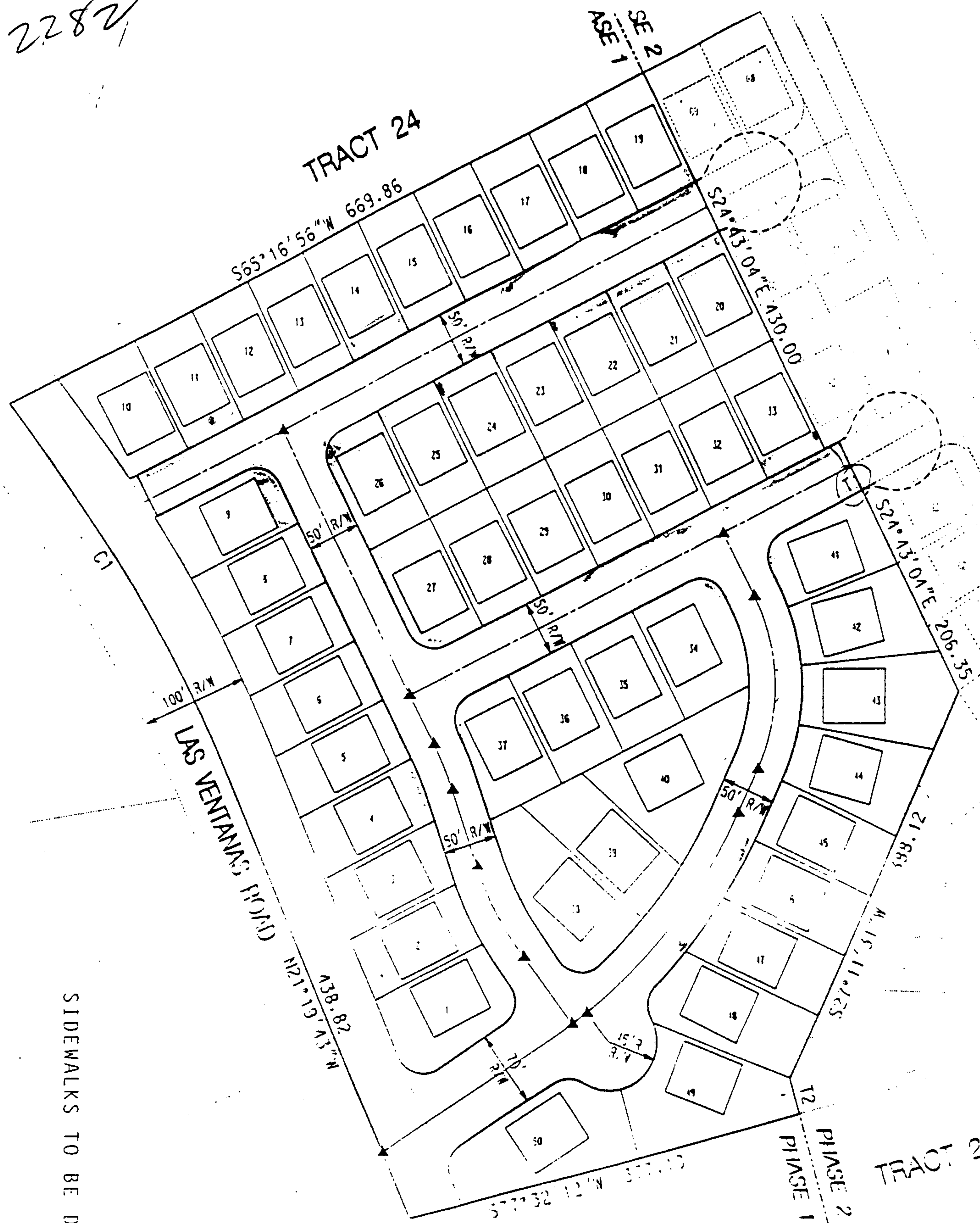
[Signature] 8-10-98
New Mexico Utilities Date

Robert W. Kane 8-11-98
Utility Development Date

[Signature] 8/11/98
DRB Chairman Date

Rainald P. Pitman 8/11/98
Design and Development, CIP Date

1002282



SIDEWALKS TO BE DEFERRED

REASON FOR REQUEST/LOCATION OF REQUEST
Tract 25, Ventana Ranch
Sidewalk Deferral

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