DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002315 AGENDA#: 5 DATE: 12.4.02

notice + Speak
1. ✓ Name: Angela NESS Address: 13213 Manitoba NE Zip: 87111

NOTICE & SPEAK
2. ✓ Name: JAMES CARPENTER Address: 13217 MANITOBA NE Zip: 87111

SPEAK
3. ✓ Name: SHARMAN CARPENTER Address: 13217 MANITOBA NE Zip: 87111

Notice & Speak
4. ✓ Name: Betsy WOMACK Address: 13105 Canyon Edge trail NE Zip: 87111

5. ✓ Name: Kym Dicome Address: 13000 Academy NE Zip: 87111

6. ✓ Name: Douglas Collins Address: 13000 Academy NE Zip: 87111

7. ✓ Name: Kevin Patton Address: 7500 Jefferson St [courtyard I Zip: 87109

8. ✓ Name: PAUL WYMER Address: " Zip: "

9. ✓ Name: Scott Schiabor Address: 9400 Corona NE Zip: 87122

10. ✓ Name: John Clarke Address: " Zip: "

11. ✓ Name: SCOTT STEFFEN Address: 7500 JEFFERSON ST COURTYARD I Zip: 87109

12. ✓ Name: Seth Ness Address: 13213 Manitoba Dr Zip: 87114

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-5-02

5. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23)

At the December 4, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 12/4/02 and approval of the grading plan engineer stamp dated 10/25/02 the preliminary plat was approved with the following conditions:

CONDITIONS:

1. The lot configuration shall be in accordance with Exhibit E. The Grading and Drainage Plan shall be amended accordingly.

2. The Bulk Land Plat shall be filed prior to this plat being filed.

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

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

If you wish to appeal this decision, you must do so by December 19, 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).

ALBUQUERQUE
NEW MEXICO
1706

OFFICIAL NOTICE
PAGE TWO

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: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Schiabor, 9400 Corona NE, 87122
Angela & Scott Ness, 13213 Manitoba Dr NE, 87111
Sharman & James Carpenter, 13217 Manitoba Dr NE, 87111
Betsy Womack, 13105 Canyon Edge Trail NE, 87111
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002315 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION: Signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 4, 2002

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

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

11/20 o2 P.M.
Glen & Jennifer will work w/ developer in the next 2 weeks during planning deferral.

RECEIVED
NOV 19 2002
PWD/DESIGN REVIEW

November 19, 2002

Mr. Roger Green, DRB Chairman
Development Review Board
600 North 2nd Street NW
Albuquerque, New Mexico 87102

Re: Agenda Item #3, Project #1002315

Dear Roger:

The purpose of this letter is to express several concerns regarding High Desert Investment Corporation's request for Preliminary Plat for Tract 13. Consensus Planning represents a number of existing neighbors that are concerned over the development of this tract. Our concerns are primarily related to the Planning Department's sketch plat comments that indicate that the development "must be in compliance with the High Desert Sector Development Plan". We do not believe that the proposal as currently submitted is in compliance with the plan and the following provisions of that plan:

1. The existing rock outcrop is identified on Map 11 in the Sector Plan as a conservation trust easement. This identification is combined with the numerous goals and policies related to the preservation and need for sensitive transitions between development and such areas.

The rock outcrop requires additional setback (200' would be preferred) in order to be preserved.

2. On page 3.11 the text describes the HD-RR zone adjacent to the Forest Service as having "townhouses surrounded by common public or private open areas may form an adjacent land use. This will provide a low density transition to the public lands on the eastern border of the property".

This proposed development is very close to the rock outcrop, the existing trail to the east, and the Embudito Arroyo to the South. Additional buffers should be provided.

3. The Drainage Design Goals as stated on page 7.2 indicate:
   - Minimal disturbance of existing landforms, and this goes on to describe the areas of transition and sensitivity associated with the Bear Canyon Arroyo.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

- On the Conceptual Drainage Plan Map it indicates the sensitivity and preservation of both the Embudito and Bear Arroyos as being preserved as Open Space and as Undisturbed Arroyos.

The mass grading of the Wilderness Village adjacent to the Embudito Arroyo does not comply with this policy.

While we feel strongly that these conflicts exist and should require the DRB to deny the request, we would like to make some minor suggestions that would mitigate these conflicts and our concerns:

- Lots 52 through 57 in the Wilderness Village should be left as open space, or at least be redesigned to be building envelope lots similar to the 4 lots to the north and west of this area. This will provide additional buffer to the rock outcrop and Embudito Arroyo.
- Additional buffer should also be provided to the existing trail on the east side of the development where the proposed lots are immediately adjacent to the trail easement. (This should be like the buffer zones done for Glenwood Hills North, and for Pepper Tree/Royal Oaks.)

We would also like to request that the developer disclose the anticipated use for the 4.2-acre "future development" tract to the new residents. It is also our understanding, and we would like it to be a part of the record that if the 4.2 acre tract is proposed to be developed as a Bed & Breakfast, that it will need to go to the Environmental Planning Commission for Site Development Plan approval. The High Desert Sector Development Plan should be made a part of the record for this DRB hearing.

Thank you for your consideration of these items.

Sincerely,

Janette Watson for Jim Strozier

James K. Strozier, AICP
Principal

c: Doug Collister, High Desert Investment Corporation
Scott Scheibor, Scott Patrick Homes

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

11-21-02

3. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW) (F-23)

At the November 20, 2002, Development Review Board meeting, the Vacation **(02-01651) FOR ITEM 4** was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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

The Vacation of three different easements (02-01652) was approved as shown on Exhibit B in the Planning file subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

1. City Engineer/Hydrology approves the Vacation of easement 30 on condition that AMAFCA approves it also.

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.

Application # 02-01650, for Preliminary plat, Application # 02-01653, for Temporary deferral of sidewalks and Application # 02-01654 for Sidewalk waiver were deferred at the agent's request to December 4, 2002.

If you wish to appeal this decision, you must do so by December 5, 2002 in the manner described below.

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

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

Roger Green
Acting, DRB Chair

Cc: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Jenifer Champlin, 5408 High Canyon NE, 87111
Dan Keller, 5004 Cresta Del Sur Ct NE, 87111
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: 1002315 **AGENDA ITEM NO: 3**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
The Hydrology Section has no objection to the sidewalk issues.
The Hydrology Section has no objection to the vacation request with condition that AMAFCA board also approves vacation.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 20, 2002

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

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, November 20, 2002,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] (F-23)

Transportation Development:

- No objection to the vacation of the public right-of-way, with the platting of the proposed right-of-way.
- Refer to the agencies having interest in the easement vacation for comments on that action.
- No objection to the sidewalk deferal or waiver.

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002315 AGENDA#: 3 DATE: 11.20.02

1. Name: Kevin Patton Address: 7500 Jefferson St. COURTYARD I Zip: 87109
2. Name: Paul Wymer Address: " Zip: "
3. Name: Scott Steffen Address: " Zip: "
4. Name: Kym Dicome Address: 13000 Academy Zip: 87111
5. Name: Douglas Collister Address: " Zip: "
6. Name: Jenifer Champlin Champlin Address: 5408 High Cyn Canyon NE Zip: 87111
7. Name: Dan Keller Address: 5004 Cresta Del Sur Ct NE Zip: 87111
8. Name: Jay Evans Address: CoA Open Space Division Zip: 87103
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

file

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

Date: February 18, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1002315**
02EPC-01924 Appeal of Development Review Board Preliminary Plat Approval

Glenwood Hills Neighborhood Association
P.O. Box 20101
Albuquerque, NM 87111

LEGAL DESCRIPTION: for all or a portion of Tract(s) 13, the Wilderness at High Desert, zoned SU-2, HD, R-R, located east of Tramway Blvd. NE, south of Imperata Ne and west of Tract A,. Forest Service Land, containing approximately 73 acre(s). [Ref: 02DRB-01646] (F-23)

On February 13, 2003 the Environmental Planning Commission voted to accept withdrawal of Project 1002315 / 02EPC-01924, an appeal of the Development Review Board Preliminary Plat Approval, at the request of the agent.

Sincerely,

FOR Victor J. Chavez
Planning Director

VJC/SM/co

cc: Garcia/Kraemer & Associates, 200 Lomas NW, Suite 1111, Albuq. NM 87102
High Desert Investment Corp., 13000 Academy NE, Albuq. NM 87111
Bohannan Huston Inc., 7500 Jefferson NE, Albuq. NM 87109
Scott Schiabor, 9400 Corona NE, Albuq. NM 87122
Angela & Scott Ness, 13213 Manitoba Dr. NE, Albuq. NM 87111
Sharman & James Carpenter, 13217 Manitoba Dr. NE, Albuq. NM 87111
Betsy Womack, 13105 Canyon Edge Trail NE, Albuq. NM 87111
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Floor, City/County Bldg.
File

CITY OF ALBUQUERQUE
Parks and Recreation Department
OPEN SPACE DIVISION

November 18, 2002

TO: Roger Green, Acting DRB Chair

FROM: Matt Schmader, Assistant Superintendent, Open Space Division

RE: **Supplemental Agency Comments -- 'The Wilderness at High Desert' Project # 1002315; Project # 1002318**

The subdivision design appears to be sensitive to the surroundings and is reduced in overall density from the Sector Plan. Several favorable solutions have been proposed including:

- having very few lots bordering on Open Space;
- creating controlled access from the residences; and
- formalizing a trail along Bear Canyon arroyo.

The rock outcrops in Tract 13C will remain as private open space managed by the Homeowner's Association.

City Open Space Division will work with the applicant on wall design, access points, trail development in Bear Canyon, and clarifying easement language.

This is a well-designed submittal.

COMMENTS FROM OPEN SPACE

Project # 1002315
Project # 1002318

The Wilderness at High Desert

Open Space Division staff has met with the applicant's agent regarding the above referenced cases, and has "No Adverse Comment" with regard to the proposed actions.

Late Comment

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
November 20, 2002
Project # 1002315

Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] (F-23)

AMAFCA — No objection to requested actions. AMAFCA quitclaim of the existing Bear Canyon easement will be determined at a later date and will require approval of the AMAFCA Board of Directors.

COG — The MRCOG **recommends against granting a sidewalk waiver** for this development because no valid reasons are specified in the application for such a waiver. The UTPPB adopted policies and programs in the FAABS and the Year 2020 Metropolitan Transportation Plan that encourage greater pedestrian activity and support walkways on newly constructed roadways for connectivity, quality of life, health and safety reasons. This is particularly true for the High Desert residential area due to direct access to recreational hiking trails in the Sandia Mountains/Cibola National Forest and the Tramway Recreational Trail. Sidewalks should therefore be included on all the local roads platted in this development.

Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	No Association.
APS	No adverse comments.

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 comment.

Fire Department — No adverse comments.

PNM Gas — Approves.

PNM Electric — Approves.

Comcast — No comments received.

QWEST — No comments received.

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

M.R.G.C.D. — No comments received.

Open Space Division

City Engineer — An approved drainage report is required for Preliminary Plat approval. No objection to the sidewalk waiver and deferral. Will comment on vacation requests once drainage report is approved.

Transportation Development

Street design should meet DPM criteria. No objection to the sidewalk waiver and deferral as long as it corresponds to the Master Development Plan. No objection to vacation requests.

Parks & Recreation

No objection to the Vacations, Sidewalk Waiver or Temporary Deferral of Sidewalks. This request will be subject to the requirements of the City Park Dedication and Development Ordinance:

1. The park dedication requirement for 110 new lots within Tract 13 has been met by the dedication of a 10 acre neighborhood park site in Tract 8B. The total park dedication requirement for the High Desert subdivision is based on a total of 2,200 dwelling units including 1,770 single family and townhouse dwelling units and 430 apartments.

Parks & Recreation

With the approval of this final plat, a total of 1328 single family lots have been approved for the High Desert Subdivision leaving 432 park dedication credits remaining for single family dwelling units.

2. Prior to issuance of building permits, Park Development fees will be required and will be applied to the neighborhood park development.

Utilities Development

1. No objection to Vacation requests. 2. Need a utility plan showing water/sewer layouts and phasing. 3. Minor comments on Infrastructure List. 4. No objection to Sidewalk Deferral.

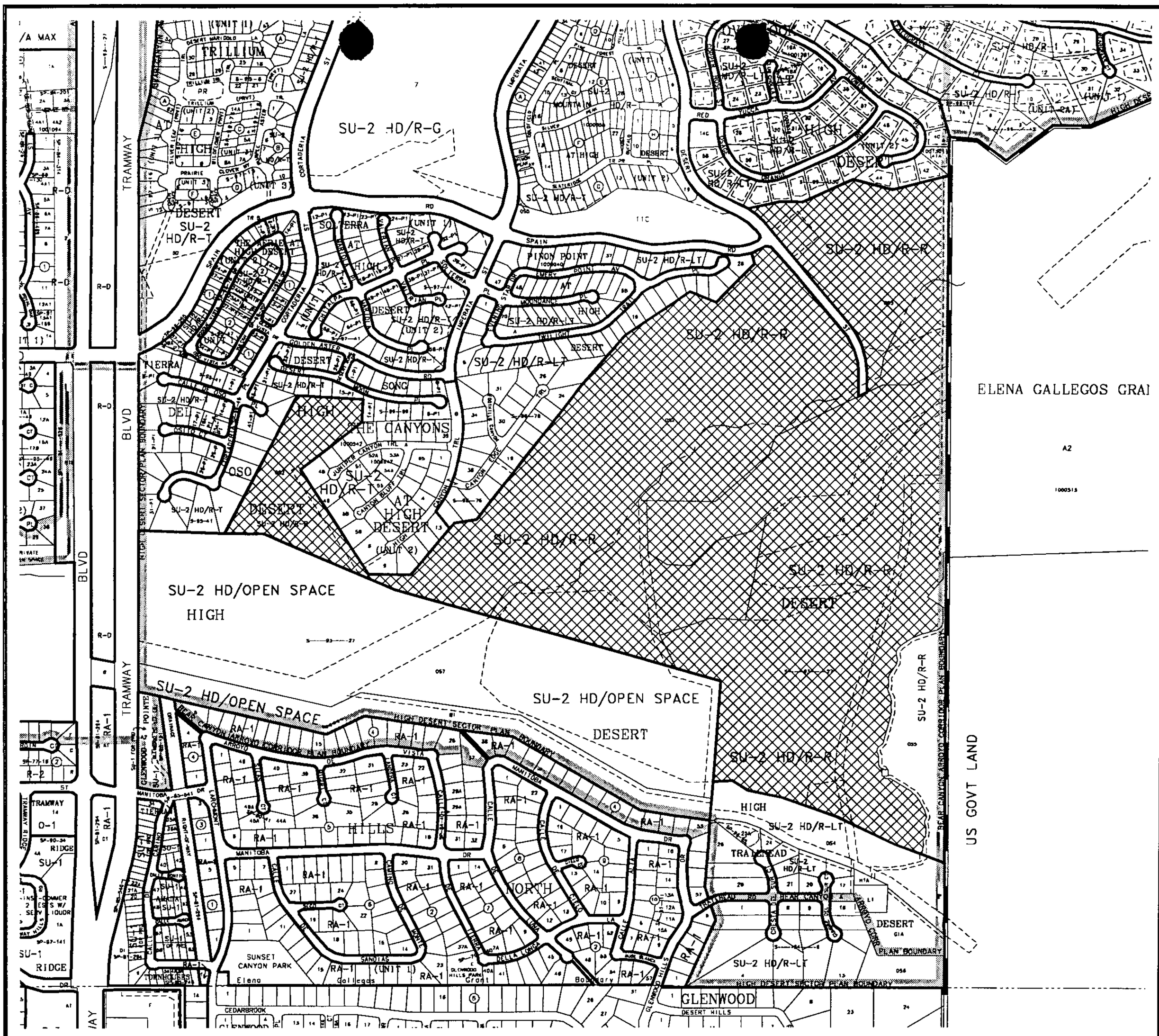
Planning Department

1. No objection to requested preliminary plat, sidewalk or vacation actions. Defer to Transportation Development.

2. Please be sure the final plat has signatures of High Desert Homeowners Association as required by the High Desert Sector Plan.

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

cc:High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson St NE, 87109



Note: Shaded area indicates County Not to Scale

ZONING MAP

02DRB-01653
02DRB-01654

AGIS

Scale 1" = 891 '

PROJECT NO.
1002315

HEARING DATE
11-20-02

MAP NO.
F-23

ADDITIONAL CASE NUMBER(S)
02DRB-01650
02DRB-01651
02DRB-01652

#4
147

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

App#	02DRB-01650
Proj#	1002315
Other#	02DRB-01651 02DRB-01652 02DRB-01653 02DRB-01654

Meeting Date: Nov. 20, 2002

Zone Atlas Page: F-23-Z

Notification Radius: 100 Ft.

Cross Reference and Location:

Applicant: High Desert Investment Corp. ✓

Address: 13000 Academy NE, 87111

Agent: Bohannan Huston, Inc ✓

Address: 7500 Jefferson St NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 10/31/02

Signature: K Isothiki

102406230322040101	LEGAL: TRAC T A- 2 PLAT OF TRACTS A-1 & A-2 A PORTION OF TH					LAND USE:	
	PROPERTY ADDR: 00000						
	OWNER NAME: UNITED STATES OF AMERICA % USD						
	OWNER ADDR: 00517	GOLD		AV	SW	ALBUQUERQUE	NM 87102
102306247917540714	LEGAL: LOT 48 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000	13516 OSAGE ORANGE RD NE					
	OWNER NAME: CHREIST BILL A & CINDY G						
	OWNER ADDR: 00005	CAMINO DE LAS BRISAS				CORRALES	NM 87048
102306252417440721	LEGAL: LOT 41-A PLAT OF LOT 41-A OVERLOOK AT HIGH DESERT					LAND USE:	
	PROPERTY ADDR: 00000	6012 PAPER FLOWER PL NE					
	OWNER NAME: HORWITZ ALAN M						
	OWNER ADDR: 10255	OSO REDONDO			NE	ALBUQUERQUE	NM 87111
102306246916840713	LEGAL: LOT 49 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000	13512 OSAGE ORANGE RD NE					
	OWNER NAME: HOFFMAN CYRUS M & JANE						
	OWNER ADDR: 00660	TOTAVI				LOS ALAMOS	NM 87544
102306251816640720	LEGAL: LOT 42 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000	6008 PAPER FLOWER PL NE					
	OWNER NAME: BROWN JOHN WILLIAM & JULIENE V						
	OWNER ADDR: 06008	PAPER FLOWER		PL	NE	ALBUQUERQUE	NM 87111
102306245916340712	LEGAL: LOT 50 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000	13508 OSAGE ORANGE RD NE					
	OWNER NAME: LEDWITH JOHN & LINDA						
	OWNER ADDR: 13508	OSAGE ORANGE		RD	NE	ALBUQUERQUE	NM 87111
102306250716340719	LEGAL: LOT 43 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000	6004 PAPER FLOWER PL NE					
	OWNER NAME: STEICHEN RICHARD & ROSEMARY						
	OWNER ADDR: 06004	PAPER FLOWER		PL	NE	ALBUQUERQUE	NM 87111
102306249116240718	LEGAL: LOT 44 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000						
	OWNER NAME: TOWNER DONALD A						
	OWNER ADDR: 12013	PALM SPRINGS		AV	NE	ALBUQUERQUE	NM 87111
102306244915940711	LEGAL: LOT 51 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000	13504 OSAGE ORANGE RD NE					
	OWNER NAME: KAUP ROBERT C & PATRICIA L						
	OWNER ADDR: 04437	GLENWOOD HILLS		DR	NE	ALBUQUERQUE	NM 87111
102306244015440710	LEGAL: LOT 52 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000	13500 OSAGE ORANGE RD NE					
	OWNER NAME: ALLEN RICHARD L & SANDRA J TRU						
	OWNER ADDR: 13500	OSAGE ORANGE		RD	NE	ALBUQUERQUE	NM 87111
102306240515240707	LEGAL: LOT 55 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000	13412 OSAGE ORANGE RD NE					
	OWNER NAME: BACA ANTONY S & SOWANICK KIRA						
	OWNER ADDR: 01511	SAN CARLOS			SW	ALBUQUERQUE	NM 87104

102306249006340702	LEGAL: OS-3 PLA T OF HIGH DESERT CONT 22.2079 AC					LAND USE:	
	PROPERTY ADDR: 00000	N/A					
	OWNER NAME: ALBUQUERQUE ACADEMY INC THE						
	OWNER ADDR: 06400	WYOMING		BL	NE	ALBUQUERQUE	NM 87109
102306242815340709	LEGAL: LOT 53 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000	13420 OSAGE ORANGE RD NE					
	OWNER NAME: DAVIS ROBBY G						
	OWNER ADDR: 01114	PENNSYLVANIA		ST	NE	ALBUQUERQUE	NM 87110
102306241615040708	LEGAL: LOT 54 P LAT OF UNIT 2 OF THE OVERLOOK AT HIGH DESE					LAND USE:	
	PROPERTY ADDR: 00000	13416 OSAGE ORANGE RD NE					
	OWNER NAME: FRAZIER LYNNE B						
	OWNER ADDR: 13416	OSAGE ORANGE		RD	NE	ALBUQUERQUE	NM 87111
102306233613840101	LEGAL: TRAC T 11 C PLAT OF TRACTS 11A, 11B & 11C HIGH DESER					LAND USE:	
	PROPERTY ADDR: 00000	N/A					
	OWNER NAME: HIGH DESERT INVESTMENT CORPORA						
	OWNER ADDR: 13000	ACADEMY		RD	NE	ALBUQUERQUE	NM 87111
102306129843510101	LEGAL: OS-2 PLA T OF HIGH DESERT CONT 86.8582 AC M/L					LAND USE:	
	PROPERTY ADDR: 00000	N/A					
	OWNER NAME: ALBUQUERQUE ACADEMY INC THE						
	OWNER ADDR: 06400	WYOMING		BL	NE	ALBUQUERQUE	NM 87109
102306240410740828	LEGAL: LOT 28 P LAT OF PINON POINT AT HIGH DESERT (A REPLA					LAND USE:	
	PROPERTY ADDR: 00000	13330 TWILIGHT TRAIL PL N					
	OWNER NAME: DARBY HOLLY & JAMES FAMILY PAR						
	OWNER ADDR: 04005	ELLA LEE		LN		HOUSTON	TX 77027
102306239509940827	LEGAL: LOT 27 P LAT OF PINON POINT AT HIGH DESERT (A REPLA					LAND USE:	
	PROPERTY ADDR: 00000	13324 TWILIGHT TRAIL PL N					
	OWNER NAME: MESA VERDE DEVELOPMENT CORP						
	OWNER ADDR: 06060	SAN MATEO		BL	NE	ALBUQUERQUE	NM 87109
102306238809240826	LEGAL: LOT 26 P LAT OF PINON POINT AT HIGH DESERT (A REPLA					LAND USE:	
	PROPERTY ADDR: 00000	13320 TWILIGHT TRAIL PL N					
	OWNER NAME: DALTON JAMES F & NANCY R						
	OWNER ADDR: 07615	LARKSPUR		DR		SCOTTSDALE	AZ 85260
102306238009440825	LEGAL: LOT 25 P LAT OF PINON POINT AT HIGH DESERT (A REPLA					LAND USE:	
	PROPERTY ADDR: 00000	13316 TWILIGHT TRAIL PL N					
	OWNER NAME: MCPHEE RON J						
	OWNER ADDR: 13316	TWILIGHT TRAIL		PL	NE	ALBUQUERQUE	NM 87111
102306237209540824	LEGAL: LOT 24 P LAT OF PINON POINT AT HIGH DESERT (A REPLA					LAND USE:	
	PROPERTY ADDR: 00000	13312 TWILIGHT TRAIL PL N					
	OWNER NAME: SCOTT PATRICK INC						
	OWNER ADDR: 00000					ALBUQUERQUE	NM 87199
102306236409340823	LEGAL: LOT 23 P LAT OF PINON POINT AT HIGH DESERT (A REPLA					LAND USE:	
	PROPERTY ADDR: 00000	13308 TWILIGHT TRAIL PL N					
	OWNER NAME: SCOTT PATRICK INC						
	OWNER ADDR: 00000					ALBUQUERQUE	NM 87199

102306235708940822	LEGAL: LOT 22 P LAT OF PINON POINT AT HIGH DESERT (A REPLA	LAND USE:			
	PROPERTY ADDR: 00000 13304 TWILIGHT TRAIL PL N				
	OWNER NAME: MESA VERDE DEVELOPMENT CORP				
	OWNER ADDR: 06060 SAN MATEO	BL	NE	ALBUQUERQUE	NM 87109
102306235008540821	LEGAL: LOT 21 P LAT OF PINON POINT AT HIGH DESERT (A REPLA	LAND USE:			
	PROPERTY ADDR: 00000 13300 TWILIGHT TRAIL PL N				
	OWNER NAME: HEDDEN MARIE J				
	OWNER ADDR: 13300 TWILIGHT TRAIL	PL	NE	ALBUQUERQUE	NM 87111
102306234408040820	LEGAL: LOT 20 P LAT OF PINON POINT AT HIGH DESERT (A REPLA	LAND USE:			
	PROPERTY ADDR: 00000 13260 TWILIGHT TRAIL PL N				
	OWNER NAME: RIVERA JOSEPH H & JAMIE L				
	OWNER ADDR: 13260 TWILIGHT	TR	NE	ALBUQUERQUE	NM 87111
102306233807640819	LEGAL: LOT 19 P LAT OF PINON POINT AT HIGH DESERT (A REPLA	LAND USE:			
	PROPERTY ADDR: 00000 13256 TWILIGHT TRAIL PL N				
	OWNER NAME: SHACKLEFORD KAREN RAE & KNAPP				
	OWNER ADDR: 13256 TWILIGHT TRAIL	PL	NE	ALBUQUERQUE	NM 87111
102306233207140818	LEGAL: LOT 18 P LAT OF PINON POINT AT HIGH DESERT (A REPLA	LAND USE:			
	PROPERTY ADDR: 00000 13252 TWILIGHT TRAIL PL N				
	OWNER NAME: GLOVER GENE & SHARON				
	OWNER ADDR: 13252 TWILIGHT	TR	NE	ALBUQUERQUE	NM 87111
102306232706640817	LEGAL: LOT 17 P LAT OF PINON POINT AT HIGH DESERT (A REPLA	LAND USE:			
	PROPERTY ADDR: 00000 13248 TWILIGHT TRAIL PL N				
	OWNER NAME: RIVERA JOSE E & CONNIE				
	OWNER ADDR: 13428 TWILIGHT	TR	NE	ALBUQUERQUE	NM 87111
102306232306240816	LEGAL: LOT 16 P LAT OF PINON AT HIGH DESERT (A REPLAT OF T	LAND USE:			
	PROPERTY ADDR: 00000 13244 TWILIGHT TRAIL PL N				
	OWNER NAME: DONNALLY PATRICK A & BONNIE L				
	OWNER ADDR: 13244 TWILIGHT	PL	NE	ALBUQUERQUE	NM 87111
102306231805840815	LEGAL: LOT 15 P LAT OF PINON POINT AT HIGH DESERT (A REPLA	LAND USE:			
	PROPERTY ADDR: 00000 13240 TWILIGHT TRAIL PL N				
	OWNER NAME: MESA VERDE DEVELOPMENT CORP				
	OWNER ADDR: 06060 SAN MATEO	BL	NE	ALBUQUERQUE	NM 87109
102306231205740814	LEGAL: LOT 14 P LAT OF PINON POINT AT HIGH DESERT (A REPLA	LAND USE:			
	PROPERTY ADDR: 00000 13236 TWILIGHT TRAIL PL N				
	OWNER NAME: MESA VERDE DEVELOPMENT CORP				
	OWNER ADDR: 06060 SAN MATEO	BL	NE	ALBUQUERQUE	NM 87109
102306230505640813	LEGAL: LOT 13 P LAT OF PINON POINT AT HIGH DESERT (A REPLA	LAND USE:			
	PROPERTY ADDR: 00000 13232 TWILIGHT TRAIL PL N				
	OWNER NAME: MARKOWITZ STEPHEN D & BERYL				
	OWNER ADDR: 13232 TWILIGHT TRAIL	PL	NE	ALBUQUERQUE	NM 87111
102306230104040306	LEGAL: LT 2 5 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT	LAND USE:			
	PROPERTY ADDR: 00000 13220 CANYON EDGE TR NE				
	OWNER NAME: B C SECURITIES LLC				
	OWNER ADDR: 03325 HASKELL			DALLAS	TX 75204

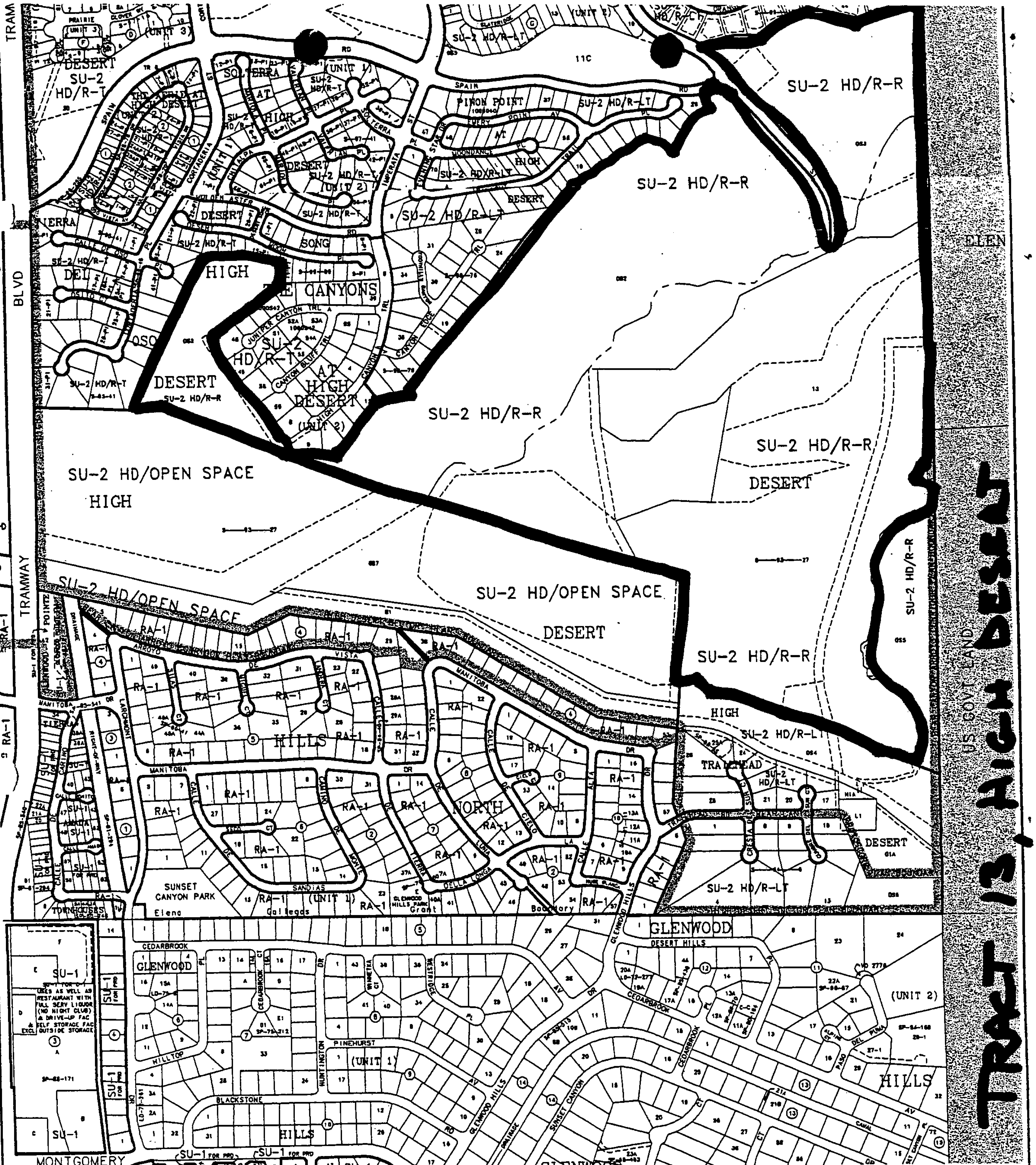
102306216704131126	LEGAL: LOT 1-P1 PLAT FOR DESERT SONG CONT .2212 AC	LAND USE:			
	PROPERTY ADDR: 00000 13000 DESERT MOON PL NE				
	OWNER NAME: MECHENBIER CONSTRUCTION INC				
	OWNER ADDR: 08804 WASHINGTON		NE	ALBUQUERQUE	NM 87113
102306217403731125	LEGAL: LOT 2-P1 PLAT FOR DESERT SONG CONT .2278 AC	LAND USE:			
	PROPERTY ADDR: 00000 13004 DESERT MOON PL NE				
	OWNER NAME: DAY MIKE G & ROBIN S				
	OWNER ADDR: 13004 DESERT MOON	PL	NE	ALBUQUERQUE	NM 87111
102306146140210102	LEGAL: TRAC T 13 PLAT OF HIGH DESERT CONT 72.7327 AC M/L	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: HIGH DESERT INVESTMENT CORP				
	OWNER ADDR: 13000 ACADEMY	RD	NE	ALBUQUERQUE	NM 87111
102306218003531124	LEGAL: LOT 3-P1 PLAT FOR DESERT SONG CONT .2127 AC	LAND USE:			
	PROPERTY ADDR: 00000 13008 DESERT MOON PL NE				
	OWNER NAME: MECHENBIER CONSTRUCTION INC				
	OWNER ADDR: 08804 WASHINGTON		NE	ALBUQUERQUE	NM 87113
102306212003631107	LEGAL: LOT 20-P 1 PLAT FOR DESERT SONG CONT .1790 AC	LAND USE:			
	PROPERTY ADDR: 00000 12905 DESERT MOON PL NE				
	OWNER NAME: CLITHERO WILLIAM M & ANNA JO				
	OWNER ADDR: 12905 DESERT MOON	PL	NE	ALBUQUERQUE	NM 87111
102306212703431108	LEGAL: LOT 19-P 1 PLAT FOR DESERT SONG CONT .1895 AC	LAND USE:			
	PROPERTY ADDR: 00000 12909 DESERT MOON PL NE				
	OWNER NAME: MECHENBIER CONSTRUCTION INC				
	OWNER ADDR: 08804 WASHINGTON		NE	ALBUQUERQUE	NM 87113
102306213403231109	LEGAL: LOT 18-P 1 PLAT FOR DESERT SONG CONT .2279 AC	LAND USE:			
	PROPERTY ADDR: 00000 12915 DESERT MOON PL NE				
	OWNER NAME: HOAGLAND DANIEL C & GENA T				
	OWNER ADDR: 12915 DESERT MOON	PL	NE	ALBUQUERQUE	NM 87111
102306214203231110	LEGAL: LOT 17-P 1 PLAT FOR DESERT SONG CONT .2039 AC	LAND USE:			
	PROPERTY ADDR: 00000 12919 DESERT MOON PL NE				
	OWNER NAME: BOOTES GEORGE W III & RAMONA I				
	OWNER ADDR: 12919 DESERT MOON	PL	NE	ALBUQUERQUE	NM 87111
102306214903131111	LEGAL: LOT 16-P 1 PLAT FOR DESERT SONG CONT .1898 AC	LAND USE:			
	PROPERTY ADDR: 00000 12923 DESERT MOON PL NE				
	OWNER NAME: HARRIS MARIAN V TRUSTEE HARRIS				
	OWNER ADDR: 12923 DESERT MOON	PL	NE	ALBUQUERQUE	NM 87122
102306215802931112	LEGAL: LOT 15-P 1 PLAT FOR DESERT SONG CONT .3148 AC	LAND USE:			
	PROPERTY ADDR: 00000 13001 DESERT MOON PL NE				
	OWNER NAME: KUBALA STEVEN & VIRGINIA				
	OWNER ADDR: 05516 VISTA LEJANA		NE	ALBUQUERQUE	NM 87111
102306229302640305	LEGAL: LT 2 4 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT	LAND USE:			
	PROPERTY ADDR: 00000 13216 CANYON EDGE TR NE				
	OWNER NAME: BROWN CHARLES G & MARY A				
	OWNER ADDR: 13216 CANYON EDGE	TR	NE	ALBUQUERQUE	NM 87111

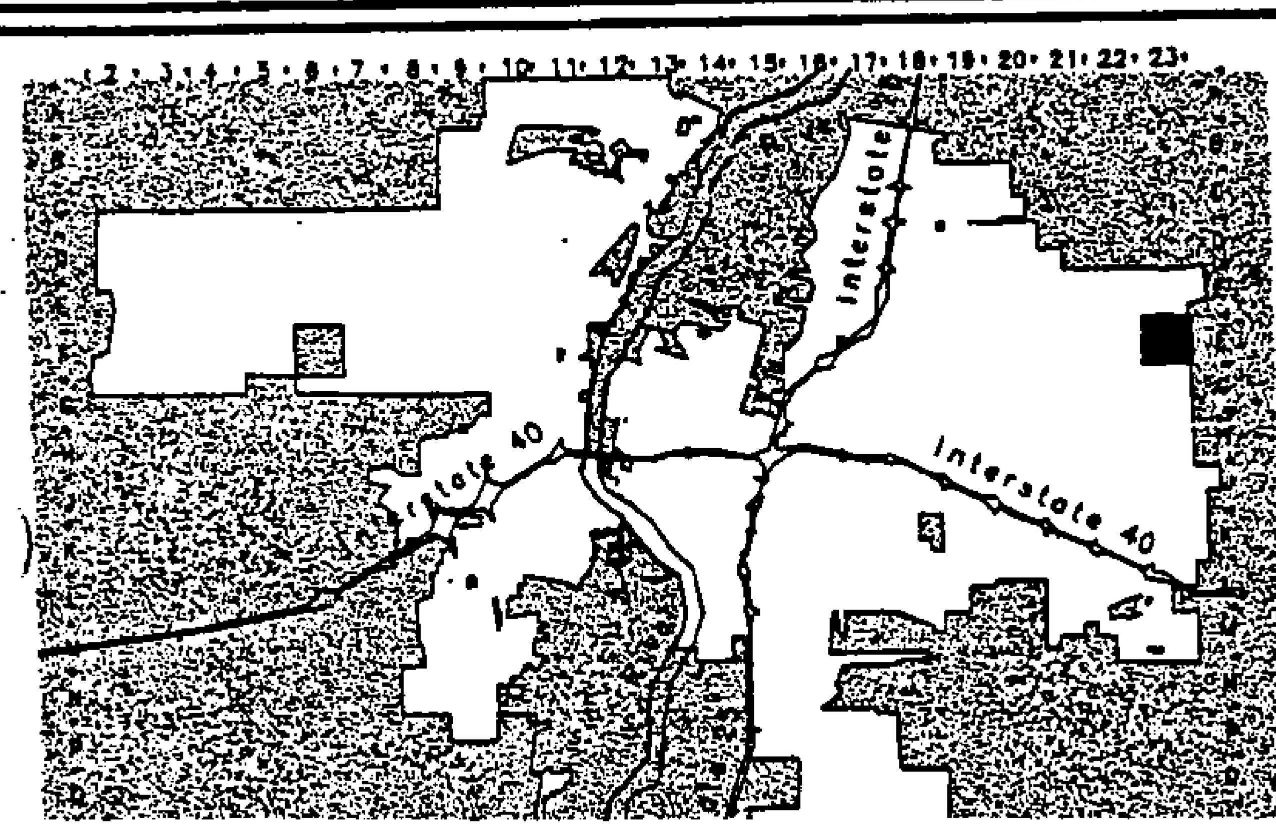
102306111450220636	LEGAL: LOT 44P- 1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT	LAND USE:			
	PROPERTY ADDR: 00000 12805 CATAOERRA PL NE				
	OWNER NAME: EMBROLI ENRICO J & KINKOPF KAT				
	OWNER ADDR: 12805 CALLE DEL OSO	PL	NE	ALBUQUERQUE	NM 87111
102306217501731113	LEGAL: LOT 14-P 1 PLAT FOR DESERT SONG CONT .2525 AC	LAND USE:			
	PROPERTY ADDR: 00000 13005 DESERT MOON PL NE				
	OWNER NAME: BURNIDGE TRACY & ELAINE				
	OWNER ADDR: 13005 DESERT MOON	PL	NE	ALBUQUERQUE	NM 87111
102306111849220635	LEGAL: LOT 43P- 1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT	LAND USE:			
	PROPERTY ADDR: 00000 12808 CALLE DEL OSO PL NE				
	OWNER NAME: FROW ERIC & SUSAN				
	OWNER ADDR: 12808 CALLE DEL OSO	PL		ALBUQUERQUE	NM 87111
102306228601740304	LEGAL: LT 2 3 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT	LAND USE:			
	PROPERTY ADDR: 00000 13212 CANYON EDGE TRL NE				
	OWNER NAME: LIVINGSTON ROBERT N & EVELYN M				
	OWNER ADDR: 13212 CANYON EDGE	TR	NE	ALBUQUERQUE	NM 87111
102306218201731114	LEGAL: LOT 13-P 1 PLAT FOR DESERT SONG CONT .2305 AC	LAND USE:			
	PROPERTY ADDR: 00000 13009 DESERT MOON PL NE				
	OWNER NAME: WERNLE CHARLES F II & CAROL A				
	OWNER ADDR: 05251 YALE	AV		WESTMINSTER	CA 92683
102306228001040303	LEGAL: LT 2 2 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: RUTLEDGE INVESTMENT CO INC				
	OWNER ADDR: 11000 SPAIN		NE	ALBUQUERQUE	NM 87111
102306110948420634	LEGAL: LOT 42P- 1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT	LAND USE:			
	PROPERTY ADDR: 00000 12804 CALLE DEL OSO PL NE				
	OWNER NAME: TOBIASSEN MARK W & MARILYN ANN				
	OWNER ADDR: 12804 CALLE DEL OSO		NE	ALBUQUERQUE	NM 87111
102306118347820546	LEGAL: LOT 43 P LAT OF UNIT 2 THE CANYONS AT HIGH DESERT (	LAND USE:			
	PROPERTY ADDR: 00000 12923 JUNIPER CANYON TR N				
	OWNER NAME: HIGH DESERT INVESTMENT CORP				
	OWNER ADDR: 13000 ACADEMY	RD	NE	ALBUQUERQUE	NM 87111
102306227500240302	LEGAL: LT 2 1 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT	LAND USE:			
	PROPERTY ADDR: 00000 13204 CANYON EDGE TR NE				
	OWNER NAME: FRAPPIER RAYMOND J				
	OWNER ADDR: 13204 CANYON EDGE	TR	NE	ALBUQUERQUE	NM 87111
102306117447720545	LEGAL: LOT 44 P LAT OF UNIT 2 THE CANYONS AT HIGH DESERT (	LAND USE:			
	PROPERTY ADDR: 00000 12919 JUNIPER CANYON TR N				
	OWNER NAME: HIGH DESERT INVESTMENT CORP				
	OWNER ADDR: 13000 ACADEMY	RD	NE	ALBUQUERQUE	NM 87111
102306116547320544	LEGAL: LOT 45 P LAT OF UNIT 2 THE CANYONS AT HIGH DESERT (	LAND USE:			
	PROPERTY ADDR: 00000 12915 JUNIPER CANYON TR N				
	OWNER NAME: HIGH DESERT INVESTMENT CORP				
	OWNER ADDR: 13000 ACADEMY	RD	NE	ALBUQUERQUE	NM 87111

102306110147520632	LEGAL: LOT 40P- 1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT	LAND USE:			
	PROPERTY ADDR: 00000 5500 CORTADERIA PL NE				
	OWNER NAME: STORK STEVEN F & PATRICE M				
	OWNER ADDR: 05500 CORTADERIA	PL	NE	ALBUQUERQUE	NM 87111
102306126747120523	LEGAL: LT 2 0 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT	LAND USE:			
	PROPERTY ADDR: 00000 13200 CANYON EDGE TR NE				
	OWNER NAME: CANTRALL JAMES E				
	OWNER ADDR: 13200 CANYON EDGE	TR	NE	ALBUQUERQUE	NM 87111
102306115846720543	LEGAL: LOT 46 P LAT OF UNIT 2 THE CANYONS AT HIGH DESERT (	LAND USE:			
	PROPERTY ADDR: 00000 12909 JUNIPER CANYON TR N				
	OWNER NAME: HIGH DESERT INVESTMENT CORP				
	OWNER ADDR: 13000 ACADEMY	RD	NE	ALBUQUERQUE	NM 87111
102306109846720631	LEGAL: LOT 39P- 1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT	LAND USE:			
	PROPERTY ADDR: 00000 5416 CORTADERIA PL NE				
	OWNER NAME: GALLANT DAVID N & JENNIFER G				
	OWNER ADDR: 05416 CORTADERIA	PL	NE	ALBUQUERQUE	NM 87111
102306118847020551	LEGAL: TRAC T A PLAT OF UNIT 2 THE CANYONS AT HIGH DESERT	LAND USE:			
	PROPERTY ADDR: 00000				
	OWNER NAME: HIGH DESERT RESIDENTIAL OWNERS				
	OWNER ADDR: 13000 ACADEMY	RD	NE	ALBUQUERQUE	NM 87111
102306115046120542	LEGAL: LOT 47 P LAT OF UNIT 2 THE CANYONS AT HIGH DESERT (	LAND USE:			
	PROPERTY ADDR: 00000 12905 JUNIPER CANYON TR N				
	OWNER NAME: HIGH DESERT INVESTMENT CORP				
	OWNER ADDR: 13000 ACADEMY	RD	NE	ALBUQUERQUE	NM 87111
102306126246320522	LEGAL: LT 1 9 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT	LAND USE:			
	PROPERTY ADDR: 00000 13112 CANYON EDGE TR NE				
	OWNER NAME: WORRELL RICHARD & AUDREY				
	OWNER ADDR: 13112 CANYON EDGE	TR	NE	ALBUQUERQUE	NM 87111
102306114145320541	LEGAL: LOT 48 P LAT OF UNIT 2 THE CANYONS AT HIGH DESERT (	LAND USE:			
	PROPERTY ADDR: 00000 12901 JUNIPER CANYON TR N				
	OWNER NAME: HIGH DESERT INVESTMENT CORP				
	OWNER ADDR: 13000 ACADEMY	RD	NE	ALBUQUERQUE	NM 87111
102306109545720630	LEGAL: LOT 38P- 1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT	LAND USE:			
	PROPERTY ADDR: 00000 5412 CORTADERIA PL NE				
	OWNER NAME: MAULDIN JEFFREY D & MARILYN C				
	OWNER ADDR: 05412 CORTADERIA	PL	NE	ALBUQUERQUE	NM 87111
102406128632810143	LEGAL: T11N R4E SEC 36 EXCEPT PORTION OUT TO TRACT A CONT	LAND USE:			
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: UNITED STATES OF AMERICA C/O U				
	OWNER ADDR: 00517 GOLD	AV	SW	ALBUQUERQUE	NM 87102
102306125545520521	LEGAL: LT 1 8 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT	LAND USE:			
	PROPERTY ADDR: 00000 13108 CANYON EDGE TR NE				
	OWNER NAME: RIGGS ROGER D & CHERYL L TRUST				
	OWNER ADDR: 13108 CANYON EDGE	TR	NE	ALBUQUERQUE	NM 87111

102306109144820629	LEGAL: LOT 37P- 1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT				LAND USE:
	PROPERTY ADDR: 00000	5408 CORTADERIA PL NE			
	OWNER NAME: MEYER ROBERT W & BEVERLY J TRU				
	OWNER ADDR: 05408	CORTADERIA	PL NE ALBUQUERQUE		NM 87111
102306124844520520	LEGAL: LT 1 7 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT				LAND USE:
	PROPERTY ADDR: 00000	13104 CANYON EDGE TR NE			
	OWNER NAME: WEBB HARVEY LEE & ROSITTA E				
	OWNER ADDR: 13104	CANYON EDGE	TR NE ALBUQUERQUE		NM 87111
102306114944120540	LEGAL: LOT 49 P LAT OF UNIT 2 THE CANYONS AT HIGH DESERT (				LAND USE:
	PROPERTY ADDR: 00000	12900 JUNIPER CANYON TR N			
	OWNER NAME: HIGH DESERT INVESTMENT CORP				
	OWNER ADDR: 13000	ACADEMY	RD NE ALBUQUERQUE		NM 87111
102306107143120627	LEGAL: LOT 35P- 1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT				LAND USE:
	PROPERTY ADDR: 00000	5400 CORTADERIA PL NE			
	OWNER NAME: LEACHMAN WALLACE R & CAROL J				
	OWNER ADDR: 05400	CORTADERIA	PL NE ALBUQUERQUE		NM 87111
102306124143820519	LEGAL: LT 1 6 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT				LAND USE:
	PROPERTY ADDR: 00000	13100 CANYON EDGE TR NE			
	OWNER NAME: VANLANDINGHAM A.J & MILDRED				
	OWNER ADDR: 13100	CANYON EDGE	TR NE ALBUQUERQUE		NM 87111
102306108543620628	LEGAL: LOT 36P- 1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT				LAND USE:
	PROPERTY ADDR: 00000	5404 CORTADERIA PL NE			
	OWNER NAME: OLSON GERALD E & KATHLEEN A TR				
	OWNER ADDR: 05404	CORTADERIA	PL NE ALBUQUERQUE		NM 87111
102306123043420518	LEGAL: LT 1 5 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT				LAND USE:
	PROPERTY ADDR: 00000	5408 HIGH CANYON TRL NE			
	OWNER NAME: CHAMPLIN GEOFFREY R & JENIFER				
	OWNER ADDR: 05408	HIGH CANYON	TR NE ALBUQUERQUE		NM 87111
102306115642820531	LEGAL: LOT 58 P LAT OF UNIT 2 THE CANYONS AT HIGH DESERT (				LAND USE:
	PROPERTY ADDR: 00000	5301 CANYON BLUFF TR NE			
	OWNER NAME: HIGH DESERT INVESTMENT CORP				
	OWNER ADDR: 13000	ACADEMY	RD NE ALBUQUERQUE		NM 87111
102306122242920517	LEGAL: LT 1 4 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT				LAND USE:
	PROPERTY ADDR: 00000	5404 HIGH CANYON TR NE			
	OWNER NAME: CAMPA MICHAEL D & VIRGINIA M				
	OWNER ADDR: 05404	HIGH CANYON	TR NE ALBUQUERQUE		NM 87111
102306121642120516	LEGAL: LT 1 3 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT				LAND USE:
	PROPERTY ADDR: 00000	5400 HIGH CANYON TR NE			
	OWNER NAME: CHILCOAT GARY D & MARY A				
	OWNER ADDR: 05400	HIGH CANYON	TR NE ALBUQUERQUE		NM 87111
102306116641620530	LEGAL: LOT 59 P LAT OF UNIT 2 THE CANYONS AT HIGH DESERT (				LAND USE:
	PROPERTY ADDR: 00000	5300 CANYON BLUFF TR NE			
	OWNER NAME: HIGH DESERT INVESTMENT CORP				
	OWNER ADDR: 13000	ACADEMY	RD NE ALBUQUERQUE		NM 87111

102306121041420515	LEGAL: LT 1 2 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT				LAND USE:
	PROPERTY ADDR: 00000	5312 HIGH CANYON TR NE			
	OWNER NAME: ELDER JAMES L & PATRICIA A				
	OWNER ADDR: 05312	HIGH CANYON	TR NE ALBUQUERQUE		NM 87111
102306117440820511	LEGAL: LT 8 PLA T OF THE CANYONS AT HIGH DESERT (A REPLAT				LAND USE:
	PROPERTY ADDR: 00000	N/A			
	OWNER NAME: MARANATHA CONSTR CO INC				
	OWNER ADDR: 00000		ALBUQUERQUE		NM 87199
102306120934920136	LEGAL: OS-7 PLA T OF HIGH DESERT CONT 61.6483 AC M/L				LAND USE:
	PROPERTY ADDR: 00000	N/A			
	OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT				
	OWNER ADDR: 00000		ALBUQUERQUE		NM 87103
102306120340820514	LEGAL: LT 1 1 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT				LAND USE:
	PROPERTY ADDR: 00000	5308 HIGH CANYON TR NE			
	OWNER NAME: YANNOTTI FRANK J & CLAIRE M				
	OWNER ADDR: 05308	HIGH CANYON	TR NE ALBUQUERQUE		NM 87111
102306119740020513	LEGAL: LT 1 0 PL AT OF THE CANYONS AT HIGH DESERT (A REPLAT				LAND USE:
	PROPERTY ADDR: 00000	5304 HIGH CANYON TR NE			
	OWNER NAME: REDING ELIZABETH E & ROBERT M				
	OWNER ADDR: 05304	HIGH CANYON	TR NE ALBUQUERQUE		NM 87122
102306118239920512	LEGAL: LT 9 PLA T OF THE CANYONS AT HIGH DESERT (A REPLAT				LAND USE:
	PROPERTY ADDR: 00000	N/A			
	OWNER NAME: RUTLEDGE INVESTMENTS CO INC				
	OWNER ADDR: 11000	SPAIN	NE ALBUQUERQUE		NM 87111
102306151130210103	LEGAL: OS-5 PLA T OF HIGH DESERT CONT 9.4594 AC M/L OR 412				LAND USE:
	PROPERTY ADDR: 00000	N/A			
	OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT				
	OWNER ADDR: 00000		ALBUQUERQUE		NM 87103
102306120630920131	LEGAL: TR B -1 P LAT OF HIGH DESERT CONT 12.7910 AC M/L				LAND USE:
	PROPERTY ADDR: 00000	N/A			
	OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT				
	OWNER ADDR: 00000		ALBUQUERQUE		NM 87103
102306145823141006	LEGAL: OS-4 PLA T OF HIGH DESERT CONT 9.3919 AC M/L OR 409				LAND USE:
	PROPERTY ADDR: 00000	N/A			
	OWNER NAME: ALBUQUERQUE ACADEMY INC THE				
	OWNER ADDR: 06400	WYOMING	BL NE ALBUQUERQUE		NM 87109





GRAPHIC SCALE IN FEET

250 0 750 1000

CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING—DEPARTMENT

Zone Atlas Page

F-23-Z

CITY OF ALBUQUERQUE

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

APPLICANT: HIGH DESERT INVESTMENT CORP **Date of request:** 10/25/02 **Zone atlas page(s):** F-23

CURRENT:
Zoning SU-2 HD R-R
Parcel Size (acres / sq.ft.) 72.58

Legal Description -
Lot or Tract # TRACT 13 Block #
Subdivision Name HIGH DESERT

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	
Comp. Plan		Zone Change	[ ]	a) Subdivision	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]
				c) Amendment	[ ]

Building Permit [ ]
Access Permit [ ]
Other PRE PL [XXX]

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

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 110
Building Size - _____(sq. ft.)

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Loh — 10-25-02
TRAFFIC ENGINEER — DATE

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

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

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

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

Deferred for EHD. — 10/25/02
ENVIRONMENTAL HEALTH — DATE

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

TIS	**- SUBMITTED**	___/___/___	Tony Loh — TRAFFIC ENGINEER	10-25-02 — DATE
	- FINALIZED	8/9/98/92		
AQIA	**- SUBMITTED**	___/___/___	_____ — ENVIRONMENTAL HEALTH	_____ — DATE
	- FINALIZED	___/___/___		

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, November 20, 2002,** beginning at **9:00 a.m.** for the purpose of considering the following:

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

COMMUNITY SCIENCES CORPORATION agent(s) for INVESTMENTS & CONSTRUCTION request(s) the above action(s) for UNPLATTED TRACTS, **SALAZAR & DAVIS TRACTS,** zoned MULTIPLE, SEE RIO BRAVO SECTOR DEVELOPMENT PLAN, located SOUTH AND EAST OF CARTAGENA AVE SW, between DELGADO DR SW (IF EXTENDED SOUTH) and SNOW VISTA DIVERSION CHANNEL containing approximately 300 acre(s). [REF: 01500-01652, 01792 SK, Z-99-58] (N-9)

Project # 1002033
02DRB-01655 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 10, **SANDIA GLO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on SANDIA GLO CT NE, between CORONADO AVE NE and KARAK RD NE containing approximately 1 acre(s). [REF: 02EPC-01195, 02DRB-00935, V-97-138, S-99-39] (D-21)

Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] (F-23)

Project # 1002318
02DRB-01649 Major-Bulk Land Variance
02DRB-01656 Minor-Prelim&Final Plat Approval

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

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

Roger Green, Action Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 4, 2002.

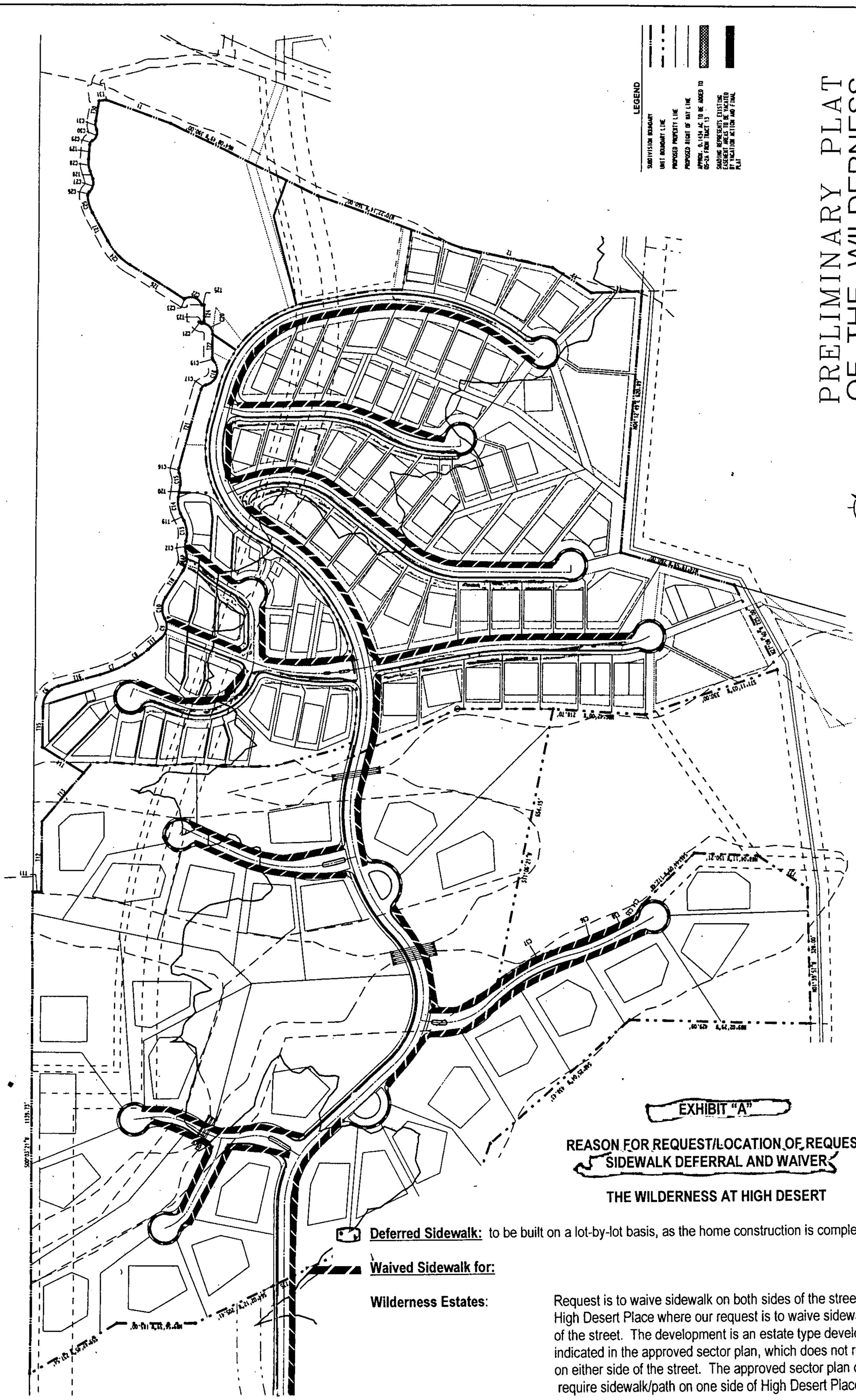


EXHIBIT "A"

REASON FOR REQUEST/LOCATION OF REQUEST
SIDEWALK DEFERRAL AND WAIVER

THE WILDERNESS AT HIGH DESERT

Deferred Sidewalk: to be built on a lot-by-lot basis, as the home construction is complete

Waived Sidewalk for:

Wilderness Estates: Request is to waive sidewalk on both sides of the street except for High Desert Place where our request is to waive sidewalk on one side of the street. The development is an estate type development as indicated in the approved sector plan, which does not require sidewalk on either side of the street. The approved sector plan does however require sidewalk/path on one side of High Desert Place.

Wilderness Village: Request is to waive sidewalk on one side of the street. A significant portion of each of the streets have duel frontage and retaining walls on one side, therefore it is only necessary to provide sidewalk on one side of the street.

Wilderness Compound: Request is to waive sidewalk on one side of the street. A significant portion of each of the streets have duel frontage and retaining walls on one side, therefore it is only necessary to provide sidewalk on one side of the street.

1002318

TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N59°56'26"W	161.91'	T25	N90°00'00"E	5.36'
T2	N77°51'35"W	220.00'	T26	S58°18'48"E	150.64'
T3	N57°39'22"W	109.22'	T27	S28°48'57"E	75.76'
T4	S68°04'59"W	120.68'	T28	S18°57'34"E	20.00'
T5	S03°13'46"E	140.00'	T29	S04°13'17"W	34.00'
T6	N81°23'26"E	140.02'	T30	S08°28'09"W	48.69'
T7	S68°12'17"E	177.34'	T31	S82°30'46"W	17.03'
T8	N17°10'20"W	66.22'	T32	N00°08'24"E	278.13'
T9	N77°29'51"E	201.65'	T33	S40°13'26"E	175.98'
T10	S89°01'03"E	141.87'	T34	S00°08'24"W	262.90'
T11	N89°56'39"W	20.00'	T35	S64°02'12"W	55.68'
T12	S00°03'21"W	164.69'	T36	S20°02'20"W	117.05'
T13	S40°15'11"W	152.64'	T37	N57°11'44"W	140.00'
T14	S58°31'43"E	115.44'	T38	S61°48'45"W	58.01'
T15	S00°03'21"W	95.53'	T39	S00°03'21"W	70.00'
T16	S74°20'39"W	102.62'	T40	S89°19'38"W	44.78'
T17	S48°55'12"W	39.54'	T41	N86°13'21"W	112.58'
T18	S32°31'54"W	76.82'	T42	S86°28'27"W	75.87'
T19	S26°23'17"E	19.00'	T43	N84°34'41"W	73.98'
T20	S08°40'08"W	29.00'	T44	S89°05'12"W	118.17'
T21	S15°03'35"W	193.94'	T45	S63°07'47"W	38.57'
T22	S00°38'15"W	56.00'	T46	S13°18'06"W	35.75'
T23	S89°00'00"W	12.11'	T47	S40°15'11"W	32.03'
T24	S00°00'00"W	40.00'			

CURVE DATA													
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	16°25'20"	47.76'	94.87'	331.00'	94.55'	N54°37'00"E	C21	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E
C2	81°27'40"	21.53'	35.54'	25.00'	32.63'	S82°51'49"E	C22	98°30'18"	32.87'	48.69'	28.32'	42.91'	S70°37'14"E
C3	16°47'22"	62.04'	123.20'	420.42'	122.76'	S31°49'46"E	C23	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E
C4	32°23'41"	137.98'	268.56'	475.00'	265.00'	N24°01'36"W	C24	29°29'51"	39.49'	77.22'	150.00'	76.37'	S43°33'51"E
C5	19°01'32"	70.26'	139.23'	419.30'	138.59'	N49°44'12"W	C25	25°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E
C6	74°17'18"	37.88'	64.83'	50.00'	60.38'	S37°12'00"W	C26	51°35'27"	4.83'	9.00'	10.00'	8.70'	S23°55'18"W
C7	10°51'46"	30.95'	61.72'	325.52'	61.62'	S58°54'46"W	C27	68°40'35"	19.13'	33.56'	28.00'	31.59'	S15°22'44"W
C8	14°33'41"	33.42'	66.49'	261.62'	66.31'	S56°12'02"W	C28	23°30'50"	14.15'	27.91'	68.00'	27.71'	S01°12'09"E
C9	10°09'15"	30.31'	51.17'	38.00'	47.39'	S10°20'35"W	C29	56°18'27"	6.42'	11.79'	12.00'	11.32'	S32°42'30"W
C10	60°45'58"	29.31'	53.03'	50.00'	50.58'	S02°08'55"W	C30	81°52'22"	19.08'	31.44'	22.00'	28.83'	S19°55'33"W
C11	48°32'23"	23.45'	44.05'	52.00'	42.75'	S08°15'42"W	C31	29°28'47"	10.52'	20.58'	40.00'	20.35'	S06°15'14"E
C12	30°34'32"	13.67'	26.68'	50.00'	26.37'	S00°43'14"E	C32	40°21'51"	156.22'	295.41'	425.00'	283.25'	N20°02'31"W
C13	40°51'20"	26.14'	50.04'	70.00'	48.98'	S05°54'37"E	C33	07°58'09"	33.09'	66.07'	475.00'	66.01'	S03°50'40"E
C14	35°03'25"	18.95'	36.71'	60.00'	36.14'	S08°51'35"E	C34	26°19'22"	9.35'	18.38'	40.00'	18.22'	N32°34'28"E
C15	28°37'00"	15.30'	29.51'	60.00'	29.66'	S05°38'22"E	C35	42°23'58"	9.70'	18.50'	25.00'	18.08'	N40°36'46"E
C16	35°00'27"	6.31'	12.22'	20.00'	12.03'	S02°25'39"E	C36	13°34'43"	56.79'	113.05'	477.00'	112.78'	N68°38'06"E
C17	61°41'18"	8.96'	16.15'	15.00'	15.38'	S45°54'14"W	C37	25°01'32"	93.88'	184.76'	423.00'	183.29'	N62°52'42"E
C18	120°23'28"	61.10'	73.54'	35.00'	60.74'	S16°33'09"W	C38	40°21'51"	174.60'	334.63'	475.00'	327.75'	N20°02'31"W
C19	44°16'50"	4.07'	7.73'	10.00'	7.54'	S21°30'10"E	C39	00°39'41"	2.45'	4.91'	425.00'	4.91'	N12°59'15"E
C20	92°27'07"	26.09'	40.34'	25.00'	36.10'	S45°35'18"E							

ACS ALUMINUM TABLET STAMPED "T-024 RESET 1995"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 431,318.50 Y = 1,513,165.05
GROUND TO GRID FACTOR = 0.9996059
DELTA ALPHA = -00°07'56"

ACS ALUMINUM TABLET STAMPED "TUMBLE"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 425,465.55 Y = 1,513,470.01
GROUND TO GRID FACTOR = 0.9996197
DELTA ALPHA = -00°08'53"
NGVD 1929 ELEVATION = 6009.155

TIE S18°05'28"W 5686.64'

TIE N00°11'37"E 4140.00'

UNIT 2
THE OVERLOOK
AT HIGH DESERT
FILED: SEPTEMBER 15, 1999
(99C-284)

PINON POINT
AT HIGH DESERT
FILED: MARCH 9, 2000
(2000C-69)

UNIT 2
THE CANYONS
AT HIGH DESERT
FILED: JUNE 9, 2000
(2000C-154)

THE CANYONS
AT HIGH DESERT
FILED: OCTOBER 22, 1998
(98C-310)

OS-3
22.9330 ACRES

EXISTING
OS-3
22.2079 ACRES
FILED: NOVEMBER 23, 1993
(93C-325)

OS-2A
86.3211 ACRES

OS-2
86.8582 ACRES (NET)
87.8060 ACRES (GROSS)
EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

OS-4
9.3919 ACRES
(PRIVATE OPEN SPACE)

OS-5
9.4694 ACRES
DEDICATED TO CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

OS-6
2.0019 ACRES
DEDICATED TO CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

OS-7
61.6483 ACRES
(CITY OF ALBUQUERQUE)

TRACT
13A

TRACT
13B

TRACT
13C

TRACT A
U.S. FOREST SERVICE LAND
FILED: JUNE 29, 1982
(C19-183)

A FLOATING TRAIL EASEMENT AND PEDESTRIAN TRAIL EASEMENT GRANTED TO THE USDA FOREST SERVICE
FILED: NOVEMBER 23, 1993
(93C-325)

A FLOATING TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

EXISTING 25' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE COA AND A PRIVATE ACCESS EASEMENT GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
FILED: OCTOBER 22, 1998 (98C-310)

EXISTING 50' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23,1993
(93C-325)

EXISTING 58' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 23, 1993
(93C-325)

EXISTING 110' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 23,1993
(93C-325)

OS-4
EASEMENT (EMBUDITO) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

A FLOATING TRAIL EASEMENT, PEDESTRIAN AND EQUESTRIAN TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

TRACT B-1 12.7910 AC. OPEN SPACE & DRAINAGE EASEMENT

SANDIA MOUNTAIN WILDERNESS BOUNDARY (AS ESTABLISHED BY PUBLIC LAW 96-248, ACT OF MAY 23, 1980. 94 STAT.355

Ped trail?

Sep #11 HDSP

(1) EXISTING TRACT BOUNDARY TANGENT DATA TO BE VACATED		
ID	BEARING	DISTANCE
T1	S42°35'30"W	56.44'
T2	N40°13'26"W	133.04'
T3	N00°08'24"E	110.23'
T4	S64°02'12"W	62.36'
T5	S00°08'24"W	145.66'
T6	N40°13'26"E	125.98'
T7	S45°44'09"W	47.06'
T8	S78°08'14"W	226.38'
T9	S44°10'41"W	127.07'

(C1) EXISTING TANGENT BOUNDARY CURVE DATA TO BE VACATED						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	40°21'50"	175.10'	335.63'	475.42'	328.73'	N20°02'31"W
C2	40°21'51"	154.53'	296.18'	420.42'	290.09'	S20°02'31"E

Keyed Note Table

4 EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT
FILED: JUNE 29, 1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

5 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS
FILED: JUNE 29,1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

6 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN
FILED: JUNE 29,1982 (C19-183)

15 PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

16 EXISTING FLOATING DETILTING BASIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993 (93C-325)
TO BE VACATED VACATION ACTION AND FINAL PLAT

17 EXISTING FLOATING PARKING LOT EASEMENT GRANTED TO THE USDA FOREST SERVICE
FILED: NOVEMBER 23, 1993 (93C-325)

18 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

19 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

20 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

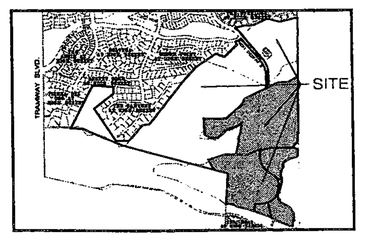
30 A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK NO. 93-32, PAGES 3894-3918
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.1422 AC PUBLIC RIGHT-OF-WAY TO BE VACATED WITH THE FINAL PLAT, AND ADDED TO OS-2A PLUS SUBTRACTED FROM OS-3
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VAYCATION ACTION AND FINAL PLAT

N

SCALE: 1" = 200'
(HORIZ.)



LOCATION MAP
ZONE ATLAS MAP NO. F-23
NOT TO SCALE

BULK LAND VARIANCE EXHIBIT FOR TRACTS 13, OS-2 & OS-3 AT HIGH DESERT

ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002

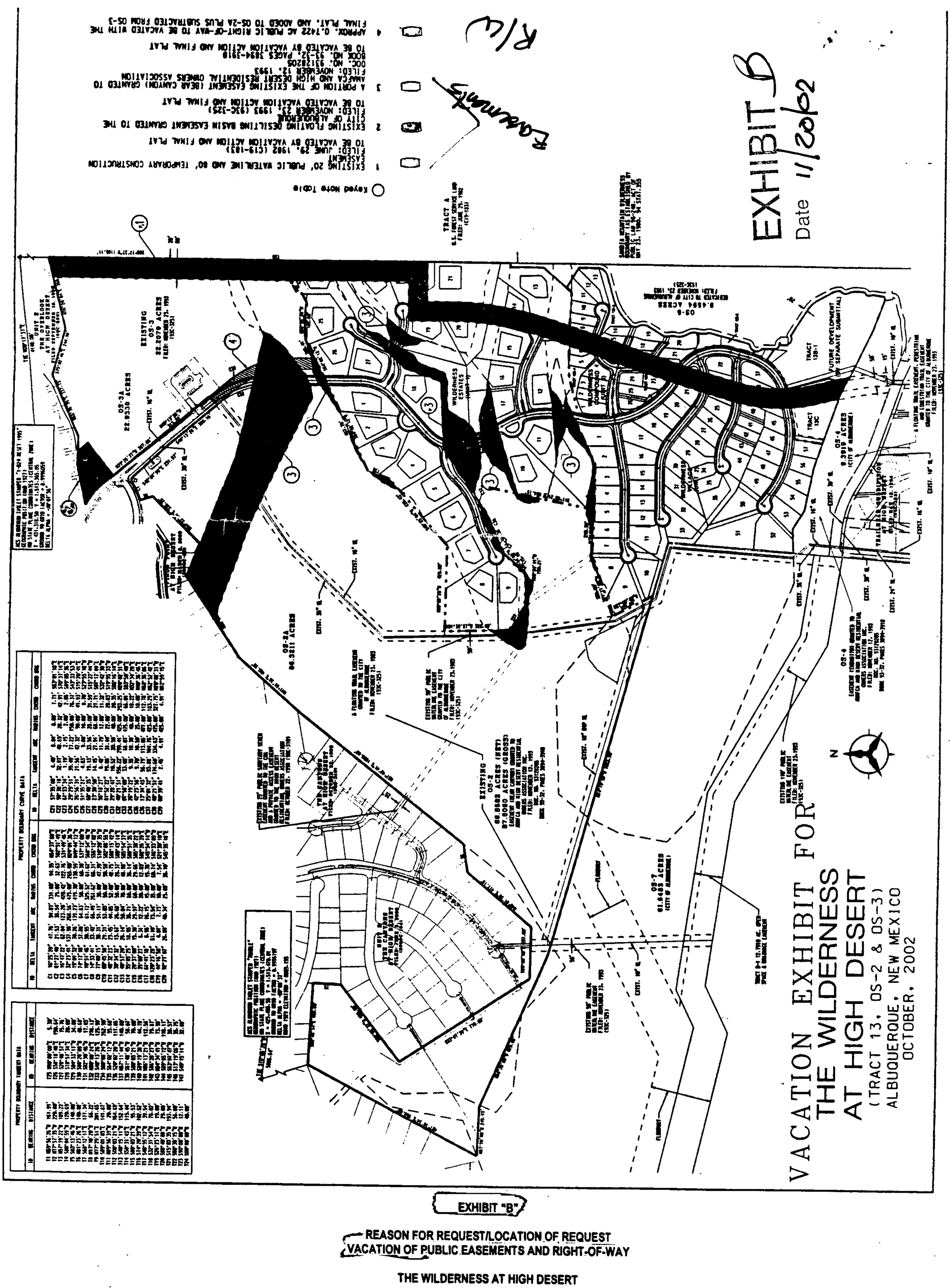


EXHIBIT "B"

REASON FOR REQUEST/LOCATION OF REQUEST
VACATION OF PUBLIC EASEMENTS AND RIGHT-OF-WAY

THE WILDERNESS AT HIGH DESERT

1. **Waterline and Construction Easement:** This easement was vacated with previous plats (Highlands Units 1 and 2A and the Overlook Subdivisions). The easement is no longer needed because it was replace with another easement that exists within Tracts OS-4, OS-2, High Desert Street, Elena Gallegos Place and Canada del Oso Place. This vacation action will remove the last remaining section that needs to be vacated.

2. **Floating Desilting Basin Easement:** A portion of this easement was vacated with the Overlook Development (plat). Our request is to vacation the remaining piece in Tract OS-3. The desilting basin was constructed in the Overlook Subdivision and is not required in this tract.

3. **A Portion of the Existing Easement (Bear Canyon):** This easement was granted to AMAFCA and the High Desert Residential Owners Association (HDROA) before development of Tract 13. The easement followed the existing FEMA Flood Plain. We are requesting to vacate a portion of this easement that will no longer be required as a result of our prudent line analysis and LOMR associated with the development of the Tract 13. The vacation request is to reduce the maintenance responsibility of AMAFCA and the HDROA.

4. **Public Right-of-Way:** We are requesting to vacation a portion of High Desert Place and relocate it west in order to reduce the amount of disturbance to the existing private open space.

82 33889

SUMMARY PLAT
OF A PORTION OF THE
ELENA GALLEGOS GRANT

BERNALILLO COUNTY, NEW MEXICO
JUNE, 1982

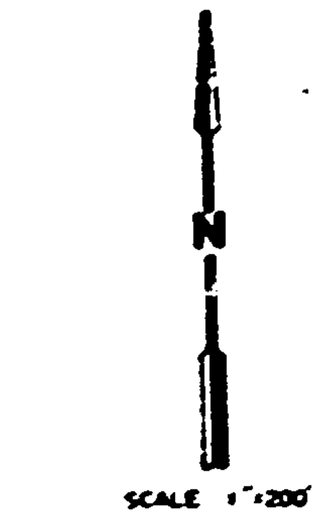
GALLEGOS GRANT

A

SEE SHEET 2
FOR MATCH LINE

FOREST BOUNDARY

OUNTAIN WILDERNESS



—IDENTICAL
POINT

TEMPORARY
CONSTRUCTION
EASEMENT

PROJECTED
SECTION LINE

20' WATER LINE EASEMENT

SEE SHEET 4
FOR MATCH LINE

TRACT A

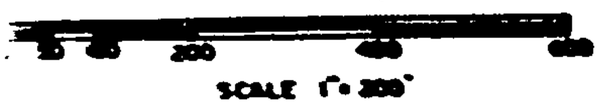
PUBLIC SERVICE COMPANY
MAP # 134H

SURVEYOR'S CERTIFICATION

I, A. DENNIS BEAVER, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. Dennis Beaver — 6-25-82
A. DENNIS BEAVER — DATE
P.L. NO. 6506
NEW MEXICO

: ONLY



MICROFILM
OCT 07 1982

JOB NO. 2088

SHEET 3 OF 8 SHEETS

93133004

TRACT 11
42.8533 AC (NET)
48.1763 AC (GROSS)

TRACT 14
54.4932 AC (NET)
55.5586 AC (GROSS)

OS-3
22.2079 AC (NET)
23.0471 AC (GROSS)

PLAT OF HIGH DESERT
ALBUQUERQUE
NEW MEXICO
JUNE, 1993

TRACT 2
60.1435 AC (NET)
63.7005 AC (GROSS)

OS-2
86.8582 AC (NET)
87.8060 AC (GROSS)

TRACT 1-2

TRACT 7

IMPERATA STREET

SPAIN ROAD

HIGH DESERT STREET

A FLOATING DESILTING BASIN EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.

EASEMENT (BEAR ARROYO) GRANTED TO CITY OF ALBUQUERQUE AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC.
FILED: NOVEMBER 19 1993
DOC. NO. 9313458
BOOK 93-33 PAGES 1979-2000

A FLOATING PARKING LOT AND TRAIL EASEMENT IS GRANTED TO THE USDA FOREST SERVICE WITH THE FILING OF THIS PLAT.
SEE NOTE 3 ON SHEET 13.

EXISTING 20' WATERLINE EASEMENT AND 80' TEMPORARY CONSTRUCTION EASEMENT
FILED: JUNE 29, 1982 (C19-183)

EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32 PAGES 3894-3918

EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND H
DESERT RESIDENTIAL OWNE
ASSOCIATION INC.
FILED: NOVEMBER 12, 199
DOC. NO. 93128205
BOOK 93-32 PAGES 3894-391

A FLOATING TRAIL EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.
SEE NOTE 2 ON SHEET 13.

FOREST SERVICE LAND
29, 1982 (C19-183)

PROJECTED SECTION LINE

PROJECTED SECTION 26

PROJECTED SECTION 25

PROJECTED SECTION 35

PROJECTED SECTION 36

T11N R4E
26 | 25
35 | 36
LS 2455
1980

FND 3" ALUM. CA
ON 2" PIPE

NOTE:
SEE SHEET 1 OF THIS PLAT FOR NOTICE OF SUBDIVISION PLAT CONDITIONS. (PERTAINS TO ALL TRACTS SUBDIVIDED HEREIN.)

NOTE:
CROSS HATCHING DENOTES FEMA FLOOD PLAINS IN FLOODWAYS AND CITY DRAINAGE EASEMENTS. FEMA FLOOD PLAIN FOR INFORMATION ONLY.

NOTE:
SEE SHEETS 11 AND 12 FOR TANGENT AND CURVE DATA

County of Bernalillo } SS
This instrument was filed for record on
Clerk & Recorder
Deputy Clerk

Current DRC
Project No. _____

Claire

Date Submitted: October 25, 2002
Date Site Plan for Bldg Permit App N/A
Date Site Plan for Sub. Approved: N/A

Date Preliminary Plat Approved: 12/04/02
Date Preliminary Plat Expires: 12/04/03

DRB Project No. 1002315
02DRB-01650

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

THE WILDERNESS SUBDIVISION AT HIGH DESERT
(TRACTS 13A & 13B, HIGH DESERT)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)						
		32' F - F	RESIDENTIAL PAVING W/ PCC DEP OR STD CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	MICHIAL EMERY BEAR CANYON TRAILHEAD PARKING ENTRANCE	N. BOUNDARY OF UNITS 2 & 3	/	/	/
			THE DEVELOPER IS RESPONSIBLE FOR THE NECESSARY BRIDGE CROSSING AND THE CHANNEL IMPROVEMENTS UNDER THE HIGH DESERT STREET BRIDGE AS APPROVED BY AMAFCA AND THE CITY OF ALBUQUERQUE.				/	/	/
			THE DEVELOPER IS RESPONSIBLE FOR (4) FOUR FORTY-EIGHT INCH RCP CULVERT CROSSINGS UNDER HIGH DESERT PLACE BETWEEN LA ARISTA PLACE AND TRAIL VISTA COURT AS WELL AS TWO FORTY-EIGHT INCH RCP CULVERT CROSSINGS UNDER HIGH DESERT PL BTWN TRAIL VISTA CT & UNITS 2/3. THE CROSSINGS SHALL HAVE FLARED END SECTIONS & NEC. EROSION CONTROL AT OUTLET.				/	/	/
			STREET LIGHTS AS PER THE APPROVED SECTOR PLAN				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT W/IN TRACT OS-2A	EXISTING 8" SAS W/IN PUBLIC EASEMENT AT THE CANYONS SUBD.	WEST BOUNDARY OF UNITS 1 & 2	/	/	/
			PUBLIC WATERLINE IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT W/IN TRACT OS-4	EXISTING 10" WL W/IN PUBLIC EASEMENT AT THE TRAILHEAD SUBD.	TRACT 13-B	/	/	/
		NOTE:	EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC.						
			PUBLIC STORM DRAIN IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)						
			THE DEVELOPER IS RESPONSIBLE FOR THE NECESSARY BANK STABILIZATION ALONG THE NORTH BOUNDARY OF UNIT 1 UP AND DOWN STREAM OF THE HIGH DESERT PLACE BRIDGE (BEAR CANYON ARROYO) AS APPROVED BY AMAFCA AND THE COA.				/	/	/
			THE DEVELOPER IS RESPONSIBLE FOR TWO GRADE CONTROL STRUCTURES WITHIN TRACT OS-4 AND THE NECESSARY BANK STABILIZATION ALONG THE SOUTH BOUNDARY OF UNIT 2 AND TRACT 13-B AS APPROVED BY AMAFCA AND THE COA. THE BANK STABILIZATION SHALL INCLUDE A TRAIL ALONG THE SOUTH BOUNDARY OF UNIT 2 AND TRACTS 13-A AND 13-B.				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE WILDERNESS ESTATES - UNIT 1									
			PUBLIC ROADWAY IMPROVEMENTS - UNIT 1						
		20' F - F (IN) ~~22'~~ F-F (OUT) 10' MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	BARRANCA VISTA COURT	HIGH DESERT PLACE	70 LF EAST OF HIGH DESERT STREET	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; 3 - 36" CULVERT XING & NEC EROSION CONTROL & NO SIDEWALK	BARRANCA VISTA COURT	70 LF EAST OF HIGH DESERT STREET	~~EAST~~ North CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; NO SIDEWALK	BARRANCA OSO COURT	BARRANCA VISTA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		20' F - F (IN) ~~22'~~ F-F (OUT) 10' MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	LA ARISTA PLACE	HIGH DESERT PLACE	50 LF WEST OF HIGH DESERT STREET	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; NO SIDEWALK	LA ARISTA PLACE	50 LF WEST OF HIGH DESERT STREET	WEST CUL-DE-SAC TERMINUS	/	/	/
		20' F - F (IN) ~~22'~~ F-F (OUT) 10' MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	TRAIL VISTA COURT	HIGH DESERT PLACE	70 LF EAST OF HIGH DESERT STREET	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; NO SIDEWALK	TRAIL VISTA COURT	70 LF EAST OF HIGH DESERT STREET	EAST CUL-DE-SAC TERMINUS	/	/	/
		20' F - F	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	HIGH DESERT PLACE KNUCKLES	ALONG THE FRONTAGE OF LOTS 1 -4 AND 10 - 11.		/	/	/

			PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 1						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH DESERT PLACE	BARRANCA VISTA COURT	TRAIL VISTA COURT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BARRANCA VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BARRANCA OSO COURT	BARRANCA VISTA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LA ARISTA PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 9; UNIT 1	LA ARISTA PLACE	PUBLIC EASEMENT ON TRACT OS-2A	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRAIL VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE WILDERNESS ESTATES - UNIT 1									
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 1						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	BARRANCA VISTA COURT	LA ARISTA PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	LA ARISTA PLACE	UNIT 2 / 3 BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BARRANCA VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BARRANCA OSO COURT	BARRANCA VISTA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S	LA ARISTA PLACE	HIGH DESERT PLACE	PUBLIC EASEMENT ON LOT 9; UNIT 1	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	PUBLIC EASEMENT ON LOT 9; UNIT 1	LA ARISTA PLACE	EXIST. 16" TRANS. LINE IN TRACT OS-2A	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRAIL VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		NOTE:	EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC.						
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 1						
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	HIGH DESERT PLACE	LOW POINT IN HIGH DESERT PLACE BETWEEN LA ARISTA PL AND TRAIL VISTA CT.		/	/	/
THE WILDERNESS VILLAGE - UNIT 2									
			PUBLIC ROADWAY IMPROVEMENTS - UNIT 2						
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	UNIT 2/3 NORTH BNDRY	EMBUDITO VIEW COURT	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	EMBUDITO VIEW COURT	WEST BOUNDARY OF TRACT 13-C	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON SOUTH SIDE ONLY*	HIGH DESERT PLACE	WEST BOUNDARY OF TRACT 13-C	WEST CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE ONLY*	WILDERNESS PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE ONLY*	PIEDRA GRANDE PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE ONLY*	EMBUDITO VIEW COURT	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
			* SIDEWALKS TO BE DEFERRED SIDEWALKS TO BE WAIVED ON ONE SIDE OF THE STREET AND AROUND CUL-DE-SAC'S				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE WILDERNESS VILLAGE - UNIT 2									
			PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH DESERT PLACE	TRACT 13-C & 13-B-1 BOUNDARY	(200 Ft South of) EMBUDITO VIEW COURT			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH DESERT PLACE	LOT 45	WEST CUL-DE-SAC TERMINUS			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PBLC ESMNT ON LOTS 50, 36, 32, 33, 10 & 11	HIGH DESERT PLACE	WILDERNESS PLACE			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 36	EMBUDITO VIEW COURT	PUBLIC EASEMENT ON LOTS 51 & 32			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EMBUDITO VIEW COURT	LOT 44	PUBLIC EASEMENT ON LOT 36			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA GRANDE PLACE	LOT 21	WEST CUL-DE-SAC TERMINUS			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILDERNESS PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 8	WEST CUL-DE-SAC TERMINUS	PUBLIC EASEMENT W/IN TRACT OS2-A			
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 2						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	UNIT 2 / 3 NORTH BOUNDARY	PUBLIC EASEMENT ON TRACT 13-B			
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	PUBLIC EASEMENT ON TRACT 13-B	WEST CUL-DE-SAC TERMINUS			
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT 13B-1	HIGH DESERT PLACE	PUBLIC EASEMENT ON TRACT OS-4			
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON LOTS 50 & 36	HIGH DESERT PLACE	EMBUDITO VIEW COURT			
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EMBUDITO VIEW COURT	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS (PBLC ESMT)			
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIEDRA GRANDE PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS (PBLC ESMT)			
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON LOTS 10 & 11	PIEDRA GRANDE PLACE	WILDERNESS PLACE			
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDERNESS PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS (PBLC ESMT)			
		NOTE:	EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC.						
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 2						
		24" - 48" DIA	RCP W/ NEC. MH'S, LATERALS WATER QUALITY MH'S & INLETS	HIGH DESERT PLACE	UNIT 2/3 NORTH BNDRY	EMBUDITO VIEW COURT			
		24" - 48" DIA	RCP W/ NEC. MH'S, LATERALS WATER QUALITY MH'S & INLETS	PUBLIC EASEMENT ON LOTS 51, 32, 33, 36, 9, 10 & 11	WEST CUL-DE-SAC TERMINUS OF STREETS	POND ON TRACT OS-2A			

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. AN AGREEMENT AND COVENANT MAY BE REQUIRED FOR THE PONDS ADJACENT TO HIGH DESERT (TRACT 13B-5) PLACE AND W/IN TRACT OS-2A.

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE WILDERNESS COMPOUND - UNIT 3									
			PUBLIC ROADWAY IMPROVEMENTS - UNIT 3						
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	UNIT 2 / 3 NORTH BNDRY	PIEDRA GRANDE PLACE			
			PRIVATE ROADWAY IMPROVEMENTS - UNIT 3						
		20' F - F (IN) 22' F-F (OUT) 6' MEDIAN	RESIDENTIAL PAVING W/ PCC STD, OR ROLL & MED CURB & GUTTER, 4' WIDE SIDEWALK ON NORTH SIDE*	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL			
		~~32~~ F - F 24' (2)	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	WILDERNESS TRAIL	FOOTHILLS TRAIL	EAST STUB STREET TERMINUS			
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	FOOTHILLS TRAIL	NORTH CUL-DE-SAC TERMINUS	SOUTH CUL-DE-SAC TERMINUS			
		~~28~~ F - F 24' (2)	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	FOOTHILLS TRAIL	SOUTH CUL-DE-SAC TERMINUS	EAST STUB STREET TERMINUS			

* SIDEWALKS TO BE DEFERRED
SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S AND ONE SIDE OF THE STREET

			PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 3						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILDERNESS ~~COURT~~ (3) TRAIL	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 8; UNIT 2	WEST CUL-DE-SAC TERMINUS	PUBLIC EASEMENT W/IN TRACT OS2-A			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FOOTHILLS TRAIL	NORTH & SOUTH CUL-DE-SAC TERMINUS	WILDERNESS TRAIL			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FOOTHILLS TRAIL STUB STREET	SOUTH CUL-DE-SAC TERMINUS	EAST STUB STREET TERMINUS			
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 3						
		24" - 48" DIA	RCP W/ NEC. MH'S, LATERALS WATER QUALITY MH'S & INLETS	HIGH DESERT PLACE	UNIT 2/3 NORTH BNDRY	EMBUDITO VIEW COURT			
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL			
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	FOOTSHILLS TRAIL	TRACT 13 D	WILDERNESS TRAIL			

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. AN AGREEMENT AND COVENANT MAY BE REQUIRED FOR THE POND WITHIN TRACT 13-D.

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 3						
		6 8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	UNIT 2/3 NORTH BOUNDARY	PUBLIC EASEMENT ON TRACT 13-B	/	/	/
		6 8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT 13-B	HIGH DESERT PLACE	PUBLIC EASEMENT ON TRACT OS-4	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FOOTHILLS TL & PBLC ESMT BTWN LOTS 22/23	NORTH CUL-DE-SAC TERMINUS	HIGH DESERT PLACE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDERNESS TRAIL STUB STREET	FOOTHILLS TRAIL	EAST STUB STREET TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FOOTHILLS TRAIL STUB STREET	FOOTHILLS TRAIL SOUTH CUL-DE-SAC TERMINUS	EAST STUB STREET TERMINUS	/	/	/

NOTE: EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC.

AGENT/OWNER

KEVIN PATTON — 12/3/2002
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE — 12/4/02

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

12/04/04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRC CHAIR Planning — 12/04/02 DATE

TRANSPORTATION DEVELOPMENT — 12-04-02 DATE

UTILITY DEVELOPMENT — 12/04/02 DATE

PARKS ~~& GENERAL SERVICES~~ Recreation — Christina Sandoval — 12/4/02 DATE

AMAFCA — Lynn M. Mann — 12-4-02 DATE

CITY ENGINEER — Brad L. Bingham — 12-4-02 DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3-11-03			
2	7-25-03			
3	3-15-05			

Current DRC
Project No. _____

Date Submitted: October 25, 2002
Date Site Plan for Bldg Permit App: N/A
Date Site Plan for Sub. Approved: N/A
Date Preliminary Plat Approved: 12/04/02
Date Preliminary Plat Expires: 12/04/03

DRB Project No. 1002315
02DRB-01650

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

THE WILDERNESS SUBDIVISION AT HIGH DESERT
(TRACTS 13A & 13B, HIGH DESERT)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)									
		32' F - F	RESIDENTIAL PAVING W/ PCC DEP OR STD CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	MICHIAL EMERY BEAR CANYON TRAILHEAD PARKING ENTRANCE	N. BOUNDARY OF UNITS 2 & 3	/	/	/
			THE DEVELOPER IS RESPONSIBLE FOR THE NECESSARY BRIDGE CROSSING AND THE CHANNEL IMPROVEMENTS UNDER THE HIGH DESERT STREET BRIDGE AS APPROVED BY AMAFCA AND THE CITY OF ALBUQUERQUE.				/	/	/
			THE DEVELOPER IS RESPONSIBLE FOR (4) FOUR FORTY-EIGHT INCH RCP CULVERT CROSSINGS UNDER HIGH DESERT PLACE BETWEEN LA ARISTA PLACE AND TRAIL VISTA COURT AS WELL AS TWO FORTY-EIGHT INCH RCP CULVERT CROSSINGS UNDER HIGH DESERT PL BTWN TRAIL VISTA CT & UNITS 2/3. THE CROSSINGS SHALL HAVE FLARED END SECTIONS & NEC. EROSION CONTROL AT OUTLET				/	/	/
			STREET LIGHTS AS PER THE APPROVED SECTOR PLAN				/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT W/IN TRACT OS-2A	EXISTING 8" SAS W/IN PUBLIC EASEMENT AT THE CANYONS SUBD.	WEST BOUNDARY OF UNITS 1 & 2	/	/	/
PUBLIC WATERLINE IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT W/IN TRACT OS-4	EXISTING 10" WL W/IN PUBLIC EASEMENT AT THE TRAILHEAD SUBD.	TRACT 13-B	/	/	/
		NOTE:	EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC.						
PUBLIC STORM DRAIN IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)									
			THE DEVELOPER IS RESPONSIBLE FOR THE NECESSARY BANK STABILIZATION ALONG THE NORTH BOUNDARY OF UNIT 1 UP AND DOWN STREAM OF THE HIGH DESERT PLACE BRIDGE (BEAR CANYON ARROYO) AS APPROVED BY AMAFCA AND THE COA				/	/	/
			THE DEVELOPER IS RESPONSIBLE FOR TWO GRADE CONTROL STRUCTURES WITHIN TRACT OS-4 AND THE NECESSARY BANK STABILIZATION ALONG THE SOUTH BOUNDARY OF UNIT 2 AND TRACT 13-B AS APPROVED BY AMAFCA AND THE COA. THE BANK STABILIZATION SHALL INCLUDE A TRAIL ALONG THE SOUTH BOUNDARY OF UNIT 2 AND TRACTS 13-A AND 13-B				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE WILDERNESS ESTATES - UNIT 1									
			PUBLIC ROADWAY IMPROVEMENTS - UNIT 1						
		20' F - F (IN) 22' F-F (OUT) 10' MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	BARRANCA VISTA COURT	HIGH DESERT PLACE	70 LF EAST OF HIGH DESERT STREET	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; 3 - 36" CULVERT XING & NEC EROSION CONTROL & NO SIDEWALK	BARRANCA VISTA COURT	70 LF EAST OF HIGH DESERT STREET	EAST CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; NO SIDEWALK	BARRANCA OSO COURT	BARRANCA VISTA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		20' F - F (IN) 22' F-F (OUT) 10' MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	LA ARISTA PLACE	HIGH DESERT PLACE	50 LF WEST OF HIGH DESERT STREET	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; NO SIDEWALK	LA ARISTA PLACE	50 LF WEST OF HIGH DESERT STREET	WEST CUL-DE-SAC TERMINUS	/	/	/
		20' F - F (IN) 22' F-F (OUT) 10' MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	TRAIL VISTA COURT	HIGH DESERT PLACE	70 LF EAST OF HIGH DESERT STREET	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; NO SIDEWALK	TRAIL VISTA COURT	70 LF EAST OF HIGH DESERT STREET	EAST CUL-DE-SAC TERMINUS	/	/	/
		20' F - F	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	HIGH DESERT PLACE KNUCKLES	ALONG THE FRONTAGE OF LOTS 1 -4 AND 10 - 11.		/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 1						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH DESERT PLACE	BARRANCA VISTA COURT	TRAIL VISTA COURT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BARRANCA VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BARRANCA OSO COURT	BARRANCA VISTA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	LA ARISTA PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC EASEMENT ON LOT 9, UNIT 1	LA ARISTA PLACE	PUBLIC EASEMENT ON TRACT OS-2A	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	TRAIL VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE WILDERNESS ESTATES - UNIT 1									
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 1						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	BARRANCA VISTA COURT	LA ARISTA PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	LA ARISTA PLACE	UNIT 2 / 3 BOUNDARY	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BARRANCA VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BARRANCA OSO COURT	BARRANCA VISTA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S	LA ARISTA PLACE	HIGH DESERT PLACE	PUBLIC EASEMENT ON LOT 9; UNIT 1	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	PUBLIC EASEMENT ON LOT 9; UNIT 1	LA ARISTA PLACE	EXIST 16" TRANS. LINE IN TRACT OS-2A	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRAIL VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		NOTE:	EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC						
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 1						
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	HIGH DESERT PLACE	LOW POINT IN HIGH DESERT PLACE BETWEEN LA ARISTA PL AND TRAIL VISTA CT.		/	/	/
THE WILDERNESS VILLAGE - UNIT 2									
			PUBLIC ROADWAY IMPROVEMENTS - UNIT 2						
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	UNIT 2/3 NORTH BNDRY	EMBUDITO VIEW COURT	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	EMBUDITO VIEW COURT	WEST BOUNDARY OF TRACT 13-C	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON SOUTH SIDE ONLY*	HIGH DESERT PLACE	WEST BOUNDARY OF TRACT 13-C	WEST CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE ONLY*	WILDERNESS PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE ONLY*	PIEDRA GRANDE PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE ONLY*	EMBUDITO VIEW COURT	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
							/	/	/

* SIDEWALKS TO BE DEFERRED
SIDEWALKS TO BE WAIVED ON ONE SIDE OF THE STREET AND AROUND CUL-DE-SAC'S

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE WILDERNESS VILLAGE - UNIT 2									
			PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH DESERT PLACE	TRACT 13-C & 13-B-1 BOUNDARY	EMBUDITO VIEW COURT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH DESERT PLACE	LOT 45	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PBLC ESMNT ON LOTS 50, 36, 32, 33, 10 & 11	HIGH DESERT PLACE	WILDERNESS PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 36	EMBUDITO VIEW COURT	PUBLIC EASEMENT ON LOTS 51 & 32	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EMBUDITO VIEW COURT	LOT 44	PUBLIC EASEMENT ON LOT 36	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA GRANDE PLACE	LOT 21	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILDERNESS PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 8	WEST CUL-DE-SAC TERMINUS	PUBLIC EASEMENT W/IN TRACT OS2-A	/	/	/
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 2						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	UNIT 2 / 3 NORTH BOUNDARY	PUBLIC EASEMENT ON TRACT 13-B	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	PUBLIC EASEMENT ON TRACT 13-B	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT 13B-1	HIGH DESERT PLACE	PUBLIC EASEMENT ON TRACT OS-4	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON LOTS 50 & 36	HIGH DESERT PLACE	EMBUDITO VIEW COURT	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EMBUDITO VIEW COURT	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS (PBLC ESMT)	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIEDRA GRANDE PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS (PBLC ESMT)	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON LOTS 10 & 11	PIEDRA GRANDE PLACE	WILDERNESS PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDERNESS PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS (PBLC ESMT)	/	/	/
		NOTE:	EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC						
			PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 2						
		24" - 48" DIA	RCP W/ NEC. MH'S, LATERALS WATER QUALITY MH'S & INLETS	HIGH DESERT PLACE	UNIT 2/3 NORTH BNDRY	EMBUDITO VIEW COURT	/	/	/
		24" - 48" DIA	RCP W/ NEC. MH'S, LATERALS WATER QUALITY MH'S & INLETS	PUBLIC EASEMENT ON LOTS 51, 32, 33, 36, 9, 10 & 11	WEST CUL-DE-SAC TERMINUS OF STREETS	POND ON TRACT OS-2A	/	/	/
							/	/	/

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. AN AGREEMENT AND COVENANT MAY BE REQUIRED FOR THE PONDS ADJACENT TO HIGH DESERT (TRACT 13B-5) PLACE AND W/IN TRACT OS-2A.

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE WILDERNESS COMPOUND - UNIT 3									
			PUBLIC ROADWAY IMPROVEMENTS - UNIT 3						
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	UNIT 2 / 3 NORTH BNDRY	PIEDRA GRANDE PLACE	/	/	/
			PRIVATE ROADWAY IMPROVEMENTS - UNIT 3						
		20' F - F (IN) 22' F-F (OUT) 6' MEDIAN	RESIDENTIAL PAVING W/ PCC STD, OR ROLL & MED CURB & GUTTER, 4' WIDE SIDEWALK ON NORTH SIDE*	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	WILDERNESS TRAIL	FOOTHILLS TRAIL	EAST STUB STREET TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	FOOTHILLS TRAIL	NORTH CUL-DE-SAC TERMINUS	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	FOOTHILLS TRAIL	SOUTH CUL-DE-SAC TERMINUS	EAST STUB STREET TERMINUS	/	/	/
							/	/	/

* SIDEWALKS TO BE DEFERRED
SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S AND ONE SIDE OF THE STREET

		PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 3						
	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL	/	/	/
	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILDERNESS COURT	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 8; UNIT 2	WEST CUL-DE-SAC TERMINUS	PUBLIC EASEMENT W/IN TRACT OS2-A	/	/	/
	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FOOTHILLS TRAIL	NORTH & SOUTH CUL-DE-SAC TERMINUS	WILDERNESS TRAIL	/	/	/
	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FOOTHILLS TRAIL STUB STREET	SOUTH CUL-DE-SAC TERMINUS	EAST STUB STREET TERMINUS	/	/	/
		PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 3						
	24" - 48" DIA	RCP W/ NEC. MH'S, LATERALS WATER QUALITY MH'S & INLETS	HIGH DESERT PLACE	UNIT 2/3 NORTH BNDRY	EMBUDITO VIEW COURT	/	/	/
	24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL	/	/	/
	24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	FOOTSHILLS TRAIL	TRACT 13 D	WILDERNESS TRAIL	/	/	/
						/	/	/

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. AN AGREEMENT AND COVENANT MAY BE REQUIRED FOR THE POND WITHIN TRACT 13-D

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS - UNIT 3						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	UNIT 2/3 NORTH BOUNDARY	PUBLIC EASEMENT ON TRACT 13-B	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT 13-B	HIGH DESERT PLACE	PUBLIC EASEMENT ON TRACT OS-4	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FOOTHILLS TL & PBLC ESMT BTWN LOTS 22/23	NORTH CUL-DE-SAC TERMINUS	HIGH DESERT PLACE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDERNESS TRAIL STUB STREET	FOOTHILLS TRAIL	EAST STUB STREET TERMINUS	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FOOTHILLS TRAIL STUB STREET	FOOTHILLS TRAIL SOUTH CUL-DE-SAC TERMINUS	EAST STUB STREET TERMINUS	/	/	/

NOTE. EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC.

AGENT/OWNER

KEVIN PATTON — 12/3/2002
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM

12/4/02
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

12/04/04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

~~DRB CHAIR~~ Planning — 12/04/02 DATE

TRANSPORTATION DEVELOPMENT — 12-04-02 DATE

UTILITY DEVELOPMENT — 12/04/02 DATE

PARKS & ~~GENERAL SERVICES~~ Recreation — 12/4/02 DATE

AMAFCA — 12-4-02 DATE

CITY ENGINEER — 12-4-02 DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING **Z**

____ Annexation & Zone Establishment
____ Sector Plan
____ Zone Change
____ Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: HIGH DESERT INVESTMENT CORP PHONE: 823-9360
ADDRESS: 13000 ACADEMY NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: ~~PRELIMINARY PLAT, GRADING PLAN, SIDEWALK DEFERRAL AND~~ WAIVER, AND VACATION REQUESTS

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

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

Lot or Tract No. TRACT 13 Block: Unit:
Subdiv. / Addn. HIGH DESERT, AKA "THE WILDERNESS @ HIGH DESERT"
Current Zoning: SU-2 HD R-R Proposed zoning:
Zone Atlas page(s): F-23 No. of **existing** lots: 1 No. of **proposed** lots: 110
Total area of site (acres): 72.58 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. ~~1023062490505101~~ 1023012984351010l MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF TRAMWAY BLVD. N.E.
Between: SOUTH OF IMPERATA N.E. and WEST OF TRACT A, FOREST SERVICE LAND

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002315/02-1646 SK.

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

SIGNATURE DATE

(Print) KEVIN PATTON ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers			Action	S.F.	Fees
02DRB -	-	01650	PPA	S(2)	$ 3080.00
-	-	NOTIFICATION FEE			$ 75.00
02DRB -	-	01651	VPROW	✓	$ 300.00
02DRB -	-	01652	VPE	✓	$ 380.00
02DRB -	-	01653	TDSW	✓	$ Ø
02DRB		01654	SW	✓	Total Ø
Hearing date NOVEMBER 20TH '02					$ 3815.00

Bo Ierbert 10/25/02
Planner signature / date

Project # 1002315

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) 300.00 / 8 non cont. pub. easmt.
✓ 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 - _____ - 01651
02DRB - _____ - 01652
02DRB - _____ - 01653
02DRB _____ 01654

Planner signature / date

Project # 1002315

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule) 3080.00
- ✓ Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

KEVIN PATTON
Applicant name (print)

10/25/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB-_____-01650
_____-_____-_____
_____-_____-_____

Planner signature / date

Project # 1002315

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME THE WILDERNESS AT HIGH DESERT

AGIS MAP # F-23

LEGAL DESCRIPTION TRACT 13 HIGH DESERT

XX **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on OCTOBER 25, 2002 [date].

Applicant / Agent — Date

Hydrology Division Representative — 10-25-02 Date

XX **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on OCTOBER 25, 2002 [date].

Applicant / Agent — Date

Utilities Division Representative — Date

DRB# 1002315

Bohannan Huston Inc.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 25, 2002

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

Re: Preliminary Plat, Grading Plan, Sidewalk Waiver and Deferral and Vacation Request Approval
The Wilderness at High Desert

Dear Janet:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of the Reason/Location of Request for Sidewalk Waiver and Deferral (Exhibit A)
- Twenty four (24) copies of the Reason/Location of request for vacation of the public easement and public right-of-way (Exhibit B)
- Letter from the Office of Neighborhood Coordination
- Zone Atlas Map showing the location of the property
- Forms DR/WS and TIS, and
- Fee in the amount of $3,815.00

Please place this item on the DRB Agenda to be heard on November 20, 2002. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

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

mls
Enclosures

A:msnyder/030103/data/009.pre_plat

City of Albuquerque

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

Date: October 23, 2002

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

This letter will serve to notify you that on October 23, 2002 (date)

TO CONTACT NAME: Mary Snyder
COMPANY/AGENCY: Bohannan Huston Inc
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 98-7988

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract 13, High Desert

zone map page(s) F-23 .

Our records indicate that as of 10-23-02 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina K Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

CITY OF ALBUQUERQUE

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

APPLICANT: HIGH DESERT INVESTMENT CORP **Date of request:** 10/25/02 **Zone atlas page(s):** F-23

CURRENT:
Zoning SU-2 HD R-R
Parcel Size (acres / sq.ft.) 72.58

Legal Description -
Lot or Tract # TRACT 13 Block #
Subdivision Name HIGH DESERT

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	
Comp. Plan		Zone Change	[ ]	a) Subdivision	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]
				c) Amendment	[ ]

Building Permit [ ]
Access Permit [ ]
Other PRE PL [XXX]

PROPOSED DEVELOPMENT:

No construction / development	[XX]
New Construction	[ ]
Expansion of existing development	[ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 110
Building Size - _____(sq. ft.)

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Loy — 10-25-02
TRAFFIC ENGINEER — DATE

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

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

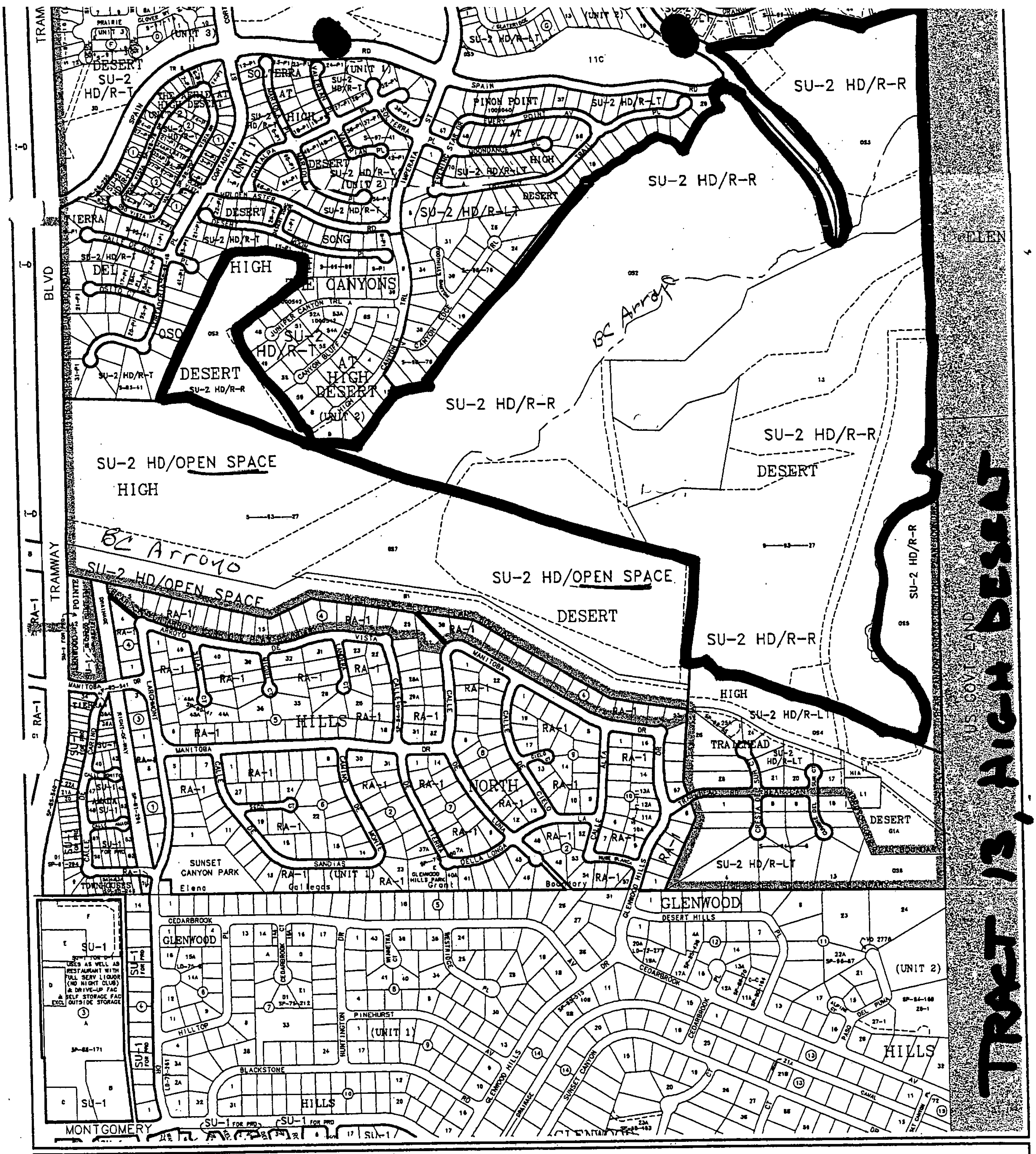
THRESHOLDS MET? YES [X] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [X]
Notes:

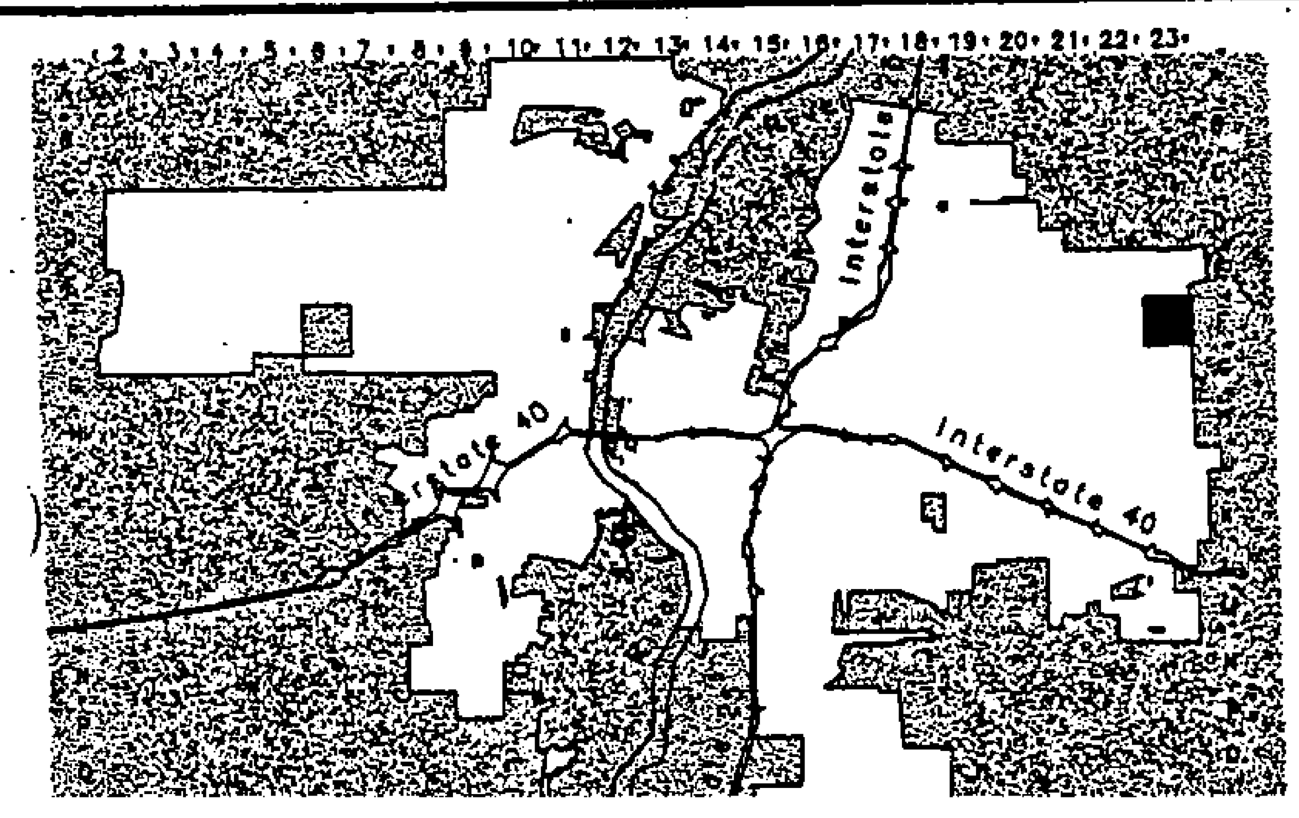
IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

B Serkert for EHD. — 10/25/02
ENVIRONMENTAL HEALTH — DATE

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

TIS	**- SUBMITTED**	___/___/___	Tony Loy — TRAFFIC ENGINEER	10-25-02 — DATE
	- FINALIZED	8/9/___/92		
AQIA	**- SUBMITTED**	___/___/___	_____ — ENVIRONMENTAL HEALTH	_____ — DATE
	- FINALIZED	___/___/___		





GRAPHIC SCALE IN FEET

250 0 750 1000

CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

Zone Atlas Page

F-23-Z

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

City Of Albuquerque
Treasury Division
10/25/2002 10:51AM LOC: ANE
X
RECEIPT# 00029714 WS# 006 TRANS# 0010
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt $3,815.00 $75.00
J24 Misc $3,815.00
CK $0.00
CHANGE

APPLICANT NAME HIGH DESERT INVEST. CORP.

AGENT BOHANNAN HUSTON, INC.

ADDRESS 7500 JEFFERSON ST. NE

PROJECT NO. 1002315

APPLICATION NO. 02DRB-01650-54

$ 3,740.00 441006 / 4983000 (DRB Cases)

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

$ 75.00 441018 / 4971000 (Notification)

$ 3,815.00 Total amount due

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

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

95-32
1070

010652

Pay: **********Three thousand eight hundred fifteen dollars and no cents

DATE	CHECK NO.	AMOUNT
10-24-02	10652	$3,815.00

PAY TO THE ORDER OF City of Albuquerque

TWO SIGNATURES REQUIRED

City Of Albuquerque
Treasury Division
10/25/2002 10:51AM LOC: ANE MP
X
RECEIPT# 00029713 WS# 006 TRANS# 0010
Account 441018 Fund 0110
Activity 4983000 TRSKDM
Trans Amt $3,815.00
J24 Misc $3,740.00
7/1/02

Thank You

"010652" 1:107000327: 01 320178 5 6"

counterreceipt.doc

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from NOVEMBER 5TH '02 To NOVEMBER 20TH.

5. REMOVAL

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

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

[signature] (Applicant or Agent) 10/25/02 (Date)

I issued 2 signs for this application, 10/25/02 (Date), [signature] (Staff Member)

Rev. 11/8/90 GA

DRB CASE NUMBER: 1002315
02DRB-01650-01654

3080
- 75
3005

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 3, 2002

Mr. Roger Green, DRB Chairman
Development Review Board
600 North 2nd Street NW
Albuquerque, New Mexico 87102

Re: Project #'s 1002315, Application # 02-01650

Dear Roger:

The purpose of this letter is to provide an update on our work with High Desert Investment Corporation and Scott Patrick Homes to address the concerns we raised in our November 18th letter regarding High Desert Investment Corporation's request for Preliminary Plat for Tract 13. Consensus Planning represents a number of existing neighbors that are concerned over the development of this tract. We have met with the applicants on several occasions and have reached an agreement that addresses these concerns.

We want to thank the DRB for allowing additional time for the neighbors and applicants to sit down and reach an agreement. We also want to express our appreciation to High Desert Investment Corporation and Scott Patrick Homes for their willingness to meet, discuss our concerns, and work cooperatively to develop solutions. Our concerns were primarily related to the Planning Department's sketch plat comments that indicate that the development "must be in compliance with the High Desert Sector Development Plan". We do not believe that the proposal as originally submitted is in compliance with the plan, however, with the modifications identified in the agreement it is acceptable. If for some reason, the agreement were not adhered to, we would continue to object to the proposal.

Thank you for your assistance and consideration of the neighbor's concerns.

Sincerely,

James K. Strozier, AICP
Principal

RECEIVED
DEC 03 2002
HYDROLOGY SECTION

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

c: Doug Collister, High Desert Investment Corporation
Scott Schiabor, Scott Patrick Homes

Bohannan Huston INC.

Courtyar
7500 Jefferson St. I
Albuquerque, N
87109-43

www.bhinc.co

voice: 505.823.10(
facsimile: 505.798.79(
toll free: 800.877.53(

#3

SENT VIA FAX

November 19, 2002

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

Re: Request for Deferral
Wilderness at High Desert DRB 1002315

Dear Roger:

We request a two week deferral of the following items associated with Project No. 1002315 (Item 3) on the November 20, 2002 agenda: Preliminary Plat, Temporary Deferral of Sidewalk and Sidewalk Waiver approval. The Vacation of Public Right-of-Way and Public Easements can be heard as scheduled. Based on this request, we anticipate a hearing date of December 4, 2002.

If you have any questions or require further information, please call me.

Sincerely,

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

mls

Post-it® Fax Note 7671	Date	# of pages ▶ 1
To CLAIRE SENOVA	From MARY SNYDER	
Co./Dept. PLANNING	Co. BHI	
Phone #	Phone #	
Fax # 924-3864	Fax # 798-7988	

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, February 13, 2003, 4:00p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

02EPC-01924 Project # 1002315 02DRB-01650 Major-Preliminary Plat Approval 02DRB-01651 Major-Vac of Pub Right-of-Way 02DRB-01652 Major-Vac of Public Easements 02DRB-01653 Minor-Temp Defer SDWK 02DRB-01654 Minor-Sidewalk Waiver	Garcia/Kraemer & Associates, appeals the Development Review Board's approval of the Preliminary Plat approval for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP,TDS,SW)(F-23)
03EPC-00112 **Project # 1002337** 02DRB-01708 Minor-Site Dev Plan BldPermit/EPC 02DRB-01710 Minor-Site Dev Plan Subd/EPC	Rodey Dickason Sloan Akin & Robb PA, Michelle Henrie, appeals the Development Review Board's Final sign off of the Site Development Plan for Building Permit and Site Development Plan for Subdivision approval for all or a portion of Tract(s) A, **MONROE JUNIOR HIGH SCHOOL,** zoned SU-3 Inside and Outside Intense Core, located on LOUISIANA BLVD. NE, between INDIAN SCHOOL RD. NE and INTERSTATE 40 containing approximately 12 acre(s). [DEFERRED FROM 11/13/02] (J-19) Bob Paulsen, EPC Case Planner.

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JANUARY 29, 2003.

APPROVED

Russell Brito, Senior Planner

STATE OF NEW MEXICO
County of Bernalillo SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 29 day of Jan, 2003, and the subsequent consecutive publications on _____, 2003.

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 29 day of January of 2003.

PRICE 58.66

Statement to come at end of month.

ACCOUNT NUMBER C80583

CLA-22-A (R-1/93)

OFFICIAL SEAL
Samantha
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10

ALBUQUERQUE NEW MEXICO 1706

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, February 13, 2003, 4:00p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

02EPC-01924 Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vac of Pub Right-of-Way
02DRB-01652 Major-Vac of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver
Garcia/Kraemer, & Associates, appeals the Development Review Board's approval of the Preliminary Plat approval for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT**, zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP,TDS,SW)(F-23)

03EPC-00112
Project # 1002337
02DRB-01708 Minor-Site Dev Plan Bld Permit/EPC
02DRB-01710 Minor-Site Dev Plan Subd/EPC
Rodey Dickason Sloan Akin & Robb PA, Michelle Henrie, appeals the Development Review Board's Final sign off of the Site Development Plan for Building Permit and Site Development Plan for Subdivision approval for all or a portion of Tract(s) A, **MONROE JUNIOR HIGH SCHOOL**, zoned SU-3 Inside and Outside Intense Core, located on LOUISIANA BLVD NE, between INDIAN SCHOOL RD NE and INTERSTATE 40 containing approximately 12 acre(s). [DEFERRED FROM 11/13/02] (J-19) Bob Paulsen, EPC Case Planner.

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m. Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Jeff Jesionowski, Chairman
Environmental Planning Commission

APPROVED
Russell Brito, Senior Planner
Journal: January 29, 2003

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

App#	02EPC-01924
Proj#	1002315
Other#	02DRB-01650 02DRB-01651 02DRB-01652 02DRB-01653 02DRB-01654

Meeting Date: 2-13-02

Zone Atlas Page: F-23-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Glenwood Hills Neighborhood Association

Address: P.O. Box 2101, Albuq NM 87111

Agent: Garcia / Kraemer & Associates

Address: 200 Lomas Blvd NW, Ste # 1111, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-29-03

Signature: B Seth Hutchinson

02DRB-01650
02DRB-01651
02DRB-01652
02DRB-01653
App# 02DRB-01654
Proj# 1002315 / 02EPC-01924

PROPERTY OWNERSHIP / LEGAL LIST

Hearing Date: 2-13-02

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
F-23	1023061	461-402	101-02	✓			
		298-435	01	✓ mp			
		209-345	101-36	✓ COA			
		458-231					
		~~456-344~~	410-06				
		511-302	101-03	✓ COA			
E-23	1023062	490-465	407-02	✓ mp			
E-24	1024062	303-220	401-01	✓ mp			
E-24	1024061	281-328	101-43	✓ mp			

1023061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

102306146140210102 LEGAL: TRAC T 13 PLAT OF HIGH DESERT CONT 72.7327 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HIGH DESERT INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE ALBUQUERQUE NM 87111

102306129843510101 LEGAL: OS-2 PLA T OF HIGH DESERT CONT 86.8582 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ALBUQUERQUE ACADEMY INC THE
OWNER ADDR: 06400 WYOMING BL NE ALBUQUERQUE NM 87109

1[redacted]6120934920136 LEGAL: OS-7 PLA T OF HIGH DESERT CONT 61.6483 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102306145823141006 LEGAL: OS-4 PLA T OF HIGH DESERT CONT 9.3919 AC M/L OR 409 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ALBUQUERQUE ACADEMY INC THE
OWNER ADDR: 06400 WYOMING BL NE ALBUQUERQUE NM 87109

102306151130210103 LEGAL: OS-5 PLA T OF HIGH DESERT CONT 9.4594 AC M/L OR 412 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102306249006340702 LEGAL: OS-3 PLA T OF HIGH DESERT CONT 22.2079 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ALBUQUERQUE ACADEMY INC THE
OWNER ADDR: 06400 WYOMING BL NE ALBUQUERQUE NM 87109

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

102406128632810143 LEGAL: T11N R4E SEC 36 EXCEPT PORTION OUT TO TRACT A CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED STATES OF AMERICA C/O U
OWNER ADDR: 00517 GOLD AV SW ALBUQUERQUE NM 87102

Proj# 1002315

Garcia / Kraemer & Associates
200 Lomas Blvd NW, Ste# 1111
Albuquerque NM 87102

102306129843510101

ALBUQUERQUE ACADEMY INC THE
6400 WYOMING BL NE
ALBUQUERQUE NM 87109

Proj# 1002315

Glenwood Hills Neighborhood Assoc.
P O Box 20101
Albuquerque NM 87111

102406230322040101

UNITED STATES OF AMERICA
517 GOLD AV SW
ALBUQUERQUE NM 87102

102306146140210102

HIGH DESERT INVESTMENT CORP
13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

AMENDED NOTICE OF HEARING

January 16, 2003

Garcia/Kraemer & Associates
200 Lomas NW, Suite 1111
Albuquerque, NM 87107

RE: APPEAL 02EPC-01924 /PROJECT #1002315 (CASE WAS HEARD UNDER APPLICATION #02-01650 (PP), 02-01651 (VRW), 02-1652 (VPE), 02-01653 (TDS), 02-01654 (SV)

Dear Mr. Kraemer:

The above referenced appeal, which was filed December 19, 2002, has been **rescheduled** to be heard before the Environmental Planning Commission (EPC) on **Thursday, February 13, 2003 at 4 P.M.**

The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd Street, NW, 87102.**

Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Roger Green

Roger Green, Acting Chair, Development Review Board
cc: Glenwood Hills Neighborhood Assoc., P.O. Box 20101, 87111
High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Schiabor, 9400 Corona NE, 87122
Angela & Scott Ness, 13213 Manitoba Dr NE, 87111
Sharman & James Carpenter, 13217 Manitoba Dr NE, 87111
Betsy Womack, 13105 Canyon Edge Trail NE, 87111
Don Newton, Office of Neighborhood Coordination,
File

January 9, 2003

Garcia/Kraemer & Associates
200 Lomas NW, Suite 1111
Albuquerque, NM 87107

RE: APPEAL 02EPC-01924 /PROJECT #1002315 (CASE WAS HEARD UNDER APPLICATION #02-01650 (PP), 02-01651 (VRW), 02-1652 (VPE), 02-01653 (TDS), 02-01654 (SV)

Dear Mr. Kraemer:

The above referenced appeal, which was filed December 19, 2002, has been scheduled to be heard before the Environmental Planning Commission (EPC) on **Thursday, February 20, 2003.** The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd Street, NW, 87102.**

I have attached a copy of the appeal form and the reason for appeal. Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Roger Green

Roger Green, Acting Chair, Development Review Board

cc: Glenwood Hills Neighborhood Assoc., P.O. Box 20101, 87111
High Desert Investment Corp., 13000 Academy NE, 87111
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Don Newton, Office of Neighborhood Coordination,
File

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING Z

____ Annexation & Zone Establishment
____ Sector Plan
____ Zone Change
____ Text Amendment

APPEAL / PROTEST of... A

X 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: GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION PHONE: 296-9399
ADDRESS: P.O. BOX 20101 FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: NEIGHBOR HOOD ASSOCIATION WITHIN 600 FT OF SUBJECT PROPERTY
AGENT (if any): GARCIA | KRAEMER & ASSOCIATES PHONE: 242 5566
ADDRESS: 200 LOMAS NW SUITE 1111 FAX: 242 9028
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
DESCRIPTION OF REQUEST: APPEAL OF MAJOR-PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No. 13 Block: Unit:
Subdiv. / Addn. HIGH DESERT AKA THE PRELIMINARY PLAT WILDERNESS AT HIGHDESERT
Current Zoning: SU-2, HD, R-R Proposed zoning:
Zone Atlas page(s): F-23 No. of **existing** lots: 1 No. of **proposed** lots: 111
Total area of site (acres): 73 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill:
UPC No. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: and

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJECT #1002315, 02 DRB 01650

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

SIGNATURE William L Kraemer DATE 12/19/02
(Print) WILLIAM L KRAEMER ___ Applicant X Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
02 EPC - ____ - 01924	Appeal	A	$ 190.-
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	Notice	____	$ 50.-
			Total
			$ 240.-

Hearing date 2-20-03 (APPL 02-01650)

12/19/02
Planner signature / date

Project # 1002315

APPEAL

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

❑ DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

❑ CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

❑ ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF
❑ DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER
☒ DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

❑ DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION
❑ ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL
❑ DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

✓ Project number of case being appealed; 1002315

✓ Application number of case being appealed; 02 DRB 01650

✓ Reason for the appeal *
✓ Appellant's basis of standing as an appellant *
✓ Letter of authorization from the appellant if this application for appeal is submitted by an agent
✓ Copy of the Official Notification of Decision regarding the matter being appealed
✓ Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code §14-16-4-4*. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

WILLIAM L. KRAEMER
Applicant name (print)

William L Kraemer 12/19/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02EPC - _____ - 01924
_____ - _____ - _____
_____ - _____ - _____

JM 12/19/02
Planner signature / date

Project # 1002315

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

REASON FOR APPEAL
02 DRB-01650 Project # 1002315
Glenwood Hills Neighborhood Association

This is an appeal of approval by the Development Review Board (DRB) of a Major-Preliminary Plat for HIGH DESERT INVESTMENT CORP Tract 13, THE WILDERNESS @ HIGH DESERT zoned SU-2, HD, RR under the High Desert Sector Development Plan.

STANDING:

The Glenwood Hills Neighborhood Association (GHNA) is a recognized Neighborhood Association by the City of Albuquerque Office of Neighborhood Coordination. The subject property is located within 600 feet of the boundaries of GHNA. Pursuant to § 14-14-8-2 of the Subdivision Ordinance GHNA has standing to bring this appeal.

BASIS OF APPEAL:

The DRB erred in their December 4, 2002 approval of the above referenced Major-Preliminary Plat in applying adopted city plans, policies and ordinances in arriving at the decision.

The issues raised by this appeal are as follows:

1). The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan. The Sector Plan in Section 3.1 recognizes that "Completing the transition from urbanized to natural open space areas…and relating appropriately to the character of the land and land uses…" is the primary planning goal. Section 3.2 calls for "leaving the least dense residential areas at boundaries with natural open space areas" as a way of providing a buffer or transition between development and open space. The preliminary plat as approved locates higher density lots adjacent to the Bear Canyon Arroyo Open Space and to the trail adjacent to the National Forest. GHNA asserts that the proposed subdivision should be reconfigured so that the larger, lower density lots can be used as transition or buffer to the open space and trail area.

2.) The proposed subdivision plat includes a 4 ± acre tract at the Southeast corner of the subject property that is identified for future development. That tract is apparently not proposed as a single large lot for residential development. GHNA asserts that plans for development of this parcel should be identified or it should be platted at this time for large lot development. The adequacy of the public

infrastructure i.e., streets, drainage improvements, and water and sewer can not be adequately assessed without clarification of the ultimate use of this parcel.

3.) Although the proposed plat does not seem to include provision for any future road connection between Tract 13 and the Trailhead Subdivision or Glenwood Hills Subdivision, there is significant fear in the GHNA of a future street connection across or through the Bear Canyon Open Space. The GHNA requests that the subdivision plat approval be conditioned upon adequate guarantees that would run with the land and prohibit any future road connections that could severely impact the Glenwood Hills Subdivision.

CONCLUSION

The GHNA has formed a committee of its residents that hopes to meet with High Desert Investment Corp, its partners and agent to attempt resolution of the issues raised herein. However, if negotiated resolution is not achieved, GHNA respectfully requests that the Environmental Planning Commission overturn the decision of the DRB or remand this matter back to the DRB to make appropriate modifications to the Preliminary Plat.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-5-02

5. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23)

At the December 4, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 12/4/02 and approval of the grading plan engineer stamp dated 10/25/02 the preliminary plat was approved with the following conditions:

CONDITIONS:

1. The lot configuration shall be in accordance with Exhibit E. The Grading and Drainage Plan shall be amended accordingly.

2. The Bulk Land Plat shall be filed prior to this plat being filed.

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

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

If you wish to appeal this decision, you must do so by December 19, 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).

ALBUQUERQUE
NEW MEXICO
1706

OFFICIAL NOTICE
PAGE TWO

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: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Schiabor, 9400 Corona NE, 87122
Angela & Scott Ness, 13213 Manitoba Dr NE, 87111
Sharman & James Carpenter, 13217 Manitoba Dr NE, 87111
Betsy Womack, 13105 Canyon Edge Trail NE, 87111
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION

12925 Manitoba Drive - Albuquerque, New Mexico 87111

December 19, 2002

City of Albuquerque
Planning Department
Land Development Coordination Division
Environmental Planning Commission

RE: Project #1002315
02DRB-01650 Major-Preliminary Approval

To Whom It May Concern:

The purpose of this letter is to notify you that the Board of Directors of the Glenwood Hills Neighborhood Association (GHNA) held a meeting regarding the above referenced matter on December 17, 2002. That meeting was open to the public and the general membership of the association. Doug Collister, representing High Desert Investment Group attended this meeting.

After lengthy discussion and a question and answer session, the Board took the following actions based upon unanimous consensus of the general membership of GHNA in attendance.

1. Authorized an appeal of the DRB's Preliminary Plat approval for Tract 13 High Desert.
2. Authorized Garcia/Kraemer & Associates to act as GHNA's agent to pursue this appeal.
3. Formed a committee to enter into negotiations with the developer to attempt to resolve issues regarding the subdivision of Tract 13 High Desert.

Sincerely,

Jerry Hausner, President
Glenwood Hills Neighborhood Association

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Glenwood Hills Neighbor Assoc

AGENT GARCIA KRAEMER

ADDRESS _____

PROJECT NO. 100 2315

APPLICATION NO. _____

$ _____ 441006 / 4983000 (DRB Cases)

$ 190.- 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 50.- 441018 / 4971000 (Notification)

$ 240.- Total amount due

counterreceipt.doc

DUPLICATE
City Of Albuquerque
Treasury Division

12/19/2002 11:06AM LOC: ANN
X
RECEIPT# 00001905 WS# 006 TRANS# 0005
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt $240.00
J24 Misc 10/28/02 $50.00
VI $240.00
CHANGE $0.00

HERBERT M. DENISH
AND ASSOCIATES, INC.
URBAN CONSULTANTS

Reviewed & Approved
Ellen Concini 8-07-02
City of Albuquerque
Zoning Enforcement
Concur w/ Correction R-T Zone.

July 12, 2002

Ms. Ellen Concini
Zoning Enforcement Manager
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

HAND-DELIVERED

re: High Desert Sector Plan Tract 13
Development of the HD "R-R" Zone

Dear Ms. Concini:

Thanks once again from Kym Dicome and myself for our very informative meeting on June 10th. We continue to study and assess what will actually be developed on the property and it was very helpful to hear your views on the mutually supportive nature of the Zoning Code and Sector Plan.

It is our understanding from our discussion that:

- Those portions of Tract 13 not within the open space areas of the sector plan can be developed for residential uses.
- Multiple types of housing can be constructed ranging from single-family detached to "garden apartments".
- These types of residential uses can be intermixed.
- Other uses associated with residences, and as regulated by the Zoning Code and Sector Plan, e.g., some limited commercial uses, parks, and so on, can also be developed. (I have attached a zoning analysis which lists these possibilities.) Correction (R-T zone)
- The lot sizes for housing types are governed by the Zoning Code equivalent for that type, e.g. single-family detached must meet the requirements of the R-T zone; apartments the requirements of the R-G zone and the like. Specifically, the smallest lot size for a single-family detached unit would be 3600 square feet with a minimum width of 36 feet; and the smallest for an attached single-family house or townhouse would be 2200 square feet with a minimum width of 22 feet.
- The Sector Plan limits us to a total of not more than residential 300 units of any kind on Tract 13.

500 Marquette NW, Suite 350 • P.O. Box 2001 • Albuquerque, New Mexico 87103 • Tel. 505-842-8481 • FAX 505-842-6471

• No further zoning review is required for these residential uses; however a subdivision plat will probably be required to be approved by the Development Review Board and structures are subject to the Uniform Building Code and all other applicable regulations of the City.

It is also our understanding that these rules change considerably if we wish to carry out any of the recreation- or resort-oriented uses also allowed by the sector plan:

• These uses include a golf course, uses related to a golf course, a resort or conference center and uses related to a resort or conference center

• Such uses are permissive only pursuant to a "sector plan and a site development/landscaping plan approved by EPC":. We construe this to mean a "Site Development Plan for Building Permit" as defined in the Zoning Code and as regulated by City process.

• Residential units of any type used for commercial renting purposes - hotels, motels, inns, bed-and-breakfasts, etc. - cannot be constructed without approval of such a plan.

• No conference center, resort, golf course, or use related to a golf course, such as a club house, can be constructed without approval of such a plan.

I believe I have completely and accurately summarized the conclusions of our analysis and discussion but I would appreciate your reviewing this letter and the attached analysis with a critical eye and if possible confirm them in writing - a simple countersignature on this letter would serve for our purposes. Whatever my client chooses to do I want to be sure it rests on strong procedural ground.

Again our thanks

Sincerely yours,

Lawrence S. Kline AICP

cc: Ms. Kym Dicome

High Desert Recreational/Resort or "R-R Zone"

The High Desert Sector Plan was adopted by the City Council in 1993, and zoned all of the properties in the Sector Plan area. The Plan created zoning categories specific to High Desert most of which are equivalent to existing City of Albuquerque zoning categories with modifications. The category in question SU-2 HD/R-R is specific to High Desert but references the existing City R-G zone. The following is a list of the permitted and conditional uses, lot widths and sizes, and required processing for the R-R zone referencing both the High Desert Sector Plan and the COA Zoning Code. See section 14-16-2-6 of the Zoning Code for definition of terms.

Permissive Uses subject only to the High Desert Sector Plan:

Uses Permissive in the R-G Zone. Those include:

A. (1) Uses Permissive in the R-T Zone
(2) Accessory living quarters
(3) Apartment
(4) Sign, on premise

Uses permissive in the R-T zone include

A. (1) Uses permissive in the R-1 zone, except: agricultural animal keeping; front yard parking of recreational vehicles; hobby breeders; and houses are not limited to one per lot.
(2) Townhouses

Referring back to the R-1 zone, the permissive uses are:

1. House, one per lot
2. Accessory Use:

a. Accessory Structure
b. Agricultural animal keeping
c. Garage and yard sale
d. Antenna, non-commercial
e. Family Care Facility
f. Family Day care home
g. Home Occupation and sign identifying the activity
h. Parking incidental to another use in this zone
i. Recreational vehicle, boat, or boat and boat trailer parking
j. Sign
k. Trailer parking
l. Hobby Breeder

3. Community Residential Program
4. Growing Plants, noncommercial.
5. Private Commons Development
6. Public Park
7. Public School Including caretaker's mobile home
8. Public Utility Structure

In addition, the HD R-G section of the sector plan adds the following uses:

a. Private Park as regulated in HD R-1
b. Private / Public Recreational Trails as regulated in HD R-1
c. Parking Reserve Areas as regulated in HD R-1
d. Townhouses (clustering as regulated by HD R-LT)

The following are "permissive uses when pursuant to the Sector Plan and to a site development plan and landscaping plan approved by the Environmental Planning Commission":

(a) Golf Course
(b) Uses Related to a Golf Course (as listed on page 4.3 of the Sector Plan.)
(c) Resort/Conference Center (as similarly listed)
(d) Uses Related to the Resort Conference Center (as similarly listed)
(e) Signs as regulated in the HD C-1 zone
(e) Conditional Uses in the HD/RLT zone excluding Private Utility Structures.

Additional considerations:

Density: "If developed as R-G, the total number of units shall not exceed 300."

Lot sizes: If developed as R-G, the lot sizes are restricted as follows:

1. Apartments- minimum lot size of 6,000 sq. feet, 60 foot width
2. Townhouse- Minimum lot size of 2200 sq. feet, 22 foot width (from City R-T)
3. House- Minimum lot size of 3600 sq. feet, 36 foot width (from City R-T)

Setbacks: If developed as R-G, the same setbacks apply as listed in the City Zoning Code under R-G (Section 14-16-2-10).

HIGH DESERT

FAX

Date: 11/12/02

Number of pages including cover sheet: 5

To: MS. SHERAN MATSON
PLANNING DEPT.

Phone: 924-3880

Fax phone: 924-3351

CC:

From:
KYM E. DIGGINS
VICE PRESIDENT
CHAIR OF NCC

Phone: 505-823-9360

Fax phone: 505-823-9611

REMARKS: ☐ Urgent ☒ For your review ☐ Reply ASAP ☐ Please comment

USE.

CALL IF YOU HAVE ANY MORE QUESTIONS!

K.

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Revised 3/23/95

High Desert Investment Corporation
13000 Academy Road, NE Albuquerque, NM 87111
tel: 505 823-9360 *fax:* 505 823-9611

HIGH DESERT

EXHIBIT 6

August 23, 2002

Coalition for Responsible Open Space Development
Tom and Betsy Womack, Jennifer Champlin, Co-Chairs
13105 Canyon Edge Trail NE
Albuquerque, New Mexico 87111

Dear Mr. and Mrs. Womack and Mrs. Champlin:

The Board of Directors of High Desert Investment Corporation (HDIC), after meeting on August 16, 2002, asked me to convey their response to your letters of July 12, 2002 and July 27, 2002. After careful consideration the Board wishes to advise you that the Directors remain of the opinion that Tract 13, consisting of approximately 72 acres, in High Desert continues to be an appropriate area for development and that HDIC will continue with its efforts to plan development of this area in accordance with the High Desert Sector Development Plan that was adopted by the City of Albuquerque on May 3, 1993. I assure you the planning and development of Tract 13 will follow the highest standards and will reflect the same care and concern that we have demonstrated in planning and development throughout High Desert.

High Desert Investment Corporation takes its responsibility to develop High Desert in a sound manner and in accordance with all requirements of the High Desert Sector Development Plan seriously. The Board believes that your July 12th letter reflected some misinformation which may have caused you undue concern. Therefore, the Board requested me to address the issues you have raised and to clarify the factual situation. For your information we previously had a meeting with two individuals from your group to discuss your concerns, to answer questions and to describe the status of our planning. On July 15, 2002, we responded to an e-mail from Mr. Ray Hudock with a written statement regarding the meeting. It was our understanding that Mr. Hudock would furnish you and your group a copy of our comments.

Your July 12th letter characterized Tract 13 as open space. Tract 13 is not open space. The issue of which areas in High Desert should be defined as open space and which areas were appropriate for development was carefully considered at the time that the High Desert Sector Development Plan was being reviewed and approved by the City. Tract 13 was identified and deemed appropriate for development at that time and was zoned for development. It is clear from the text and the maps in the Sector Development Plan that zoning for Tract 13 "permits a mixture of dwelling unit types" (page 4.3, Section 4.A.6) and that next to the boundary with the USDA Forest Service Lands, on page 3.11 the Sector Development Plan states: "In the recreational/resort zone (HD-R-R), Townhouses surrounded by common public or private open areas may form an adjacent land use". The Land Use Allocation Table 3.A on page 3.4A and the text in Section 4.A.6 on page 4.3 of the Sector Development Plan provides for a maximum 300 dwelling units in the SU-2/HD-R-R zone. This zone category is further described in Section 4.A.6 on page 4.3. The City of Albuquerque and the planning team (including HDIC, Albuquerque Academy trustees, faculty, staff, students and professional planning consultants that worked on the original master plan) contemplated a wide range of land uses they considered appropriate for the site and created and adopted this zoning category to accommodate the contemplated uses.

It is clear, when reading the Sector Development Plan as a whole, that development is allowed and was anticipated for Tract 13. Additionally, all marketing materials, recorded Declaration of Covenants, Conditions and Restrictions for High Desert Residential Properties, City of Albuquerque Zoning Maps, recorded plats of High Desert, sales office maps and discussions with the public and home builders and developers within High Desert, including the developer of the Canyons have made it clear that development was planned for Tract 13.

We are working on a land plan for the property and investigating a number of concepts, but a plan has not yet evolved. However, any plan that is developed will comply with all requirements of the High Desert Sector Development Plan.

HDIC has no intention of developing open space. The overall open space plan for High Desert was established at the time the High Desert Sector Development Plan was adopted. At that time, approximately 192 acres of open space

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were identified in the vicinity of Tract 13, the Canyons, Piñon Point, the Overlook and the Highlands. Those 192 acres will remain undeveloped as natural open space, as depicted on the Open Space Map in the High Desert Sector Development Plan. All open space in High Desert is in addition to the 7,761 acres, directly east of High Desert, that Albuquerque Academy conveyed to the City of Albuquerque in 1982. Much of the land conveyed to the City was traded to the federal government by the City and became the Cibola National Forest and the Sandia Mountain Wilderness. The City retained 640 acres (Simms Park/Elena Gallegos Picnic Ground) that it placed in the City of Albuquerque Open Space system. Thus, in 1982 the largest and most significant portion of the original Albuquerque Academy property east of Tramway was preserved in perpetuity, with its stewardship in the hands of the federal government and the City, for the benefit of the wildlife and the public. Tract 13 totals 72 acres.

A response to each section of your July 12th letter follows.

ZONING DESIGNATION

- While the zoning category does not have a City equivalent, all of the permitted uses excluding the golf course and Resort/Conference Center have equivalent City zoning categories and are allowed and used elsewhere in High Desert. Therefore, while the actual name of the zone may be unique, the types of development allowed are not unique, with the exception of the golf course and the Resort/Conference Center (which are fully defined in the High Desert Sector Development Plan and would require additional approval procedures).

- Although there is no current land use plan for Tract 13, any proposed residential development will be designed and built with the same consideration of the open space that has been used in all the existing villages, including those that abut the open space. Areas of Tract 13 and all of the 192 acres already designated as open space will remain open space and accessible to the public. While there is no mission statement listed in Section 1.2, the elements in the Sector Development Plan were well researched and Albuquerque Academy, as the owner of the property at that time, participated in the drafting of the plan. The development of this area will meet the intent and goals of the High Desert Sector Development Plan and the commitments of HDIC.

- Any proposed residential development in this area will be in compliance with the High Desert Sector Development Plan.

SECTION 4.A.7; PROVISION FOR DESIGN REVIEW

- The Design Review requirements of the Sector Development Plan will be followed.

ADHERENCE TO HIGH DESERT SECTOR PLAN

- Tract 13 will be developed in accordance with the requirements of the High Desert Sector Development Plan.

COMPARABLE TRANSITIONAL DEVELOPMENTS IN HIGH DESERT

- The transitional development approach is described in various sections of the Sector Development Plan and the development of the tract will comply with the Sector Development Plan. Quotes used in the July 12 Letter are from an inapplicable section of the Sector Development Plan that describes requirements of development within the Design Overlay Zone. Tract 13 is not within the Design Overlay Zone. The requirements of the Design Overlay Zone do not apply to Tract 13.

- Tract 13 will be subject to the existing High Desert Guidelines for Sustainability requirements as well as appropriate City requirements.

PROXIMITY TO EAST SANDIA FOOTHILLS AND WILDERNESS AREAS

- Tract 13 will be developed in accordance with the High Desert Sector Development Plan. The transition between the open space and urban uses will be handled much in the same way as the existing development

in High Desert. The trails in the City of Albuquerque Open Space, Bear Canyon Arroyo area and Embudito Canyon Arroyo area and the trails adjacent to Tract 13 in the National Forest and Wilderness were planned and developed in coordination with HDIC, City of Albuquerque and the USFS with the knowledge of the zoning and possible land uses for Tract 13. The hikers, naturalists, bikers, and homeowners will continue to enjoy the existing trails within the open space and national forest areas, and will have access to the regional trail systems through Tract 13, as provided for in the Sector Development Plan.

- The issue of density of areas is mentioned throughout the Sector Development Plan which even lists the maximum number of residential units allowed in this area (300 units). Tract 13 will be developed in accordance with the Sector Development Plan and the density will not exceed what is allowed.

- Tract 13 will be subject to the existing High Desert Guidelines for Sustainability requirements.

ENVIRONMENTAL IMPACT

- Any plans for Tract 13 will be subject to and will comply with all appropriate governmental requirements.

- No facts were submitted to support the statements made about the radon levels.

- The bridge crossing the Bear Canyon Arroyo was specifically contemplated and described on page 3.14 of the Sector Development Plan and the right of way was dedicated to the City of Albuquerque with the recording of the original High Desert Plat on November 23, 1993, concurrent with the annexation of the property into the City of Albuquerque.

- There is no current development plan for Tract 13. However, Tract 13 will be developed in accordance with the High Desert Sector Plan.

- Tract 13 is private property, owned by HDIC, approved for and zoned for future development. There are no authorized public recreational uses allowed or approved on Tract 13.

CONCLUSION

- Prior to the adoption of the High Desert Sector Development Plan by the City Council in 1993, the review process included many public hearings where the public, government departments and agencies could voice their concerns and ideas. Many of the ideas and resolutions of concerns expressed were incorporated into the plan and Tract 13 will be developed in accordance with the adopted Sector Development Plan.

- Response to numbered bullet points contained in the conclusion portion of the July 12th letter:

1. The existing zoning of Tract 13 allows residential development. The High Desert Sector Development Plan established the zoning for all of High Desert, including Tract 13. Development on Tract 13 will be in compliance with the Sector Development Plan.

2. The land use plan for Tract 13 will be subject to the design review process described in Section 4.A.7 of the High Desert Sector Development Plan.

3. While the zoning category is unique to High Desert, the permitted uses of the zone, excluding the golf course and resort/conference center, are listed in the City Zoning Code and the High Desert Sector Development Plan and have been used extensively within High Desert. The plan review process will insure compliance with the High Desert Sector Plan.

4. There is no current land use plan for Tract 13, although we are actively working on plans and are studying a number of concepts. Any plan will handle the transition from open space to urban uses in accordance with the Sector Development Plan.

5. No environmental studies were required, or provided as a condition of approval of the Sector Development Plan by the City of Albuquerque. However, certain studies were done to help develop the land plan and the Sector Development Plan. Although, not required by the City, those studies, as they pertain to Tract 13 development, were recently updated to insure that the planning HDIC is conducting takes the most recent environmental information into consideration. All requirements pertaining to the development of Tract 13 will be complied with.

6. The statements made concerning radon are unsubstantiated.

7. The development of Tract 13 will change the area as any undeveloped area in High Desert changed when it was developed. That includes the Canyons, Highlands, and Overlook. Those associated with the development of High Desert takes great pride in the standards High Desert has set and believe the development of Tract 13 will enhance the reputation of High Desert. The planning and development of Tract 13 will be done with great care and the same high standards employed throughout High Desert will be followed.

In regard to the comment in the July 27th letter pertaining to concerns about the bridge crossing into Tract 13, the bridge was contemplated in the High Desert Sector Development Plan, and the right-of-way dedicated to the City of Albuquerque when the Plat of High Desert was recorded on November 23, 1993. All governmental requirements will be complied with.

We appreciate that you are concerned about some of the same issues that are at the heart of our sector development plan and want to assure you that the High Desert Investment Corporation Board of Directors will continue to very carefully consider these issues in regard to the development of Tract 13. The issues of open space preservation, wildlife preservation and recreation opportunities were thoughtfully studied and addressed during the planning for and the adoption of the High Desert Sector Development Plan. The Board believes that the original development plan continues to be sound and assures you that the High Desert Sector Development Plan will be adhered to in the development of Tract 13, as has been the case throughout the development of the High Desert community.

I have provided this response to the issues raised and concerns expressed in your letters so that you may have a better understanding of the extent to which your concerns have been addressed and the context in which the development of Tract 13 is being considered.

We would welcome the opportunity to meet with the three of you to further discuss Tract 13 and update you on the status of our planning efforts. I hope you will call to arrange a convenient time when we might meet.

Sincerely,

Douglas H. Collister
President

Copy High Desert Investment Corporation Board of Directors
Nancy VanDevender, Chair Albuquerque Academy Board of Trustees
High Desert Residential Owners Association Board of Directors
Bill Fanning, Chair High Desert Residential Owners Association Voting Member Group
Councilor Greg Payne

EXHIBIT 16

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 3, 2002

Mr. Roger Green, DRB Chairman
Development Review Board
600 North 2nd Street NW
Albuquerque, New Mexico 87102

Re: Project #'s 1002315, Application # 02-01650

Dear Roger:

The purpose of this letter is to provide an update on our work with High Desert Investment Corporation and Scott Patrick Homes to address the concerns we raised in our November 18th letter regarding High Desert Investment Corporation's request for Preliminary Plat for Tract 13. Consensus Planning represents a number of existing neighbors that are concerned over the development of this tract. We have met with the applicants on several occasions and have reached an agreement that addresses these concerns.

We want to thank the DRB for allowing additional time for the neighbors and applicants to sit down and reach an agreement. We also want to express our appreciation to High Desert Investment Corporation and Scott Patrick Homes for their willingness to meet, discuss our concerns, and work cooperatively to develop solutions. Our concerns were primarily related to the Planning Department's sketch plat comments that indicate that the development "must be in compliance with the High Desert Sector Development Plan". We do not believe that the proposal as originally submitted is in compliance with the plan, however, with the modifications identified in the agreement it is acceptable. If for some reason, the agreement were not adhered to, we would continue to object to the proposal.

Thank you for your assistance and consideration of the neighbor's concerns.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Mercantel, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

c: Doug Collister, High Desert Investment Corporation
Scott Schiabor, Scott Patrick Homes

HIGH DESERT

FAX

Date: 2/5/03

Number of pages including cover sheet: 12

To: JEFF JESIONOWSKI, EPC CHAIR C/O SHERAN MATSON

Phone: 924-3880

Fax phone: 924-3339

CC:

From: DOUGLAS COLLISTER, PRES. HDIC

Phone: 505-823-9360

Fax phone: 505-823-9611

REMARKS: ☒ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

IF YOU HAVE ANY QUESTIONS, OR NEED ANYTHING ELSE JUST GIVE ME OR DOUG A CALL 823-9360

THANKS, KYM

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Revised 3/23/95

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tel: 505 823-9360 *fax:* 505 823-9611

"Kym E. Dicome"
<kdicome@high-desert.com>

To: "Matson, Sheran" <smatson@cabq.gov>
cc:
Subject: 03DRB-00539

04/03/03 12:05 PM

Sheran Matson,AICP
Chair of the DRB

RE: Final Plat for Wilderness Estates
03DRB-00539

Sheran-

On behalf of High Desert Investment Corporation, Bohannan-Huston, Inc. made a final plat submittal for the Wilderness Estates on April 1, 2003 (no kidding) for the April 9, 2003 DRB meeting. I am writing to you to clarify a statement made by BH,Inc, in their cover letter. The statement that minor adjustments have been made to the lot lines and building envelopes is incorrect. The ONLY lots/building envelopes that have been reconfigured are the same ones I discussed with you at our March 11th meeting which are lots 19- 23 (5 out of the 27 lots).

I will be more than happy to send down the same exhibit to any/all of the DRB members for visual clarification.

Thanks for you time.

Kym E. Dicome
Vice President
HDIC

GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION
12925 Manitoba Drive – Albuquerque, New Mexico 87111

February 7, 2003

Mr. Jeff Jesionowski
Chairman of the EPC
City of Albuquerque

RE: Withdrawal of Appeal 02EPC-01924 Project #1002315 of DRB Case Number 02DRB-01650
(Associated with 02DRB – 01651, 02DRB – 01652, 02DRB – 01653, and 02DRB – 01654)

Dear Chairman Jesionowski:

I, on behalf of the Glenwood Hills Neighborhood Association, who is the appellant in the above referenced case, and as resolved and authorized by the Board of Directors of the Glenwood Hills Neighborhood Association in a meeting of the board on February 6, 2003, please withdraw our appeal of the Development Review Board's approval of the Preliminary Plat for all of Tract 13, THE WILDERNESS AT HIGH DESERT.

Thank you and the staff for their time and patience through this process.

Sincerely,

GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION

Mr. Jerry Hausner
President

Copies To: EPC Commissioner Alan Schwartz
EPC Commissioner John Briscoe
EPC Commissioner Susan Johnson, PHD
EPC Commissioner Bevin Owens
EPC Commissioner Larry Chavez
EPC Commissioner Camilla Serrano
Sheran Matson, DRB Planner
Russell Brito, EPC Senior Planner
Douglas H. Collister, High Desert Investment Corporation
Scott Schiabor, SPS, LLC

HIGH DESERT

February 6, 2003

Via Hand Delivery

Jerry Hausner, President
Glenwood Hills Neighborhood Association
1295 Manitoba Drive NE
Albuquerque, New Mexico 87111

Re: Agreement requiring High Desert Investment Corporation and SPS, LLC to Address Certain Impacts and Concerns Described in the Appeal (Appeal 02EPC-01924) of the DRB Preliminary Plat Approval (Project 1002315, case Number 02 DRB 016150) Filed by the Glenwood Hills Neighborhood Association on December 19, 2002, in Exchange for the Glenwood Hills Neighborhood Association Withdrawing Its Appeal 02EPC-01924

Dear Mr. Hausner:

This is to confirm the agreements reached and solutions proposed in the meeting between High Desert Investment Corporation (HDIC), SPS, LLC (SPS) and the committee from the Glenwood Hills Neighborhood Association (GHNA) on January 8, 2003, January 24, 2003 and February 6, 2003 at the High Desert office.

Background

HDIC and SPS are currently planning to create and construct subdivisions within High Desert in Tract 13, to be known as Wilderness Estates, Wilderness Village and Wilderness Compound (collectively The Wilderness). As part of that process HDIC and SPS obtained Major – Preliminary Plat Approval (Project #1002315, case #02-DRB 01650) from the Development Review Board (DRB) of the City of Albuquerque (City) on December 4, 2002. On December 19, 2002 Garcia/Kramer and Associates, as agents for GHNA appealed the approval of the Preliminary Plat to the Environmental Planning Commission (EPC) of the City of Albuquerque.

HDIC, SPS and the GHNA, represented by a committee composed of Jerry Hausner, President of the GHNA, Tarin Davies, Sharman Carpenter, Steven Kadner and Charles Cala (the Committee) had a meeting at 3:30 PM, Wednesday, January 8, 2003, at the High Desert Sales and Information Office to explain their respective positions/issues and to attempt to resolve the concerns of the GHNA in order that GHNA would withdraw its appeal of the Wilderness Preliminary Plat approval and allow for orderly development of the Wilderness. Subsequent meetings have been held between the parties as noted above. Whenever a reference is made in this letter agreement to HDIC, SPS, and GHNA, it shall be understood to include the respective successors and assigns of HDIC, SPS, and GHNA.

High Desert Investment Corporation
13000 Academy Road, NE Albuquerque, NM 87111
tel: 505 823-9360 *fax:* 505 823-9611
e-mail: info@high-desert.com

The principal concerns listed by the Committee were similar to the three reasons for appeal, listed in the appeal. However, they were phrased somewhat differently and became four issues:

Item 1 – Road Access:

Receive adequate assurances from HDIC, SPS, and the City that a road connection from the Wilderness to the Trailhead Subdivision and the Glenwood Hills Subdivision would be prohibited.

Item 2 – Notice of Future Development:

Written notice should be provided to the GHNA from HDIC and SPS of their intention to submit an application to the City for the 4.2 acre tract that is identified for future development.

Item 3 – Visual Impact from Trail East of Wilderness Compound:

Visual impact of the Wilderness Compound, from the trail adjacent to the eastern boundary of Wilderness Compound should be reduced. That for a period of one year from the effective date of this agreement SPS shall not sell, or build a residence on Lots 19 and 20 in the Wilderness Compound allowing GHNA opportunity to arrange a sale or land trade of lots 19 and 20 to the City. SPS is to reasonably cooperate with such sale or land trade at commercially reasonable rates for finished lots in the Wilderness Compound.

Item 4 – Reconfiguration:

Reconfiguration of the lots on the south edge of Wilderness Village, to provide larger lots and lessen the visual impact from the south.

Agreement

The following items were agreed to in the January 8, 2003, January 24, 2003 and February 6, 2003 meetings.

Item 1 – Road Access:

1. HDIC will submit a replat of Tract OS-4 within 60 days of the date the GHNA appeal is withdrawn (and the withdrawal accepted by EPC) which vacates any easements across Tract OS-4 that might allow road access, except for utility, maintenance and access easements to AMAFCA, the City, utility companies and the High Desert Residential Owners Association for maintenance and temporary construction access.

2. The recording of the Bulk Plat of Tracts 13-A, 13-B, 13-C OS-2-A & OS-3-A High Desert (Document #20022165908) on December 12, 2002 vacated, in action V-02DRB-01652, the existing waterline/road access easements in Tract 13 A, 13 B and 13 C that connect to the waterline and road access easement in Tract OS-4.

3. HDIC will record restrictions in the deeds, which will run with the land, prohibiting the creation of roadways in Tract OS-4. The language for the individual tracts may change, depending on the specific tract, but will read: "There shall be no motorized vehicular access over or across Tract 13B (Wilderness Village and Wilderness Compound), Tract 13B-1, and Tract 13C for the purpose of entering or crossing Tract 0S-4 and there shall be no motorized vehicular access into, across or through Tract 13C and Tract OS-4. Provided, however that (i) there will be access into, through and across Tract 13B (Wilderness Village and Wilderness Compound), Tract 13B-1, Tract 13C and Tract OS-4 for City of Albuquerque, AMAFCA and High Desert Owners Association only for maintenance or temporary construction vehicles pursuant to the High Desert Sector Plan and the Declaration of Covenants, Conditions and Restrictions for High Desert Residential Properties; (ii) there will be vehicular access into, through and across Tract 13B-1 for purposes of entering and accessing Tract 13B (Wilderness Village and Wilderness Compound) and Tract 13B-1 only; and (iii) there will be temporary motorized vehicular access into, through and across Tract 13B (Wilderness Village and Compound), Tract 13B-1, Tract 13C, Tract OS-4 and Tract OS-7 during and in connection with the construction of the subdivision improvements and infrastructure including drainage, utility and other improvements within Tract 13B (Wilderness Village and Wilderness Compound), Tract 13B-1, Tract 13C and Tract OS-4. Access easements are reserved for such maintenance vehicles and temporary construction." Any such maintenance or temporary construction access granted shall be limited to the duration of the maintenance or construction work performed and shall require the High Desert Residential Owners Association to restore the access to its near natural condition. No permanent maintenance roadway shall be allowed in Tract OS-4, any such roadway constructed during maintenance or construction activities will be restored to near natural condition.

4. HDIC and SPS will not plat or develop any easement or right-of-way for vehicles to cross Tract OS-4, except for High Desert Residential Owners Association, AMAFCA, City and utility companies as maintenance and temporary construction access easements.

5. HDIC and SPS will record in a Supplemental Declaration of Covenants, Conditions and Restrictions for the Wilderness Village, Wilderness Compound at High Desert, Tract 13C and OS-4 restrictions prohibiting vehicle access across Tract OS-4, except for utility maintenance access easements to AMAFCA, City, utility companies and the High Desert Residential Owners Association. Such restriction shall note that maintenance access is limited to the duration of the maintenance performed and is for maintenance purposes only. After maintenance is performed the High Desert Residential Owners Association shall be required to restore the maintenance access to its near natural condition. No permanent maintenance roadway shall be allowed in Tract OS-4.

6. HDIC and SPS will record on the south and west boundary line of the Wilderness Village, Tract 13 C and Tract 13 B-1, of the Final Plat of the Wilderness an "Access Control Line" which will prohibit vehicle access across the line to and from Tract OS-4. A notation will be placed on the Final Plat with an arrow directed to the Access Control Line with language that reads: "There shall be no motorized vehicular access over or across the Access Control Line."

7. Place the following note on the Final Plat of the Wilderness which will read: "There shall be no motorized vehicular access over or across the Access Control Line, per the City of Albuquerque, except the following: (i) City of Albuquerque, Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), utility companies and High Desert Residential Owners Association, Inc. only for maintenance, including maintenance of a public waterline, the Embudito Arroyo drainage improvements, utilities and a public trail and for private open space purposes, such temporary maintenance access shall note that maintenance access is limited to the duration of the maintenance performed and is for maintenance purposes only. After maintenance is performed the High Desert Residential Owners Association shall be required to restore the maintenance access to its near natural condition. No permanent maintenance roadway shall be allowed in Tract OS-4; and (ii) temporary motorized vehicular access during and in connection with the construction of subdivision improvements (bank stabilization, drop structures, utilities, etc.) a perimeter wall/fence, a public trail and landscape construction) within Tract 13B (Wilderness Village and Wilderness Compound), Tract 13B-1, Tract OS-4 and Tract OS-7. Within 120 days after completion of such construction HDIC and SPS shall restore Tract OS-4 and Tract OS-7 to their former near natural conditions."

8. Place the following note on the Final Plat of the Wilderness which will read: " Pursuant to the High Desert Sector Development Plan and the Declaration of Covenants, Conditions and Restrictions for High Desert Residential Properties, there shall be no motorized vehicular access into or across Tract OS-4 or Tract OS-7 (City of Albuquerque Bear Canyon Open Space) from Tract 13B (Wilderness Village and Wilderness Compound), Tract 13B-1, and Tract 13C and the Trailhead Subdivision at High Desert except as noted, as follows. Motorized vehicular access into and across Tract OS-4 and Tract OS-7 is reserved for the City of Albuquerque, AMAFCA, utility companies and the High Desert Residential Owners Association for maintenance, including maintenance of a public waterline, utilities, the Embudito Arroyo drainage improvements, and a public trail and for private open space purposes. In addition, temporary motorized vehicular access into and across Tract OS-4 and Tract OS-7 shall be allowed during and in connection with the construction of subdivision improvements and infrastructure including but not limited to a public waterline, utilities, public arroyo improvements (bank stabilization, drop structures, etc.), a perimeter wall/fence, a public trail and landscape construction. An access easement for maintenance into Tract OS-4 is granted with the filing of this plat. A temporary construction easement across Tract OS-4 will be granted with the filing of a replat for Tract OS-4 for the purpose of constructing of such subdivision improvements and infrastructure (including but not limited to a public waterline, utilities, public arroyo improvements (bank stabilization, drop structures, etc.), a perimeter wall/fence and a public trail). The restrictions contained in this plat shall not limit the granting of future utility easements into or across Tract OS-4. Any such temporary maintenance access shall note that maintenance access is limited to the duration of the maintenance performed and is for maintenance purposes only. After maintenance is performed the High Desert Residential Owners Association shall be required to restore the maintenance access to its near natural condition. No permanent maintenance roadway shall be allowed to exist in Tract OS-4. Within 120 days after completion of such construction HDIC and SPS shall restore Tract OS-4 and Tract OS-7 to their previous near natural conditions."

9. The AMAFCA maintenance access easement located between Wilderness Village Lots 52 and 53 will be gated and locked and will be maintained in a near natural condition.

10. In the event of erosion or storm damage to the Embudito Arroyo system in Tract OS-4 AMAFCA and the High Desert Residential Owners Association are required by recorded (document 93-32 3843 – 3866) easement maintenance agreement to maintain the arroyo system.

11. Should the City or others at any time propose any motorized vehicular roadway across Tract OS-4, both HDIC and SPS shall actively and publicly oppose any such attempt.

Item 2 – Notice of Future Development:

1. HDIC and SPS shall advise the GHNA and the individuals designated by the GHNA, in writing, at least 60 days prior to any Preliminary Plat, or Site Plan submittal to the City of such intent to submit a Preliminary Plat or Site Plan. At that time HDIC and SPS will provide the GHNA with the proposed Preliminary Plat or Site Plan for their review and comment for the 4.2 Acre Tract (Tract 13B-1).

2. SPS shall not submit any plan to the City for the 4.2 Acre Tract (Tract 13B-1) which will require or allow motorized vehicular roadway access across Tract OS-4.

3. Should the City require motorized vehicular roadway access from Tract 13B-1 across Tract OS-4 when reviewing any Preliminary Plat or Site Plan submitted by SPS for Tract 13B-1 then SPS shall withdraw such plan.

4. SPS and HDIC shall not develop or allow the development of apartments, offices or retail stores in Tract 13B-1.

5. SPS and HDIC shall prepare and present a land use plan for Tract 13B-1to the GHNA within six months from the date of the withdrawal of the GHNA Wilderness Preliminary Plat appeal filed with the City.

6. Any Preliminary Plat, site plan or land use plan presented to the City will identify all streets in Tract 13B-1 as Private Streets. There will be no Public Streets plated in Tract 13B-1.

Item 3 – Visual Impact from Trail East of Wilderness Compound:

1. SPS shall, for a period of one year from the effective date of this agreement, not sell or build a residence on Lots 19 and 20 in the Wilderness Compound, allowing GHNA opportunity to arrange a sale or land trade and closing of the lots to the City. SPS shall reasonably cooperate with such sale or land trade at commercially reasonably rates for finished lots in the Wilderness Compound. If the City advises the parties that it will not participate in a purchase or land trade for the lots within six months of the effective date of this agreement, then SPS may sell or build on Lots 19 and 20.

2. Should the City acquire Lots 19 and 20 in the Wilderness Compound, HDIC shall restore the lots to near natural condition as natural open space as nearly as practicable.

3. SPS shall consult with the GHNA or individuals designated by the GHNA regarding the design of the wall and landscaping on the east side of the Wilderness Compound and will incorporate their comments to extent possible/reasonable.

4. The wall on the east side of the Wilderness Compound shall not extend for more that 75 feet without a visual break in the wall to minimize the visual impact of the wall.

5. The wall that is located on the east side of the Wilderness Compound shall be maintained by the High Desert Residential Owners Association.

6. Should the City not acquire Lots 19 and 20 in the Wilderness Compound SPS will limit the square footage size of any second story construction to no more than 60% of the first floor square footage size.

Item 4 – Reconfiguration:

1. Wilderness Village lots 52 – 57 will be redesigned to provide reasonable additional open space at the western edge of the Knoll (Tract 13 C). An open space easement, incorporating the additional space, will be granted to the High Desert Residential Owners Association. The Final Plat will be amended to reflect this change.

2. Wilderness Village Lots 53 – 57 will be reconfigured to provide for minimum 12,000 square foot lots.

3. Lot 57 and Lot 56 in Wilderness Village will be required to be a one-story structure, not to exceed 19 ½ feet above the established grade on the east side of each pad, to minimize the impact of views to and from the Knoll. This requirement shall be a restriction recorded in the Supplemental Declaration of Covenants Conditions and Restrictions for the Wilderness Village in High Desert.

4. The rear wall (the wall on the south side) of Wilderness Village lots 53 – 57 will be set back (approximately 10 – 20 feet) from the tract boundary with Tract OS-4 (Embudito Arroyo) and be designed to resemble individual courtyard walls. The wall shall be no higher on the south side of the wall than 6' above the existing natural grade. In order to enclose the tract at the earliest possible time the wall shall be built by SPS during construction of the subdivision improvements.

5. The area on the south side of the courtyard wall along Wilderness Village lots 53 – 57 shall be landscaped by HDIC in a manner that will maintain the natural look of the arroyo system by imitating the landforms and the existing vegetation in the arroyo system. At the same time a principal objective of the landscape plan will be to screen the wall as viewed from the arroyo or the Trailhead and the Glenwood Hills subdivisions. A landscape maintenance easement for the area south of the courtyard walls will be granted to the High Desert Residential Owners Association.

6. The Landscape Plan will be prepared in time so that the HDIC landscape contractor shall start on the landscape project as quickly after completion of the courtyard wall construction as practical. Landscape construction should start no later than two weeks after completion of courtyard wall construction, and final inspection of the project by the COA. The landscape construction project will be diligently pursued.

In return for the commitments by HDIC and SPS, as provided for in this Letter Agreement the GHNA will withdraw its appeal of the Wilderness at High Desert Major Preliminary Plat Approval (Project # 1002315, Case # 02 DRB 06150, Appeal 02EPC-01924) by 2:00 PM, February 7, 2003, by submitting a letter signed by the President of the GHNA requesting withdrawal to the City Planning Department and by that same time, delivering a copy of the withdrawal request to the HDIC office, along with two originals of this Letter Agreement signed by the GHNA. If the terms of this paragraph are not complied with by the GHNA this Letter Agreement is terminated and all commitments by HDIC and SPS are withdrawn. GHNA agrees not to bring any further appeals so long as HDIC and SPS comply with the terms of this agreement.

Thank you for helping to resolve these issues. We very much appreciate your concerns and look forward to working with you to implement the agreement and cooperating in the future.

AGREED:

HIGH DESERT INVESTMENT CORPORATION

Douglas H. Collister, President

SPS, LLC

Scott Schiabor, President

GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION

Jerry Hausner, President

Settled 2/13/03 Withdrawn from EPC

DRB HIGH DESERT APPEAL
EPC PRESENTATON
2/13/03

THE PRELIMINARY PLAT APPLICATION UPON WHICH THIS APPEAL IS BASED WAS FIRST HEARD AT DRB ON 11/20/02.

AT THAT MEETING SEVERAL RESIDENTS OF THE AREA EXPRESSED SOME CONCERNS WITH THE PLAT. THE APPLICANT AGREED TO A 2 WEEK DEFERRAL TO SPEND TIME MEETING WITH THE RESIDENTS OVER THEIR ISSUES.

AT THE 12/4/02 DRB MEETING WHEN THIS CASE WAS AGAIN HEARD, SOME RESIDENTS WERE SATISFIED WITH THE APPLICANT'S ACTIONS TO RESOLVE THEIR CONCERNS. HOWEVER, SOME WERE STILL NOT SATISFIED.

THE CONCERNS WE HEARD INCLUDED:

- PROPOSAL TO BUILD HOMES ADJACENT TO THE ROCK OUTCROP IDENTIFIED IN HDSDP AS A CONSERVATION TRUST EASEMENT…PREFERRED ADDITIONAL 200'SETBACK.

- HIGH DENSITY OF PLANNED HOMES & THEIR CLOSE PROXIMITY TO ROCK OUTCROP, BEAR CANYON & EMBUDITO OPEN SPACE AREAS.

- RESIDENTS OF THE PLANNEDHIGHER DENSITY AREA WILL TRAVEL THROUGH LOWER DENSITY ESTATE NEIGHBORHOODS TO GET TO & FROM THEIR HOMES

- PREFERRED LOWER DENSITY DEVELOPMENT TO THE SOUTH & HIGHER DENSITY DEVELOPMENT TO THE NORTH, JUST THE OPPOSITE OF WHAT THE PRELIMINARY PLAT SHOWED

- THE DETRIMENTAL EFFECT OF HIGHER DENSITY DEVELOPMENT ON THE WILDLIFE

APPELLANT LISTS 3 REASONS FOR APPEAL:

1. RESIDENTIAL LOT LAYOUT OF APPROVED PLAT IS NOT IN COMPLIANCE WITH HDSDP.

- DRB APPROVED THE PLAT BECAUSE IT IS IN COMPLIANCE WITH THE HDSDP.

- TRACT 13, FOCUS OF THE PLATTING ACTION, IS ZONED SU-2 HD/R-R IN THE PLAN. PERMISSIVE USES LISTED AS THE SAME AS HD.R-G ZONE IN THE PLAN.

- HD.R-G WOULD ALLOW UP TO 300 DWELLING UNITS IN TRACT 13. HIGH DESERT PROPOSING TO BUILD 110 UNITS.

- DENSITIES PROPOSED ADJACENT TO THE OPEN SPACE AREAS ALLOWED BY THIS ZONING.

2. PROPOSED PLAT INCLUDES A 4± ACRE TRACT, TRACT 13B-1, AT SOUTHEASAT CORNER IDENTIFIED FOR FUTURE DEVELOPMENT. GHNA WANTS DEVELOPMENT OF THIS TRACT IDENTIFIED ON PLAT.

- SU-2 HD/R-R ZONING ALLOWS RESIDENTIAL, NEIGHBORHOOD COMMERCIAL & INSTITUTIONAL USES.

- ANY USES FOR TRACT 13B-1 OTHER THAN THOSE ALLOWED BY ZONING IN HDSDP WOULD REQUIRE AMENDMENT TO SECTOR PLAN OR SUBMITTAL OF SITE PLAN TO EPC. PUBLIC NOTIFICATION IS REQUIRED FOR THIS ACTION.

3. GHNA IS CONCERNED THAT A FUTURE STREET CONNECTION COULD OCCUR BETWEEN TRACT 13 & TRAILHEAD OR GLENWOOD HILLS SUBDIVISIONS WHICH WOULD CROSS BEAR CANYON OPEN SPACE.

- WITH THE PRESENT ZONING IN HDSDP, THERE IS NO NEED FOR SUCH A ROAD CONNECTION. HDSDP CLEARLY IDENTIFIES SIGNIFICANT ROADWAYS TO BE CONSTRUCTED.

- ANY "FUTURE ROAD CONNECTION" WOULD REQUIRE AN AMENDMENT TO THE SECTOR PLAN.

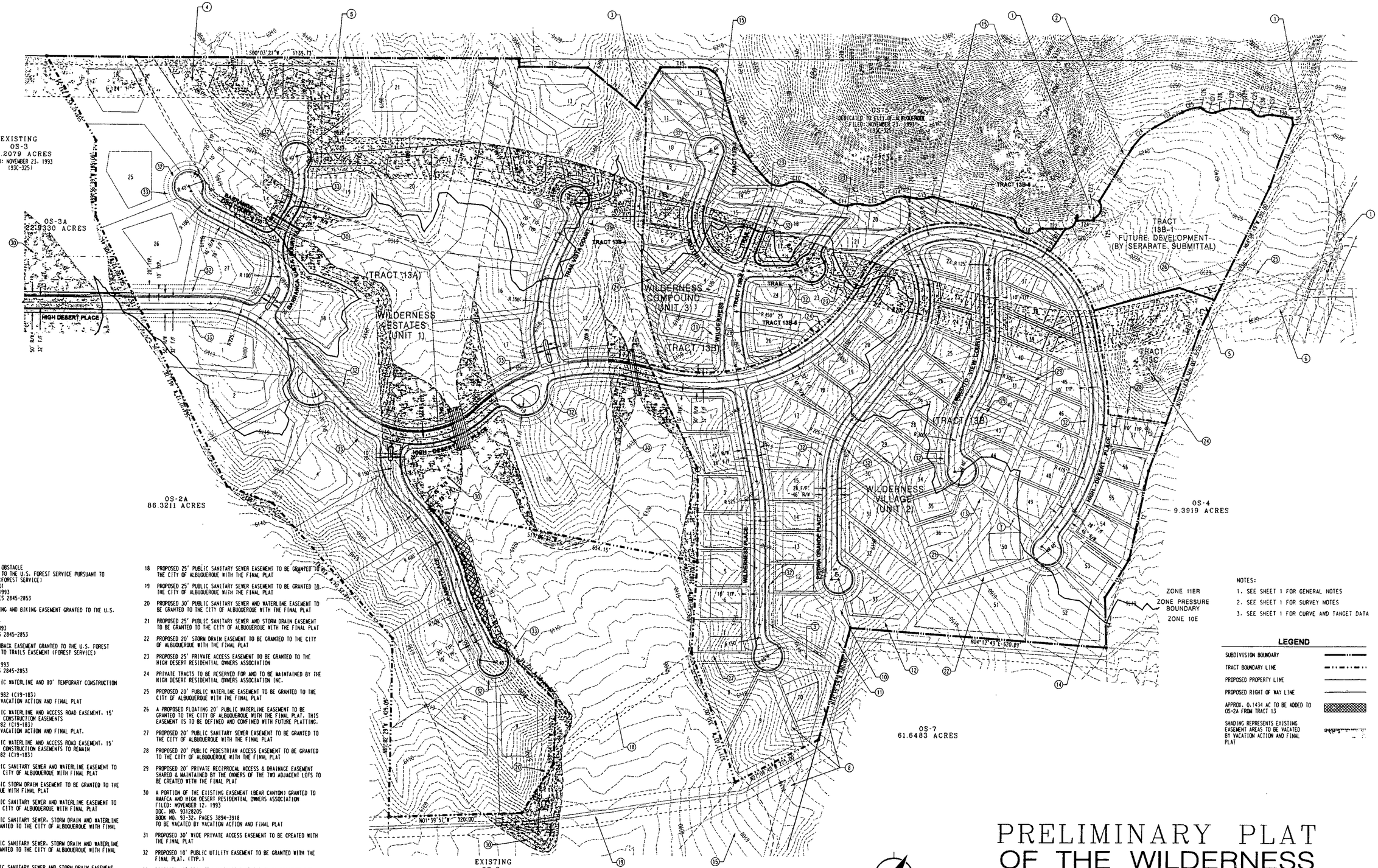
- AGAIN, A PUBLIC HEARING IS REQUIRED FOR THAT AMENDMENT.

IN CONCLUSION, THE DRB DID NOT COMMIT AN ERROR IN APPLYING CITY PLANS, POLICIES OR ORDINANCES BY APPROVING THIS PRELIMINARY PLAT FOR THESE REASONS:

- THE RESIDENTIAL LOT LAYOUT OF THE PLAT IS IN COMPLIANCE WITH HDSDP.

- IT IS PERMISSIBLE TO SHOW A SUBDIVISION PLAT WITH A PORTION OF A TRACT INDICATED FOR FUTURE DEVELOPMENT. DEVELOPMENT PLANS DO NOT HAVE TO BE REVEALED AT THE TIME OF PLATTING THE REST OF THE TRACT.

- GUARANTEES PROHIBITING FUTURE ROAD CONNECTIONS ARE NOT REQUIRED IN THIS CASE FOR PLAT APPROVAL.



Keyed Note Table

1. EXISTING 40'x40' OBSTACLE EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE) DOC: NO. 93-069101 FILED: JUNE 30, 1993 BOOK: 93-17, PAGES 2845-2853
2. EXISTING 20' HIKING AND BIKING EASEMENT GRANTED TO THE U.S. FOREST SERVICE DOC. NO. 93-06901 FILED: JUNE 30,1993 BOOK:93-17, PAGES 2845-2853
3. TRIANGULAR SWITCHBACK EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE) DOC. NO. 93-06901 FILED: JUNE 30, 1993 BOOK:93-17, PAGES 2845-2853
4. EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT FILED: JUNE 29, 1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT
5. EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS FILED: JUNE 29,1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
6. EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN FILED: JUNE 29,1982 (C19-183)
7. PROPOSED 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
8. PROPOSED 20' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
9. PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
10. PROPOSED 30' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
11. PROPOSED 40' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
12. PROPOSED 30' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
13. PROPOSED PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
14. PROPOSED 15' ACCESS EASEMENT TO BE GRANTED TO AMAFCA WITH THE FINAL PLAT
15. PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
18. PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
19. PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
20. PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
21. PROPOSED 25' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
22. PROPOSED 20' STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
23. PROPOSED 25' PRIVATE ACCESS EASEMENT TO BE GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
24. PRIVATE TRACTS TO BE RESERVED FOR AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
25. PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
26. A PROPOSED FLOATING 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT. THIS EASEMENT IS TO BE DEFINED AND CONFINED WITH FUTURE PLATTING.
27. PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
28. PROPOSED 20' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
29. PROPOSED 20' PRIVATE RECIPROCAL ACCESS & DRAINAGE EASEMENT SHARED & MAINTAINED BY THE OWNERS OF THE TWO ADJACENT LOTS TO BE CREATED WITH THE FINAL PLAT
30. A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION FILED: NOVEMBER 12, 1993 DOC. NO. 93128205 BOOK NO. 93-32, PAGES 3894-3918 TO BE VACATED BY VACATION ACTION AND FINAL PLAT
31. PROPOSED 30' WIDE PRIVATE ACCESS EASEMENT TO BE CREATED WITH THE FINAL PLAT
32. PROPOSED 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FINAL PLAT. (TYP.)
33. PROPOSED 20' PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION. TO BE GRANTED WITH THE FINAL PLAT (TYP.)

NOTES:
1. SEE SHEET 1 FOR GENERAL NOTES
2. SEE SHEET 1 FOR SURVEY NOTES
3. SEE SHEET 1 FOR CURVE AND TANGET DATA

LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.1434 AC TO BE ADDED TO OS-2A FROM TRACT 13
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VACATION ACTION AND FINAL PLAT

PRELIMINARY PLAT OF THE WILDERNESS AT HIGH DESERT

(TRACTS 13, OS-2 & OS-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002

SHEET 2 OF 2

P:\00265\CDP\GENERAL

TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N69°56'26"W	161.91'	T25	N90°00'00"E	5.30'
T2	N77°57'35"W	220.00'	T26	S58°18'48"E	150.64'
T3	N57°39'22"W	109.22'	T27	S28°48'57"E	75.76'
T4	S88°04'59"W	120.69'	T28	S18°51'34"E	20.00'
T5	S03°13'46"W	140.00'	T29	S04°33'17"W	34.00'
T6	N81°23'26"E	140.02'	T30	S08°28'09"W	48.69'
T7	S68°12'17"E	177.34'	T31	S82°30'46"W	17.03'
T8	N17°10'20"W	66.22'	T32	N00°08'24"E	278.13'
T9	N77°29'51"E	201.65'	T33	S40°13'26"E	125.98'
T10	S89°01'03"E	141.87'	T34	S00°08'24"W	262.90'
T11	N89°56'39"W	20.00'	T35	S64°02'12"W	55.66'
T12	S00°03'21"W	164.69'	T36	S20°02'20"W	111.05'
T13	S40°15'11"W	152.64'	T37	N57°11'44"W	140.00'
T14	S58°31'43"E	115.44'	T38	S61°48'45"W	58.07'
T15	S00°03'21"W	95.53'	T39	S00°03'21"W	70.00'
T16	S74°20'39"W	102.62'	T40	S89°19'38"W	44.78'
T17	S48°55'12"W	39.54'	T41	N86°13'21"W	112.58'
T18	S32°31'54"W	76.82'	T42	S86°28'27"W	79.81'
T19	S06°23'17"E	19.00'	T43	N84°34'41"W	73.98'
T20	S08°40'08"W	29.00'	T44	S89°05'12"W	118.17'
T21	S15°03'35"W	193.94'	T45	S63°07'47"W	38.57'
T22	S00°38'15"W	56.00'	T46	S13°19'06"W	35.76'
T23	S90°00'00"W	12.11'	T47	S40°15'11"W	32.03'
T24	S00°00'00"W	40.00'			

CURVE DATA												
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	16°25'20"	47.76'	94.87'	331.00'	94.55'	N64°31'00"E	C21	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E
C2	81°27'40"	21.53'	35.54'	25.00'	32.63'	S82°51'49"E	C22	98°30'18"	32.87'	48.69'	28.32'	42.91'	S70°37'14"E
C3	16°47'22"	62.04'	123.20'	420.42'	122.76'	S31°49'46"E	C23	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E
C4	32°23'41"	137.98'	268.56'	475.00'	265.00'	N24°01'36"W	C24	29°29'51"	39.49'	77.22'	150.00'	76.37'	S43°33'51"E
C5	19°01'32"	10.26'	139.23'	419.30'	138.59'	N49°44'12"W	C25	26°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E
C6	74°17'18"	37.88'	64.83'	50.00'	60.38'	S37°12'00"W	C26	51°35'21"	4.83'	9.00'	10.00'	8.70'	S23°55'18"W
C7	10°51'46"	30.05'	61.72'	325.52'	61.62'	S68°54'46"W	C27	68°40'35"	19.13'	33.56'	28.00'	31.59'	S15°22'44"W
C8	14°33'41"	33.42'	66.49'	261.62'	66.31'	S56°12'02"W	C28	23°30'50"	14.15'	27.91'	68.00'	27.71'	S07°12'09"E
C9	77°09'15"	30.31'	51.17'	38.00'	47.39'	S10°20'35"W	C29	56°18'27"	6.42'	11.79'	12.00'	11.32'	S32°42'30"W
C10	60°45'58"	29.31'	53.03'	50.00'	50.58'	S02°08'55"W	C30	81°52'22"	19.08'	31.44'	22.00'	28.83'	S19°55'33"W
C11	48°32'23"	23.05'	44.05'	52.00'	42.75'	S08°15'42"W	C31	29°28'47"	10.52'	20.58'	40.00'	20.35'	S06°16'14"E
C12	30°34'32"	13.67'	26.68'	50.00'	26.37'	S00°43'14"E	C32	40°21'51"	156.22'	299.41'	425.00'	293.25'	N20°02'31"W
C13	40°57'20"	26.14'	50.04'	70.00'	48.98'	S05°54'37"E	C33	07°58'09"	33.09'	66.07'	475.00'	66.01'	S03°50'40"E
C14	35°03'25"	18.95'	36.71'	60.00'	36.14'	S08°51'35"E	C34	26°19'22"	9.35'	18.38'	40.00'	18.22'	N32°34'28"E
C15	28°37'00"	15.30'	29.97'	60.00'	29.66'	S05°38'22"E	C35	42°23'58"	9.70'	16.50'	25.00'	16.08'	N40°36'46"E
C16	35°00'27"	6.31'	12.22'	20.00'	12.03'	S02°26'39"E	C36	13°34'43"	56.79'	113.05'	477.00'	112.78'	N68°36'06"E
C17	61°41'18"	8.96'	16.15'	15.00'	15.38'	S45°54'14"W	C37	25°01'32"	93.88'	184.76'	423.00'	183.29'	N62°52'42"E
C18	120°23'28"	61.10'	73.54'	35.00'	60.74'	S16°33'09"W	C38	40°21'51"	174.60'	334.63'	475.00'	327.75'	N20°02'31"W
C19	44°16'50"	4.01'	7.73'	10.00'	7.54'	S21°30'10"E	C39	00°39'41"	2.45'	4.91'	425.00'	4.91'	N12°53'15"E
C20	92°27'07"	26.09'	40.34'	25.00'	36.10'	S45°35'18"E							

ACS ALUMINUM TABLET STAMPED "1-024 RESET 1995"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 431,318.50 Y = 1,513,365.05
GROUND TO GRID FACTOR = 0.9996059
DELTA ALPHA = -00°07'56"

ACS ALUMINUM TABLET STAMPED "TUMBLE"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 425,455.55 Y = 1,513,470.01
GROUND TO GRID FACTOR = 0.9996197
DELTA ALPHA = -00°08'37"
NGVD 1929 ELEVATION = 6009.155

TIE S78°05'28"W 5886.64'

TIE N00°17'37"E 4140.09'

UNIT 2
THE OVERLOOK
AT HIGH DESERT
FILED: SEPTEMBER 19, 1995
(95C-269)

A FLOATING TRAIL EASEMENT AND PEDESTRIAN TRAIL EASEMENT GRANTED TO THE USDA FOREST SERVICE FILED: NOVEMBER 23. 1993 (93C-325)

OS-3A
22.9330 ACRES

EXISTING
OS-3
22.2079 ACRES
FILED: NOVEMBER 23. 1993
(93C-325)

PINON POINT
AT HIGH DESERT
FILED: MARCH 3. 2000
(2000C-69)

OS-2A
86.3211 ACRES

THE CANYONS
AT HIGH DESERT
FILED: OCTOBER 22. 1998
(98C-310)

EXISTING 25' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE COA AND A PRIVATE ACCESS EASEMENT GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION FILED: OCTOBER 22. 1998 (98C-310)

UNIT 2
THE CANYONS
AT HIGH DESERT
FILED: JUNE 8. 2000
(2000C-154)

A FLOATING TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: NOVEMBER 23. 1993 (93C-325)

EXISTING 50' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: NOVEMBER 23.1993 (93C-325)

EXISTING
OS-2
86.8582 ACRES (NET)
87.8060 ACRES (GROSS)
EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12. 1993
DOC. NO. 93128205
BOOK 93-32. PAGES 3894-3918

WILDERNESS ESTATES (UNIT 1)

WILDERNESS COMPOUND (UNIT 1B)

WILDERNESS VILLAGE (UNIT 2)

TRACT A
U.S. FOREST SERVICE LAND
FILED: JUNE 29. 1982
(C19-183)

SANDIA MOUNTAIN WILDERNESS BOUNDARY (AS ESTABLISHED BY PUBLIC LAW 96-248. ACT OF MAY 23. 1980. 94 STAT. 355

OS-5
9.4594 ACRES
DEDICATED TO CITY OF ALBUQUERQUE
FILED: NOVEMBER 23. 1993
(93C-325)

TRACT 13C

TRACT 13B-1
FUTURE DEVELOPMENT (BY SEPARATE SUBMITTAL)

OS-4
9.3919 ACRES
(PRIVATE OPEN SPACE)

TRAILHEAD SUBDIVISION
AT HIGH DESERT
FILED: MAY 12. 1994
(94C-153)

A FLOATING TRAIL EASEMENT, PEDESTRIAN AND EQUESTRIAN TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: NOVEMBER 23. 1993 (93C-325)

OS-7
61.6483 ACRES
(CITY OF ALBUQUERQUE)

TRACT B-1 12.7910 AC. OPEN SPACE & DRAINAGE EASEMENT

EXISTING 58' PUBLIC WATERLINE EASEMENT FILED: NOVEMBER 23. 1993 (93C-325)

EXISTING 110' PUBLIC WATERLINE EASEMENT FILED: NOVEMBER 23.1993 (93C-325)

OS-4
EASEMENT (EMBUDITO) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12. 1993
DOC. NO. 93128205
BOOK 93-32. PAGES 3894-3918

FLOODWAY

EXIST. 16" WL
EXIST. 30" WL
EXIST. 36" WL
EXIST. 18" WL
EXIST. 10" WL
EXIST. 24" WL

SCALE: 1" = 200' (HORIZ.)

PRELIMINARY PLAT OF THE WILDERNESS AT HIGH DESERT

(TRACT 13, OS-2 & OS-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002

SHEET 1 OF 2

P:\00265\CDP\GENERAL\00265PREPLAT2.DGN

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE TRACT 13 (INTO 110 LOTS, FOUR PRIVATE OPEN SPACE TRACTS AND ONE FUTURE DEVELOPMENT TRACT), REPLAT TRACTS OS-2 AND OS-3 (PRIVATE OPEN SPACE), VACATE PUBLIC EASEMENTS AND RIGHT-OF-WAY. GRANT EASEMENTS AND DEDICATE PUBLIC RIGHT-OF-WAY. THE REPLATING OF TRACTS OS-2 AND OS-3 (PRIVATE OPEN SPACE) IS A CONDITION OF APPROVAL OF THE VACATION AND RELOCATION OF PUBLIC RIGHT-OF-WAY. THE VACATION OF PUBLIC EASEMENTS AND IS NECESSARY IN ORDER TO INCORPORATE A SMALL PORTION OF TRACT 13 INTO TRACT OS-2.

NOTE:

DESCRIPTION OF EASEMENTS ON TRACT 13 ARE SHOWN ON SHEET 2

Keyed Note Table

4 EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT
FILED: JUNE 29. 1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

5 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT. 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS
FILED: JUNE 29.1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

6 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT. 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN
FILED: JUNE 29.1982 (C19-183)

15 PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

16 EXISTING FLOATING DESILTING BASIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23. 1993 (93C-325)
TO BE VACATED VACATION ACTION AND FINAL PLAT

17 EXISTING FLOATING PARKING LOT EASEMENT GRANTED TO THE USDA FOREST SERVICE
FILED: NOVEMBER 23. 1993 (93C-325)

18 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

19 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

20 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

30 A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
FILED: NOVEMBER 12. 1993
DOC. NO. 93128205
BOOK NO. 93-32, PAGES 3894-3918
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

(T) EXISTING TRACT BOUNDARY TANGENT DATA TO BE VACATED

ID	BEARING	DISTANCE
T1	S42°35'30"W	56.44'
T2	N40°13'26"W	133.04'
T3	N00°08'24"E	118.23'
T4	S64°02'12"W	62.36'
T5	S00°08'24"W	145.66'
T6	N40°13'26"E	125.98'
T7	S45°44'09"W	47.06'
T8	S78°08'14"W	226.38'
T9	S44°10'41"W	127.01'

(C) EXISTING TRACT BOUNDARY CURVE DATA TO BE VACATED

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	40°21'50"	175.10'	335.63'	476.42'	328.73''	N20°02'31"W
C2	40°21'51"	154.53'	296.18'	420.42'	290.09'	S20°02'31"E

LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.7422 AC PUBLIC RIGHT-OF-WAY TO BE VACATED WITH THE FINAL PLAT, AND ADDED TO OS-2A PLUS SUBTRACTED FROM OS-3
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VAVCATION ACTION AND FINAL PLAT

SURVEY NOTES:

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

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DATE 10/24/02

GENERAL NOTES

1. EXISTING ZONING: SU-2 HD/R-R
TRACT 13

PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED : UNITS 1, 2 & 3

2. DESCRIPTION: TRACT 13 THE WILDERNESS AT HIGH DESERT

TOTAL SUBDIVISION ACREAGE:
TRACT 13 72.5894 ACRES

UNIT 1 - WILDERNESS ESTATES *	37.8826 ACRES
UNIT 2 - WILDERNESS VILLAGE	22.4769 ACRES
UNIT 3 - WILDERNESS COMPOUND	6.4293 ACRES
TRACT 13C - (PRIVATE OPEN SPACE)	1.2815 ACRES
TRACT 13B-1 - (FUTURE DEVELOPMENT)	3.9653 ACRES
TRACT 13B-2 - (PRIVATE STREETS)	1.2124 ACRES
TRACT 13B-3 - (PRIVATE OPEN SPACE)	0.3268 ACRES
TRACT 13B-4 - (PRIVATE OPEN SPACE)	0.2332 ACRES
TRACT 13B-5 - (PRIVATE OPEN SPACE)	0.4910 ACRES

TOTAL PRIVATE OPEN SPACE ACREAGE

OS-2A	86.3214 ACRES
OS-3A	22.9331 ACRES

TOTAL NUMBER OF LOTS UNIT 1:	27
TOTAL NUMBER OF LOTS UNIT 2:	57
TOTAL NUMBER OF LOTS UNIT 3:	26
TOTAL NUMBER OF LOTS	110

PROPOSED DENSITY:

UNIT 1	0.7127 D.U./AC.
UNIT 2	2.5359 D.U./AC.
UNIT 3	4.0440 D.U./AC.

3. UNIT 1:
MINIMUM NET LOT AREA 0.50 ACRES

UNITS 2:
MINIMUM NET LOT AREA 0.18 ACRES

UNIT 3:
MINIMUM NET LOT AREA 0.13 ACRES

UNIT 1:
LOTS SHALL HAVE A
FLOOR RATIO OF: 0.30 MAXIMUM

UNIT 1:
BUILDING ENVELOPES SHALL BE: 12.000 SF

UNIT 1:
DISTANCE BETWEEN BUILDING ENVELOPES AND LOT LINES: 10' MINIMUM
RIGHT-OF-WAY: 20' MIN.MUM

GENERAL NOTES FOR UNITS 1, 2 & 3

1. NO WOOD BURNING FIREPLACE WILL BE PERMITTED ; ALL FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.
2. ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH SU-2 HD/R-R ZONING, TYPICAL: 15' FRONT YARD (20' AT GARAGE), 5' SIDE YARD AND 15' BACKYARD.
3. ALL STREETS IN UNITS 1 & 2 ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.
4. THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
5. ALL SUBSURFACE STORM DRAINS, SANITARY SEWER AND WATER UTILITIES IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

GENERAL NOTES FOR UNIT 1

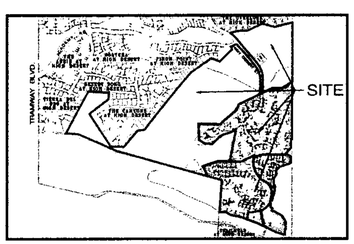
1. A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS UNIT 1 OF THE WILDERNESS AT HIGH DESERT, EXCEPT WITHIN THE BUILDING ENVELOPES AND RIGHT-OF-WAYS, SHALL BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT

GENERAL NOTES FOR UNIT 3

1. ALL STREETS WITHIN UNIT 3 (TRACT 13B-2) OF THE WILDERNESS AT HIGH DESERT ARE PRIVATE, AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION.
2. TRACT 13B-2 (PRIVATE STREETS WITHIN UNIT 3 OF THE WILDERNESS AT HIGH DESERT) ARE SUBJECT TO A PUBLIC SANITARY SEWER, WATER, SUBSURFACE STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT.
3. TRACT 13B-2 (PRIVATE STREETS WITHIN UNIT 3 OF THE WILDERNESS AT HIGH DESERT) ARE SUBJECT TO A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THROUGH 26 IN UNIT 3 OF THE WILDERNESS SUBDIVISION. TRACT 13B-2 IS TO BE RESERVED FOR AND GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION AND ITS ASSIGNS BY SEPARATE DOCUMENT.

OWNER:

HIGH DESERT INVESTMENT CORPORATION. — DATE 10.24.02
DOUGLAS H. COLLISTER — PRESIDENT



LOCATION MAP
ZONE ATLAS MAP NO. F-23
NOT TO SCALE

BHI JOB NO. 03 0103

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EXISTING
OS-3
22.2079 ACRES
FILED: NOVEMBER 23, 1993
(93C-325)

OS-3A
22.9830 ACRES

OS-2A
66.3211 ACRES

OS-5
DEDICATED TO CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

TRACT
13B-1
FUTURE DEVELOPMENT
(BY SEPARATE SUBMITTAL)

TRACT
13C

OS-4
9 3919 ACRES

(TRACT 13A)

WILDERNESS
ESTATES
(UNIT 1)

WILDERNESS
COMPOUND
(UNIT 3)

(TRACT 13B)

(TRACT 13B)

WILDERNESS
VILLAGE
(UNIT 2)

OS-7
61.6483 ACRES

EXISTING
OS-2
86.8582 ACRES (NET)
87.8060 ACRES (GROSS)
EASEMENT (BEAR CANYON) GRANTED TO
AMAFCA AND HIGH DESERT RESIDENTIAL
OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

ZONE 11ER
ZONE PRESSURE
BOUNDARY
ZONE 10E

NOTES:
1. SEE SHEET 1 FOR GENERAL NOTES
2. SEE SHEET 1 FOR SURVEY NOTES
3. SEE SHEET 1 FOR CURVE AND TANGET DATA

LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.1434 AC TO BE ADDED TO OS-2A FROM TRACT 13
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VACATION ACTION AND FINAL PLAT

SCALE: 1"=100'
(HORIZ.)

Keyed Note Table

1. EXISTING 40'x40' OBSTACLE EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE) DOC: NO. 93-069101 FILED: JUNE 30, 1993 BOOK: 93-17, PAGES 2845-2853
2. EXISTING 20' HIKING AND BIKING EASEMENT GRANTED TO THE U.S. FOREST SERVICE DOC. NO. 93-06901 FILED: JUNE 30,1993 BOOK:93-17, PAGES 2845-2853
3. TRIANGULAR SWITCHBACK EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE) DOC. NO. 93-06901 FILED: JUNE 30, 1993 BOOK:93-17, PAGES 2845-2853
4. EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT FILED: JUNE 29, 1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT
5. EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS FILED: JUNE 29,1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
6. EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN FILED: JUNE 29,1982 (C19-183)
7. PROPOSED 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
8. PROPOSED 20' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
9. PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
10. PROPOSED 30' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
11. PROPOSED 40' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
12. PROPOSED 30' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
13. PROPOSED PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
14. PROPOSED 15' ACCESS EASEMENT TO BE GRANTED TO AMAFCA WITH THE FINAL PLAT
15. PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
18. PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
19. PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
20. PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
21. PROPOSED 25' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
22. PROPOSED 20' STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
23. PROPOSED 25' PRIVATE ACCESS EASEMENT TO BE GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
24. PRIVATE TRACTS TO BE RESERVED FOR AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
25. PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
26. A PROPOSED FLOATING 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT. THIS EASEMENT IS TO BE DEFINED AND CONFINED WITH FUTURE PLATTING.
27. PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
28. PROPOSED 20' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
29. PROPOSED 20' PRIVATE RECIPROCAL ACCESS & DRAINAGE EASEMENT SHARED & MAINTAINED BY THE OWNERS OF THE TWO ADJACENT LOTS TO BE CREATED WITH THE FINAL PLAT
30. A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION FILED: NOVEMBER 12, 1993 DOC. NO. 93128205 BOOK NO. 93-32, PAGES 3894-3918 TO BE VACATED BY VACATION ACTION AND FINAL PLAT
31. PROPOSED 30' WIDE PRIVATE ACCESS EASEMENT TO BE CREATED WITH THE FINAL PLAT
32. PROPOSED 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FINAL PLAT. (TYP.)
33. PROPOSED 20' PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION. TO BE GRANTED WITH THE FINAL PLAT (TYP.)

PRELIMINARY PLAT
OF THE WILDERNESS AT HIGH DESERT
(TRACTS 13, OS-2 & OS-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002

SHEET 2 OF 2

P:\00265\CDP\GENERAL

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING Z

___ Annexation & Zone Establishment
___ Sector Plan
___ Zone Change
___ Text Amendment

APPEAL / PROTEST of... A

X 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: GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION | PHONE: 296-9399
ADDRESS: P.O. BOX 20101 | FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87111 | E-MAIL:
Proprietary interest in site: NEIGHBORHOOD ASSOCIATION WITHIN 600 FT OF SUBJECT PROPERTY
AGENT (if any): GARCIA | KRAEMER & ASSOCIATES | PHONE: 242 5566
ADDRESS: 200 LOMAS NW SUITE 1111 | FAX: 242 9028
CITY: ALBUQUERQUE STATE NM ZIP 87102 | E-MAIL:
DESCRIPTION OF REQUEST: APPEAL OF MAJOR-PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No. 13 Block: Unit:
Subdiv. / Addn. HIGH DESERT AKA THE PRELIMINARY PLAT WILDERNESS AT HIGH DESERT
Current Zoning: SU-2, HD, R-R Proposed zoning:
Zone Atlas page(s): F-23 No. of **existing** lots: 1 No. of **proposed** lots: 111
Total area of site (acres): 73 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill?
UPC No. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: and

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJECT #1002315, 02 DRB 01650

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: DATE 12/19/02

SIGNATURE William L Kraemer ___ Applicant X Agent

(Print) WILLIAM L KRAEMER

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
02 EPC - - 01924	Appeal	A	$ 190.-
- -			$
- -			$
- -			$
- -	Notice		$ 50.-
- -			Total $ 240.-

Hearing date 2-20-03 (APPL 02-01650)

12/19/02
Planner signature / date

Project # 1002315

APPEAL

[redacted] Desert [redacted] PHONE NO. : 505 823 9611 [redacted] Dec. 03 2002 05:40PM P1

HIGH DESERT

FAX

Date: 12/3/02

Number of pages including cover sheet: 2

To: ROGER GREEN

Phone:

Fax phone: 924-3259

CC:

From: KYM E. DEGME

Phone: 505-823-9360

Fax phone: 505-823-9611

REMARKS: ☒ Urgent ☒ For your review ☐ Reply ASAP ☐ Please comment

FOR YOUR REVIEW - WILL FILL IN EXHIBIT LETTER @ MTG.

SEE YOU TOMORROW.

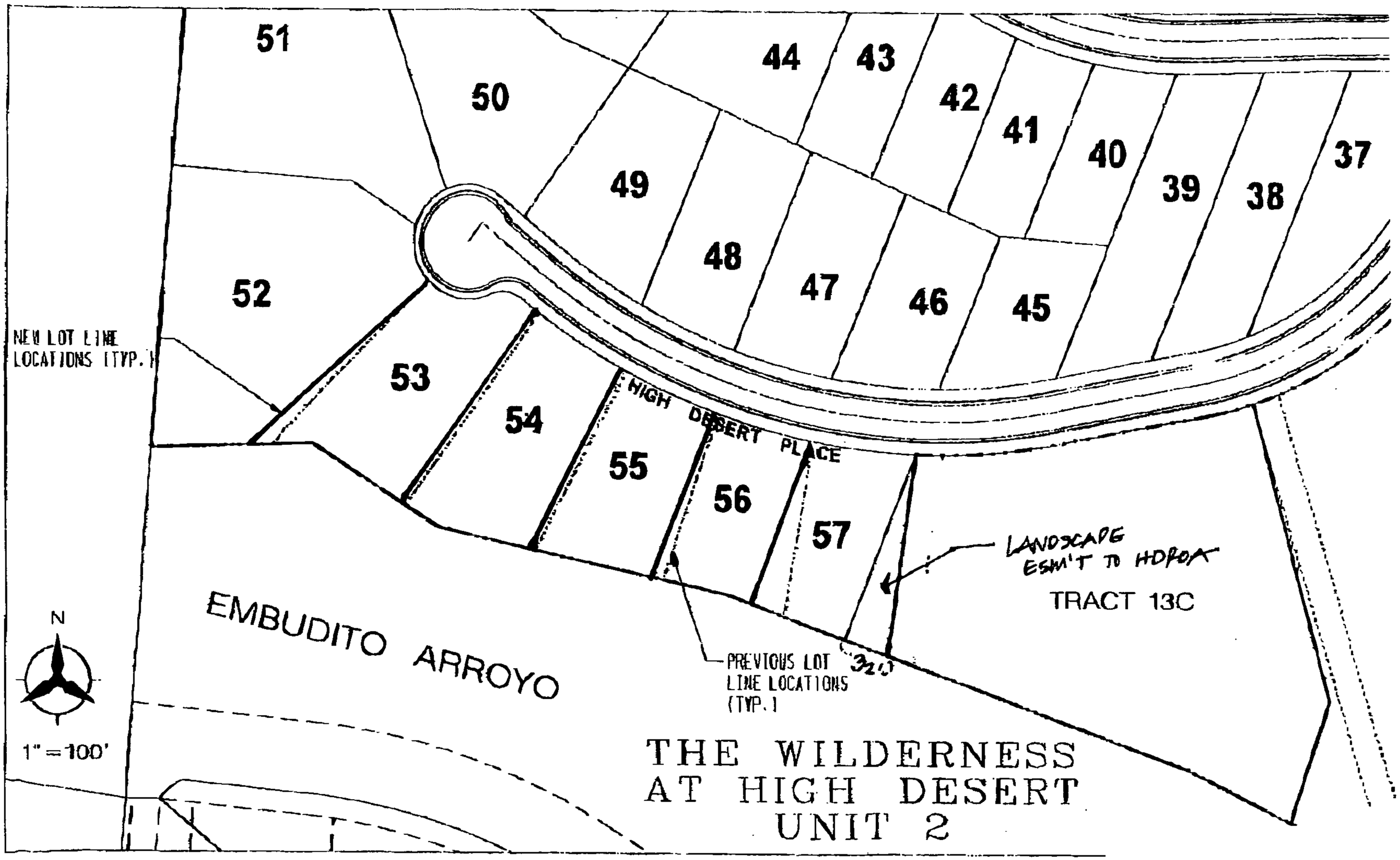
THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the address below via the U.S. Postal Service. THANK YOU.

Revised 3/23/95

High Desert Investment Corporation
13000 Academy Road, NE Albuquerque, NM 87111
tel: 505 823-9360 *fax:* 505 823-9611

Dec. 03 2002 05:41PM P2
PHONE NO. : 505 823 9611
gh Desert

EXHIBIT E.
PROJECT # 1002315
02 DRB-01650



Lot LINE ADJUSTMENTS TO BE SHOWN ON THE FINAL PLAT AS LONG AS PRIVATE AGREEMENT

Sheri's Copy

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

REASON FOR APPEAL

02 DRB-01650 Project # 1002315
Glenwood Hills Neighborhood Association

This is an appeal of approval by the Development Review Board (DRB) of a Major-Preliminary Plat for HIGH DESERT INVESTMENT CORP Tract 13, THE WILDERNESS @ HIGH DESERT zoned SU-2, HD, RR under the High Desert Sector Development Plan.

STANDING:

The Glenwood Hills Neighborhood Association (GHNA) is a recognized Neighborhood Association by the City of Albuquerque Office of Neighborhood Coordination. The subject property is located within 600 feet of the boundaries of GHNA. Pursuant to §-14-14-8-2 of the Subdivision Ordinance GHNA has standing to bring this appeal.

BASIS OF APPEAL:

The DRB erred in their December 4, 2002 approval of the above referenced Major-Preliminary Plat in applying adopted city plans, policies and ordinances in arriving at the decision.

The issues raised by this appeal are as follows:

1). The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan. The Sector Plan in Section 3.1 recognizes that "Completing the transition from urbanized to natural open space areas...and relating appropriately to the character of the land and land uses..." is the primary planning goal. Section 3.2 calls for "leaving the least dense residential areas at boundaries with natural open space areas" as a way of providing a buffer or transition between development and open space. The preliminary plat as approved locates higher density lots adjacent to the Bear Canyon Arroyo Open Space and to the trail adjacent to the National Forest. GHNA asserts that the proposed subdivision should be reconfigured so that the larger, lower density lots can be used as transition or buffer to the open space and trail area.

2.) The proposed subdivision plat includes a 4 ± acre tract at the Southeast corner of the subject property that is identified for future development. That tract is apparently not proposed as a single large lot for residential development. GHNA asserts that plans for development of this parcel should be identified or it should be platted at this time for large lot development. The adequacy of the public

infrastructure i.e., streets, drainage improvements, and water and sewer can not be adequately assessed without clarification of the ultimate use of this parcel.

3.) Although the proposed plat does not seem to include provision for any future road connection between Tract 13 and the Trailhead Subdivision or Glenwood Hills Subdivision, there is significant fear in the GHNA of a future street connection across or through the Bear Canyon Open Space. The GHNA requests that the subdivision plat approval be conditioned upon adequate guarantees that would run with the land and prohibit any future road connections that could severely impact the Glenwood Hills Subdivision.

CONCLUSION

The GHNA has formed a committee of its residents that hopes to meet with High Desert Investment Corp, its partners and agent to attempt resolution of the issues raised herein. However, if negotiated resolution is not achieved, GHNA respectfully requests that the Environmental Planning Commission overturn the decision of the DRB or remand this matter back to the DRB to make appropriate modifications to the Preliminary Plat.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

AGENDA NUMBER:
ENVIRONMENTAL PLANNING COMMISSION
FEBRUARY 13, 2003

02EPC- 01924 Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

Garcia/Kraemer & Associates, appeals the Development Review Board's approval of the Preliminary Plat approval for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW) (F-23)

DEVELOPMENT REVIEW BOARD'S COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FEBRUARY 13, 2003:

Request Summary:

This is an appeal of the December 4, 2002, Development Review Board action approving the Preliminary Plat, listed as Application #02DRB-01650 and referenced above.

The appellant is the Glenwood Hills Neighborhood Association (GHNA), represented by Garcia/Kraemer and Associates.

Background/Analysis:

At the November 20, 2002, Development Review Board (DRB) meeting, the preliminary plat for Tract 13 in the Wilderness @ High Desert was deferred for two weeks after several area residents expressed concern with the development shown on the plat.

During these two weeks, High Desert Investment Corporation agreed to meet with the residents to try and address their concerns.

Prior to the 11/20/02 meeting, Roger Green, Acting DRB Chairperson, received a letter from Consensus Planning dated November 19, 2002, outlining the concerns of a "number of existing neighbors". These concerns include insufficient buffers between the proposed development, ~~and~~ the rock outcrop and the Embudito Arroyo as well as grading issues. Just before the December 4, 2002, DRB meeting, Mr Green received another letter from Consensus Planning stating High Desert Investment Corporation had satisfied these residents' concerns.

At the December 4, 2002, DRB meeting, the preliminary plat for Tract 13 In The Wilderness @ High Desert was approved with two conditions: (1) The lot configuration was to be in accordance with Exhibit E. The grading & drainage plan was to be amended accordingly. (2) The bulk land plat was to be filed prior to the filing of this plat. A 4 acre parcel of land, Tract 13B-1, was identified on the plat as "future development by separate submittal".

This approval occurred after the DRB members again heard several residents of the area express their concerns:

- building of homes adjacent to a rock outcrop referred to as a scenic vista point
- the high density of the planned homes close to the open space with lower density homes to the north
- residents of the the higher density area will have to travel through expensive estate neighborhoods to get to and from their homes
- lower density development to the south & higher density development to the north was preferred, just the opposite of what the plat showed
- the effect of higher density development on the wildlife

<u>Appeal</u>:

The appellant lists three reasons for the appeal.

1. *The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan.*

Tract 13 is zoned SU-2 HD/R-R in the High Desert Sector Development Plan (HDSDP). Permissive uses are listed as the same as the HD.R-G zone in the HDSDP. If Tract 13 were developed in accordance with the maximum densities of this zone, the total number of units could total 300 maximum. (See attached letter dated July 12, 2002 from Herb Denish and Associates on behalf of High Desert Investment Corporation to Ellen Concini, Zoning Enforcement Manager.)

High Desert Investment Corporation (HDIC) is proposing to build 110 units total. The densities proposed adjacent to the Bear Canyon Arroyo Open Space and to the trail adjacent to the National Forest are allowed by the HDSDP zoning for Tract 13.

2. The proposed subdivision plat includes a 4± acre tract at the Southeast corner of the subject property that is identified for future development.

The High Desert SDP defines the zoning for Tract 13 of which Tract 13B-1, the 4 acre tract in question, is a part. Map 12 in the HDSDP shows Tract 13 as SU-2 HD/R-R.

The HDSDP defines the permissive uses in this zone when pursuant only to the SDP as uses permissive in the HD/R-G zone. These uses are residential, neighborhood commercial and institutional, specifically mentions are church uses.

The preliminary plat approved by DRB shows residential platting for 110 units for Tract 13 with the exception of Tract 13B-1, the 4 acre tract marked for future development.

Any uses other than those presently allowed by zoning in the sector plan would require an amendment to the sector plan or submittal of a site plan and landscaping plan to EPC. Should this occur, public notification is required. If changes to the public infrastructure were required, this would occur at the time of the submittal.

3. Although the proposed plat does not seem to include provision for any future road connection between Tract 13 and the Trailhead Subdivision or Glenwood Hills Subdivision, there is significant fear in the GHNA of a future street connection across or through the Bear Canyon Open Space.

With the zoning in place in the HDSDP, there is no need for a road connection across or through the Bear Canyon Arroyo Open Space. Should zoning be proposed in the future which might make such a connection necessary, public notification would occur prior to that action.

Findings:

Under Section 14-14-8-3 of the Subdivision Ordinance, the basis for an appeal of DRB action is one or more of the following:

- Error in applying adopted city plans, policies and ordinances in arriving at the decision;
- Error in the appealed action or decision, including its stated facts:
- Error in acting arbitrarily or capriciously or being manifestly abusive of discretion.

Appellant claims in their three bases of appeal that there was an error in applying City plans, policies or ordinances. There was no error by the City in this regard for these reasons:

- The residential lot layout of the DRB approved preliminary plat for Tract 13 is in compliance with the High Desert Sector Development Plan.
- It is permissible to show a subdivision plat with a portion of a tract indicated for "future development". Plans of development of the portion of the tract so marked do not have to be revealed at the time of platting the rest of the tract.
- Guarantees prohibiting future road connections are not required in this particular case for plat approval.

RECOMMENDATION: **DENIAL OF Appeal Application 02EPC-01924 Project #1002315, Application #02DRB-01650 Preliminary Plat Approval,** based on the preceding Summary/Findings.

Sheran Matson, AICP, Chair
Development Review Board

comments

Orig. Version

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

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At the December 4, 2002, DRB meeting, the preliminary plat for Tract 13 In The Wilderness @ High Desert was approved with two conditions: (1) The lot configuration was to be in accordance with Exhibit E. The grading & drainage plan was to be amended accordingly. (2) The bulk land plat was to be filed prior to the filing of this plat. A 4 acre parcel of land, Tract 13B-1, was identified on the plat as "future development by separate submittal".

This approval occurred after the DRB members again heard several residents of the area express their concerns:

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<u>Appeal</u>:

The appellant lists three reasons for the appeal.

1. *The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan.*

Tract 13 is zoned SU-2 HD/R-R in the High Desert Sector Development Plan (HDSDP). Permissive uses are listed as the same as the HD.R-G zone in the HDSDP. If Tract 13 were developed in accordance with the maximum densities of this zone, the total number of units could total 300 maximum. ~~(See attached letter dated July 12, 2002 from Herb Denish and Associates on behalf of High Desert Investment Corporation to Ellen Concini, Zoning Enforcement Manager.)~~

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The preliminary plat approved by DRB shows residential platting for 110 units for Tract 13 with the exception of Tract 13B-1, the 4 acre tract marked for future development. Any uses other than those presently allowed by zoning in the sector plan would require an amendment to the sector plan or submittal of a site plan and landscaping plan to EPC. Should this occur, public notification is required. If changes to the public infrastructure were required, this would occur at the time of the submittal.

3. Although the proposed plat does not seem to include provision for any future road connection between Tract 13 and the Trailhead Subdivision or Glenwood Hills Subdivision, there is significant fear in the GHNA of a future street connection across or through the Bear Canyon Open Space.

With the zoning in place in the HDSDP, there is no need for a road connection across or through the Bear Canyon Arroyo Open Space. Should zoning be proposed in the future which might make such a connection necessary, public notification would occur prior to that action. - The HDSDP clearly identifies the significant roadways that are to be constructed. This "future" connection is not shown, is not anticipated, or ~~requiring an amendment~~ this "future" connection

Findings: would require an amendment to the sector plan and a public hearing for that Amendment.

Under Section 14-14-8-3 of the Subdivision Ordinance, the basis for an appeal of DRB action is one or more of the following:

- Error in applying adopted city plans, policies and ordinances in arriving at the decision;
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Appellant claims in their three bases of appeal that there was an error in applying City plans, policies or ordinances. There was no error by the City in this regard for these reasons:

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Sheran Matson, AICP, Chair
Development Review Board

EG
comments

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DEVELOPMENT SERVICES DIVISION

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(which plat, Bulk Land or Preliminary?)

This approval occurred after the DRB members again heard several residents of the area express their concerns:

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- the effect of higher density development on the wildlife

Preliminary

Appeal:

The appellant lists three reasons for the appeal.

1. *The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan.*

As approved, preliminary Plat ~~was~~ is in compliance with the Sector Plan.

Tract 13 is zoned SU-2 HD/R-R in the High Desert Sector Development Plan (HDSDP). Permissive uses are listed as the same as the HD.R-G zone in the HDSDP. If Tract 13 were developed in accordance with the maximum densities of this zone, the total number of units could total 300 maximum. (See attached letter dated July 12, 2002 from Herb Denish and Associates on behalf of High Desert Investment Corporation to Ellen Concini, Zoning Enforcement Manager.)

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be required and

Findings:

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Sheran Matson, AICP, Chair
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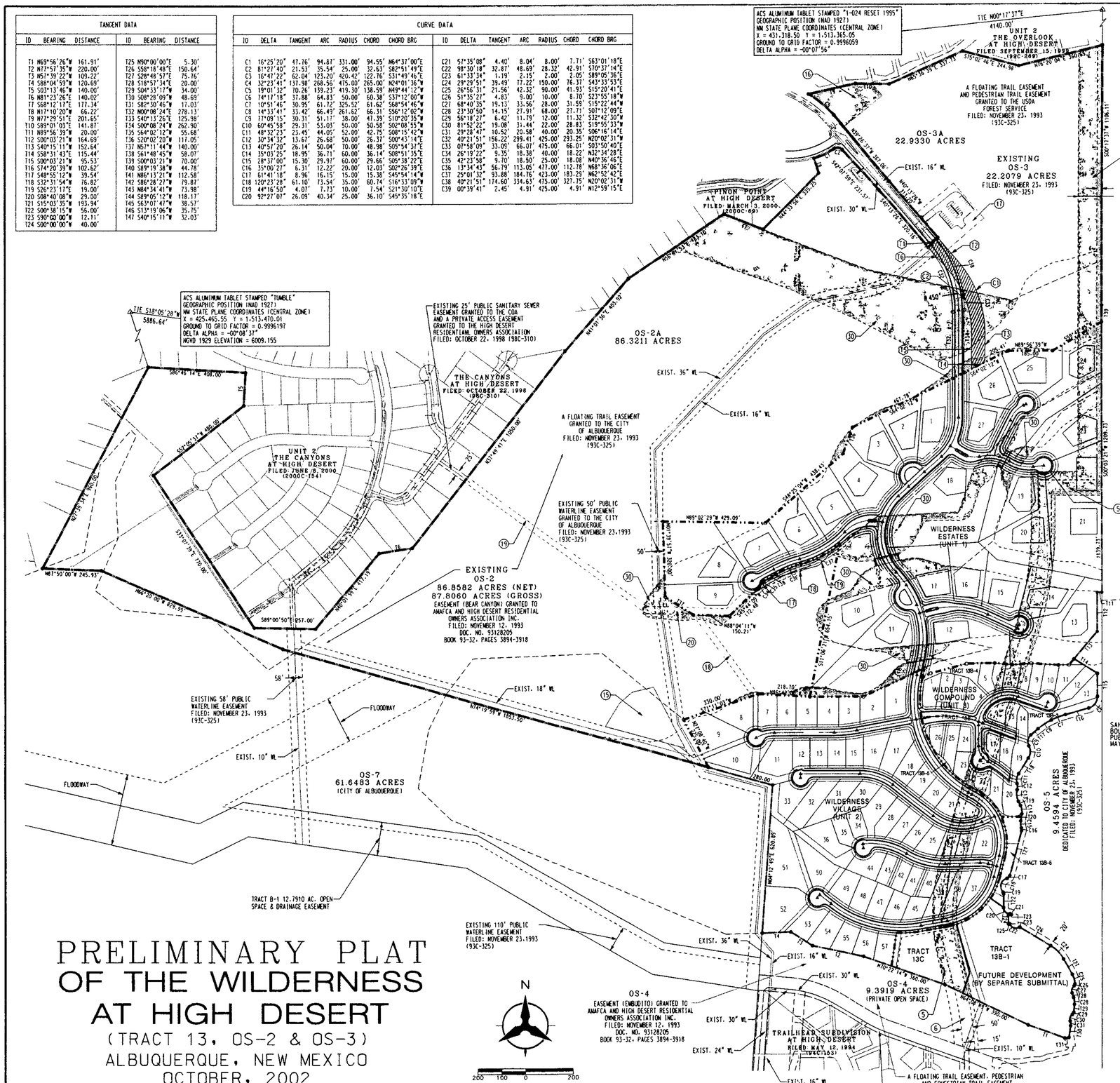
TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N69°56'26"W	161.91'	T25	N90°00'00"E	5.30'
T2	N17°57'35"W	220.00'	T26	S58°18'48"E	150.64'
T3	N51°39'22"W	109.22'	T27	S28°48'57"E	75.76'
T4	S88°04'59"W	120.69'	T28	S18°57'34"E	20.00'
T5	S03°13'46"W	140.00'	T29	S04°33'17"W	34.00'
T6	N81°23'26"E	140.02'	T30	S08°28'09"W	48.69'
T7	S68°12'17"E	177.34'	T31	S82°30'46"W	17.03'
T8	N17°10'20"W	66.22'	T32	N00°08'24"E	278.13'
T9	N17°29'51"E	201.65'	T33	S40°13'26"E	125.98'
T10	S89°01'03"E	141.87'	T34	S00°08'24"W	262.90'
T11	N89°56'39"W	20.00'	T35	S64°02'12"W	55.68'
T12	S00°03'21"W	164.69'	T36	S20°02'20"W	117.05'
T13	S40°15'11"W	152.64'	T37	N67°11'44"W	140.00'
T14	S58°31'43"E	115.44'	T38	S61°48'45"W	58.07'
T15	S00°03'21"W	95.53'	T39	S00°03'21"W	70.00'
T16	S74°20'39"W	102.62'	T40	S89°19'38"W	44.78'
T17	S48°55'12"W	39.54'	T41	N86°13'21"W	112.58'
T18	S32°31'54"W	76.82'	T42	S86°28'27"W	19.87'
T19	S26°23'17"E	19.00'	T43	N84°34'41"W	73.98'
T20	S08°40'08"W	29.00'	T44	S89°05'12"W	118.17'
T21	S15°03'35"W	193.94'	T45	S63°01'47"W	38.57'
T22	S00°38'15"W	56.00'	T46	S13°19'06"W	35.75'
T23	S90°00'00"W	12.11'	T47	S40°15'11"W	32.03'
T24	S00°00'00"W	40.00'			

CURVE DATA													
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	16°25'20"	47.76'	94.87'	331.00'	94.55'	N64°37'00"E	C21	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E
C2	81°27'40"	21.51'	35.54'	25.00'	32.63'	S82°51'49"E	C22	98°30'18"	32.87'	48.69'	28.32'	42.91'	S10°37'12"E
C3	16°47'22"	62.04'	123.20'	420.42'	122.76'	S31°49'46"E	C23	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E
C4	32°23'41"	137.98'	268.56'	475.00'	265.00'	N24°01'36"W	C24	29°29'51"	39.49'	77.22'	150.00'	76.37'	S43°33'53"E
C5	19°01'32"	70.26'	139.23'	419.30'	138.59'	N49°44'12"W	C25	26°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E
C6	74°17'18"	37.88'	64.83'	50.00'	60.38'	S31°12'00"W	C26	51°35'22"	4.83'	9.00'	10.00'	8.70'	S23°55'18"W
C7	10°51'46"	30.95'	61.72'	325.52'	61.62'	S68°54'46"W	C27	68°40'35"	19.13'	33.56'	28.00'	31.59'	S15°22'44"W
C8	14°33'41"	33.42'	66.49'	261.62'	66.31'	S56°12'02"W	C28	23°30'50"	14.15'	27.91'	68.00'	27.71'	S07°12'09"E
C9	17°09'15"	30.31'	51.17'	38.00'	47.39'	S10°20'35"W	C29	56°18'27"	6.42'	11.79'	12.00'	11.32'	S32°42'30"W
C10	60°45'58"	29.31'	53.03'	50.00'	50.58'	S02°08'55"W	C30	81°45'22"	15.08'	23.44'	22.00'	28.83'	S19°55'33"W
C11	48°32'23"	23.45'	44.05'	52.00'	42.75'	S08°15'42"W	C31	29°28'47"	10.52'	20.58'	40.00'	20.35'	S06°16'14"E
C12	30°34'32"	13.67'	26.68'	50.00'	26.37'	S00°43'14"E	C32	40°21'51"	156.22'	299.41'	425.00'	293.25'	N20°02'31"W
C13	40°51'09"	26.14'	50.94'	70.00'	49.88'	S05°54'31"E	C33	01°58'09"	33.09'	66.07'	475.00'	66.01'	S03°50'40"E
C14	35°03'25"	18.95'	36.71'	60.00'	36.14'	S08°51'35"E	C34	26°19'22"	9.35'	18.38'	40.00'	18.22'	N32°34'28"E
C15	28°37'00"	15.30'	29.91'	60.00'	29.66'	S05°38'22"E	C35	42°23'58"	9.70'	18.50'	25.00'	18.08'	N40°36'46"E
C16	35°00'21"	6.31'	12.22'	20.00'	12.03'	S02°26'39"E	C36	13°34'43"	56.79'	113.05'	477.00'	112.78'	N68°36'06"E
C17	61°41'18"	8.96'	16.15'	15.00'	15.38'	S45°54'14"W	C37	25°01'32"	93.88'	184.76'	423.00'	183.29'	N62°42'42"E
C18	120°23'28"	61.10'	73.54'	35.00'	60.74'	S16°33'09"W	C38	40°21'51"	174.60'	334.63'	475.00'	327.75'	N20°02'31"W
C19	44°16'50"	4.07'	7.73'	10.00'	7.54'	S21°30'10"E	C39	00°39'41"	2.45'	4.91'	425.00'	4.91'	N12°59'15"E
C20	92°27'01"	26.09'	40.34'	25.00'	36.10'	S45°35'18"E							



PRELIMINARY PLAT OF THE WILDERNESS AT HIGH DESERT

(TRACT 13, OS-2 & OS-3)

ALBUQUERQUE, NEW MEXICO

OCTOBER, 2002

SHEET 1 OF 2

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE TRACT 13 (INTO 110 LOTS, FOUR PRIVATE OPEN SPACE TRACTS AND ONE FUTURE DEVELOPMENT TRACT), REPLAT TRACTS OS-2 AND OS-3 (PRIVATE OPEN SPACE), VACATE PUBLIC EASEMENTS AND RIGHT-OF-WAY, GRANT EASEMENTS AND DEDICATE PUBLIC RIGHT-OF-WAY. THE REPLATING OF TRACTS OS-2 AND OS-3 (PRIVATE OPEN SPACE) IS A CONDITION OF APPROVAL OF THE VACATION AND RELOCATION OF PUBLIC RIGHT-OF-WAY. THE VACATION OF PUBLIC EASEMENTS AND IS NECESSARY IN ORDER TO INCORPORATE A SMALL PORTION OF TRACT 13 INTO TRACT OS-2.

NOTE:

DESCRIPTION OF EASEMENTS ON TRACT 13 ARE SHOWN ON SHEET 2

○ Keyed Note Table

4 EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT FILED: JUNE 29, 1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

5 EXISTING 60' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS FILED: JUNE 29,1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

6 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN FILED: JUNE 29.1982 (C19-183)

15 PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

16 EXISTING FLOATING DESILTING BASIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: NOVEMBER 23. 1993 (93C-325) TO BE VACATED VACATION ACTION AND FINAL PLAT

17 EXISTING FLOATING PARKING LOT EASEMENT GRANTED TO THE USDA FOREST SERVICE FILED: NOVEMBER 23. 1993 (93C-325)

18 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

19 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

20 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

30 A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION FILED: NOVEMBER 12. 1993 DOC. NO. 93128205 BOOK NO. 93-32. PAGES 3894-3918 TO BE VACATED BY VACATION ACTION AND FINAL PLAT

⑪ EXISTING TRACT BOUNDARY TANGENT DATA TO BE VACATED

ID	BEARING	DISTANCE
T1	S42°35'30"W	56.44'
T2	N40°13'26"W	133.04'
T3	N00°08'24"E	118.23'
T4	S64°02'12"W	62.36'
T5	S00°08'24"W	145.66'
T6	N40°13'26"E	125.98'
T7	S45°44'09"W	47.06'
T8	S78°08'14"W	226.38'
T9	S44°10'41"W	127.01'

(C1) EXISTING TRACT BOUNDARY CURVE DATA TO BE VACATED

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	40°21'50"	175.10'	335.63'	476.42'	328.73''	N20°02'31"W
C2	40°21'51"	154.53'	296.18'	420.42'	290.05'	S20°02'31"E

LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.7422 AC PUBLIC RIGHT-OF-WAY TO BE VACATED WITH THE FINAL PLAT, AND ADDED TO OS-2A PLUS SUBTRACTED FROM OS-3
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VAVCATION ACTION AND FINAL PLAT

SURVEY NOTES:

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

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DATE 10/24/02

GENERAL NOTES

1. EXISTING ZONING: SU-2 HD/R-R
   TRACT 13
   PROPOSED DEVELOPMENT:
   SINGLE FAMILY DETACHED : UNITS 1, 2 & 3
2. DESCRIPTION: TRACT 13 THE WILDERNESS AT HIGH DESERT

TOTAL SUBDIVISION ACREAGE:
TRACT 13 72.5894 ACRES

UNIT 1 - WILDERNESS ESTATES	37.8826 ACRES
UNIT 2 - WILDERNESS VILLAGE	22.4769 ACRES
UNIT 3 - WILDERNESS COMPOUND	6.4293 ACRES
TRACT 13C - (PRIVATE OPEN SPACE)	11.2815 ACRES
TRACT 13B-1 - (FUTURE DEVELOPMENT)	3.9653 ACRES
TRACT 13B-2 - (PRIVATE STREETS)	1.2124 ACRES
TRACT 13B-3 - (PRIVATE OPEN SPACE)	0.3268 ACRES
TRACT 13B-4 - (PRIVATE OPEN SPACE)	0.2332 ACRES
TRACT 13B-5 - (PRIVATE OPEN SPACE)	0.4910 ACRES

TOTAL PRIVATE OPEN SPACE ACREAGE

OS-2A	86.3214 ACRES
OS-3A	22.9331 ACRES

TOTAL NUMBER OF LOTS UNIT 1:	27
TOTAL NUMBER OF LOTS UNIT 2:	57
TOTAL NUMBER OF LOTS UNIT 3:	26
TOTAL NUMBER OF LOTS	110

PROPOSED DENSITY:

UNIT 1	0.7127 D.U./AC.
UNIT 2	2.5359 D.U./AC.
UNIT 3	4.0440 D.U./AC.

3. UNIT 1:
   MINIMUM NET LOT AREA 0.50 ACRES
   UNITS 2:
   MINIMUM NET LOT AREA 0.18 ACRES
   UNIT 3:
   MINIMUM NET LOT AREA 0.13 ACRES
   UNIT 1:
   LOTS SHALL HAVE A
   FLOOR RATIO OF: 0.30 MAXIMUM
   UNIT 1:
   BUILDING ENVELOPES SHALL BE: 12.000 SF
   UNIT 1:
   DISTANCE BETWEEN BUILDING
   ENVELOPES AND LOT LINES: 10' MINIMUM
   RIGHT-OF-WAY: 20' MINIMUM

GENERAL NOTES FOR UNITS 1, 2 & 3

1. NO WOOD BURNING FIREPLACE WILL BE PERMITTED : ALL FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.
2. ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH SU-2 HD/R-R ZONING. TYPICAL: 15' FRONT YARD (20' AT GARAGE), 5' SIDE YARD AND 15' BACKYARD.
3. ALL STREETS IN UNITS 1 & 2 ARE TO BE PUCLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.
4. THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
5. ALL SUBSURFACE STORM DRAINS, SANITARY SEWER AND WATER UTILITIES IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

GENERAL NOTES FOR UNIT 1

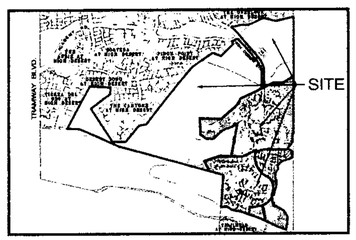
1. A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS UNIT 1 OF THE WILDERNESS AT HIGH DESERT, EXCEPT WITHIN THE BUILDING ENVELOPES AND RIGHT-OF-WAYS, SHALL BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT

GENERAL NOTES FOR UNIT 3

1. ALL STREETS WITHIN UNIT 3 (TRACT 13B-2) OF THE WILDERNESS AT HIGH DESERT ARE PRIVATE, AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION.
2. TRACT 13B-2 (PRIVATE STREETS WITHIN UNIT 3 OF THE WILDERNESS AT HIGH DESERT) ARE SUBJECT TO A PUBLIC SANITARY SEWER, WATER, SUBSURFACE STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT.
3. TRACT 13B-2 (PRIVATE STREETS WITHIN UNIT 3 OF THE WILDERNESS AT HIGH DESERT) ARE SUBJECT TO A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THROUGH 26 IN UNIT 3 OF THE WILDERNESS SUBDIVISION. TRACT 13B-2 IS TO BE RESERVED FOR AND GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION AND ITS ASSIGNS BY SEPARATE DOCUMENT.

OWNER:

HIGH DESERT INVESTMENT CORPORATION. — DATE 10.24.02
DOUGLAS H. COLLISTER — PRESIDENT



LOCATION MAP
ZONE ATLAS MAP NO. F-23
NOT TO SCALE

P:#00265#CDP#GENERAL 00265PREPLAT2.DGN

BHI JOB NO. 03 0103

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Keyed Note Table

1 EXISTING 40'x40' OBSTACLE EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE) DOC: NO. 93-069101 FILED: JUNE 30, 1993 BOOK: 93-17, PAGES 2845-2853

2 EXISTING 20' HIKING AND BIKING EASEMENT GRANTED TO THE U.S. FOREST SERVICE DOC. NO. 93-06901 FILED: JUNE 30,1993 BOOK:93-17, PAGES 2845-2853

3 TRIANGULAR SWITCHBACK EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE) DOC. NO. 93-06901 FILED: JUNE 30, 1993 BOOK:93-17, PAGES 2845-2853

4 EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT FILED: JUNE 29, 1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT

5 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS FILED: JUNE 29,1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

6 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN FILED: JUNE 29,1982 (C19-183)

7 PROPOSED 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

8 PROPOSED 20' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

9 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

10 PROPOSED 30' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

11 PROPOSED 40' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

12 PROPOSED 30' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

13 PROPOSED PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

14 PROPOSED 15' ACCESS EASEMENT TO BE GRANTED TO AMAFCA WITH THE FINAL PLAT

15 PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

18 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

19 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

20 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

21 PROPOSED 25' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

22 PROPOSED 20' STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

23 PROPOSED 25' PRIVATE ACCESS EASEMENT TO BE GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION

24 PRIVATE TRACTS TO BE RESERVED FOR AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.

25 PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

26 A PROPOSED FLOATING 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT. THIS EASEMENT IS TO BE DEFINED AND CONFINED WITH FUTURE PLATTING.

27 PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

28 PROPOSED 20' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

29 PROPOSED 20' PRIVATE RECIPROCAL ACCESS & DRAINAGE EASEMENT SHARED & MAINTAINED BY THE OWNERS OF THE TWO ADJACENT LOTS TO BE CREATED WITH THE FINAL PLAT

30 A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION FILED: NOVEMBER 12, 1993 DOC. NO. 93128205 BOOK NO. 93-12, PAGES 3894-3918 TO BE VACATED BY VACATION ACTION AND FINAL PLAT

31 PROPOSED 30' WIDE PRIVATE ACCESS EASEMENT TO BE CREATED WITH THE FINAL PLAT

32 PROPOSED 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FINAL PLAT. (TYP.)

33 PROPOSED 20' PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION. TO BE GRANTED WITH THE FINAL PLAT (TYP.)

NOTES:
1. SEE SHEET 1 FOR GENERAL NOTES
2. SEE SHEET 1 FOR SURVEY NOTES
3. SEE SHEET 1 FOR CURVE AND TANGET DATA

LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.1434 AC TO BE ADDED TO OS-2A FROM TRACT 13
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VACATION ACTION AND FINAL PLAT

N

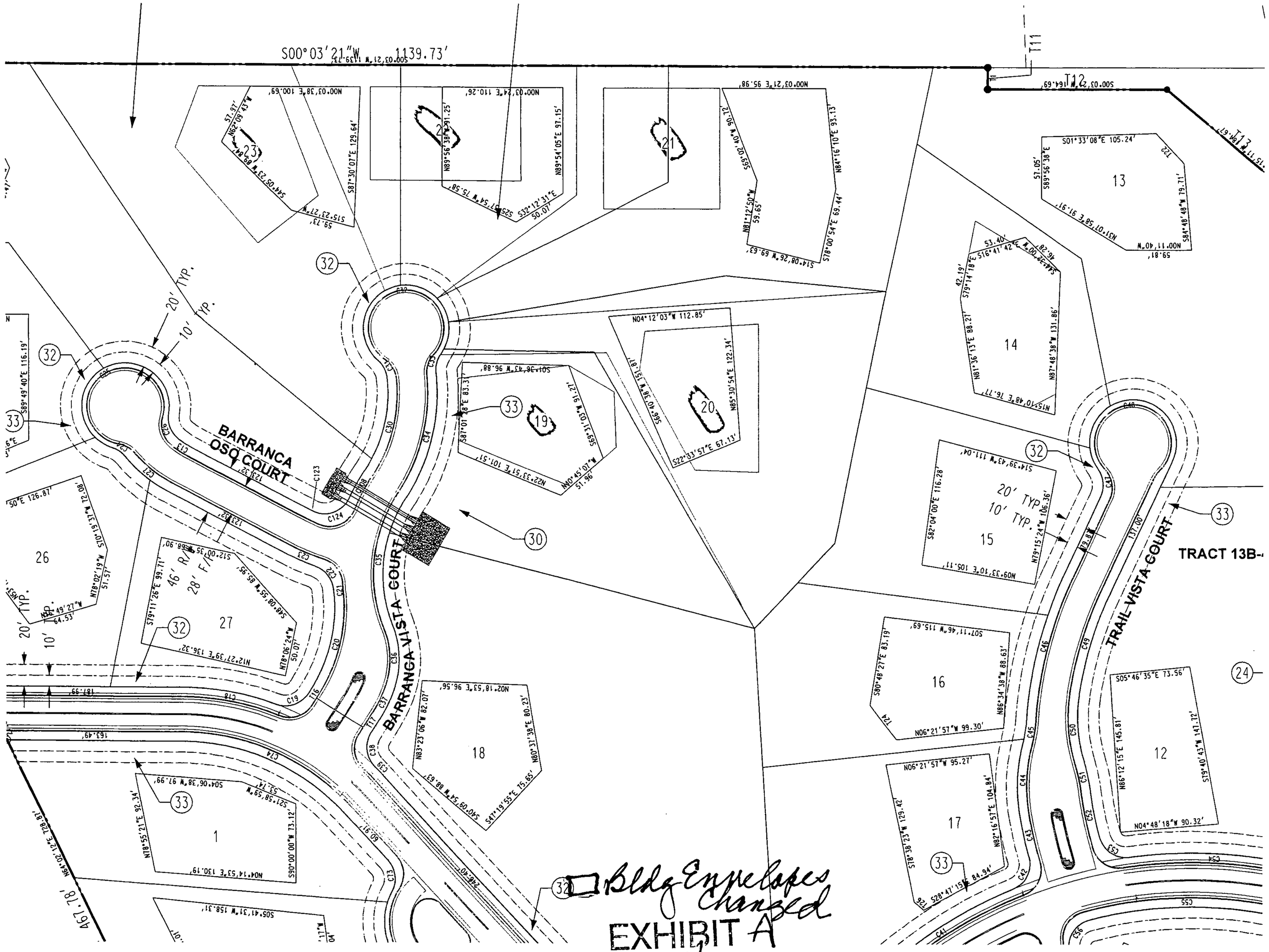
100 50 0 100
SCALE: 1"=100'
(HORIZ.)

PRELIMINARY PLAT OF THE WILDERNESS AT HIGH DESERT

(TRACTS 13, OS-2 & OS-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002

SHEET 2 OF 2

P:\00265\CDP\GENERAL


S00°03'21"W 1139.73'
BARRANCA OSO COURT
BARRANCA VISTA COURT
TRAIL VISTA COURT
20' TYP.
10' TYP.
TRACT 13B-
Bldg Envelopes Changed
EXHIBIT A
Date 4/9/03

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

AGENDA NUMBER: 2
ENVIRONMENTAL PLANNING COMMISSION
FEBRUARY 13, 2003

02EPC- 01924 Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

Garcia/Kraemer & Associates, appeals the Development Review Board's approval of the Preliminary Plat approval for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW) (F-23)

DEVELOPMENT REVIEW BOARD'S COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FEBRUARY 13, 2003:

Request Summary:

This is an appeal of the December 4, 2002, Development Review Board action approving the Preliminary Plat, listed as Application #02DRB-01650 and referenced above.

The appellant is the Glenwood Hills Neighborhood Association (GHNA), represented by Garcia/Kraemer and Associates.

Background/Analysis:

At the November 20, 2002, Development Review Board (DRB) meeting, the preliminary plat for Tract 13 in the Wilderness @ High Desert was deferred for two weeks after several area residents expressed concern with the development shown on the plat.

During these two weeks, High Desert Investment Corporation agreed to meet with the residents to try and address their concerns.

Prior to the November 20, 2002 meeting, Roger Green, Acting DRB Chairperson, received a letter from Consensus Planning dated November 19, 2002, outlining the concerns of a "number of existing neighbors". These concerns include insufficient buffers between the proposed development, the rock outcrop and the Embudito Arroyo as well as grading issues. Just before the December 4, 2002, DRB meeting, Mr. Green received another letter from Consensus Planning stating High Desert Investment Corporation had satisfied these residents' concerns.

At the December 4, 2002, DRB meeting, the preliminary plat for Tract 13 of The Wilderness @ High Desert was approved with two conditions: (1) The lot configuration was to be in accordance with Exhibit E. The grading & drainage plan was to be amended accordingly. (2) The bulk land plat was to be filed prior to the filing of this plat. A 4 acre parcel of land, Tract 13B-1, was identified on the preliminary plat as "future development by separate submittal".

This approval occurred after the DRB members again heard several residents of the area express their concerns summarized as follows:

- building of homes adjacent to the rock outcrop identified in HDSP as Conservation Trust Easement, would prefer an additional 200'setback
- the high density of the planned homes and their planned close proximity to the rock outcrop, Bear Canyon and Embudito Arroyo open space areas
- residents of the higher density area will have to travel through lower density estate neighborhoods to get to and from their homes
- lower density development to the south & higher density development to the north was preferred, just the opposite of what the preliminary plat showed
- the detrimental effect of higher density development on the wildlife

Appeal:

The appellant lists three reasons for the appeal.

1. *The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan.*

As approved, the preliminary plat approved by DRB on December 4, 2002 is in compliance with the HDSDP. Tract 13 is zoned SU-2 HD/R-R in the High Desert Sector Development Plan (HDSDP). Permissive uses are listed as the same as the HD.R-G zone in the HDSDP. If Tract 13 were developed in accordance with the maximum densities of this zone, the total number of units could total 300 maximum.

High Desert Investment Corporation (HDIC) is proposing to build 110 units total. The densities proposed adjacent to the Bear Canyon Arroyo Open Space and to the trail adjacent to the Cibola National Forest are allowed by the HDSDP zoning for Tract 13.

2. The proposed subdivision plat includes a 4± acre tract at the Southeast corner of the subject property that is identified for future development.

The High Desert SDP defines the zoning for Tract 13 of which Tract 13B-1, the 4 acre tract in question, is a part. Map 12 in the HDSDP shows Tract 13 as SU-2 HD/R-R.

The HDSDP defines the permissive uses in this zone when pursuant only to the SDP as uses permissive in the HD/R-G zone. These uses are residential, neighborhood commercial and institutional, specifically mentioned are church uses.

The preliminary plat approved by DRB shows residential platting for 110 units for Tract 13 with the exception of Tract 13B-1, the 4 acre tract marked for future development.

Any uses for Tract 13B-1 other than those presently allowed by zoning in the sector plan would require an amendment to the sector plan or submittal of a site plan and landscaping plan to EPC. Should this occur, public notification is required. If changes to the public infrastructure were required, this would occur at the time of the submittal.

3. Although the proposed plat does not seem to include provision for any future road connection between Tract 13 and the Trailhead Subdivision or Glenwood Hills Subdivision, there is significant fear in the GHNA of a future street connection across or through the Bear Canyon Open Space.

With the zoning in place in the HDSDP, there is no need for a road connection across or through the Bear Canyon Arroyo Open Space. The HDSDP clearly identifies the significant roadways that are to be constructed. This "future street connection" would require an amendment to the sector plan. A public hearing is required for that amendment.

Findings:

Under Section 14-14-8-3 of the Subdivision Ordinance, the basis for an appeal of DRB action is one or more of the following:

- Error in applying adopted city plans, policies and ordinances in arriving at the decision;
- Error in the appealed action or decision, including its stated facts:
- Error in acting arbitrarily or capriciously or being manifestly abusive of discretion.

Appellant claims in their three bases of appeal that there was an error in applying City plans, policies or ordinances. There was no error by the City in this regard for these reasons:

- The residential lot layout of the DRB approved preliminary plat for Tract 13 is in compliance with the High Desert Sector Development Plan.
- It is permissible to show a subdivision plat with a portion of a tract indicated for "future development". Plans of development of the portion of the tract so marked do not have to be revealed at the time of platting the rest of the tract.
- Guarantees prohibiting future road connections are not required in this particular case for plat approval.

RECOMMENDATION: **DENIAL OF Appeal Application 02EPC-01924 Project #1002315, Application #02DRB-01650 Preliminary Plat Approval,** based on the preceding Summary/Findings.

Sheran Matson, AICP, Chair
Development Review Board

DRB RESPONSE
TO
GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION
2/13/03 APPEAL

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   - July 12, 2002 Lawrence Kline Letter to Ellen Concini/ Clarification of Tract 13 HD/R-R Zoning 32 - 35

4. DRB Information
   - Action Sheet for 11/20/02 Hearing 36 - 37
   - Official Notice 11/21/02 38 - 39
   - Official Notice 12/5/02 40 - 41
   - DRB Minutes of 11/20/02 Hearing 42 - 48
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5. 11/19/02 & 12/3/02 Consensus Planning Letters on Behalf of Concerned Neighbors to Roger Green, Acting DRB Chair 71 - 73

6. Wilderness @ High Desert Prelim. Plat (Agenda Attachment)

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form Z

ZONING

___ Annexation & Zone Establishment
___ Sector Plan
___ Zone Change
___ Text Amendment

APPEAL / PROTEST of... A

X 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: GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION PHONE: 296-9399
ADDRESS: P.O. BOX 20101 FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL:
Propnetary interest in site: NEIGHBORHOOD ASSOCIATION WITHIN 600 FT OF SUBJECT PROPERTY
AGENT (if any): GARCIA | KRAEMER & ASSOCIATES PHONE: 242 5566
ADDRESS: 200 LOMAS NW SUITE 1111 FAX: 242 9028
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
DESCRIPTION OF REQUEST: APPEAL OF MAJOR-PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No. 13 Block: Unit:
Subdiv. / Addn. HIGH DESERT AKA THE PRELIMINARY PLAT WILDERNESS AT HIGH DESERT
Current Zoning: SU-2, HD, R-R Proposed zoning:
Zone Atlas page(s): F-23 No. of existing lots: 1 No. of proposed lots: 111
Total area of site (acres): 73 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___. but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill?
UPC No MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: and

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): PROJECT #1002315, 02 DRB 01650

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: DATE 12/19/02

SIGNATURE William L Kraemer ___ Applicant X Agent

(Print) WILLIAM L KRAEMER

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
02 EPC - - 01924	Appeal	A	$ 190.-
			$
			$
			$
	Notice		$ 50.-
			Total
			$ 240.-

Hearing date 2-20-03 (APPL 02-01650)

12/19/02
Planner signature / date

Project # 1002315

APPEAL 5

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

☐ DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

☐ CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

☐ ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF
☐ DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER
☒ DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

☐ DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION
☐ ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL
☐ DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

✓ Project number of case being appealed; 1002315

✓ Application number of case being appealed; 02 DRB 01650

✓ Reason for the appeal *
✓ Appellant's basis of standing as an appellant *
✓ Letter of authorization from the appellant if this application for appeal is submitted by an agent
✓ Copy of the Official Notification of Decision regarding the matter being appealed
✓ Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code §14-16-4-4*. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

WILLIAM L. KRAEMER
Applicant name (print)

William L Kraemer 12/19/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02EPC - - 01924
- -
- -

JM 12/19/02
Planner signature / date

Project # 1002315

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

REASON FOR APPEAL

02 DRB-01650 Project # 1002315
Glenwood Hills Neighborhood Association

This is an appeal of approval by the Development Review Board (DRB) of a Major-Preliminary Plat for HIGH DESERT INVESTMENT CORP Tract 13, THE WILDERNESS @ HIGH DESERT zoned SU-2, HD, RR under the High Desert Sector Development Plan.

STANDING:

The Glenwood Hills Neighborhood Association (GHNA) is a recognized Neighborhood Association by the City of Albuquerque Office of Neighborhood Coordination. The subject property is located within 600 feet of the boundaries of GHNA. Pursuant to § 14-14-8-2 of the Subdivision Ordinance GHNA has standing to bring this appeal.

BASIS OF APPEAL:

The DRB erred in their December 4, 2002 approval of the above referenced Major-Preliminary Plat in applying adopted city plans, policies and ordinances in arriving at the decision.

The issues raised by this appeal are as follows:

1). The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan. The Sector Plan in Section 3.1 recognizes that "Completing the transition from urbanized to natural open space areas...and relating appropriately to the character of the land and land uses..." is the primary planning goal. Section 3.2 calls for "leaving the least dense residential areas at boundaries with natural open space areas" as a way of providing a buffer or transition between development and open space. The preliminary plat as approved locates higher density lots adjacent to the Bear Canyon Arroyo Open Space and to the trail adjacent to the National Forest. GHNA asserts that the proposed subdivision should be reconfigured so that the larger, lower density lots can be used as transition or buffer to the open space and trail area.

2.) The proposed subdivision plat includes a 4 ± acre tract at the Southeast corner of the subject property that is identified for future development. That tract is apparently not proposed as a single large lot for residential development. GHNA asserts that plans for development of this parcel should be identified or it should be platted at this time for large lot development. The adequacy of the public

infrastructure i.e., streets, drainage improvements, and water and sewer can not be adequately assessed without clarification of the ultimate use of this parcel.

3.) Although the proposed plat does not seem to include provision for any future road connection between Tract 13 and the Trailhead Subdivision or Glenwood Hills Subdivision, there is significant fear in the GHNA of a future street connection across or through the Bear Canyon Open Space. The GHNA requests that the subdivision plat approval be conditioned upon adequate guarantees that would run with the land and prohibit any future road connections that could severely impact the Glenwood Hills Subdivision.

CONCLUSION

The GHNA has formed a committee of its residents that hopes to meet with High Desert Investment Corp, its partners and agent to attempt resolution of the issues raised herein. However, if negotiated resolution is not achieved, GHNA respectfully requests that the Environmental Planning Commission overturn the decision of the DRB or remand this matter back to the DRB to make appropriate modifications to the Preliminary Plat.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-5-02

5. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23)

At the December 4, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 12/4/02 and approval of the grading plan engineer stamp dated 10/25/02 the preliminary plat was approved with the following conditions:

CONDITIONS:

1. The lot configuration shall be in accordance with Exhibit E. The Grading and Drainage Plan shall be amended accordingly.

2. The Bulk Land Plat shall be filed prior to this plat being filed.

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

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

If you wish to appeal this decision, you must do so by December 19, 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).

ALBUQUERQUE
NEW MEXICO
1706

OFFICIAL NOTICE
PAGE TWO

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 A Green

Roger Green
Acting, DRB Chair

Cc: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Schiabor, 9400 Corona NE, 87122
Angela & Scott Ness, 13213 Manitoba Dr NE, 87111
Sharman & James Carpenter, 13217 Manitoba Dr NE, 87111
Betsy Womack, 13105 Canyon Edge Trail NE, 87111
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION

12925 Manitoba Drive - Albuquerque, New Mexico 87111

December 19, 2002

City of Albuquerque
Planning Department
Land Development Coordination Division
Environmental Planning Commission

RE: Project #1002315
02DRB-01650 Major-Preliminary Approval

To Whom It May Concern:

The purpose of this letter is to notify you that the Board of Directors of the Glenwood Hills Neighborhood Association (GHNA) held a meeting regarding the above referenced matter on December 17, 2002. That meeting was open to the public and the general membership of the association. Doug Collister, representing High Desert Investment Group attended this meeting.

After lengthy discussion and a question and answer session, the Board took the following actions based upon unanimous consensus of the general membership of GHNA in attendance.

1. Authorized an appeal of the DRB's Preliminary Plat approval for Tract 13 High Desert.
2. Authorized Garcia/Kraemer & Associates to act as GHNA's agent to pursue this appeal.
3. Formed a committee to enter into negotiations with the developer to attempt to resolve issues regarding the subdivision of Tract 13 High Desert.

Sincerely,

Jerry Hausner, President
Glenwood Hills Neighborhood Association

//

HIGH DESERT

February 5, 2003

Jeff Jesionowski, Chair
Environmental Planning Commission
City of Albuquerque

RE: High Desert Investment Corporation
Response to Appeal DRB Major Preliminary Plat Approval of The Wilderness at High Desert
02 DRB-01650 Project # 1002315
Appeal 02-01650 By The Glenwood Hills Neighborhood Association

Dear Mr. Jesionwski:

I write in response to the appeal of the above reference appeal by the Glenwood Hills Neighborhood Association. I appreciate the opportunity give some background and then to address the specific issues listed in the appeal.

Background

Even before any planning for High Desert took place, Albuquerque Academy (Academy) made sure that the face of the Sandia Mountains was preserved free of development and will always remain open to the public. The 987 acres that comprise the master planned community of High Desert, is the remainder of 8,748 acres that Academy originally owned. That original property extended from Tramway Boulevard to the crest of the Sandia Mountains. In July of 1982, Academy ensured that the most significant portion of this magnificent land would be preserved in pristine condition. Academy preserved for all time the scenic, ecological, and recreational qualities of the west face of the Sandia Mountains, and the foothills east of High Desert, by selling 7,761 acres to the City of Albuquerque. The City immediately traded 7,120 acres to the federal government, in exchange for surplus federal land in New Mexico. The land the federal government acquired became part of the Cibola National Forest and Sandia Mountain Wilderness, with the City retaining 640 acres (Simms Park/Elena Gallegos Picnic Ground), which it placed in the City of Albuquerque Open Space system. Thus, the largest and most significant portion of the original Academy property east of Tramway has been preserved in perpetuity, with it stewardship in the hands of the federal government and the City, for the benefit of the wildlife and the public.

At the time of the sale to the City, Academy retained ownership of 987 acres directly east of Tramway Boulevard for later development. These lands have become the master planned community of High Desert. It was acknowledged by the City in the 1982 agreement between the City and Academy that the property was retained for development and that the City would cooperate with the Academy as follows:

> *"The Academy is planning to develop the Retained Property. The City will cooperate with the Academy to permit development on the Retained Property consistent with orderly planning, including, without limitation, the construction of a reservoir as discussed herein, the approval of proper zoning for the development, the supplying of normal municipal services, including water and sewer services, and the approval of reasonable density requirements on those parcels on which dwelling units will be constructed, all subject to annexation and regular capital improvements programming."*

Since the inception, in 1991, of High Desert Investment Corporation (HDIC), a wholly owned, for profit subsidiary of Academy, the development, including land uses and zoning have been made public in over twenty public meetings, including numerous meetings with the Glenwood Hills Neighborhood Association. All documents, marketing material and maps have consistently included Tract 13 (The Wilderness) as a tract of land in High Desert that would be developed with land uses consistent with the zoning approvals.

The approach of HDIC to the development of High Desert, including the Wilderness, exceeds typical development practices by voluntarily undertaking environmental evaluations, which examine a wide range of issues including a

High Desert Investment Corporation
13000 Academy Road, NE Albuquerque, NM 87111
tel: 505 823-9360 *fax:* 505 823-9611
e-mail: info@high-desert.com

February 5, 2003

Jeff Jesionowski, Chair
Environmental Planning Commission
City of Albuquerque

RE: High Desert Investment Corporation
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02 DRB-01650 Project # 1002315
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The approach of HDIC to the development of High Desert, including the Wilderness, exceeds typical development practices by voluntarily undertaking environmental evaluations, which examine a wide range of issues including a

complete survey of plants and wildlife, soils and topography, hydrology and water quality, drainage, archaeological sites, water conservation and much more.

In addition to transferring the 7,761 acres to the City, an additional 15+ acres (Tracts OS-5, OS-6, G-1A and L-1) have been deeded to the City in the vicinity of the Wilderness that is now used as open space or for other city purposes. In addition HDIC owns 119.74 acres (OS-2A, OS-3A, OS-4 and 13C) directly adjacent to the Wilderness, which will be deeded to the High Desert Residential Owners Association, as public open space, when the Wilderness construction project is complete.

The Foothills Trail #365 was located in a joint effort of HDIC, USFS, City Open Space Division and the City Trails Taskforce in the Embudito Arroyo and in what became the City Open Space Tract OS-5. The trail location in Tract OS-5 was used to establish the property boundary with Tract 13. All parties involved in the location of the trail were aware of the zoning and land uses possible for Tract 13.

HDIC granted "floating" public trail easements to the City through Bear Canyon Arroyo and Embudito Arroyo tracts owned by HDIC at the time High Desert was annexed into the City, with the further agreement to "fix" the location of those public trail easements with the consent of the City. In attempting to fix the public trail easement in Tract OS-4, which is the Embudito Arroyo, the City, after consultation with the City Attorney declined to accept a fixed easement because of liability and maintenance responsibilities of having their trail in the center of a active arroyo. Thus, the formal public access through the Embudito Arroyo has never been legally assured. However, as part of the construction of the Wilderness some bank stabilization is required to be built by HDIC on the north bank of the Embudito Arroyo, adjacent to the Wilderness. As part of that construction HDIC suggested and agreed to build the formal trail that is out of the arroyo bottom and thus will not have the liability and maintenance problems associated with it that the City was originally concern with.

A fundamental tenet of the High Desert development plan is the combination of urban development with the preservation and enhancement of the natural arroyos connecting the city to the mountains. The preservation of the major arroyos provides not only visual access to the mountains, but also physical access through a network of well-planned trails created by High Desert in High Desert owned land. The Embudito Arroyo, which separates the Wilderness from Trailhead and Glenwood Hills is owned by High Desert Investment Corporation, as is the major portion of the Bear Canyon Arroyo. High Desert has allowed and will continue to allow access through these tracts and in fact will construct a public trail in the Embudito Arroyo which will be out of the "floodway" of the arroyo. When development is complete in the Wilderness, we will deed these arroyo tracts to the High Desert Residential Owners Association with "open space" easements that will forever preserve these areas for the public. The scenic steep rock outcrops to the east of the Wilderness and the Trailhead Subdivision, originally part of High Desert, were dedicated to the City of Albuquerque Open Space Division, as were a number of other areas within High Desert. All of these areas will be respected and preserved with the development of the Wilderness.

Issue 1 From The Appeal:

Quote from Appeal:

The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan. The Sector Plan in Section 3.1 recognizes that "Completing the transition from urbanized to natural open space areas.... and relating appropriately to the character of the land and land uses..." is the primary planning goal. Section 3.2 calls for "leaving the least dense residential areas at boundaries with natural open space areas" as a way of providing a buffer or transition between development and open space. The preliminary plat as approved locates higher density lots adjacent to the Bear Canyon Arroyo Open Space and to the trail adjacent to the National Forest. GHNA asserts that the proposed subdivision should be reconfigured so that the larger, lower density lots can be used as transition or buffer to the open space and trail area.

The quotes are selective and carefully edited and are from the Issues, Impacts, and Mitigations section of the High Desert Sector Development Plan (Sector Plan). The quotes from Section 3.1 are from the Planning Goals portion of the Sector Plan. The two goals cited are:

- ***"Completing the transition from urbanized to natural open space areas"*** on the eastern side of the city. The goal was a goal for all of High Desert. The plan for the Wilderness helps to complete this transition and responds to this goal.

- ***"Relating appropriately to the character of the land and land uses"*** which surround it. The land use on the north portion of the Wilderness (Wilderness Estates) are large estate lots, utilizing building envelopes to minimize disturbance. These lots are adjacent to the USFS and the Bear Canyon Open Space. The lots on the south and west portion of the Wilderness (Wilderness Village) are comparable in size to lots in Glenwood Hills, Canyons at High Desert and the Trailhead at High Desert. They are adjacent to open space owned by High Desert Investment Corporation and the City of Albuquerque, the western most lots in this area are quite large, range in size from .57 acre to .92 acre. The Open Space Department of the City of Albuquerque has indicated in written and verbal communication with DRB that they find the plan relates appropriately to the city open space. The lots on the most eastern edge of the Wilderness (Wilderness Compound) are designed to have homes clustered in groups of three and four adjacent to private and public open space. This use is specifically acknowledged in Section 3.11 of the Sector Plan. "In the recreation/resort zone (HD-R-R), townhouses surrounded by common public or private open areas may form an adjacent land use. It is interesting to note that the public open space adjacent to the Wilderness Compound was given to the city by High Desert. The design of the Wilderness does respond especially well to the character of the land, respects and preserves the arroyo systems, places the estate lots on the steepest terrain and places the conventionally developed lots on the less steep terrain.

- ***"the primary planning goal"*** This quote from the appeal is the writers opinion. There is no primary planning goal identified in the High Desert Sector Development Plan.

- ***"leaving the least dense residential areas at boundaries with natural open space areas"*** This quote is again edited and selective. The entire sentence reads as follows: "As development approaches the project boundaries to the **north and east,** *(emphasis added)* the density continues to diminish, leaving the least dense residential areas **(generally equivalent to similar development in Sandia Heights)** at boundaries with natural open space. This was clearly intended for the north and east portions of High Desert, not the south and east, or west areas within the development.

- ***"as a way of providing a buffer or transition between development and open space."*** This quote from the appeal is the writer's opinion. This language is not in the High Desert Sector Development Plan.

Some of the other applicable goals from pages 3.1 and 3.2 not cited in the appeal that have relevance are:

- Providing a broad mixture of housing types at various price points to accommodate social and diversity and respond to market demand. The plan for the Wilderness responds to this goal.

- Creating a comprehensive system of public and private open space areas and a walkway and trail network to link residential areas and the neighborhood center together internal to the site. The plan for the Wilderness responds to this goal.

- Creating a hierarchical road system which links residential areas together and connects these residential areas to the neighborhood center rather than dividing the development into private enclaves. The plan for the Wilderness responds to this goal.

Other sections of the Sector Plan that are relevant to this portion of the appeal are:

- Map 10 – Zoning/Land Use Plan – Clearly shows that Tract 13 is zoned SU-2HD/R-R.

- Map 11 – Open Space Plan – Clearly shows Tract 13 developed and the trails that are part of the Wilderness plan.

- Map 6 – Vegetative Communities – Clearly shows that Tract 13 is predominately short grass prairie, similar to the majority of conventionally developed subdivisions in High Desert, with equivalent densities.

- Table 3.A on page 3.4A - This table provides for a maximum of 300 dwelling units in the SU-2 HD-R-R zone. The footnote (#3) notes "The densities for the (se) zone(s) appear low due to the large amount(s) of public or private open space contained in each zone." While the table lists the gross density for the zone at 1.67 units per acre, the footnote makes it clear that the density for the developable acreage would be higher, at 2.85 units per acre. Currently the 72 acres has 110 dwelling units plan, which equals 1.34 units per acre. Although, 4.2 acres, in the extreme Southeast corner has not yet been planned, it is not conceivable that dwelling units on this tract could appreciatively change the density.

- On page 3.5, Scenic Qualities - Notes "Visual access to the mountains to the east and the City and Mesas to the west will be preserved by the preservation of major arroyos as public or private open areas." The Wilderness Preliminary Plat and land plan respects this requirement.

- On page 3.5, Existing Development – Notes "The northern and southern boundaries maintain land use intensities similar to Sandia Heights and Glenwood Hills respectively." The lot sizes in Wilderness Village on the south and west edge are similar or larger than in Glenwood Hills.

- On page 3.7, Impacts And Mitigations – "The fundamental tenet of the plan is the combination of urban development with the preservation and enhancement t of the natural arroyos connecting the city to the mountains." The Preliminary Plat and the land plan respond to this goal.

- On page 3.8, Impacts And Mitigations – "The steep rock outcrops in the southeastern portion of the property, with the exception of "the knoll" will be dedicated as Public Open Space; the knoll will be retained as a natural open area through private easements." The Public Open Space tract was dedicated to the city and the Preliminary Plat and land plan respond to the easement requirement for the knoll.

- Page 3.11 – Forest Service Boundary – "In the recreational/resort zone (HD-R-R), townhouses surrounded by common public or private open areas may form an adjacent land use. This will provide a low density transition to the public lands on the eastern border of the property. " The Preliminary Plat and the land plan for the Wilderness complies with this section.

- Page 4.3 – Section 4.A.6: SU-2 HD-R-R Recreational/Resort Zone – Provides "This zone, unlike the other zones described in this section, does not correspond to any existing zoning classification. It provides for stormwater management; the construction of a golf course; and permits a mixture of dwelling unit types, including a resort/conference center and related commercial facilities. It is subject to the following regulations:

  1. Permissive Uses, when pursuant to only the Sector Development Plan:
     a. Uses permissive in the HD-R-G zone.
  2. Density: If developed as R-G the total number of unit shall not exceed 300. "

The other item that is germane to this portion of the appeal is the letter dated July 12, 2002 to Ellen Concini, City of Albuquerque Zoning Enforcement Manager, requesting her opinion regarding the zoning and land use for Tract 13. The letter, which is a DRB exhibit also notes her concurrence on August 7, 2002 as to the appropriate zoning interpolation. The Preliminary Plat conforms with the zoning outlined in the letter the Zoning Enforcement Manager approved.

Issue 2 From The Appeal:

Quote from Appeal:

The proposed subdivision plat includes a 4+/- acre tract at the Southeast corner of the subject property that is identified for future development. That tract is apparently not proposed as a single large lot for residential development. GHNA asserts that plans for development of this parcel should be identified or it should be platted at this time for large lot

development. The adequacy of the public infrastructure i.e., streets, drainage improvements, and water and sewer can not be adequately assessed without clarification of the ultimate use of this parcel.

The land use for the 4 +/- acres in the extreme southeast area of the Wilderness has not yet been determined. The public and the city will have ample opportunity to review and comment on any proposed Preliminary Plat for this tract. Any development on the tract will comply with all city requirements and the High Desert Sector Development Plan. Any Preliminary Plat for this small tract will take into consideration the public infrastructure capacitates as identified on the Preliminary Plat approved by the DRB on December 4, 2002.

Issue 3 From The Appeal:

Quote from Appeal:

Although the proposed plat does not seem to include provision for any future road connection between Tract 13 and the Trailhead Subdivision or Glenwood Hills Subdivision, there is significant fear in the GHNA of a future street connection across or through the Bear Canyon Open Space. The GHNA requests that the subdivision plat approval be conditioned upon adequate guarantees that would run with the land and prohibit any future road connections that could severely impact the Glenwood Hills Subdivision.

There is no road connection on the Preliminary Plat of the Wilderness across the Embudito Arroyo. There is no road connection from the Wilderness across the Embudito Arroyo planned. The High Desert Sector Development Plan does not provide for a road connection across the Embudito Arroyo. As noted on page 3.11 of the High Desert Sector Development Plan, there shall be no direct access from Trailhead Subdivision across the Embudito Arroyo to Tract 13.

Respectfully submitted.

HIGH DESERT INVESTMENT CORPORATION

Douglas H. Collister
President

Copy Alan Schwartz, EPC Commissioner
John Briscoe, EPC Commissioner
Mick McMahan, EPC Commissioner
Bevin Owens, EPC Commissioner
Susan Johnson, PHD, EPC Commissioner
Larry Chavez, EPC Commissioner
Camilla Serrano, EPC Commissioner
Sheran Matson, DRB Planning

Enclosure
Letter to/from Ms. Ellen Concini, Zoning Enforcement Manager
Open Space DRB Comments, November 18, 2002

HERBERT M. DENISH
AND ASSOCIATES, INC.
URBAN CONSULTANTS

Reviewed & Approved
Ellen Concini 8-07-02
City of Albuquerque
Zoning Enforcement
Concini
Correction
R-T Zone.

July 12, 2002

Ms. Ellen Concini
Zoning Enforcement Manager
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

HAND-DELIVERED

re: High Desert Sector Plan Tract 13
Development of the HD "R-R" Zone

Dear Ms. Concini:

Thanks once again from Kym Dicome and myself for our very informative meeting on June 10th. We continue to study and assess what will actually be developed on the property and it was very helpful to hear your views on the mutually supportive nature of the Zoning Code and Sector Plan.

It is our understanding from our discussion that

- Those portions of Tract 13 not within the open space areas of the sector plan can be developed for residential uses.
- Multiple types of housing can be constructed ranging from single-family detached to "garden apartments".
- These types of residential uses can be intermixed.
- Other uses associated with residences, and as regulated by the Zoning Code and Sector Plan, e.g., some limited commercial uses, parks, and so on, can also be developed. (I have attached a zoning analysis which lists these possibilities.)
- The lot sizes for housing types are governed by the Zoning Code equivalent for that type, e.g. single-family detached must meet the requirements of the R-T zone; apartments the requirements of the R-G zone and the like. Specifically, the smallest lot size for a single-family detached unit would be 3600 square feet with a minimum width of 36 feet; and the smallest for an attached single-family house or townhouse would be 2200 square feet with a minimum width of 22 feet.
- The Sector Plan limits us to a total of not more than residential 300 units of any kind on Tract 13.

Correction R-T zone

500 Marquette NW Suite 850 • PO Box 2040 • Albuquerque New Mexico 87103 • Tel. 505-842-6461 • FAX 505-842-6471

▪ No further zoning review is required for these residential uses; however a subdivision plat will probably be required to be approved by the Development Review Board and structures are subject to the Uniform Building Code and all other applicable regulations of the City.

It is also our understanding that these rules change considerably if we wish to carry out any of the recreation- or resort-oriented uses also allowed by the sector plan:

- These uses include a golf course, uses related to a golf course, a resort or conference center and uses related to a resort or conference center
- Such uses are permissive only pursuant to a "sector plan and a site development/landscaping plan approved by EPC".. We construe this to mean a "Site Development Plan for Building Permit" as defined in the Zoning Code and as regulated by City process.
- Residential units of any type used for commercial renting purposes - hotels, motels, inns, bed-and-breakfasts, etc. - cannot be constructed without approval of such a plan.
- No conference center, resort, golf course, or use related to a golf course, such as a club house, can be constructed without approval of such a plan.

I believe I have completely and accurately summarized the conclusions of our analysis and discussion but I would appreciate your reviewing this letter and the attached analysis with a critical eye and if possible confirm them in writing - a simple countersignature on this letter would serve for our purposes. Whatever my client chooses to do I want to be sure it rests on strong procedural ground.

Again our thanks

Sincerely yours,

Lawrence S. Kline AICP

cc: Ms. Kym Dicome

High Desert Recreational/Resort or "R-R Zone"

The High Desert Sector Plan was adopted by the City Council in 1993, and zoned all of the properties in the Sector Plan area. The Plan created zoning categories specific to High Desert most of which are equivalent to existing City of Albuquerque zoning categories with modifications. The category in question, SU-2 HD/R-R, is specific to High Desert but references the existing City R-G zone. The following is a list of the permitted and conditional uses, lot widths and sizes, and required processing for the R-R zone referencing both the High Desert Sector Plan and the COA Zoning Code. See section 14-16-2-6 of the Zoning Code for definition of terms.

Permissive Uses subject only to the High Desert Sector Plan:

Uses Permissive in the R-G Zone. Those include:

A. (1) Uses Permissive in the R-T Zone
(2) Accessory living quarters
(3) Apartment
(4) Sign, on premise

Uses permissive in the R-T zone include

A. (1) Uses permissive in the R-1 zone, except: agricultural animal keeping; front yard parking of recreational vehicles; hobby breeders; and houses are not limited to one per lot.
(2) Townhouses

Referring back to the R-1 zone, the permissive uses are:

1. House, one per lot
2. Accessory Use:

a. Accessory Structure
b. Agricultural animal keeping
c. Garage and yard sale
d. Antenna, non-commercial
e. Family Care Facility
f. Family Day care home
g. Home Occupation and sign identifying the activity
h. Parking incidental to another use in this zone
i. Recreational vehicle, boat, or boat and boat trailer parking
j. Sign
k. Trailer parking
l. Hobby Breeder

3. Community Residential Program
4. Growing Plants, noncommercial.
5. Private Commons Development
6. Public Park
7. Public School including caretaker's mobile home
8. Public Utility Structure

In addition, the HD R-G section of the sector plan adds the following uses:

a.. Private Park as regulated in HD R-1
b. Private / Public Recreational Trails as regulated in HD R-1
c. Parking Reserve Areas as regulated in HD R-1
d. Townhouses (clustering as regulated by HD R-LT)

The following are "permissive uses when pursuant to the Sector Plan and to a site development plan and landscaping plan approved by the Environmental Planning Commission":

(a) Golf Course
(b) Uses Related to a Golf Course (as listed on page 4.3 of the Sector Plan.)
(c) Resort/Conference Center (as similarly listed)
(d) Uses Related to the Resort Conference Center (as similarly listed)
(e) Signs as regulated in the HD C-1 zone
(e) Conditional Uses in the HD/RLT zone excluding Private Utility Structures.

Additional considerations:

Density: "If developed as R-G, the total number of units shall not exceed 300."

Lot sizes: If developed as R-G, the lot sizes are restricted as follows:

1, Apartments- minimum lot size of 6,000 sq. feet, 60 foot width
2. Townhouse- Minimum lot size of 2200 sq. feet, 22 foot width (from City R-T)
3. House- Minimum lot size of 3600 sq. feet, 36 foot width (from City R-T)

Setbacks: If developed as R-G, the same setbacks apply as listed in the City Zoning Code under R-G (Section 14-16-2-10).

CITY OF ALBUQUERQUE
Parks and Recreation Department
OPEN SPACE DIVISION

November 18, 2002

TO: Roger Green, Acting DRB Chair

FROM: Matt Schmader, Assistant Superintendent, Open Space Division

RE: **Supplemental Agency Comments -- 'The Wilderness at High Desert'**
Project # 1002315; Project # 1002318

The subdivision design appears to be sensitive to the surroundings and is reduced in overall density from the Sector Plan. Several favorable solutions have been proposed including:

- having very few lots bordering on Open Space;
- creating controlled access from the residences; and
- formalizing a trail along Bear Canyon arroyo.

The rock outcrops in Tract 13C will remain as private open space managed by the Homeowner's Association.

City Open Space Division will work with the applicant on wall design, access points, trail development in Bear Canyon, and clarifying easement language.

This is a well-designed submittal.

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

	Supplemental form
ZONING	**Z**
____ Annexation & Zone Establishment	
____ Sector Plan	
____ Zone Change	
____ Text Amendment	
APPEAL / PROTEST of...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: HIGH DESERT INVESTMENT CORP PHONE: 823-9360
ADDRESS: 13000 ACADEMY NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: ~~PRELIMINARY PLAT, GRADING PLAN, SIDEWALK DEFERRAL AND~~ WAIVER, AND VACATION REQUESTS

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

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

Lot or Tract No. TRACT 13 Block: Unit:
Subdiv. / Addn. HIGH DESERT, AKA "THE WILDERNESS @ HIGH DESERT"
Current Zoning: SU-2 HD R-R Proposed zoning:
Zone Atlas page(s): F-23 No. of **existing** lots: 1 No. of **proposed** lots: 110
Total area of site (acres): 72.58 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. ~~1002062490505101~~ 10230129843510101 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF TRAMWAY BLVD. N.E.
Between: SOUTH OF IMPERATA N.E. and WEST OF TRACT A, FOREST SERVICE LAND

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002315/02-1646 SK

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

SIGNATURE DATE

(Print) KEVIN PATTON ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers	Action	S.F.	Fees
02DRB - - 01650	PPA	S(2)	$ 3080.00
- - NOTIFICATION FEE			$ 75.00
02DRB - - 01651	VPROW	✓	$ 300.00
02DRB - - 01652	VPE	✓	$ 380.00
02DRB - - 01653	TDSW	✓	$ 0
02DRB - - 01654	SW	✓	Total $ 0
Hearing date NOVEMBER 20TH '02			$ 3815.00

Bradbert 10/25/02
Planner signature / date

Project # 1002315

23

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) 300.00 / 8 Nov cont. pub. easmt.
- ✓ 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-____-01657
02DRB-____-01652
02DRB-____-01653
02DRB ____-01654

Bdenbert 10/25/02
Planner signature / date

Project # 1002315

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**
- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule) 3080.00
- ✓ Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

KEVIN PATTON
Applicant name (print)

10/25/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB-_____-01650
_____-_____-_____
_____-_____-_____

Planner signature / date

Project # 1002315

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME THE WILDERNESS AT HIGH DESERT

AGIS MAP # F-23

LEGAL DESCRIPTION TRACT 13 HIGH DESERT

XX **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on OCTOBER 25, 2002 [date].

Applicant / Agent

Date

Hydrology Division Representative

10-25-02

Date

XX **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on OCTOBER 25, 2002 [date].

Applicant / Agent

Date

Utilities Division Representative

Date

DRB# 1002315

Bohannan Huston INC.

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

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 25, 2002

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

Re: Preliminary Plat, Grading Plan, Sidewalk Waiver and Deferral and Vacation Request Approval
The Wilderness at High Desert

Dear Janet:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of the Reason/Location of Request for Sidewalk Waiver and Deferral (Exhibit A)
- Twenty four (24) copies of the Reason/Location of request for vacation of the public easement and public right-of-way (Exhibit B)
- Letter from the Office of Neighborhood Coordination
- Zone Atlas Map showing the location of the property
- Forms DR/WS and TIS, and
- Fee in the amount of $3,815.00

Please place this item on the DRB Agenda to be heard on November 20, 2002. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

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

mls
Enclosures

A:msnyder/030103/data/009.pre_plat

27

LAND MAPPING
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: October 23, 2002

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

This letter will serve to notify you that on October 23, 2002 (date)

TO CONTACT NAME: Mary Snyder
COMPANY/AGENCY: Bohannan Huston Inc
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 98-7988

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract 13, High Desert

zone map page(s) E-23.

Our records indicate that as of 10-23-02 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina K Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

CITY OF ALBUQUERQUE

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

APPLICANT: HIGH DESERT INVESTMENT CORP **Date of request:** 10/25/02 **Zone atlas page(s):** F-23

CURRENT:
Zoning SU-2 HD R-R
Parcel Size (acres / sq.ft.) 72.58

Legal Description -
Lot or Tract # TRACT 13 Block #
Subdivision Name HIGH DESERT

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT: **GENERAL DESCRIPTION OF ACTION:** [1]

No construction / development [XX] # of units - 110
New Construction [ ] Building Size - _____(sq. ft.)
Expansion of existing development [ ]

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Loh 10-25-02
TRAFFIC ENGINEER DATE

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

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

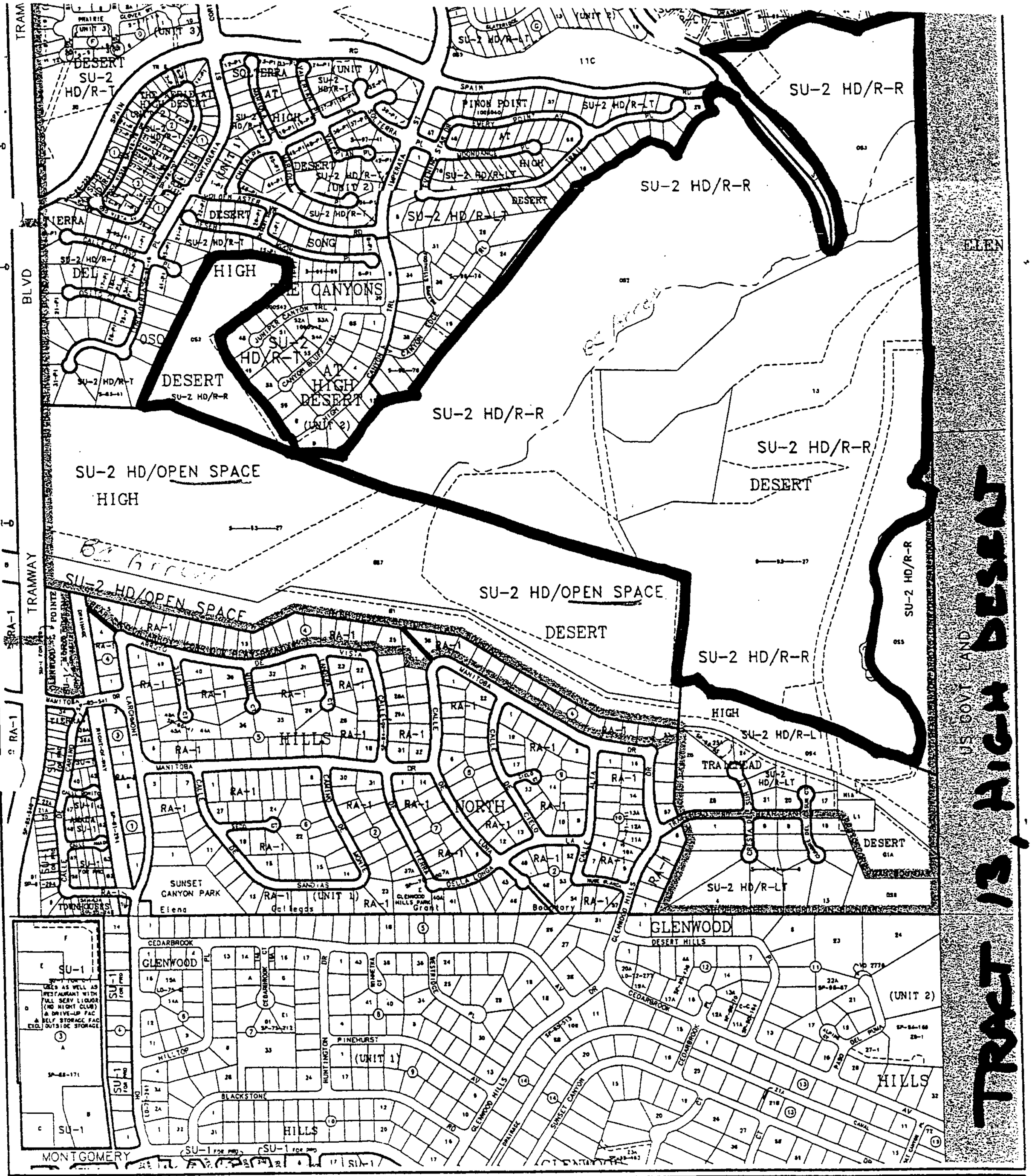
THRESHOLDS MET? YES [X] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [X]
Notes:

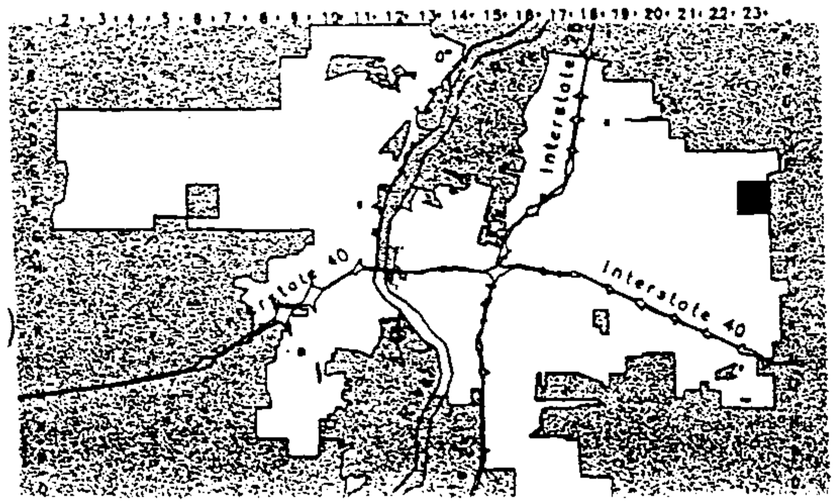
IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

Deferred for EHD. 10/25/02
ENVIRONMENTAL HEALTH DATE

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

TIS	**- SUBMITTED**	___/___/___	Tony Loh	10-25-02
	- FINALIZED	8/___/98 (9) (92)	TRAFFIC ENGINEER	DATE
AQIA	**- SUBMITTED**	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE





30

CITY OF
Albuquerque

A buquerque G eographic I nformation S ystem

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

E-23-Z

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 NOVEMBER 5TH '02 To NOVEMBER 20TH.

5 REMOVAL

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

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

[signature] (Applicant or Agent) 10/25/02 (Date)

I issued 2 signs for this application, 10/25/02 (Date) [signature] (Staff Member)

Rev 11/8/90

DRB CASE NUMBER: 1002315
02DRB-01650-01654

EXHIBIT 5

HERBERT M. DENISH
AND ASSOCIATES, INC.
URBAN CONSULTANTS

Reviewed & Approved
Ellen Concini 8-07-02
City of Albuquerque
ZONING ENFORCEMENT

July 12, 2002

Ms. Ellen Concini
Zoning Enforcement Manager
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

HAND-DELIVERED

re: High Desert Sector Plan Tract 13
Development of the HD "R-R" Zone

Dear Ms. Concini:

Thanks once again from Kym Dicome and myself for our very informative meeting on June 10th. We continue to study and assess what will actually be developed on the property and it was very helpful to hear your views on the mutually supportive nature of the Zoning Code and Sector Plan.

It is our understanding from our discussion that:

- Those portions of Tract 13 not within the open space areas of the sector plan can be developed for residential uses.
- Multiple types of housing can be constructed ranging from single-family detached to "garden apartments".
- These types of residential uses can be intermixed.
- Other uses associated with residences, and as regulated by the Zoning Code and Sector Plan, e.g., some limited commercial uses, parks, and so on, can also be developed. (I have attached a zoning analysis which lists these possibilities.)
- The lot sizes for housing types are governed by the Zoning Code equivalent for that type, e.g. single-family detached must meet the requirements of the R-T zone; apartments the requirements of the R-G zone and the like. Specifically, the smallest lot size for a single-family detached unit would be 3600 square feet with a minimum width of 36 feet; and the smallest for an attached single-family house or townhouse would be 2200 square feet with a minimum width of 22 feet.
- The Sector Plan limits us to a total of not more than residential 300 units of any kind on Tract 13.

Correction R-T zone

500 Marquette NW Suite 350 • PO Box 2001 • Albuquerque New Mexico 87103 • Tel 505-842-6461 • FAX 505-842-6471

• No further zoning review is required for these residential uses; however a subdivision plat will probably be required to be approved by the Development Review Board and structures are subject to the Uniform Building Code and all other applicable regulations of the City.

It is also our understanding that these rules change considerably if we wish to carry out any of the recreation- or resort-oriented uses also allowed by the sector plan:

• These uses include a golf course, uses related to a golf course, a resort or conference center and uses related to a resort or conference center

• Such uses are permissive only pursuant to a "sector plan and a site development/landscaping plan approved by EPC":. We construe this to mean a "Site Development Plan for Building Permit" as defined in the Zoning Code and as regulated by City process.

• Residential units of any type used for commercial renting purposes - hotels, motels, inns, bed-and-breakfasts, etc. - cannot be constructed without approval of such a plan.

• No conference center, resort, golf course, or use related to a golf course, such as a club house, can be constructed without approval of such a plan.

I believe I have completely and accurately summarized the conclusions of our analysis and discussion but I would appreciate your reviewing this letter and the attached analysis with a critical eye and if possible confirm them in writing - a simple countersignature on this letter would serve for our purposes. Whatever my client chooses to do I want to be sure it rests on strong procedural ground.

Again our thanks

Sincerely yours,

Lawrence S. Kline AICP

cc: Ms. Kym Dicome

High Desert Recreational/Resort or "R-R Zone"

The High Desert Sector Plan was adopted by the City Council in 1993, and zoned all of the properties in the Sector Plan area. The Plan created zoning categories specific to High Desert most of which are equivalent to existing City of Albuquerque zoning categories with modifications. The category in question, SU-2 HD/R-R, is specific to High Desert but references the existing City R-G zone. The following is a list of the permitted and conditional uses, lot widths and sizes, and required processing for the R-R zone referencing both the High Desert Sector Plan and the COA Zoning Code. See section 14-16-2-6 of the Zoning Code for definition of terms.

Permissive Uses subject only to the High Desert Sector Plan:

Uses Permissive in the R-G Zone. Those include:

A. (1) Uses Permissive in the R-T Zone
(2) Accessory living quarters
(3) Apartment
(4) Sign, on premise

Uses permissive in the R-T zone include

A. (1) Uses permissive in the R-1 zone, except: agricultural animal keeping; front yard parking of recreational vehicles; hobby breeders; and houses are not limited to one per lot.
(2) Townhouses

Referring back to the R-1 zone, the permissive uses are:

1. House, one per lot
2. Accessory Use:

a. Accessory Structure
b. Agricultural animal keeping
c. Garage and yard sale
d. Antenna, non-commercial
e. Family Care Facility
f. Family Day care home
g. Home Occupation and sign identifying the activity
h. Parking incidental to another use in this zone
i. Recreational vehicle, boat, or boat and boat trailer parking
j. Sign
k. Trailer parking
l. Hobby Breeder

3. Community Residential Program
4. Growing Plants, noncommercial.
5. Private Commons Development
6. Public Park
7. Public School including caretaker's mobile home
8. Public Utility Structure

In addition, the HD R-G section of the sector plan adds the following uses:

a.. Private Park as regulated in HD R-1
b. Private / Public Recreational Trails as regulated in HD R-1
c. Parking Reserve Areas as regulated in HD R-1
d. Townhouses (clustering as regulated by HD R-LT)

The following are "permissive uses when pursuant to the Sector Plan and to a site development plan and landscaping plan approved by the Environmental Planning Commission":

(a) Golf Course
(b) Uses Related to a Golf Course (as listed on page 4.3 of the Sector Plan.)
(c) Resort/Conference Center (as similarly listed)
(d) Uses Related to the Resort Conference Center (as similarly listed)
(e) Signs as regulated in the HD C-1 zone
(e) Conditional Uses in the HD/RLT zone excluding Private Utility Structures.

Additional considerations:

Density: "If developed as R-G, the total number of units shall not exceed 300."

Lot sizes: If developed as R-G, the lot sizes are restricted as follows:

1, Apartments- minimum lot size of 6,000 sq. feet, 60 foot width
2. Townhouse- Minimum lot size of 2200 sq. feet, 22 foot width (from City R-T)
3. House- Minimum lot size of 3600 sq. feet, 36 foot width (from City R-T)

Setbacks: If developed as R-G, the same setbacks apply as listed in the City Zoning Code under R-G (Section 14-16-2-10).

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 20, 2002 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development — Sheran Matson, Planning
Brad Bingham, Alternate City Engineer — Christina Sandoval, Parks & Recreation

****

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

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

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

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

3. **Project # 1002315**
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

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

4. **Project # 1002318**
02DRB-01649 Major-Bulk Land Variance
02DRB-01656 Minor-Prelim&Final Plat Approval

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

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

11-21-02

3. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW) (F-23)

At the November 20, 2002, Development Review Board meeting, the Vacation **(02-01651) FOR ITEM 4** was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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

The Vacation of three different easements (02-01652) was approved as shown on Exhibit B in the Planning file subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

1. City Engineer/Hydrology approves the Vacation of easement 30 on condition that AMAFCA approves it also.

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.

Application # 02-01650, for Preliminary plat, Application # 02-01653, for Temporary deferral of sidewalks and Application # 02-01654 for Sidewalk waiver were deferred at the agent's request to December 4, 2002.

If you wish to appeal this decision, you must do so by December 5, 2002 in the manner described below.

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

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

Roger Green
Acting, DRB Chair
Cc: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Jenifer Champlin, 5408 High Canyon NE, 87111
Dan Keller, 5004 Cresta Del Sur Ct NE, 87111
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-5-02

5. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23)

At the December 4, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 12/4/02 and approval of the grading plan engineer stamp dated 10/25/02 the preliminary plat was approved with the following conditions:

CONDITIONS:

1. The lot configuration shall be in accordance with Exhibit E. The Grading and Drainage Plan shall be amended accordingly.

2. The Bulk Land Plat shall be filed prior to this plat being filed.

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

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

If you wish to appeal this decision, you must do so by December 19, 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).

OFFICIAL NOTICE
PAGE TWO

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 A Green

Roger Green
Acting, DRB Chair

Cc: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Schiabor, 9400 Corona NE, 87122
Angela & Scott Ness, 13213 Manitoba Dr NE, 87111
Sharman & James Carpenter, 13217 Manitoba Dr NE, 87111
Betsy Womack, 13105 Canyon Edge Trail NE, 87111
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

DRB MINUTES FROM THE NOVEMBER 20, 2002, DEVELOPMENT REVIEW BOARD MEETING.

3. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW) (F-23)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Kevin Patton, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Paul Wymer, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Steffen, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Kym Dicome, High Desert Investment Corp., 13000 Academy NE, 87111
Douglas Collister, High Desert Investment Corp., 13000 Academy NE, 87111

PERSONS SPEAKING IN OPPOSITION:

Jenifer Champlin, 5408 High Canyon NE, 87111
Dan Keller, 5004 Cresta Del Sur Ct NE, 87111

CITY STAFF PRESENT:

Jay Evans, City Open Space Division

ACTING CHAIR GREEN: Let's go to Item 3, Project #1002315. Can you state your names and interest in the project for the record.

MR. PATTON: Kevin Patton with Bohannan Huston agent and engineer for High Desert Investment Corporation.

MS. DICOME: I'm Kym Dicome and I'm with High Desert Corporation.

MR. COLLISTER: My name is Douglas Collister, President of High Desert Investment Corporation.

ACTING CHAIR GREEN: This case is to hear the vacations of public right-of-way, vacations, I believe of three different groups of public easements, a preliminary plat for residential subdivision with a temporary deferral of sidewalks

and sidewalk waiver. The Preliminary Plat portion and sidewalk deferral and waiver have been deferred for two weeks to the meeting of December 4. 2002. We'll just hear and act on the Vacations for Item 3 today.

Do you have anything to go over before we hear the comments from the Board?

MR. PATTON: If I can give a quick summary. We have three vacation actions on easements and vacation of a public right-of-way. We're requesting to vacate a public water line easement that is no longer necessary. There's an existing water line with two existing, a 16 inch transmission line and a 36 inch waterline, that have already been constructed across this property. So the waterline is just a matter of clean up. I've brought two recorded plats where we've vacated that same easement on tract to the north of us. So again, the waterline is just a matter of cleanup.

There is an existing drainage desiltation pond on Tract OS 3, a private open space tract. A portion of that easement was already vacated on Tract 14 of the overload. Again, that's just a clean up to remove that, it's no longer necessary.

We are also requesting to vacate portions of an existing easement that's been granted to AMAFCA and the High Desert Residential Owners Association, again, which is part of the agreement, and no longer necessary, we're to go through that vacation action. Then the final decision is left to AMAFCA on whether or not they want those easements or they want them vacated.

The vacation of the public right-of-way: we have determined at this time to vacate it and realign it and relocate that right-of-way so it provides the least amount of disturbance as it crosses the Bear Canyon. That's our request.

ACTING CHAIR GREEN: Okay. The staff report, you already went over the AMAFCA comments and concerns. MRGCD had some comments on sidewalk waivers but that's been deferred. Let's go to Parks?

MS. SANDOVAL: Parks has no objection to the vacation request.

ACTING CHAIR GREEN: City Engineer?

MR. BINGHAM: Now you are revising your vacations. You are not vacating the water line now?

MR. PATTON: No, we are. We are vacating the waterline.

MR. BINGHAM: Number 4.

MR. PATTON: The desiltation.

MR. BINGHAM: Number 16.

MR. PATTON: The Public Right-of-Way.

MR. BINGHAM: Number 5.

MR. PATTON: As well as Number 30.

MR. BINGHAM: I'll comment on each one of those individually. I have no objections to Easements Number 4, 5 and 16. Easement Number 30 I have a condition that: I approve the vacation contingent upon the AMAFCA Board approval. I have no adverse comments on the Preliminary Plat either.

ACTING CHAIR GREEN: There were some open space comments. Did you want to go over those, or just for the record, basically it was no adverse comment. You have the sheet from Matt Schmader there?

MR. PATTON: Yes, we do.

ACTING CHAIR GREEN: Utilities had no objection to the vacations. Planning?

MS. MATSON: Planning has no objection since open space doesn't have any.

ACTING CHAIR GREEN: Transportation?

MR. DOURTE: No objection to the vacation actions and I do have some comments on the infrastructure list for the deferred items.

ACTING CHAIR GREEN: Do you have an exhibit you can use for the vacations?

MS. MATSON: Yes, I do. It's already been colored in.

ACTING CHAIR GREEN: We're only going to have two application numbers for the vacations, but the second application number is actually three parts. Item 4 is the vacation of the right-of-way, Items 1, 2 and 3 are the vacation of easements. Anything else then on the vacations? (No response).

We have people signed up to speak. Paul did you have anything to add?

MR. WYMER: I have nothing further to add. I represent Scott Patrick Homes and Mesa Verde Development as the developers of the parcel to the south or the southern most part of Tract 13. I'm here to address any comments or answer any questions the Board may have relative to that development either now or after we hear further testimony from others.

ACTING CHAIR GREEN: Which has been deferred anyway. Scott?

MR. STEFFEN: No .

ACTING CHAIR GREEN: Jenifer Champlin?

MR. KELLER: I'm Don Keller, a homeowner in High Desert. We think that the proposal is not in compliance with the plan. Specifically , the existing rock outcrop identified in Map 11 in the Sector Plan as a Conservation Trust Easement. The identification is combined with numerous goals and policies related to the preservation and need for sensitive transitions. The rock outcrop requires an additional setback, 200 feet perhaps. Next, on page 3.11 of the Plan the text describes HDR R zone adjacent to the forest service having quote "Townhouses surrounded by common or public or private open areas which may form an adjacent land use". This provides a low density transition to the public lands on the eastern border of the property. The proposed development is very close to the rock outcrop, the existing trail to the east and the Emudito Arroyo to the south. Additional buffers should be provided. Many lots do not have open areas around them and those are all the comments I have.

ACTING CHAIR GREEN: Those are the written comments, I believe we received. Planning will be the one to address those. I don't know if you want to address those now since we've deferred for 2 weeks, we have 2 weeks you can work with Planning and the developer on the concerns on these items.

MR. KELLER: Thank you, we'll do that.

MS. MATSON: That was going to be my comment mainly is if you could get together with the developer and see if you can reach an agreement in the next 2 weeks.

MR. KELLER: We need 2 weeks time to do that.

ACTING CHAIR GREEN: Jay Evans, but he does not want to speak.

MS. CHAMPLIN: I asked Don to go first. My name is Jenifer Champlin and I live in the Canyons in High Desert. I'm speaking on behalf of myself, my neighbors and other residents within High Desert. I respectfully request that the Development Review Board postpone approval of Tract 13 based on the fact that the design and development that you have placed before you is much different then what we were told would be built on Tract 13 in purchasing our homes.

We were told that it would be estate lots or a golf course. This is clearly not what is presented to you.. It has been zoned since 1993, we have found out, and clearly we should have been informed what would go back there. The design development is much different then what we were told.

We are just asking that you postpone approval of this until we have some resolution as to the design that we thought would be put back there and what is now proposed to you.

ACTING CHAIR GREEN: Our task is to make sure it complies with the zoning and the sector plan of High Desert.

MR. DOURTE: I have one question?

ACTING CHAIR GREEN: Okay.

MR. DOURTE: Who told you that these other developments were going to take place instead of this one?

MS. CHAMPLIN: My particular neighborhood found out a year ago that this was going to take place. I had personally been told that it would be a golf course. I signed an amendment to my purchase order that a golf course could be built back there.

MR. DOURTE: Who told you that a golf course or some other facility was going to be built.

MS. CHAMPLIN: The builder.

MR. DOURTE: And who is that?

MS. CHAMPLIN: Rutledge Homes. My other neighbors, you know everybody varies, whether they had just dealt with the buyer or with the builder or went to High Desert Investments Corp. Nobody had been told certainly that the zoning, which has been in place since 1993, is a very broad zoning that allows, homes, apartments, condos, commercial space and clearly this affected all of our decisions to purchase our lot. I feel that this was not properly disclosed to us and should have been since it's been in place since 1993. Based on what's in front of you the development and the design that was not disclosed to us as homeowners and that until there is some resolution as to what we were told would go back there, that there is just some postponement until we get a meeting of the minds, in a sense, as to what is being proposed to go back there.

MR. DOURTE: I was just curious who told you this.

MS. CHAMPLIN: And myself is different then my neighbors of course. Some went to the High Desert office, mine in particular was the builder.

MR. DOURTE: Okay, thank you.

ACTING CHAIR GREEN: As we mentioned this is deferred for two weeks. So I suggest that you have two weeks to sit down with the developers and iron out any issues. Some of those issues this Board cannot address. Jay Evans, any comment?

MR. EVANS: Jay Evans, City Open Space Division. We have met with the applicant and found them open and receptive to our concerns regarding trails issues, access and lot geometry.

ACTING CHAIR GREEN: Okay, anything else from the agent before we take action?

MR. COLLISTER: We will respond fully to the comments made by the public at the deferral hearing on the preliminary plat. I don't think any of the comments they made pertain to the bulk land plat. At the time the preliminary plat is heard we will respond fully.

ACTING CHAIR GREEN: I have already talked to Kevin about some issues with the utilities and we're working them out before we approve the infrastructure list. We'll take action on the Vacation requests. We'll go ahead and approve the vacations for Application Numbers 02DRB-01651 which is the vacation of the public right-of-way, Item 4 on the Exhibit and approved vacations Application Number 02DRB-01652, which is vacation of three (3) different groups of easements as shown on Exhibit B in the Planning files subject to the findings and conditions of the Subdivision Ordinance. Be advised you have one year to plat this. Also, Application # 02-01650, for preliminary plat, application # 02-01653, for temporary deferral of sidewalks and application # 02-01654 for sidewalk waiver were deferred at the agent's request to 12/4/02.

MS. SENOVA: Also, the vacation of the easement Number 30 is approved with the condition that the AMAFCA Board approves it also.

THE FOLLOWING ACTION WAS TAKEN:

The Vacation **(02-01651) FOR ITEM 4** was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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

The Vacation of three different easements (02-01652) was approved as shown on Exhibit B in the Planning file subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

1. City Engineer/Hydrology approves the Vacation of Easement 30 on condition that AMAFCA approves it also.

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.

Application # 02-01650, for Preliminary plat, Application # 02-01653, for Temporary deferral of sidewalks and Application # 02-01654 for Sidewalk waiver were deferred at the agent's request to December 4, 2002.

THEREFORE, BE IT RESOLVED THAT PROJECT #1002315 was approved based on and subject to the above listed findings and conditions.

BE IT RESOLVED THAT PROJECT #1002315, APPLICATION # 02-01650, FOR PRELIMINARY PLAT, APPLICATION # 02-01653, FOR TEMPORARY DEFERRAL OF SIDEWALKS AND APPLICATION # 02-01654 FOR SIDEWALK WAIVER WERE DEFERRED AT THE AGENT'S REQUEST TO DECEMBER 4, 2002.

DRB MINUTES FROM THE DECEMBER 4, 2002, DEVELOPMENT REVIEW BOARD MEETING.

5. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Kevin Patton, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Paul Wymer, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Steffen, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Schiabor, 9400 Corona NE, 87122
John Clark, 9400 Corona NE, 87122
Kym Dicome, High Desert Investment Corp., 13000 Academy NE, 87111
Douglas Colister, High Desert Investment Corp., 13000 Academy NE, 87111

PERSONS SPEAKING IN OPPOSITION:

Angela & Scott Ness, 13213 Manitoba Dr NE, 87111
Sharman & James Carpenter, 13217 Manitoba Dr NE, 87111
Betsy Womack, 13105 Canyon Edge Trail NE, 87111

ACTING CHAIR DOURTE: We are now on Case # 5, which is Project # 1002315, Bohannan Huston, agent for High Desert Investment Corp., Application #'s 02DRB-01650 Preliminary Plat Approval, 02DRB-01653 Temporary Deferral of Sidewalk Construction and 02DRB-01654 Sidewalk Waiver.

ALL IN INTEREST WERE SWORN IN

ACTING CHAIR DOURTE: Will you please state your name and your interest in the case?
MR. PATTON: Kevin Patton, agent for High Desert Investment Corporation. I work for Bohannan Huston.

MS. DICOME: My name is Kym Dicome, I work at High Desert Investment Corporation.

MR. COLLISTER: My name is Douglas Collister, I'm President of High Desert Investment Corporation.

ACTING CHAIR DOURTE: This case was deferred from November 20 of this year. Can you bring us up-to-date on it?

MR. PATTON: We deferred the item for two weeks to allow Hydrology additional time to review the report. Since we have received a letter of approval for the Grading and Drainage Report. We also have approval from AMAFCA and I have AMAFCA's signature on the Infrastructure List.

ACTING CHAIR DOURTE: Have they got approval on a Grading Plan, City Engineer?

MR. BINGHAM: Yes, the Grading Plan has been approved, dated 10/25/02.

ACTING CHAIR DOURTE: Parks do you have any additional comments?

MS. SANDOVAL: No, not at this time.

ACTING CHAIR DOURTE: Any additional comments, City Engineer?

MR. BINGHAM: Yes, on the Infrastructure List for inclusion of three (3) 36" culverts on Barranca Vista Court for the Arroyo crossing. I think that's been added to the Infrastructure List. Other then that I have no additional comment except concerning this new exhibit. My comment would be that for such a small amendment that the grading plan be amended accordingly prior to final plat.

MR. PATTON: Okay.

ACTING CHAIR DOURTE: Transportation has no additional comments, Planning?

MS. MATSON: We are in receipt of a letter signed by Jim Strozier from Consensus Planning on behalf of the neighbors. I don't think I'll read it into the record at this time unless it becomes necessary later, since we have several of the neighbors here.

ACTING CHAIR DOURTE: Utilities?

MS. MUSINSKI: Utilities has no objections to the deferrals and as far as the Preliminary Plat, we just require a note added to the infrastructure list that the PRV location and the line sizes shall be determined at DRC.

MR. PATTON: I added that note.

MS. MUSINSKI: Okay.

ACTING CHAIR DOURTE: Is there anything else that the agent would like to add?

MS. DICOME: We faxed over an exhibit to Roger Green last night. I'm not sure that you got that. I want to make sure everyone got a copy.

ACTING CHAIR DOURTE: Yes, we have that.

MR. COLLISTER: Mr. Chairman I'd would just reserve my comments to answer questions that arise during the course of the meeting.

ACTING CHAIR DOURTE: Okay. Then we will go to the first interested party, Angela Ness. Would you like to speak?

MS. NESS: My name is Angela Ness and I live in the Glenwood Hills neighborhood which is adjacent to this development. My address is 13213 Manitoba Drive NE, 87111. I'm here today as a concerned citizen regarding the proposed development of High Desert. We received notification of the plans just before Thanksgiving. I would like to bring to your attention that, while we were appraised that this was all within the Zoning laws of the City, that there is significant concern among the Glenwood Hills Neighborhood community regarding the development plan as proposed.

In particular, we had a meeting with the High Desert Investment Corporation regarding the plan, in particular, the points that were of concern to the neighbors is the building of homes directly around a major rock outcropping that is a scenic vista point. This development is very, very close to the trailhead that is used very, very extensively by the Albuquerque community. In addition, the plots that will abut to the trail itself at a point where the trail is very close to the rocks. So you'll have homes, trail, rocks. It will be a very narrow public easement at that point.

High Desert has made some concessions through agreement with Keller and Jim Strozier, which we acknowledge and we appreciate their willingness to work on it. We would just like to bring to your attention that there is significant community concern about the plan as proposed. Particularly the high density of the homes in this really last, very scenic area of Albuquerque.

ACTING CHAIR DOURTE: Thank you.

MS. MATSON: Can I ask you a very quick question please. You mentioned the high density but how would you propose to resolve the question of the proximity of some of the homes to the trail and rock outcrop?

MS. NESS: How would I propose to change it?

MS. MATSON: Yes, so that your neighborhood would be happier.

MS. NESS: Well one thing is that the homes in our neighborhood, the properties are 12,000 square feet and higher. These properties are proposed to be 7, 000 to 9, 000 square feet. So quite small properties with homes very close together. In contrast, the large estate homes have been planned to the north and that's a point where the mountains actually fall back or go further east, so the feeling is much more open. The point where these high density homes will be is at a point where the rocks are very close to the homes and it's right adjacent to million dollar estate homes, so there have been members of the High Desert community who own those homes have raised their concerns as well about just the small size of the properties, the number of homes to be built in this area.

One thing, if you'll note about the plan is that people will have to drive a long way through very expensive estate neighborhoods to get access to this neighborhood. Even just swapping high density for the estate homes over in this very special area, I think would make a huge difference.

MS. MATSON: Thank you.

ACTING CHAIR DOURTE: The next person to speak is James Carpenter?

MR. CARPENTER: I'm James Carpenter, 13217 Manitoba Drive, in the Glenwood Hills area. Actually, I'm Ms. Ness neighbor. I would like to reinforce her statements very much. The concern mainly is with the lots on the south part of the plat. The size of the lots is a concern as Mrs. Ness said. Many of these lots are in the 7, 000 to 9, 000 square foot size. For an area that is defined as wilderness, in there name, I would tend to think it's really unusual to put such high density homes in an area that is defined as wilderness.

We, being the Glenwood Hills area, we are directly south and a little bit west of the development here. We don't object to the development at all, but we object to the density of the development in this southern area. As Mrs. Ness said, we feel it would be much more appropriate either for larger lots or to swap the estate lots with the high density lots as shown. That's all I have to say.

ACTING CHAIR DOURTE: Thank you. The next person wishing to speak is Ms. Carpenter?

MS. CARPENTER: I'm Sharman Carpenter, my husband just spoke. I also live at 13217 Manitoba Drive. We've lived there for 14 years. One of my concerns with this high density area is what we've observed with the wildlife happening over the last 14 years that we've lived in our home.

When we first moved into the home we very seldom saw coyotes or other large animals. As High Desert has been expanding, we've noticed them closer and closer to our house including occasional visits to our back yard on top of the walls surrounding our yard, et cetera.

I believe that when they put in this high density there, it's going to really limit the access to the animals and they're going to become trapped in the arroyo zones and have fewer areas to visit.

Another one of our objections to the whole thing is that throughout the development of High Desert, at the beginning of the period, they were very good about informing everyone as to what was going on. We received mailings telling us what the lots were going to be like and a variety of things. In addition to that, in October of 1994, the newspaper published an initial planned development or proposed development and this area was shown on the map that it would appear to have a quarter to third acre, maybe half-acre lots throughout that area. When they actually came to the final proposal here, they've switched it to having larger lots in the northern part of that tract and smaller lots, which are like one-sixth to one-quarter acre in the southern most part. Somehow or another during the course of development, all communication was cut off. We just barely found out about the fact that this was going to be done. We almost found out accidentally.

I think that it's a real shame to take this last area in the City that's available for some rather unique properties that's right up against wilderness area and pack a bunch of high density houses in there. There is still space in other parts of the City for high density development, why put it here? This is a very unique area.

ACTING CHAIR DOURTE: Thank you. The next person to speak is Betsy Womack?

MS. WOMACK: My name is Betsy Womack and I live at 13105 Canyon Edge Trail NE, that's in the Canyons at High Desert. Basically, I just wanted to see the changes that have been made and to comment on the development. As the prior speaker noted, I'm also concerned about the wildlife and the impact that the high density will have on the ability of the animals to flow through that area.

Another consideration with that high density area is also the homeowners themselves. When High Desert planned this development, it was a development to coexist with the natural habitat and with the wildlife.

In their covenants, there are strict things with regards to not harming wildlife. However, the covenants are superceded by City law. So what we have in even some of the less dense areas are homeowners that do not know that they are living in a wilderness area and they are killing the wildlife because it's okay under City law. You have many prairie dogs apparently being exterminated because they are considered a pest. They're digging up the land.

You have people that are unfamiliar with the ecosystem of New Mexico that are killing the snakes and then they wonder why they have so many mice. You have the coyotes which will eat the mice that you are going to further inhibit their flow in that area. It's two ways and I think that any time you are going to develop something as close to a wilderness area as this plan, you have to take into consideration how the people and the wildlife are going to cohabit.

High Desert has good intentions but, unfortunately, City law supercedes their covenants and we've seen some really tragic scenarios with the wildlife up there. I'm concerned about some of the species, the scaled-quail, they're not endangered yet but they are on the watch list. I, too, would like to see an area that has more area for the wildlife.

On the Environmental Impact Statements that were done, the major impact of this development were any grading. This particular subdivision that will be high density, the entire area is going to have to be graded. So that's another additional environmental impact on that area there.

In terms of the trail systems in the High Desert Sector Development Plan, visual acuity from the trails is to be given the highest sensitivity. Some of these trails will be nothing more than an alley in someone's back yard. I don't know that is giving visual sensitivity to the visual acuity of those trails.

One last consideration, and a question which I never did have answered, is why is it that the City did not include Tract 13 in a design overlay zone equivalent to the rest of High Desert in those areas that border Cibola National Forest and the wilderness areas? That's all I have to say. Thank you.

ACTING CHAIR DOURTE: Thank you. Okay the next four people signed up to speak are Kym Dicome. Do you have anything else to say right now, or do you wish to speak afterwards?

MS. DICOME: I'm going to let Mr. Collister answer some of those and then I'll have additional comments.

ACTING CHAIR DOURTE: You'll get to address any comments that have been brought to our attention after everyone has spoken. Mr. Collister, do you have anything else to say at this time?

MR. COLLISTER: I appreciate the comments and concerns of these people. I think we have looked at all of this very carefully. If I might, I think I need to give you a little background on the development of High Desert, the planning of High Desert and the process that was gone through, the studies that were done and the determinations that were made as to where it would be appropriate to develop and what kind of development should be made in certain areas.

Our parent company, Albuquerque Academy, is a not-for-profit corporation. In 1982 they sold to the City 7,600 acres which is the west face of the mountain. It was the eastern most portion of the Elena Gallegos Grant. The City of Albuquerque traded that to the Federal Government for excess lands around the State of New Mexico, thus creating a large portion of the west face of the mountains, as the Cibola National Forest and the Sandia Mountain Wilderness and Elena Gallegos Picnic Ground.

At the time of that sale to the City, the school retained approximately 1,000 acres for future development. It was noted in the agreement with the City that this land would be developed in the future and that the City would cooperate in that development through their normal process.

In 1991, the school formed High Desert Investment Corporation, which I am President and have been President since the incorporation of the company to plan and to develop those retained lands and to do it in an ecologically sensitive manner.

It was the first such planning effort in this region to look at a plan in a holistic kind of way to think about the social impacts, think about the environmental impacts and work on those in a holistic way.

We studied the plan for quite some time. We had over 25 workshops, open houses and meetings with neighborhood people, with the City of Albuquerque including 5 meetings with Glenwood Hills Neighborhood Association to get input on the land uses, the planning and issues that were of concern to people.

We hired a nationally known environmental firm to study the site, do an inventory of the site and make recommendations to us on the ecological and development of the site. Although that was not necessary or required, we thought it was the right thing to do.

They came up with some maps and some plans that provided for the most appropriate sites for development and the types of development on those sites and the most appropriate places to keep open space and to enhance open space.

The most appropriate place for the open space was the repararian areas of the arroyos that have the greatest habitat value and that is what we have done. We have kept those arroyo systems open. We have not concrete lined them as has been the custom throughout the rest of the City. In major negotiations with the City of Albuquerque and with AMAFCA, we have come to easement agreements and maintenance agreements to maintain those as natural game corridors as well as drainage pathways. We have done that.

The most appropriate spots for higher density development were determined to be the areas of the short grass prairies. This is in that ecotone.

Tract 13 is completely within that ecotone so it was zoned for and is zoned for, and there is a determination letter which I will be giving you from the Zoning Department, that acknowledges that the proper zoning and land uses are accommodated in our plan. It was zoned for a mixture of residential and commercial types because of the uniqueness of the site.

We have done a very careful job of developing High Desert in accordance with the plan. The newspaper photograph that was shown to you, I have a copy of that, it was produced in 1993. It frankly shows 130 lots in Tract 13, we are zoned for 300 lots in Tract 13. We are proposing 110 lots in Tract 13. We are proposing a mix , at this point, only residential uses and no commercial uses or institutional uses, which are allowed for in the zoning of the tract. So, I think we are fully within the guidelines of our Sector Development Plan. The Sector Development Plan was approved unanimously by the Environmental Planning Commission in 1992. There was not a dissenting vote. It was approved by City Council in 1993 and approved by the City at that time, not a dissenting vote. It was well known what the land uses were, what the zoning was at that time. It was highly discussed. It was acknowledged. The trail systems were set out in the Sector Development Plan. We have adhered to those trail systems. The trails that have been discussed on the east side of the property were located by myself, by Mr. Eichorn, by City Open Space staff, by representatives from the Trail Committee, by representatives from the Cibola National Forest. Fully well knowing the land uses available on that tract.

The tract that the trail is in was gifted to the City by ourselves, a 9.8 acre tract that is now City of Albuquerque Open Space and it was made a gift to the City at that time and we placed that trail there.

I think we have been a good neighbor to everyone. We have tried to notify people of intended development as we go forward as has been our process. Frankly, there is no legal obligation for us to notify Glenwood Hills. We have done so. We notified Glenwood Hills through their neighborhood association with a letter advising them of the development, advising them we were holding open houses, in fact, 26 hours of open houses at our office so that they could come in and view the plan, discuss it with us. No one took advantage of that. Not one person from Glenwood Hills took advantage of that. I don't know whether their neighborhood association president didn't pass that on or not. We mailed 1,200 letters to our residents advising them of the development plan, advising them that we would hold open houses and did hold open houses during the day, during the evening, on weekends to accommodate their questions and respond to their issues.

I am quite frankly surprised Ms. Womack has come up and spoken against this. She at one point headed a coalition called The Coalition for the Responsible Development of Open Space.

She has emailed me several times that she has found the plan satisfactory and now supports it and was withdrawing her objection. So I kind of got blindsided on that. We have tried to work with the neighbors. We have tried to work with the Kellers who spoke in opposition to the plan on November 20. We have come to an agreement with the Kellers, which I will present to you, to accommodate their concerns.

We took to heart the admonition of the Chair, Roger Green on November 20, when he suggested that during the two week deferral that we could take time and perhaps should take time for the people who were speaking in opposition to work with us to resolve issues.

We contacted the people who had been concerned. We set up a meeting for November 21, 2002, the day after that we met for 2 hours in our office. I thought it was agreed at that meeting that those people, some of whom are here today, who spoke in opposition, that it was agreed that the Keller's would represent the entire group and work with us on agreement to come to compromises. We did that. We have come to an agreement with the Kellers on compromises that satisfy the Kellers. It is my understanding that they have withdrawn their objections via the letter by Mr. Strozier. We have tried as hard as we can to accommodate the people.

The plan is in accordance with the Sector Development Plan. It is far under the densities that could be allowed for and the land uses are certainly densities that are appropriate for the site.

I would be available to answer any other questions and I have some exhibits that I would like to provide to the committee. Eighteen separate exhibits including among other things, our brochure that includes that photograph that she showed that has been published since 1993, that show s a land plat on Tract 13, that a lay person would have a hard time telling the difference between that and what we have submitted. I thank you for your indulgence on this and I appreciate your attention to it.

ACTING CHAIR DOURTE: Thank you sir. The next person signed up to speak is Kevin Patton?

MR. PATTON: No additional comments at this time.

ACTING CHAIR DOURTE: Paul Wymer?
MR. WYMER: My name is Paul Wymer and I'm with Bohannan Huston Engineering and I'm here this morning representing Mesa Verde Development

and Scott Patrick Homes who will be developing the southern portion of the property.

I have no additional comments but I would certainly be happy to address any concerns or questions the Board may have relative to your own issues or those that have been brought up by the neighbors.

ACTING CHAIR DOURTE: We may be calling on you some time later. Thank You. We have a Scott Schibor? You pass this time, okay. John Clark? No additional comments. Scott Steffen? No additional comments. Scott Ness?

MR. NESS: I live at 13213 Manitoba Drive NE in Glenwood Hills. My wife spoke earlier. I would just like to address a few points that Mr. Collister brought up. First of all, no one here is opposing development of this area completely. It's only the nature and form of the development that we're concerned about. No one has come opposing total development.

There are several issues that haven't been brought up yet. First of all, there's a tract, if you have a map, in the southeast corner of the development called Tract 130-1 which is proposed for future development. That was originally proposed as some sort of commercial development and I'd assume that it hasn't been planned yet but will be done.

One of the concerns that hasn't been addressed yet is whether, you might notice that the road proposed, goes right along that development. To the south of that development is the trail head that we're talking about and a road that connects to Glenwood Hills, is not shown on the map.

So one concern we have is whether some time in the future these roughly 80 new homes will require an additional road access perhaps for fire or other reasons, whether there will be pressure to change the current plan and put a road through that tract.

Although we've been assured that is unlikely, that's a very serious concern to the Glenwood Hills neighborhood. It's not clear that at some future time that the plan won't change.

ACTING CHAIR DOURTE: Any changes to the street alignment, major changes such as that, they would have to change the Sector Development Plan, which requires public notification. If that ever did come to be everybody would be notified.

MR. NESS: That's great, I just wanted to state that because that is a major concern for the people that live in the regions which are shown off the end of this map.

The second thing, as Mr. Collister said, first I'd like to say that we all agree that High Desert has done an outstanding job in general.

It's a really beautiful development and they should be applauded for their effort to keep things beautiful.

The main concern that I think the Glenwood Hills neighbors have is the way the proposed development has been divided into two different densities. On all the previous plans, including the one which I think Mr. Collister just gave you, it shows all the lots are approximately the same size. Now although the overall density of about 110 homes he said is the same density proposed earlier, it's been divided into two different sections. One of high density homes and one of low density homes. The high density homes are close to Glenwood Hills, which is the part that we're concerned about.

If the whole thing were swapped I'm sure there wouldn't be anyone here complaining about it. So it's just that single issue which brings all the opposition. No one has brought up the idea of not having any development and it's clear that won't happen. We all moved in knowing that area would be developed. At that time it was proposed that all the lots would be about the same size.

Secondly, today Mr. Collister mentioned 110 lots. On the plat that we've seen there are only 84 lots. I'm concerned that there's another plan for an additional 30 or so lots that aren't marked on this plat and I'd like to know where those are.

ACTING CHAIR DOURTE: I'll let the agent answer that question after you're finished sir.

MR. NESS: Finally, we have one additional issue which may not be worth bringing up but I'd like to mention it at least. Our children go to the schools, Eisenhower and S.Y. Jackson schools which I presume the families will also be in that same school district. Adding an additional 84 homes to that those school which are already overcrowded is an issue.

The original maps of High Desert show a school which was replaced by high-density apartments I think. So although the original plan for High Desert included an additional school that plan went away. So these have other impacts as well on the whole community.

ACTING CHAIR DOURTE: Okay, can we have Mr. Collister address those questions please.

MR. COLLISTER: Let me just respond to the density issue one more time. In terms of the density on the southern portion of that. That's a site that is the most appropriate for higher density because of the topography as compared to the northern portion where we have done estate lots.

The lots on the extreme southern end are comparable in size generally to the Glenwood Hills lots and many of the lots in the Trailhead Subdivision. They range from probably 83 hundred square feet to ¾ of an acre in size. They are not small lots. There is a smaller compound within that area, designated Wilderness Compound. Those are smaller homes, smaller sites. The Sector Plan specifically speaks to the fact that high density homes are appropriate in this area adjacent to private and public open space. I think these are an appropriate use and appropriate setting for the development.

ACTING CHAIR DOURTE: The number of units was just brought up, 80 units versus 87?

MR. COLLISTER: I think there's 110 on the whole plat isn't there?

ACTING CHAIR DOURTE: Is there a 110 on the whole plan? Okay.

MR. COLLISTER: I believe there's 110 total.

ACTING CHAIR DOURTE: Thank you for straightening that out. I believe there was one other issue that was brought up and that was items such as overlay zones are identified in the Sector Plan or should be identified in the Sector Plan. The Sector Plan is approved by the Environmental Planning Commission and the City Council.

MR. COLLISTER: There was question also about the future development on an approximate 4 acre tract that is held out for future development. As you well know, the process will have to be a public process that we would go through and we just don't know what that will be at this point in time.

ACTING CHAIR DOURTE: Thank you. Are there any other issues that the Board wishes to bring up? None.

MS. SENOVA: May Ms. Womack speak again?

ACTING CHAIR DOURTE: She did have her opportunity to comment. So she may if it's very brief. Very briefly please this is non-typical.

MS. WOMACK: My name is Betsy Womack from the Canyons. I just wanted to say that I did have correspondence with Doug (Collister) and I think they've done a really excellent job with this plan. Unlike most of the people here I do not live and look over that area, but I do walk in that area.
I love the wildlife and I think they've done the best job that they could do. One quick comment with Glenwood Hills, they do not have the road. They got the concession of no bridge and no road through their neighborhood which was a really major concession which High Desert made to them in 1992.

On the other hand, we do get the road through the less dense area. In many ways it's an equitable plan. I just wanted to have my say about my love for the animals and the land. I wanted to clear that up.

ACTING CHAIR DOURTE: Thank you ma'am. Shall we make the adjustments to the infrastructure list. Claire, we have two conditions for final plat. The lot configuration as shown on the final plat shall be in accordance with Exhibit E which will be in the Planning Department file. The grading and drainage plan shall be amended accordingly to match that Exhibit. The second condition is the Bulk Land Plat shall be filed prior to this plat being filed.

With that, with the signing of the Infrastructure List dated 12/4/03 and the grading plan dated 10/25/02, the Preliminary Plat is approved subject to the findings and conditions of the Subdivision Ordinance and we will also approve the Temporary Deferral of Sidewalk Construction as shown on Exhibit C for sidewalks for the frontage and side yards a shown on that Exhibit. Approval of this variance is subject to the conditions of the DPM (Development Process Manual). We will also approve the waiver of sidewalks as shown also on Exhibit C. Approval of the Variance is subject to the findings and conditions of the DPM (Development Process Manual). That's it, thank you.

THE FOLLOWING ACTION WAS TAKEN:

With the signing of the infrastructure list dated 12/4/02 and approval of the grading plan engineer stamp dated 10/25/02 the preliminary plat was approved with the following conditions:

<u>CONDITIONS:</u>

1. The lot configuration shall be in accordance with Exhibit E. The Grading and Drainage Plan shall be amended accordingly.
2. The Bulk Land Plat shall be filed prior to this plat being filed.

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

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

THEREFORE, BE IT RESOLVED THAT PROJECT 1002315 was approved based on and subject to the above listed findings and conditions.

DRB LEGAL AD FOR THE EPC HEARING 2/13/03

PLANNING DEPARTMENT CITY OF ALBUQUERQUE

LAND DEVELOPMENT COORDINATION DIVISION

02EPC- 01924 Project # 1002315 02DRB-01650 Major-Preliminary Plat Approval 02DRB-01651 Major-Vac of Pub Right-of-Way 02DRB-01652 Major-Vac of Public Easements 02DRB-01653 Minor-Temp Defer SDWK 02DRB-01654 Minor-Sidewalk Waiver	Garcia/Kraemer & Associates, appeals the Development Review Board's approval of the Preliminary Plat approval for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP,TDS,SW)(F-23)

EXHIBIT 10
SELECTED PAGES

HIGH DESERT

Sector Development Plan

A Master Planned Community Prepared for
High Desert Investment Corporation

Volume One

As Recommended by the Environmental Planning Commission on December 17, 1992;
and amended and adopted by the City of Albuquerque on May 3, 1993.

Amended by the Environmental Planning Commission on August 12, 1994.
Amended by the Environmental Planning Commission and approved by the City of Albuquerque on October 5, 1995.
Amended by the Environmental Planning Commission and approved by the City of Albuquerque on March 19, 1999.

Amended by the Environmental Planning Commission on December 20, 2001

L3

The Academy granted an extension to the City to close the transaction. In March 1982, the City Council voted to fund most of the purchase price through the issuance of bonds supported by a temporary 1/4 cent increase of the gross receipts tax, which went into effect that July. The temporary tax increase was widely supported by citizens of Albuquerque eager to see this and other lands brought into the public domain.

Conveyance

On July 2, 1982, the transaction was completed. Albuquerque Academy transferred 7,760 acres of land to the City of Albuquerque. The City then traded 7,120 of those acres to the federal government; this portion became part of the Cibola National Forest and Sandia Wilderness. A small portion of this acreage was reserved by the City as a water reservoir storage site, along with service road and water line easements. The federal government in turn conveyed to the City approximately 20,000 acres of Bureau of Land Management (BLM) land and other surplus federal land in New Mexico as payment. The Academy retains 20% of the excess proceeds from the sale of these properties.

Retained Lands

In final measure, the Academy retained ownership of approximately 1000 acres directly to the east of Tramway Boulevard to develop at some point in the future. It is made quite clear by the 1982 purchase agreement that this property was retained for development:

> "The Academy is planning to develop the Retained Property. The City will cooperate with the Academy to permit development on the Retained Property consistent with orderly planning, including, without limitation, the construction of a reservoir as discussed herein, the approval of proper zoning for the development, the supplying of normal municipal services, including water and sewer services, and the approval of reasonable density requirements on those parcels on which dwelling units will be constructed, all subject to annexation and regular capital improvements programming."

Since the Transaction....

Since the transaction, the Academy has from time to time assessed the developability of the land against the fulfillment of its financial needs, knowing that the development of the property would eventually be necessary. That time has arrived. The school is prepared to undertake a high-quality, environmentally sensitive development to strengthen the endowment of the Academy, ensure the future of the school, and provide future generations the same quality education that is presently offered.

Founding of Albuquerque Academy

Albuquerque Academy was founded in 1955 by William B.S. Wilburn and incorporated as a nonprofit corporation in New Mexico in 1956. The Academy is fully accredited by the State of New Mexico to provide education in Grades 6 through 12.

Formation of High Desert Investment Corporation

In June 1991, the Board of Trustees of the Academy authorized the formation of High Desert Investment Corporation, a wholly-owned "for-profit" subsidiary charged with preparing the Academy's land east of Tramway Boulevard for development. Control over the subsidiary reflects the deep environmental concern of the Academy Trustees, particularly, that the development be of the highest possible quality, and that the Academy's nearby Bear Canyon Scenic Easement Property continue to be protected and serve its role as an experiential education center.

High Desert Investment Corporation's approach to the development of the land is a reflection of Albuquerque Academy's continuing concern for the environment. The Academy, and High Desert, intend to make a major contribution to the quality of life in the community by setting the standard for environmentally sound planning in Albuquerque.

High Desert Investment Corporation's proposal for the site exceeds typical development practices by voluntarily undertaking an environmental evaluation which examines a wide range of issues including a complete survey of plants and wildlife, soil and topography, hydrology and water quality, drainage, archaeological sites, and much more.

EXHIBIT 10

Table 3.A.
Land Use Allocation

Land Use Designations	Probable Buildout[1]			Minimum B...		
	Gross Acres	Dwellings Allowed	Gross Density	Gross Acres	Dwellings Allowed	Gross Density
SU-2 HD•R-1	321	380 [2]	1.18	321	335 [2]	1.04
SU-2 HD•R-LT	203	460 [2]	2.26	203	405 [2]	2.00
SU-2 HD•R-T [3]	223	1160	5.20	223	1050	4.71
SU-2 HD•R-G	33.1	430	13.0	33.1	380	11.48
SU-2 HD•C-1 [4]	26.9	30	-	26.9	0	-
SU-2 HD•R-R [3]	180	300	1.67	180	260	1.45
Developable Acreage Subtotals	987	2730	2.77	987	2400	2.43
Bear Canyon Open Space	61 [5]	-	-	61	-	-
Tramway Boulevard Right-of-Way	13 [5]	-	-	13	-	-
Simms Park Access Right-of-Way	6 [5]	-	-	6	-	-
Non-Developable Acreage Subtotals [5]	80	-	-	80	-	-
Total Land-Use Allocation	1067	2730	2.56	1067	2400	2.25

1. Unit counts refer to the maximum number of units that can be built throughout the plan area; internal transfers may occur. Section 4 of the Plan (Zoning Regulations) provides that the High Desert Homeowner's Association must certify to the City, prior to application for any required approval, that proposed plans and plats do not exceed the maximums allowed by the Plan. However, no units may be added to the 165 units allowed in the "HIghlands" and the density on any site after units are transferred in may not exceed the density permitted by the land use category mapped for the area.
2. These zones also permit caretaker quarters on the same lot as the primary residence; 110 such units in the R-1 zone; 90 such units in the R-LT zone.
3. The densities for these zones appear low due to the large amounts of public or private open space contained in each zone. The respective maximum buildout densities on the developable acreage are: 5.71 in the R-T zone, and 2.85 in the R-R zone.
4. The C-1 zone is composed of a 10 acre neighborhood park site, an 8 to 10 acre school site, a 5 to 7 acre church site, and a 3 to 5 acre neighborhood shopping center site.
5. These areas were conveyed to the public prior to the development of this plan, and are thus not part of the developable acreage.

5. Parking Reserve Areas as defined herein.
6. Lot Size
   a. If developed as detached houses, minimum net lot area shall be 7,500 square feet, and minimum lot width shall be seventy-five (75) feet.
   b. If developed as townhouses, minimum net lot area shall be 4,200 square feet and minimum lot width twenty-two (22) feet.
7. Floor Area Ratio
   a. If developed as detached houses, lots shall have a maximum floor area ratio of 0.65.
   b. If developed as townhouses, lots shall have a maximum floor area ratio of 0.70.
8. Clustering of Townhouses

Notwithstanding the provisions of this plan, or any provision of the Comprehensive City Zoning Code, up to eight (8) townhouse units may be clustered on a townhouse site as defined herein provided that a subdivision plat shall be approved by the City showing that: the minimum area of such site is equal to the number of units times the minimum net lot area defined above; that the Off-Street Parking Regulations of the Comprehensive City Zoning Code are met; that the minimum amount of area conveyed for ownership (including the townhouse, any accessory structures, and private outdoor spaces) is not less than 1400 square feet as measured at the ground plane; that proper evidence of common title to the residual lands is evidenced on the plat; and that proper evidence that the residual lands may only be used for common open areas, vehicular circulation, or recreational purposes is also shown on the plat.

Section 4.A.3: SU-2 HD•R-T

This zone corresponds to the R-T Residential Zone in the Comprehensive City Zoning Code and provides suitable sites for houses, townhouses, and uses incidental thereto. It is subject to the same regulations as that zone with the following exceptions:

1. Density: A maximum of 1160 dwelling units is permitted in this zone.
2. Private parks as regulated in the HD•R-1 zone are permitted.
3. Public or private recreational trails as regulated in the HD•R-1 zone are permitted.
4. Parking Reserve Areas as regulated in the HD•R-1 zone are permissive.
5. Floor Area Ratio shall be as regulated in the HD•R-LT zone.
6. Clustering of Townhouses, as regulated in the HD•R-LT zone.

Section 4.A.4: SU-2 HD•R-G

This zone corresponds to the R-G Residential Zone in the Comprehensive City Zoning Code and provides suitable sites for houses, townhouses, and low density apartments. It is subject to the same regulations as that zone with the following exceptions:

1. Density: A maximum of 430 dwelling units is permitted in this zone; density shall not exceed 13 dwelling units per net acre.
2. Private parks as regulated in the HD•R-1 zone are permissive.
3. Private or public recreational trails as regulated in the HD•R-1 zone are permissive.
4. Parking Reserve Areas as regulated in the HD•R-1 zone are permissive.
5. Clustering of Townhouses, as regulated in the HD•R-LT zone, is permissive.

Section 4.A.5: SU-2 HD•C-1

This zone corresponds to the C-1 Neighborhood Commercial zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exceptions:

1. The sale of alcoholic drink for consumption on premises is permissive; and, the sale of alcoholic drink for consumption off premises, as an incidental use within a grocery store, is permissive.
2. The following additional services and special events with outdoor storage and activities are permissive:
   a. Outdoor retail sales of food and drink including alcoholic drink for consumption on-premises.
   b. Music, Theater, and Artistic Performances
   c. Crafts Fairs
   d. Antique Fairs
   e. Farmer's Market

f. Charitable Fund Raising Special Events
g. Neighborhood (non-commercial) recycling activities
h. Public and community gardens

3. Assisted Living Facility as defined herein including medical care for project residents, but not a hospital for human beings, is permissive.
4. One Caretakers Quarters for public or private school is permissive.
5. A maximum of 65,000 net leasable square feet of retail sales and service uses is permissive.

Section 4.A.6: SU-2 HD•R-R Recreational/Resort Zone

This zone, unlike the other zones described in this section, does not correspond to any existing zoning classification. It provides for stormwater management; the construction of a golf course; and permits a mixture of dwelling unit types, including a resort/conference center and related commercial facilities. It is subject to the following regulations:

1. Permissive Uses, when pursuant to only the Sector Development Plan:
   a. Uses permissive in the HD•R-G zone.
2. Density: If developed as R•G the total number of units shall not exceed 300.
3. Permissive Uses, when pursuant to the Sector Plan and to a Site Development Plan and Landscaping Plan approved by the Environmental Planning Commission:
   a. Golf Course
   b. Uses Related to a Golf Course , including:
      1. Structures incidental to a golf course (shelters, bathrooms, maintenance buildings, and utility housings) provided the aggregate net leasable area of such uses does not exceed 12,000 square feet.
      2. Public trails for pedestrian, equestrian, bicycle, and physically disadvantaged use.
      3. Private trails and golf-cart paths.
      4. Facilities for the maintenance of the common area and trails whether public or private, provided that the aggregate net leasable area of such facilities does not exceed 6,000 square feet.
      5. One "Caretakers Quarters" as regulated in the HD•R-1 zone.
      6. A construction Office in connection with a specific construction project provided it is limited to a period of one year.
   c. Resort/ Conference Center, with a maximum of 350 hotel rooms, the aggregate of which shall not exceed 245,000 net leasable square feet, and meeting facilities not exceeding 20,000 net leasable square feet; and incidental maintenance and recreational structures not exceeding 12,500 net leasable square feet.
   d. Uses Related to the Resort/Conference Center, including:
      1. Swim Club and Tennis Center not to exceed 15,000 net leasable square feet exclusive of structures containing indoor recreational courts and swimming pools.
      2. Retail sales of food and drink, including alcoholic drink, for consumption on-premises.
      3. Commercial Club for recreational or athletic activity, not to exceed 25,000 net leasable square feet.
      4. Golf Clubhouse, not to exceed 50,000 net leasable square feet.
4. Signs: As regulated in the HD•C-1 zone.
5. Conditional Uses
   a. Conditional Uses the HD•R-LT zone, excluding private utility structures.

8. Homeowners Association means the High Desert Residential Owner's Association, a New Mexico non-profit corporation, responsible for the administration of all residential property and common area within residential areas within the community and for the preservation and maintenance of architectural standards for the residential properties under the Declaration of Covenants, Conditions and Restrictions. Each owner of residential I property in High Desert automatically becomes a member of the Association upon taking title, and remains a member until title is conveyed. Membership is mandatory and cannot be transferred except in connection with the transfer of title to the property.

9. House means a single family detached dwelling unit, containing not more than one dwelling unit and one Caretaker Quarters unit.

10. Lot means a tract or parcel of land consistent with the zoning provisions of this plan platted and placed on the County Clerk's records in accordance with all applicable laws and ordinances

11. Walls and Fences are those walls and fences situated within building envelopes which are primarily for the purpose of enclosing private areas, mitigating noise, and providing security. They are generally non-structural and should be consistent with the architectural materials and colors of the structures to which they are related.

12. Parking Reserve Area designates areas reserved for off-street parking detached from the residential unit it serves which might otherwise be required by the parking regulations. Parking reserve areas shall:

1. Be within 300 feet along the nearest path of travel of the unit they are intended to serve.
2. Shall not contain more than 10 parking spaces.
3. Shall be landscaped in accordance with the General Landscaping Regulations of the Comprehensive City Zoning Code.

13. Residential Zone for the purpose of this Plan means the HD•R-1, HD•R-LT, HD•R-G, and HD•R-R zones.

14. Townhouse Site means a property intended for the development of townhouses for condominium ownership, wherein the size of the site is determined by multiplying the number of units desired by the required minimum lot size of the zone. The plat of a townhouse site must show the ground plane area allocated to each unit to be demised, and must certify that the remainder of the site is to be held in common ownership and used for common purposes.

Section 4.B: Highlands Design Overlay Zone

As noted before, one of the main principles driving the High Desert Sector Plan is the transition from open areas to urban uses. Nowhere is this transition more important than at the project boundary with Simms Park Access Road, and U.S. Forest Service Lands. The following regulations, to be jointly administered by the City and High Desert, are designed to ensure a successful transition.....

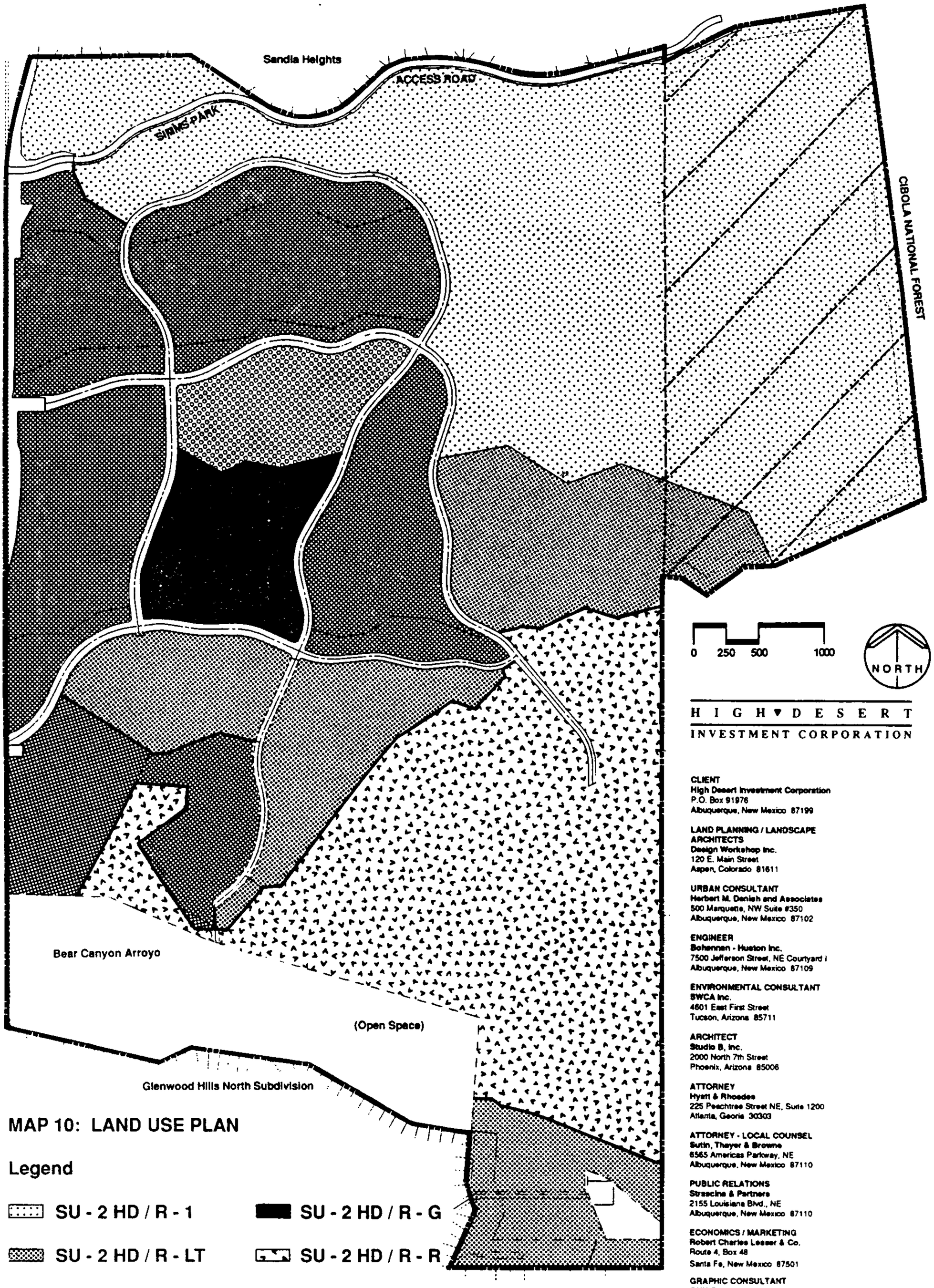
Section 4.B.1: Area of Application

These guidelines apply to all construction in the HD•R-1 and HD•R-LT Zones of the Sector Plan east of the eastern boundary of section 26, Township 11-N, Range 4-E. This area is commonly known as "the Highlands".

Section 4.B.2: Enforcement

The following issues are addressed, and are enforceable, as part of the zoning granted by the City of Albuquerque:

- Land Use Intensity
- Building Height
- Building and Roof Color and Reflectivity



MAP 10: LAND USE PLAN

Legend

- SU - 2 HD / R - 1
- SU - 2 HD / R - G
- SU - 2 HD / R - LT
- SU - 2 HD / R - R
- SU - 2 HD / R - T
- SU - 2 HD / C -1
- Design Overlay Zone
- High Desert Sector Plan Boundary

MAY 3, 1993 REVISION

H I G H ▼ D E S E R T

INVESTMENT CORPORATION

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High Desert Investment Corporation
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Albuquerque, New Mexico 87199

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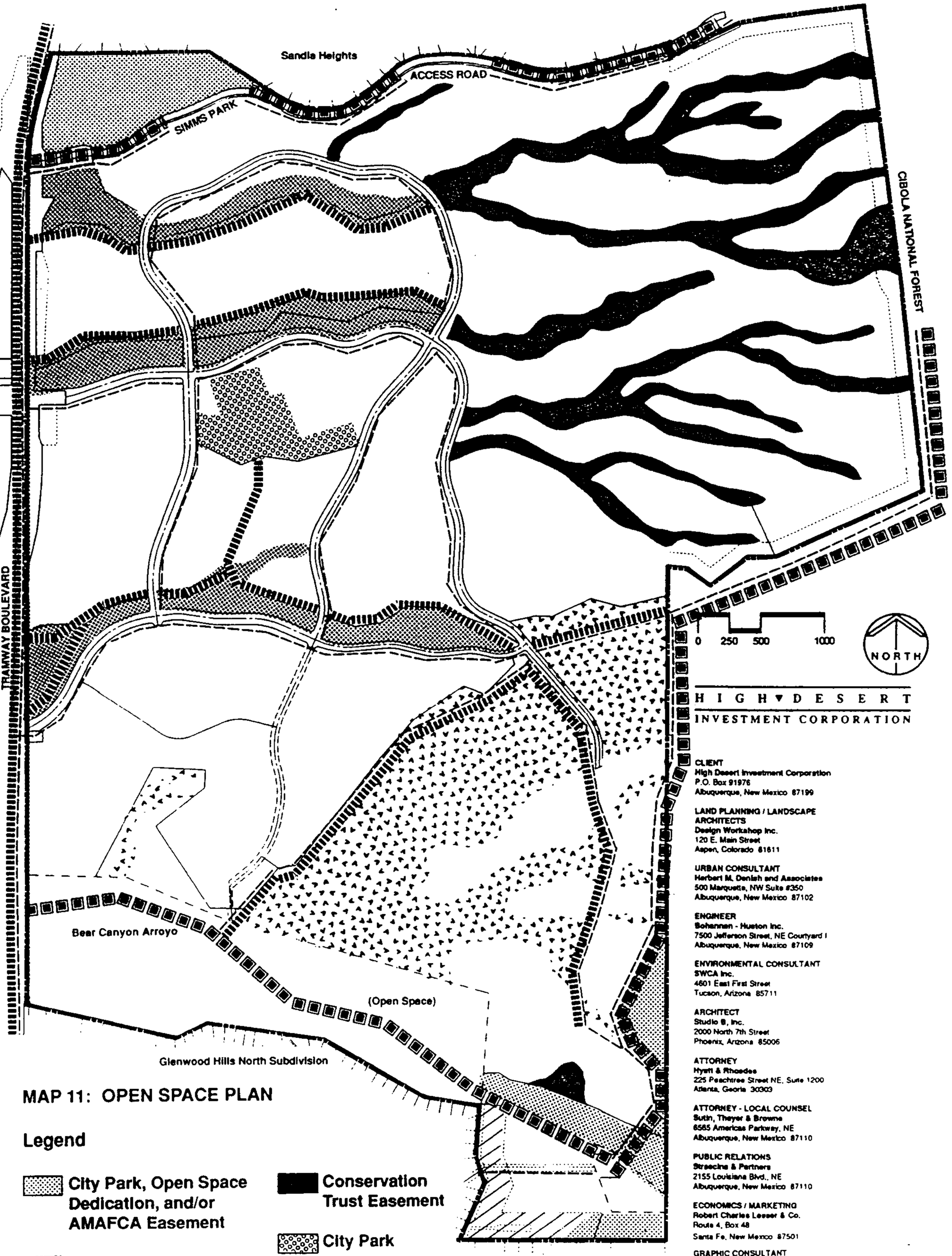

MAP 11: OPEN SPACE PLAN

Legend

- City Park, Open Space Dedication, and/or AMAFCA Easement
- City Drainage Easement, Private and/or Conservation Easement
- Homeowners Assoc., Private Open Space, Land Lease for Golf, and/or AMAFCAEasement
- Conservation Trust Easement
- City Park
- Pedestrian and/or Equestrian Trail
- Pedestrian Trail
- Bike Route
- 200'-0" Natural Buffer
- High Desert Sector Plan Boundary

MAY 3, 1993 REVISION

H I G H ▼ D E S E R T
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(505) 842-5495
[illegible]consensusplanning.com
[illegible]consensusplanning.com

11/20/02 P.4:
Glen & Jennifer will be out of town until next week. Will review at that time.

RECEIVED
NOV 19 2002
PWD/DESIGN REVIEW

November 19, 2002

Mr. Roger Green, DRB Chairman
Development Review Board
600 North 2nd Street NW
Albuquerque, New Mexico 87102

Re: Agenda Item #3, Project #1002315

Dear Roger:

The purpose of this letter is to express several concerns regarding High Desert Investment Corporation's request for Preliminary Plat for Tract 13. Consensus Planning represents a number of existing neighbors that are concerned over the development of this tract. Our concerns are primarily related to the Planning Department's sketch plat comments that indicate that the development "must be in compliance with the High Desert Sector Development Plan". We do not believe that the proposal as currently submitted is in compliance with the plan and the following provisions of that plan:

1. The existing rock outcrop is identified on Map 11 in the Sector Plan as a conservation trust easement. This identification is combined with the numerous goals and policies related to the preservation and need for sensitive transitions between development and such areas.

The rock outcrop requires additional setback (200' would be preferred) in order to be preserved.

2. On page 3.11 the text describes the HD-RR zone adjacent to the Forest Service as having "townhouses surrounded by common public or private open areas may form an adjacent land use. This will provide a low density transition to the public lands on the eastern border of the property".

This proposed development is very close to the rock outcrop, the existing trail to the east, and the Embudito Arroyo to the South. Additional buffers should be provided.

3. The Drainage Design Goals as stated on page 7.2 indicate:
   - Minimal disturbance of existing landforms, and this goes on to describe the areas of transition and sensitivity associated with the Bear Canyon Arroyo.

- On the Conceptual Drainage Plan Map it indicates the sensitivity and preservation of both the Embudito and Bear Arroyos as being preserved as Open Space and as Undisturbed Arroyos.

The mass grading of the Wilderness Village adjacent to the Embudito Arroyo does not comply with this policy.

While we feel strongly that these conflicts exist and should require the DRB to deny the request, we would like to make some minor suggestions that would mitigate these conflicts and our concerns:

- Lots 52 through 57 in the Wilderness Village should be left as open space, or at least be redesigned to be building envelope lots similar to the 4 lots to the north and west of this area. This will provide additional buffer to the rock outcrop and Embudito Arroyo.
- Additional buffer should also be provided to the existing trail on the east side of the development where the proposed lots are immediately adjacent to the trail easement. (This should be like the buffer zones done for Glenwood Hills North, and for Pepper Tree/Royal Oaks.)

We would also like to request that the developer disclose the anticipated use for the 4.2-acre "future development" tract to the new residents. It is also our understanding, and we would like it to be a part of the record that if the 4.2 acre tract is proposed to be developed as a Bed & Breakfast, that it will need to go to the Environmental Planning Commission for Site Development Plan approval. The High Desert Sector Development Plan should be made a part of the record for this DRB hearing.

Thank you for your consideration of these items.

Sincerely,

Annette Watson for Jim Strozier

James K. Strozier, AICP
Principal

c: Doug Collister, High Desert Investment Corporation
Scott Scheibor, Scott Patrick Homes

EXHIBIT 16

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

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December 3, 2002

Mr. Roger Green, DRB Chairman
Development Review Board
600 North 2nd Street NW
Albuquerque, New Mexico 87102

Re: Project #'s 1002315, Application # 02-01650

Dear Roger:

The purpose of this letter is to provide an update on our work with High Desert Investment Corporation and Scott Patrick Homes to address the concerns we raised in our November 18th letter regarding High Desert Investment Corporation's request for Preliminary Plat for Tract 13. Consensus Planning represents a number of existing neighbors that are concerned over the development of this tract. We have met with the applicants on several occasions and have reached an agreement that addresses these concerns.

We want to thank the DRB for allowing additional time for the neighbors and applicants to sit down and reach an agreement. We also want to express our appreciation to High Desert Investment Corporation and Scott Patrick Homes for their willingness to meet, discuss our concerns, and work cooperatively to develop solutions. Our concerns were primarily related to the Planning Department's sketch plat comments that indicate that the development "must be in compliance with the High Desert Sector Development Plan". We do not believe that the proposal as originally submitted is in compliance with the plan, however, with the modifications identified in the agreement it is acceptable. If for some reason, the agreement were not adhered to, we would continue to object to the proposal.

Thank you for your assistance and consideration of the neighbor's concerns.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Mercottat, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

c: Doug Collister, High Desert Investment Corporation
Scott Schiabor, Scott Patrick Homes

PRELIMINARY PLAT OF THE WILDERNESS AT HIGH DESERT

(TRACT 13, OS-2 & OS-3)

ALBUQUERQUE, NEW MEXICO

OCTOBER, 2002

SHEET 1 OF 2

P:\00265\COP\GENERAL
00265PREPLAT2.DGN

TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N69°56'26"W	161.91'	T25	N90°00'00"E	5.30'
T2	N77°57'35"W	220.00'	T26	S58°18'48"E	150.64'
T3	N51°38'22"W	109.22'	T27	S28°48'51"E	75.76'
T4	S88°04'59"W	120.69'	T28	S18°57'34"E	20.00'
T5	S03°13'46"W	140.00'	T29	S04°33'17"W	34.00'
T6	N81°23'26"E	140.02'	T30	S08°28'09"W	48.69'
T7	S68°12'17"E	177.34'	T31	S82°30'46"W	17.03'
T8	N11°10'20"W	66.22'	T32	N00°08'24"E	278.13'
T9	N71°29'51"E	201.65'	T33	S40°13'26"E	125.98'
T10	S89°01'03"E	141.87'	T34	S00°08'24"W	262.90'
T11	N89°56'39"W	20.00'	T35	S64°02'12"W	55.68'
T12	S00°03'21"W	164.69'	T36	S20°02'20"W	117.05'
T13	S40°15'11"W	152.64'	T37	N57°11'44"W	140.00'
T14	S58°31'43"E	115.44'	T38	S61°48'45"W	58.07'
T15	S00°03'21"W	95.53'	T39	S00°03'21"W	70.00'
T16	S74°20'39"W	102.62'	T40	S89°19'38"W	44.18'
T17	S48°55'12"W	39.54'	T41	N86°13'21"W	112.58'
T18	S32°31'54"W	76.82'	T42	S86°28'27"W	79.87'
T19	S26°23'17"E	19.00'	T43	N84°34'41"W	73.98'
T20	S08°40'08"W	29.00'	T44	S89°05'12"W	118.17'
T21	S15°07'35"W	193.94'	T45	S63°07'41"W	38.57'
T22	S00°38'15"W	56.00'	T46	S13°19'06"W	35.75'
T23	S90°00'00"W	12.11'	T47	S40°15'11"W	32.03'
T24	S00°00'00"W	40.00'			

CURVE DATA														
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	16°25'20"	47.76'	94.87'	331.00'	94.55'	N54°37'00"E	C21	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E
C2	81°27'40"	21.53'	35.54'	25.00'	32.63'	S82°51'49"E	C22	98°30'18"	32.81'	48.69'	28.32'	42.91'	S70°37'14"E
C3	16°47'22"	62.04'	123.20'	420.42'	122.76'	S31°49'46"E	C23	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E
C4	32°23'41"	137.98'	268.56'	475.00'	265.00'	N24°01'36"W	C24	29°29'51"	39.49'	77.22'	150.00'	76.37'	S43°33'53"E
C5	19°01'32"	70.26'	139.23'	419.30'	138.59'	N49°44'12"W	C25	26°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E
C6	74°17'18"	37.88'	64.83'	50.00'	60.38'	S31°12'00"W	C26	51°35'27"	4.83'	9.00'	10.00'	8.70'	S23°55'18"W
C7	10°51'46"	30.95'	61.72'	325.52'	61.62'	S68°54'46"W	C27	68°40'35"	19.13'	33.56'	28.00'	31.59'	S15°22'44"W
C8	14°33'41"	33.42'	66.49'	261.62'	66.31'	S56°12'02"W	C28	23°30'50"	14.15'	27.91'	68.00'	27.71'	S07°12'09"E
C9	71°09'15"	30.31'	51.11'	38.00'	47.39'	S10°20'35"W	C29	56°18'27"	6.42'	11.79'	12.00'	11.32'	S32°42'30"W
C10	60°45'58"	29.31'	53.03'	50.00'	50.58'	S02°08'55"W	C30	81°52'22"	19.08'	31.44'	22.00'	28.83'	S19°55'13"E
C11	48°32'23"	23.45'	44.05'	52.00'	42.75'	S08°15'42"W	C31	29°28'47"	10.52'	20.58'	40.00'	20.35'	S06°16'14"E
C12	30°34'32"	13.67'	26.68'	50.00'	26.37'	S00°43'14"E	C32	40°21'51"	156.22'	299.41'	425.00'	293.25'	N20°02'31"W
C13	40°57'20"	26.14'	50.04'	70.00'	48.98'	S05°54'31"E	C33	01°58'09"	33.09'	66.07'	475.00'	66.01'	S03°50'40"E
C14	35°03'25"	18.95'	36.71'	60.00'	36.14'	S08°51'35"E	C34	26°19'22"	9.35'	18.38'	40.00'	18.22'	N32°34'28"E
C15	28°37'00"	15.30'	29.97'	60.00'	29.66'	S05°38'22"E	C35	42°23'58"	9.70'	18.50'	25.00'	18.08'	N40°36'46"E
C16	35°00'21"	6.31'	12.22'	20.00'	12.03'	S02°26'39"E	C36	13°34'43"	56.79'	113.05'	477.00'	112.78'	N58°36'06"E
C17	61°41'18"	8.96'	16.15'	15.00'	15.38'	S45°54'14"W	C37	25°01'32"	93.88'	184.76'	423.00'	183.29'	N62°52'42"E
C18	120°23'28"	61.10'	73.54'	35.00'	60.74'	S16°33'09"W	C38	40°21'51"	174.60'	334.63'	475.00'	327.75'	N20°02'31"W
C19	44°16'50"	4.07'	7.73'	10.00'	7.54'	S21°30'10"E	C39	00°39'41"	2.45'	4.91'	425.00'	4.91'	N12°59'15"E
C20	92°27'07"	26.09'	40.34'	25.00'	36.10'	S45°35'18"E							

ACS ALUMINUM TABLET STAMPED "1-024 RESET 1995"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 431,318.50 Y = 1,513,365.05
GROUND TO GRID FACTOR = 0.9996059
DELTA ALPHA = -00°07'56"

ACS ALUMINUM TABLET STAMPED "TUMBLE"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 425,465.55 Y = 1,513,470.01
GROUND TO GRID FACTOR = 0.9996197
DELTA ALPHA = -00°08'37"
NGVD 1929 ELEVATION = 6009.155

TIE S18°05'28"W 5886.64'

TIE N00°17'31"E 4140.00'

UNIT 2
THE OVERLOOK AT HIGH DESERT
FILED: SEPTEMBER 15, 1998 (98C-269)

A FLOATING TRAIL EASEMENT AND PEDESTRIAN TRAIL EASEMENT GRANTED TO THE USDA FOREST SERVICE
FILED: NOVEMBER 23, 1993 (93C-325)

OS-3A
22.9330 ACRES

EXISTING
OS-3
22.2079 ACRES
FILED: NOVEMBER 23, 1993 (93C-325)

TYLON POINT AT HIGH DESERT
FILED: MARCH 3, 2000 (2000C-69)

EXISTING 25' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY AND A PRIVATE ACCESS EASEMENT GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
FILED: OCTOBER 22, 1998 (98C-310)

OS-2A
86.3211 ACRES

THE CANYONS AT HIGH DESERT
FILED: OCTOBER 22, 1998 (98C-310)

UNIT 2
THE CANYONS AT HIGH DESERT
FILED: JUNE 6, 2000 (2000C-164)

A FLOATING TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993 (93C-325)

EXISTING 50' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993 (93C-325)

EXISTING
OS-2
86.8582 ACRES (NET)
87.8060 ACRES (GROSS)
EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

EXISTING 58' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 23, 1993 (93C-325)

EXISTING 10' WL

FLOODWAY

OS-7
61.6483 ACRES
(CITY OF ALBUQUERQUE)

TRACT B-1 12.7910 AC. OPEN SPACE & DRAINAGE EASEMENT

EXISTING 110' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 23, 1993 (93C-325)

OS-4
EASEMENT (EMBUDITO) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

TRAILHEAD SUBDIVISION AT HIGH DESERT
FILED: MAY 12, 1994 (94C-157)

OS-4
9.3919 ACRES
(PRIVATE OPEN SPACE)

A FLOATING TRAIL EASEMENT, PEDESTRIAN AND EQUESTRIAN TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993 (93C-325)

TRACT A
U.S. FOREST SERVICE LAND
FILED: JUNE 29, 1982 (C19-183)

WILDERNESS ESTATES (UNIT 1)

WILDERNESS COMPOUND (UNIT 1)

WILDERNESS VILLAGE (UNIT 2)

TRACT 13B-1
FUTURE DEVELOPMENT (BY SEPARATE SUBMITTAL)

TRACT 13C

TRACT 13B-2

TRACT 13B-3

TRACT 13B-4

TRACT 13B-5

TRACT 13B-6

OS-5
9.4594 ACRES
DEDICATED TO CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993 (93C-325)

SANDIA MOUNTAIN WILDERNESS BOUNDARY (AS ESTABLISHED BY PUBLIC LAW 96-248, ACT OF MAY 23, 1980. 94 STAT. 355

N

SCALE: 1" = 200' (HORIZ.)

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE TRACT 13 (INTO 110 LOTS, FOUR PRIVATE OPEN SPACE TRACTS AND ONE FUTURE DEVELOPMENT TRACT), REPLAT TRACTS OS-2 AND OS-3 (PRIVATE OPEN SPACE), VACATE PUBLIC EASEMENTS AND RIGHT-OF-WAY, GRANT EASEMENTS AND DEDICATE PUBLIC RIGHT-OF-WAY. THE REPLATING OF TRACTS OS-2 AND OS-3 (PRIVATE OPEN SPACE) IS A CONDITION OF APPROVAL OF THE VACATION AND RELOCATION OF PUBLIC RIGHT-OF-WAY. THE VACATION OF PUBLIC EASEMENTS AND IS NECESSARY IN ORDER TO INCORPORATE A SMALL PORTION OF TRACT 13 INTO TRACT OS-2.

NOTE:

DESCRIPTION OF EASEMENTS ON TRACT 13 ARE SHOWN ON SHEET 2

Keyed Note Table

4 EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT
FILED: JUNE 29, 1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

5 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS
FILED: JUNE 29, 1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

6 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN
FILED: JUNE 29, 1982 (C19-183)

15 PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

16 EXISTING FLOATING DESILTING BASIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993 (93C-325)
TO BE VACATED VACATION ACTION AND FINAL PLAT

17 EXISTING FLOATING PARKING LOT EASEMENT GRANTED TO THE USDA FOREST SERVICE
FILED: NOVEMBER 23, 1993 (93C-325)

18 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

19 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

20 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

30 A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK NO. 93-32, PAGES 3894-3918
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

(11) EXISTING TRACT BOUNDARY TANGENT DATA TO BE VACATED

ID	BEARING	DISTANCE
T1	S42°35'30"W	56.44'
T2	N40°13'26"W	133.04'
T3	N00°08'24"E	118.23'
T4	S64°02'12"W	62.36'
T5	S00°08'24"W	145.66'
T6	N40°13'26"E	125.98'
T7	S45°44'09"W	47.06'
T8	S78°08'14"W	226.38'
T9	S44°10'41"W	127.07'

(C) EXISTING TRACT BOUNDARY CURVE DATA TO BE VACATED

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	40°21'50"	175.10'	335.63'	476.42'	328.73''	N20°02'31"W
C2	40°21'51"	154.53'	296.18'	420.42'	290.09'	S20°02'31"E

LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.7422 AC PUBLIC RIGHT-OF-WAY TO BE VACATED WITH THE FINAL PLAT, AND ADDED TO OS-2A PLUS SUBTRACTED FROM OS-3
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VACATION ACTION AND FINAL PLAT

SURVEY NOTES:

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

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DATE 10/24/02

GENERAL NOTES

1. EXISTING ZONING: SU-2 HD/R-R
   TRACT 13
   PROPOSED DEVELOPMENT:
   SINGLE FAMILY DETACHED : UNITS 1, 2 & 3
2. DESCRIPTION: TRACT 13 THE WILDERNESS AT HIGH DESERT

   TOTAL SUBDIVISION ACREAGE:
   TRACT 13 72.5894 ACRES

   UNIT 1 - WILDERNESS ESTATES 37.8826 ACRES
   UNIT 2 - WILDERNESS VILLAGE 22.4769 ACRES
   UNIT 3 - WILDERNESS COMPOUND 6.4293 ACRES
   TRACT 13C - (PRIVATE OPEN SPACE) 1.2815 ACRES
   TRACT 13B-1 - (FUTURE DEVELOPMENT) 3.9653 ACRES
   TRACT 13B-2 - (PRIVATE STREETS) 1.2124 ACRES
   TRACT 13B-3 - (PRIVATE OPEN SPACE) 0.3268 ACRES
   TRACT 13B-4 - (PRIVATE OPEN SPACE) 0.2332 ACRES
   TRACT 13B-5 - (PRIVATE OPEN SPACE) 0.4910 ACRES

   TOTAL PRIVATE OPEN SPACE ACREAGE
   OS-2A 86.3214 ACRES
   OS-3A 22.9331 ACRES

   TOTAL NUMBER OF LOTS UNIT 1: 27
   TOTAL NUMBER OF LOTS UNIT 2: 57
   TOTAL NUMBER OF LOTS UNIT 3: 26
   TOTAL NUMBER OF LOTS 110

   PROPOSED DENSITY:
   UNIT 1 0.7127 D.U./AC.
   UNIT 2 2.5359 D.U./AC.
   UNIT 3 4.0440 D.U./AC.
3. UNIT 1:
   MINIMUM NET LOT AREA 0.50 ACRES

   UNITS 2:
   MINIMUM NET LOT AREA 0.18 ACRES

   UNIT 3:
   MINIMUM NET LOT AREA 0.13 ACRES

   UNIT 1:
   LOTS SHALL HAVE A FLOOR RATIO OF: 0.30 MAXIMUM

   UNIT 1:
   BUILDING ENVELOPES SHALL BE: 12.000 SF

   UNIT 1:
   DISTANCE BETWEEN BUILDING ENVELOPES AND LOT LINES: 10' MINIMUM
   RIGHT-OF-WAY: 20' MINIMUM

GENERAL NOTES FOR UNITS 1, 2 & 3

1. NO WOOD BURNING FIREPLACE WILL BE PERMITTED ; ALL FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.
2. ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH SU-2 HD/R-R ZONING. TYPICAL: 15' FRONT YARD (20' AT GARAGE), 5' SIDE YARD AND 15' BACKYARD.
3. ALL STREETS IN UNITS 1 & 2 ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.
4. THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
5. ALL SUBSURFACE STORM DRAINS, SANITARY SEWER AND WATER UTILITIES IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

GENERAL NOTES FOR UNIT 1

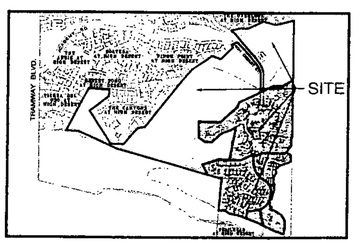
1. A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS UNIT 1 OF THE WILDERNESS AT HIGH DESERT, EXCEPT WITHIN THE BUILDING ENVELOPES AND RIGHT-OF-WAYS, SHALL BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT

GENERAL NOTES FOR UNIT 3

1. ALL STREETS WITHIN UNIT 3 (TRACT 13B-2) OF THE WILDERNESS AT HIGH DESERT ARE PRIVATE, AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION.
2. TRACT 13B-2 (PRIVATE STREETS WITHIN UNIT 3 OF THE WILDERNESS AT HIGH DESERT) ARE SUBJECT TO A PUBLIC SANITARY SEWER, WATER, SUBSURFACE STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT.
3. TRACT 13B-2 (PRIVATE STREETS WITHIN UNIT 3 OF THE WILDERNESS AT HIGH DESERT) ARE SUBJECT TO A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THROUGH 26 IN UNIT 3 OF THE WILDERNESS SUBDIVISION. TRACT 13B-2 IS TO BE RESERVED FOR AND GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION AND ITS ASSIGNS BY SEPARATE DOCUMENT.

OWNER: 10.29.02

HIGH DESERT INVESTMENT CORPORATION, DOUGLAS H. COLLISTER — DATE — PRESIDENT



LOCATION MAP
ZONE ATLAS MAP NO. F-23
NOT TO SCALE

BHI JOB NO. 03 0103

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

AGENDA NUMBER: 2
ENVIRONMENTAL PLANNING COMMISSION
FEBRUARY 13, 2003

02EPC- 01924 Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

Garcia/Kraemer & Associates, appeals the Development Review Board's approval of the Preliminary Plat approval for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW) (F-23)

DEVELOPMENT REVIEW BOARD'S COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FEBRUARY 13, 2003:

Request Summary:

This is an appeal of the December 4, 2002, Development Review Board action approving the Preliminary Plat, listed as Application #02DRB-01650 and referenced above.

The appellant is the Glenwood Hills Neighborhood Association (GHNA), represented by Garcia/Kraemer and Associates.

Background/Analysis:

At the November 20, 2002, Development Review Board (DRB) meeting, the preliminary plat for Tract 13 in the Wilderness @ High Desert was deferred for two weeks after several area residents expressed concern with the development shown on the plat.

Original

During these two weeks, High Desert Investment Corporation agreed to meet with the residents to try and address their concerns.

Prior to the November 20, 2002 meeting, Roger Green, Acting DRB Chairperson, received a letter from Consensus Planning dated November 19, 2002, outlining the concerns of a "number of existing neighbors". These concerns include insufficient buffers between the proposed development, the rock outcrop and the Embudito Arroyo as well as grading issues. Just before the December 4, 2002, DRB meeting, Mr. Green received another letter from Consensus Planning stating High Desert Investment Corporation had satisfied these residents' concerns.

At the December 4, 2002, DRB meeting, the preliminary plat for Tract 13 of The Wilderness @ High Desert was approved with two conditions: (1) The lot configuration was to be in accordance with Exhibit E. The grading & drainage plan was to be amended accordingly. (2) The bulk land plat was to be filed prior to the filing of this plat. A 4 acre parcel of land, Tract 13B-1, was identified on the preliminary plat as "future development by separate submittal".

This approval occurred after the DRB members again heard several residents of the area express their concerns summarized as follows:

- building of homes adjacent to the rock outcrop identified in HDSP as Conservation Trust Easement, would prefer an additional 200'setback
- the high density of the planned homes and their planned close proximity to the rock outcrop, Bear Canyon and Embudito Arroyo open space areas
- residents of the higher density area will have to travel through lower density estate neighborhoods to get to and from their homes
- lower density development to the south & higher density development to the north was preferred, just the opposite of what the preliminary plat showed
- the detrimental effect of higher density development on the wildlife

Appeal:

The appellant lists three reasons for the appeal.

1.*The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan.*

As approved, the preliminary plat approved by DRB on December 4, 2002 is in compliance with the HDSDP. Tract 13 is zoned SU-2 HD/R-R in the High Desert Sector Development Plan (HDSDP). Permissive uses are listed as the same as the HD.R-G zone in the HDSDP. If Tract 13 were developed in accordance with the maximum densities of this zone, the total number of units could total 300 maximum.

High Desert Investment Corporation (HDIC) is proposing to build 110 units total. The densities proposed adjacent to the Bear Canyon Arroyo Open Space and to the trail adjacent to the Cibola National Forest are allowed by the HDSDP zoning for Tract 13.

2. The proposed subdivision plat includes a 4± acre tract at the Southeast corner of the subject property that is identified for future development.

The High Desert SDP defines the zoning for Tract 13 of which Tract 13B-1, the 4 acre tract in question, is a part. Map 12 in the HDSDP shows Tract 13 as SU-2 HD/R-R.

The HDSDP defines the permissive uses in this zone when pursuant only to the SDP as uses permissive in the HD/R-G zone. These uses are residential, neighborhood commercial and institutional, specifically mentioned are church uses.

The preliminary plat approved by DRB shows residential platting for 110 units for Tract 13 with the exception of Tract 13B-1, the 4 acre tract marked for future development.

Any uses for Tract 13B-1 other than those presently allowed by zoning in the sector plan would require an amendment to the sector plan or submittal of a site plan and landscaping plan to EPC. Should this occur, public notification is required. If changes to the public infrastructure were required, this would occur at the time of the submittal.

3. Although the proposed plat does not seem to include provision for any future road connection between Tract 13 and the Trailhead Subdivision or Glenwood Hills Subdivision, there is significant fear in the GHNA of a future street connection across or through the Bear Canyon Open Space.

With the zoning in place in the HDSDP, there is no need for a road connection across or through the Bear Canyon Arroyo Open Space. The HDSDP clearly identifies the significant roadways that are to be constructed. This "future street connection" would require an amendment to the sector plan. A public hearing is required for that amendment.

Findings:

Under Section 14-14-8-3 of the Subdivision Ordinance, the basis for an appeal of DRB action is one or more of the following:

- Error in applying adopted city plans, policies and ordinances in arriving at the decision;
- Error in the appealed action or decision, including its stated facts:
- Error in acting arbitrarily or capriciously or being manifestly abusive of discretion.

Appellant claims in their three bases of appeal that there was an error in applying City plans, policies or ordinances. There was no error by the City in this regard for these reasons:

- The residential lot layout of the DRB approved preliminary plat for Tract 13 is in compliance with the High Desert Sector Development Plan.
- It is permissible to show a subdivision plat with a portion of a tract indicated for "future development". Plans of development of the portion of the tract so marked do not have to be revealed at the time of platting the rest of the tract.
- Guarantees prohibiting future road connections are not required in this particular case for plat approval.

RECOMMENDATION: **DENIAL OF Appeal Application 02EPC-01924 Project #1002315**, **Application #02DRB-01650 Preliminary Plat Approval,** based on the preceding Summary/Findings.

Sheran Matson, AICP, Chair
Development Review Board

DRB RESPONSE
TO
GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION
2/13/03 APPEAL

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5. 11/19/02 & 12/3/02 Consensus Planning Letters on Behalf of Concerned Neighbors to Roger Green, Acting DRB Chair 71 - 73

6. Wilderness @ High Desert Prelim. Plat (Agenda Attachment)

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING Z

___ Annexation & Zone Establishment
___ Sector Plan
___ Zone Change
___ Text Amendment

APPEAL / PROTEST of... A

X 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: GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION PHONE: 296-9399
ADDRESS: P.O. BOX 20101 FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: NEIGHBORHOOD ASSOCIATION WITHIN 600 FT OF SUBJECT PROPERTY
AGENT (if any): GARCIA | KRAEMER & ASSOCIATES PHONE: 242 5566
ADDRESS: 200 LOMAS NW SUITE 1111 FAX: 242 9028
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
DESCRIPTION OF REQUEST: APPEAL OF MAJOR-PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No. 13 Block: Unit:
Subdiv. / Addn. HIGH DESERT AKA THE PRELIMINARY PLAT WILDERNESS AT HIGH DESERT
Current Zoning: SU-2, HD, R-R Proposed zoning:
Zone Atlas page(s): E-23 No. of existing lots: 1 No. of proposed lots: 111
Total area of site (acres): 73 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill?
UPC No. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: and

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJECT #1002315, 02 DRB 01650

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: DATE 12/19/02

SIGNATURE William L Kraemer ___ Applicant X Agent

(Print) WILLIAM L KRAEMER

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
02 EPC - - 01924	Appeal	A	$ 190.-
			$
			$
			$
	Notice		$ 50.-
			Total $ 240.-

Hearing date 2-20-03 (APPL 02-01650)

12/19/02
Planner signature / date

Project # 1002315

APPEAL 5

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

❑ DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

❑ CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

❑ ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF
❑ DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER
☒ DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

❑ DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION
❑ ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL
❑ DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

✓ Project number of case being appealed; 1002315

✓ Application number of case being appealed; 02 DRB 01650

✓ Reason for the appeal *
✓ Appellant's basis of standing as an appellant *
✓ Letter of authorization from the appellant if this application for appeal is submitted by an agent
✓ Copy of the Official Notification of Decision regarding the matter being appealed
✓ Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code §14-16-4-4*. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

WILLIAM L. KRAEMER
Applicant name (print)

William L Kraemer 12/19/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02EPC - - 01924
- -
- -

JM 12/19/02
Planner signature / date

Project # 1002315

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

REASON FOR APPEAL

02 DRB-01650 Project # 1002315
Glenwood Hills Neighborhood Association

This is an appeal of approval by the Development Review Board (DRB) of a Major-Preliminary Plat for HIGH DESERT INVESTMENT CORP Tract 13, THE WILDERNESS @ HIGH DESERT zoned SU-2, HD, RR under the High Desert Sector Development Plan.

STANDING:

The Glenwood Hills Neighborhood Association (GHNA) is a recognized Neighborhood Association by the City of Albuquerque Office of Neighborhood Coordination. The subject property is located within 600 feet of the boundaries of GHNA. Pursuant to § 14-14-8-2 of the Subdivision Ordinance GHNA has standing to bring this appeal.

BASIS OF APPEAL:

The DRB erred in their December 4, 2002 approval of the above referenced Major-Preliminary Plat in applying adopted city plans, policies and ordinances in arriving at the decision.

The issues raised by this appeal are as follows:

1). The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan. The Sector Plan in Section 3.1 recognizes that "Completing the transition from urbanized to natural open space areas...and relating appropriately to the character of the land and land uses..." is the primary planning goal. Section 3.2 calls for "leaving the least dense residential areas at boundaries with natural open space areas" as a way of providing a buffer or transition between development and open space. The preliminary plat as approved locates higher density lots adjacent to the Bear Canyon Arroyo Open Space and to the trail adjacent to the National Forest. GHNA asserts that the proposed subdivision should be reconfigured so that the larger, lower density lots can be used as transition or buffer to the open space and trail area.

2.) The proposed subdivision plat includes a 4 ± acre tract at the Southeast corner of the subject property that is identified for future development. That tract is apparently not proposed as a single large lot for residential development. GHNA asserts that plans for development of this parcel should be identified or it should be platted at this time for large lot development. The adequacy of the public

infrastructure i.e., streets, drainage improvements, and water and sewer can not be adequately assessed without clarification of the ultimate use of this parcel.

3.) Although the proposed plat does not seem to include provision for any future road connection between Tract 13 and the Trailhead Subdivision or Glenwood Hills Subdivision, there is significant fear in the GHNA of a future street connection across or through the Bear Canyon Open Space. The GHNA requests that the subdivision plat approval be conditioned upon adequate guarantees that would run with the land and prohibit any future road connections that could severely impact the Glenwood Hills Subdivision.

CONCLUSION

The GHNA has formed a committee of its residents that hopes to meet with High Desert Investment Corp, its partners and agent to attempt resolution of the issues raised herein. However, if negotiated resolution is not achieved, GHNA respectfully requests that the Environmental Planning Commission overturn the decision of the DRB or remand this matter back to the DRB to make appropriate modifications to the Preliminary Plat.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-5-02

5. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23)

At the December 4, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 12/4/02 and approval of the grading plan engineer stamp dated 10/25/02 the preliminary plat was approved with the following conditions:

CONDITIONS:

1. The lot configuration shall be in accordance with Exhibit E. The Grading and Drainage Plan shall be amended accordingly.

2. The Bulk Land Plat shall be filed prior to this plat being filed.

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

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

If you wish to appeal this decision, you must do so by December 19, 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).

ALBUQUERQUE
NEW MEXICO
1706

OFFICIAL NOTICE
PAGE TWO

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 A Green

Roger Green
Acting, DRB Chair

Cc: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Schiabor, 9400 Corona NE, 87122
Angela & Scott Ness, 13213 Manitoba Dr NE, 87111
Sharman & James Carpenter, 13217 Manitoba Dr NE, 87111
Betsy Womack, 13105 Canyon Edge Trail NE, 87111
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

GLENWOOD HILLS NEIGHBORHOOD ASSOCIATION

12925 Manitoba Drive - Albuquerque, New Mexico 87111

December 19, 2002

City of Albuquerque
Planning Department
Land Development Coordination Division
Environmental Planning Commission

RE: Project #1002315
02DRB-01650 Major-Preliminary Approval

To Whom It May Concern:

The purpose of this letter is to notify you that the Board of Directors of the Glenwood Hills Neighborhood Association (GHNA) held a meeting regarding the above referenced matter on December 17, 2002. That meeting was open to the public and the general membership of the association. Doug Collister, representing High Desert Investment Group attended this meeting.

After lengthy discussion and a question and answer session, the Board took the following actions based upon unanimous consensus of the general membership of GHNA in attendance.

1. Authorized an appeal of the DRB's Preliminary Plat approval for Tract 13 High Desert.
2. Authorized Garcia/Kraemer & Associates to act as GHNA's agent to pursue this appeal.
3. Formed a committee to enter into negotiations with the developer to attempt to resolve issues regarding the subdivision of Tract 13 High Desert.

Sincerely,

Jerry Hausner, President
Glenwood Hills Neighborhood Association

//

HIGH DESERT

February 5, 2003

Jeff Jesionowski, Chair
Environmental Planning Commission
City of Albuquerque

RE: High Desert Investment Corporation
Response to Appeal DRB Major Preliminary Plat Approval of The Wilderness at High Desert
02 DRB-01650 Project # 1002315
Appeal 02-01650 By The Glenwood Hills Neighborhood Association

Dear Mr. Jesionwski:

I write in response to the appeal of the above reference appeal by the Glenwood Hills Neighborhood Association. I appreciate the opportunity give some background and then to address the specific issues listed in the appeal.

Background

Even before any planning for High Desert took place, Albuquerque Academy (Academy) made sure that the face of the Sandia Mountains was preserved free of development and will always remain open to the public. The 987 acres that comprise the master planned community of High Desert, is the remainder of 8,748 acres that Academy originally owned. That original property extended from Tramway Boulevard to the crest of the Sandia Mountains. In July of 1982, Academy ensured that the most significant portion of this magnificent land would be preserved in pristine condition. Academy preserved for all time the scenic, ecological, and recreational qualities of the west face of the Sandia Mountains, and the foothills east of High Desert, by selling 7,761 acres to the City of Albuquerque. The City immediately traded 7,120 acres to the federal government, in exchange for surplus federal land in New Mexico. The land the federal government acquired became part of the Cibola National Forest and Sandia Mountain Wilderness, with the City retaining 640 acres (Simms Park/Elena Gallegos Picnic Ground), which it placed in the City of Albuquerque Open Space system. Thus, the largest and most significant portion of the original Academy property east of Tramway has been preserved in perpetuity, with it stewardship in the hands of the federal government and the City, for the benefit of the wildlife and the public.

At the time of the sale to the City, Academy retained ownership of 987 acres directly east of Tramway Boulevard for later development. These lands have become the master planned community of High Desert. It was acknowledged by the City in the 1982 agreement between the City and Academy that the property was retained for development and that the City would cooperate with the Academy as follows:

> *"The Academy is planning to develop the Retained Property. The City will cooperate with the Academy to permit development on the Retained Property consistent with orderly planning, including, without limitation, the construction of a reservoir as discussed herein, the approval of proper zoning for the development, the supplying of normal municipal services, including water and sewer services, and the approval of reasonable density requirements on those parcels on which dwelling units will be constructed, all subject to annexation and regular capital improvements programming."*

Since the inception, in 1991, of High Desert Investment Corporation (HDIC), a wholly owned, for profit subsidiary of Academy, the development, including land uses and zoning have been made public in over twenty public meetings, including numerous meetings with the Glenwood Hills Neighborhood Association. All documents, marketing material and maps have consistently included Tract 13 (The Wilderness) as a tract of land in High Desert that would be developed with land uses consistent with the zoning approvals.

The approach of HDIC to the development of High Desert, including the Wilderness, exceeds typical development practices by voluntarily undertaking environmental evaluations, which examine a wide range of issues including a

High Desert Investment Corporation
13000 Academy Road, NE Albuquerque, NM 87111
tel: 505 823-9360 *fax:* 505 823-9611
e-mail: info@high-desert.com

February 5, 2003

Jeff Jesionowski, Chair
Environmental Planning Commission
City of Albuquerque

RE: High Desert Investment Corporation
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02 DRB-01650 Project # 1002315
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The approach of HDIC to the development of High Desert, including the Wilderness, exceeds typical development practices by voluntarily undertaking environmental evaluations, which examine a wide range of issues including a

complete survey of plants and wildlife, soils and topography, hydrology and water quality, drainage, archaeological sites, water conservation and much more.

In addition to transferring the 7,761 acres to the City, an additional 15+ acres (Tracts OS-5, OS-6, G-1A and L-1) have been deeded to the City in the vicinity of the Wilderness that is now used as open space or for other city purposes. In addition HDIC owns 119.74 acres (OS-2A, OS-3A, OS-4 and 13C) directly adjacent to the Wilderness, which will be deeded to the High Desert Residential Owners Association, as public open space, when the Wilderness construction project is complete.

The Foothills Trail #365 was located in a joint effort of HDIC, USFS, City Open Space Division and the City Trails Taskforce in the Embudito Arroyo and in what became the City Open Space Tract OS-5. The trail location in Tract OS-5 was used to establish the property boundary with Tract 13. All parties involved in the location of the trail were aware of the zoning and land uses possible for Tract 13.

HDIC granted "floating" public trail easements to the City through Bear Canyon Arroyo and Embudito Arroyo tracts owned by HDIC at the time High Desert was annexed into the City, with the further agreement to "fix" the location of those public trail easements with the consent of the City. In attempting to fix the public trail easement in Tract OS-4, which is the Embudito Arroyo, the City, after consultation with the City Attorney declined to accept a fixed easement because of liability and maintenance responsibilities of having their trail in the center of a active arroyo. Thus, the formal public access through the Embudito Arroyo has never been legally assured. However, as part of the construction of the Wilderness some bank stabilization is required to be built by HDIC on the north bank of the Embudito Arroyo, adjacent to the Wilderness. As part of that construction HDIC suggested and agreed to build the formal trail that is out of the arroyo bottom and thus will not have the liability and maintenance problems associated with it that the City was originally concern with.

A fundamental tenet of the High Desert development plan is the combination of urban development with the preservation and enhancement of the natural arroyos connecting the city to the mountains. The preservation of the major arroyos provides not only visual access to the mountains, but also physical access through a network of well-planned trails created by High Desert in High Desert owned land. The Embudito Arroyo, which separates the Wilderness from Trailhead and Glenwood Hills is owned by High Desert Investment Corporation, as is the major portion of the Bear Canyon Arroyo. High Desert has allowed and will continue to allow access through these tracts and in fact will construct a public trail in the Embudito Arroyo which will be out of the "floodway" of the arroyo. When development is complete in the Wilderness, we will deed these arroyo tracts to the High Desert Residential Owners Association with "open space" easements that will forever preserve these areas for the public. The scenic steep rock outcrops to the east of the Wilderness and the Trailhead Subdivision, originally part of High Desert, were dedicated to the City of Albuquerque Open Space Division, as were a number of other areas within High Desert. All of these areas will be respected and preserved with the development of the Wilderness.

Issue 1 From The Appeal:

Quote from Appeal:

The residential lot layout of the approved Major-Preliminary Plat is not in compliance with the High Desert Sector Development Plan. The Sector Plan in Section 3.1 recognizes that "Completing the transition from urbanized to natural open space areas.... and relating appropriately to the character of the land and land uses..." is the primary planning goal. Section 3.2 calls for "leaving the least dense residential areas at boundaries with natural open space areas" as a way of providing a buffer or transition between development and open space. The preliminary plat as approved locates higher density lots adjacent to the Bear Canyon Arroyo Open Space and to the trail adjacent to the National Forest. GHNA asserts that the proposed subdivision should be reconfigured so that the larger, lower density lots can be used as transition or buffer to the open space and trail area.

The quotes are selective and carefully edited and are from the Issues, Impacts, and Mitigations section of the High Desert Sector Development Plan (Sector Plan). The quotes from Section 3.1 are from the Planning Goals portion of the Sector Plan. The two goals cited are:

- ***"Completing the transition from urbanized to natural open space areas"*** on the eastern side of the city. The goal was a goal for all of High Desert. The plan for the Wilderness helps to complete this transition and responds to this goal.

- ***"Relating appropriately to the character of the land and land uses"*** which surround it. The land use on the north portion of the Wilderness (Wilderness Estates) are large estate lots, utilizing building envelopes to minimize disturbance. These lots are adjacent to the USFS and the Bear Canyon Open Space. The lots on the south and west portion of the Wilderness (Wilderness Village) are comparable in size to lots in Glenwood Hills, Canyons at High Desert and the Trailhead at High Desert. They are adjacent to open space owned by High Desert Investment Corporation and the City of Albuquerque, the western most lots in this area are quite large, range in size from .57 acre to .92 acre. The Open Space Department of the City of Albuquerque has indicated in written and verbal communication with DRB that they find the plan relates appropriately to the city open space. The lots on the most eastern edge of the Wilderness (Wilderness Compound) are designed to have homes clustered in groups of three and four adjacent to private and public open space. This use is specifically acknowledged in Section 3.11 of the Sector Plan. "In the recreation/resort zone (HD-R-R), townhouses surrounded by common public or private open areas may form an adjacent land use. It is interesting to note that the public open space adjacent to the Wilderness Compound was given to the city by High Desert. The design of the Wilderness does respond especially well to the character of the land, respects and preserves the arroyo systems, places the estate lots on the steepest terrain and places the conventionally developed lots on the less steep terrain.

- ***"the primary planning goal"*** This quote from the appeal is the writers opinion. There is no primary planning goal identified in the High Desert Sector Development Plan.

- ***"leaving the least dense residential areas at boundaries with natural open space areas"*** This quote is again edited and selective. The entire sentence reads as follows: "As development approaches the project boundaries to the **north and east,** *(emphasis added)* the density continues to diminish, leaving the least dense residential areas **(generally equivalent to similar development in Sandia Heights)** at boundaries with natural open space. This was clearly intended for the north and east portions of High Desert, not the south and east, or west areas within the development.

- ***"as a way of providing a buffer or transition between development and open space."*** This quote from the appeal is the writer's opinion. This language is not in the High Desert Sector Development Plan.

Some of the other applicable goals from pages 3.1 and 3.2 not cited in the appeal that have relevance are:

- Providing a broad mixture of housing types at various price points to accommodate social and diversity and respond to market demand. The plan for the Wilderness responds to this goal.

- Creating a comprehensive system of public and private open space areas and a walkway and trail network to link residential areas and the neighborhood center together internal to the site. The plan for the Wilderness responds to this goal.

- Creating a hierarchical road system which links residential areas together and connects these residential areas to the neighborhood center rather than dividing the development into private enclaves. The plan for the Wilderness responds to this goal.

Other sections of the Sector Plan that are relevant to this portion of the appeal are:

- Map 10 – Zoning/Land Use Plan – Clearly shows that Tract 13 is zoned SU-2HD/R-R.

- Map 11 – Open Space Plan – Clearly shows Tract 13 developed and the trails that are part of the Wilderness plan.

- Map 6 – Vegetative Communities – Clearly shows that Tract 13 is predominately short grass prairie, similar to the majority of conventionally developed subdivisions in High Desert, with equivalent densities.

- Table 3.A on page 3.4A - This table provides for a maximum of 300 dwelling units in the SU-2 HD-R-R zone. The footnote (#3) notes "The densities for the (se) zone(s) appear low due to the large amount(s) of public or private open space contained in each zone." While the table lists the gross density for the zone at 1.67 units per acre, the footnote makes it clear that the density for the developable acreage would be higher, at 2.85 units per acre. Currently the 72 acres has 110 dwelling units plan, which equals 1.34 units per acre. Although, 4.2 acres, in the extreme Southeast corner has not yet been planned, it is not conceivable that dwelling units on this tract could appreciatively change the density.

- On page 3.5, Scenic Qualities - Notes "Visual access to the mountains to the east and the City and Mesas to the west will be preserved by the preservation of major arroyos as public or private open areas." The Wilderness Preliminary Plat and land plan respects this requirement.

- On page 3.5, Existing Development – Notes "The northern and southern boundaries maintain land use intensities similar to Sandia Heights and **Glenwood Hills** respectively." The lot sizes in Wilderness Village on the south and west edge are similar or larger than in Glenwood Hills.

- On page 3.7, Impacts And Mitigations – "The fundamental tenet of the plan is the combination of urban development with the preservation and enhancement t of the natural arroyos connecting the city to the mountains." The Preliminary Plat and the land plan respond to this goal.

- On page 3.8, Impacts And Mitigations – "The steep rock outcrops in the southeastern portion of the property, with the exception of "the knoll" will be dedicated as Public Open Space; the knoll will be retained as a natural open area through private easements." The Public Open Space tract was dedicated to the city and the Preliminary Plat and land plan respond to the easement requirement for the knoll.

- Page 3.11 – Forest Service Boundary – "In the recreational/resort zone (HD-R-R), townhouses surrounded by common public or private open areas may form an adjacent land use. This will provide a low density transition to the public lands on the eastern border of the property. " The Preliminary Plat and the land plan for the Wilderness complies with this section.

- Page 4.3 – Section 4.A.6: SU-2 HD-R-R Recreational/Resort Zone – Provides "This zone, unlike the other zones described in this section, does not correspond to any existing zoning classification. It provides for stormwater management; the construction of a golf course; and permits a mixture of dwelling unit types, including a resort/conference center and related commercial facilities. It is subject to the following regulations:

1. Permissive Uses, when pursuant to only the Sector Development Plan:
   a. Uses permissive in the HD-R-G zone.
2. Density: If developed as R-G the total number of unit shall not exceed 300. "

The other item that is germane to this portion of the appeal is the letter dated July 12, 2002 to Ellen Concini, City of Albuquerque Zoning Enforcement Manager, requesting her opinion regarding the zoning and land use for Tract 13. The letter, which is a DRB exhibit also notes her concurrence on August 7, 2002 as to the appropriate zoning interpolation. The Preliminary Plat conforms with the zoning outlined in the letter the Zoning Enforcement Manager approved.

Issue 2 From The Appeal:

Quote from Appeal:

The proposed subdivision plat includes a 4+/- acre tract at the Southeast corner of the subject property that is identified for future development. That tract is apparently not proposed as a single large lot for residential development. GHNA asserts that plans for development of this parcel should be identified or it should be platted at this time for large lot

development. The adequacy of the public infrastructure i.e., streets, drainage improvements, and water and sewer can not be adequately assessed without clarification of the ultimate use of this parcel.

The land use for the 4 +/- acres in the extreme southeast area of the Wilderness has not yet been determined. The public and the city will have ample opportunity to review and comment on any proposed Preliminary Plat for this tract. Any development on the tract will comply with all city requirements and the High Desert Sector Development Plan. Any Preliminary Plat for this small tract will take into consideration the public infrastructure capacitates as identified on the Preliminary Plat approved by the DRB on December 4, 2002.

Issue 3 From The Appeal:

Quote from Appeal:

Although the proposed plat does not seem to include provision for any future road connection between Tract 13 and the Trailhead Subdivision or Glenwood Hills Subdivision, there is significant fear in the GHNA of a future street connection across or through the Bear Canyon Open Space. The GHNA requests that the subdivision plat approval be conditioned upon adequate guarantees that would run with the land and prohibit any future road connections that could severely impact the Glenwood Hills Subdivision.

There is no road connection on the Preliminary Plat of the Wilderness across the Embudito Arroyo. There is no road connection from the Wilderness across the Embudito Arroyo planned. The High Desert Sector Development Plan does not provide for a road connection across the Embudito Arroyo. As noted on page 3.11 of the High Desert Sector Development Plan, there shall be no direct access from Trailhead Subdivision across the Embudito Arroyo to Tract 13.

Respectfully submitted.

HIGH DESERT INVESTMENT CORPORATION

Douglas H. Collister
President

Copy Alan Schwartz, EPC Commissioner
John Briscoe, EPC Commissioner
Mick McMahan, EPC Commissioner
Bevin Owens, EPC Commissioner
Susan Johnson, PHD, EPC Commissioner
Larry Chavez, EPC Commissioner
Camilla Serrano, EPC Commissioner
Sheran Matson, DRB Planning

Enclosure
Letter to/from Ms. Ellen Concini, Zoning Enforcement Manager
Open Space DRB Comments, November 18, 2002

HERBERT M. DENISH
AND ASSOCIATES, INC.
URBAN CONSULTANTS

Reviewed & Approved
Ellen Concini 8-07-02
City of Albuquerque
Zoning Enforcement
Correction R-T Zone.

July 12, 2002

Ms. Ellen Concini
Zoning Enforcement Manager
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

HAND-DELIVERED

re: High Desert Sector Plan Tract 13
Development of the HD "R-R" Zone

Dear Ms. Concini:

Thanks once again from Kym Dicome and myself for our very informative meeting on June 10th. We continue to study and assess what will actually be developed on the property and it was very helpful to hear your views on the mutually supportive nature of the Zoning Code and Sector Plan.

It is our understanding from our discussion that:

- Those portions of Tract 13 not within the open space areas of the sector plan can be developed for residential uses.
- Multiple types of housing can be constructed ranging from single-family detached to "garden apartments".
- These types of residential uses can be intermixed.
- Other uses associated with residences, and as regulated by the Zoning Code and Sector Plan, e.g., some limited commercial uses, parks, and so on, can also be developed. (I have attached a zoning analysis which lists these possibilities.)
- The lot sizes for housing types are governed by the Zoning Code equivalent for that type, e.g. single-family detached must meet the requirements of the R-T zone; apartments the requirements of the R-G zone and the like. Specifically, the smallest lot size for a single-family detached unit would be 3600 square feet with a minimum width of 36 feet; and the smallest for an attached single-family house or townhouse would be 2200 square feet with a minimum width of 22 feet.
- The Sector Plan limits us to a total of not more than residential 300 units of any kind on Tract 13.

Correction R-T zone

500 Marquette NW Suite 850 • PO Box 2001 • Albuquerque New Mexico 87103 • Tel. 505-842-6461 • FAX 505-842-6471

▪ No further zoning review is required for these residential uses; however a subdivision plat will probably be required to be approved by the Development Review Board and structures are subject to the Uniform Building Code and all other applicable regulations of the City.

It is also our understanding that these rules change considerably if we wish to carry out any of the recreation- or resort-oriented uses also allowed by the sector plan:

▪ These uses include a golf course, uses related to a golf course, a resort or conference center and uses related to a resort or conference center

▪ Such uses are permissive only pursuant to a "sector plan and a site development/landscaping plan approved by EPC". We construe this to mean a "Site Development Plan for Building Permit" as defined in the Zoning Code and as regulated by City process.

▪ Residential units of any type used for commercial renting purposes - hotels, motels, inns, bed-and-breakfasts, etc. - cannot be constructed without approval of such a plan.

▪ No conference center, resort, golf course, or use related to a golf course, such as a club house, can be constructed without approval of such a plan.

I believe I have completely and accurately summarized the conclusions of our analysis and discussion but I would appreciate your reviewing this letter and the attached analysis with a critical eye and if possible confirm them in writing - a simple countersignature on this letter would serve for our purposes. Whatever my client chooses to do I want to be sure it rests on strong procedural ground.

Again our thanks

Sincerely yours,

Lawrence S. Kline AICP

cc: Ms. Kym Dicome

High Desert Recreational/Resort or "R-R Zone"

The High Desert Sector Plan was adopted by the City Council in 1993, and zoned all of the properties in the Sector Plan area. The Plan created zoning categories specific to High Desert most of which are equivalent to existing City of Albuquerque zoning categories with modifications. The category in question, SU-2 HD/R-R, is specific to High Desert but references the existing City R-G zone. The following is a list of the permitted and conditional uses, lot widths and sizes, and required processing for the R-R zone referencing both the High Desert Sector Plan and the COA Zoning Code. See section 14-16-2-6 of the Zoning Code for definition of terms.

Permissive Uses subject only to the High Desert Sector Plan:

Uses Permissive in the R-G Zone. Those include:

A. (1) Uses Permissive in the R-T Zone
(2) Accessory living quarters
(3) Apartment
(4) Sign, on premise

Uses permissive in the R-T zone include

A. (1) Uses permissive in the R-1 zone, except: agricultural animal keeping; front yard parking of recreational vehicles; hobby breeders; and houses are not limited to one per lot.
(2) Townhouses

Referring back to the R-1 zone, the permissive uses are:

1. House, one per lot
2. Accessory Use:

a. Accessory Structure
b. Agricultural animal keeping
c. Garage and yard sale
d. Antenna, non-commercial
e. Family Care Facility
f. Family Day care home
g. Home Occupation and sign identifying the activity
h. Parking incidental to another use in this zone
i. Recreational vehicle, boat, or boat and boat trailer parking
j. Sign
k. Trailer parking
l. Hobby Breeder

3. Community Residential Program
4. Growing Plants, noncommercial.
5. Private Commons Development
6. Public Park
7. Public School including caretaker's mobile home
8. Public Utility Structure

In addition, the HD R-G section of the sector plan adds the following uses:

a. Private Park as regulated in HD R-1
b. Private / Public Recreational Trails as regulated in HD R-1
c. Parking Reserve Areas as regulated in HD R-1
d. Townhouses (clustering as regulated by HD R-LT)

The following are "permissive uses when pursuant to the Sector Plan and to a site development plan and landscaping plan approved by the Environmental Planning Commission":

(a) Golf Course
(b) Uses Related to a Golf Course (as listed on page 4.3 of the Sector Plan.)
(c) Resort/Conference Center (as similarly listed)
(d) Uses Related to the Resort Conference Center (as similarly listed)
(e) Signs as regulated in the HD C-1 zone
(e) Conditional Uses in the HD/RLT zone excluding Private Utility Structures.

Additional considerations:

Density: "If developed as R-G, the total number of units shall not exceed 300."

Lot sizes: If developed as R-G, the lot sizes are restricted as follows:

1. Apartments- minimum lot size of 6,000 sq. feet, 60 foot width
2. Townhouse- Minimum lot size of 2200 sq. feet, 22 foot width (from City R-T)
3. House- Minimum lot size of 3600 sq. feet, 36 foot width (from City R-T)

Setbacks: If developed as R-G, the same setbacks apply as listed in the City Zoning Code under R-G (Section 14-16-2-10).

CITY OF ALBUQUERQUE
Parks and Recreation Department
OPEN SPACE DIVISION

November 18, 2002

TO: Roger Green, Acting DRB Chair

FROM: Matt Schmader, Assistant Superintendent, Open Space Division

RE: **Supplemental Agency Comments -- 'The Wilderness at High Desert'**
Project # 1002315; Project # 1002318

The subdivision design appears to be sensitive to the surroundings and is reduced in overall density from the Sector Plan. Several favorable solutions have been proposed including:

- having very few lots bordering on Open Space;
- creating controlled access from the residences; and
- formalizing a trail along Bear Canyon arroyo.

The rock outcrops in Tract 13C will remain as private open space managed by the Homeowner's Association.

City Open Space Division will work with the applicant on wall design, access points, trail development in Bear Canyon, and clarifying easement language.

This is a well-designed submittal.

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

	Supplemental form
ZONING	**Z**
____ Annexation & Zone Establishment	
____ Sector Plan	
____ Zone Change	
____ Text Amendment	
APPEAL / PROTEST of...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: HIGH DESERT INVESTMENT CORP PHONE: 823-9360
ADDRESS: 13000 ACADEMY NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: ~~PRELIMINARY PLAT, GRADING PLAN, SIDEWALK DEFERRAL AND~~ WAIVER, AND VACATION REQUESTS

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

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

Lot or Tract No. TRACT 13 Block: Unit:
Subdiv. / Addn. HIGH DESERT, AKA "THE WILDERNESS @ HIGH DESERT"
Current Zoning: SU-2 HD R-R Proposed zoning:
Zone Atlas page(s): F-23 No. of **existing** lots: 1 No. of **proposed** lots: 110
Total area of site (acres): 72.58 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. ~~1023062490505101~~ 1023012984351010 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF TRAMWAY BLVD. N.E.
Between: SOUTH OF IMPERATA N.E. and WEST OF TRACT A, FOREST SERVICE LAND

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002315/02-1646 SK.

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

SIGNATURE DATE

(Print) KEVIN PATTON ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers		Action	S.F.	Fees
02DRB - ____ - 01650		PPA	S(2)	$ 3080.00
____ - ____ - NOTIFICATION FEE				$ 75.00
02DRB - ____ - 01651		VPROW	✓	$ 300.00
02DRB - ____ - 01652		VPE	✓	$ 380.00
02DRB - ____ - 01653		TDSW	✓	$ 0
02DRB ____ 01654		SW	✓	Total $ 0
Hearing date NOVEMBER 20TH '02				$ 3815.00

Bo Herbert 10/25/02
Planner signature / date

Project # 1002315

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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) 300.00 / 8 non cont. pub. easmt.
- ✓ 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 - _____ - 01651
02DRB - _____ - 01652
02DRB - _____ - 01653
02DRB _____ 01654

Planner signature / date

Project # 1002315

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule) 3080.00
- ✓ Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

KEVIN PATTON
Applicant name (print)

10/25/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB-_____-01650
_____-_____-_____
_____-_____-_____

Planner signature / date

Project # 1002315

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME THE WILDERNESS AT HIGH DESERT

AGIS MAP # F-23

LEGAL DESCRIPTION TRACT 13 HIGH DESERT

XX **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on OCTOBER 25, 2002 [date].

Applicant / Agent

Date

Hydrology Division Representative

10-25-02

Date

XX **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on OCTOBER 25, 2002 [date].

Applicant / Agent

Date

Utilities Division Representative

Date

DRB# 1002315

Bohannan Huston INC.

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

www.bhinc.com

voice. 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 25, 2002

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

Re: Preliminary Plat, Grading Plan, Sidewalk Waiver and Deferral and Vacation Request Approval
The Wilderness at High Desert

Dear Janet:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of the Reason/Location of Request for Sidewalk Waiver and Deferral (Exhibit A)
- Twenty four (24) copies of the Reason/Location of request for vacation of the public easement and public right-of-way (Exhibit B)
- Letter from the Office of Neighborhood Coordination
- Zone Atlas Map showing the location of the property
- Forms DR/WS and TIS, and
- Fee in the amount of $3,815.00

Please place this item on the DRB Agenda to be heard on November 20, 2002. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

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

mls
Enclosures

A:msnyder/030103/data/009.pre_plat

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City of Albuquerque

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

Date: October 23, 2002

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

This letter will serve to notify you that on October 23, 2002 (date)

TO CONTACT NAME: Mary Snyder
COMPANY/AGENCY: Bohannan Huston Inc
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 98-7988

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract 13, High Desert

zone map page(s) E-23 .

Our records indicate that as of 10-23-02 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina K Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

CITY OF ALBUQUERQUE

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

APPLICANT: HIGH DESERT INVESTMENT CORP **Date of request:** 10/25/02 **Zone atlas page(s):** F-23

CURRENT:

Zoning SU-2 HD R-R

Parcel Size (acres / sq.ft.) 72.58

Legal Description -

Lot or Tract # TRACT 13 Block #

Subdivision Name HIGH DESERT

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	
Comp. Plan		Zone Change	[ ]	a) Subdivision	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]
				c) Amendment	[ ]

Building Permit [ ]
Access Permit [ ]
Other PRE PL [XXX]

PROPOSED DEVELOPMENT:

No construction / development [XX]
New Construction [ ]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 110

Building Size - _____(sq. ft.)

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

Applicant or Representative _____ Date _____

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: HIGH DESERT TIS

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Loh — 10-25-02

TRAFFIC ENGINEER — DATE

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

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

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

Notes:

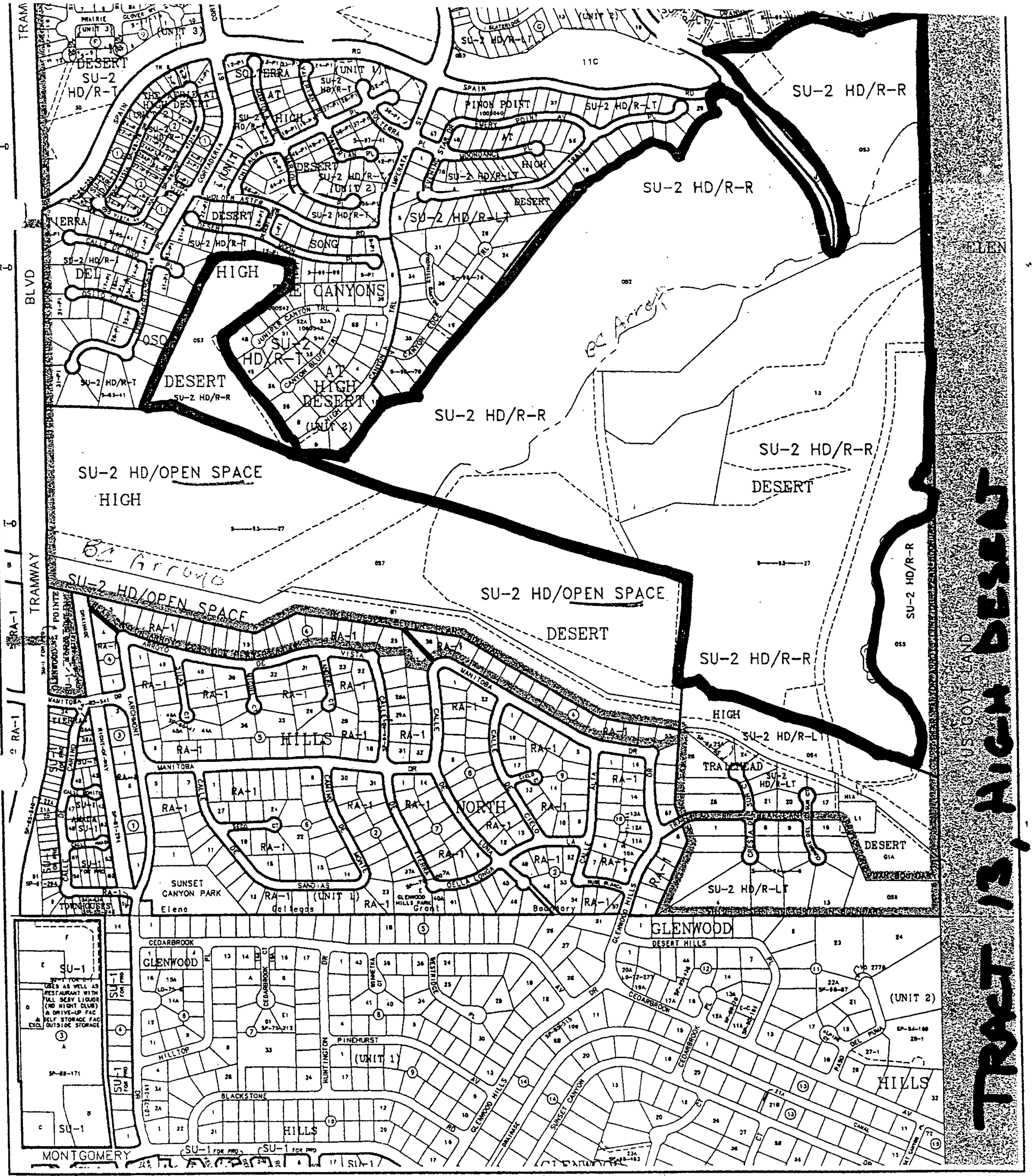
IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

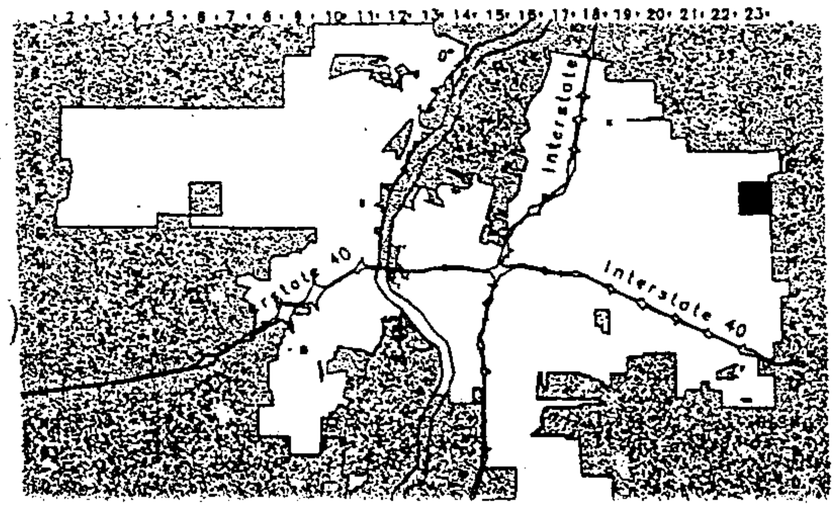
Deferred for EHD. — 10/25/02

ENVIRONMENTAL HEALTH — DATE

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

TIS	**- SUBMITTED**	___/___/___	Tony Loh — TRAFFIC ENGINEER	10-25-02 — DATE
	- FINALIZED	8/9/___/98/92		
AQIA	**- SUBMITTED**	___/___/___	_____ — ENVIRONMENTAL HEALTH	_____ — DATE
	- FINALIZED	___/___/___		





30

CITY OF
Albuquerque

A lbuquerque G eographic I nformation S ystem

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

E-23-Z

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 NOVEMBER 5TH '02 To NOVEMBER 20TH.

5 REMOVAL

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

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

[signature] (Applicant or Agent) 10/25/02 (Date)

I issued 2 signs for this application, 10/25/02 (Date) [signature] (Staff Member)

Rev 11/8/90

DRB CASE NUMBER: 1002315
02DRB-01650-01654

EXHIBIT 5

HERBERT M. DENISH
AND ASSOCIATES, INC.
URBAN CONSULTANTS

Reviewed & Approved
Ellen Concini
8-07-02
City of Albuquerque
Zoning Enforcement
Concini
Correction
R-T Zone.

July 12, 2002

Ms. Ellen Concini
Zoning Enforcement Manager
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

HAND-DELIVERED

re: High Desert Sector Plan Tract 13
Development of the HD "R-R" Zone

Dear Ms. Concini:

Thanks once again from Kym Dicome and myself for our very informative meeting on June 10th. We continue to study and assess what will actually be developed on the property and it was very helpful to hear your views on the mutually supportive nature of the Zoning Code and Sector Plan.

It is our understanding from our discussion that:

- Those portions of Tract 13 not within the open space areas of the sector plan can be developed for residential uses.
- Multiple types of housing can be constructed ranging from single-family detached to "garden apartments".
- These types of residential uses can be intermixed.
- Other uses associated with residences, and as regulated by the Zoning Code and Sector Plan, e.g., some limited commercial uses, parks, and so on, can also be developed. (I have attached a zoning analysis which lists these possibilities.)
- The lot sizes for housing types are governed by the Zoning Code equivalent for that type, e.g. single-family detached must meet the requirements of the R-T zone (Correction R-T zone); apartments the requirements of the R-G zone and the like. Specifically, the smallest lot size for a single-family detached unit would be 3600 square feet with a minimum width of 36 feet; and the smallest for an attached single-family house or townhouse would be 2200 square feet with a minimum width of 22 feet.
- The Sector Plan limits us to a total of not more than residential 300 units of any kind on Tract 13.

500 Marquette N.W. Suite 850 • P.O. Box 2001 • Albuquerque, New Mexico 87103 • Tel. 505-842-6461 • FAX 505-842-6471

• No further zoning review is required for these residential uses; however a subdivision plat will probably be required to be approved by the Development Review Board and structures are subject to the Uniform Building Code and all other applicable regulations of the City.

It is also our understanding that these rules change considerably if we wish to carry out any of the recreation- or resort-oriented uses also allowed by the sector plan:

• These uses include a golf course, uses related to a golf course, a resort or conference center and uses related to a resort or conference center

• Such uses are permissive only pursuant to a "sector plan and a site development/landscaping plan approved by EPC":. We construe this to mean a "Site Development Plan for Building Permit" as defined in the Zoning Code and as regulated by City process.

• Residential units of any type used for commercial renting purposes - hotels, motels, inns, bed-and-breakfasts, etc. - cannot be constructed without approval of such a plan.

• No conference center, resort, golf course, or use related to a golf course, such as a club house, can be constructed without approval of such a plan.

I believe I have completely and accurately summarized the conclusions of our analysis and discussion but I would appreciate your reviewing this letter and the attached analysis with a critical eye and if possible confirm them in writing - a simple countersignature on this letter would serve for our purposes. Whatever my client chooses to do I want to be sure it rests on strong procedural ground.

Again our thanks

Sincerely yours,

Lawrence S. Kline AICP

cc: Ms. Kym Dicome

High Desert Recreational/Resort or "R-R Zone"

The High Desert Sector Plan was adopted by the City Council in 1993, and zoned all of the properties in the Sector Plan area. The Plan created zoning categories specific to High Desert most of which are equivalent to existing City of Albuquerque zoning categories with modifications. The category in question, SU-2 HD/R-R, is specific to High Desert but references the existing City R-G zone. The following is a list of the permitted and conditional uses, lot widths and sizes, and required processing for the R-R zone referencing both the High Desert Sector Plan and the COA Zoning Code. See section 14-16-2-6 of the Zoning Code for definition of terms.

Permissive Uses subject only to the High Desert Sector Plan:

Uses Permissive in the R-G Zone. Those include:

A. (1) Uses Permissive in the R-T Zone
(2) Accessory living quarters
(3) Apartment
(4) Sign, on premise

Uses permissive in the R-T zone include

A. (1) Uses permissive in the R-1 zone, except: agricultural animal keeping; front yard parking of recreational vehicles; hobby breeders; and houses are not limited to one per lot.
(2) Townhouses

Referring back to the R-1 zone, the permissive uses are:

1. House, one per lot
2. Accessory Use:

a. Accessory Structure
b. Agricultural animal keeping
c. Garage and yard sale
d. Antenna, non-commercial
e. Family Care Facility
f. Family Day care home
g. Home Occupation and sign identifying the activity
h. Parking incidental to another use in this zone
i. Recreational vehicle, boat, or boat and boat trailer parking
j. Sign
k. Trailer parking
l. Hobby Breeder

3. Community Residential Program
4. Growing Plants, noncommercial.
5. Private Commons Development
6. Public Park
7. Public School including caretaker's mobile home
8. Public Utility Structure

In addition, the HD R-G section of the sector plan adds the following uses:

a.. Private Park as regulated in HD R-1
b. Private / Public Recreational Trails as regulated in HD R-1
c. Parking Reserve Areas as regulated in HD R-1
d. Townhouses (clustering as regulated by HD R -LT)

The following are "permissive uses when pursuant to the Sector Plan and to a site development plan and landscaping plan approved by the Environmental Planning Commission":

(a) Golf Course
(b) Uses Related to a Golf Course (as listed on page 4.3 of the Sector Plan.)
(c) Resort/Conference Center (as similarly listed)
(d) Uses Related to the Resort Conference Center (as similarly listed)
(e) Signs as regulated in the HD C-1 zone
(e) Conditional Uses in the HD/RLT zone excluding Private Utility Structures.

Additional considerations:

Density: "If developed as R-G, the total number of units shall not exceed 300."

Lot sizes: If developed as R-G, the lot sizes are restricted as follows:

1, Apartments- minimum lot size of 6,000 sq. feet, 60 foot width
2. Townhouse- Minimum lot size of 2200 sq. feet, 22 foot width (from City R-T)
3. House- Minimum lot size of 3600 sq. feet, 36 foot width (from City R-T)

Setbacks: If developed as R-G, the same setbacks apply as listed in the City Zoning Code under R-G (Section 14-16-2-10).

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 20, 2002 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development — Sheran Matson, Planning
Brad Bingham, Alternate City Engineer — Christina Sandoval, Parks & Recreation

****

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

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

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

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

3. **Project # 1002315**
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

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

4. **Project # 1002318**
02DRB-01649 Major-Bulk Land Variance
02DRB-01656 Minor-Prelim&Final Plat Approval

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

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

11-21-02

3. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW) (F-23)

At the November 20, 2002, Development Review Board meeting, the Vacation **(02-01651) FOR ITEM 4** was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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

The Vacation of three different easements (02-01652) was approved as shown on Exhibit B in the Planning file subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

1. City Engineer/Hydrology approves the Vacation of easement 30 on condition that AMAFCA approves it also.

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.

Application # 02-01650, for Preliminary plat, Application # 02-01653, for Temporary deferral of sidewalks and Application # 02-01654 for Sidewalk waiver were deferred at the agent's request to December 4, 2002.

If you wish to appeal this decision, you must do so by December 5, 2002 in the manner described below.

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

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

Roger Green
Acting, DRB Chair

Cc: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Jenifer Champlin, 5408 High Canyon NE, 87111
Dan Keller, 5004 Cresta Del Sur Ct NE, 87111
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-5-02

5. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23)

At the December 4, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 12/4/02 and approval of the grading plan engineer stamp dated 10/25/02 the preliminary plat was approved with the following conditions:

CONDITIONS:

1. The lot configuration shall be in accordance with Exhibit E. The Grading and Drainage Plan shall be amended accordingly.

2. The Bulk Land Plat shall be filed prior to this plat being filed.

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

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

If you wish to appeal this decision, you must do so by December 19, 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).

OFFICIAL NOTICE
PAGE TWO

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: High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Schiabor, 9400 Corona NE, 87122
Angela & Scott Ness, 13213 Manitoba Dr NE, 87111
Sharman & James Carpenter, 13217 Manitoba Dr NE, 87111
Betsy Womack, 13105 Canyon Edge Trail NE, 87111
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

DRB MINUTES FROM THE NOVEMBER 20, 2002, DEVELOPMENT REVIEW BOARD MEETING.

3. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW) (F-23)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Kevin Patton, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Paul Wymer, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Steffen, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Kym Dicome, High Desert Investment Corp., 13000 Academy NE, 87111
Douglas Collister, High Desert Investment Corp., 13000 Academy NE, 87111

PERSONS SPEAKING IN OPPOSITION:

Jenifer Champlin, 5408 High Canyon NE, 87111
Dan Keller, 5004 Cresta Del Sur Ct NE, 87111

CITY STAFF PRESENT:

Jay Evans, City Open Space Division

ACTING CHAIR GREEN: Let's go to Item 3, Project #1002315. Can you state your names and interest in the project for the record.

MR. PATTON: Kevin Patton with Bohannan Huston agent and engineer for High Desert Investment Corporation.

MS. DICOME: I'm Kym Dicome and I'm with High Desert Corporation.

MR. COLLISTER: My name is Douglas Collister, President of High Desert Investment Corporation.

ACTING CHAIR GREEN: This case is to hear the vacations of public right-of-way, vacations, I believe of three different groups of public easements, a preliminary plat for residential subdivision with a temporary deferral of sidewalks

and sidewalk waiver. The Preliminary Plat portion and sidewalk deferral and waiver have been deferred for two weeks to the meeting of December 4. 2002. We'll just hear and act on the Vacations for Item 3 today.

Do you have anything to go over before we hear the comments from the Board?

MR. PATTON: If I can give a quick summary. We have three vacation actions on easements and vacation of a public right-of-way. We're requesting to vacate a public water line easement that is no longer necessary. There's an existing water line with two existing, a 16 inch transmission line and a 36 inch waterline, that have already been constructed across this property. So the waterline is just a matter of clean up. I've brought two recorded plats where we've vacated that same easement on tract to the north of us. So again, the waterline is just a matter of cleanup.

There is an existing drainage desiltation pond on Tract OS 3, a private open space tract. A portion of that easement was already vacated on Tract 14 of the overload. Again, that's just a clean up to remove that, it's no longer necessary.

We are also requesting to vacate portions of an existing easement that's been granted to AMAFCA and the High Desert Residential Owners Association, again, which is part of the agreement, and no longer necessary, we're to go through that vacation action. Then the final decision is left to AMAFCA on whether or not they want those easements or they want them vacated.

The vacation of the public right-of-way: we have determined at this time to vacate it and realign it and relocate that right-of-way so it provides the least amount of disturbance as it crosses the Bear Canyon. That's our request.

ACTING CHAIR GREEN: Okay. The staff report, you already went over the AMAFCA comments and concerns. MRGCD had some comments on sidewalk waivers but that's been deferred. Let's go to Parks?

MS. SANDOVAL: Parks has no objection to the vacation request.

ACTING CHAIR GREEN: City Engineer?

MR. BINGHAM: Now you are revising your vacations. You are not vacating the water line now?

MR. PATTON: No, we are. We are vacating the waterline.

MR. BINGHAM: Number 4.

MR. PATTON: The desiltation.

MR. BINGHAM: Number 16.

MR. PATTON: The Public Right-of-Way.

MR. BINGHAM: Number 5.

MR. PATTON: As well as Number 30.

MR. BINGHAM: I'll comment on each one of those individually. I have no objections to Easements Number 4, 5 and 16. Easement Number 30 I have a condition that: I approve the vacation contingent upon the AMAFCA Board approval. I have no adverse comments on the Preliminary Plat either.

ACTING CHAIR GREEN: There were some open space comments. Did you want to go over those, or just for the record, basically it was no adverse comment. You have the sheet from Matt Schmader there?

MR. PATTON: Yes, we do.

ACTING CHAIR GREEN: Utilities had no objection to the vacations. Planning?

MS. MATSON: Planning has no objection since open space doesn't have any.

ACTING CHAIR GREEN: Transportation?

MR. DOURTE: No objection to the vacation actions and I do have some comments on the infrastructure list for the deferred items.

ACTING CHAIR GREEN: Do you have an exhibit you can use for the vacations?

MS. MATSON: Yes, I do. It's already been colored in.

ACTING CHAIR GREEN: We're only going to have two application numbers for the vacations, but the second application number is actually three parts. Item 4 is the vacation of the right-of-way, Items 1, 2 and 3 are the vacation of easements. Anything else then on the vacations? (No response).

We have people signed up to speak. Paul did you have anything to add?

MR. WYMER: I have nothing further to add. I represent Scott Patrick Homes and Mesa Verde Development as the developers of the parcel to the south or the southern most part of Tract 13. I'm here to address any comments or answer any questions the Board may have relative to that development either now or after we hear further testimony from others.

ACTING CHAIR GREEN: Which has been deferred anyway. Scott?

MR. STEFFEN: No .

ACTING CHAIR GREEN: Jenifer Champlin?

MR. KELLER: I'm Don Keller, a homeowner in High Desert. We think that the proposal is not in compliance with the plan. Specifically , the existing rock outcrop identified in Map 11 in the Sector Plan as a Conservation Trust Easement. The identification is combined with numerous goals and policies related to the preservation and need for sensitive transitions. The rock outcrop requires an additional setback, 200 feet perhaps. Next, on page 3.11 of the Plan the text describes HDR R zone adjacent to the forest service having quote "Townhouses surrounded by common or public or private open areas which may form an adjacent land use". This provides a low density transition to the public lands on the eastern border of the property. The proposed development is very close to the rock outcrop, the existing trail to the east and the Emudito Arroyo to the south. Additional buffers should be provided. Many lots do not have open areas around them and those are all the comments I have.

ACTING CHAIR GREEN: Those are the written comments, I believe we received. Planning will be the one to address those. I don't know if you want to address those now since we've deferred for 2 weeks, we have 2 weeks you can work with Planning and the developer on the concerns on these items.

MR. KELLER: Thank you, we'll do that.

MS. MATSON: That was going to be my comment mainly is if you could get together with the developer and see if you can reach an agreement in the next 2 weeks.

MR. KELLER: We need 2 weeks time to do that.

ACTING CHAIR GREEN: Jay Evans, but he does not want to speak.

MS. CHAMPLIN: I asked Don to go first. My name is Jenifer Champlin and I live in the Canyons in High Desert. I'm speaking on behalf of myself, my neighbors and other residents within High Desert. I respectfully request that the Development Review Board postpone approval of Tract 13 based on the fact that the design and development that you have placed before you is much different then what we were told would be built on Tract 13 in purchasing our homes.

We were told that it would be estate lots or a golf course. This is clearly not what is presented to you.. It has been zoned since 1993, we have found out, and clearly we should have been informed what would go back there. The design development is much different then what we were told.

We are just asking that you postpone approval of this until we have some resolution as to the design that we thought would be put back there and what is now proposed to you.

ACTING CHAIR GREEN: Our task is to make sure it complies with the zoning and the sector plan of High Desert.

MR. DOURTE: I have one question?

ACTING CHAIR GREEN: Okay.

MR. DOURTE: Who told you that these other developments were going to take place instead of this one?

MS. CHAMPLIN: My particular neighborhood found out a year ago that this was going to take place. I had personally been told that it would be a golf course. I signed an amendment to my purchase order that a golf course could be built back there.

MR. DOURTE: Who told you that a golf course or some other facility was going to be built.

MS. CHAMPLIN: The builder.

MR. DOURTE: And who is that?

MS. CHAMPLIN: Rutledge Homes. My other neighbors, you know everybody varies, whether they had just dealt with the buyer or with the builder or went to High Desert Investments Corp. Nobody had been told certainly that the zoning, which has been in place since 1993, is a very broad zoning that allows, homes, apartments, condos, commercial space and clearly this affected all of our decisions to purchase our lot. I feel that this was not properly disclosed to us and should have been since it's been in place since 1993. Based on what's in front of you the development and the design that was not disclosed to us as homeowners and that until there is some resolution as to what we were told would go back there, that there is just some postponement until we get a meeting of the minds, in a sense, as to what is being proposed to go back there.

MR. DOURTE: I was just curious who told you this.

MS. CHAMPLIN: And myself is different then my neighbors of course. Some went to the High Desert office, mine in particular was the builder.

MR. DOURTE: Okay, thank you.

ACTING CHAIR GREEN: As we mentioned this is deferred for two weeks. So I suggest that you have two weeks to sit down with the developers and iron out any issues. Some of those issues this Board cannot address. Jay Evans, any comment?

MR. EVANS: Jay Evans, City Open Space Division. We have met with the applicant and found them open and receptive to our concerns regarding trails issues, access and lot geometry.

ACTING CHAIR GREEN: Okay, anything else from the agent before we take action?

MR. COLLISTER: We will respond fully to the comments made by the public at the deferral hearing on the preliminary plat. I don't think any of the comments they made pertain to the bulk land plat. At the time the preliminary plat is heard we will respond fully.

ACTING CHAIR GREEN: I have already talked to Kevin about some issues with the utilities and we're working them out before we approve the infrastructure list. We'll take action on the Vacation requests. We'll go ahead and approve the vacations for Application Numbers 02DRB-01651 which is the vacation of the public right-of-way, Item 4 on the Exhibit and approved vacations Application Number 02DRB-01652, which is vacation of three (3) different groups of easements as shown on Exhibit B in the Planning files subject to the findings and conditions of the Subdivision Ordinance. Be advised you have one year to plat this. Also, Application # 02-01650, for preliminary plat, application # 02-01653, for temporary deferral of sidewalks and application # 02-01654 for sidewalk waiver were deferred at the agent's request to 12/4/02.

MS. SENOVA: Also, the vacation of the easement Number 30 is approved with the condition that the AMAFCA Board approves it also.

THE FOLLOWING ACTION WAS TAKEN:

The Vacation **(02-01651) FOR ITEM 4** was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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

The Vacation of three different easements (02-01652) was approved as shown on Exhibit B in the Planning file subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

1. City Engineer/Hydrology approves the Vacation of Easement 30 on condition that AMAFCA approves it also.

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.

Application # 02-01650, for Preliminary plat, Application # 02-01653, for Temporary deferral of sidewalks and Application # 02-01654 for Sidewalk waiver were deferred at the agent's request to December 4, 2002.

THEREFORE, BE IT RESOLVED THAT PROJECT #1002315 was approved based on and subject to the above listed findings and conditions.

BE IT RESOLVED THAT PROJECT #1002315, APPLICATION # 02-01650, FOR PRELIMINARY PLAT, APPLICATION # 02-01653, FOR TEMPORARY DEFERRAL OF SIDEWALKS AND APPLICATION # 02-01654 FOR SIDEWALK WAIVER WERE DEFERRED AT THE AGENT'S REQUEST TO DECEMBER 4, 2002.

DRB MINUTES FROM THE DECEMBER 4, 2002, DEVELOPMENT REVIEW BOARD MEETING.

5. Project # 1002315
02DRB-01650 Major-Preliminary Plat Approval
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Kevin Patton, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Paul Wymer, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Steffen, Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Schiabor, 9400 Corona NE, 87122
John Clark, 9400 Corona NE, 87122
Kym Dicome, High Desert Investment Corp., 13000 Academy NE, 87111
Douglas Colister, High Desert Investment Corp., 13000 Academy NE, 87111

PERSONS SPEAKING IN OPPOSITION:

Angela & Scott Ness, 13213 Manitoba Dr NE, 87111
Sharman & James Carpenter, 13217 Manitoba Dr NE, 87111
Betsy Womack, 13105 Canyon Edge Trail NE, 87111

ACTING CHAIR DOURTE: We are now on Case # 5, which is Project # 1002315, Bohannan Huston, agent for High Desert Investment Corp., Application #'s 02DRB-01650 Preliminary Plat Approval, 02DRB-01653 Temporary Deferral of Sidewalk Construction and 02DRB-01654 Sidewalk Waiver.

ALL IN INTEREST WERE SWORN IN

ACTING CHAIR DOURTE: Will you please state your name and your interest in the case?
MR. PATTON: Kevin Patton, agent for High Desert Investment Corporation. I work for Bohannan Huston.

MS. DICOME: My name is Kym Dicome, I work at High Desert Investment Corporation.

MR. COLLISTER: My name is Douglas Collister, I'm President of High Desert Investment Corporation.

ACTING CHAIR DOURTE: This case was deferred from November 20 of this year. Can you bring us up-to-date on it?

MR. PATTON: We deferred the item for two weeks to allow Hydrology additional time to review the report. Since we have received a letter of approval for the Grading and Drainage Report. We also have approval from AMAFCA and I have AMAFCA's signature on the Infrastructure List.

ACTING CHAIR DOURTE: Have they got approval on a Grading Plan, City Engineer?

MR. BINGHAM: Yes, the Grading Plan has been approved, dated 10/25/02.

ACTING CHAIR DOURTE: Parks do you have any additional comments?

MS. SANDOVAL: No, not at this time.

ACTING CHAIR DOURTE: Any additional comments, City Engineer?

MR. BINGHAM: Yes, on the Infrastructure List for inclusion of three (3) 36" culverts on Barranca Vista Court for the Arroyo crossing. I think that's been added to the Infrastructure List. Other then that I have no additional comment except concerning this new exhibit. My comment would be that for such a small amendment that the grading plan be amended accordingly prior to final plat.

MR. PATTON: Okay.

ACTING CHAIR DOURTE: Transportation has no additional comments, Planning?

MS. MATSON: We are in receipt of a letter signed by Jim Strozier from Consensus Planning on behalf of the neighbors. I don't think I'll read it into the record at this time unless it becomes necessary later, since we have several of the neighbors here.

ACTING CHAIR DOURTE: Utilities?

MS. MUSINSKI: Utilities has no objections to the deferrals and as far as the Preliminary Plat, we just require a note added to the infrastructure list that the PRV location and the line sizes shall be determined at DRC.

MR. PATTON: I added that note.

MS. MUSINSKI: Okay.

ACTING CHAIR DOURTE: Is there anything else that the agent would like to add?

MS. DICOME: We faxed over an exhibit to Roger Green last night. I'm not sure that you got that. I want to make sure everyone got a copy.

ACTING CHAIR DOURTE: Yes, we have that.

MR. COLLISTER: Mr. Chairman I'd would just reserve my comments to answer questions that arise during the course of the meeting.

ACTING CHAIR DOURTE: Okay. Then we will go to the first interested party, Angela Ness. Would you like to speak?

MS. NESS: My name is Angela Ness and I live in the Glenwood Hills neighborhood which is adjacent to this development. My address is 13213 Manitoba Drive NE, 87111. I'm here today as a concerned citizen regarding the proposed development of High Desert. We received notification of the plans just before Thanksgiving. I would like to bring to your attention that, while we were appraised that this was all within the Zoning laws of the City, that there is significant concern among the Glenwood Hills Neighborhood community regarding the development plan as proposed.

In particular, we had a meeting with the High Desert Investment Corporation regarding the plan, in particular, the points that were of concern to the neighbors is the building of homes directly around a major rock outcropping that is a scenic vista point. This development is very, very close to the trailhead that is used very, very extensively by the Albuquerque community. In addition, the plots that will abut to the trail itself at a point where the trail is very close to the rocks. So you'll have homes, trail, rocks. It will be a very narrow public easement at that point.

High Desert has made some concessions through agreement with Keller and Jim Strozier, which we acknowledge and we appreciate their willingness to work on it. We would just like to bring to your attention that there is significant community concern about the plan as proposed. Particularly the high density of the homes in this really last, very scenic area of Albuquerque.

ACTING CHAIR DOURTE: Thank you.

MS. MATSON: Can I ask you a very quick question please. You mentioned the high density but how would you propose to resolve the question of the proximity of some of the homes to the trail and rock outcrop?

MS. NESS: How would I propose to change it?

MS. MATSON: Yes, so that your neighborhood would be happier.

MS. NESS: Well one thing is that the homes in our neighborhood, the properties are 12,000 square feet and higher. These properties are proposed to be 7, 000 to 9, 000 square feet. So quite small properties with homes very close together. In contrast, the large estate homes have been planned to the north and that's a point where the mountains actually fall back or go further east, so the feeling is much more open. The point where these high density homes will be is at a point where the rocks are very close to the homes and it's right adjacent to million dollar estate homes, so there have been members of the High Desert community who own those homes have raised their concerns as well about just the small size of the properties, the number of homes to be built in this area.

One thing, if you'll note about the plan is that people will have to drive a long way through very expensive estate neighborhoods to get access to this neighborhood. Even just swapping high density for the estate homes over in this very special area, I think would make a huge difference.

MS. MATSON: Thank you.

ACTING CHAIR DOURTE: The next person to speak is James Carpenter?

MR. CARPENTER: I'm James Carpenter, 13217 Manitoba Drive, in the Glenwood Hills area. Actually, I'm Ms. Ness neighbor. I would like to reinforce her statements very much. The concern mainly is with the lots on the south part of the plat. The size of the lots is a concern as Mrs. Ness said. Many of these lots are in the 7, 000 to 9, 000 square foot size. For an area that is defined as wilderness, in there name, I would tend to think it's really unusual to put such high density homes in an area that is defined as wilderness.

We, being the Glenwood Hills area, we are directly south and a little bit west of the development here. We don't object to the development at all, but we object to the density of the development in this southern area. As Mrs. Ness said, we feel it would be much more appropriate either for larger lots or to swap the estate lots with the high density lots as shown. That's all I have to say.

ACTING CHAIR DOURTE: Thank you. The next person wishing to speak is Ms. Carpenter?

MS. CARPENTER: I'm Sharman Carpenter, my husband just spoke. I also live at 13217 Manitoba Drive. We've lived there for 14 years. One of my concerns with this high density area is what we've observed with the wildlife happening over the last 14 years that we've lived in our home.

When we first moved into the home we very seldom saw coyotes or other large animals. As High Desert has been expanding, we've noticed them closer and closer to our house including occasional visits to our back yard on top of the walls surrounding our yard, et cetera.

I believe that when they put in this high density there, it's going to really limit the access to the animals and they're going to become trapped in the arroyo zones and have fewer areas to visit.

Another one of our objections to the whole thing is that throughout the development of High Desert, at the beginning of the period, they were very good about informing everyone as to what was going on. We received mailings telling us what the lots were going to be like and a variety of things. In addition to that, in October of 1994, the newspaper published an initial planned development or proposed development and this area was shown on the map that it would appear to have a quarter to third acre, maybe half-acre lots throughout that area. When they actually came to the final proposal here, they've switched it to having larger lots in the northern part of that tract and smaller lots, which are like one-sixth to one-quarter acre in the southern most part. Somehow or another during the course of development, all communication was cut off. We just barely found out about the fact that this was going to be done. We almost found out accidentally.

I think that it's a real shame to take this last area in the City that's available for some rather unique properties that's right up against wilderness area and pack a bunch of high density houses in there. There is still space in other parts of the City for high density development, why put it here? This is a very unique area.

ACTING CHAIR DOURTE: Thank you. The next person to speak is Betsy Womack?

MS. WOMACK: My name is Betsy Womack and I live at 13105 Canyon Edge Trail NE, that's in the Canyons at High Desert. Basically, I just wanted to see the changes that have been made and to comment on the development. As the prior speaker noted, I'm also concerned about the wildlife and the impact that the high density will have on the ability of the animals to flow through that area.

Another consideration with that high density area is also the homeowners themselves. When High Desert planned this development, it was a development to coexist with the natural habitat and with the wildlife.

In their covenants, there are strict things with regards to not harming wildlife. However, the covenants are superceded by City law. So what we have in even some of the less dense areas are homeowners that do not know that they are living in a wilderness area and they are killing the wildlife because it's okay under City law. You have many prairie dogs apparently being exterminated because they are considered a pest. They're digging up the land.

You have people that are unfamiliar with the ecosystem of New Mexico that are killing the snakes and then they wonder why they have so many mice. You have the coyotes which will eat the mice that you are going to further inhibit their flow in that area. It's two ways and I think that any time you are going to develop something as close to a wilderness area as this plan, you have to take into consideration how the people and the wildlife are going to cohabit.

High Desert has good intentions but, unfortunately, City law supercedes their covenants and we've seen some really tragic scenarios with the wildlife up there. I'm concerned about some of the species, the scaled-quail, they're not endangered yet but they are on the watch list. I, too, would like to see an area that has more area for the wildlife.

On the Environmental Impact Statements that were done, the major impact of this development were any grading. This particular subdivision that will be high density, the entire area is going to have to be graded. So that's another additional environmental impact on that area there.

In terms of the trail systems in the High Desert Sector Development Plan, visual acuity from the trails is to be given the highest sensitivity. Some of these trails will be nothing more than an alley in someone's back yard. I don't know that is giving visual sensitivity to the visual acuity of those trails.

One last consideration, and a question which I never did have answered, is why is it that the City did not include Tract 13 in a design overlay zone equivalent to the rest of High Desert in those areas that border Cibola National Forest and the wilderness areas? That's all I have to say. Thank you.

ACTING CHAIR DOURTE: Thank you. Okay the next four people signed up to speak are Kym Dicome. Do you have anything else to say right now, or do you wish to speak afterwards?

MS. DICOME: I'm going to let Mr. Collister answer some of those and then I'll have additional comments.

ACTING CHAIR DOURTE: You'll get to address any comments that have been brought to our attention after everyone has spoken. Mr. Collister, do you have anything else to say at this time?

MR. COLLISTER: I appreciate the comments and concerns of these people. I think we have looked at all of this very carefully. If I might, I think I need to give you a little background on the development of High Desert, the planning of High Desert and the process that was gone through, the studies that were done and the determinations that were made as to where it would be appropriate to develop and what kind of development should be made in certain areas.

Our parent company, Albuquerque Academy, is a not-for-profit corporation. In 1982 they sold to the City 7,600 acres which is the west face of the mountain. It was the eastern most portion of the Elena Gallegos Grant. The City of Albuquerque traded that to the Federal Government for excess lands around the State of New Mexico, thus creating a large portion of the west face of the mountains, as the Cibola National Forest and the Sandia Mountain Wilderness and Elena Gallegos Picnic Ground.

At the time of that sale to the City, the school retained approximately 1,000 acres for future development. It was noted in the agreement with the City that this land would be developed in the future and that the City would cooperate in that development through their normal process.

In 1991, the school formed High Desert Investment Corporation, which I am President and have been President since the incorporation of the company to plan and to develop those retained lands and to do it in an ecologically sensitive manner.

It was the first such planning effort in this region to look at a plan in a holistic kind of way to think about the social impacts, think about the environmental impacts and work on those in a holistic way.

We studied the plan for quite some time. We had over 25 workshops, open houses and meetings with neighborhood people, with the City of Albuquerque including 5 meetings with Glenwood Hills Neighborhood Association to get input on the land uses, the planning and issues that were of concern to people.

We hired a nationally known environmental firm to study the site, do an inventory of the site and make recommendations to us on the ecological and development of the site. Although that was not necessary or required, we thought it was the right thing to do.

They came up with some maps and some plans that provided for the most appropriate sites for development and the types of development on those sites and the most appropriate places to keep open space and to enhance open space.

The most appropriate place for the open space was the repararian areas of the arroyos that have the greatest habitat value and that is what we have done. We have kept those arroyo systems open. We have not concrete lined them as has been the custom throughout the rest of the City. In major negotiations with the City of Albuquerque and with AMAFCA, we have come to easement agreements and maintenance agreements to maintain those as natural game corridors as well as drainage pathways. We have done that.

The most appropriate spots for higher density development were determined to be the areas of the short grass prairies. This is in that ecotone.

Tract 13 is completely within that ecotone so it was zoned for and is zoned for, and there is a determination letter which I will be giving you from the Zoning Department, that acknowledges that the proper zoning and land uses are accommodated in our plan. It was zoned for a mixture of residential and commercial types because of the uniqueness of the site.

We have done a very careful job of developing High Desert in accordance with the plan. The newspaper photograph that was shown to you, I have a copy of that, it was produced in 1993. It frankly shows 130 lots in Tract 13, we are zoned for 300 lots in Tract 13. We are proposing 110 lots in Tract 13. We are proposing a mix , at this point, only residential uses and no commercial uses or institutional uses, which are allowed for in the zoning of the tract. So, I think we are fully within the guidelines of our Sector Development Plan. The Sector Development Plan was approved unanimously by the Environmental Planning Commission in 1992. There was not a dissenting vote. It was approved by City Council in 1993 and approved by the City at that time, not a dissenting vote. It was well known what the land uses were, what the zoning was at that time. It was highly discussed. It was acknowledged. The trail systems were set out in the Sector Development Plan. We have adhered to those trail systems. The trails that have been discussed on the east side of the property were located by myself, by Mr. Eichorn, by City Open Space staff, by representatives from the Trail Committee, by representatives from the Cibola National Forest. Fully well knowing the land uses available on that tract.

The tract that the trail is in was gifted to the City by ourselves, a 9.8 acre tract that is now City of Albuquerque Open Space and it was made a gift to the City at that time and we placed that trail there.

I think we have been a good neighbor to everyone. We have tried to notify people of intended development as we go forward as has been our process. Frankly, there is no legal obligation for us to notify Glenwood Hills. We have done so. We notified Glenwood Hills through their neighborhood association with a letter advising them of the development, advising them we were holding open houses, in fact, 26 hours of open houses at our office so that they could come in and view the plan, discuss it with us. No one took advantage of that. Not one person from Glenwood Hills took advantage of that. I don't know whether their neighborhood association president didn't pass that on or not. We mailed 1,200 letters to our residents advising them of the development plan, advising them that we would hold open houses and did hold open houses during the day, during the evening, on weekends to accommodate their questions and respond to their issues.

I am quite frankly surprised Ms. Womack has come up and spoken against this. She at one point headed a coalition called The Coalition for the Responsible Development of Open Space.

She has emailed me several times that she has found the plan satisfactory and now supports it and was withdrawing her objection. So I kind of got blindsided on that. We have tried to work with the neighbors. We have tried to work with the Kellers who spoke in opposition to the plan on November 20. We have come to an agreement with the Kellers, which I will present to you, to accommodate their concerns.

We took to heart the admonition of the Chair, Roger Green on November 20, when he suggested that during the two week deferral that we could take time and perhaps should take time for the people who were speaking in opposition to work with us to resolve issues.

We contacted the people who had been concerned. We set up a meeting for November 21, 2002, the day after that we met for 2 hours in our office. I thought it was agreed at that meeting that those people, some of whom are here today, who spoke in opposition, that it was agreed that the Keller's would represent the entire group and work with us on agreement to come to compromises. We did that. We have come to an agreement with the Kellers on compromises that satisfy the Kellers. It is my understanding that they have withdrawn their objections via the letter by Mr. Strozier. We have tried as hard as we can to accommodate the people.

The plan is in accordance with the Sector Development Plan. It is far under the densities that could be allowed for and the land uses are certainly densities that are appropriate for the site.

I would be available to answer any other questions and I have some exhibits that I would like to provide to the committee. Eighteen separate exhibits including among other things, our brochure that includes that photograph that she showed that has been published since 1993, that show s a land plat on Tract 13, that a lay person would have a hard time telling the difference between that and what we have submitted. I thank you for your indulgence on this and I appreciate your attention to it.

ACTING CHAIR DOURTE: Thank you sir. The next person signed up to speak is Kevin Patton?

MR. PATTON: No additional comments at this time.

ACTING CHAIR DOURTE: Paul Wymer?
MR. WYMER: My name is Paul Wymer and I'm with Bohannan Huston Engineering and I'm here this morning representing Mesa Verde Development

and Scott Patrick Homes who will be developing the southern portion of the property.

I have no additional comments but I would certainly be happy to address any concerns or questions the Board may have relative to your own issues or those that have been brought up by the neighbors.

ACTING CHAIR DOURTE: We may be calling on you some time later. Thank You. We have a Scott Schibor? You pass this time, okay. John Clark? No additional comments. Scott Steffen? No additional comments. Scott Ness?

MR. NESS: I live at 13213 Manitoba Drive NE in Glenwood Hills. My wife spoke earlier. I would just like to address a few points that Mr. Collister brought up. First of all, no one here is opposing development of this area completely. It's only the nature and form of the development that we're concerned about. No one has come opposing total development.

There are several issues that haven't been brought up yet. First of all, there's a tract, if you have a map, in the southeast corner of the development called Tract 130-1 which is proposed for future development. That was originally proposed as some sort of commercial development and I'd assume that it hasn't been planned yet but will be done.

One of the concerns that hasn't been addressed yet is whether, you might notice that the road proposed, goes right along that development. To the south of that development is the trail head that we're talking about and a road that connects to Glenwood Hills, is not shown on the map.

So one concern we have is whether some time in the future these roughly 80 new homes will require an additional road access perhaps for fire or other reasons, whether there will be pressure to change the current plan and put a road through that tract.

Although we've been assured that is unlikely, that's a very serious concern to the Glenwood Hills neighborhood. It's not clear that at some future time that the plan won't change.

ACTING CHAIR DOURTE: Any changes to the street alignment, major changes such as that, they would have to change the Sector Development Plan, which requires public notification. If that ever did come to be everybody would be notified.

MR. NESS: That's great, I just wanted to state that because that is a major concern for the people that live in the regions which are shown off the end of this map.

The second thing, as Mr. Collister said, first I'd like to say that we all agree that High Desert has done an outstanding job in general.

It's a really beautiful development and they should be applauded for their effort to keep things beautiful.

The main concern that I think the Glenwood Hills neighbors have is the way the proposed development has been divided into two different densities. On all the previous plans, including the one which I think Mr. Collister just gave you, it shows all the lots are approximately the same size. Now although the overall density of about 110 homes he said is the same density proposed earlier, it's been divided into two different sections. One of high density homes and one of low density homes. The high density homes are close to Glenwood Hills, which is the part that we're concerned about.

If the whole thing were swapped I'm sure there wouldn't be anyone here complaining about it. So it's just that single issue which brings all the opposition. No one has brought up the idea of not having any development and it's clear that won't happen. We all moved in knowing that area would be developed. At that time it was proposed that all the lots would be about the same size.

Secondly, today Mr. Collister mentioned 110 lots. On the plat that we've seen there are only 84 lots. I'm concerned that there's another plan for an additional 30 or so lots that aren't marked on this plat and I'd like to know where those are.

ACTING CHAIR DOURTE: I'll let the agent answer that question after you're finished sir.

MR. NESS: Finally, we have one additional issue which may not be worth bringing up but I'd like to mention it at least. Our children go to the schools, Eisenhower and S.Y. Jackson schools which I presume the families will also be in that same school district. Adding an additional 84 homes to that those school which are already overcrowded is an issue.

The original maps of High Desert show a school which was replaced by high-density apartments I think. So although the original plan for High Desert included an additional school that plan went away. So these have other impacts as well on the whole community.

ACTING CHAIR DOURTE: Okay, can we have Mr. Collister address those questions please.

MR. COLLISTER: Let me just respond to the density issue one more time. In terms of the density on the southern portion of that. That's a site that is the most appropriate for higher density because of the topography as compared to the northern portion where we have done estate lots.

The lots on the extreme southern end are comparable in size generally to the Glenwood Hills lots and many of the lots in the Trailhead Subdivision. They range from probably 83 hundred square feet to ¾ of an acre in size. They are not small lots. There is a smaller compound within that area, designated Wilderness Compound. Those are smaller homes, smaller sites. The Sector Plan specifically speaks to the fact that high density homes are appropriate in this area adjacent to private and public open space. I think these are an appropriate use and appropriate setting for the development.

ACTING CHAIR DOURTE: The number of units was just brought up, 80 units versus 87?

MR. COLLISTER: I think there's 110 on the whole plat isn't there?

ACTING CHAIR DOURTE: Is there a 110 on the whole plan? Okay.

MR. COLLISTER: I believe there's 110 total.

ACTING CHAIR DOURTE: Thank you for straightening that out. I believe there was one other issue that was brought up and that was items such as overlay zones are identified in the Sector Plan or should be identified in the Sector Plan. The Sector Plan is approved by the Environmental Planning Commission and the City Council.

MR. COLLISTER: There was question also about the future development on an approximate 4 acre tract that is held out for future development. As you well know, the process will have to be a public process that we would go through and we just don't know what that will be at this point in time.

ACTING CHAIR DOURTE: Thank you. Are there any other issues that the Board wishes to bring up? None.

MS. SENOVA: May Ms. Womack speak again?

ACTING CHAIR DOURTE: She did have her opportunity to comment. So she may if it's very brief. Very briefly please this is non-typical.

MS. WOMACK: My name is Betsy Womack from the Canyons. I just wanted to say that I did have correspondence with Doug (Collister) and I think they've done a really excellent job with this plan. Unlike most of the people here I do not live and look over that area, but I do walk in that area.
I love the wildlife and I think they've done the best job that they could do. One quick comment with Glenwood Hills, they do not have the road. They got the concession of no bridge and no road through their neighborhood which was a really major concession which High Desert made to them in 1992.

On the other hand, we do get the road through the less dense area. In many ways it's an equitable plan. I just wanted to have my say about my love for the animals and the land. I wanted to clear that up.

ACTING CHAIR DOURTE: Thank you ma'am. Shall we make the adjustments to the infrastructure list. Claire, we have two conditions for final plat. The lot configuration as shown on the final plat shall be in accordance with Exhibit E which will be in the Planning Department file. The grading and drainage plan shall be amended accordingly to match that Exhibit. The second condition is the Bulk Land Plat shall be filed prior to this plat being filed.

With that, with the signing of the Infrastructure List dated 12/4/03 and the grading plan dated 10/25/02, the Preliminary Plat is approved subject to the findings and conditions of the Subdivision Ordinance and we will also approve the Temporary Deferral of Sidewalk Construction as shown on Exhibit C for sidewalks for the frontage and side yards a shown on that Exhibit. Approval of this variance is subject to the conditions of the DPM (Development Process Manual). We will also approve the waiver of sidewalks as shown also on Exhibit C. Approval of the Variance is subject to the findings and conditions of the DPM (Development Process Manual). That's it, thank you.

THE FOLLOWING ACTION WAS TAKEN:

With the signing of the infrastructure list dated 12/4/02 and approval of the grading plan engineer stamp dated 10/25/02 the preliminary plat was approved with the following conditions:

CONDITIONS:

1. The lot configuration shall be in accordance with Exhibit E. The Grading and Drainage Plan shall be amended accordingly.
2. The Bulk Land Plat shall be filed prior to this plat being filed.

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

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

THEREFORE, BE IT RESOLVED THAT PROJECT 1002315 was approved based on and subject to the above listed findings and conditions.

DRB LEGAL AD FOR THE EPC HEARING 2/13/03

PLANNING DEPARTMENT CITY OF ALBUQUERQUE

LAND DEVELOPMENT COORDINATION DIVISION

02EPC- 01924 Project # 1002315 02DRB-01650 Major-Preliminary Plat Approval 02DRB-01651 Major-Vac of Pub Right-of-Way 02DRB-01652 Major-Vac of Public Easements 02DRB-01653 Minor-Temp Defer SDWK 02DRB-01654 Minor-Sidewalk Waiver	Garcia/Kraemer & Associates, appeals the Development Review Board's approval of the Preliminary Plat approval for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP,TDS,SW)(F-23)

EXHIBIT 10
SELECTED PAGES

HIGH DESERT

Sector Development Plan

A Master Planned Community Prepared for
High Desert Investment Corporation

Volume One

As Recommended by the Environmental Planning Commission on December 17, 1992;
and amended and adopted by the City of Albuquerque on May 3, 1993.

Amended by the Environmental Planning Commission on August 12, 1994.
Amended by the Environmental Planning Commission and approved by the City of Albuquerque on October 5, 1995.
Amended by the Environmental Planning Commission and approved by the City of Albuquerque on March 19, 1999.

Amended by the Environmental Planning Commission on December 20, 2001

L3

The Academy granted an extension to the City to close the transaction. In March 1982, the City Council voted to fund most of the purchase price through the issuance of bonds supported by a temporary 1/4 cent increase of the gross receipts tax, which went into effect that July. The temporary tax increase was widely supported by citizens of Albuquerque eager to see this and other lands brought into the public domain.

Conveyance

On July 2, 1982, the transaction was completed. Albuquerque Academy transferred 7,760 acres of land to the City of Albuquerque. The City then traded 7,120 of those acres to the federal government; this portion became part of the Cibola National Forest and Sandia Wilderness. A small portion of this acreage was reserved by the City as a water reservoir storage site, along with service road and water line easements. The federal government in turn conveyed to the City approximately 20,000 acres of Bureau of Land Management (BLM) land and other surplus federal land in New Mexico as payment. The Academy retains 20% of the excess proceeds from the sale of these properties.

Retained Lands

In final measure, the Academy retained ownership of approximately 1000 acres directly to the east of Tramway Boulevard to develop at some point in the future. It is made quite clear by the 1982 purchase agreement that this property was retained for development:

> "The Academy is planning to develop the Retained Property. The City will cooperate with the Academy to permit development on the Retained Property consistent with orderly planning, including, without limitation, the construction of a reservoir as discussed herein, the approval of proper zoning for the development, the supplying of normal municipal services, including water and sewer services, and the approval of reasonable density requirements on those parcels on which dwelling units will be constructed, all subject to annexation and regular capital improvements programming."

Since the Transaction....

Since the transaction, the Academy has from time to time assessed the developability of the land against the fulfillment of its financial needs, knowing that the development of the property would eventually be necessary. That time has arrived. The school is prepared to undertake a high-quality, environmentally sensitive development to strengthen the endowment of the Academy, ensure the future of the school, and provide future generations the same quality education that is presently offered.

Founding of Albuquerque Academy

Albuquerque Academy was founded in 1955 by William B.S. Wilburn and incorporated as a nonprofit corporation in New Mexico in 1956. The Academy is fully accredited by the State of New Mexico to provide education in Grades 6 through 12.

Formation of High Desert Investment Corporation

In June 1991, the Board of Trustees of the Academy authorized the formation of High Desert Investment Corporation, a wholly-owned "for-profit" subsidiary charged with preparing the Academy's land east of Tramway Boulevard for development. Control over the subsidiary reflects the deep environmental concern of the Academy Trustees, particularly, that the development be of the highest possible quality, and that the Academy's nearby Bear Canyon Scenic Easement Property continue to be protected and serve its role as an experiential education center.

High Desert Investment Corporation's approach to the development of the land is a reflection of Albuquerque Academy's continuing concern for the environment. The Academy, and High Desert, intend to make a major contribution to the quality of life in the community by setting the standard for environmentally sound planning in Albuquerque.

High Desert Investment Corporation's proposal for the site exceeds typical development practices by voluntarily undertaking an environmental evaluation which examines a wide range of issues including a complete survey of plants and wildlife, soil and topography, hydrology and water quality, drainage, archaeological sites, and much more.

EXHIBIT 10

Table 3.A.
Land Use Allocation

Land Use Designations	Probable Buildout [1]			Minimum B...dout		
	Gross Acres	Dwellings Allowed	Gross Density	Gross Acres	Dwellings Allowed	Gross Density
SU-2 HD•R-1	321	380 [2]	1.18	321	335 [2]	1.04
SU-2 HD•R-LT	203	460 [2]	2.26	203	405 [2]	2.00
SU-2 HD•R-T [3]	223	1160	5.20	223	1050	4.71
SU-2 HD•R-G	33.1	430	13.0	33.1	380	11.48
SU-2 HD•C-1 [4]	26.9	30	-	26.9	0	-
SU-2 HD•R-R [3]	180	300	1.67	180	260	1.45
Developable Acreage Subtotals	987	2730	2.77	987	2400	2.43
Bear Canyon Open Space	61 [5]	-	-	61	-	-
Tramway Boulevard Right-of-Way	13 [5]	-	-	13	-	-
Simms Park Access Right-of-Way	6 [5]	-	-	6	-	-
Non-Developable Acreage Subtotals [5]	80	-	-	80	-	-
Total Land-Use Allocation	1067	2730	2.56	1067	2400	2.25

1 Unit counts refer to the maximum number of units that can be built throughout the plan area; internal transfers may occur. Section 4 of the Plan (Zoning Regulations) provides that the High Desert Homeowner's Association must certify to the City, prior to application for any required approval, that proposed plans and plats do not exceed the maximums allowed by the Plan. However, no units may be added to the 165 units allowed in the "HIghlands" and the density on any site after units are transferred in may not exceed the density permitted by the land use category mapped for the area.

2. These zones also permit caretaker quarters on the same lot as the primary residence; 110 such units in the R-1 zone; 90 such units in the R-LT zone.

3. The densities for these zones appear low due to the large amounts of public or private open space contained in each zone. The respective maximum buildout densities on the developable acreage are: 5.71 in the R-T zone, and 2.85 in the R-R zone.

4. The C-1 zone is composed of a 10 acre neighborhood park site, an 8 to 10 acre school site, a 5 to 7 acre church site, and a 3 to 5 acre neighborhood shopping center site.

5. These areas were conveyed to the public prior to the development of this plan, and are thus not part of the developable acreage.

5. Parking Reserve Areas as defined herein.
6. Lot Size
   a. If developed as detached houses, minimum net lot area shall be 7,500 square feet, and minimum lot width shall be seventy-five (75) feet.
   b. If developed as townhouses, minimum net lot area shall be 4,200 square feet and minimum lot width twenty-two (22) feet.
7. Floor Area Ratio
   a. If developed as detached houses, lots shall have a maximum floor area ratio of 0.65.
   b. If developed as townhouses, lots shall have a maximum floor area ratio of 0.70.
8. Clustering of Townhouses

Notwithstanding the provisions of this plan, or any provision of the Comprehensive City Zoning Code, up to eight (8) townhouse units may be clustered on a townhouse site as defined herein provided that a subdivision plat shall be approved by the City showing that: the minimum area of such site is equal to the number of units times the minimum net lot area defined above; that the Off-Street Parking Regulations of the Comprehensive City Zoning Code are met; that the minimum amount of area conveyed for ownership (including the townhouse, any accessory structures, and private outdoor spaces) is not less than 1400 square feet as measured at the ground plane; that proper evidence of common title to the residual lands is evidenced on the plat; and that proper evidence that the residual lands may only be used for common open areas, vehicular circulation, or recreational purposes is also shown on the plat.

Section 4.A.3: SU-2 HD•R-T

This zone corresponds to the R-T Residential Zone in the Comprehensive City Zoning Code and provides suitable sites for houses, townhouses, and uses incidental thereto. It is subject to the same regulations as that zone with the following exceptions:

1. Density: A maximum of 1160 dwelling units is permitted in this zone.
2. Private parks as regulated in the HD•R-1 zone are permitted.
3. Public or private recreational trails as regulated in the HD•R-1 zone are permitted.
4. Parking Reserve Areas as regulated in the HD•R-1 zone are permissive.
5. Floor Area Ratio shall be as regulated in the HD•R-LT zone.
6. Clustering of Townhouses, as regulated in the HD•R-LT zone.

Section 4.A.4: SU-2 HD•R-G

This zone corresponds to the R-G Residential Zone in the Comprehensive City Zoning Code and provides suitable sites for houses, townhouses, and low density apartments. It is subject to the same regulations as that zone with the following exceptions:

1. Density: A maximum of 430 dwelling units is permitted in this zone; density shall not exceed 13 dwelling units per net acre.
2. Private parks as regulated in the HD•R-1 zone are permissive.
3. Private or public recreational trails as regulated in the HD•R-1 zone are permissive.
4. Parking Reserve Areas as regulated in the HD•R-1 zone are permissive.
5. Clustering of Townhouses, as regulated in the HD•R-LT zone, is permissive.

Section 4.A.5: SU-2 HD•C-1

This zone corresponds to the C-1 Neighborhood Commercial zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exceptions:

1. The sale of alcoholic drink for consumption on premises is permissive; and, the sale of alcoholic drink for consumption off premises, as an incidental use within a grocery store, is permissive.
2. The following additional services and special events with outdoor storage and activities are permissive:
   a. Outdoor retail sales of food and drink including alcoholic drink for consumption on-premises.
   b. Music, Theater, and Artistic Performances
   c. Crafts Fairs
   d. Antique Fairs
   e. Farmer's Market

f. Charitable Fund Raising Special Events
g. Neighborhood (non-commercial) recycling activities
h. Public and community gardens

3. Assisted Living Facility as defined herein including medical care for project residents, but not a hospital for human beings, is permissive.
4. One Caretakers Quarters for public or private school is permissive.
5. A maximum of 65,000 net leasable square feet of retail sales and service uses is permissive.

Section 4.A.6: SU-2 HD•R-R Recreational/Resort Zone

This zone, unlike the other zones described in this section, does not correspond to any existing zoning classification. It provides for stormwater management; the construction of a golf course; and permits a mixture of dwelling unit types, including a resort/conference center and related commercial facilities. It is subject to the following regulations:

1. Permissive Uses, when pursuant to only the Sector Development Plan:
   a. Uses permissive in the HD•R-G zone.
2. Density: If developed as R•G the total number of units shall not exceed 300.
3. Permissive Uses, when pursuant to the Sector Plan and to a Site Development Plan and Landscaping Plan approved by the Environmental Planning Commission:
   a. Golf Course
   b. Uses Related to a Golf Course , including:
      1. Structures incidental to a golf course (shelters, bathrooms, maintenance buildings, and utility housings) provided the aggregate net leasable area of such uses does not exceed 12,000 square feet.
      2. Public trails for pedestrian, equestrian, bicycle, and physically disadvantaged use.
      3. Private trails and golf-cart paths.
      4. Facilities for the maintenance of the common area and trails whether public or private, provided that the aggregate net leasable area of such facilities does not exceed 6,000 square feet.
      5. One "Caretakers Quarters" as regulated in the HD•R-1 zone.
      6. A construction Office in connection with a specific construction project provided it is limited to a period of one year.
   c. Resort/ Conference Center, with a maximum of 350 hotel rooms, the aggregate of which shall not exceed 245,000 net leasable square feet, and meeting facilities not exceeding 20,000 net leasable square feet; and incidental maintenance and recreational structures not exceeding 12,500 net leasable square feet.
   d. Uses Related to the Resort/Conference Center, including:
      1. Swim Club and Tennis Center not to exceed 15,000 net leasable square feet exclusive of structures containing indoor recreational courts and swimming pools.
      2. Retail sales of food and drink, including alcoholic drink, for consumption on-premises.
      3. Commercial Club for recreational or athletic activity, not to exceed 25,000 net leasable square feet.
      4. Golf Clubhouse, not to exceed 50,000 net leasable square feet.
4. Signs: As regulated in the HD•C-1 zone.
5. Conditional Uses
   a. Conditional Uses the HD•R-LT zone, excluding private utility structures.

8. Homeowners Association means the High Desert Residential Owner's Association, a New Mexico non-profit corporation, responsible for the administration of all residential property and common area within residential areas within the community and for the preservation and maintenance of architectural standards for the residential properties under the Declaration of Covenants, Conditions and Restrictions. Each owner of residential I property in High Desert automatically becomes a member of the Association upon taking title, and remains a member until title is conveyed. Membership is mandatory and cannot be transferred except in connection with the transfer of title to the property.

9. House means a single family detached dwelling unit, containing not more than one dwelling unit and one Caretaker Quarters unit.

10. Lot means a tract or parcel of land consistent with the zoning provisions of this plan platted and placed on the County Clerk's records in accordance with all applicable laws and ordinances

11. Walls and Fences are those walls and fences situated within building envelopes which are primarily for the purpose of enclosing private areas, mitigating noise, and providing security. They are generally non-structural and should be consistent with the architectural materials and colors of the structures to which they are related.

12. Parking Reserve Area designates areas reserved for off-street parking detached from the residential unit it serves which might otherwise be required by the parking regulations. Parking reserve areas shall:

1. Be within 300 feet along the nearest path of travel of the unit they are intended to serve.
2. Shall not contain more than 10 parking spaces.
3. Shall be landscaped in accordance with the General Landscaping Regulations of the Comprehensive City Zoning Code.

13. Residential Zone for the purpose of this Plan means the HD•R-1, HD•R-LT, HD•R-G, and HD•R-R zones.

14. Townhouse Site means a property intended for the development of townhouses for condominium ownership, wherein the size of the site is determined by multiplying the number of units desired by the required minimum lot size of the zone. The plat of a townhouse site must show the ground plane area allocated to each unit to be demised, and must certify that the remainder of the site is to be held in common ownership and used for common purposes.

Section 4.B: Highlands Design Overlay Zone

As noted before, one of the main principles driving the High Desert Sector Plan is the transition from open areas to urban uses. Nowhere is this transition more important than at the project boundary with Simms Park Access Road, and U.S. Forest Service Lands. The following regulations, to be jointly administered by the City and High Desert, are designed to ensure a successful transition.....

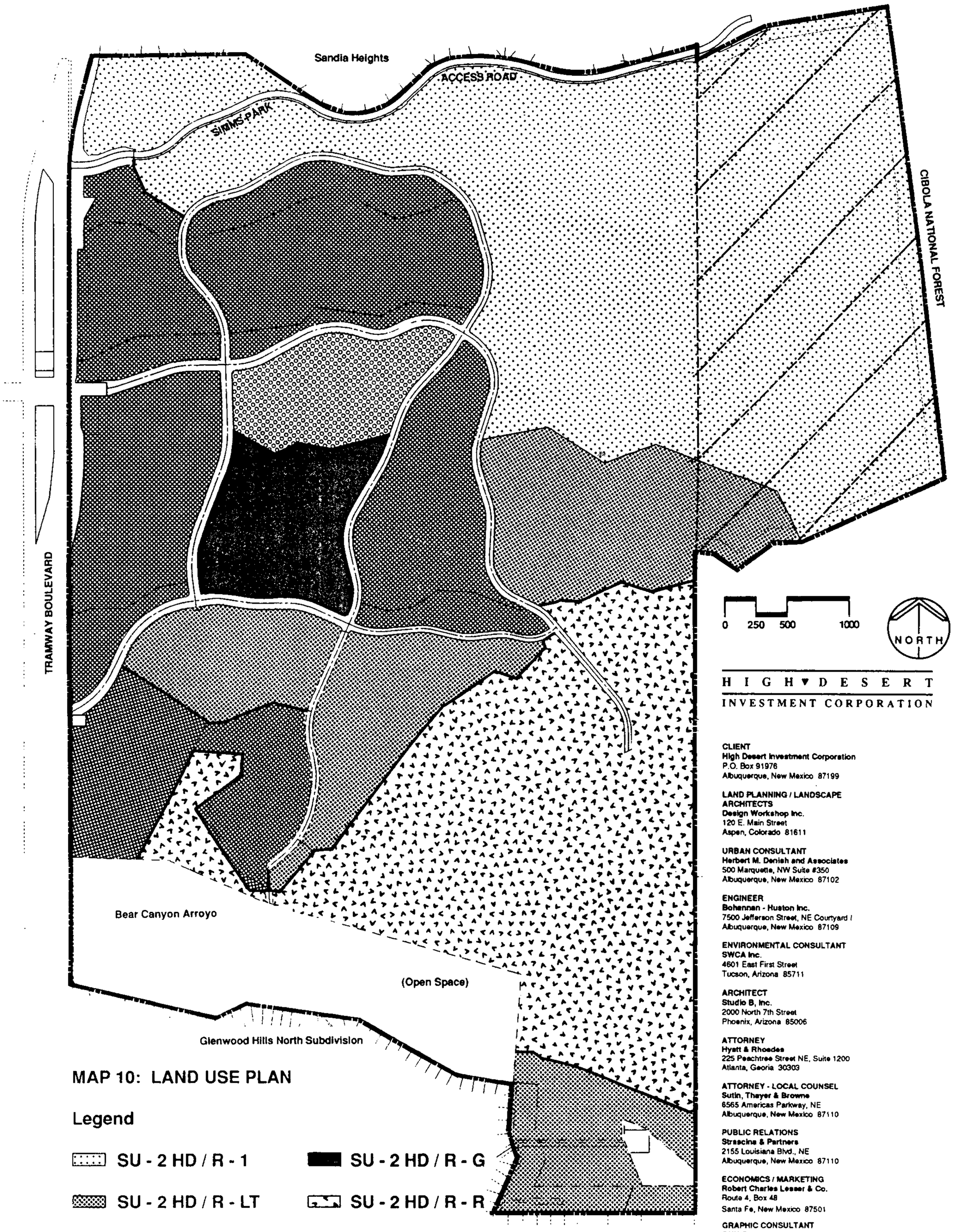
Section 4.B.1: Area of Application

These guidelines apply to all construction in the HD•R-1 and HD•R-LT Zones of the Sector Plan east of the eastern boundary of section 26, Township 11-N, Range 4-E. This area is commonly known as "the Highlands".

Section 4.B.2: Enforcement

The following issues are addressed, and are enforceable, as part of the zoning granted by the City of Albuquerque:

- Land Use Intensity
- Building Height
- Building and Roof Color and Reflectivity



MAP 10: LAND USE PLAN

Legend

- SU - 2 HD / R - 1
- SU - 2 HD / R - G
- SU - 2 HD / R - LT
- SU - 2 HD / R - R
- SU - 2 HD / R - T
- SU - 2 HD / C - 1
- Design Overlay Zone
- High Desert Sector Plan Boundary

MAY 3, 1993 REVISION

H I G H ♥ D E S E R T
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CLIENT
High Desert Investment Corporation
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Albuquerque, New Mexico 87199

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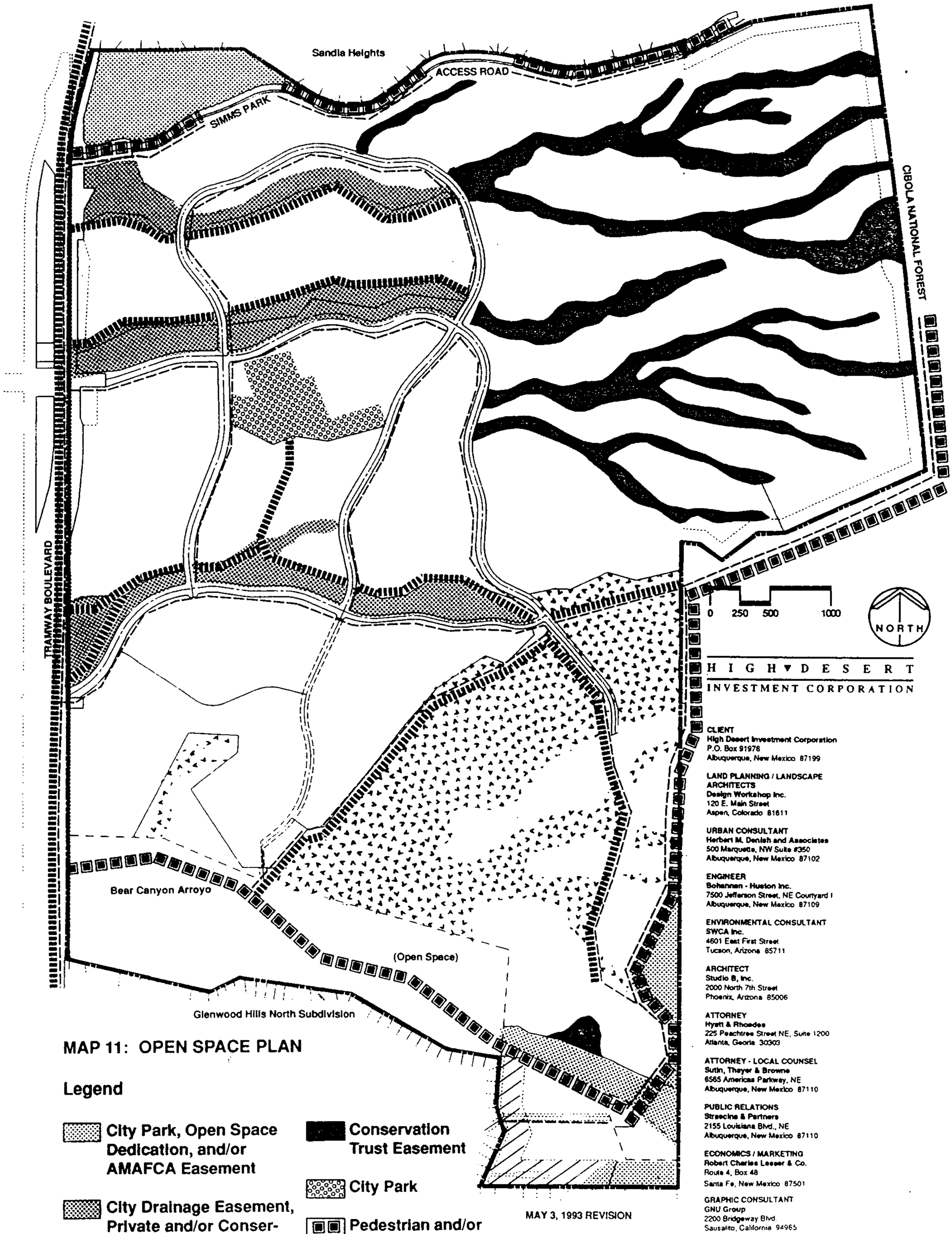

MAP 11: OPEN SPACE PLAN

Legend

- City Park, Open Space Dedication, and/or AMAFCA Easement
- City Drainage Easement, Private and/or Conservation Easement
- Homeowners Assoc., Private Open Space, Land Lease for Golf, and/or AMAFCAEasement
- Conservation Trust Easement
- City Park
- Pedestrian and/or Equestrian Trail
- Pedestrian Trail
- Bike Route
- 200'-0" Natural Buffer
- High Desert Sector Plan Boundary

MAY 3, 1993 REVISION

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CONSENSUS
PLANNING

Landscape Architecture
Urban Design
Planning Services

November 19, 2002

Mr. Roger Green, DRB Chairman
Development Review Board
600 North 2nd Street NW
Albuquerque, New Mexico 87102

Re: Agenda Item #3, Project #1002315

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Roger:

The purpose of this letter is to express several concerns regarding High Desert Investment Corporation's request for Preliminary Plat for Tract 13. Consensus Planning represents a number of existing neighbors that are concerned over the development of this tract. Our concerns are primarily related to the Planning Department's sketch plat comments that indicate that the development "must be in compliance with the High Desert Sector Development Plan". We do not believe that the proposal as currently submitted is in compliance with the plan and the following provisions of that plan:

1. The existing rock outcrop is identified on Map 11 in the Sector Plan as a conservation trust easement. This identification is combined with the numerous goals and policies related to the preservation and need for sensitive transitions between development and such areas.

The rock outcrop requires additional setback (200' would be preferred) in order to be preserved.

2. On page 3.11 the text describes the HD-RR zone adjacent to the Forest Service as having "townhouses surrounded by common public or private open areas may form an adjacent land use. This will provide a low density transition to the public lands on the eastern border of the property".

This proposed development is very close to the rock outcrop, the existing trail to the east, and the Embudito Arroyo to the South. Additional buffers should be provided.

3. The Drainage Design Goals as stated on page 7.2 indicate:
   - Minimal disturbance of existing landforms, and this goes on to describe the areas of transition and sensitivity associated with the Bear Canyon Arroyo.

PRINCIPALS

Carl R. Martinez, AICP
Jacob K. Snow, ASLA
Christopher J. Green, ASLA

11/20/02 P.H.
Clem & Jennifer will work with developer in the next 3 weeks during deferral.

RECEIVED
NOV 19 2002
PWD/DESIGN REVIEW

- On the Conceptual Drainage Plan Map it indicates the sensitivity and preservation of both the Embudito and Bear Arroyos as being preserved as Open Space and as Undisturbed Arroyos.

The mass grading of the Wilderness Village adjacent to the Embudito Arroyo does not comply with this policy.

While we feel strongly that these conflicts exist and should require the DRB to deny the request, we would like to make some minor suggestions that would mitigate these conflicts and our concerns:

- Lots 52 through 57 in the Wilderness Village should be left as open space, or at least be redesigned to be building envelope lots similar to the 4 lots to the north and west of this area. This will provide additional buffer to the rock outcrop and Embudito Arroyo.
- Additional buffer should also be provided to the existing trail on the east side of the development where the proposed lots are immediately adjacent to the trail easement. (This should be like the buffer zones done for Glenwood Hills North, and for Pepper Tree/Royal Oaks.)

We would also like to request that the developer disclose the anticipated use for the 4.2-acre "future development" tract to the new residents. It is also our understanding, and we would like it to be a part of the record that if the 4.2 acre tract is proposed to be developed as a Bed & Breakfast, that it will need to go to the Environmental Planning Commission for Site Development Plan approval. The High Desert Sector Development Plan should be made a part of the record for this DRB hearing.

Thank you for your consideration of these items.

Sincerely,

Arnette Watson for Jim Strozier

James K. Strozier, AICP
Principal

c: Doug Collister, High Desert Investment Corporation
Scott Scheibor, Scott Patrick Homes

EXHIBIT 16

CONSENSUS PLANNING

Landscape Architecture
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www.consensusplanning.com

December 3, 2002

Mr. Roger Green, DRB Chairman
Development Review Board
600 North 2nd Street NW
Albuquerque, New Mexico 87102

Re: Project #'s 1002315, Application # 02-01650

Dear Roger:

The purpose of this letter is to provide an update on our work with High Desert Investment Corporation and Scott Patrick Homes to address the concerns we raised in our November 18th letter regarding High Desert Investment Corporation's request for Preliminary Plat for Tract 13. Consensus Planning represents a number of existing neighbors that are concerned over the development of this tract. We have met with the applicants on several occasions and have reached an agreement that addresses these concerns.

We want to thank the DRB for allowing additional time for the neighbors and applicants to sit down and reach an agreement. We also want to express our appreciation to High Desert Investment Corporation and Scott Patrick Homes for their willingness to meet, discuss our concerns, and work cooperatively to develop solutions. Our concerns were primarily related to the Planning Department's sketch plat comments that indicate that the development "must be in compliance with the High Desert Sector Development Plan". We do not believe that the proposal as originally submitted is in compliance with the plan, however, with the modifications identified in the agreement it is acceptable. If for some reason, the agreement were not adhered to, we would continue to object to the proposal.

Thank you for your assistance and consideration of the neighbor's concerns.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

c: Doug Collister, High Desert Investment Corporation
Scott Schiabor, Scott Patrick Homes

TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N69°56'26"W	161.91'	T25	N90°00'00"E	5.30'
T2	N17°57'35"W	220.00'	T26	S58°18'48"E	150.64'
T3	N57°39'22"W	109.22'	T27	S28°48'57"E	75.76'
T4	S88°04'59"W	120.69'	T28	S18°57'34"E	20.00'
T5	S03°13'46"W	140.00'	T29	S04°33'17"W	34.00'
T6	N81°23'26"E	140.02'	T30	S08°28'09"W	48.69'
T7	S68°12'17"E	177.34'	T31	S82°30'46"W	17.03'
T8	N17°10'20"W	66.22'	T32	N00°08'24"E	278.13'
T9	N17°29'51"E	201.65'	T33	S40°13'26"E	125.98'
T10	S89°01'03"E	141.87'	T34	S00°08'24"W	265.90'
T11	N89°56'39"W	20.00'	T35	S64°02'12"W	55.68'
T12	S00°03'21"W	164.69'	T36	S20°02'20"W	117.05'
T13	S40°15'11"W	152.64'	T37	N57°11'44"W	140.00'
T14	S58°31'45"E	115.44'	T38	S61°48'45"W	58.07'
T15	S00°03'21"W	95.53'	T39	S00°03'21"W	70.00'
T16	S74°20'39"W	102.62'	T40	S89°19'38"W	44.78'
T17	S44°55'12"W	38.54'	T41	N86°13'21"W	112.58'
T18	S32°31'54"W	16.82'	T42	S86°28'27"W	79.87'
T19	S26°23'17"E	19.00'	T43	N84°34'41"W	73.98'
T20	S08°40'08"W	29.00'	T44	S89°05'12"W	118.17'
T21	S15°03'15"W	193.94'	T45	S63°07'47"W	38.57'
T22	S00°38'15"W	56.00'	T46	S13°19'06"W	35.75'
T23	S90°00'00"W	12.11'	T47	S40°15'11"W	32.03'
T24	S00°00'00"W	40.00'			

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	16°25'20"	47.76'	94.87'	331.00'	94.55'	N64°37'00"E
C2	81°27'40"	21.53'	35.54'	25.00'	32.63'	S82°51'49"E
C3	16°47'22"	62.04'	123.20'	420.42'	122.76'	S31°49'46"E
C4	32°23'41"	137.98'	268.56'	475.00'	265.00'	N24°01'36"W
C5	19°01'32"	70.26'	139.23'	419.30'	138.59'	N49°44'12"W
C6	74°17'18"	37.88'	64.83'	50.00'	60.38'	S37°12'00"W
C7	10°51'46"	30.95'	61.72'	325.52'	61.62'	S68°54'46"W
C8	14°33'41"	33.42'	66.49'	261.62'	66.31'	S56°12'02"W
C9	77°09'15"	30.31'	51.17'	38.00'	47.39'	S10°20'35"W
C10	60°45'58"	29.31'	53.03'	50.00'	50.58'	S02°08'55"W
C11	48°32'23"	23.45'	44.05'	52.00'	42.75'	S08°15'42"W
C12	30°34'32"	13.67'	26.68'	50.00'	26.37'	S00°43'14"E
C13	07°58'09"	33.09'	66.07'	475.00'	66.01'	S03°50'40"E
C14	35°03'25"	18.35'	36.11'	60.00'	36.14'	S08°51'35"E
C15	28°37'00"	15.30'	29.97'	60.00'	29.66'	S05°38'22"E
C16	35°00'27"	6.31'	12.22'	20.00'	12.03'	S02°26'39"E
C17	61°41'18"	8.96'	16.15'	15.00'	15.38'	S45°54'14"W
C18	120°23'28"	61.10'	73.54'	35.00'	60.84'	S16°33'09"W
C19	44°16'50"	4.07'	7.73'	10.00'	7.54'	S21°30'10"E
C20	92°27'07"	26.09'	40.34'	25.00'	36.10'	S45°35'18"E
C21	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E
C22	98°30'18"	32.87'	48.69'	28.32'	42.91'	S70°37'14"E
C23	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E
C24	29°29'51"	38.49'	77.22'	150.00'	76.37'	S43°33'53"E
C25	26°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E
C26	51°35'21"	4.83'	9.00'	10.00'	8.70'	S23°55'18"W
C27	68°40'35"	19.13'	33.56'	28.00'	31.59'	S15°22'44"W
C28	23°30'50"	14.15'	27.51'	68.00'	27.31'	S07°12'09"E
C29	56°18'27"	6.42'	11.79'	12.00'	11.32'	S32°42'30"W
C30	81°52'22"	19.08'	31.44'	22.00'	28.83'	S19°55'33"W
C31	29°28'47"	10.52'	20.58'	40.00'	20.35'	S06°16'14"E
C32	40°21'51"	156.22'	299.41'	425.00'	293.25'	N20°02'31"W
C33	07°58'09"	33.09'	66.07'	475.00'	66.01'	S03°50'40"E
C34	26°19'22"	9.35'	18.38'	40.00'	18.22'	N32°34'28"E
C35	42°23'58"	9.70'	18.50'	25.00'	18.08'	N40°36'46"E
C36	13°34'43"	56.79'	113.05'	477.00'	112.78'	N68°36'06"E
C37	25°01'32"	93.88'	184.76'	423.00'	183.29'	N62°52'42"E
C38	40°21'51"	174.60'	334.63'	475.00'	327.75'	N20°02'31"W
C39	00°39'41"	2.45'	4.91'	425.00'	4.91'	N12°59'15"E

ACS ALUMINUM TABLET STAMPED "1-024 RESET 1995"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 431,318.50 Y = 1,513,365.05
GROUND TO GRID FACTOR = 0.9996059
DELTA ALPHA = -00°07'56"

ACS ALUMINUM TABLET STAMPED "TUMBLE"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 425,465.55 Y = 1,513,470.01
GROUND TO GRID FACTOR = 0.9996197
DELTA ALPHA = -00°08'37"
NGVD 1929 ELEVATION = 6009.155

TIE S78°05'28"W 5886.64'

TIE N00°17'37"E 1140.00'

UNIT 2
THE OVERLOOK
AT HIGH DESERT
FILED: SEPTEMBER 15, 1999
(99C-260)

UNIT 2
THE CANYONS
AT HIGH DESERT
FILED: JUNE 8, 2000
(2000C-154)

PINON POINT
AT HIGH DESERT
FILED: MARCH 3, 2000
(2000C-69)

THE CANYONS
AT HIGH DESERT
FILED: OCTOBER 22, 1998
(98C-310)

OS-3A
22.9330 ACRES

EXISTING
OS-3
22.2079 ACRES
FILED: NOVEMBER 23, 1993
(93C-325)

OS-2A
86.3211 ACRES

EXISTING
OS-2
86.8582 ACRES (NET)
87.8060 ACRES (GROSS)
EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

OS-7
61.6483 ACRES
(CITY OF ALBUQUERQUE)

OS-5
9.4594 ACRES
DEDICATED TO CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

OS-4
9.3919 ACRES
(PRIVATE OPEN SPACE)

OS-4
EASEMENT (EMBUDITO) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

TRACT A
U.S. FOREST SERVICE LAND
FILED: JUNE 29, 1982
(C19-183)

WILDERNESS ESTATES (UNIT 1)

WILDERNESS COMPOUND 2 (UNIT 8)

WILDERNESS VILLAGE (UNIT 2)

TRACT 13C

TRACT 13B-1

FUTURE DEVELOPMENT (BY SEPARATE SUBMITTAL)

TRACT 13B-2

TRACT 13B-3

TRACT 13B-4

TRACT 13B-5

TRACT 13B-6

TRAILHEAD SUBDIVISION
AT HIGH DESERT
FILED: MAY 12, 1994
(94C-153)

A FLOATING TRAIL EASEMENT AND PEDESTRIAN TRAIL EASEMENT GRANTED TO THE USDA FOREST SERVICE
FILED: NOVEMBER 23, 1993
(93C-325)

A FLOATING TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

A FLOATING TRAIL EASEMENT, PEDESTRIAN AND EQUESTRIAN TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

EXISTING 25' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CDA AND A PRIVATE ACCESS EASEMENT GRANTED TO THE HIGH DESERT RESIDENTIANE OWNERS ASSOCIATION
FILED: OCTOBER 22, 1998 (98C-310)

EXISTING 50' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

EXISTING 58' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 23, 1993
(93C-325)

EXISTING 110' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 23, 1993
(93C-325)

TRACT B-1 12.7910 AC. OPEN SPACE & DRAINAGE EASEMENT

SANDIA MOUNTAIN WILDERNESS BOUNDARY (AS ESTABLISHED BY PUBLIC LAW 96-248, ACT OF MAY 23, 1980. 94 STAT.355

FLOODWAY

EXIST. 10" WL

EXIST. 16" WL

EXIST. 30" WL

EXIST. 36" WL

EXIST. 24" WL

EXIST. 18" WL

N

SCALE: 1" = 200'
(HORIZ.)

PRELIMINARY PLAT
OF THE WILDERNESS AT HIGH DESERT
(TRACT 13, OS-2 & OS-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002

SHEET 1 OF 2

P:\00265\COP\GENERAL
00265PREPLAT2.DGN

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE TRACT 13 (INTO 110 LOTS, FOUR PRIVATE OPEN SPACE TRACTS AND ONE FUTURE DEVELOPMENT TRACT), REPLAT TRACTS OS-2 AND OS-3 (PRIVATE OPEN SPACE), VACATE PUBLIC EASEMENTS AND RIGHT-OF-WAY, GRANT EASEMENTS AND DEDICATE PUBLIC RIGHT-OF-WAY. THE REPLATING OF TRACTS OS-2 AND OS-3 (PRIVATE OPEN SPACE), IS A CONDITION OF APPROVAL OF THE VACATION AND RELOCATION OF PUBLIC RIGHT-OF-WAY. THE VACATION OF PUBLIC EASEMENTS AND IS NECESSARY IN ORDER TO INCORPORATE A SMALL PORTION OF TRACT 13 INTO TRACT OS-2.

NOTE:

DESCRIPTION OF EASEMENTS ON TRACT 13 ARE SHOWN ON SHEET 2

◯ Keyed Note Table

4 EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT
FILED: JUNE 29, 1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

5 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT. 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS
FILED: JUNE 29,1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

6 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT. 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN
FILED: JUNE 29,1982 (C19-183)

15 PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

16 EXISTING FLOATING DESILTING BASIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993 (93C-325)
TO BE VACATED VACATION ACTION AND FINAL PLAT

17 EXISTING FLOATING PARKING LOT EASEMENT GRANTED TO THE USDA FOREST SERVICE
FILED: NOVEMBER 23, 1993 (93C-325)

18 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

19 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

20 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

30 A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK NO. 93-32, PAGES 3894-3918
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

⑪ EXISTING TRACT BOUNDARY TANGENT DATA TO BE VACATED

ID	BEARING	DISTANCE
T1	S42°35'30"W	56.44'
T2	N40°13'26"W	133.04'
T3	N00°08'24"E	118.23'
T4	S64°02'12"W	62.36'
T5	S00°08'24"W	145.66'
T6	N40°13'26"E	125.98'
T7	S45°44'09"W	47.06'
T8	S78°08'14"W	226.38'
T9	S44°10'41"W	127.07'

Ⓒ1 EXISTING TRACT BOUNDARY CURVE DATA TO BE VACATED

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	40°21'50"	175.10'	335.63'	476.42'	328.73''	N20°02'31"W
C2	40°21'51"	154.53'	296.18'	420.42'	290.09'	S20°02'31"E

LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.7422 AC PUBLIC RIGHT-OF-WAY TO BE VACATED WITH THE FINAL PLAT, AND ADDED TO OS-2A PLUS SUBTRACTED FROM OS-3
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VAVCATION ACTION AND FINAL PLAT

SURVEY NOTES:

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

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DATE 10/24/02

GENERAL NOTES

1. EXISTING ZONING: SU-2 HD/R-R
TRACT 13

PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED : UNITS 1, 2 & 3

2. DESCRIPTION: TRACT 13 THE WILDERNESS AT HIGH DESERT

TOTAL SUBDIVISION ACREAGE:
TRACT 13 72.5894 ACRES

UNIT 1 - WILDERNESS ESTATES 37.8826 ACRES
UNIT 2 - WILDERNESS VILLAGE 22.4769 ACRES
UNIT 3 - WILDERNESS COMPOUND 6.4293 ACRES
TRACT 13C - (PRIVATE OPEN SPACE) 1.2815 ACRES
TRACT 13B-1 - (FUTURE DEVELOPMENT) 3.9853 ACRES
TRACT 13B-2 - (PRIVATE STREETS) 1.2124 ACRES
TRACT 13B-3 - (PRIVATE OPEN SPACE) 0.3268 ACRES
TRACT 13B-4 - (PRIVATE OPEN SPACE) 0.2132 ACRES
TRACT 13B-5 - (PRIVATE OPEN SPACE) 0.4910 ACRES

TOTAL PRIVATE OPEN SPACE ACREAGE
OS-2A 86.3214 ACRES
OS-3A 22.9331 ACRES

TOTAL NUMBER OF LOTS UNIT 1: 27
TOTAL NUMBER OF LOTS UNIT 2: 57
TOTAL NUMBER OF LOTS UNIT 3: 26
TOTAL NUMBER OF LOTS 110

PROPOSED DENSITY:
UNIT 1 0.7127 D.U./AC.
UNIT 2 2.5359 D.U./AC.
UNIT 3 4.0440 D.U./AC.

3. UNIT 1:
MINIMUM NET LOT AREA 0.50 ACRES

UNITS 2:
MINIMUM NET LOT AREA 0.18 ACRES

UNIT 3:
MINIMUM NET LOT AREA 0.13 ACRES

UNIT 1:
LOTS SHALL HAVE A
FLOOR RATIO OF: 0.30 MAXIMUM

UNIT 1:
BUILDING ENVELOPES SHALL BE: 12.000 SF

UNIT 1:
DISTANCE BETWEEN BUILDING ENVELOPES AND LOT LINES: 10' MINIMUM
RIGHT-OF-WAY: 20' MINIMUM

GENERAL NOTES FOR UNITS 1, 2 & 3

1. NO WOOD BURNING FIREPLACE WILL BE PERMITTED ; ALL FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.
2. ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH SU-2 HD/R-R ZONING. TYPICAL: 15' FRONT YARD (20' AT GARAGE), 5' SIDE YARD AND 15' BACKYARD.
3. ALL STREETS IN UNITS 1 & 2 ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.
4. THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
5. ALL SUBSURFACE STORM DRAINS, SANITARY SEWER AND WATER UTILITIES IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

GENERAL NOTES FOR UNIT 1

1. A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS UNIT 1 OF THE WILDERNESS AT HIGH DESERT, EXCEPT WITHIN THE BUILDING ENVELOPES AND RIGHT-OF-WAYS, SHALL BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT

GENERAL NOTES FOR UNIT 3

1. ALL STREETS WITHIN UNIT 3 (TRACT 13B-2) OF THE WILDERNESS AT HIGH DESERT ARE PRIVATE, AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION.
2. TRACT 13B-2 (PRIVATE STREETS WITHIN UNIT 3 OF THE WILDERNESS AT HIGH DESERT) ARE SUBJECT TO A PUBLIC SANITARY SEWER, WATER, SUBSURFACE STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT.
3. TRACT 13B-2 (PRIVATE STREETS WITHIN UNIT 3 OF THE WILDERNESS AT HIGH DESERT) ARE SUBJECT TO A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THROUGH 26 IN UNIT 3 OF THE WILDERNESS SUBDIVISION. TRACT 13B-2 IS TO BE RESERVED FOR AND GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION AND ITS ASSIGNS BY SEPARATE DOCUMENT.

OWNER:

HIGH DESERT INVESTMENT CORPORATION. — DATE 10.29.02
DOUGLAS H. COLLISTER — PRESIDENT

LOCATION MAP
ZONE ATLAS MAP NO. F-23
NOT TO SCALE

BHI JOB NO. 03 0103

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Keyed Note Table

1 EXISTING 40'x40' OBSTACLE EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE)
DOC: NO. 93-069101
FILED: JUNE 30, 1993
BOOK: 93-17, PAGES 2845-2853

2 EXISTING 20' HIKING AND BIKING EASEMENT GRANTED TO THE U.S. FOREST SERVICE
DOC. NO. 93-06901
FILED: JUNE 30,1993
BOOK:93-17, PAGES 2845-2853

3 TRIANGULAR SWITCHBACK EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE)
DOC. NO. 93-06901
FILED: JUNE 30, 1993
BOOK:93-17, PAGES 2845-2853

4 EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT
FILED: JUNE 29, 1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

5 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS
FILED: JUNE 29,1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

6 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN
FILED: JUNE 29,1982 (C19-183)

7 PROPOSED 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

8 PROPOSED 20' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

9 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

10 PROPOSED 30' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

11 PROPOSED 40' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

12 PROPOSED 30' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

13 PROPOSED PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

14 PROPOSED 15' ACCESS EASEMENT TO BE GRANTED TO AMAFCA WITH THE FINAL PLAT

15 PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

18 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

19 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

20 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

21 PROPOSED 25' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

22 PROPOSED 20' STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

23 PROPOSED 25' PRIVATE ACCESS EASEMENT TO BE GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION

24 PRIVATE TRACTS TO BE RESERVED FOR AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.

25 PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

26 A PROPOSED FLOATING 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT. THIS EASEMENT IS TO BE DEFINED AND CONFINED WITH FUTURE PLATTING.

27 PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

28 PROPOSED 20' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

29 PROPOSED 20' PRIVATE RECIPROCAL ACCESS & DRAINAGE EASEMENT SHARED & MAINTAINED BY THE OWNERS OF THE TWO ADJACENT LOTS TO BE CREATED WITH THE FINAL PLAT

30 A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK NO. 93-32, PAGES 3894-3918
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

31 PROPOSED 30' WIDE PRIVATE ACCESS EASEMENT TO BE CREATED WITH THE FINAL PLAT

32 PROPOSED 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FINAL PLAT. (TYP.)

33 PROPOSED 20' PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION. TO BE GRANTED WITH THE FINAL PLAT (TYP.)

NOTES:
1. SEE SHEET 1 FOR GENERAL NOTES
2. SEE SHEET 1 FOR SURVEY NOTES
3. SEE SHEET 1 FOR CURVE AND TANGET DATA

LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.1434 AC TO BE ADDED TO OS-2A FROM TRACT 13
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VACATION ACTION AND FINAL PLAT

PRELIMINARY PLAT OF THE WILDERNESS AT HIGH DESERT

(TRACTS 13, OS-2 & OS-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002

SHEET 2 OF 2

P:\00265\CDP\GENERAL

1000315

High Desert Investment Corporation

DRB EXHIBITS – Project # 1002315, Application # 02-01650
High Desert Preliminary Plat Tract 13

1. Letter Agreement and correspondence with Mr. and Mrs. Keller (with exhibits).
2. Letter (9/30/02) inviting "Coalition for Responsible Open Space Development" to meet.
3. Letter (10/29/02) to all (1,200) High Desert owners advising of Tract 13 development processing.
4. Letter (8/27/02) from High Desert Residential Owners Association Board of Directors to "Coalition for Responsible Open Space Development" assuring them Association will comply with requirements.
5. Letter (7/12/02) to/from Ellen Concini, COA Zoning Enforcement Manager, with approval noted (8/7/02) for land uses and zoning for Tract 13.
6. Letter (8/23/02) to "Coalition for Responsible Open Space Development" explaining Tract 13.
7. Letter (11/4/02) to Glenwood Hills Neighborhood Association advising of Tract 13 development.
8. E-mail (10/3/02) from Betsy Womack (Co-Chair "Coalition for Responsible Open Space Development") withdrawing objections to Tract 13 development.
9. E-mail (10/10/02) from Betsy Womack (former Co-Chair of Coalition) complementing the development plan.
10. Selected pages, maps and tables from the High Desert Sector Development Plan.
11. High Desert Brochure, with map, first published 1994.
12. Map of High Desert, first printed and displayed in November of 1993.
13. Various aerial photos of High Desert, indicating stages of development and topography, which depicts Tract 13 as similar to other areas that are now developed.
14. List of individuals that attended various open houses on the development of Tract 13.
15. E-mail to/from Tarin Davies, resident of Glenwood Hills, regarding development of Tract 13.
16. Letter from James K. Strozier (12/2/02) to Roger Green, DRB Chairman.
17. E-mail correspondence (12/4/02) to/from Tarin Davies supporting development plan.
18. Photographs and locations of official notice postings, that were in place for the required time.

EXHIBIT 1

November 25, 2002

~~DRAFT~~

HAND DELIVERED

Mr. and Mrs. Don Keller
5404 Cresta del Sur Court NE
Albuquerque, New Mexico 87111

Re: Agreement requiring High Desert Investment Corporation and Mesa Verde Development to Address Certain Impacts and Concerns Expressed by Mr. and Mrs. Keller and Others in the Design and Development of Tract 13 in High Desert (Wilderness Estates, Wilderness Village and Wilderness Compound) in Exchange for Mr. and Mrs. Keller Refraining from Opposition to the Development of Tract 13

Deleted: and Others

Dear Mr. and Mrs. Keller:

I write to confirm the agreement reached on November 22, 2002, in the meeting between High Desert Investment Corporation (HDIC), Mesa Verde Development (MVD), Mr. and Mrs. Keller and their consultant, Mr. Jim Strozier of Consensus Planning.

Background

HDIC and MVD are currently starting the development process to create and construct subdivisions within High Desert in Tract 13. The developments will be known as Wilderness Estates, Wilderness Village and Wilderness Compound (collectively The Wilderness). As part of that process HDIC and MVD are seeking several approvals from the City of Albuquerque:

- Bulk Land Variance and Plat Approval, creating three separate tracts of land from Tract 13, city project number 1002318.
- HDIC and MVD are also seeking Major-Preliminary Plat Approval, city project number 1002315, to further subdivide the property and create Wilderness Estates, Wilderness Village and Wilderness Compound.

These projects were heard in a public meeting before the City of Albuquerque Development Review Board (DRB) at 9:00 AM, November 20, 2002. Mr. Keller and Jennifer Champlin, 5408 High Canyon Trail NE spoke in opposition to certain aspects of the requested approvals or requested deferral of the requests. Tarin Davies, 13209 Manitoba NE, who also attended the DRB hearing, privately expressed concerns and had questions about certain aspects of the requested approvals. In an effort to further understand and address the concerns of these individuals HDIC scheduled a meeting with these individuals at 5:00 PM, November 21, 2002. In addition to these three individuals, approximately 25 additional concerned individuals (hereafter defined as the

"Additional Concerned Individuals") also attended and are listed on the attachment. After much discussion and explanation of the plans for the development, it was agreed by those individuals in attendance at the meeting, that Mr. and Mrs. Keller would represent the concerns of the group and meet with HDIC and MVD representatives the next day, November 22, 2002 and attempt to find solutions to the concerns of the group.

HDIC, MVD, Mr. and Mrs. Keller and their consultant had a meeting at 4:00 PM, Friday, November 22, 2002, at the High Desert Sales and Information Office to explain their respective positions/issues and to attempt to resolve their concerns and the concerns of Additional Concerned Individuals.

The principal concerns voiced by Mr. and Mrs. Keller and their consultant was the relationship of Wilderness Village lots 53 – 57 with the Embudito Arroyo open space, size and configuration of the open space tract which contains the large rock outcropping on the south edge of Wilderness Village, relationship of the trail on the east side of the Wilderness (trail number 365) and lots 13, 19 and 20 in the Wilderness Compound and disclosure of possible uses and planning for the 4.2 acre tract on the Preliminary Plat that has not yet been planned.

Agreement

The following items were discussed and agreed to in the November 22, 2002 meeting in order to address the impacts of the development and to allow for orderly processing and construction of the Development.

1. Wilderness Village lots 52 – 57 will be redesigned to provide additional open space at the western edge of the rock out cropping. The additional space will be wedged shaped. The Northeast corner of Lot 57 will remain in the current location and the Southeast corner will move approximately 30 feet west. . An open space easement, incorporating the additional space, will be granted to the High Desert Residential Owners Association. The Preliminary Plat will be amended to reflect this change.

2. The rear wall (the wall on the south side) of Wilderness Village lots 53 – 57 will be set back (approximately 10 – 20 feet) from the tract boundary with Tract OS-4 (Embudito Arroyo) and be designed to resemble individual courtyard walls in accordance with the attached Exhibit 'A". The wall shall be no higher on the south side of the wall than 6' above the existing natural grade. In order enclose the tract at the earliest possible time the wall shall be built by MVD during construction of the subdivision improvements.

3. The area on the south side of the courtyard wall along Wilderness Village lots 53 – 57, as depicted on Exhibit "A", shall be landscaped by HDIC in a manner that will maintain the natural look of the arroyo system by use of large boulders and imitating the landforms and the existing vegetation in the arroyo system as appropriate. At the same time a principal objective of the landscape plan will be to screen the wall as viewed from the arroyo or the Trailhead subdivision. A landscape easement for the area south of the courtyard walls will be granted to the High Desert Residential Owners Association.

4. HDIC will review the landscape plan with Mr. and Mrs. Keller and will incorporate their comments, to the extent HDIC determines the comments are reasonable and consistent with the overall High Desert landscape concepts as described in the High Desert Guidelines for Sustainability, Estate and Premier Homes (Guidelines).

5. The Landscape Plan will be prepared in time so that the HDIC landscape contractor shall start on the landscape project as quickly after completion of the courtyard wall construction as practical. Landscape construction should start no later than two weeks after completion of courtyard wall construction, and final inspection of the project by the COA. The landscape construction project will be diligently pursued.

6. HDIC and MVD will consult with Mr. and Mrs. Keller regarding the design of the wall and landscaping adjacent to Wilderness Compound lots 12, 13, 19 and 20 and will incorporate their comments to extent possible/reasonable.

7. HDIC and MVD and its successors shall advise all potential purchasers in the Wilderness, in writing in the purchase agreement, of the possible land uses for the 4.2 acre tract which has not yet been planned. HDIC and MVD will consult with Mr. & Mrs. Keller regarding the wording of this disclosure.

8. HDIC and MVD and its successors shall advise Mr. and Mrs. Keller and Terin Davies, in writing, at the earliest reasonable time when a land plan and use is developed for the 4.2 acre tract.

9. Mr. and Mrs. Keller will refrain from opposing the Wilderness development at hearings with the City of Albuquerque or otherwise. If the Wilderness development is opposed or approvals appealed ~~by Mr. or Mrs. Keller~~ this agreement and the commitments of HDIC and MVD are void and this agreement is terminated. In addition, Mr. & Mrs. Keller will try to get the concurrence of Additional Concerned Individuals by forwarding the draft agreement.

Deleted: and the Additional Concerned Individuals

10. HDIC and MVD shall utilize all practical measures to ensure that fugitive dust is controlled during construction of the subdivisions.

Thank you for helping to resolve these issues and for taking responsibility on behalf of the Additional Concerned Individuals. We very much appreciate your concerns and look forward to working with you to implement the agreement.

AGREED:

HIGH DESERT INVESTMENT CORPORATION

~~Douglas H. Collister, President~~

JACK EICHORN, VICE PRESIDENT

MESA VERDE DEVELOPMENT

Scott Schieber, President

Mr. and Mrs. Don Keller

Deleted: _____
...]
Mr. and Mrs. Don Keller]
On Behalf of the Additional Concerned Individuals]

EXHIBIT "A"

APPROXIMATE SCALE: 1" = 12'

N

TRAILHEAD

EMBUDITO ARROYO

ENVELOPE TYPE REAR YARD

ENHANCED LANDSCAPE/ NATIVE VEGETATION ALONG APPROX FENCE

COURTYARD STYLE WALL (TYPICAL)

ROCK OUTCROP

57

56

55

54

53

52

45

46

47

48

49

50

51

WILDERNESS VILLAGE

SIGN IN SHEET
GLENWOOD HILLS RESIDENTS PRESENTATION
11.21.02 5pm-6pm.*

	NAME	ADDRESS
1.	Ernest Goenther	13205 Manitoba Dr.
2.	MAX BENNETT	13206 Manitoba Dr.
3.	TIM & SHARMAN CARPENTER	13217 MANITOBA DRIVE
4.	Don & Sheila Keller	5004 Cresta Del Sur Ct NE.
5.	JHN P. LEE	5008 CRESTA DEL SUR, NE
6.	Jane Cook	4912 glenwood Hills NE
7.	Paula Slaven	13100 Manitoba NE
8.	CARL FESSLER	5005 CUMBRE DEL SUR NE
9.	Scott Ness	13213 Manitoba Dr NE
10.	CHESTER & RUTH GORE	13309 MANITOBA NE
11.	Anne Marie Murrin	13109 Manitoba Dr NE
12.	Peter & Terri Davies	13209 Manitoba NE
13.	Bill Wampler	13121 Manitoba Dr NE
14.	Mr. & Mrs. Chaplin	
15.		

contact for group →

* lastest tic 7pm
not everyone signed in

Douglas H Collister

From: Douglas H Collister [dcollister@high-desert.com]
Sent: Monday, November 25, 2002 5:29 PM
To: Don Keller
Cc: Jack Eichorn; Kym Dicome
Subject: Agreement

Tract13-KellerAgreement.doc

Dear Don and Shiela -

Attached please find a draft agreement requiring High Desert Investment Corporation and Mesa Verde Development (a company owned by Scott Patrick) to address the issues we agreed upon in our meeting on November 22, in exchange for your agreement to refrain from opposition to the development of Tract 13. I believe the agreement reflects our discussions. I have not attached the Exhibit "A" referred to in the agreement because it is not in electronic form. However, the exhibit is available in our office for your review.

We plan to start work on the amended plat (which will reflect our agreement) as soon as the agreement is signed and would like to have the amended plat submitted to the city in time for the December 4 hearing.

Thank you for helping to resolve these issues. We appreciate your comments and concerns and for accepting the responsibility to negotiate on behalf of the individuals that were at the November 21 meeting.

I will be out of the office for the remainder of the week, but please feel free to contact Jack Eichorn, phone 823-9360, or e-mail - jackson@high-desert.com., with questions or comments.

We look forward to working with you on the implementation of our commitments.

Thank you,
Doug

EXHIBIT 2

HIGH DESERT

September 30, 2002

Coalition for Responsible Open Space Development
Tom and Betsy Womack, Jennifer Champlin, Co-Chairs
13105 Canyon Edge Trail NE
Albuquerque, New Mexico 87111

Dear Mr. and Mrs. Womack and Mrs. Champlin:

We continue our Tract 13 planning efforts and once again write to invite the three of you to meet with us to discuss Tract 13 and update you on the status of the plan. Please call to arrange a convenient time for you to meet.

Please know that we look forward to meeting with you.

Sincerely,

Douglas H. Collister
President

High Desert Investment Corporation
13000 Academy Road, NE Albuquerque, NM 87111
tel: 505 823-9360 *fax:* 505 823-9611
e-mail: info@high-desert.com

HIGH DESERT

EXHIBIT 3

October 29, 2002

Dear High Desert Owner:

We are pleased to announce that we are starting the processing, with the City of Albuquerque, for the development of the Wilderness at High Desert, currently designated on the plat of High Desert as Tract 13. The Wilderness is a 72-acre tract south of the Bear Canyon Arroyo and north of the Embudito Arroyo with vehicle access only from High Desert Street. We invite you to visit the High Desert Sales and Information Office at 13000 Academy Road NE, to view the land plan, which provides for a mix of 110 single-family home sites. The land use, land plan, zoning and preliminary subdivision plats comply with all requirements of the High Desert Sector Development Plan (Master Plan) approved by the City of Albuquerque in 1993 and with the construction will complete the formal High Desert trail system (providing trail connections to regional trails) preserve the large rock outcropping on the site and preserve all open space depicted in the Master Plan. The plan and development of the Wilderness will follow the highest standards and will reflect the same care and concern we have demonstrated in planning and development throughout High Desert.

The Wilderness is divided into three different villages: Wilderness Estates, Wilderness Village and Wilderness Compound, all of which will be subject to the High Desert Guidelines for Sustainability, but will also incorporate a number of additional restrictions that go beyond the Guidelines, including limiting the architectural styles to Pueblo or Contemporary Pueblo, eliminate pitched roofs and limit the pallet of exterior colors to blend with the site. In addition to the three villages there is also a small four-acre tract, that has not been planned, but which will be developed in the future. At the time a land plan for this small tract is created we will of course share that information with the High Desert community.

Wilderness Estates will be developed and sold by High Desert Investment Corporation and will be developed in the same manner as the other estate areas in High Desert, utilizing the Building Envelope concepts and will be subject to the more restrictive provisions of the Highlands Design Overlay Zone section in the Guidelines. All home plans and construction must be reviewed and approved by the New Construction Committee of the Association before construction may start. The 27 lots range in size from ¾ of an acre to almost 3 acres. Prices have not yet been established at this time, but we anticipate that by January 2003, prices will be established and we will begin lot reservations.

The 83 home sites in Wilderness Village and Wilderness Compound will be developed by Scott Patrick Homes (Scott Patrick Homes has developed seven other villages in High Desert). Wilderness Compound is a gated village of 26 clustered single-family detached home sites, with lots comparable in size to many lots in Piñon Point. Wilderness Village consists of 57 single-family detached home sites, with lots comparable in size to the Canyons, Piñon Point, Overlook and Trailhead. All home plans and construction will be subject to the High Desert Guidelines for Sustainability (Builder Home Version) and will be reviewed and approved by the New Construction Committee of the Association. More information regarding homes may be obtained from Scott Patrick Homes at 505-828-9900.

We are submitting applications with the City of Albuquerque for approval of a Bulk Land Variance (which divides the tract into the villages) and a Preliminary Subdivision Plat for the Wilderness. We believe the application will be heard, in a public hearing, by the City Development Review Board in the basement chamber meeting room of the Plaza del Sol Building, 600 2nd St. NW, on November 20, 2002, beginning at 9:00 AM.

Although the word variance may be used in the application and on sign postings, I assure you the application does not request any "variance" from the approved High Desert Sector Development Plan, but simply applies to the deferral of infrastructure until the Final Subdivision Plat is obtained and requests a variance from city sidewalk standards in order to comply with High Desert design standards for this area. The term "vacation" in the application and on sign postings pertains to the termination of abandoned waterline easements that are no longer necessary to serve High Desert and a slight realignment of the High Desert Street right-of-way to create a lower profile road.

We have reserved the following times that we will be available (at the High Desert Office) to show and explain the land plan and answer questions for interested individuals:

Thursday, October 31:	10:00 AM – 4:00 PM	Monday, November 4:	10:00 AM –12:00 Noon
Wednesday, November 6:	3:00 PM – 7:00 PM	Thursday, November 7:	1:00 PM – 3:00 PM
Saturday, November 9:	11:00 AM – 1:00 PM	Tuesday, November 12:	3:00 PM – 7:00 PM
Thursday, November 14:	10:00 AM – 4:00 PM	Friday, November 15:	11:00 AM – 2:00 PM

Please also feel free to call us at 505-823-9360 with questions or, to make an appointment to view the plan if the above times are not convenient.

Very truly yours,

Douglas H. Collister
President

High Desert Investment Corporation
13000 Academy Road, NE Albuquerque, NM 87111
tel: 505 823-9360 *fax:* 505 823-9611

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION

August 27, 2002

EXHIBIT 4

Coalition for Responsible Open Space Development
Tom and Betsy Womack, Jennifer Champlin, Co-Chairs
13105 Canyon Edge Trail NE
Albuquerque, New Mexico 87111

Re: Letters Dated July 12, 2002 and July 27, 2002 Regarding Tract 13, High Desert

Dear Mr. and Mrs. Womack and Ms. Champlin:

Thank you for your letters pertaining to your concerns regarding the possible future development of Tract 13 in High Desert.

The Board of Directors of the High Desert Residential Owners Association has reviewed your letters dated July 12, 2002 and July 27, 2002 and wish to advise you that the Owners Association has not been informed of any plans for, or plats relating to, the development of Tract 13. However, the Association is aware of the issues and requirements and wishes to assure you that the Association will comply with the certification and other requirements set forth in the High Desert Sector Plan, the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties.

Please know that the Board of Directors will carefully review any plans and plats that it receives.

Sincerely,

High Desert Residential Owners Association, Inc.
Board of Directors

M R Cox

Michael Cox

Kym L Dicome

Kym Dicome

13000 Academy Road N E Albuquerque, NM 87111
tel: 505-823-9360 *fax:* 505-823-9611

Jack Eichorn

Lauda Miles

Patricia Martin

cc: Douglas H. Collister, President of High Desert Investment Corporation
Bill Fanning, Chair of High Desert Residential Owners Association Voting Member Group

HIGH DESERT

EXHIBIT 6

August 23, 2002

Coalition for Responsible Open Space Development
Tom and Betsy Womack, Jennifer Champlin, Co-Chairs
13105 Canyon Edge Trail NE
Albuquerque, New Mexico 87111

Dear Mr. and Mrs. Womack and Mrs. Champlin:

The Board of Directors of High Desert Investment Corporation (HDIC), after meeting on August 16, 2002, asked me to convey their response to your letters of July 12, 2002 and July 27, 2002. After careful consideration the Board wishes to advise you that the Directors remain of the opinion that Tract 13, consisting of approximately 72 acres, in High Desert continues to be an appropriate area for development and that HDIC will continue with its efforts to plan development of this area in accordance with the High Desert Sector Development Plan that was adopted by the City of Albuquerque on May 3, 1993. I assure you the planning and development of Tract 13 will follow the highest standards and will reflect the same care and concern that we have demonstrated in planning and development throughout High Desert.

High Desert Investment Corporation takes its responsibility to develop High Desert in a sound manner and in accordance with all requirements of the High Desert Sector Development Plan seriously. The Board believes that your July 12th letter reflected some misinformation which may have caused you undue concern. Therefore, the Board requested me to address the issues you have raised and to clarify the factual situation. For your information we previously had a meeting with two individuals from your group to discuss your concerns, to answer questions and to describe the status of our planning. On July 15, 2002, we responded to an e-mail from Mr. Ray Hudock with a written statement regarding the meeting. It was our understanding that Mr. Hudock would furnish you and your group a copy of our comments.

Your July 12th letter characterized Tract 13 as open space. Tract 13 is not open space. The issue of which areas in High Desert should be defined as open space and which areas were appropriate for development was carefully considered at the time that the High Desert Sector Development Plan was being reviewed and approved by the City. Tract 13 was identified and deemed appropriate for development at that time and was zoned for development. It is clear from the text and the maps in the Sector Development Plan that zoning for Tract 13 "permits a mixture of dwelling unit types" (page 4.3, Section 4.A.6) and that next to the boundary with the USDA Forest Service Lands, on page 3.11 the Sector Development Plan states: "In the recreational/resort zone (HD-R-R), Townhouses surrounded by common public or private open areas may form an adjacent land use". The Land Use Allocation Table 3.A on page 3.4A and the text in Section 4.A.6 on page 4.3 of the Sector Development Plan provides for a maximum 300 dwelling units in the SU-2/HD-R-R zone. This zone category is further described in Section 4.A.6 on page 4.3. The City of Albuquerque and the planning team (including HDIC, Albuquerque Academy trustees, faculty, staff, students and professional planning consultants that worked on the original master plan) contemplated a wide range of land uses they considered appropriate for the site and created and adopted this zoning category to accommodate the contemplated uses.

It is clear, when reading the Sector Development Plan as a whole, that development is allowed and was anticipated for Tract 13. Additionally, all marketing materials, recorded Declaration of Covenants, Conditions and Restrictions for High Desert Residential Properties, City of Albuquerque Zoning Maps, recorded plats of High Desert, sales office maps and discussions with the public and home builders and developers within High Desert, including the developer of the Canyons have made it clear that development was planned for Tract 13.

We are working on a land plan for the property and investigating a number of concepts, but a plan has not yet evolved. However, any plan that is developed will comply with all requirements of the High Desert Sector Development Plan.

HDIC has no intention of developing open space. The overall open space plan for High Desert was established at the time the High Desert Sector Development Plan was adopted. At that time, approximately 192 acres of open space

High Desert Investment Corporation
13000 Academy Road. NE Albuquerque. NM 87111
tel: 505 823-9360 *fax:* 505 823-9611
e-mail: info@high-desert.com

were identified in the vicinity of Tract 13, the Canyons, Piñon Point, the Overlook and the Highlands. Those 192 acres will remain undeveloped as natural open space, as depicted on the Open Space Map in the High Desert Sector Development Plan. All open space in High Desert is in addition to the 7,761 acres, directly east of High Desert, that Albuquerque Academy conveyed to the City of Albuquerque in 1982. Much of the land conveyed to the City was traded to the federal government by the City and became the Cibola National Forest and the Sandia Mountain Wilderness. The City retained 640 acres (Simms Park/Elena Gallegos Picnic Ground) that it placed in the City of Albuquerque Open Space system. Thus, in 1982 the largest and most significant portion of the original Albuquerque Academy property east of Tramway was preserved in perpetuity, with its stewardship in the hands of the federal government and the City, for the benefit of the wildlife and the public. Tract 13 totals 72 acres.

A response to each section of your July 12th letter follows.

ZONING DESIGNATION

- While the zoning category does not have a City equivalent, all of the permitted uses excluding the golf course and Resort/Conference Center have equivalent City zoning categories and are allowed and used elsewhere in High Desert. Therefore, while the actual name of the zone may be unique, the types of development allowed are not unique, with the exception of the golf course and the Resort/Conference Center (which are fully defined in the High Desert Sector Development Plan and would require additional approval procedures).

- Although there is no current land use plan for Tract 13, any proposed residential development will be designed and built with the same consideration of the open space that has been used in all the existing villages, including those that abut the open space. Areas of Tract 13 and all of the 192 acres already designated as open space will remain open space and accessible to the public. While there is no mission statement listed in Section 1.2, the elements in the Sector Development Plan were well researched and Albuquerque Academy, as the owner of the property at that time, participated in the drafting of the plan. The development of this area will meet the intent and goals of the High Desert Sector Development Plan and the commitments of HDIC.

- Any proposed residential development in this area will be in compliance with the High Desert Sector Development Plan.

SECTION 4.A.7; PROVISION FOR DESIGN REVIEW

- The Design Review requirements of the Sector Development Plan will be followed.

ADHERENCE TO HIGH DESERT SECTOR PLAN

- Tract 13 will be developed in accordance with the requirements of the High Desert Sector Development Plan.

COMPARABLE TRANSITIONAL DEVELOPMENTS IN HIGH DESERT

- The transitional development approach is described in various sections of the Sector Development Plan and the development of the tract will comply with the Sector Development Plan. Quotes used in the July 12 Letter are from an inapplicable section of the Sector Development Plan that describes requirements of development within the Design Overlay Zone. Tract 13 is not within the Design Overlay Zone. The requirements of the Design Overlay Zone do not apply to Tract 13.

- Tract 13 will be subject to the existing High Desert Guidelines for Sustainability requirements as well as appropriate City requirements.

PROXIMITY TO EAST SANDIA FOOTHILLS AND WILDERNESS AREAS

- Tract 13 will be developed in accordance with the High Desert Sector Development Plan. The transition between the open space and urban uses will be handled much in the same way as the existing development

in High Desert. The trails in the City of Albuquerque Open Space, Bear Canyon Arroyo area and Embudito Canyon Arroyo area and the trails adjacent to Tract 13 in the National Forest and Wilderness were planned and developed in coordination with HDIC, City of Albuquerque and the USFS with the knowledge of the zoning and possible land uses for Tract 13. The hikers, naturalists, bikers, and homeowners will continue to enjoy the existing trails within the open space and national forest areas, and will have access to the regional trail systems through Tract 13, as provided for in the Sector Development Plan.

- The issue of density of areas is mentioned throughout the Sector Development Plan which even lists the maximum number of residential units allowed in this area (300 units). Tract 13 will be developed in accordance with the Sector Development Plan and the density will not exceed what is allowed.

- Tract 13 will be subject to the existing High Desert Guidelines for Sustainability requirements.

ENVIRONMENTAL IMPACT

- Any plans for Tract 13 will be subject to and will comply with all appropriate governmental requirements.

- No facts were submitted to support the statements made about the radon levels.

- The bridge crossing the Bear Canyon Arroyo was specifically contemplated and described on page 3.14 of the Sector Development Plan and the right of way was dedicated to the City of Albuquerque with the recording of the original High Desert Plat on November 23, 1993, concurrent with the annexation of the property into the City of Albuquerque.

- There is no current development plan for Tract 13. However, Tract 13 will be developed in accordance with the High Desert Sector Plan.

- Tract 13 is private property, owned by HDIC, approved for and zoned for future development. There are no authorized public recreational uses allowed or approved on Tract 13.

CONCLUSION

- Prior to the adoption of the High Desert Sector Development Plan by the City Council in 1993, the review process included many public hearings where the public, government departments and agencies could voice their concerns and ideas. Many of the ideas and resolutions of concerns expressed were incorporated into the plan and Tract 13 will be developed in accordance with the adopted Sector Development Plan.

- Response to numbered bullet points contained in the conclusion portion of the July 12th letter:

1. The existing zoning of Tract 13 allows residential development. The High Desert Sector Development Plan established the zoning for all of High Desert, including Tract 13. Development on Tract 13 will be in compliance with the Sector Development Plan.

2. The land use plan for Tract 13 will be subject to the design review process described in Section 4.A.7 of the High Desert Sector Development Plan.

3. While the zoning category is unique to High Desert, the permitted uses of the zone, excluding the golf course and resort/conference center, are listed in the City Zoning Code and the High Desert Sector Development Plan and have been used extensively within High Desert. The plan review process will insure compliance with the High Desert Sector Plan.

4. There is no current land use plan for Tract 13, although we are actively working on plans and are studying a number of concepts. Any plan will handle the transition from open space to urban uses in accordance with the Sector Development Plan.

5. No environmental studies were required, or provided as a condition of approval of the Sector Development Plan by the City of Albuquerque. However, certain studies were done to help develop the land plan and the Sector Development Plan. Although, not required by the City, those studies, as they pertain to Tract 13 development, were recently updated to insure that the planning HDIC is conducting takes the most recent environmental information into consideration. All requirements pertaining to the development of Tract 13 will be complied with.

6. The statements made concerning radon are unsubstantiated.

7. The development of Tract 13 will change the area as any undeveloped area in High Desert changed when it was developed. That includes the Canyons, Highlands, and Overlook. Those associated with the development of High Desert takes great pride in the standards High Desert has set and believe the development of Tract 13 will enhance the reputation of High Desert. The planning and development of Tract 13 will be done with great care and the same high standards employed throughout High Desert will be followed.

In regard to the comment in the July 27th letter pertaining to concerns about the bridge crossing into Tract 13, the bridge was contemplated in the High Desert Sector Development Plan, and the right-of-way dedicated to the City of Albuquerque when the Plat of High Desert was recorded on November 23, 1993. All governmental requirements will be complied with.

We appreciate that you are concerned about some of the same issues that are at the heart of our sector development plan and want to assure you that the High Desert Investment Corporation Board of Directors will continue to very carefully consider these issues in regard to the development of Tract 13. The issues of open space preservation, wildlife preservation and recreation opportunities were thoughtfully studied and addressed during the planning for and the adoption of the High Desert Sector Development Plan. The Board believes that the original development plan continues to be sound and assures you that the High Desert Sector Development Plan will be adhered to in the development of Tract 13, as has been the case throughout the development of the High Desert community.

I have provided this response to the issues raised and concerns expressed in your letters so that you may have a better understanding of the extent to which your concerns have been addressed and the context in which the development of Tract 13 is being considered.

We would welcome the opportunity to meet with the three of you to further discuss Tract 13 and update you on the status of our planning efforts. I hope you will call to arrange a convenient time when we might meet.

Sincerely,

Douglas H. Collister
President

Copy High Desert Investment Corporation Board of Directors
Nancy VanDevender, Chair Albuquerque Academy Board of Trustees
High Desert Residential Owners Association Board of Directors
Bill Fanning, Chair High Desert Residential Owners Association Voting Member Group
Councilor Greg Payne

HIGH DESERT

EXHIBIT 7

November 4, 2002

Jerry Hausner, President
Glenwood Hills Neighborhood Association
12925 Manitoba Drive NE
Albuquerque, New Mexico 87111

Dear Mr. Hausner:

As a courtesy we are sending you a copy of the enclosed letter that we recently sent to all High Desert owners advising them of the pending development of Tract 13 in High Desert. It has been our custom to advise all residents in High Desert when we start the processing for any subdivision development in High Desert. Because some individuals living in Glenwood Hills have inquired, from time to time, about development in this area of High Desert we wanted to also advise you of our plans.

As you will note in the letter we have reserved a number of times that we will be available to discuss and explain the Tract 13 land plan with High Desert owners. Please know that we also would welcome any Glenwood Hills residents meeting with us in our office during those designated hours.

I believe you will find the letter informative. However, if you have any questions about the development, please call me at 823-9360.

Very truly yours,

Douglas H. Collister
President

Enclosure

High Desert Investment Corporation
13000 Academy Road, NE Albuquerque, NM 87111
tel: 505 823-9360 *fax:* 505 823-9611
e-mail: info@high-desert.com

Douglas H Collister

EXHIBIT 8

From: Wombet@aol.com

Sent: Thursday, October 03, 2002 7:12 AM

To: dcollister@high-desert.com

Cc: jackson@high-desert.com; kdicome@high-

Subject: Tract 13 Meeting

Dear Mr. Collister,

Thank you for spending time meeting with Audrey Worell and I yesterday. I believe the meeting was informative and helpful.

As we discussed, there are concerned homeowners in the Canyons and other developments adjacent to Tract 13. After your presentation of the conceptual plan, I am satisfied that the majority of our concerns have been addressed in a satisfactory manner.

I will recommend to other concerned homeowners that are part of the Coalition for Responsible Open Space Development that the tract 13 development as presented to us, meets the majority of our concerns for the development. I will encourage them to stop by the High Desert Office if they wish to view the actual plan.

My husband and I are both discontinuing any efforts to further affect the Tract 13 Development, as we find the current plan acceptable.

Thank you again for your time and assistance,

Sincerely,
Betsy Womack
I

Douglas H Collister

EXHIBIT 9

From: Wombet@aol.com

Sent: Thursday, October 10, 2002 4:09 PM

To: dcollister@high-desert.com; jackson@high-

Subject: Presentation on Tract 13

Dear Doug and Jack,

Doug, I wanted to thank you for your very nice presentation on Tract 13. You covered every aspect of this development and your efforts were appreciated. As for the trail system you will be establishing, I and many other homeowners who currently use these trails are more than pleased that we will be able to continue to use some of the existing trails and of course the new one you will be constructing around the development and the Knoll. We appreciate your thoughtful consideration of those of us who use and love these trails.

Sincerely,
Betsy Womack

EXHIBIT 10
SELECTED PAGES

HIGH DESERT

Sector Development Plan

A Master Planned Community Prepared for
High Desert Investment Corporation

Volume One

As Recommended by the Environmental Planning Commission on December 17, 1992;
and amended and adopted by the City of Albuquerque on May 3, 1993.

Amended by the Environmental Planning Commission on August 12, 1994.
Amended by the Environmental Planning Commission and approved by the City of Albuquerque on October 5, 1995.
Amended by the Environmental Planning Commission and approved by the City of Albuquerque on March 19, 1999.

Amended by the Environmental Planning Commission on December 20, 2001

The Academy granted an extension to the City to close the transaction. In March 1982, the City Council voted to fund most of the purchase price through the issuance of bonds supported by a temporary 1/4 cent increase of the gross receipts tax, which went into effect that July. The temporary tax increase was widely supported by citizens of Albuquerque eager to see this and other lands brought into the public domain.

Conveyance

On July 2, 1982, the transaction was completed. Albuquerque Academy transferred 7,760 acres of land to the City of Albuquerque. The City then traded 7,120 of those acres to the federal government; this portion became part of the Cibola National Forest and Sandia Wilderness. A small portion of this acreage was reserved by the City as a water reservoir storage site, along with service road and water line easements. The federal government in turn conveyed to the City approximately 20,000 acres of Bureau of Land Management (BLM) land and other surplus federal land in New Mexico as payment. The Academy retains 20% of the excess proceeds from the sale of these properties.

Retained Lands

In final measure, the Academy retained ownership of approximately 1000 acres directly to the east of Tramway Boulevard to develop at some point in the future. It is made quite clear by the 1982 purchase agreement that this property was retained for development:

> "The Academy is planning to develop the Retained Property. The City will cooperate with the Academy to permit development on the Retained Property consistent with orderly planning, including, without limitation, the construction of a reservoir as discussed herein, the approval of proper zoning for the development, the supplying of normal municipal services, including water and sewer services, and the approval of reasonable density requirements on those parcels on which dwelling units will be constructed, all subject to annexation and regular capital improvements programming."

Since the Transaction....

Since the transaction, the Academy has from time to time assessed the developability of the land against the fulfillment of its financial needs, knowing that the development of the property would eventually be necessary. That time has arrived. The school is prepared to undertake a high-quality, environmentally sensitive development to strengthen the endowment of the Academy, ensure the future of the school, and provide future generations the same quality education that is presently offered.

Founding of Albuquerque Academy

Albuquerque Academy was founded in 1955 by William B.S. Wilburn and incorporated as a nonprofit corporation in New Mexico in 1956. The Academy is fully accredited by the State of New Mexico to provide education in Grades 6 through 12.

Formation of High Desert Investment Corporation

In June 1991, the Board of Trustees of the Academy authorized the formation of High Desert Investment Corporation, a wholly-owned "for-profit" subsidiary charged with preparing the Academy's land east of Tramway Boulevard for development. Control over the subsidiary reflects the deep environmental concern of the Academy Trustees, particularly, that the development be of the highest possible quality, and that the Academy's nearby Bear Canyon Scenic Easement Property continue to be protected and serve its role as an experiential education center.

High Desert Investment Corporation's approach to the development of the land is a reflection of Albuquerque Academy's continuing concern for the environment. The Academy, and High Desert, intend to make a major contribution to the quality of life in the community by setting the standard for environmentally sound planning in Albuquerque.

High Desert Investment Corporation's proposal for the site exceeds typical development practices by voluntarily undertaking an environmental evaluation which examines a wide range of issues including a complete survey of plants and wildlife, soil and topography, hydrology and water quality, drainage, archaeological sites, and much more.

EXHIBIT 10

Table 3.A.
Land Use Allocation

Land Use Designations	Probable Buildout[1]			Minimum B...		
	Gross Acres	Dwellings Allowed	Gross Density	Gross Acres	Dwellings Allowed	Gross Density
SU-2 HD•R-1	321	380 [2]	1.18	321	335 [2]	1.04
SU-2 HD•R-LT	203	460 [2]	2.26	203	405 [2]	2.00
SU-2 HD•R-T [3]	223	1160	5.20	223	1050	4.71
SU-2 HD•R-G	33.1	430	13.0	33.1	380	11.48
SU-2 HD•C-1 [4]	26.9	30	-	26.9	0	-
SU-2 HD•R-R [3]	180	300	1.67	180	260	1.45
Developable Acreage Subtotals	987	2730	2.77	987	2400	2.43
Bear Canyon Open Space	61 [5]	-	-	61	-	-
Tramway Boulevard Right-of-Way	13 [5]	-	-	13	-	-
Simms Park Access Right-of-Way	6 [5]	-	-	6	-	-
Non-Developable Acreage Subtotals [5]	80	-	-	80	-	-
Total Land-Use Allocation	1067	2730	2.56	1067	2400	2.25

1 Unit counts refer to the maximum number of units that can be built throughout the plan area; internal transfers may occur. Section 4 of the Plan (Zoning Regulations) provides that the High Desert Homeowner's Association must certify to the City, prior to application for any required approval, that proposed plans and plats do not exceed the maximums allowed by the Plan. However, no units may be added to the 165 units allowed in the "HIghlands" and the density on any site after units are transferred in may not exceed the density permitted by the land use category mapped for the area.

2. These zones also permit caretaker quarters on the same lot as the primary residence; 110 such units in the R-1 zone; 90 such units in the R-LT zone.

3. The densities for these zones appear low due to the large amounts of public or private open space contained in each zone. The respective maximum buildout densities on the developable acreage are: 5.71 in the R-T zone, and 2.85 in the R-R zone.

4. The C-1 zone is composed of a 10 acre neighborhood park site, an 8 to 10 acre school site, a 5 to 7 acre church site, and a 3 to 5 acre neighborhood shopping center site.

5. These areas were conveyed to the public prior to the development of this plan, and are thus not part of the developable acreage.

High Desert Sector Plan
October 1, 1995 Revision

5. Parking Reserve Areas as defined herein.
6. Lot Size
    a. If developed as detached houses, minimum net lot area shall be 7,500 square feet, and minimum lot width shall be seventy-five (75) feet.
    b. If developed as townhouses, minimum net lot area shall be 4,200 square feet and minimum lot width twenty-two (22) feet.
7. Floor Area Ratio
    a. If developed as detached houses, lots shall have a maximum floor area ratio of 0.65.
    b. If developed as townhouses, lots shall have a maximum floor area ratio of 0.70.
8. Clustering of Townhouses

Notwithstanding the provisions of this plan, or any provision of the Comprehensive City Zoning Code, up to eight (8) townhouse units may be clustered on a townhouse site as defined herein provided that a subdivision plat shall be approved by the City showing that: the minimum area of such site is equal to the number of units times the minimum net lot area defined above; that the Off-Street Parking Regulations of the Comprehensive City Zoning Code are met; that the minimum amount of area conveyed for ownership (including the townhouse, any accessory structures, and private outdoor spaces) is not less than 1400 square feet as measured at the ground plane; that proper evidence of common title to the residual lands is evidenced on the plat; and that proper evidence that the residual lands may only be used for common open areas, vehicular circulation, or recreational purposes is also shown on the plat.

Section 4.A.3: SU-2 HD•R-T

This zone corresponds to the R-T Residential Zone in the Comprehensive City Zoning Code and provides suitable sites for houses, townhouses, and uses incidental thereto. It is subject to the same regulations as that zone with the following exceptions:

1. Density: A maximum of 1160 dwelling units is permitted in this zone.
2. Private parks as regulated in the HD•R-1 zone are permitted.
3. Public or private recreational trails as regulated in the HD•R-1 zone are permitted.
4. Parking Reserve Areas as regulated in the HD•R-1 zone are permissive.
5. Floor Area Ratio shall be as regulated in the HD•R-LT zone.
6. Clustering of Townhouses, as regulated in the HD•R-LT zone.

Section 4.A.4: SU-2 HD•R-G

This zone corresponds to the R-G Residential Zone in the Comprehensive City Zoning Code and provides suitable sites for houses, townhouses, and low density apartments. It is subject to the same regulations as that zone with the following exceptions:

1. Density: A maximum of 430 dwelling units is permitted in this zone; density shall not exceed 13 dwelling units per net acre.
2. Private parks as regulated in the HD•R-1 zone are permissive.
3. Private or public recreational trails as regulated in the HD•R-1 zone are permissive.
4. Parking Reserve Areas as regulated in the HD•R-1 zone are permissive.
5. Clustering of Townhouses, as regulated in the HD•R-LT zone, is permissive.

Section 4.A.5: SU-2 HD•C-1

This zone corresponds to the C-1 Neighborhood Commercial zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exceptions:

1. The sale of alcoholic drink for consumption on premises is permissive; and, the sale of alcoholic drink for consumption off premises, as an incidental use within a grocery store, is permissive.
2. The following additional services and special events with outdoor storage and activities are permissive:
    a. Outdoor retail sales of food and drink including alcoholic drink for consumption on-premises.
    b. Music, Theater, and Artistic Performances
    c. Crafts Fairs
    d. Antique Fairs
    e. Farmer's Market

f. Charitable Fund Raising Special Events
g. Neighborhood (non-commercial) recycling activities
h. Public and community gardens

3. Assisted Living Facility as defined herein including medical care for project residents, but not a hospital for human beings, is permissive.
4. One Caretakers Quarters for public or private school is permissive.
5. A maximum of 65,000 net leasable square feet of retail sales and service uses is permissive.

Section 4.A.6: SU-2 HD•R-R Recreational/Resort Zone

This zone, unlike the other zones described in this section, does not correspond to any existing zoning classification. It provides for stormwater management; the construction of a golf course; and permits a mixture of dwelling unit types, including a resort/conference center and related commercial facilities. It is subject to the following regulations:

1. Permissive Uses, when pursuant to only the Sector Development Plan:
    a. Uses permissive in the HD•R-G zone.
2. Density: If developed as R•G the total number of units shall not exceed 300.
3. Permissive Uses, when pursuant to the Sector Plan and to a Site Development Plan and Landscaping Plan approved by the Environmental Planning Commission:
    a. Golf Course
    b. Uses Related to a Golf Course , including:
        1. Structures incidental to a golf course (shelters, bathrooms, maintenance buildings, and utility housings) provided the aggregate net leasable area of such uses does not exceed 12,000 square feet.
        2. Public trails for pedestrian, equestrian, bicycle, and physically disadvantaged use.
        3. Private trails and golf-cart paths.
        4. Facilities for the maintenance of the common area and trails whether public or private, provided that the aggregate net leasable area of such facilities does not exceed 6,000 square feet.
        5. One "Caretakers Quarters" as regulated in the HD•R-1 zone.
        6. A construction Office in connection with a specific construction project provided it is limited to a period of one year.
    c. Resort/ Conference Center, with a maximum of 350 hotel rooms, the aggregate of which shall not exceed 245,000 net leasable square feet, and meeting facilities not exceeding 20,000 net leasable square feet; and incidental maintenance and recreational structures not exceeding 12,500 net leasable square feet.
    d. Uses Related to the Resort/Conference Center, including:
        1. Swim Club and Tennis Center not to exceed 15,000 net leasable square feet exclusive of structures containing indoor recreational courts and swimming pools.
        2. Retail sales of food and drink, including alcoholic drink, for consumption on-premises.
        3. Commercial Club for recreational or athletic activity, not to exceed 25,000 net leasable square feet.
        4. Golf Clubhouse, not to exceed 50,000 net leasable square feet.
4. Signs: As regulated in the HD•C-1 zone.
5. Conditional Uses
    a. Conditional Uses the HD•R-LT zone, excluding private utility structures.

8. Homeowners Association means the High Desert Residential Owner's Association, a New Mexico non-profit corporation, responsible for the administration of all residential property and common area within residential areas within the community and for the preservation and maintenance of architectural standards for the residential properties under the Declaration of Covenants, Conditions and Restrictions. Each owner of residential I property in High Desert automatically becomes a member of the Association upon taking title, and remains a member until title is conveyed. Membership is mandatory and cannot be transferred except in connection with the transfer of title to the property.

9. House means a single family detached dwelling unit, containing not more than one dwelling unit and one Caretaker Quarters unit.

10. Lot means a tract or parcel of land consistent with the zoning provisions of this plan platted and placed on the County Clerk's records in accordance with all applicable laws and ordinances

11. Walls and Fences are those walls and fences situated within building envelopes which are primarily for the purpose of enclosing private areas, mitigating noise, and providing security. They are generally non-structural and should be consistent with the architectural materials and colors of the structures to which they are related.

12. Parking Reserve Area designates areas reserved for off-street parking detached from the residential unit it serves which might otherwise be required by the parking regulations. Parking reserve areas shall:

1. Be within 300 feet along the nearest path of travel of the unit they are intended to serve.
2. Shall not contain more than 10 parking spaces.
3. Shall be landscaped in accordance with the General Landscaping Regulations of the Comprehensive City Zoning Code.

13. Residential Zone for the purpose of this Plan means the HD•R-1, HD•R-LT, HD•R-G, and HD•R-R zones.

14. Townhouse Site means a property intended for the development of townhouses for condominium ownership, wherein the size of the site is determined by multiplying the number of units desired by the required minimum lot size of the zone. The plat of a townhouse site must show the ground plane area allocated to each unit to be demised, and must certify that the remainder of the site is to be held in common ownership and used for common purposes.

Section 4.B: Highlands Design Overlay Zone

As noted before, one of the main principles driving the High Desert Sector Plan is the transition from open areas to urban uses. Nowhere is this transition more important than at the project boundary with Simms Park Access Road, and U.S. Forest Service Lands. The following regulations, to be jointly administered by the City and High Desert, are designed to ensure a successful transition.....

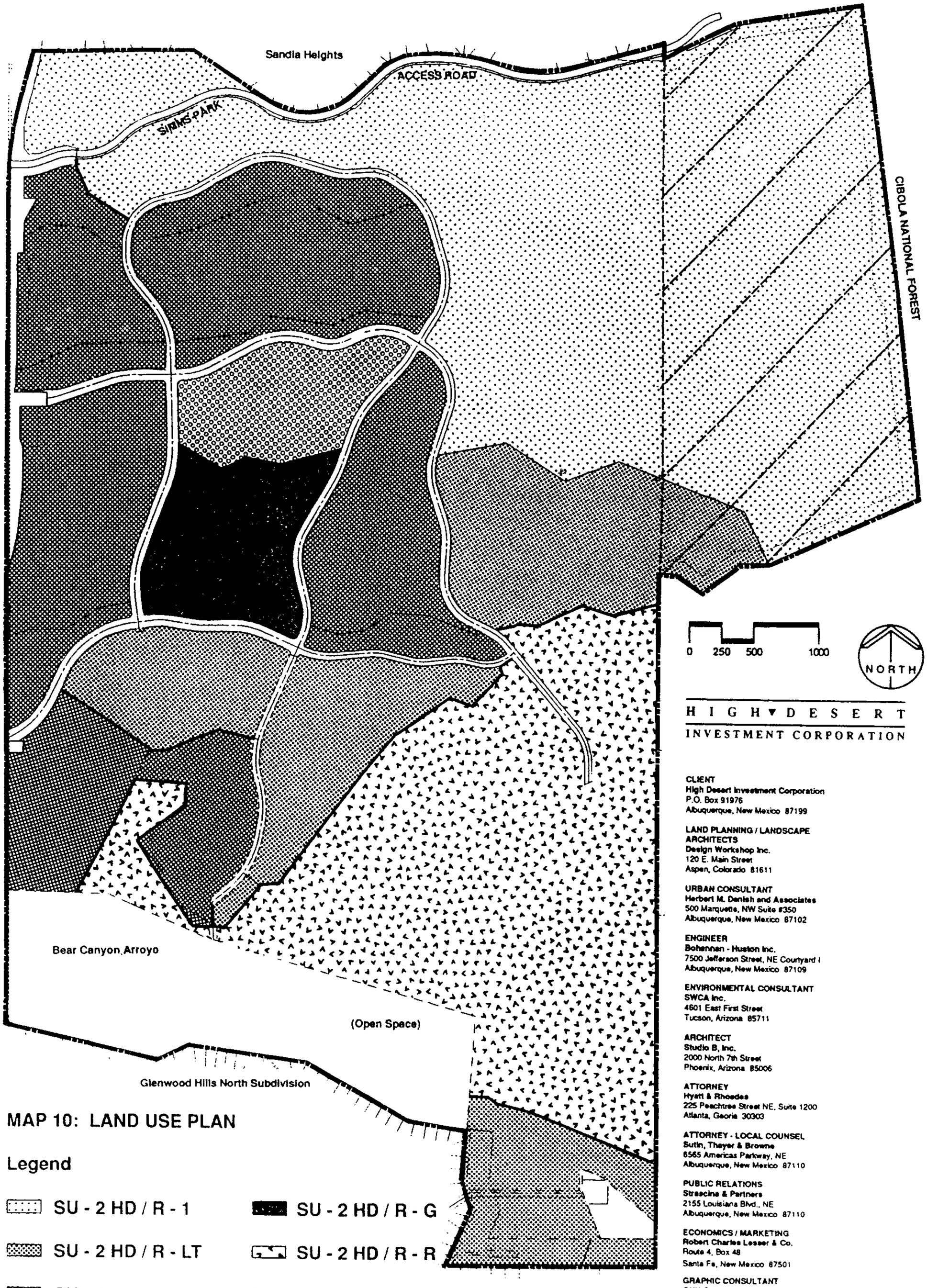
Section 4.B.1: Area of Application

These guidelines apply to all construction in the HD•R-1 and HD•R-LT Zones of the Sector Plan east of the eastern boundary of section 26, Township 11-N, Range 4-E. This area is commonly known as "the Highlands".

Section 4.B.2: Enforcement

The following issues are addressed, and are enforceable, as part of the zoning granted by the City of Albuquerque:

- Land Use Intensity
- Building Height
- Building and Roof Color and Reflectivity



MAP 10: LAND USE PLAN

Legend

- SU - 2 HD / R - 1
- SU - 2 HD / R - G
- SU - 2 HD / R - LT
- SU - 2 HD / R - R
- SU - 2 HD / R - T
- SU - 2 HD / C -1
- Design Overlay Zone
- High Desert Sector Plan Boundary

MAY 3, 1993 REVISION

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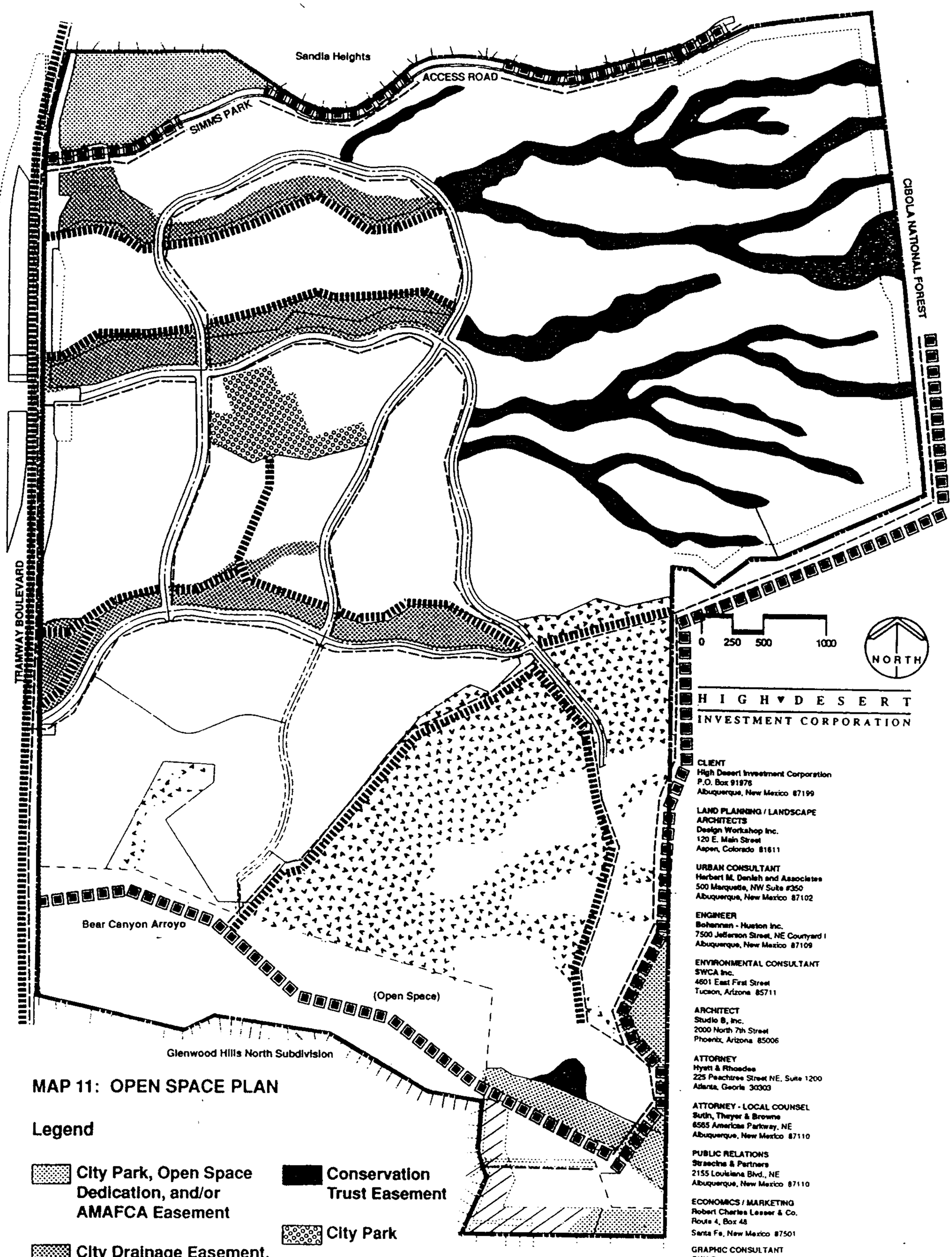

MAP 11: OPEN SPACE PLAN

Legend

- City Park, Open Space Dedication, and/or AMAFCA Easement
- City Drainage Easement, Private and/or Conservation Easement
- Homeowners Assoc., Private Open Space, Land Lease for Golf, and/or AMAFCAEasement
- Conservation Trust Easement
- City Park
- Pedestrian and/or Equestrian Trail
- Pedestrian Trail
- Bike Route
- 200'-0" Natural Buffer
- High Desert Sector Plan Boundary

MAY 3, 1993 REVISION

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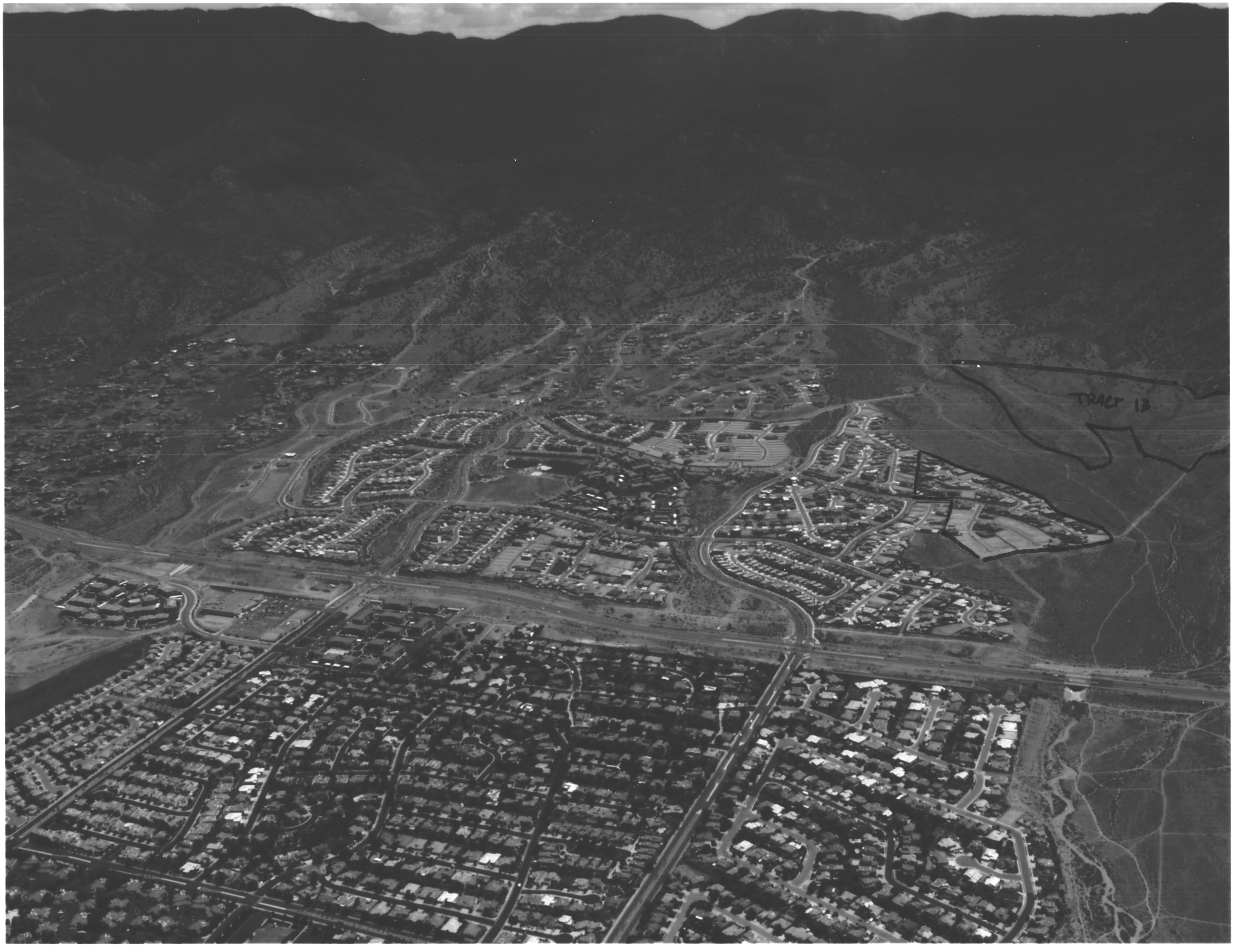
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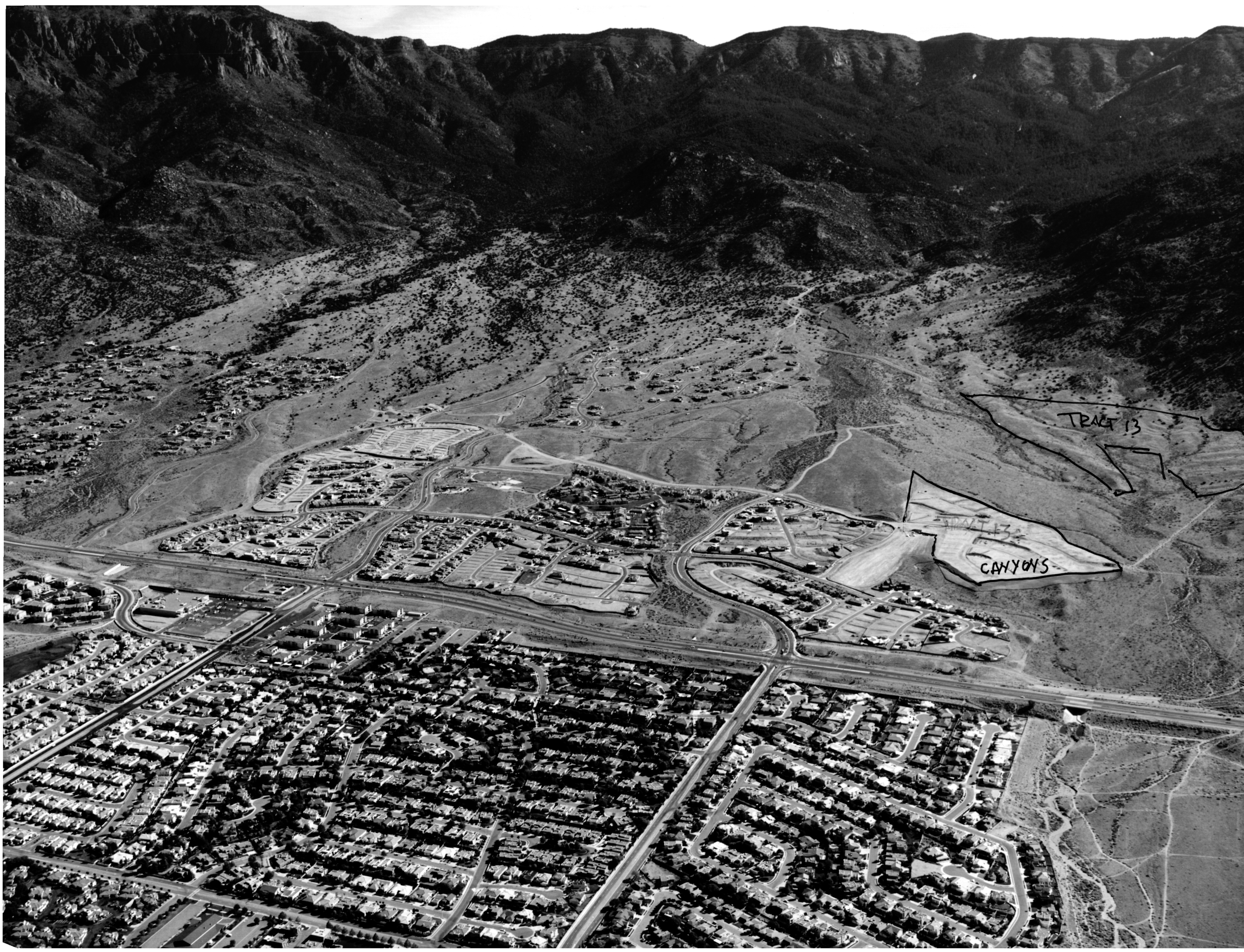
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PINO ARROYO TRIBUTARY
ARROYO TRIBUTARY
BEAR ARROYO TRIBUTARY
ADEMY
NEIGHBORHOOD CENTER
PARK
INTERMEDIATE HIGH DESERT
COMMUNITY TRAILS
BEAR ARROYO
TRAMWAY
IN-
ELENA GALLEGOS
APACHE PLUME
HIGHLANDS
OSO
BEAR CANYON TRAIL
BEAR CANYON ARROYO
SANDIA MOUNTA
TRAIL SYSTEM
EMBUDITO ARROYO
CITY NATURAL OPEN SPACE
TRAILHEAD
PARKING LOT
EXHIBIT 12
THE HIGH DESERT COMMUNITY
NOTICE
NORTH

EXHIBIT 11

HIGH DESERT

HIGH DESERT

We invite you to learn more about the opportunities to join in a new way of living. The kind of living you sought in New Mexico —now and for generations to come.

For information on homes and lots sales or leasing, please contact:

HIGH DESERT

High Desert Investment Corporation
13000 Academy Road NE
Albuquerque, New Mexico 87111
Tel: (505) 299-6966
Fax: (505) 299-0922

A Community With A Vision

Our vision for the community of High Desert was born out of the convictions that development should responsibly coexist with nature.

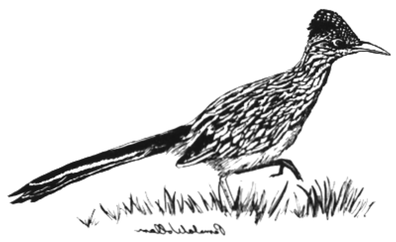
As stewards of this precious land, we are committed to bringing to fruition the vision of a community conceived, designed and built to preserve nature's delicate balance.

On this last remaining enclave of land between the eastern edge of Albuquerque and the Sandia Mountains, a special process unique to land development is taking place. We are building a truly sustainable community which honors its southwestern roots and habitats while creating a place that will endure.

A Sustainable Community

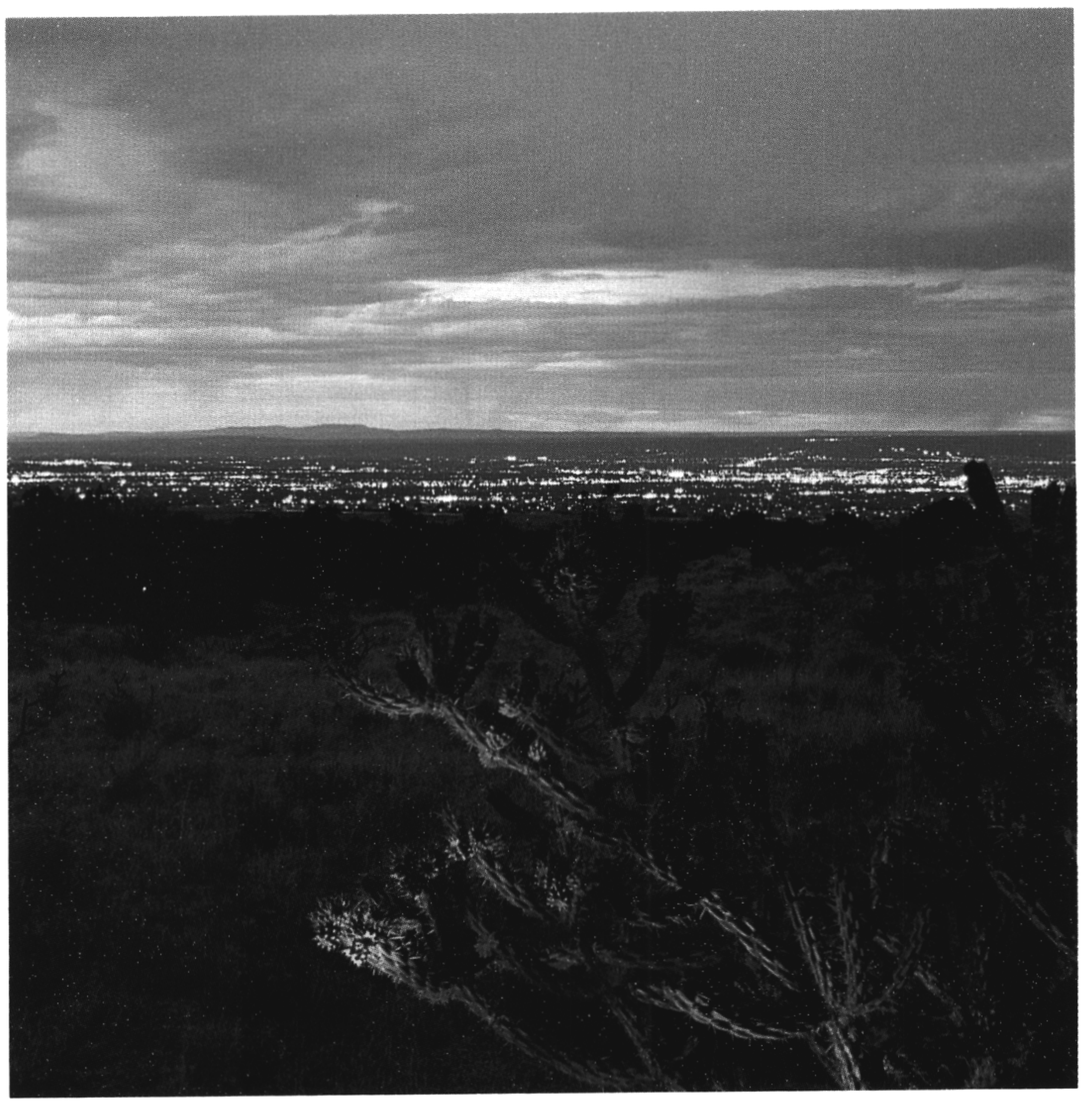
A Rich Legacy

The rich legacy of High Desert dates to the 17th century when Elena Gallegos received a Land Grant from the crown of Spain which stretched from the Rio Grande on the west to the crest of the Sandia Mountains on the east. Through the years the land passed from generation to generation and, in 1934, a portion of the original grant was acquired by Albert G. Simms and his wife. Mr. Simms died in 1964, bequeathing the land in trust to Albuquerque Academy. The Academy, intent on ensuring its preservation and responsible use, acquired the land from the trust and then sold 7,700 acres to the City of Albuquerque, most of which became part of the Cibola National Forest and Sandia Mountain Wilderness. What remains is the spectacular site of 1,000 acres which is now becoming High Desert, under the sensitive stewardship and supervision of High Desert Investment Corporation.



GREATER ROAD RUNNER

THESE LARGE GROUND DWELLING BIRDS ARE DISTINCTIVE AND ARE IDENTIFIABLE BY THE BUSHY CREST ON THEIR HEAD, LARGE BILL AND LONG WHITE-EDGED TAIL. THEY ARE OFTEN SEEN RUNNING ACROSS THE DESERT LOOKING FOR LIZARDS, INSECTS, SNAKES, RODENTS AND SMALL BIRDS. THEIR CALL IS A SOFT COOING WHICH DESCENDS IN PITCH.



The city of Albuquerque enjoys a wonderful location on a high plateau along the Rio Grande, just west of the Sandia and Manzano Mountains. It is New Mexico's commercial, industrial and transportation center. (Above, view of downtown Albuquerque from High Desert.)

A Sustainable Development

As an environmentally and socially conscious developer, High Desert Investment Corporation recognizes that the Southwest's dwindling supplies of water and natural resources could ultimately change the face of our cities and our people. To enhance and maintain the region's enviable lifestlye, sustainable development at High Desert is planned to meet the needs of current generations without compromising the ability of future generations to meet their needs.

Years of careful planning mean High Desert will integrate sustainable development techniques rarely before realized in the United States.

The Guidelines will ensure sustainability and quality of life through a combination of conservation, progressive design concepts and implementation strategies.

Harmonizing with Nature

Progressive water harvesting techniques and conservation requirements will help contribute to a lasting and plentiful supply of quality water.

Through responsible energy conservation standards—such as building orientation, proper distribution of thermal mass, shading devices and high resistance insulation—High Desert will strive to meet the conservation goals established to achieve sustainability of the community.

Careful siting of the defined Building Envelopes (the area on each estate lot where building can take place), is limited to approximately one quarter of the acreage, which means each home takes best advantage of the terrain, the views and the vegetation, but minimizes the impact on it's neighbors. The unbuilt portion of each estate home site is preserved as undisturbed native landscape.

Water conserving planting, such as piñons, junipers, native grass, wild flowers, and other indigenous plants, will be used extensively throughout the community streetscape and along Tramway Boulevard.

The commitment to preserve open space as a natural amenity will, in large part, be achieved by maintaining the arroyos in their near-natural conditions and by requiring that all estate lots be kept undisturbed beyond the building.

A special program of lighting standards will help shield nighttime illumination so that the evening views will continue to be enjoyed throughout High Desert. Similarly, sensitivity to building and landscape design concerning heights, siting, materials, colors and vegetation will eliminate structures which dominate or detract from the environment.

Native plant materials will be integrated into every site. Use of non-native plant material will be limited to private areas on homesites. An extensive plant guide is provided to help home owners identify the appropriate materials and applications for landscaping.

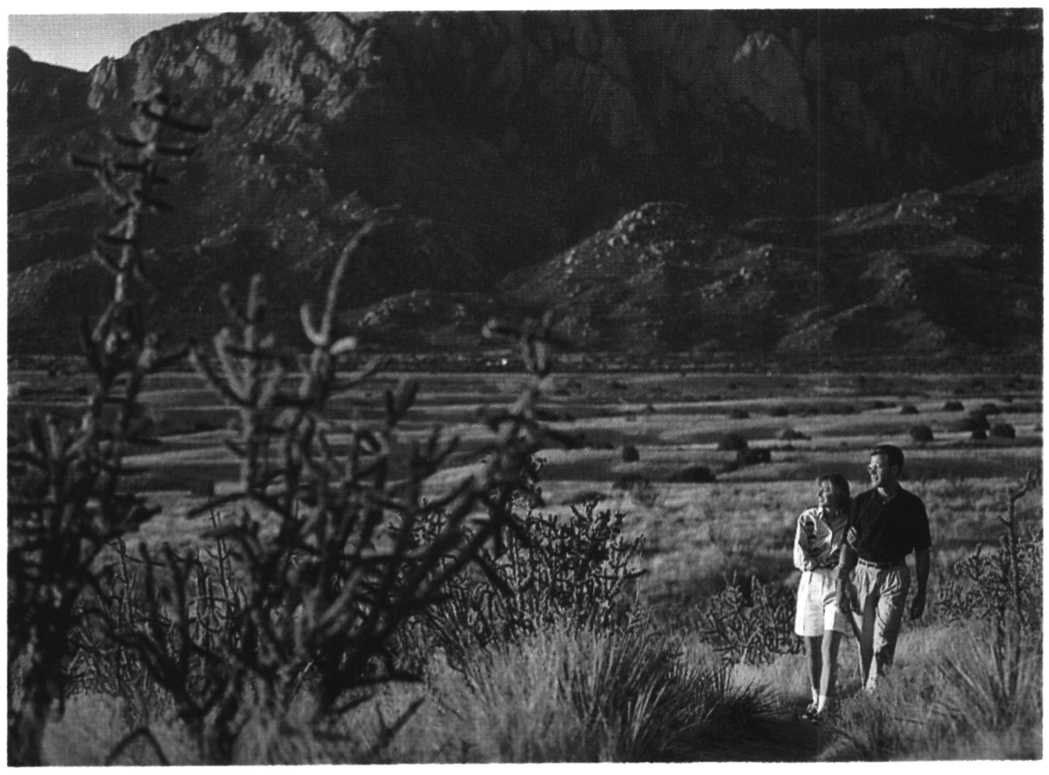
Architectural controls incorporated into the Guidelines respond to climate conditions and encourage a built environment that harmonizes with the natural high desert environment.

COYOTE

THESE MEDIUM SIZED DOGLIKE ANIMALS ARE USUALLY GREY WITH RUST COLOR ON THEIR EARS, LEGS AND FEET AND WHITE ON THEIR THROAT AND BELLY.

A Home for Generations

Until today there have been few places like High Desert. A place where life takes place in a context of rare beauty, where everyday needs are just a walk away, where people live in concert with their surroundings and where the legacy of nature's millennia are revered and celebrated. A place steeped in its commitment to sustainability so that today's quality of living will always be achievable. High Desert, a place that will become a home for generations.



The High Desert setting is a panorama of constantly changing beauty.

BLUE GRAMA

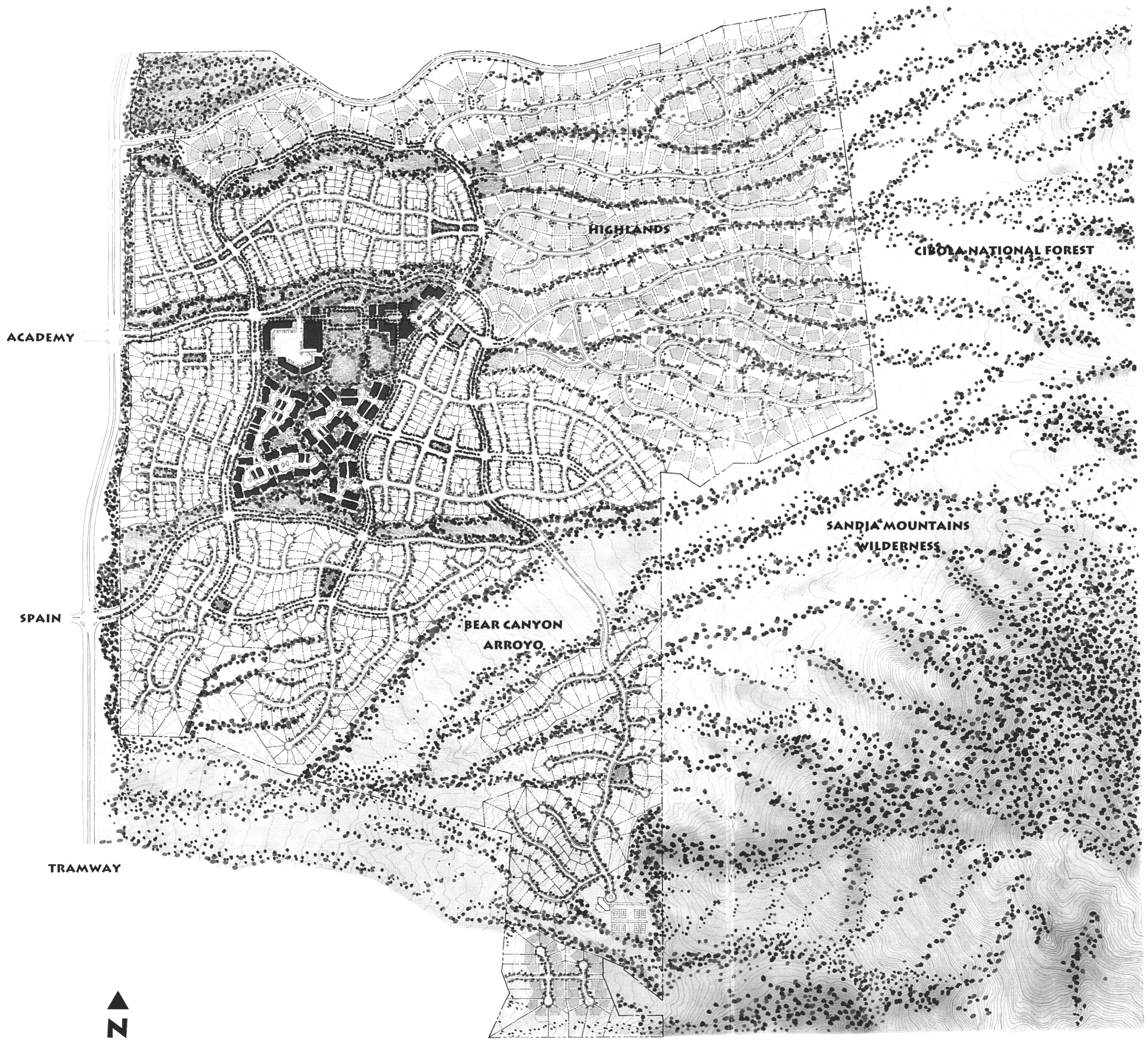
SYMBOL OF HIGH DESERT. BLADES OF BLUE GRAMA GRASS STAND PROUD AND TALL ON THE HIGH DESERT PLAIN. AS THEY PREPARE TO REPRODUCE, THEY ASSUME A GRACEFUL SPIRAL SHAPE TO CAST THEIR SEEDS TO THE EARTH. NATURE'S REGENERATIVE POWERS MUST BE THE INSPIRATION FOR MAN'S FORMS AND SYSTEMS.

The High Desert Community

A COMMUNITY FOR EVERYONE
High Desert is a community that will appeal to everyone. Spectacular home sites in the Highlands ranging in size from 1/2 acre to 2 acres are available for custom homes. Other areas of the community are planned for custom home sites and builder homes in a variety of styles, sizes and price ranges. Residential opportunities at High Desert also include town-homes and luxury apartments.

NEIGHBORHOOD CENTER
The Neighborhood Center is located in the heart of High Desert where it provides a central focus and hub for the community; a place where day-to-day needs can be conveniently satisfied and within easy walking distance from all the neighborhoods.

TRAIL SYSTEM
The entire community is interlaced with an extensive network of trails and bike paths. Community trails connect to the broader regional network of trails within the Cibola National Forest and the Sandia Mountain Wilderness.



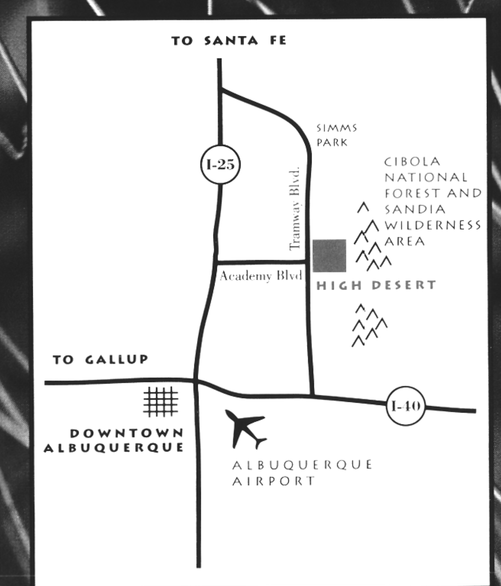
This illustrative plan is a preliminary plan for conceptual and discussion purposes only. High Desert reserves the right to change this preliminary plan during the planning process. This preliminary plan does not obligate High Desert to develop or to preserve any of the property in accordance with this preliminary illustrative plan.

OPEN SPACE
The open, spacious feel of the community is created by preserving major portions of the land in its natural condition. Approximately 40% of the High Desert will be protected. Add the backdrop of the mountains as your back and side yards and living at High Desert is like living in a nature conservancy.

PARKS
In addition to the large areas of natural space preserved within the community, a 10-acre neighborhood park is located next to the neighborhood center. Smaller and more intimate parks are located within the neighborhoods.

ARROYOS
A fundamental principle guiding development at High Desert is the preservation and enhancement of the arroyos connecting the city to the mountains. The arroyos create spectacular view corridors and buffers and also provide a natural landscape and wildlife habitat throughout High Desert.

High Desert is a complete community. A place which combines the best features of traditional Southwestern towns with sensitive contemporary development practices to produce a rare and inviting environment.



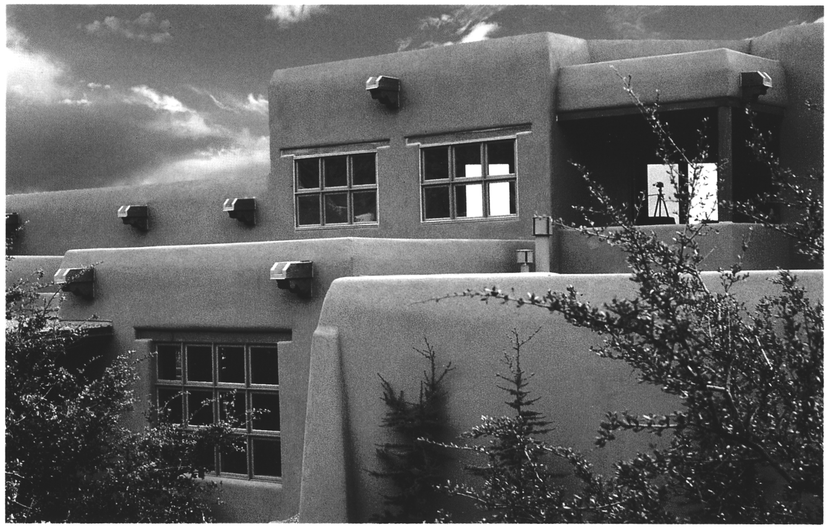
Preserving the Vision

Stringent standards for development will mean quality in every aspect of the community and enhanced value for all property owners.

Precious Resources

A resource as precious as the land which comprises High Desert demands utmost sensitivity. Years of exacting analysis, planning and design were applied to create an active community within this delicate high desert ecosystem. The *Guidelines for Sustainability for High Desert* prescribe design and building standards critical for a community to truly be sustainable.

The Guidelines are provided as a starting point for the home owners and builders and High Desert to collaborate in preserving the vision for this remarkable community. The Guidelines, along with a comprehensive Declaration of CC&Rs and the High Desert Residential Owners Association (which will govern the entire 1,000 acre community), are the control mechanisms which maintain the natural features and habitats that make High Desert special and will serve to manage growth, enhance property values and preserve the unique qualities of every home.



The High Desert Site

At High Desert, sustainability means design and construction that will preserve the resources, ecosystem, and natural beauty of the property and in turn enhance the value of the community for the benefit of all of its residents.

Surrounded by Nature

Adjacent to the Sandia Mountains, High Desert will enjoy a "backyard" of mountains and forests. Mature stands of piñon and juniper grace the land. The arroyos will remain in their natural state with the vegetation enhanced to increase the wildlife habitat. A large percentage of the land will remain untouched so that the rich habitats for native plants and animals may continue to thrive.

In these foothills, the air is cool and clean and the views toward the valley, the Albuquerque skyline, and the West Mesa are spectacular.

The easy access to the interstate highway, Albuquerque International Airport and all of the other wonderful attributes of the thriving Albuquerque metropolitan area make High Desert an ideal location for your new home.

MULE DEER

THESE BIG GAME MAMMALS, WHICH WEIGH BETWEEN 125-400 POUNDS AND ARE DISTINGUISHED BY A BLACK TAIL, ARE COMMON IN THE VICINITY OF THE SANDIA MOUNTAINS. THEIR RANGE DEPENDS UPON AVAILABILITY OF BROWSE MATERIALS, WHICH INCLUDES A VARIETY OF PLANTS, SHRUBS AND TREES.

EXHIBIT 14

High Desert Investment Corporation
Wilderness Development - Inquiry

Date	Name	Village/Address
		~~Bow~~ Overlook
10/31/02	Harrison Smith	
10/31/02	Richard & Julie Moore	Trillium dup.
10/31/02	Mrs. Trujillo	#11 #~~18~~- ~~Desert~~ Highlands
11/1/02	Frank Gusdorf	
11/1/02	Kent Biringer	
11/1/02	Richard Eagle	# 24- Trail Head & # 36 Highlands
11/4/02	Bill & Marg Williamson	Desert Mountain
11/4/02	Joseph Chang	The Highlands
11/4/02	Robert Kaup	# 51- The Overlook
11/5/02	Michael & Virginia Campa	The Canyons
11/6/02	Mrs. Trujillo ~~Fastnano~~	# 11- Mountain Highlands
11/7/02	Loretta Gorman Valerie	The Enclave
11/7/02	Jim Siebenthal	SUNSET RIDGE
11/7/02	Charlie Brown	The Canyons
11/7/02	Richard Eagle JR	13631 Canada Del Oso
11/8/02	Don Tiano	# 33-The Highlands
11/8/02	John Mortarotti	# 7- Pinon Point
11/9/02	Margaret Romero	Sunset Ridge
11/9/02	Warren & Judy Wilhelm	The Canyons
11/11/02	Scott ~~Browing~~ BROWNING	The Trillium
11/11/02	Steve Harmon	Glenwood Hills
11/12/02	John & Lucia Ledwith	# 50-13508 Osage Orange RD
11/12/02	Richard & Rosemary Steiden	# 30- 6004 Paper Flower
11/12/02	Joyce & Charlie Batson	Desert Mountain
11/14/02	Mr. & Mrs. Joe Dean	The Canyons
11/14/02	Mrs. Davies	Trailhead
11/18/02	Jim & Nancy Dalton	Pinon Point
11/18/02	Joe Checci	
*** ~~23~~ 28		
10/3/02	Roger Riggs	The Canyons
10/3/02	Jim Elder	The Canyons
10/4/02	Vanlandingham	The Canyons

~~23~~ 28 (Prior to HDRoA Letter to Residents.)

TOTAL ~~31~~ 34 INQUIRIES.

10/5?
Tom + Betsy Womack Trillium
several time with Kellers
w. & Mrs. Stahly Trailhead

Post addresses of Inquirers.

Douglas H Collister

From: Peter Davies [pdavies31@comcast.net]
Sent: Tuesday, November 26, 2002 12:03 AM
To: Douglas H Collister
Subject: Re: Tract 13

EXHIBIT 15

Hi Doug,

This is great. Thank you for the email. I'm leaving town, myself, for the rest of the week. I hope to touch base with Don Keller before I leave. Seeing Jack Eichorn, or yourself, for more explanation will have to wait until I return. I have forwarded your letter to those in my neighborhood who have shown interest. There are quite a few of them! And the emotions are running high. I think keeping people informed and up-to-date is a good thing, so your letter is very helpful. I will forward to you the header I wrote when I sent out your letter.

Thank you again for working with us. I know you are not legally required to, and so I especially appreciate your efforts to create a plan that is reasonably agreeable to everyone concerned. A difficult task indeed!

On a personal note: I have a deep heart connection with this land. Almost daily I run through this land and then higher into the hills where I then sit for prayer and meditation. Also, both my boys are cross-country runners (Albuquerque Academy team) and they too have run extensively through Tract 13 and on into the hills beyond. We have used this land and loved this land. I accept, with sadness, that the time has come for it to be developed. My wish and prayer is that this land be respected and honored as it is developed and that those who will come to live there will become good custodians of the land and the open space beyond. Thank you for your contribution to making this happen.

I hope you have a restful and peaceful holiday. Tarin Davies

Douglas H Collister wrote:

> Dear Mrs. Davies -
>
> As was agreed at the November 21 meeting at our office, we had a meeting the
> next day with Mr. and Mrs. Keller to discuss resolution of the issues
> discussed at the meeting. Mr. and Mrs. Keller also brought a land planning
> consultant, Mr. Jim Strozier (a partner in the land planning firm of
> Consensus Planning) to help advise them and represent the group regarding
> the various issues and proposed solutions.
>
> We reached agreement on the issues and are in the process of documenting
> that agreement. Mr. and Mrs. Keller, with the advice of their consultant,
> approved a treatment of Wilderness Village lots 53-57 which is a little
> different from the "building envelope" concept I had described at the
> meeting. The approach that they approved had several advantages and we
> would be pleased to show you an exhibit that explains the approach. The
> lots will be redesigned to provide additional open space at the western edge
> of the rock outcropping and the rear wall of the lots 53-57 will be set back
> from the property boundary and be designed to resemble individual courtyard
> walls. The area on the south side of the wall will be extensively
> landscaped with native vegetation to maintain the natural look of the arroyo
> system and will screen the wall and development. At the suggestion of Mr.
> and Mrs. Keller and their consultant the wall will be built at the earliest
> possible time in order to screen the developed area from the south. We also
> agreed to work with Mr. and Mrs. Keller on the design and landscaping of the

> wall area along the trail on the east side of the property. Further, we
> agreed to advise the Keller's and you at the earliest reasonable time when a
> land plan and use is developed for the 4.2 acre tract which has not yet been
> planned.
>
> I will be out of town the remainder of the week, but Jack Eichorn, Vice
> President responsible for development, would be pleased to show and explain
> the concept that was agree upon. You may contact Jack at 823-9360, or
> e-mail at jackson@high-desert.com.
>
> Thank you for your help in resolving the issues. We appreciate your
> concerns and look forward to working with you in the future.
>
> Doug

Douglas H Collister

From: Peter Davies [pdavies31@comcast.net]
Sent: Monday, November 25, 2002 10:57 PM
To: Wampler; Tourek/French; Demoney; Monica Heer; Slavins; Morosin/Peterson; Donnell; Kadner; Potter; Bennett; Ness; Carpenter; Bordenave/Feeney; Jellison; Gore; Maio; McNally; Jenner; Gigliotti; Cook; Ridgeway; Segerlund; Guenther
Subject: High Desert, Tract 13

Tract 13 (2.85 KB)

Hi Neighbors,

I'm forwarding a letter I just recieved from Doug Collister, President of the High Desert Development Corporation (I may or may not have that name quite right). He is the one who presented the development plan for Tract 13 to those of us who gathered at the High Desert Office on November 21. I find his willingness to listen to our concerns and try to work with us very encouraging.

I'm leaving town for Thanksgiving and the rest of the week. I will find out as much as I can about the revised plan when I return. In the meantime, I encourage any of you who are interested or concerned to contact Jack Eichorn, as mentioned in Doug's letter, for further explanation of the revised plan.

The plan goes to the City Planning Department for approval on Wednesday, December 4 at 9:00 AM. This is called the Development Review Board Meeting. This agenda item is Project # 1002315. It is also known as "Tract 13, Wilderness at High Desert". The meeting is in the Plaza del Sol Room, which is in the basement of the Plaza del Sol Building at 600 2nd St., at the NE corner of 2nd and Roma. Roma is just south of Lomas. There is free parking in front of the building on the north side.

I will be in touch with Mr. and Mrs. Keller, who live in Trailhead at High Desert. I will also continue to forward any relevant information that I recieve from Doug Collister on this development. Feel free to email me with questions. Thanks to Barb Wampler for collecting all of your email addresses for me!
And thank you to Mr. and Mrs. Keller for your detailed work with Jim Strozier and Doug Collister to revise the plans.

Tarin Davies

Douglas H Collister

EXHIBIT 17

From: Peter Davies [pdavies31@comcast.net]
Sent: Wednesday, December 04, 2002 12:15 AM
To: Angela W. Ness
Subject: Re:

Hi Angela,

It is almost midnight and I am only just now getting to email. If you wish to poll neighbors, please do so yourself. I trust you have the comprehensive email list from previous emails I have sent you.

I went over to High Desert Office today and spoke with Doug Collister and Jack Eichorn (vice-president) and looked at the map and sketch of the revisions ala the Keller agreement. The revisions seem reasonable to me. I do not see that we have any realistic legal stance with which to oppose the plans. The plans comply with the zoning requirements and they are not inconsistent with the info I was given (by Doug Collister) when we were looking into buying our house in 1995. With this in mind, Peter and I are NOT inclined to put any money or energy into opposing the current development plan. I think it is in our best interests to support the current plan so the developers will follow through with the concessions in the Keller agreement. Doug has an interest in doing a top quality job with the development and staying on reasonably good terms with the neighbors. At this point I am inclined to leave it in his hands and support him to do the very best job he can to make it look natural and aesthetically pleasing. Furthermore, If we stay on good terms with him now, we are in a much better position to have our concerns met when it comes to planning the as-yet-unplanned 4.2 acres on the southeast corner of the property. All in all, I think more productive results will be accomplished if we aim to work together cooperatively, rather than confrontationally.

Best regards, Tarin

"Angela W. Ness" wrote:

> Dear Tarin,
>
> Scott and I feel strongly that we should oppose the high density
> development as proposed. I distributed the map and info about the Dec.
> 4th meeting at the Trailhead on Sun and posted the flyer on the
> bulletin board at the trailhead. Most visitors at the Trailhead were
> incredulous about the plan. In speaking with longterm residents it
> appears that the land was originally donated by the Abq Academy to the
> city with the stipulation that it not be developed. The city
> negotiated a trade with High Desert. This would perhaps explain the
> trail and open space requirements negotiated with the city.
>
> I think Max is right we should minimally lobby for estate homes rather
> than high density development. Scott and I would be willing to
> contribute to the cost of legal counsel. Could you perhaps poll the
> interested parties to see who might be willing to go along and how much
> they would contribute.
>
> I have been in touch with Cindy O'Niell who is the Glenwood Hills Assn
> secretary. She agreed to post the map and Keller agreement but had
> trouble opening the files. Would you please resend to her from your
> computer in case she is having a problem receiving the files from my
> Mac computer. Cindy also agreed to present the issue at the Board

> meeting this evening. Could you perhaps call her and update her with
> the names of concerned Glenwood Hills neighbors.
>
> Thanks much,
>
> Angela
>
> On Monday, December 2, 2002, at 11:48 PM, Peter Davies wrote:
>
> > Angela, one more thought:
> >
> > Keep in mind that if we outright oppose or appeal the development
> > plans,
> > then the agreement reached between Doug Collister and the Kellers will
> > be nullified. That was the last item in the agreement they signed.
> > For
> > this reason, I am hesitant to oppose unless we really had a very strong
> > case with legal backing. I respect the Kellers, what they have
> > accomplished so far, and their advice that we go with the agreement
> > they
> > came up with. Personally, I am inclined to accept the existing
> > agreement and let it be. I am ready to be at peace with it. AND, I
> > will still continue my role as neutral disseminator of information for
> > the neighborhood. Tarin
> >
> >
> Angela
>
> Angela Wandinger-Ness, Ph.D.
> 2325 Camino de Salud, CRF 225
> Dept. Pathology
> University of New Mexico HSC
> Albuquerque, NM 87131
> Phone: 505-272-1459
> FAX: 505-272-4193
> http://hsc.unm.edu/pathology/research/wandinger-ness.htm

EMERY POINT
TWILIGHT TRAIL
EVENING STAR LANE
MOONDANCE LANE
PINON POINT
TWILIGHT TRAIL
TWILIGHT TRAIL
PARK
HIGH DESERT STREET
MICHIAL M. EMERY
BEAR CANYON
TRAILHEAD
(PUBLIC)
FOOT HILLS CANYON
DGE TRAIL

BEAR CANYON BRIDGE CROSSING EXHIBIT 1

BEAR CANYON UTILITY CROSSING #1 EXHIBIT 5

BEAR CANYON TRIBUTARY ROADWAY ~~/ UTILITY~~ CROSSING #1 EXHIBIT 2

BEAR CANYON TRIBUTARY ROADWAY ~~/ UTILITY~~ CROSSING #2 EXHIBIT 3

BEAR CANYON TRIBUTARY ROADWAY ~~/ UTILITY~~ CROSSING #3 EXHIBIT 4

BEAR CANYON UTILITY CROSSING #2 EXHIBIT 6

BEAR CANYON TRIBUTARY UTILITY CROSSING #4 EXHIBIT 7

EXHIBIT 18

EMBUDITO STORMWATER MANAGEMENT FACILITIES CROSSING #1 EXHIBIT 8

EMBUDITO STORMWATER MANAGEMENT FACILITIES CROSSING #2 EXHIBIT 9

CRESTA D

TRACT 13 DEVELOPMENT AREA

OVERALL CROSSINGS EXHIBIT

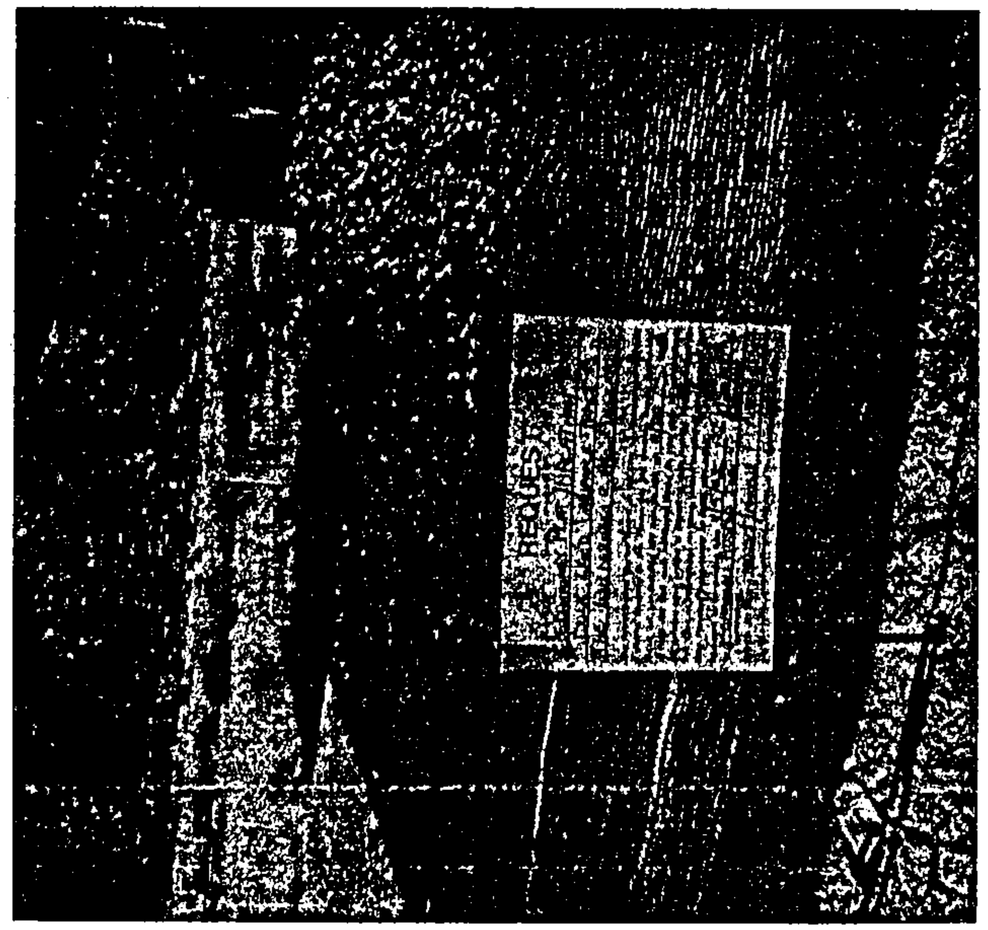
BRIDGE/ROADWAY/CULVERT AND UTILITY CROSSING

UTILITY CROSSING

STORMWATER MANAGEMENT FACILITIES CROSSING

N

N.T.S



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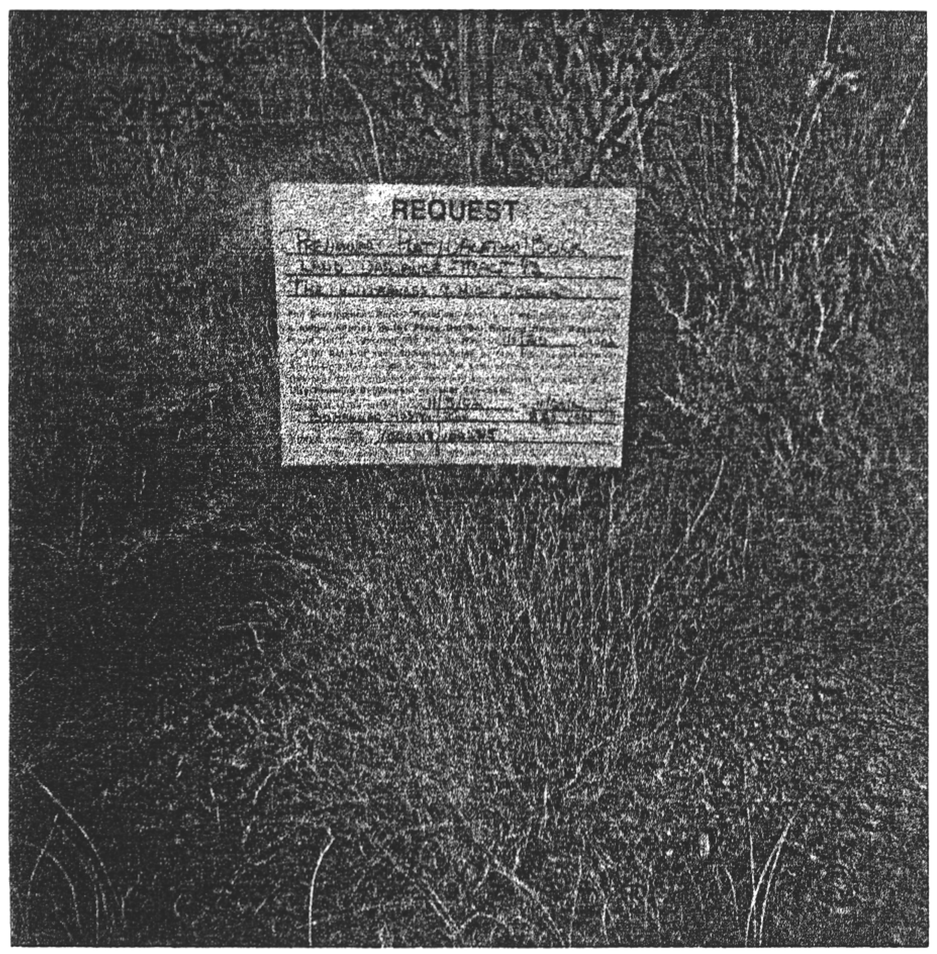

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AMENDED NOTICE OF HEARING

January 16, 2003

Garcia/Kraemer & Associates
200 Lomas NW, Suite 1111
Albuquerque, NM 87107

RE: APPEAL 02EPC-01924 /PROJECT #1002315 (CASE WAS HEARD UNDER APPLICATION #02-01650 (PP), 02-01651 (VRW), 02-1652 (VPE), 02-01653 (TDS), 02-01654 (SV)

Dear Mr. Kraemer:

The above referenced appeal, which was filed December 19, 2002, has been **rescheduled** to be heard before the Environmental Planning Commission (EPC) on **Thursday, February 13, 2003 at 4 P.M.**

The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd Street, NW, 87102.**

Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Roger Green, Acting Chair, Development Review Board
cc: Glenwood Hills Neighborhood Assoc., P.O. Box 20101, 87111
High Desert Investment Corp., 13000 Academy NE, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Scott Schiabor, 9400 Corona NE, 87122
Angela & Scott Ness, 13213 Manitoba Dr NE, 87111
Sharman & James Carpenter, 13217 Manitoba Dr NE, 87111
Betsy Womack, 13105 Canyon Edge Trail NE, 87111
Don Newton, Office of Neighborhood Coordination,
File

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

14. **Project # 1002315**
02DRB-01646 Minor-Sketch Plat or Plan

BOHANNAN HUSTON agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13, **HIGH DESERT,** zoned SU-2 special neighborhood zone, HD/R-R, located EAST OF TRAMWAY BLVD NE, SOUTH OF IMPERATA and WEST OF TRACT A, FOREST SERVICE LAND containing approximately 73 acre(s). [REF: DRB-91-343] (F-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002321**
02DRB-01663 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for TIBURON INVESTMENT CO. request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on WASHINGTON ST NE, between MASTHEAD NE and RUTLEDGE RD NE containing approximately 52 acre(s). [REF: 00410-01191, 1000633] (D-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002322**
02DRB-01666 Minor-Sketch Plat or Plan

MULE BARN ENTERPRISES agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 special neighborhood zone, IP, located on WEST SIDE OF 90TH ST SW between SUNSET GARDENS RD NW and BRIDGE BLVD SW containing approximately 8 acre(s). [REF: ZA-97-89, V-84-23, Z-1028] (L-9) **NO ONE PRESENT AT THE MEETING. COMMENTS FORWARDED.**

11. **Project # 1001562**
02DRB-01660 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as **RESERVE AT FOUR HILLS SUBDIVISION,** zoned R-1, located on WAGON TRAIN NE, between RATON AVE NE and RIO ARRIBA AVE NE containing approximately 17 acre(s). [REF: 02DRB-01096/01097/01098, DRB02-1263] (M-22) **DELEGATED OFF THE AGENDA 11/5/02.**

12. **Project # 1001625**
02DRB-01664 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LONGFORD GROUP INC request(s) the above action(s) for all or a portion of Tract(s) 1B, 2, 3 and a portion of 4 (to be known as **SUNRISE RANCH SOUTH**, LANDS OF ATRISCO GRANT**,** zoned R-T residential zone, located on 98TH ST SW, between EUCARIZ SW and TOWER SW containing approximately 20 acre(s). (L-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002317**
02DRB-01648 Minor-Ext of SIA for SDWK

SIVAGE-THOMAS HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 6 and 1, Block(s) J & B, Unit 1, **DESERT MOUNTAIN @ HIGH DESERT,** zoned SU-2 special neighborhood zone, HD/R-T, located on HIGH DESERT ST NE, between SPAIN RD NE and ACADEMY RD NE containing approximately 14 acre(s). [REF: DRB-98-367] (E-23) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 6, 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: **11:36 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 # 1000990**
02DRB-01541 Major-Two Year SIA

ISAACSON & ARFMAN PA agent(s) for CHAPIN P & SANDRA L CARNES request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF LEO CHAVEZ, BLAKE ROAD MOBILE HOME SUBDIVISION,** zoned MH residential zone, located on or near the NE QUADRANT OF WENDELL RD SW and BLAKE RD SW, containing approximately 10 acre(s). [REF: DRB-97-199, S-99-57, Z-87-21, AX-87-4, DRB-98-70, 01411-01212] (N-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED WITH 2 CONDITIONS: 1) THIS WILL BE THE LAST EXTENSION. 2) THE DOWNSTREAM PROPERTY OWNER WILL RECEIVE NO FURTHER EXTENSIONS.**

2. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7** AND TRACT A OF **PAINTED SKY, UNIT 1** AND TRACT 94 OF TOWN OF ATRISCO GRANT, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 11/6/02] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

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] [Deferred from 11/6/02] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: November 6, 2002

Agenda Item: 14 **Project #:** 1002315
Application # 02DRB-01646
Subject: **High Desert**

No comments on sketch plat as submitted.

As a point of information, this property lies within the boundaries of the High Desert Sector Development Plan and, thus, development must be in compliance with this plan.

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

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002315 Item No. 14 Zone Atlas F-23

DATE ON AGENDA 11-06-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	Follow the High Desert Sector Plan.

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

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

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002315
Application Number: 02DRB-01646

DRB Date: 11/6/02
Item Number: 14

Subdivision: High Desert
Tract 13, High Desert

Zoning: SU-2 special neighborhood zone HD/R-R

Zone Page: F-23

New Lots (or units) : 110

Request for:

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

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

1. The park dedication requirement for 110 new lots within Tract 13 has been met by the dedication of a 10 acre neighborhood park site in Tract 8B. The total park dedication requirement for the High Desert subdivision is based on a total of 2,200 dwelling units including 1,770 single family and townhouse dwelling units and 430 apartments. With the approval of this final plat, a total of 1328 single family lots have been approved for the High Desert Subdivision leaving 432 park dedication credits remaining for single family dwelling units.

2. Prior to issuance of building permits, Park Development fees will be required and will be applied to the neighborhood park development.

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

FRONT COUNTER ROUTING
FAX FORM

TO: Dr Donald Keller

FAX NUMBER: 998-5848

SENT BY: Claire - DRB **DATE:** 11-6-02
Initial

PROJECT NO: 1002315 **APPLICATION NO:** 02-01646

****

Ktech CORP.

Tel: (505)998-5830 Ext.1419
Fax: (505)998-5848
e-mail: dvkeller@ktech.com

Item 14
DR. DONALD V. KELLER
Chairman
Board of Directors

Pulsed Power, Piezoelectric Products
Dynamic Material Testing & Analysis
Engineering & Technical Services, Robotics

2201 Buena Vista SE, Suite 400
Albuquerque, NM 87106-4265
http://www.ktech.com

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1002315 Item No. 14 Zone Atlas F-23

DATE ON AGENDA 11-06-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	Follow the High Desert Sector Plan.

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

_____

_____

_____

_____

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: 1002315 **AGENDA ITEM NO: 14**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
AMAFCA approval of easement vacations required.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 6, 2002

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

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING **Z**

____ Annexation & Zone Establishment
____ Sector Plan
____ Zone Change
____ Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: HIGH DESERT INVESTMENT CORP PHONE: 823-9360
ADDRESS: 13000 ACADEMY NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND COMMENT

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

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

Lot or Tract No. TRACT 13 Block: Unit:
Subdiv. / Addn. HIGH DESERT
Current Zoning: SU-2 HD R-R Proposed zoning:
Zone Atlas page(s): F-23 No. of **existing** lots: 1 No. of **proposed** lots: 110
Total area of site (acres): 72.58 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. 102306~~249050510101~~ 129843510101 ? MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF TRAMWAY BLVD. N.E.
Between: SOUTH OF IMPERATA N.E. and WEST OF TRACT A, FOREST SERVICE LAND

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB-91-343

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

SIGNATURE DATE

(Print) KEVIN PATTON ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
02DRB - - 01646	Sketch	$(3)	$ 0
			$
			$
			$
			$
		Total	$ 0

Hearing date NOV. 6th/02

Bolenberg 10/24/02 Project # 1002315
Planner signature / date

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

❑ SKETCH PLAT REVIEW AND COMMENT

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

❑ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

❑ MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

❑ MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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

❑ AMENDMENT TO PRELIMINARY PLAT (with minor changes)

❑ AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

❑ AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

KEVIN PATTON
Applicant name (print)

Applicant signature / date

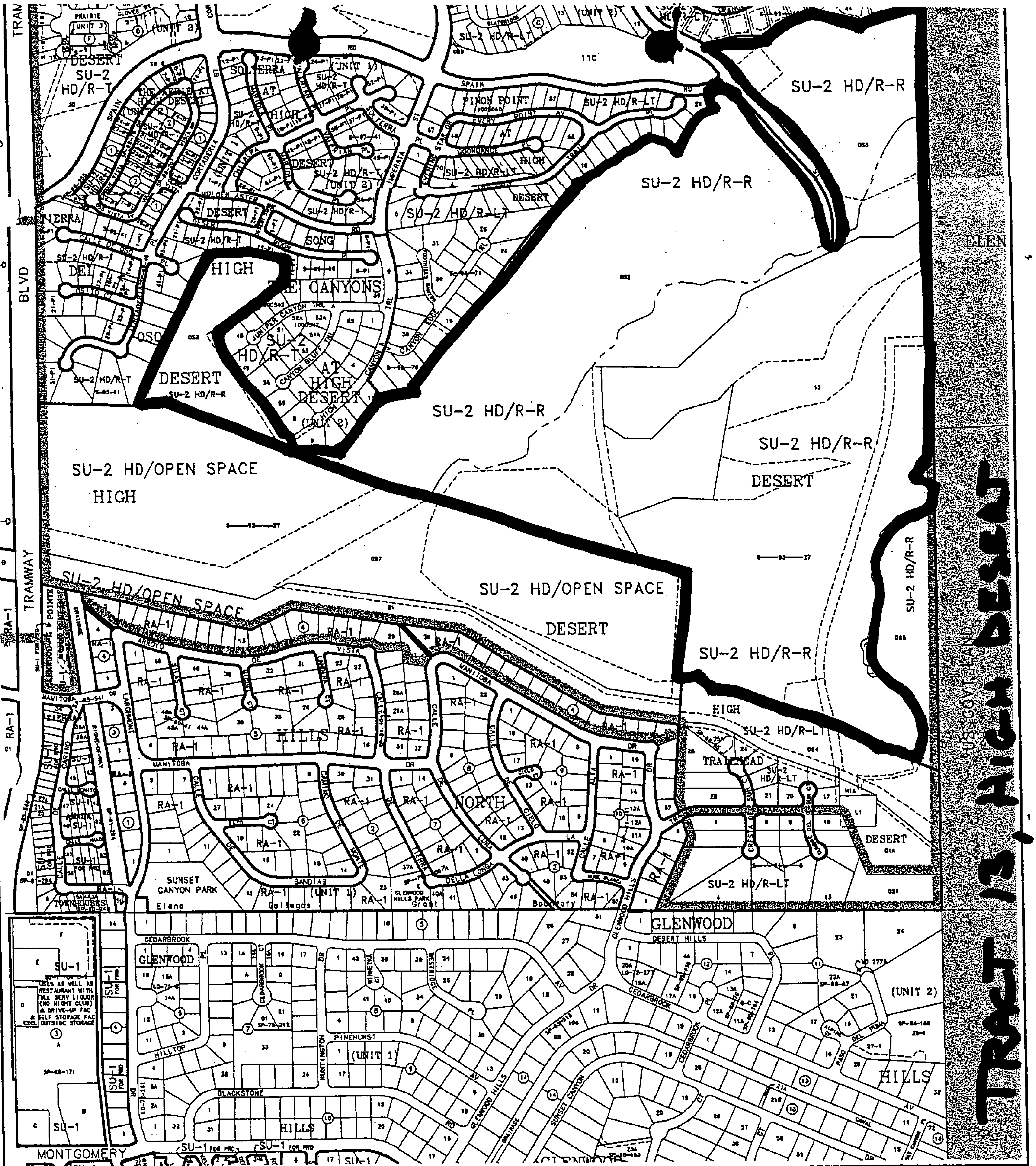
Form revised September 2001

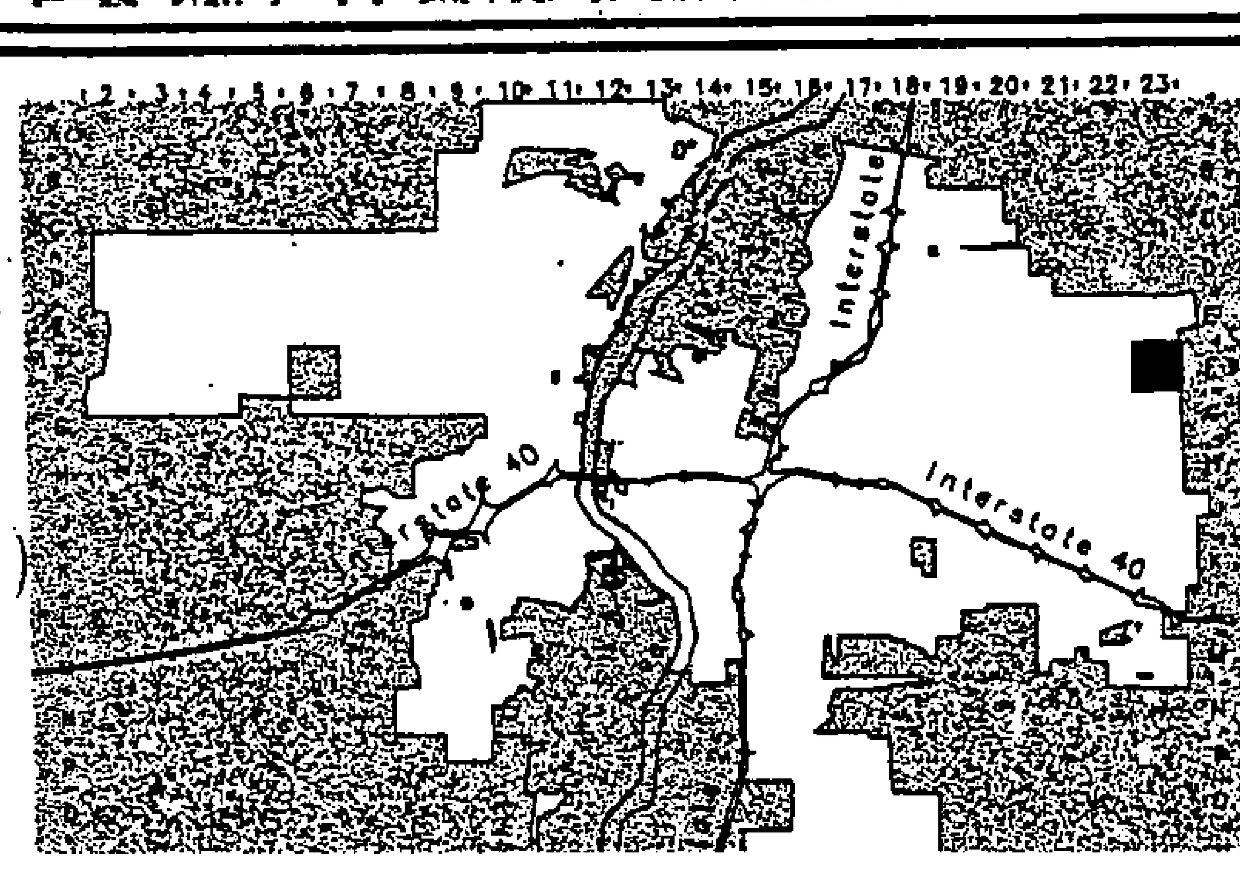
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB - _____ - 01646
_____ - _____ - _____
_____ - _____ - _____

10/24/02
Planner signature / date

Project # 1002315





City of Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-23-Z

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 24, 2002

Roger Green, Chairman
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Tract 13, High Desert (The Wilderness at High Desert)

Dear Roger:

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

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

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

Please place this item on the DRB Agenda to be heard on November 6, 2002. If you have any questions or need further information, please call.

Sincerely,

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

mls
Enclosures

a:\snyder/030103/data/009/sketch.plat

1002305

TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N59°56'26"W	161.91'	T25	N90°00'00"E	5.30'
T2	N77°57'35"W	220.00'	T26	S58°18'48"E	150.64'
T3	N57°39'22"W	109.22'	T27	S28°48'57"E	75.76'
T4	S88°04'59"W	120.68'	T28	S18°57'34"E	20.00'
T5	S03°13'46"W	140.00'	T29	S04°33'17"W	34.00'
T6	N81°23'26"E	140.02'	T30	S08°28'09"W	48.69'
T7	S68°12'17"E	177.34'	T31	S82°30'46"W	17.03'
T8	N17°10'20"W	66.22'	T32	N00°08'24"E	278.13'
T9	N77°29'51"E	201.65'	T33	S40°13'26"E	125.98'
T10	S89°01'03"E	141.87'	T34	S00°08'24"W	262.90'
T11	N89°56'39"W	20.00'	T35	S64°02'12"W	55.68'
T12	S00°03'21"W	164.68'	T36	S30°02'20"W	117.05'
T13	S40°15'11"W	152.64'	T37	N57°11'44"W	140.00'
T14	S58°31'43"E	115.44'	T38	S61°48'45"W	58.07'
T15	S00°03'21"W	95.53'	T39	S00°03'21"W	70.00'
T16	S74°20'19"W	102.62'	T40	S89°19'38"W	44.78'
T17	S48°55'12"W	39.54'	T41	N86°13'21"W	112.58'
T18	S32°31'54"W	76.82'	T42	S86°28'27"W	79.87'
T19	S26°23'11"E	19.00'	T43	N84°34'41"W	73.98'
T20	S08°40'08"W	29.00'	T44	S89°05'12"W	118.17'
T21	S15°03'35"W	193.94'	T45	S63°07'47"W	38.57'
T22	S00°38'15"W	56.00'	T46	S13°19'06"W	35.75'
T23	S90°00'00"W	12.11'	T47	S40°15'11"W	32.03'
T24	S00°00'00"W	40.00'			

CURVE DATA												
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	16°25'20"	47.76'	94.87'	331.00'	94.55'	N64°37'00"E	C21	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E
C2	81°27'40"	21.53'	35.54'	25.00'	32.63'	S82°51'49"E	C22	98°30'18"	32.87'	48.69'	28.32'	42.91'	S70°37'14"E
C3	16°47'22"	62.04'	123.20'	420.42'	122.76'	S31°49'46"E	C23	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E
C4	32°23'41"	131.98'	268.56'	475.00'	265.00'	N24°01'36"W	C24	29°29'51"	39.49'	77.22'	150.00'	76.37'	S43°33'53"E
C5	19°01'26"	70.26'	139.23'	419.30'	138.59'	N49°44'12"W	C25	26°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E
C6	74°17'18"	37.88'	64.83'	50.00'	60.38'	S37°12'00"W	C26	51°35'27"	4.83'	9.00'	10.00'	8.70'	S23°55'18"W
C7	10°51'46"	30.95'	61.72'	325.52'	61.62'	S68°54'46"W	C27	68°40'35"	19.13'	33.56'	28.00'	31.59'	S15°22'44"W
C8	36°33'41"	13.42'	26.49'	261.62'	26.31'	S56°12'02"W	C28	23°30'50"	14.15'	27.91'	68.00'	27.71'	S64°07'19"W
C9	77°09'15"	30.31'	51.17'	38.00'	47.39'	S10°20'35"W	C29	56°18'27"	6.42'	11.79'	12.00'	11.32'	S32°42'30"W
C10	60°45'58"	29.31'	53.03'	50.00'	50.58'	S02°08'55"W	C30	81°52'22"	19.08'	31.44'	22.00'	28.83'	S19°55'33"W
C11	48°32'23"	23.45'	44.05'	52.00'	42.75'	S08°15'42"W	C31	29°28'41"	10.52'	20.58'	40.00'	20.35'	S06°16'14"E
C12	30°34'32"	13.87'	26.68'	50.00'	26.37'	S00°43'14"E	C32	40°21'51"	156.22'	299.41'	425.00'	293.25'	N20°02'31"W
C13	40°57'20"	26.14'	50.04'	70.00'	48.98'	S05°54'37"E	C33	07°58'09"	33.09'	66.07'	475.00'	66.01'	S03°50'40"E
C14	35°03'25"	18.95'	36.71'	60.00'	36.14'	S08°51'35"E	C34	26°19'22"	9.35'	18.38'	40.00'	18.22'	N32°34'28"E
C15	28°37'00"	15.30'	29.91'	60.00'	29.66'	S05°38'22"E	C35	42°23'58"	9.70'	18.50'	25.00'	18.08'	W40°36'46"E
C16	35°00'27"	6.31'	12.26'	20.00'	12.03'	S02°26'39"E	C36	13°34'43"	56.79'	113.05'	477.00'	112.78'	N68°35'06"E
C17	61°41'18"	8.96'	16.15'	15.00'	15.38'	S45°54'14"W	C37	25°01'32"	93.88'	184.76'	423.00'	183.29'	N62°52'42"E
C18	120°23'28"	61.10'	13.54'	35.00'	60.74'	S16°33'09"W	C38	40°21'51"	174.60'	334.63'	475.00'	327.75'	N20°02'31"W
C19	44°16'50"	4.07'	7.73'	10.00'	7.54'	S21°30'10"E	C39	00°39'41"	2.45'	4.91'	425.00'	4.91'	N12°59'15"E
C20	92°27'01"	26.09'	40.34'	25.00'	36.10'	S45°35'18"E							

ACS ALUMINUM TABLET STAMPED "1-024 RESET 1995"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 431,316.50 Y = 1,513,365.05
GROUND TO GRID FACTOR = 0.9996059
DELTA ALPHA = -00°07'56"

ACS ALUMINUM TABLET STAMPED "TUMBLE"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 425,465.55 Y = 1,513,470.01
GROUND TO GRID FACTOR = 0.9996197
DELTA ALPHA = -00°08'37"
NGVD 1929 ELEVATION = 6009.155

TIE S18°05'28"W 5886.64'

TIE N00°17'37"E 4140.00

UNIT 2
THE OVERLOOK
AT HIGH DESERT
FILED: SEPTEMBER 16, 1998
(98C-269)

A FLOATING TRAIL EASEMENT AND PEDESTRIAN TRAIL EASEMENT GRANTED TO THE USDA FOREST SERVICE
FILED: NOVEMBER 23, 1993
(93C-325)

OS-3A
22.9330 ACRES

EXISTING
OS-3
22.2079 ACRES
FILED: NOVEMBER 23, 1993
(93C-325)

PINON POINT
AT HIGH DESERT
FILED: MARCH 2, 2000
(2000C-061)

EXISTING 25' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE COA AND A PRIVATE ACCESS EASEMENT GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
FILED: OCTOBER 22, 1998 (98C-310)

THE CANYONS
AT HIGH DESERT
FILED: OCTOBER 22, 1998
(98C-310)

OS-2A
86.3211 ACRES

UNIT 2
THE CANYONS
AT HIGH DESERT
FILED: JUNE 8, 2000
(2000C-164)

A FLOATING TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

EXISTING 50' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23,1993
(93C-325)

EXISTING
OS-2
86.8582 ACRES (NET)
87.8060 ACRES (GROSS)
EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

WILDERNESS
ESTATES
(UNIT 1)

TRACT A
U.S. FOREST SERVICE LAND
FILED: JUNE 29, 1982
(C19-183)

WILDERNESS
COMPOUND
(UNIT 2)

WILDERNESS
VILLAGE
(UNIT 2)

OS-5
9.4594 ACRES
DEDICATED TO CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

TRACT
13C

TRACT
13B-1

FUTURE DEVELOPMENT
(BY SEPARATE SUBMITTAL)

OS-4
9.3919 ACRES
(PRIVATE OPEN SPACE)

TRAILHEAD SUBDIVISION
AT HIGH DESERT
FILED: MAY 12, 1994
(94C-153)

OS-4
EASEMENT (EMBUDITO) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

OS-7
61.6483 ACRES
(CITY OF ALBUQUERQUE)

EXISTING 58' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 23, 1993
(93C-325)

EXISTING 110' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 23-1993
(93C-325)

TRACT B-1 12.7910 AC. OPEN SPACE & DRAINAGE EASEMENT

A FLOATING TRAIL EASEMENT, PEDESTRIAN AND EQUESTRIAN TRAIL EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(93C-325)

SANDIA MOUNTAIN WILDERNESS BOUNDARY (AS ESTABLISHED BY PUBLIC LAW 96-248, ACT OF MAY 23, 1980. 94 STAT.355

EXIST. 16" WL
EXIST. 30" WL
EXIST. 36" WL
EXIST. 18" DIP WL
EXIST. 10" WL
EXIST. 24" WL
FLOODWAY

N

SKETCH PLAT
OF THE WILDERNESS
AT HIGH DESERT
(TRACT 13, OS-2 & OS-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002

○ Keyed Note Table

4 EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT
FILED: JUNE 29, 1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

5 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS
FILED: JUNE 29,1982 (C19-183)
TO BE VACATED BY VACATION ACTION AND FINAL PLAT.

6 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN
FILED: JUNE 29,1982 (C19-183)

15 PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

16 EXISTING FLOATING OESILTING BASIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993 (93C-325)
TO BE VACATED VACATION ACTION AND FINAL PLAT

17 EXISTING FLOATING PARKING LOT EASEMENT GRANTED TO THE USDA FOREST SERVICE
FILED: NOVEMBER 23, 1993 (93C-325)

18 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

19 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

20 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

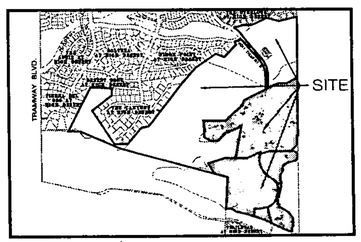
30 A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK NO. 93-32, PAGES 3894-3918
TO BE VACATED BY VACATION ACTION AND FINAL PLAT

(T) EXISTING TANGENT DATA TO BE VACATED		
ID	BEARING	DISTANCE
T1	S42°35'30"W	56.44'
T2	N40°13'26"W	133.04'
T3	N00°08'24"E	118.23'
T4	S64°02'12"W	62.36'
T5	S00°08'24"W	145.66'
T6	N40°13'26"E	125.98'
T7	S45°44'09"W	47.06'
T8	S78°06'14"W	226.38'
T9	S44°10'41"W	127.01'

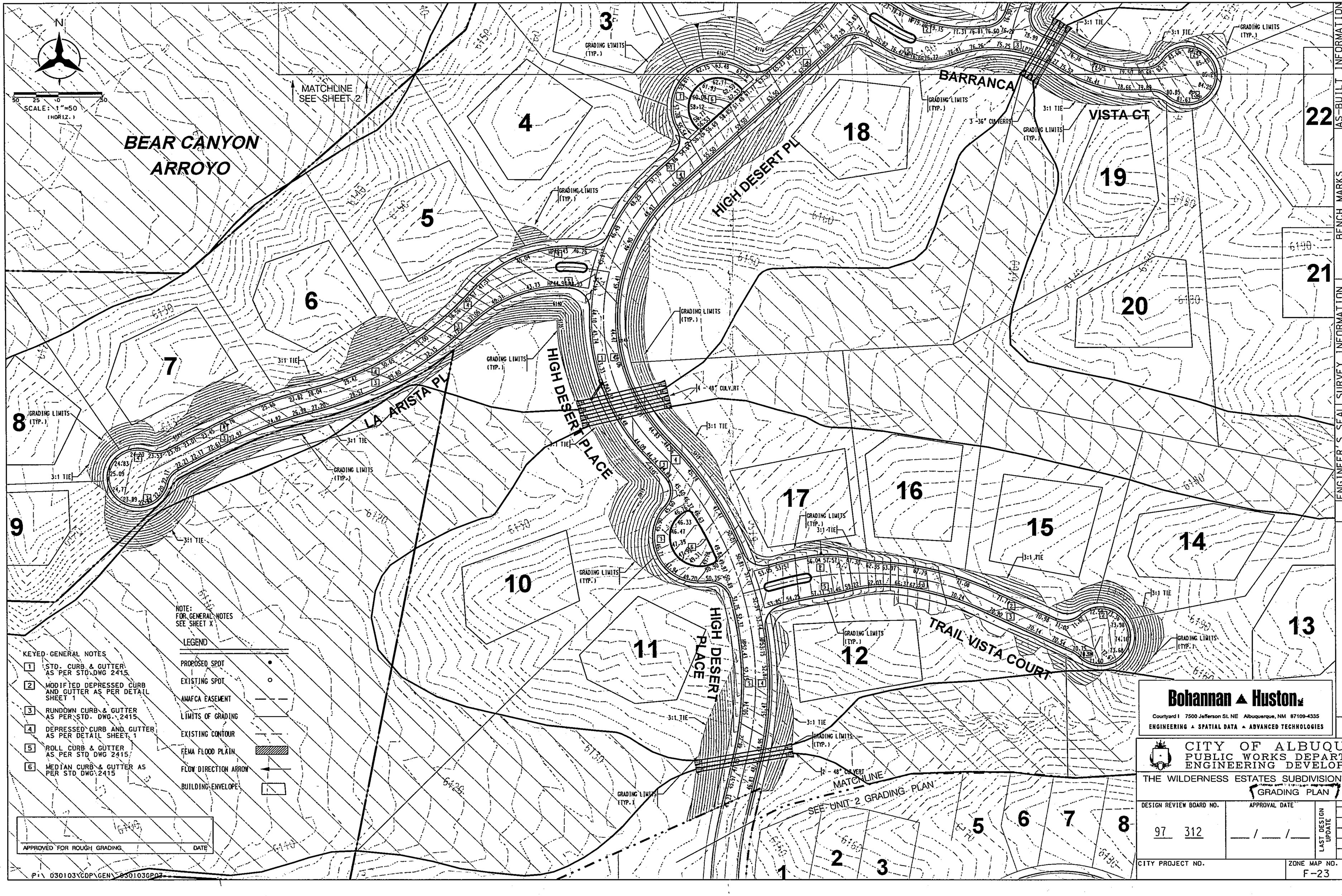
(C) EXISTING CURVE DATA TO BE VACATED						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	40°21'50"	175.10'	335.63'	476.42'	328.73'	N20°02'31"W
C2	40°21'51"	154.53'	296.18'	420.42'	290.09'	S20°02'31"E

LEGEND

SUBDIVISION BOUNDARY	
TRACT BOUNDARY LINE	
PROPOSED PROPERTY LINE	
PROPOSED RIGHT OF WAY LINE	
APPROX. 0.7422 AC PUBLIC RIGHT-OF-WAY TO BE VACATED WITH THE FINAL PLAT, AND ADDED TO OS-2A PLUS SUBTRACTED FROM OS-3	
SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VAYCATION ACTION AND FINAL PLAT	



LOCATION MAP
ZONE ATLAS MAP NO. F-23
NOT TO SCALE



ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
13685
REGISTERED PROFESSIONAL ENGINEER

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

AS-BUILT INFORMATION

BENCH MARKS

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

CONTRACTOR	
WORK STARTED BY	DATE
WORK ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
RECORDED BY	DATE
NO.	

MICRO-FILM INFORMATION

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	YDP
			DLM
			KGP

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

THE WILDERNESS ESTATES SUBDIVISION AT HIGH DESERT

GRADING PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	F-23	3	

PINON POINT
AT HIGH DESERT

TRAILVIEW TRAIL

MICHAL M. EMERY
BEAR CANYON
TRAILHEAD

HIGH DESERT PLACE

BEAR CANYON
ARROYO

SHEET 2

SHEET 3

BARRANCA VISTA PLACE

TRAIL VISTA COURT

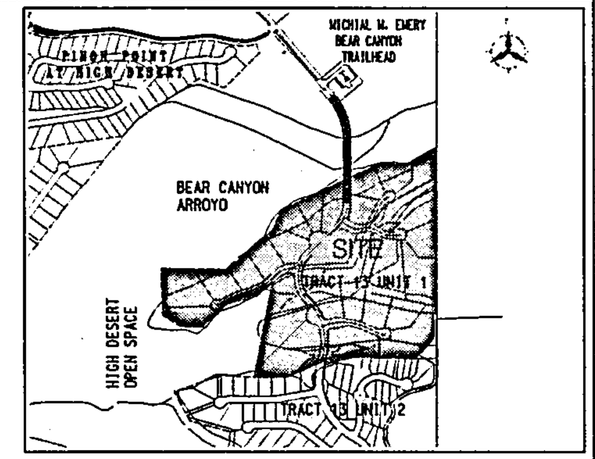
HIGH DESERT PLACE

LA ARISTA PLACE

HIGH DESERT PLACE

HIGH DESERT
OPEN SPACE

TRACT 13
UNIT 2



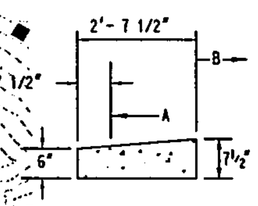
SITE LOCATION MAP (F-23)
NOT TO SCALE

GENERAL NOTES

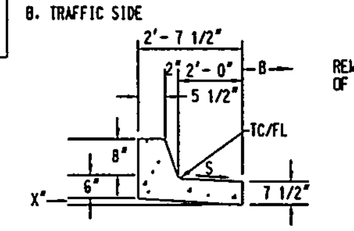
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS PREPARED BY GEO-TEST. DATED FEBRUARY, 1998.
3. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE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

CURB CONSTRUCTION NOTES

A. THEORETICAL FACE OF CURB
B. TRAFFIC SIDE

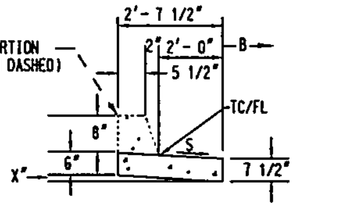


RUNDOWN CURB
NOT TO SCALE



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

DEPRESSED
CURB & GUTTER
NOT TO SCALE



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

MODIFIED DEPRESSED
CURB & GUTTER
NOT TO SCALE

LEGEND

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

N

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

BHI JOB NO. 030103

APPROVED FOR ROUGH GRADING DATE

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ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

THE WILDERNESS ESTATES SUBDIVISION AT HIGH DESERT
OVERALL GRADING PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	F-23	4A	

AS-BUILT INFORMATION

BENCH MARKS	
ACS BRASS TABLET STAMPED "1-B10"	CONTRACTOR
GEOGRAPHIC POSITION (NAD 1927)	WORK STAKED BY
N.M. STATE PLANE COORD. (CENTRAL ZONE)	INSPECTIONS BY / DATE
X=357,526.69 Y=1,525,168.35	FIELD VERIFICATION BY / DATE
GROUND TO GRID FACTOR = 0.9996640	CORRECTED BY / DATE
DELTA ALPHA = -000EG 16 MIN 30 SEC	MICRO-FILM INFORMATION
NGVD 1929 ELEVATION = 5419.522	RECORDED BY / DATE
	NO.

SURVEY INFORMATION
FIELD NOTES

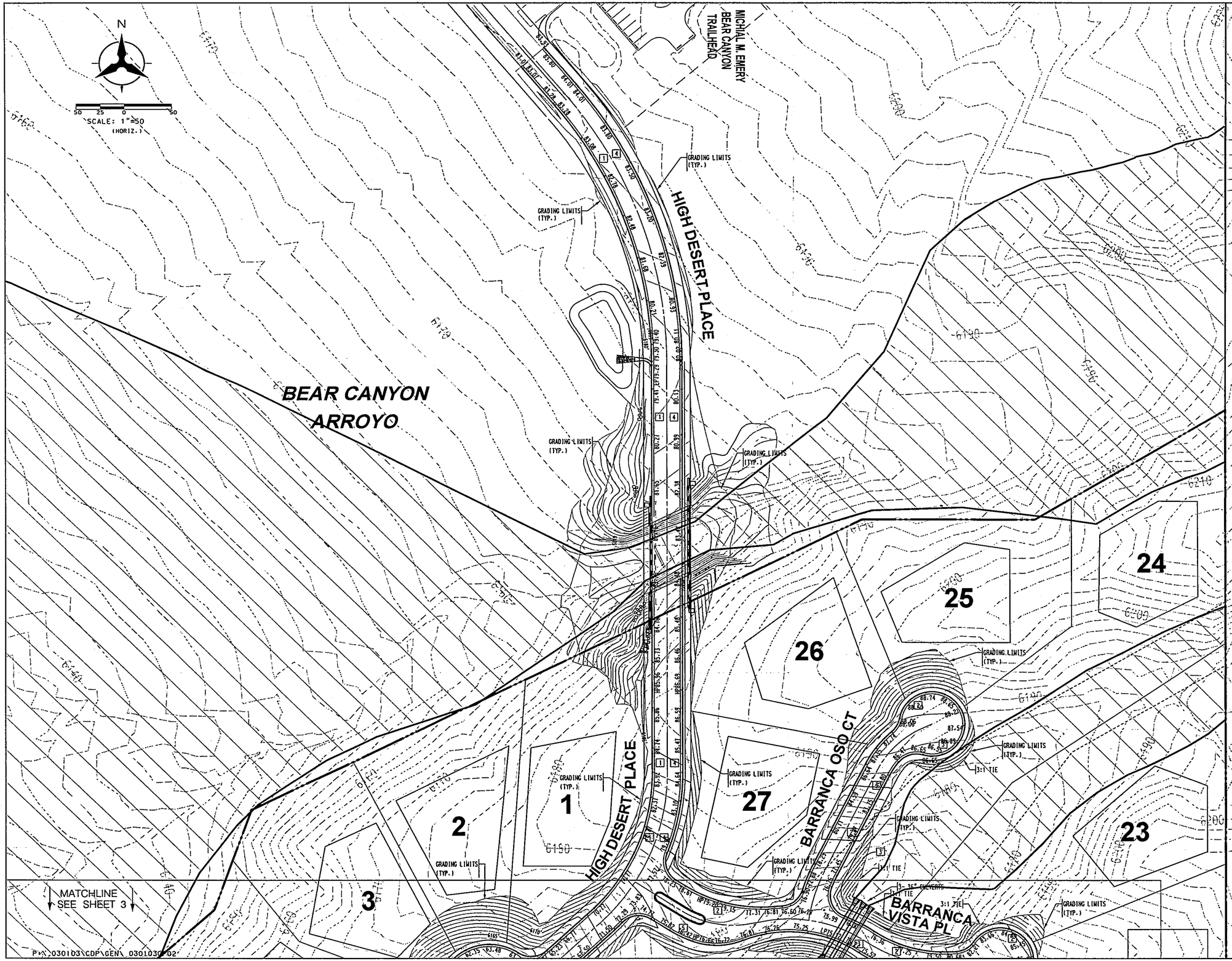
NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
13685
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YOP	DATE 09/2002
DRAWN BY	DLM	DATE 09/2002
CHECKED BY	KGP	DATE 09/2002



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KEYED GENERAL NOTES

1. STD. CURB & GUTTER AS PER STD.DWG 2415
2. MODIFIED DEPRESSED CURB AND GUTTER AS PER DETAIL SHEET 1
3. RUNDOWN CURB & GUTTER AS PER STD. DWG. 2415
4. DEPRESSED CURB AND GUTTER AS PER DETAIL SHEET 1
5. ROLL CURB & GUTTER AS PER STD DWG 2415
6. MEDIAN CURB & GUTTER AS PER STD DWG 2415

LEGEND

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

APPROVED FOR ROUGH GRADING DATE

Bohannan ▲ Huston

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ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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CONTRACTOR
WORK STARTED BY
WORK STAKED BY
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
RECORDED BY — DATE
NO.

BENCH MARKS

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

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FIELD NOTES

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97 312	___/___/___			

CITY PROJECT NO. | ZONE MAP NO. F-23 | SHEET 4B OF

P:\0301030\CDP\GEN\0301030-02