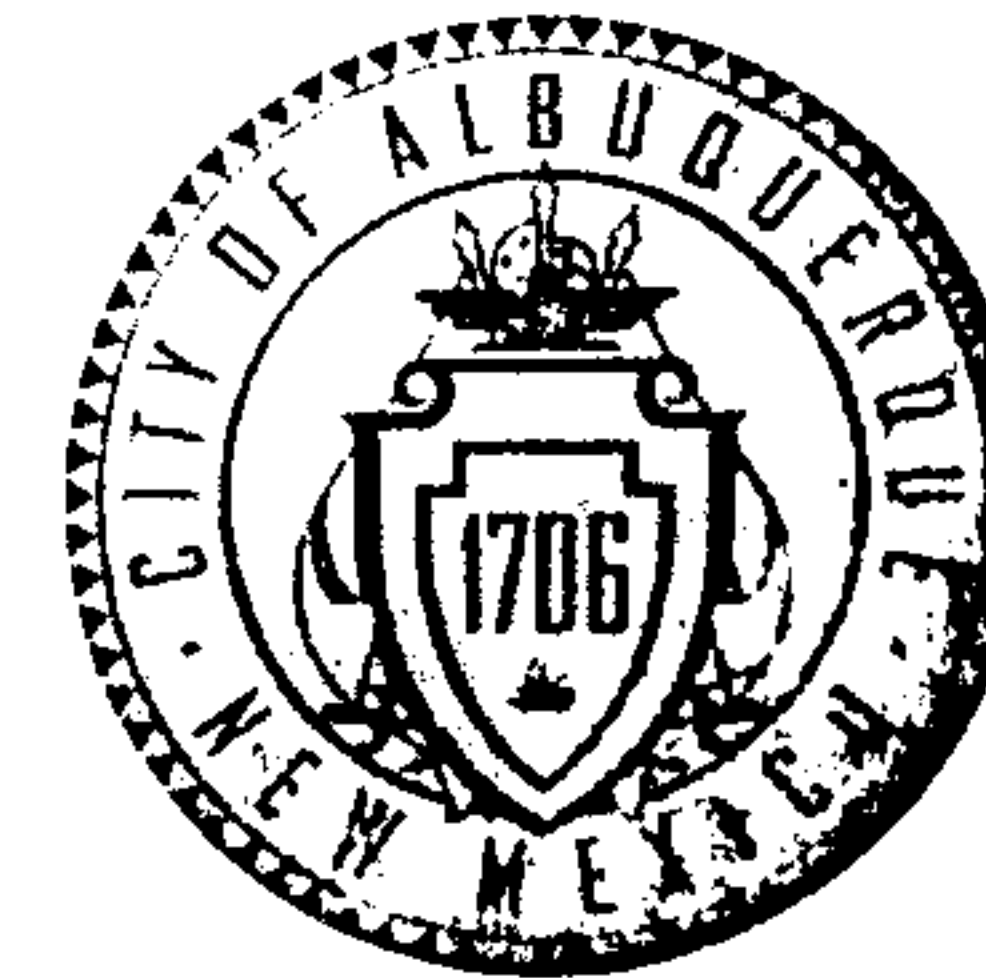


HEARINGS DATE 2-9-11(ESIA)

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1002315

AGENDA ITEM NO: 7

SUBJECT:

ENGINEERING COMMENTS:

Ext of SIA Temp Deferred Sidewalk Const

No Objection

PO Box 1293

Albuquerque

NM 87103

RESOLUTION:

245

APPROVED ; DENIED ; COMMENTS PROVIDED ; WITHDRAWN

DEFERRED TO:

SIGNED: (UD) (CE) (TRANS) (PKS) (PLNG)

COMMENTS:

SIGNED:

Curtis Cherne
City Engineer Designee
924-3695

DATE: 4-1-09



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2011

Project# 1002315

11DRB-70023 EXT OF SIA FOR TEMP DEFR SDWK CONST

MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of **WILDERNESS & VILLIAGE**, zoned SU-2/HD/R-R, located on Foothills Trail NE between Wilderness Trail and High Desert Pl containing approximately 73 acre(s). (F-23)

At the February 9, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by February 24, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Jack Cloud, DRB Chair

Cc: Mesa Verde Development – 8300 Carmel Ave – Albuquerque, NM 87122
Marilyn Maldonado
file

4. **Project# 1004353**
11DRB-70004 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

LONGFORD HOMES request(s) the referenced/ above
action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**,
zoned R-D, located on the west side of OAKRIDGE ST
NW between TREE LINE AVE NW and WOODMONT
AVE NW containing approximately 17.0028 acre(s). (C-9)
DEFERRED TO 2/16/11 AT THE AGENT'S REQUEST.

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

5. ~~Project# 1002315~~
11DRB-70023 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MESA VERDE DEVELOPMENT request(s) the above
action(s) for all or a portion of **WILDERNESS &
VILLIAGE**, zoned SU-2/HD/R-R, located on
FOOTHILLS TRAIL NE BETWEEN WILDERNESS
TRAIL AND HIGH DESERT PL containing approximately
73 acre(s). (F-23) **A TWO YEAR EXTENSION TO THE
AGREEMENT FOR THE DEFERRAL OF SIDEWALKS
WAS APPROVED.**

6. **Project# 1008666**
11DRB-70027 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for
RICHARD G. CHAVEZ request(s) the above action(s) for
all or a portion of Lot(s) 7-10, Block(s) 44, **PEREA
ADDITION**, zoned SU-1/TH, located on 15TH ST NW
BETWEEN MOUNTAIN RD NW AND GRANITE AVE
NW containing approximately 0.326 acre(s). (J-13)
**INDEFINITELY DEFERRED TO AT THE AGENT'S
REQUEST.**

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

7. **Project# 1008672**
11DRB-70029 SKETCH PLAT REVIEW
AND COMMENT

MICHAEL WEWERKA request(s) the above action(s) for
all or a portion of Lot(s) C AND A, Block(s) 7, Tract(s) ,
PERFECTO ARMIJO, zoned SU-2/HD, located on
CORNER OF 8TH AND ROMA NW containing
approximately 0.14 acre(s). (J-14)**THE ABOVE ITEM WAS
REVIEWED AND COMMENTS WERE PROVIDED.**

8. Other Matters:None.

ADJOURNED: 10:00

4. **Project# 1004353**
11DRB-70004 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

LONGFORD HOMES request(s) the referenced/ above
action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**,
zoned R-D, located on the west side of OAKRIDGE ST
NW between TREE LINE AVE NW and WOODMONT
AVE NW containing approximately 17.0028 acre(s). (C-9)
**THE VACATION WAS APPROVED AS SHOWN ON
EXHIBIT B IN THE PLANNING FILE PER SECTION 14-
14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION
ORDINANCE.**

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

5. **Project# 1002315**
11DRB-70023 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MESA VERDE DEVELOPMENT request(s) the above
action(s) for all or a portion of **WILDERNESS &
VILLIAGE**, zoned SU-2/HD/R-R, located on
FOOTHILLS TRAIL NE BETWEEN WILDERNESS
TRAIL AND HIGH DESERT PL containing approximately
73 acre(s). (F-23) **DEFERRED TO 2/16/11 AT THE
AGENT'S REQUEST.**

6. **Project# 1008666**
11DRB-70027 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for
RICHARD G. CHAVEZ request(s) the above action(s) for
all or a portion of Lot(s) 7-10, Block(s) 44, **PEREA
ADDITION**, zoned SU-1/TH, located on 15TH ST NW
BETWEEN MOUNTAIN RD NW AND GRANITE AVE
NW containing approximately 0.326 acre(s). (J-13)
DEFERRED TO 2/23/11 AT THE AGENT'S REQUEST.

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

7. **Project# 1008672**
11DRB-70029 SKETCH PLAT REVIEW
AND COMMENT

MICHAEL WEWERKA request(s) the above action(s) for
all or a portion of Lot(s) C AND A, Block(s) 7, Tract(s) ,
PERFECTO ARMIJO, zoned SU-2/HD, located on
CORNER OF 8TH AND ROMA NW containing
approximately 0.14 acre(s). (J-14)**THE ABOVE ITEM WAS
REVIEWED AND COMMENTS WERE PROVIDED.**

8. Other Matters:None.

ADJOURNED: 10:00



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 1, 2009

Project# 1002315

09DRB-70122 EXT OF SIA FOR TEMP DEFR SDWK CONST

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of **WILDERNESS VILLAGE AT HIGH DESERT** zoned SU-2 HD/R-R, located on FOORHILLS TRAIL NE BETWEEN WILDERNESS NE AND HIGH DESERT PL NE containing approximately 73 acre(s). (F-23)

At the April 1, 2009 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by April 16, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Jack Cloud, AICP, DRB Chair

Cc: Bohannan Huston Inc. – Kevin Patton – 7500 Jefferson NE – Albuquerque, NM 87109

Cc: Mesa Verde development – 8300 Carmel Ave. NE – Albuquerque, NM 87122
Marilyn Maldonado

File

#5



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70175 (P&F)

Project # 1002315

Project Name : WILDERNESS SUBDIVISION AT HIGH DESERT, UNIT 3

Agent: BOHANNAN HUSTON INC

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/15/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): name of subdivision
 AGIS

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

Project Number 1002315

#5



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70175 (P&F)
Project Name : WILDERNESS SUBDIVISION AT HIGH DESERT, UNIT 3
Agent: BOHANNAN HUSTON INC

Project # 1002315
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/15/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): name of subdivision
 AGIS

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

Project Number 1002315

#5

2315

DXF Electronic Approval Form

DRB Project Case #: 1002315

Subdivision Name: WILDERNESS AT HIGH DESERT UNIT 3 LOT 20A

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information:

DXF Received: 8/13/2007

Hard Copy Received: 8/13/2007

Coordinate System: Ground rotated to NMSP Grid

R Weimberg
Approved

8/14/07
Date

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

AGIS Use Only

Copied fc **2315** to agiscov on **8/14/2007** Contact person notified on **8/14/2007**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 15, 2007

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:30 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- Project# 1005464**
07DRB-70082 VACATION OF PUBLIC
RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC
agent(s) for ESMAIL HAIDARI request(s) the above
action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH
ALBUQUERQUE ACRES**, zoned R-LT, located on
PALOMAR AVE NE between BARSTOW ST NE and
VENTURA ST NE containing approximately 0.73 acre(s).
*[Deferred at the Board's request from 07/18/07 & deferred
from 08/15/07](D-19) DEFERRED AT THE AGENT'S
REQUEST TO 09/05/07.*

2. **Project# 1002739**
07DRB-70148 VACATION OF PUBLIC
EASEMENT
07DRB-70149 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70150 MINOR - SDP FOR
SUBDIVISION
07DRB-70151 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
07DRB-70152 SIDEWALK WAIVER
07DRB-70153 MINOR - TEMP DEFR
SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Parcel(s) 4 & 6, **ANDERSON HEIGHTS, UNIT 4 & 6**, zoned R-D, located on 118th ST NW BETWEEN COLONEL AVE NW AND AMOLE MESA NW containing approximately 56.8675 acre(s). *[Deferred from 08/15/07]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

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

3. **Project# 1005282**
07DRB-70170 EPC APPROVED SDP
FOR BUILD PERMIT

ANISSA CONSTRUCTION INC agent(s) for MIKE HOSNI of M & F AUTO PARKING GARAGE request(s) the above action(s) for all or a portion of Lot(s) A-26-B1, CASY SUBDIVISION, zoned SU-1 FOR C-2 USES, located on COORS BETWEEN QUAIL NW AND PHEASANT NW containing approximately 2.4334 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 08/15/07]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

4. **Project# 1001206**
07DRB-70179 EPC APPROVED SDP
FOR BUILDING PERMIT

DEVIN CANNADY ARCHITECT agent(s) for AL SANCHEZ III request(s) the above action(s) for all or a portion of Lot(s) 2-A-2-C, BLACK RANCH, ADS OFFICE COMPLEX, zoned SU-1 FOR C-1, located on VALLEY VIEW DR NW BETWEEN PASEO DEL NORTE NW AND IRVING NW containing approximately 1.0475 acre(s). **[Anna DiMambro, EPC Case Planner]** (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CORRECTIONS ON NOTES 6 & 25 TO CALL OUT CITY STANDARD DRAWINGS. NOTE 33 PARKING BUMPERS: DO NOT REFERENCE CITY STANDARD DRAWINGS. REMOVE SMALL CAR SPACES. ALSO DELEGATED TO PLANNING FOR 3 COPIES.**

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

5. Project# 1002315

07DRB-70175 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ANDREW MARTINEZ request(s) the above action(s) for all or a portion of Lot(s) 20A, **WILDERNESS SUBDIVISION AT HIGH DESERT, UNIT 3**, zoned SU-2 HD/R-R, located on Foothills Trail NE between Wilderness Trail NE and High Desert Pl NE containing approximately 0.2392 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE CORRECT SUBDIVISION NAME ON THE PLAT, AGIS DXF FILE AND AND COPY OF THE RECORDED PLAT.**

6. Project# 1005160

07DRB-70178 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2-A & 4-A, Tract(s) 246, **JESUS ROMERO ADDITION, UNIT 2**, and Tract 246, MRGCD Map 38, zoned C-1 W/CONDITIONAL USE FOR DWELLING UNITS, located on Rio Grande Blvd NW between Hollywood Ave NW and Soto NW containing approximately 0.4309 acre(s). [Deferred from 08/15/07] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

7. Project# 1006715

07DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC. agent(s) for ALVIN & NANCY ANDERSEN request(s) the above action(s) for all or a portion of Lot(s) 11, **RINCON DEL RIO ADDITION**, zoned RA-2, located on Rincon Del Rio Ct NW between Trellis Dr NW and Glenwood NW containing approximately 0.4719 acre(s). [Deferred from 08/08/07 & 08/15/07] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

8. Project# 1006618

07DRB-70177 SKETCH PLAT REVIEW
AND COMMENT

KEITH MACDUFFIE agent(s) for RICHARD FOX request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 5, **TRACTION PARK & CITY ELECTRIC ADDITION**, zoned R-LT, located on New York Ave SW between Central Ave SW and Rio Grande Blvd SW containing approximately 0.15 acre(s). [REF: 07DRB-70122] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. **Project# 1000845**
07DRB-70181 SKETCH PLAT REVIEW
AND COMMENT
- WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) S-1, S-1A, S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2**, zoned IP, located on GALLATIN PL NW BETWEEN LOS VOLCANES RD NW & FORTUNA RD NW containing approximately 98.118 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
10. **Project# 1006727**
07DRB-70174 SKETCH PLAT REVIEW
AND COMMENT
- BOB MAZE agent(s) for ED PASICH HOMES request(s) the above action(s) for all or a portion of Lot(s) 16, 17, 18 & 19, **MOORE ADDITION**, zoned SU-2 for S-R, located on 8TH ST NW BETWEEN MOUNTAIN RD NW AND SUMMER NW containing approximately 0.295 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
11. **Project# 1006733**
07DRB-70176 SKETCH PLAT REVIEW
AND COMMENT
- SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **OLD TOWN GARDENS**, Tract(s) 242, MRGCD Map 38, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW & CONSUELO LANE NW containing approximately 0.7204 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. **Project# 1005482**
07DRB-70180 SKETCH PLAT REVIEW
AND COMMENT
- DOUG SMITH agent(s) for ROBERT THOMAS request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2, located on HANOVER RD NW BETWEEN TELSTAR NW AND 64TH ST NW containing approximately 4.9993 acre(s). [REF: 04DRB-01069] (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Other Matters: None.

ADJOURNED: 10:30 A.M.



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002315

AGENDA ITEM NO: 5

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 15, 2007
505-924-3986

0

**CITY OF ALBUQUERQUE
Planning Department
August 15, 2007
DRB COMMENTS**

ITEM # 5

PROJECT # 1002315

APPLICATION # 07-70175


RE: Wilderness@ High Desert/minor plat

The vacation action was approved on August 16th of last year. Applicant is within the one year approval time period per the Subdivision Ordinance, Section 14-14-7-2(E)(3)(b)(1).

Planning has no objection to the platting application.

Be sure Planning receives a copy of the recorded plat.

✓ Add Section 14-14-4-7(B) of the Subdivision Ordinance to the plat.
Planning will take delegation for this & AGIS dxf approval.

Note on Pkt


Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 16, 2006

1. **Project # 1002315**
06DRB-01053 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 20 **WILDERNESS VILLAGE @ HIGH DESERT, UNIT 3**, zoned SU-2 HD R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT NE. [REF: 03DRB-01651] (F-23)

At the August 16, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by August 31, 2006, in the manner described below.

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



OFFICIAL NOTICE OF DECISION

PAGE 2

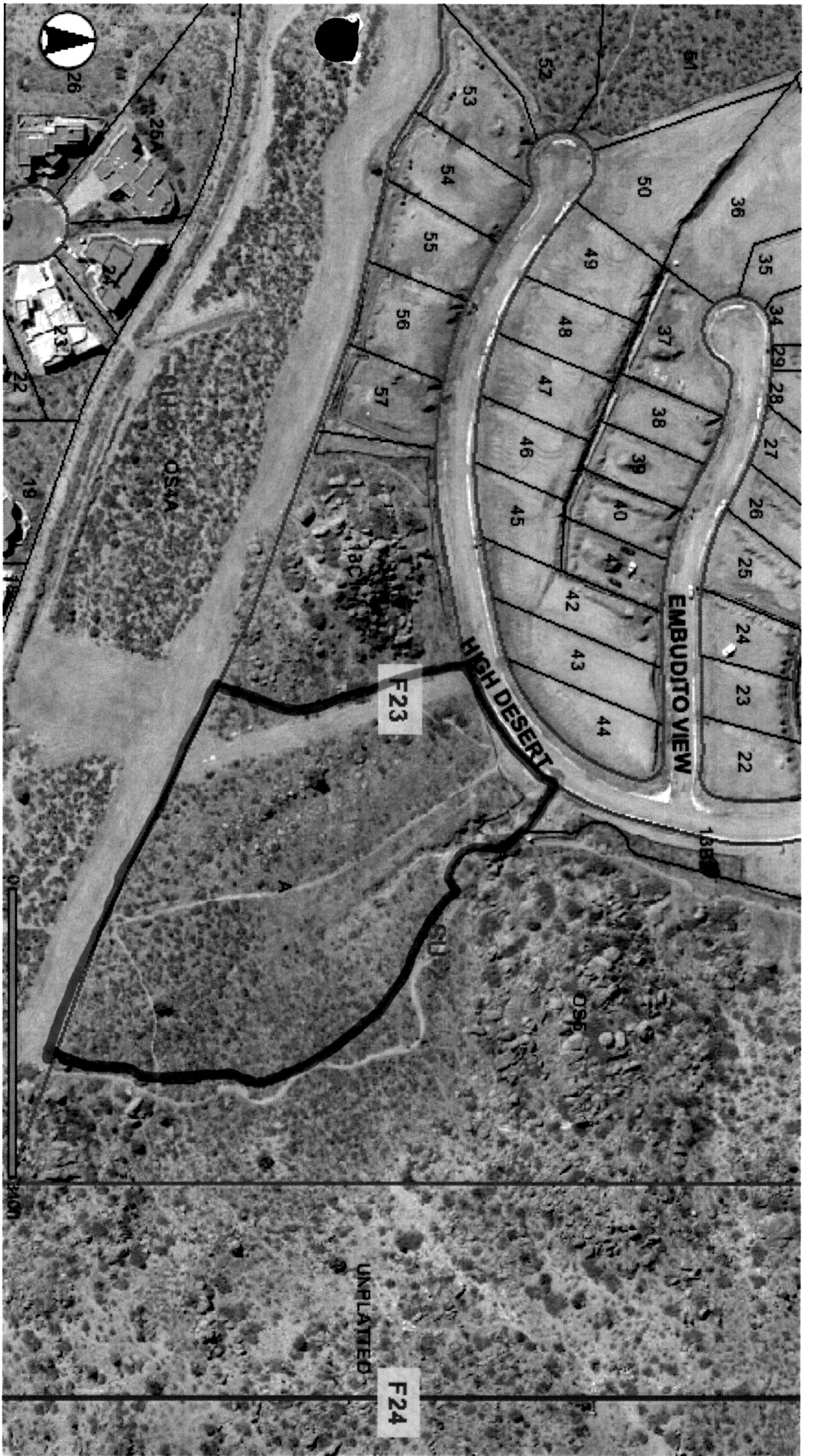
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

A handwritten signature in cursive script that reads "Matson".

Sheran Matson, AICP, DRB Chair

Cc: Scott Patrick Homes Inc., 8300 Carmel NE, Suite #401, 87122
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



#1

#1002315
8-16-04



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002315

AGENDA ITEM NO: 1

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 16, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002315 AGENDA#: 1 DATE: 8/16/06

- 1. Name: Stephanie WATSON BHI Address: 75000 JEFFERSON Zip: 87109
- 2. Name: _____ Address: _____ Zip: _____
- 3. Name: _____ Address: _____ Zip: _____
- 4. Name: _____ Address: _____ Zip: _____
- 5. Name: _____ Address: _____ Zip: _____
- 6. Name: _____ Address: _____ Zip: _____
- 7. Name: _____ Address: _____ Zip: _____
- 8. Name: _____ Address: _____ Zip: _____
- 9. Name: _____ Address: _____ Zip: _____
- 10. Name: _____ Address: _____ Zip: _____
- 11. Name: _____ Address: _____ Zip: _____
- 12. Name: _____ Address: _____ Zip: _____
- 13. Name: _____ Address: _____ Zip: _____
- 14. Name: _____ Address: _____ Zip: _____



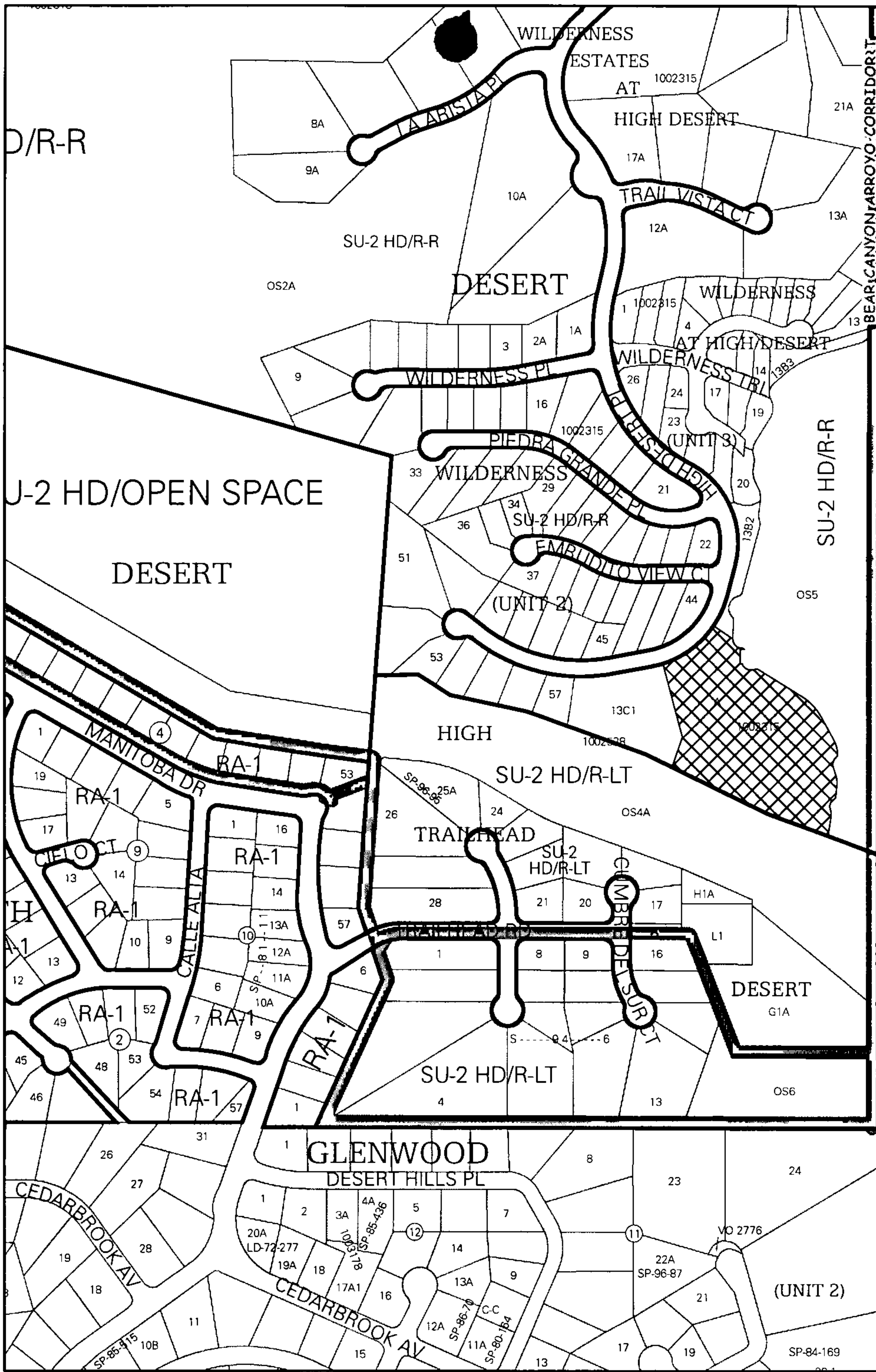
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 16, 2006

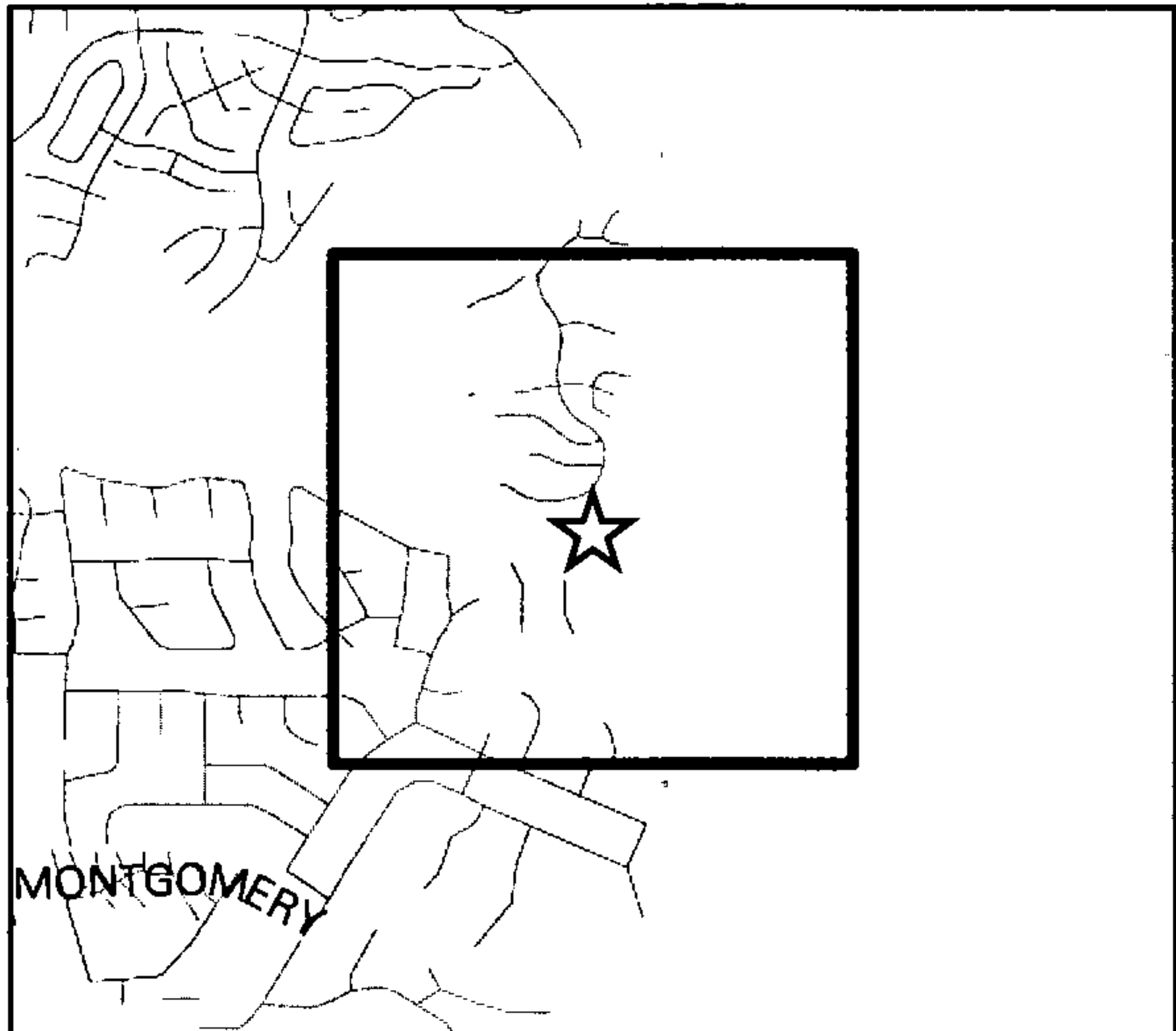
Project # 1002315
06DRB-01053 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES INC
request(s) the above action(s) for all or a portion of Lot(s) 20
WILDERNESS VILLAGE @ HIGH DESERT, UNIT 3, zoned SU-2 HD R-
R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE
and HIGH DESERT NE. [REF: 03DRB-01651] (F-23)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No Association(s).
APS	The vacation request is for one lot within the subdivision known as Wilderness Village at High Desert . The requested vacation will have no significant impact to the APS district.
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.



US GOVT LAND



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1002315

Hearing Date:
8/16/06

Zone Map Page:
F-23

Additional Case Numbers:
06DRB-01053



**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, August 16, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project # 1002315**
06DRB-01053 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 20 **WILDERNESS VILLAGE @ HIGH DESERT, UNIT 3**, zoned SU-2 HD R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT NE. [REF: 03DRB-01651] (F-23)
- Project # 1004942**
06DRB-01055 Major-Vacation of Public Easements
- LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for Parcel(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION, NO. 1**, zoned M-1, located on VASSAR DR NE, between CANDELARIA RD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). [REF: 06DRB-00798] (H-16)
- Project # 1003102**
06DRB-01054 Major-Vacation of Public Easements
- ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS, INC. request(s) the above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL-PALMER** (to be known as **SOFT LOFTS**) zoned SU-1 PRD (22 DU/AC), located on JUAN TABO BLVD NE, between LAGRIMA DE ORO NE and MONTGOMERY BLVD NE containing approximately 2 acre(s). [REF: 06DRB-00832, 06DRB-00837, 06DRB-00838, 06EPC00146, 06EPC-00147, 05DRB00911] (F-21)
- Project # 1000572**
06DRB-01038 Major-Preliminary Plat Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, **LENKURT PROPERTIES** (to be known as **THE PRESIDIO**) zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 05EPC-01116] (K-21)
- Project # 1005033**
06DRB-01056 Major-SiteDev Plan BldPermit
- STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12th ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] (H-13/H-14)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 31, 2006.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: AUGUST 16, 2006
Zone Atlas Page: F-23-Z
Notification Radius: 100 Ft.

**Project# 1002315
App#06DRB-01053**

**Cross Reference and Location: Foothills Trail NE Between
Wilderness Trail NE and Heigh Desert Place NE**

Applicant: SCOTT PATRICK HOMES, INC.
Address: 8300 CARMEL NE STE # 401
ALBUQUERQUE, NM 87122

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

Special Instructions:

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

Date Mailed: JULY 28, 2006
Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1002315
APPLICATION # _____

PAGE 1 **OF** 2

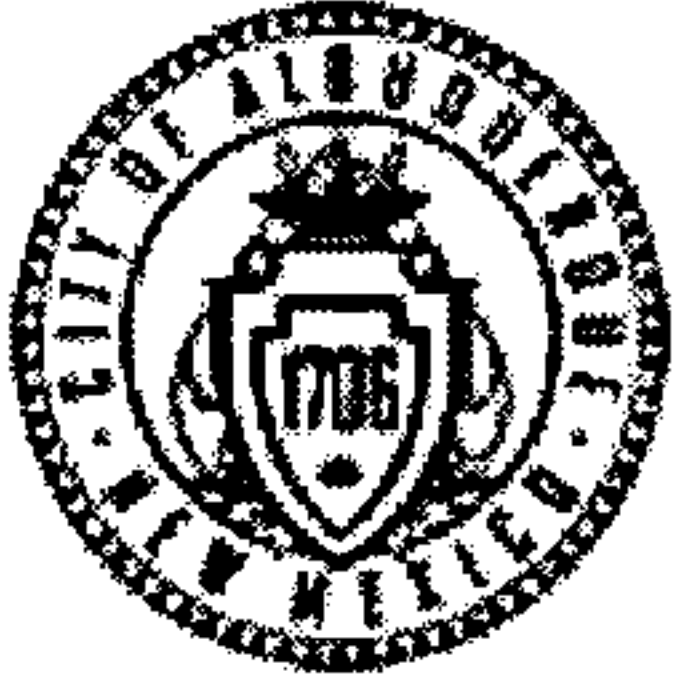
ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
F-23	1023061	494-245	101-67	✓ Dup
		511-302	03	✓ COA
		460-255	05	✓ Dup
		459-232	410-06	✓ Dup ²
		437-255	101-66	✓ Dup
		427-257	65	✓ Dup ²
		475-280	53	✓ Dup ²
		467-278	52	✓ Dup ²
		460-277	51	✓ Dup ²
		490-294	68	✓ Dup ²
		479-298	31	✓
	1024061	286-328	43	✓
	1023061	498-177	410-03	✓ COA
		478-206	02	✓ COA
		481-195	01	✓ COA
		461-209	25	✓

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1002315
APPLICATION # _____

PAGE 2 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
	1023061	489-337	101-87	✓ Dup ²
		494-334	88	✓ Dup ²
		485-320	90	✓ Dup ²
		490-317	89	✓ Dup ²
		479-324	91	✓ Dup ²
		483-339	86	✓
		478-348	96	✓ Dup
		471-330	92	✓
		495-348	83	✓
		509-352	82	✓ Dup ²
		491-352	84	✓



<noreply@cabq.gov>
07/24/2006 02:10 PM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1

01023061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102306149424510167 LEGAL: TR A PLA T OF UNIT 2 - WILDERNESS SUBDIVISION
AND U LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LIFE INVESTMENTS LLC
OWNER ADDR: 08300 CARMEL NE
ALBUQUERQUE NM 87122

0102306151130210103 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
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

0102306146025510105 LEGAL: TR 1 3-C- 1 PLAT OF TRACTS OS-4-A & 13-C-1 HIGH
DESE LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HIGH DESERT RESIDENTIAL OWNERS
OWNER ADDR: 3791 SOUTHERN BLVD SE
ALBUQUERQUE NM 87124

0102306145923241006 LEGAL: TR O S-4- A PLAT OF TRACTS OS-4-A & 13-C-1 HIGH
DESE LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HIGH DESERT INVESTMENT CORP
OWNER ADDR: 03791 SOUTHERN BL SE
RIO RANCHO NM 87124

0102306143725510166 LEGAL: LT 5 7 UN IT 2 PLAT OF UNIT 2 - WILDERNESS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 HIGH DESERT
OWNER NAME: MESA VERDE DEVELOPMENT
OWNER ADDR: 3791 SOUTHERN BLVD SE
ALBUQUERQUE NM 87124

0102306142725710165 LEGAL: LT 5 6 UN IT 2 PLAT OF UNIT 2 - WILDERNESS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 HIGH DESERT
OWNER NAME: MESA VERDE DEVELOPMENT
OWNER ADDR: 3791 SOUTHERN BLVD SE
ALBUQUERQUE NM 87124

0102306147528010153 LEGAL: LT 4 4 UN IT 2 PLAT OF UNIT 2 - WILDERNESS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LIFE INVESTMENTS LLC
OWNER ADDR: 08300 CARMEL AV NE
ALBUQUERQUE NM 87122

0102306146727810152 LEGAL: LT 4 3 UN IT 2 PLAT OF UNIT 2 - WILDERNESS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LIFE INVESTMENTS LLC
OWNER ADDR: 08300 CARMEL AV NE
ALBUQUERQUE NM 87122

PAGE 4

0102306149135210184 LEGAL: LT 1 5 UN IT 3 PLAT OF UNIT 2 - WILDERNESS
SUBDIVISI LAND USE:

PROPERTY ADDR: 00000 WILDERNESS
OWNER NAME: DUFF-LEACH JUDITH DIANNE TRUST
OWNER ADDR: 13605 WILDERNESS TR NE

ALBUQUERQUE NM

87111

·
QUIT

102306151130210103 LEGAL: OS-5 PLAT OF HIGH DESERT CONT 9.4594 AC M/L T M/L
PROPERTY ADDR: NA/

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
 ALBUQUERQUE, NM 87103

102306146025510105 LEGAL: TR 13-C-1 PLAT OF TRACTS OS-4-A & 13-C-1 HIGH AT OF TRACTS OS-
4 &
PROPERTY ADDR: N/A

OWNERS NAME: HIGH DESERT INVESTMENT COPR
OWNERS ADDR: 3791 SOUTHERN BLVD SE
 RIO RANCHO, NM 87124

102306143725510166 LEGAL: LT 57 UNIT 2 PLAT OF UNIT 2 – WILDERNESS SUB IT 3 –
WILDERNESS SUBD
PROPERTY ADDR: 5120 HIGH DESERT PL NE

OWNERS NAME: HIGH DESERT INVESTMENT COPR
OWNERS ADDR: 3791 SOUTHERN BLVD SE
 RIO RANCHO, NM 87124

102306142725710165 LEGAL: LT 56 UNIT 2 PLAT OF UNIT 2 – WILDERNESS SUB IT 3 –
WILDERNESS SUBD
PROPERTY ADDR: 5116 HIGH DESERT PL NE

OWNERS NAME: HIGH DESERT INVESTMENT COPR
OWNERS ADDR: 3791 SOUTHERN BLVD SE
 RIO RANCHO, NM 87124

102306149029410168 LEGAL: TR 13-B-2 PLAT OF UNIT 2- WILDERNESS SUBD 3 – WILDERNESS
SUBD
PROPERTY ADDR: N/A

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
 ALBUQUERQUE, NM 87199

102306149817741003 LEGAL: TR G-1-A PLAT OF HIGH DESERT CONT 2.9838 AC SQ FT M/L
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
 ALBUQUERQUE, NM 87103

102306147820641002 LEGAL: TR H-1-A PLAT OF HIGH DESER CONT 0.2030 AC FT M/L
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
 ALBUQUERQUE, NM 87103

102306148119541001 LEGAL: TR L-1 PLAT OF HIGH DESERT CONT 0.7816 AC M/ F T M/L
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
 ALBUQUERQUE, NM 87103

102306147834810196

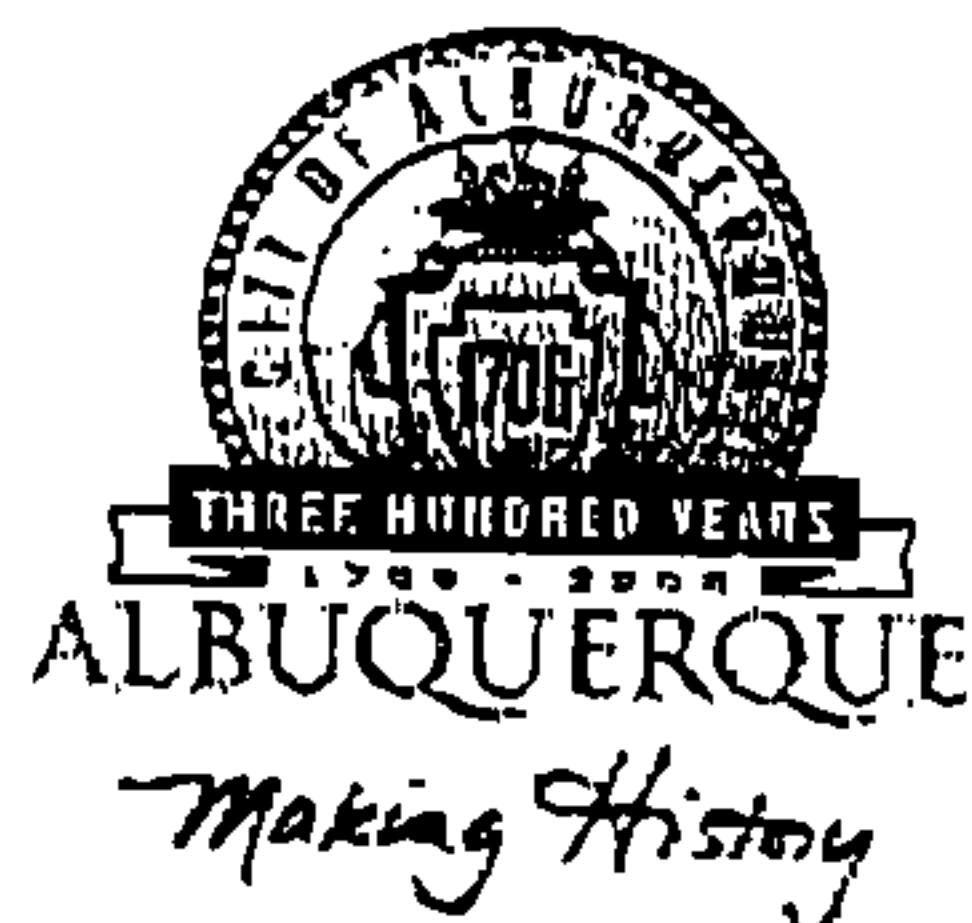
LEGAL: TR 13-B-1 PLAT OF UNIT 2 --WILDERNESS SUBD 3-WILDERNESS
SUBD
PROPERTY ADDR: N/A

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE, NM 87199

102306150935210182

LEGAL: TR 13-B-3 PLAT OF UNIT 2 - WILDERNESS SUBD 3- WILDERNESS
SUBD
PROPERTY ADDR: N/A

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE, NM 87199



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

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

July 14, 2006

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

This letter will serve to notify you that on **July 14, 2006:**

CONTACT NAME: STEPHANIE WALTON

COMPANY OR AGENCY: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 823-1000/FAX: 798-7988
E-mail: goodwinengrs@comcast.net

contacted the Office of 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 A, WILDERNESS SUBDIVISION, UNIT 2** zone map F-23.

Our records indicate that as of July 14, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/14/06)

Project # 1002315

SCOTT PATRICK HOMES, INC.
8300 CARMEL NE, STE# 401
ALBUQUERQUE, NM 87122

102306146025510105

HIGH DESERT INVESTMENT CORP
3791 SOUTHERN BLVD NE
RIO RANCHO, NM 87124

102306149029410168

MESA VERDE DEVELOPMENT
PO BOX 91417
ALBUQUERQUE, NM 87199

102306146120941025

MARTINEZ RUBEN J & KAREN E
5004 CUMBRE DEL SUR NE
ALBUQUERQUE NM 87111

102306147133010192

COCKERILL JAMES W & DORRITEE
5215 FOOTHILLS TR NE
ALBUQUERQUE NM 87111

Project # 1002315

BOHANNAN HUSTON INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

102306143725510166

MESA VERDE DEVELOPMENT
3791 SOUTHERN BLVD SE
RIO RANCHO, NM 87124

102306147929810131

RUTLEDGE INVESTMENT CO INC
11000 SPAIN NE
ALBUQUERQUE NM 87111

102306148933710187

LIFE INVESTMENTS LLC
8300 CARMEL AV NE
ALBUQUERQUE NM 87122

102306149534810183

WHITE PETER L & SWEDICK WENDY
13609 WILDERNESS TR NE
ALBUQUERQUE NM 87111

102306149424510167

LIFE INVESTMENTS LLC
8300 CARMEL NE
ALBUQUERQUE NM 87122

102306147528010153

LIFE INVESTMENTS LLC
8300 CARMEL AV NE
ALBUQUERQUE NM 87122

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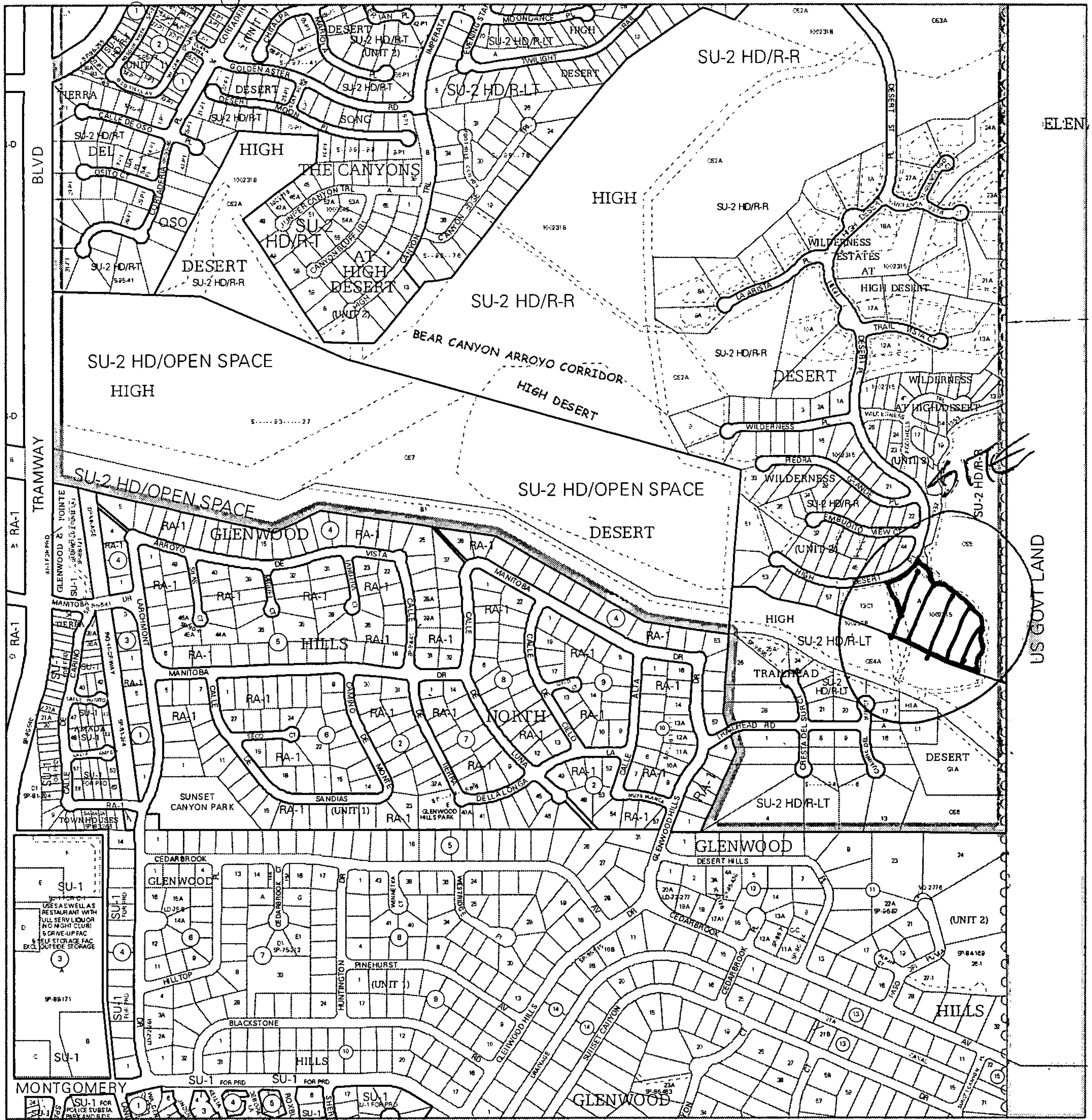
UNITED STATES OF AMERICA
333 BROADWAY BL SE
ALBUQUERQUE NM 87102

102306148333910186

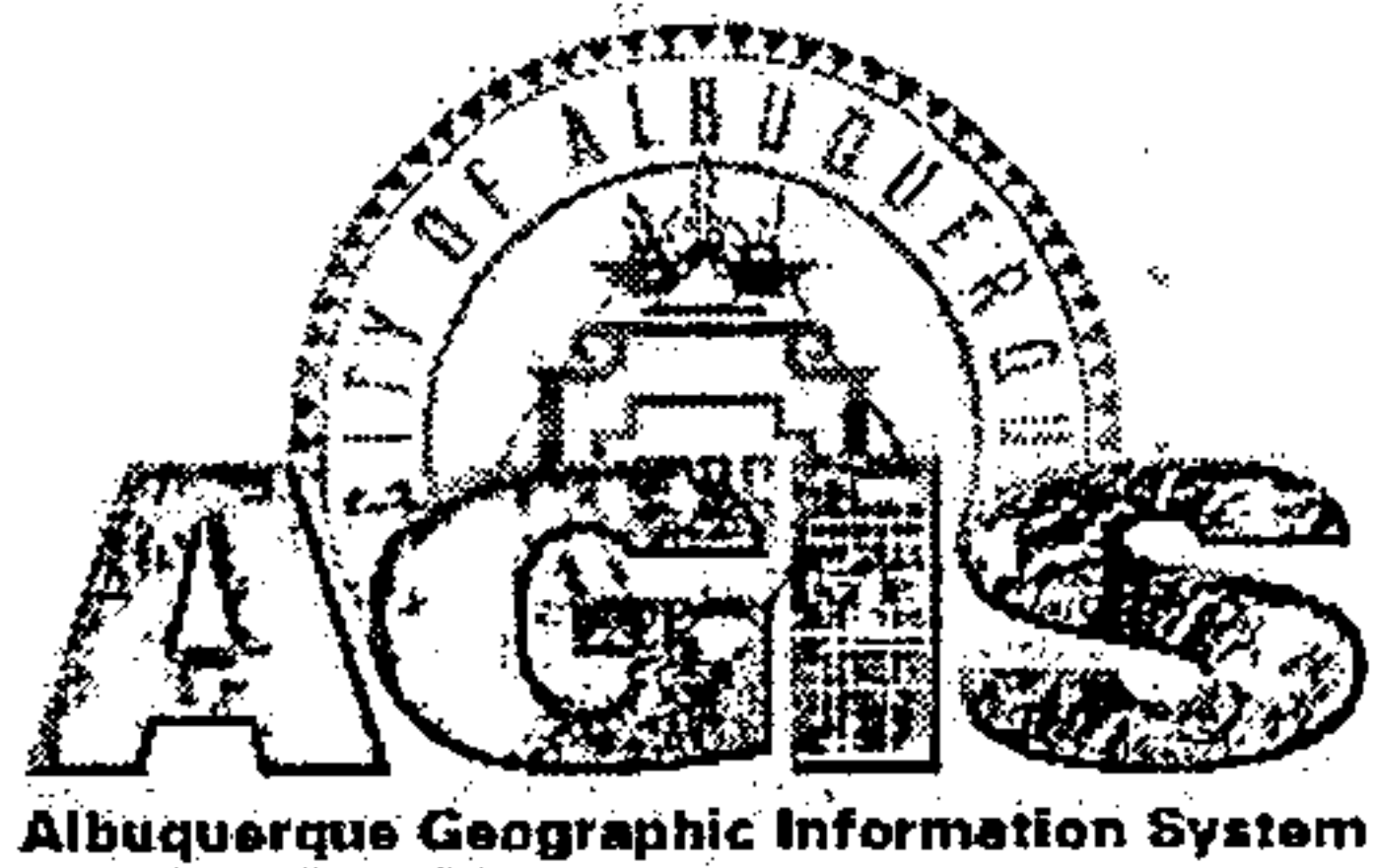
DAVIS RICHARD C & ELAINE C
5208 FOOTHILL TR NE
ALBUQUERQUE NM 87111

102306149135210184

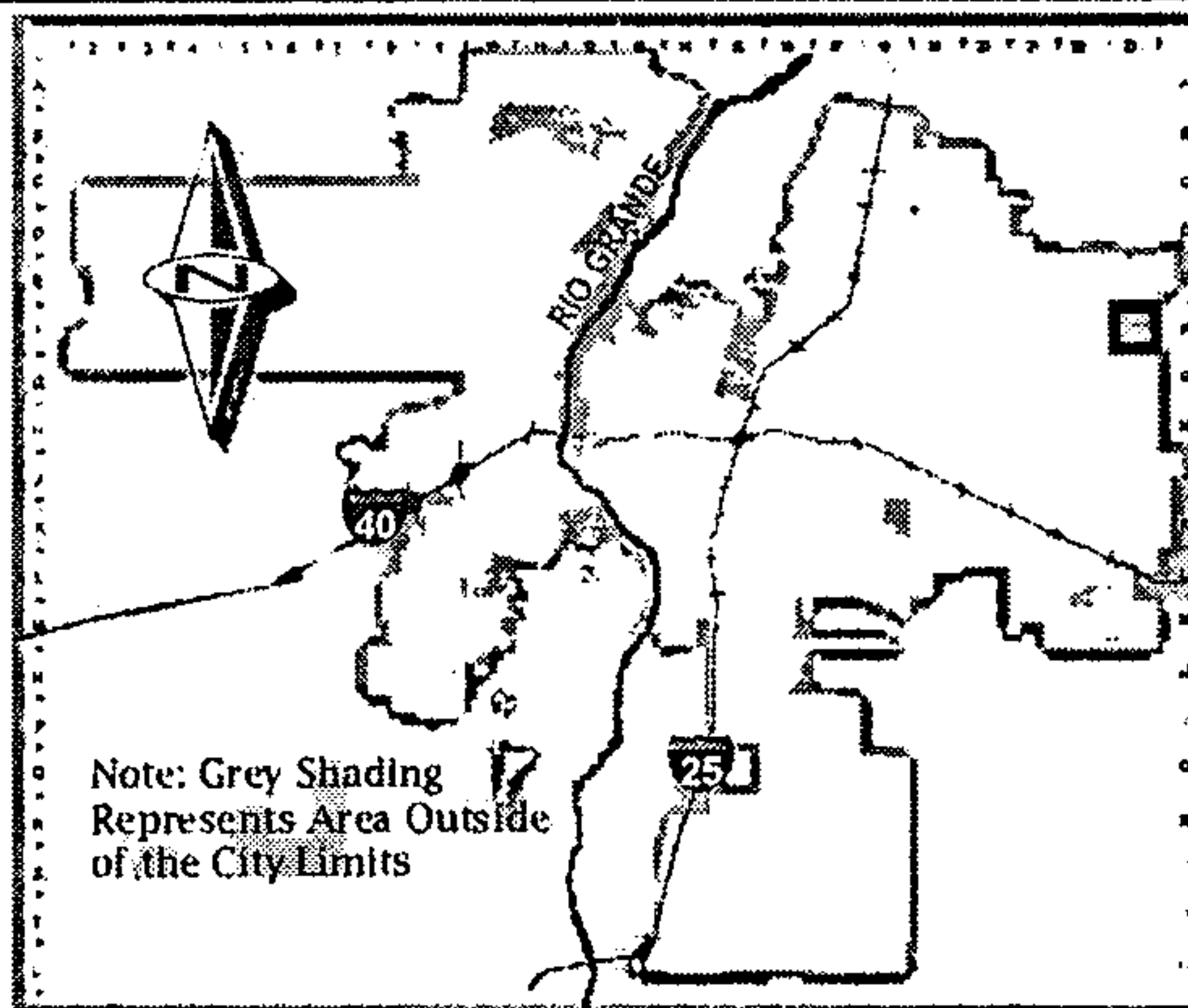
DUFF-LEACH JUDITH DIANNE TRUS
13605 WILDERNESS TR NE
ALBUQUERQUE NM 87111



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/21/2006



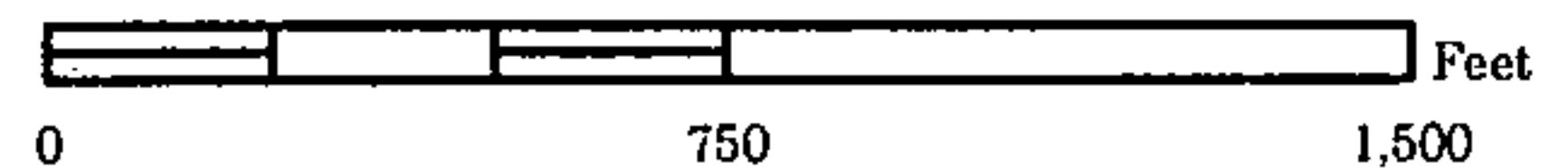
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

F-23-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



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

July 20, 2006

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

Re: Vacation of Public Easement
Lot 20 Wilderness Village Unit 2 at High Desert DRB# 1002315

Dear Sheran:

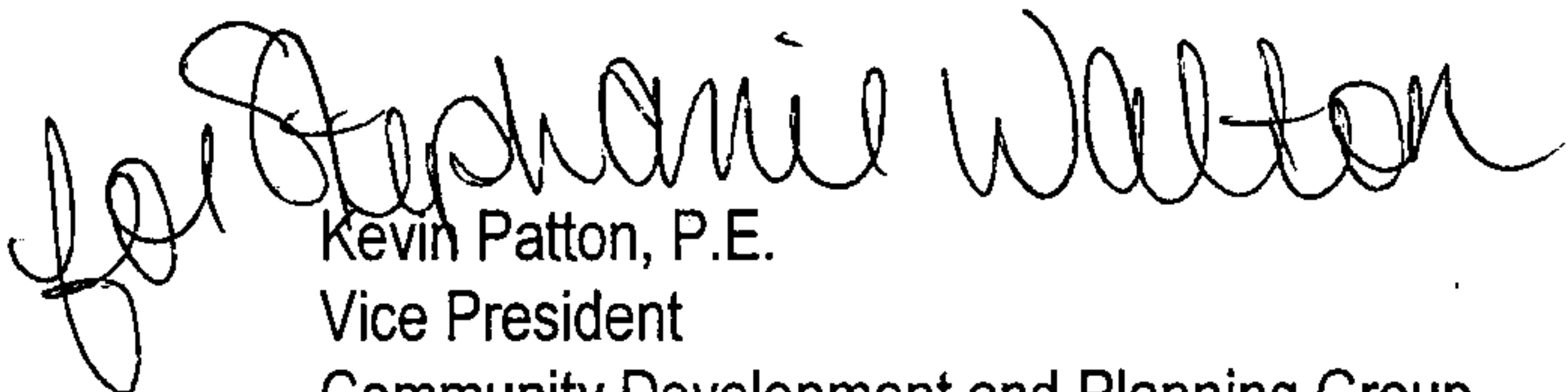
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$ 140.00

The Public Utility Easement across lot 20 is not required. Therefore our client has requested that they be vacated.

Please place this item on the DRB Agenda to be heard on August 16, 2006. If you have any questions or require further information, please contact me.

Sincerely,

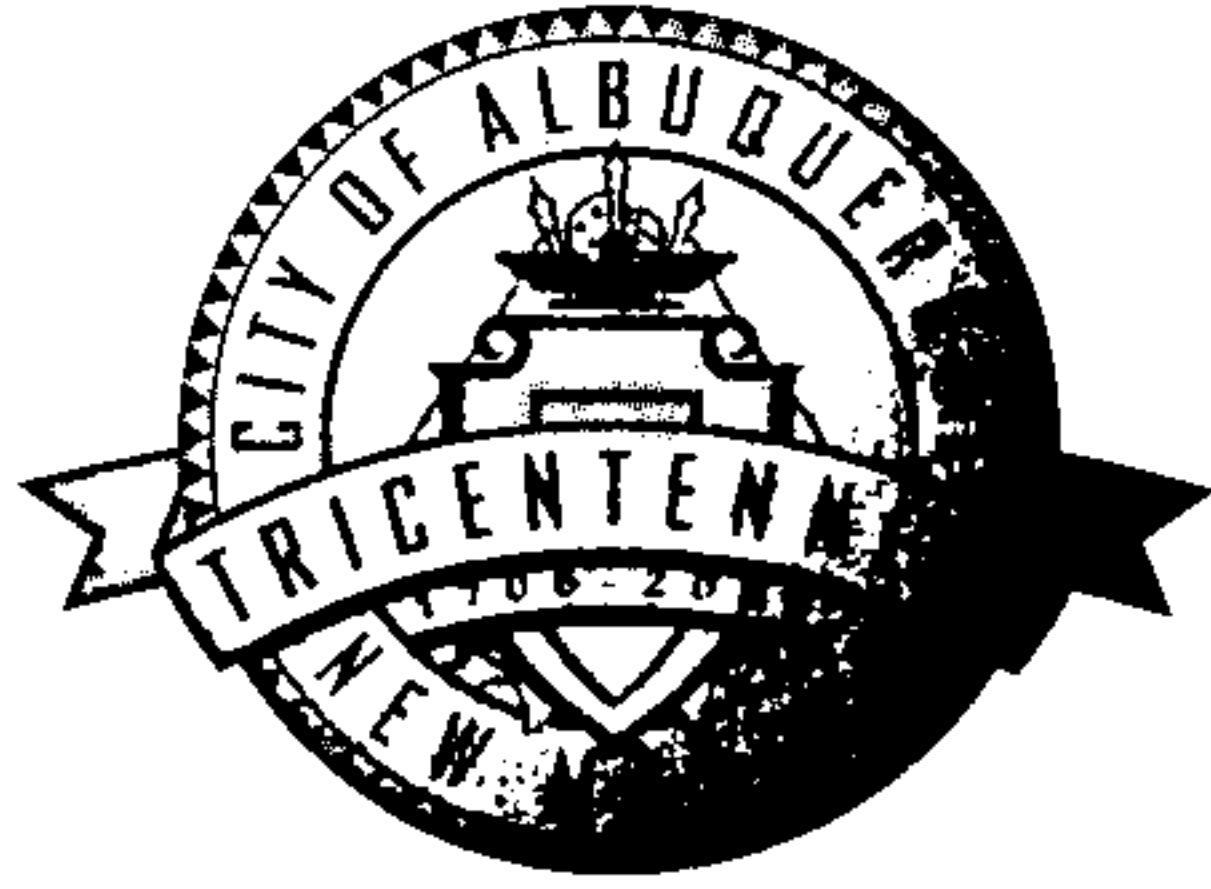

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

Enclosure
SW

ENGINEERING ▲

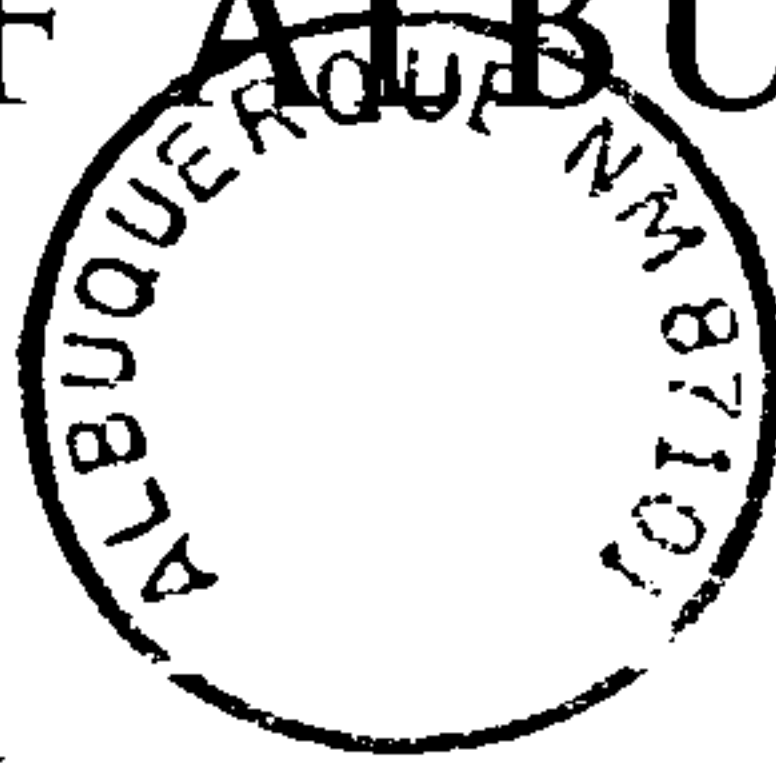
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



Planning Department

CITY OF ALBUQUERQUE



102306143725510166

MESA VERDE DEVELOPMENT
3791 SOUTHERN BLVD SE
RIO RANCHO, NM 87124

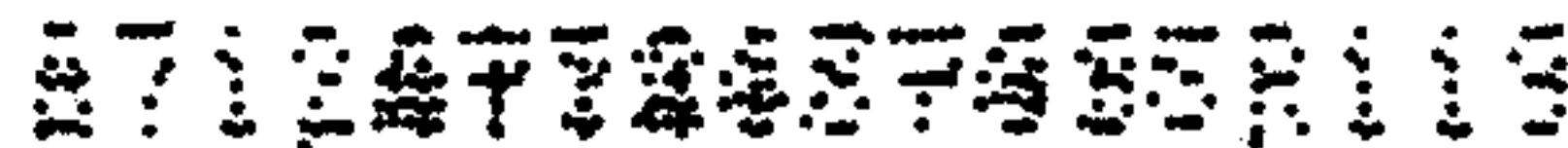


02 1A \$ 00.39⁰
0004329277 JUL 27 2006
MAILED FROM ZIP CODE 87102

Or Current Resident

MESA791 871245006 1N 22 08/02/06
UNABLE TO FORWARD

NO FORWARD ORDER ON FILE
__RETURN__TO__POSTMASTER





**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, August 16, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002315

06DRB-01053 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 20 **WILDERNESS VILLAGE @ HIGH DESERT, UNIT 3**, zoned SU-2 HD R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT NE. [REF: 03DRB-01651] (F-23)

Project # 1004942

06DRB-01055 Major-Vacation of Public Easements

LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for Parcel(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION, NO. 1**, zoned M-1, located on VASSAR DR NE, between CANDELARIA RD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). [REF: 06DRB-00798] (H-16)

Project # 1003102

06DRB-01054 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS, INC. request(s) the above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL-PALMER** (to be known as **SOFT LOFTS**) zoned SU-1 PRD (22 DU/AC), located on JUAN TABO BLVD NE, between LAGRIMA DE ORO NE and MONTGOMERY BLVD NE containing approximately 2 acre(s). [REF: 06DRB-00832, 06DRB-00837, 06DRB-00838, 06EPC00146, 06EPC-00147, 05DRB00911] (F-21)

Project # 1000572

06DRB-01038 Major-Preliminary Plat Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, **LENKURT PROPERTIES** (to be known as **THE PRESIDIO**) zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 05EPC-01116] (K-21)

Project # 1005033

06DRB-01056 Major-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12th ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] (H-13/H-14)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 31, 2006.

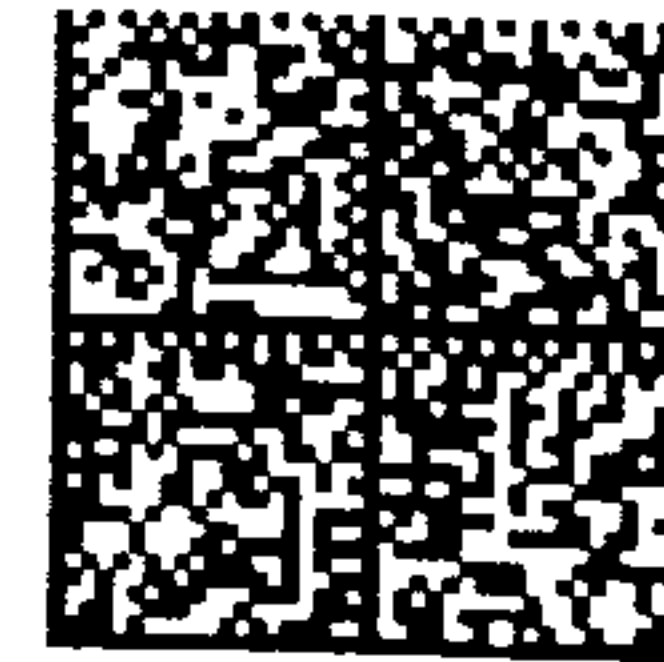
CITY OF ALBUQUERQUE



Planning Department

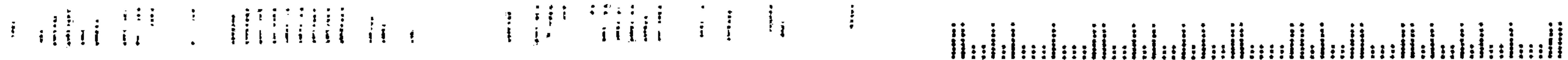
102306148933710187

LIFE INVESTMENTS LLC
8300 CARMEL AV NE
ALBUQUERQUE NM 87122



02 1A \$ 00.39⁰
0004329277 JUL 27 2006
MAILED FROM ZIP CODE 87102

Or Current Resident



DRB



**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, August 16, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002315

06DRB-01053 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 20 **WILDERNESS VILLAGE @ HIGH DESERT, UNIT 3**, zoned SU-2 HD R-R, located on Foothills Trail NE, between WILDERNESS TRAIL NE and HIGH DESERT NE. [REF: 03DRB-01651] (F-23)

Project # 1004942

06DRB-01055 Major-Vacation of Public Easements

LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for Parcel(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION, NO. 1**, zoned M-1, located on VASSAR DR NE, between CANDELARIA RD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). [REF: 06DRB-00798] (H-16)

Project # 1003102

06DRB-01054 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS, INC. request(s) the above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as SOFT LOFTS)** zoned SU-1 PRD (22 DU/AC), located on JUAN TABO BLVD NE, between LAGRIMA DE ORO NE and MONTGOMERY BLVD NE containing approximately 2 acre(s). [REF: 06DRB-00832, 06DRB-00837, 06DRB-00838, 06EPC00146, 06EPC-00147, 05DRB00911] (F-21)

Project # 1000572

06DRB-01038 Major-Preliminary Plat Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, **LENKURT PROPERTIES (to be known as THE PRESIDIO)** zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 05EPC-01116] (K-21)

Project # 1005033

06DRB-01056 Major-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12th ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] (H-13/H-14)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 31, 2006.



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Mesa Verde Development PHONE: 505-828-9900
 ADDRESS: 8300 Carmel Ave FAX: 505-828-9901
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: joanne.s@visioncapitalco.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: extension of SIA for temporary deferral of sidewalks

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

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Wilderness + Village Compound @ High Desert
 Existing Zoning: SU2/HD/R-R Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): F-23 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB100231504
DRB - 01723, 00713

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 83 No. of proposed lots: — Total area of site (acres): 7.3
 LOCATION OF PROPERTY BY STREETS: On or Near: Foothills Trail NE
 Between Wilderness Trail and High Desert Place
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE

(Print) Scott Schiabor DATE _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>UDRB-70023</u>	<u>ESIA</u>	—	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	—	<u>CMF</u>	—	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	—	—	—	\$
<input checked="" type="checkbox"/> AGIS copy has been sent	—	—	—	\$
<input checked="" type="checkbox"/> Case history #s are listed	—	—	—	\$
<input type="checkbox"/> Site is within 1000ft of a landfill	—	—	—	\$
<input type="checkbox"/> F.H.D.P. density bonus	—	—	—	Total
<input type="checkbox"/> F.H.D.P. fee rebate	—	—	—	<u>\$70.00</u>

Hearing date 2/9/11
1-28-11 Project # 1002315
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers 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.

Scott Schiager
Applicant name (print)
[Signature] 1-26-11
Applicant signature / date

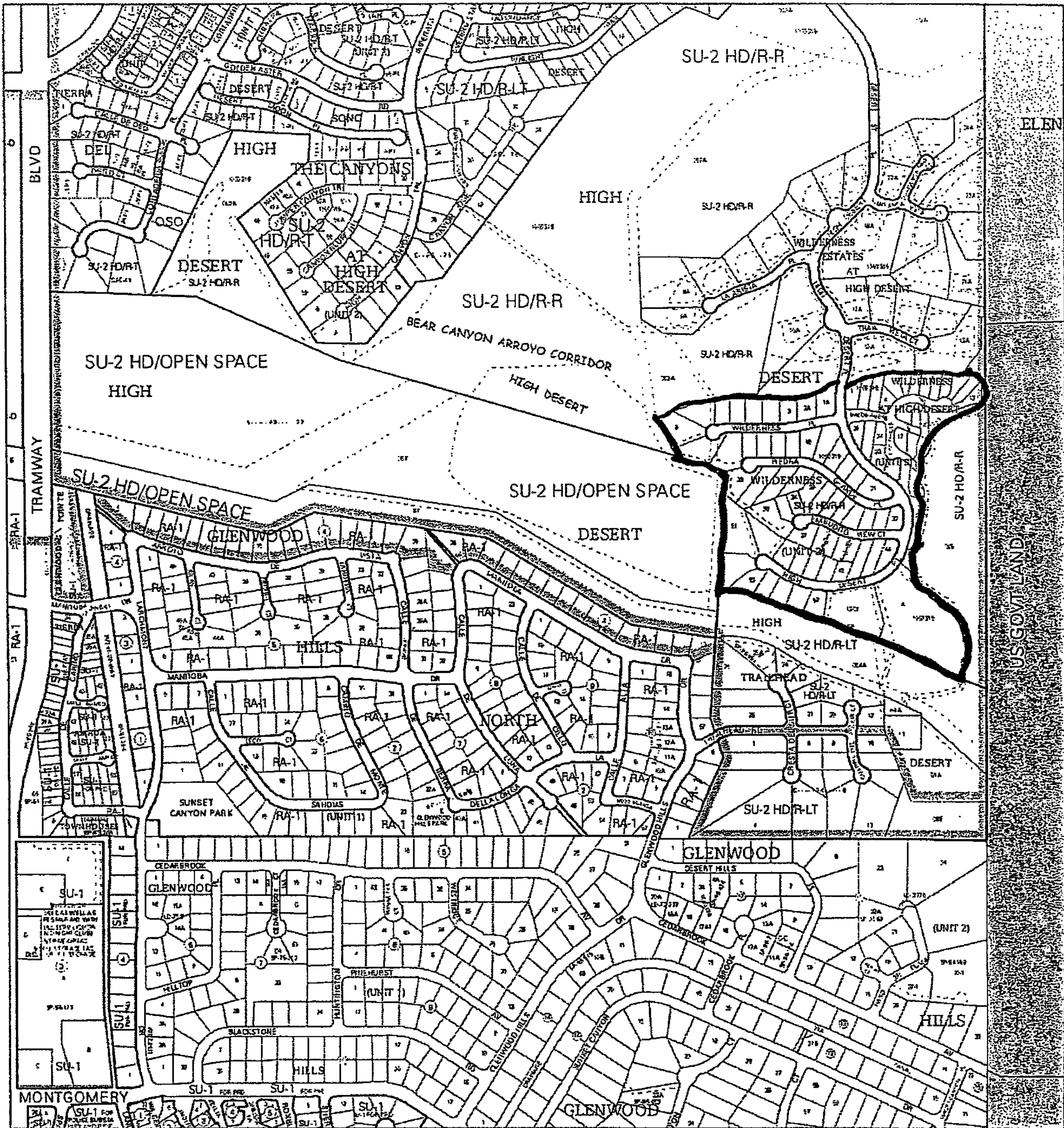


Form revised 4/07

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

Application case numbers
1 DRB-70023

[Signature] 1-28-11
Planner signature / date
Project # 1002315



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 1/9/2007

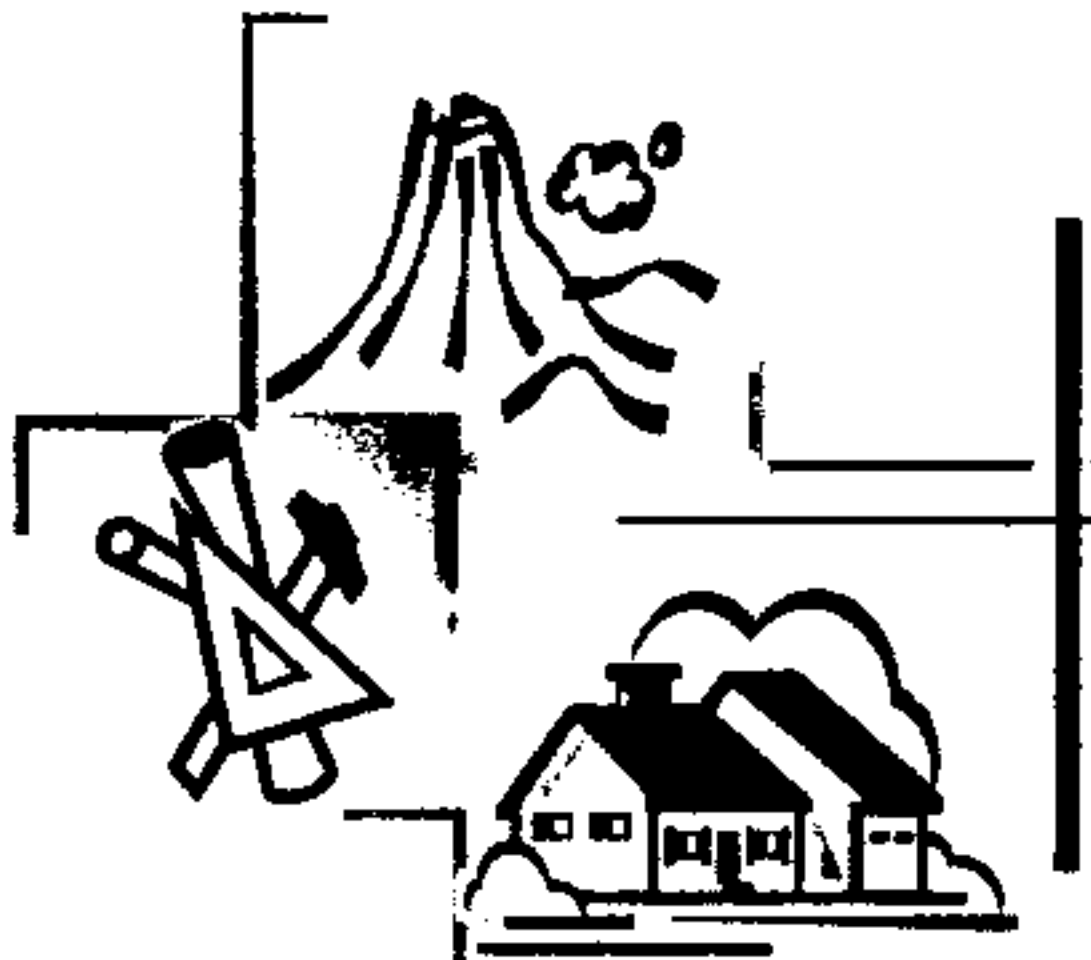
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-23-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



MESA VERDE DEVELOPMENT CORP.

January 26, 2011

Jack Cloud, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Extension of the SIA Project No. 7037.81 for Temporary Deferral of Sidewalks

Dear Mr. Cloud:

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

Development Review Application
Zone Atlas Page
Fee in the amount of \$70.00
6 copies of the exhibit showing the sidewalk being deferred.

We are requesting a 2 year extension for Wilderness Sidewalk deferral. We are asking that the sidewalks be built on a lot-by-lot basis as the home construction is complete verses putting them in and then tearing them out.

Please place this item on the DRB agenda to be held on February 9, 2011. If you have any questions or require further information, please contact me.

Thank you for your consideration.


Scott Schiabor, President
Mesa Verde Development

8300 Carmel Avenue NE, Suite 401
Albuquerque, New Mexico 87122
Phone: (505) 828-9900
Fax: (505) 828-9901

SIDEWALK REQUIREMENT PLAN

Wilderness
Village

Wilderness
Compound

PLAT OF
UNIT 2 - WILDERNESS SUBDIVISION
AND
UNIT 3 - WILDERNESS SUBDIVISION
AT HIGH DESERT
(A REPLAT OF TRACT 13-B, HIGH DESERT)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003

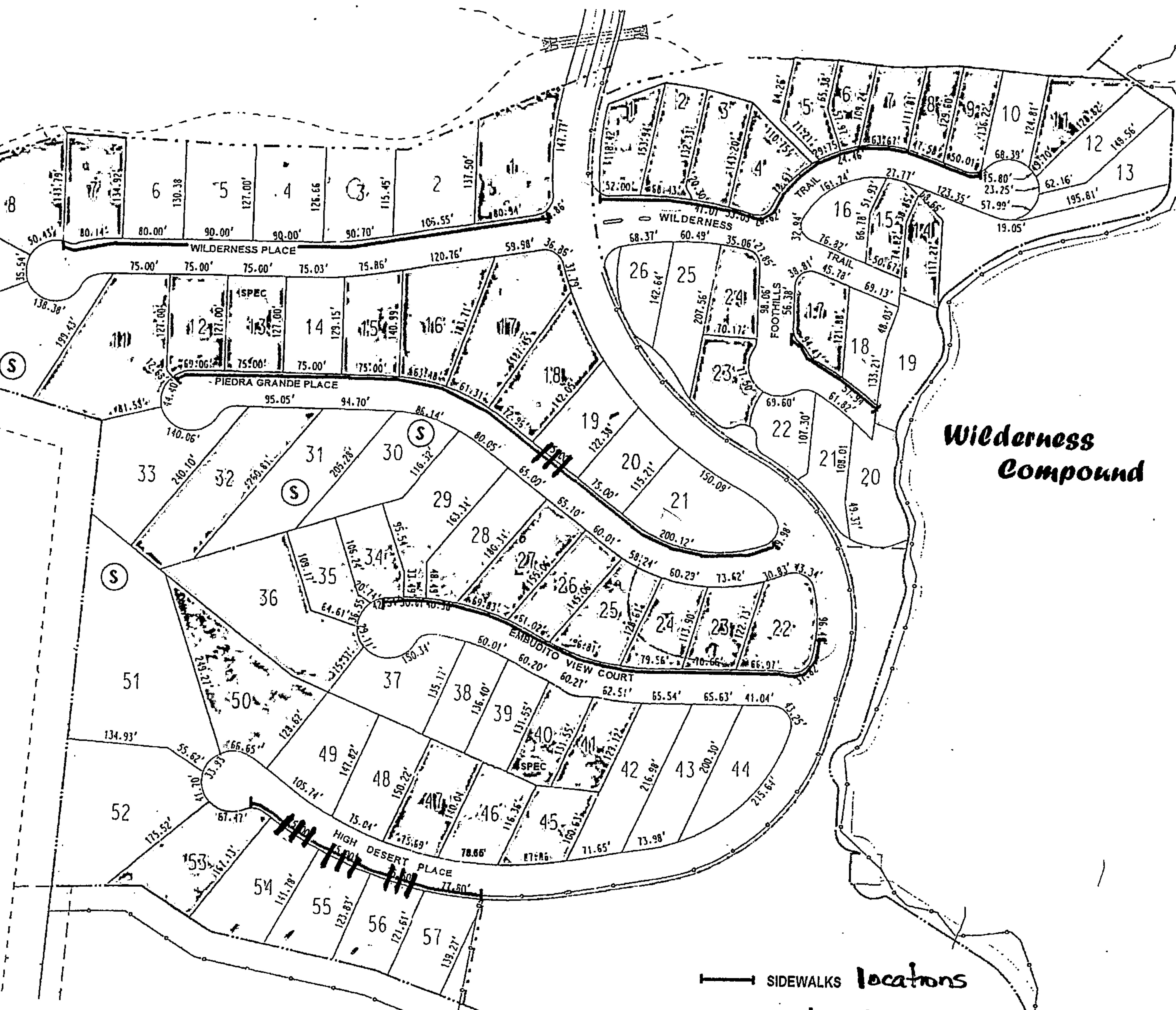
PROJECT NUMBER 1002315
APPLICATION NUMBER 03-01651

PLAT APPROVAL

UTILITY APPROVALS:	
ONE1	<u>10-6-03</u>
COMCAST CABLE	<u>12-9-03</u>
PNM ELECTRIC SERVICES	<u>10-6-03</u>
PNM GAS SERVICES	<u>10-6-03</u>

CITY APPROVALS

CITY SURVEYOR	<u>9-30-03</u>
TRAFFIC ENGINEERING / TRANSPORTATION DIVISION	<u>10-8-03</u>
UTILITIES DEVELOPMENT	<u>12-10-03</u>
PARKS & RECREATION DEPARTMENT	<u>10/6/03</u>
A.M.P.C.A.	<u>12-9-03</u>
CITY ENGINEER	<u>10/8/03</u>
DRB CHAIRPERSON / PLANNING DEPARTMENT	<u>12/10/03</u>
HIGH DESERT RESIDENT OWNERS ASSOCIATION	<u>9/29/03</u>
HIGH DESERT INVESTMENT CORPORATION DOUGLAS H. COLLISTER, PRESIDENT	<u>9-29-03</u>



— SIDEWALKS locations
S - Need sidewalks

sidewalks to be built on a lot-by-lot basis as the home construction is complete

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

V

P

D

L A

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc. / CDP ~~Sally~~ Kevin Patton PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kpatton@bhinc.com
 APPLICANT: Mesa Verde Development PHONE: (505) 828-9900
 ADDRESS: 8300 Carmel Ave. NE FAX: (505) 875-1723
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Extension of SIA for Temp Deferral of Sidewalks

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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Wilderness Village at High Desert
 Existing Zoning: SU-2 HD/R-R Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): F23 UPC Code: _____

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# 1002315 04
DRB-01723, 00713.

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): 73

LOCATION PROPERTY BY STREETS: On or Near: Foothills Trail NE

Between: Wilderness Trail NE and High Desert Place NE

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

SIGNATURE Kevin Patton DATE 3/24/2009
 (Print) Kevin Patton _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

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

09 DRB - 70122

Action

ESIA
CMF

S.F.

Y

Fees

\$ 50.00
 \$ 20.00
 \$ _____
 \$ _____
 \$ _____
 Total
 \$ 70.00

Hearing date 04/01/09

Sandy Handley 03/24/09
 Planner signature / date

Project # 1002315

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request,
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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 ___ Fee (see schedule)
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 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
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DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ✓ Zone Atlas map with the entire property(ies) clearly outlined
 ✓ Letter briefly describing, explaining, and justifying the deferral or extension
 ✓ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers 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 Patten
 Applicant name (print)
Kevin Patten
 Applicant signature / date

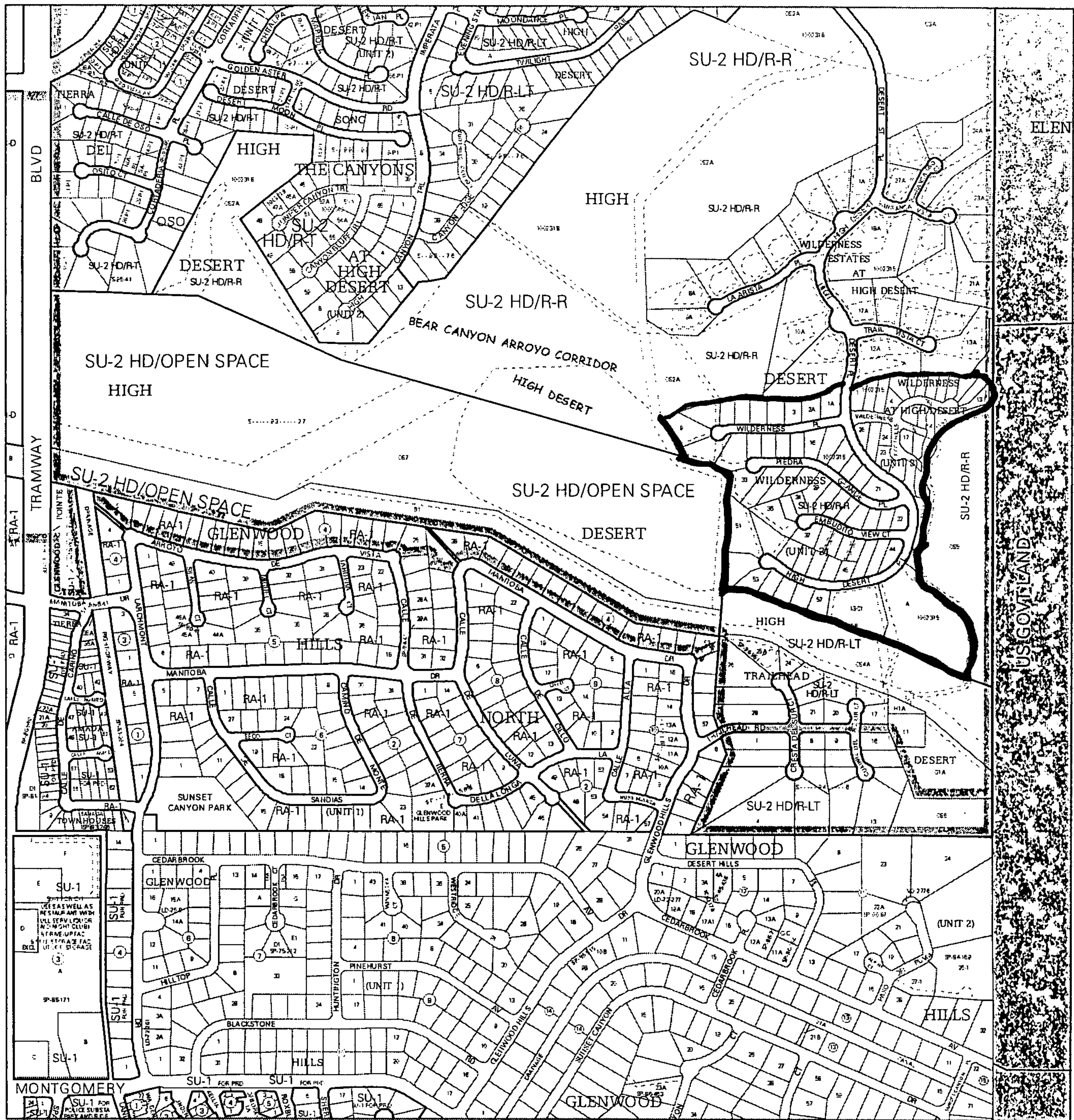


Form revised 4/07

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

Application case numbers
01DR13 - 70122

Sandy Handley 03/24/09
 Planner signature / date
 Project # 1002315



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 1/9/2007

Note: Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
F-23-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

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

March 24, 2009

Jack Cloud, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Extension of the Subdivisions Improvement Agreement for Temporary Deferral of Sidewalk – The Wilderness at High Desert DRB# 1002315 City # 7037.81

Dear Mr. Cloud:

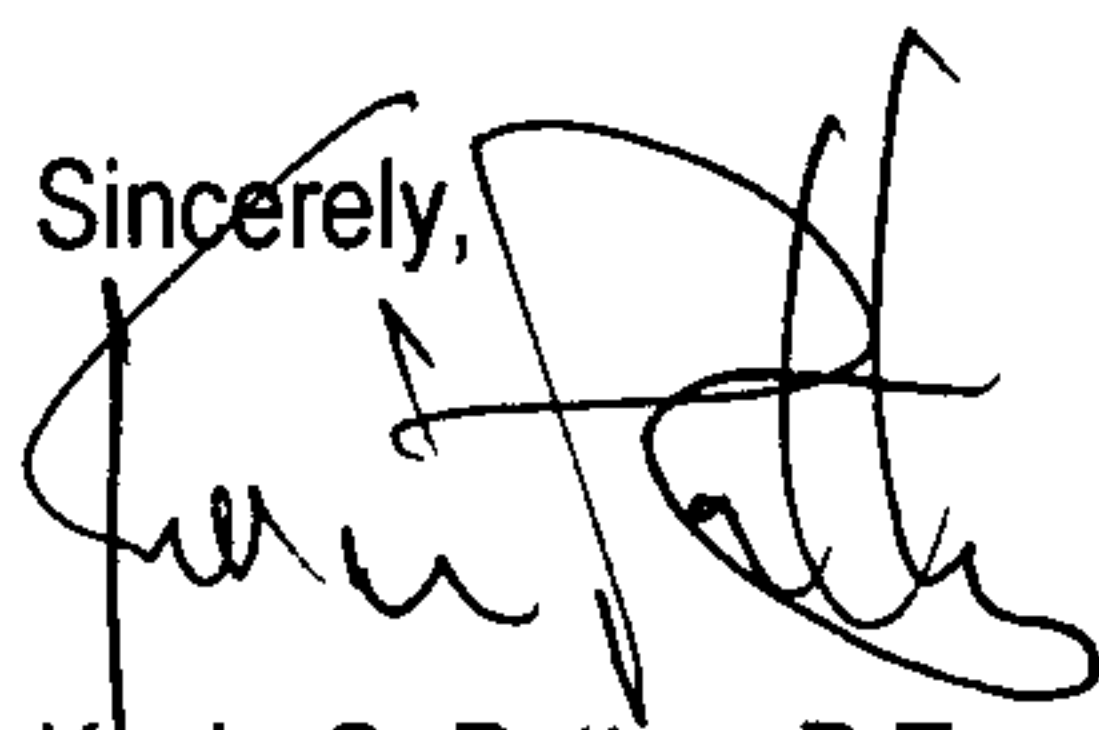
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Zone Atlas page
- Letter briefly describing, explaining, and justifying the extension
- Fee in the amount of \$70.00
- 6 copies of the exhibit showing the sidewalk being deferred

We are requesting a 2 year extension for Wilderness sidewalk deferral. There are still a number of lots vacant within the subdivision.

Please place this item on the DRB agenda to be held on April 1, 2009. If you have any questions or require further information, please contact me.

Sincerely,



Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning Group

KGP/cc
Enclosures

PRELIMINARY PLAT
OF THE WILDERNESS
AT HIGH DESERT
(TRACTS 13, 05-2 & 05-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002

LEGEND

[Symbol]	UNUTILIZED ROADWAY
[Symbol]	DRY DRAINAGE CANAL
[Symbol]	PROPOSED IMPROVED LINE
[Symbol]	PROPOSED HIGHWAY RIGHT OF WAY
[Symbol]	PROPOSED HIGHWAY RIGHT OF WAY
[Symbol]	PROPOSED HIGHWAY RIGHT OF WAY
[Symbol]	PROPOSED HIGHWAY RIGHT OF WAY

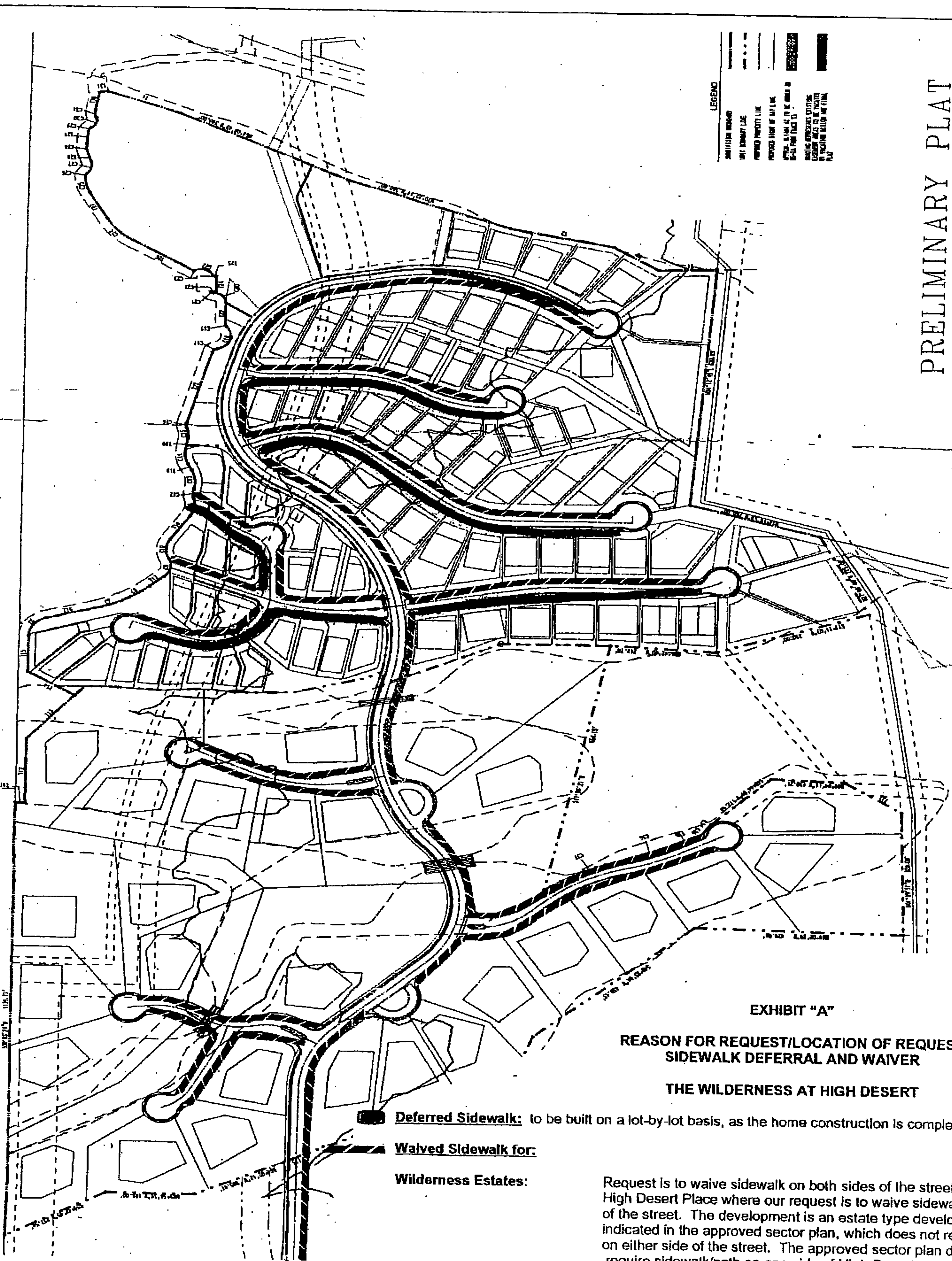


EXHIBIT "A"

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.

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

08/07/2007 Issued By: PLNABG

Permit Number: 2007 070 175 **Category Code 910**

Application Number: 07DRB-70175, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: FOOTHILLS TRAIL NE BETWEEN WILDERNESS TRAIL NE AND HIGH DESERT PL NE

Project Number:

~~4008734~~

Applicant
Andrew Martinez

1002315

5201 Foothilltrail Ne
Albuquerque, NM 87111
823-1000

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

8/7/2007 10:13AM LOC: ANNX
DSH 006 TRASH# 0011
RECEIPT# 00080551-00080531
PERMIT# 2007070175 TRSCCS
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohman Huston, Inc. PHONE: 823-1000
 ADDRESS: 4500 JEFFERSON NE FAX: 798-7988
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Andrew Martinez PHONE: _____
 ADDRESS: 5201 FOOTHILLS TRAIL NE FAX: _____
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: owner List all owners: Scott Patrick Homes

DESCRIPTION OF REQUEST: Preliminary / Final Plat approval

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

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

Lot or Tract No. LOT 20A ~~111111~~ Block: _____ Unit: 3
 Subdiv/Addn/TBKA: Wilderness Subdivision at High Desert
 Existing Zoning: SU-2 HD/R-R Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): F-23 UPC Code: 10230649031710189

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-1003895

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.2329
 LOCATION OF PROPERTY BY STREETS: On or Near: FOOTHILLS TRAIL NE.
 Between: WILDERNESS TRAIL NE and HIGH DESERT PL. NE.

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

SIGNATURE: Stephanie Walton DATE 8-7-07
 (Print) KEVIN PATTON Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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
07DRB - 70175 P&F S(3)	CWF		\$ 215. ⁰⁰
			\$ 20. ⁰⁰
			\$
			\$
			\$
Hearing date <u>8-15-07</u>			Total
			\$ 235. ⁰⁰

Andrew Garcia 8-7-07
 Planner signature / date

Project # 100 2315

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

KEVIN PATTON

Applicant name (print)

Stephanie Watson

Applicant signature / date



Form revised 4/07

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

Application case numbers		
07DRB	-	-70175
	-	-
	-	-

Audrey J. [Signature]

Planner signature / date

8-7-07

Project # 1002315

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 7, 2007

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

Re: Preliminary/Final Plat Approval
Lot 20A Wilderness Subdivision Unit 3 at High Desert
DRB# 1003895

Dear Sheran:

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

- Development Review Applications
- Fee on the amount of \$ 235.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

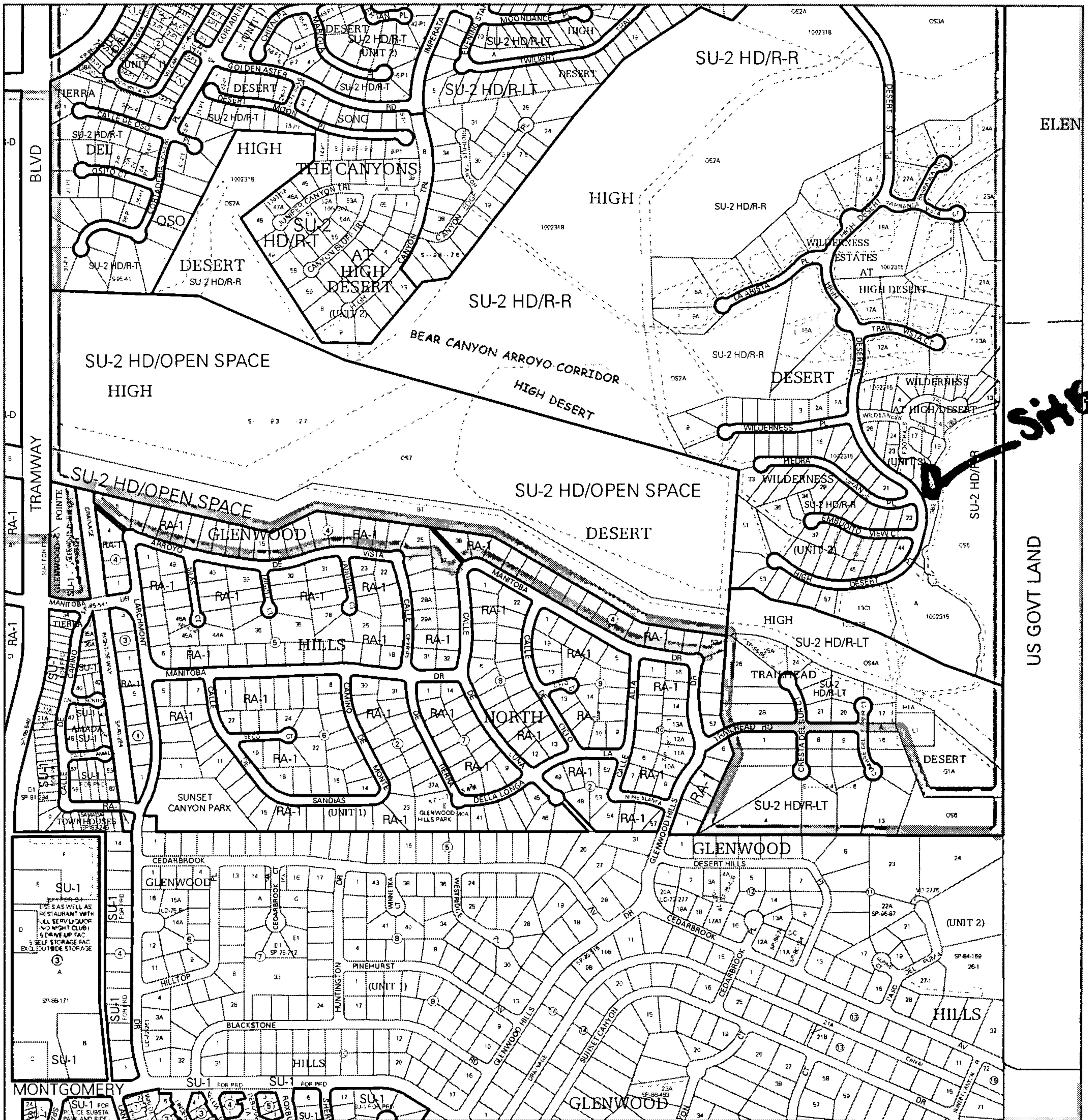
The purpose of this plat is to vacate a portion of an 10' existing public utility easement on Lot 20 Wilderness Subdivision. This was vacated by vacation action number 06DRB-01053.

Please place this item on the DRB Agenda to be heard on August 15, 2007. If you have any questions or require additional information, please contact me.

Sincerely,

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

SW
Enclosure



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-23-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

Z

A

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: SCOTT PATRICK HOMES, INC.

ADDRESS: 8300 CARMEL NE, SUITE 401

CITY: ALBUQUERQUE

STATE NM

ZIP 87122

PHONE: 828-9900

FAX: 828-9901

E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON INC.

ADDRESS: 7500 JEFFERSON NE

STATE NM

ZIP 87109

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT

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

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

Lot or Tract No. Lot 20 UNIT 3

Block: _____

Unit: _____

Subdiv. / Addn. WILDERNESS VILLAGE 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: 1

Total area of site (acres): _____

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. 102306149031710189

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: FOOTHILLS TRAIL NE

Between: WILDERNESS TRAIL NE and HIGH DESERT PLACE NE

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# 1002315/03-01651

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

SIGNATURE Kevin Patton

DATE 7/21/2006

(Print) KEVIN PATTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

<u>06PRB</u>	-	<u>01053</u>
-	-	-
-	-	-
-	-	-
-	-	-

Action

VPE
ADV
CMF

S.F.

X

Fees

\$	<u>45.00</u>
\$	<u>75.00</u>
\$	<u>20.00</u>
\$	
\$	
Total	<u>\$ 140.00</u>

Hearing date 08/16/06

Sandy Handley 07/21/06
Planner signature / date

Project # 1002315

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **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 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 (not to exceed 8.5" by 14") **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 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 (not to exceed 8.5" by 14") **6 copies**
 - 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.

VACATION OF RECORDED PLAT

- 6 copies** of the recorded plat to be vacated.
 - 6 copies** of documents justifying the vacation.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter describing, explaining, and justifying the vacation
 - 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.**

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

Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

Applicant name (print) Kevin Patton
Applicant signature / date Kevin Patton

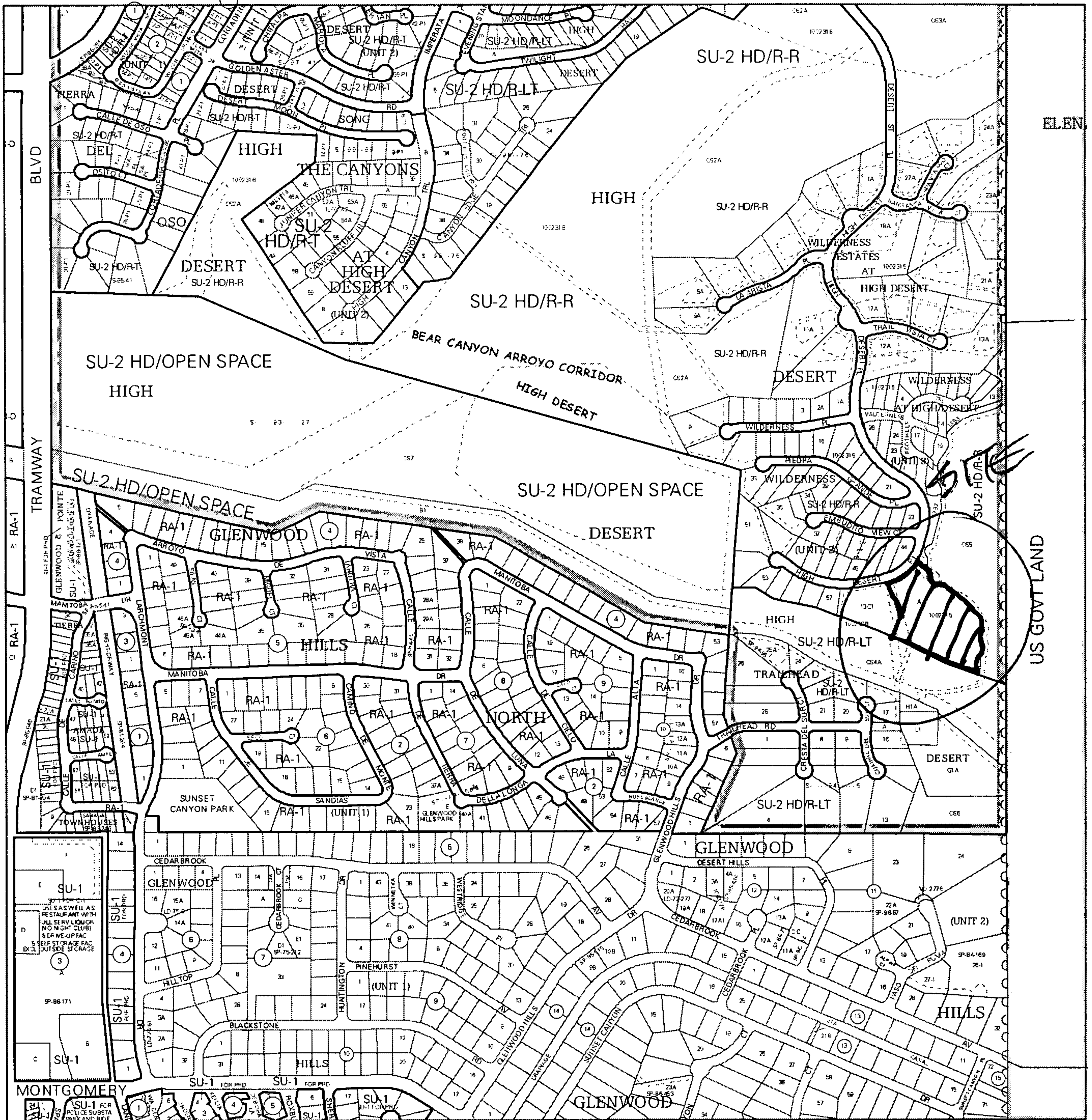


Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
 06DRB - 01053

Sandy Handley 07/21/06
 Planner signature / date
 Project # 1002315



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 6/21/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-23-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

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

July 20, 2006

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

Re: Vacation of Public Easement
Lot 20 Wilderness Village Unit 2 at High Desert DRB# 1002315

Dear Sheran:

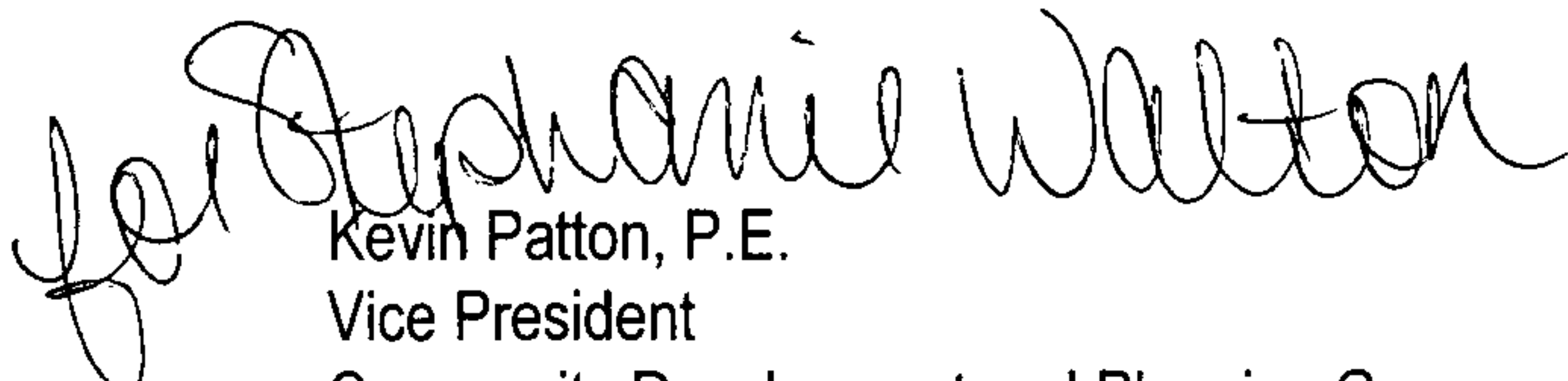
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$ 140.00

The Public Utility Easement across lot 20 is not required. Therefore our client has requested that they be vacated.

Please place this item on the DRB Agenda to be heard on August 16, 2006. If you have any questions or require further information, please contact me.

Sincerely,

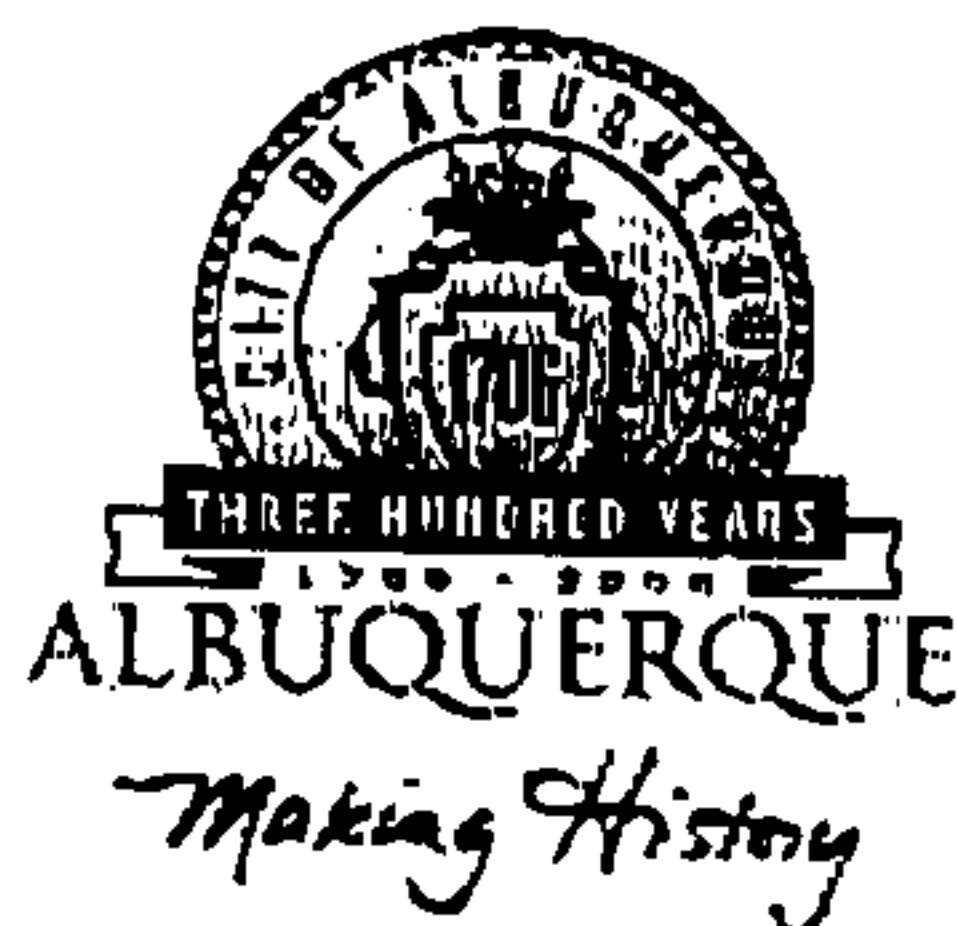

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

Enclosure
SW

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

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

July 14, 2006

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

This letter will serve to notify you that on **July 14, 2006:**

CONTACT NAME: STEPHANIE WALTON

COMPANY OR AGENCY: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 823-1000/FAX: 798-7988
E-mail: goodwinengrs@comcast.net

contacted the Office of 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 A, WILDERNESS SUBDIVISION, UNIT 2** zone map F-23.

Our records indicate that as of July 14, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/14/06)

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

PAID RECEIPT

APPLICANT NAME SCOTT PATRICK HOMES INC
 AGENT BOHANNAN HUSTON INC
 ADDRESS 7500 JEFFERSON NE
 PROJECT & APP # 1002315/06 DRB 01053
 PROJECT NAME WILDERNESS VILLAGE AT HIGH DESERT

DUPPLICATE
 City Of Albuquerque
 Treasury Division
 10:03AM
 LOC: ANNX
 RECEIPT# 00061653 WSH 008 TRANSH 0003
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 TRANS AMT \$140.00
 4 MISC
 \$20.00
 Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 45.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 140.00 TOTAL AMOUNT DUE

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

7/21/2006
 RECEIPT# 00061654 WSH 008
 Account 441006 Fund 0110
 Activity 4983000
 TRANS AMT \$140.00
 J24 MIS

SCOTT PATRICK, INC.
 OPERATING ACCOUNT
 P.O. BOX 91417
 ALBUQUERQUE, NM 87199

DATE July 18, 2006
 City of Albuquerque
 Treasury Division

PAY TO THE ORDER OF City of Albuquerque
One hundred forty dollars No/1000
 \$140.00

BANK OF ALBUQUERQUE
 Albuquerque, New Mexico
 www.bankofalbuquerque.com

RECEIPT# 00061655 WSH 008 TRANSH 0003
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$75.00

FOR WC-20 EASEMENT VACATION

1986
 95-660-1070
 DOLLARS 140
 LCL: ANNX
 MP

001986 1070066061 7827207039

CHANGE \$0.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from AUGUST 1, 2006 To AUGUST 16, 2006

5. REMOVAL

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

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

Stephanie Walton
(Applicant or Agent)

7-21-06
(Date)

I issued 1 signs for this application, 07/21/06 Sandy Handley
(Date) (Staff Member)

August 8

DRB PROJECT NUMBER: 1002315

Vacation Exhibit

2003228988
Page 4 of 7
12/11/2003 10:58A
Bk-2003C Pg-373

ACS ALBUQUERQUE CAP STAMPED "1-024 RESUB 11/13/1995"
GEOGRAPHIC POSITION (EASD 9371)
NAD STATE PLANE COORDINATES (CENTRAL ZONE)
X=431,318.24 Y=1,513,364.75
GROUND TO GRID FACTOR = 0.993005987
DELTA ALPHA = -00°01'56"
NGVD 1929 SPIRIT ELEVATION = 6261.318

PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT

(A REPLAT OF TRACT 13-3, HIGH DESERT)

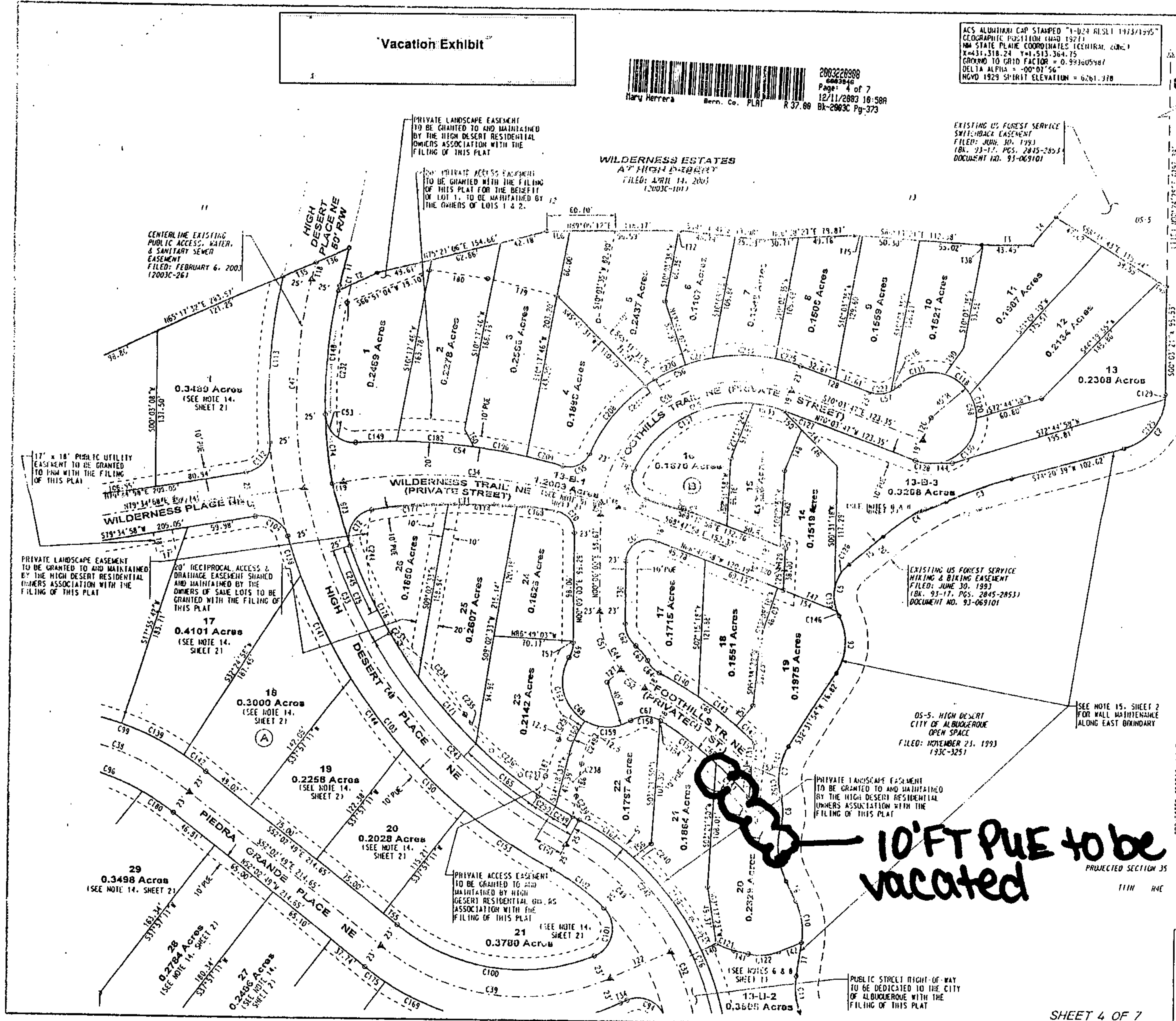
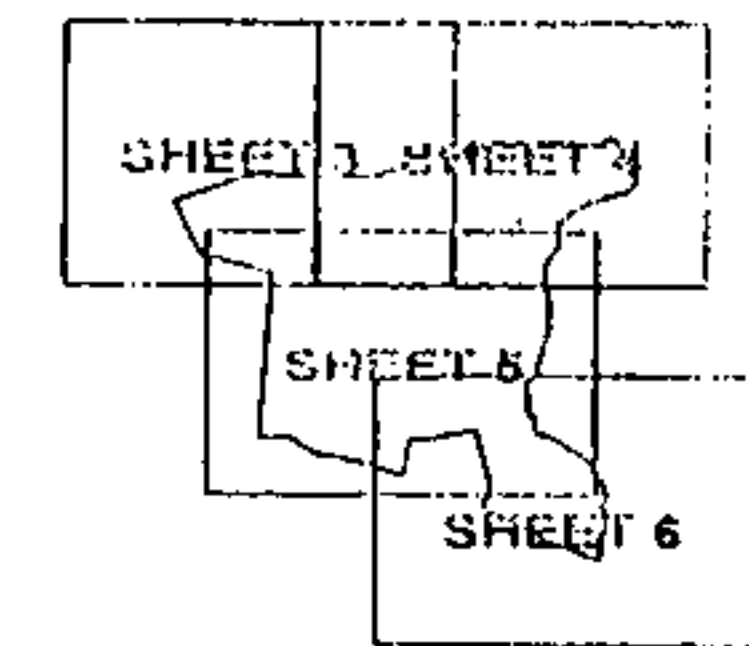
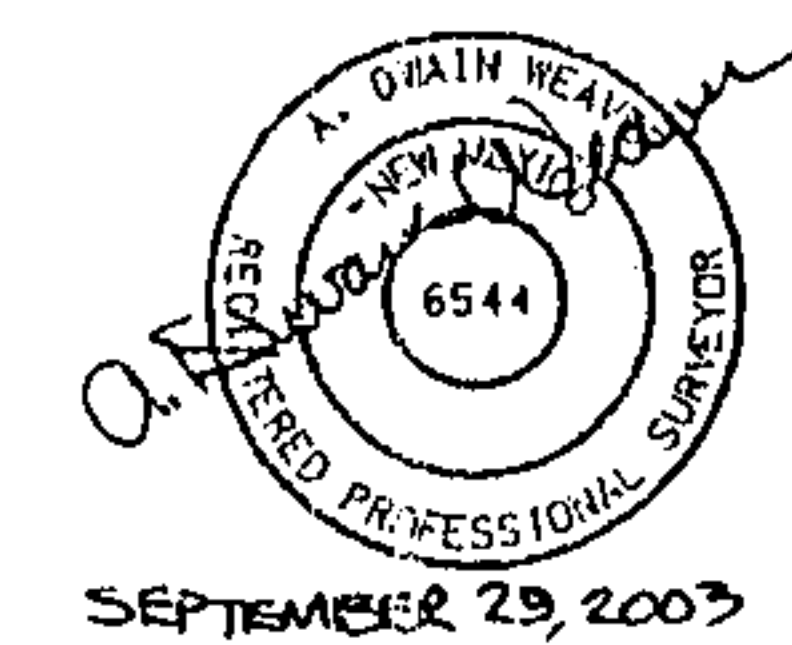
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003



SCALE: 1" = 60'

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY
- 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- 1/2" OF ALUMINUM CENTERLINE MONUMENT TO BE INSTALLED
- 5/8" BEAR WITH 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "NEAVER LS 6544"
- UNIT 2 - WILDERNESS SUBDIVISION
- UNIT 3 - WILDERNESS SUBDIVISION



10' FT PUE to be vacated

Courtyard I 4500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING SPATIAL DATA • ADVANCED TECHNOLOGIES



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2005

1. Project # 1002315
05DRB-00477 Major-One Year SIA

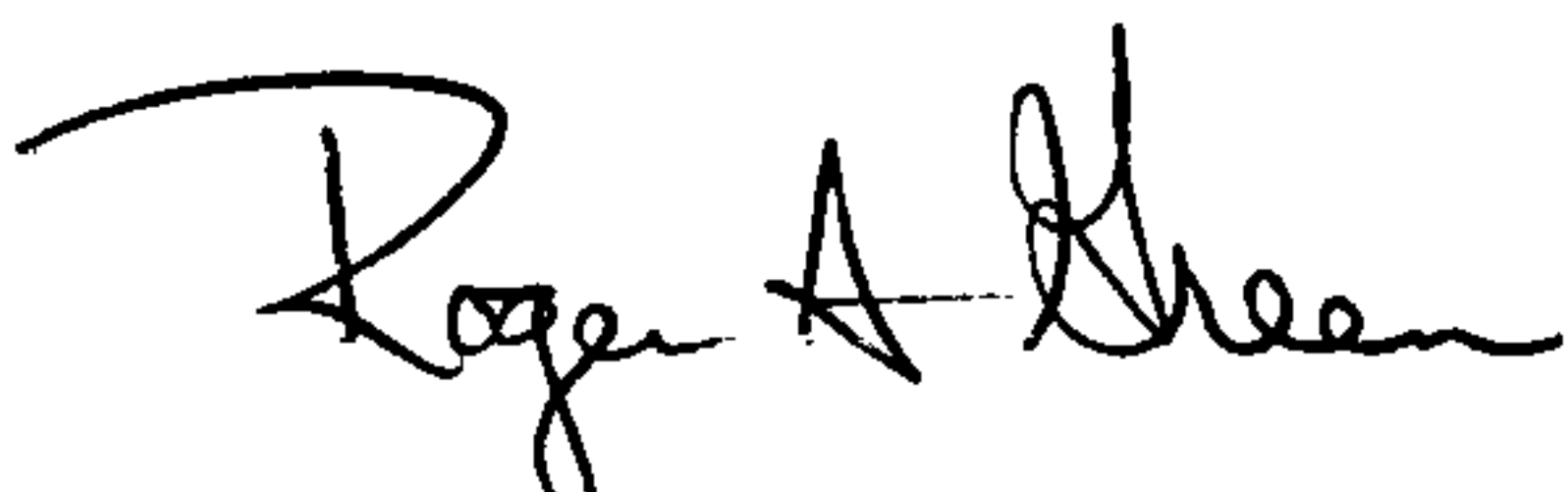
BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23)

At the April 13, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 28, 2005, in the manner described below.

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

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

For 
Sheran Matson, AICP, DRB Chair

Cc: Bohannan Huston Inc., 7500 Jefferson NE, 87109
Mesa Verde Development, 8300 Carmel Ave NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002315 AGENDA#: 1 DATE: 4/13/05

1. Name: Stephanie Stratta Address: BHI Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

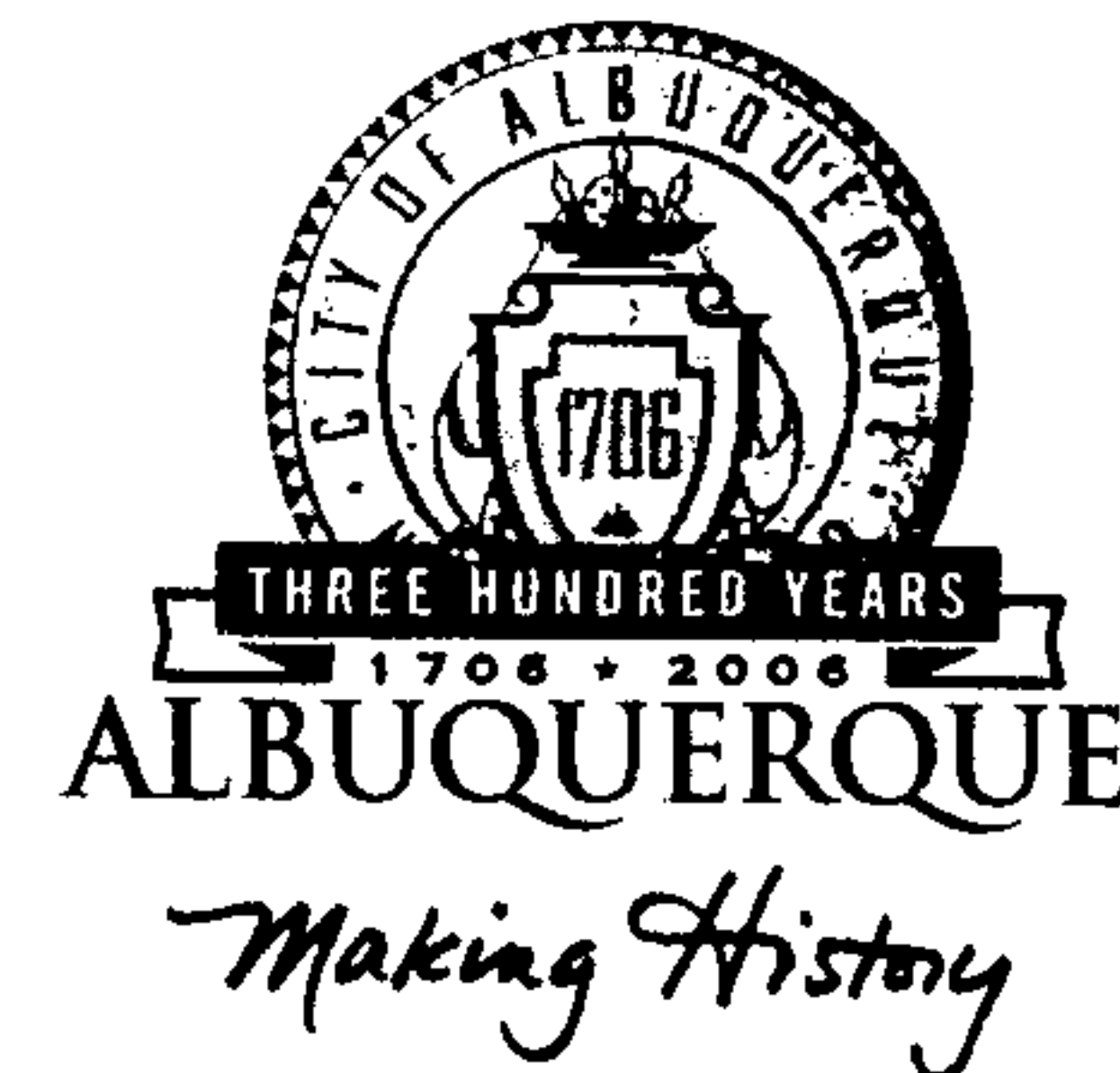
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002315

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

The Hydrology Section has no objection to the extension request.

Albuquerque

RESOLUTION: 1 y ✓

New Mexico 87103

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

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

www.cabq.gov

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 13, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2005

Project # 1002315
05DRB-00477 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objections.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to High Desert Resident Owners NA.
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the extension request.
Transportation Development	No objection to the request.

Parks & Recreation

No objection.

Utilities Development

No objection to Extension request.

Planning Department

No objection to the requested action.

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

cc: Mesa Verde Development, 8300 Carmel Ave NE, 87122

Bohannon Huston Inc., 7500 Jefferson NE, 87109



**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, April 13, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002315

05DRB-00477 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE, containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23)

Project # 1003011

05DRB-00439 Major-Vacation of Pub
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] (H-19)

Project # 1003236

05DRB-00452 Major-Vacation of Public
Easements
05DRB-00454 Major-Preliminary Plat
Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] (B-10)

Project # 1004022

05DRB-00428 Major-Vacation of Pub
Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1001273
05DRB-00478 Major-Amnd SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately ~~3~~ acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16)

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.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 28, 2005.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: APRIL 13, 2005
Zone Atlas Page: F-23-Z
Notification Radius: 100 Ft.

Project# 1002315
App# 05DRB-00477

Cross Reference and Location:

Applicant: MESA VERDE DEVELOPMENT
Address: 8300 CARMEL AVE NE
ALBUQUERQUE NM 87122

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

Special Instructions:

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

Date Mailed: MARCH 25, 2005

Signature: KYLE TSEHLIKAI

102306145636210169 LT 1 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13501 WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306146336410170 LT 2 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13505 WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306146936410171 LT 3 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13507 WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147535910172 LT 4 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147836810173 LT 5 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5227 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306148536910174 LT 6 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5231 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149036810175 LT 7 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5235 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149636810176 LT 8 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5239 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306150136710177 LT 9 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5243 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306150636710178 LT 10 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5247 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306151336810179 LT 11 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5251 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306151836510180 LT 12 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5255 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306152036010181 LT 13 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5259 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306150935210182 LT 13-B-3 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149534810183 LT 14 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149135210184 LT 15 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306148535310185 LT 16 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306148333910186 LT 17 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306148933710187 LT 18 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149433410188 LT 19 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149031710189 LT 20 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5201 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306148532010190 LT 21 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5205 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147932410191 LT 22 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5209 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147133010192 LT 23 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5215 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147234210193 LT 24 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306146534010194 LT 25 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13504 WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306146034310195 LT 26 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13500 WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147834810196 LT 13-B-1 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149029410168 LT 13-B-2 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306151130210103 OS-5 PLAT OF HIGH DESERT CONT 9.4594 AC M/L O R 412,051 SQ FT M/L
PROPERTY ADDR:

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

102306151538810302 LT 13-A PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATES AT HIGH
DESERT A REPLAT OF LOT
PROPERTY ADDR:

OWNERS NAME: HIGH DESERT INVESTMENT CORP.
OWNERS ADDR: 13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

102306147438510301 LT 12-A PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATES AT HIGH
DESERT A REPLAT OF LOT
PROPERTY ADDR:

OWNERS NAME: MORIN KIRK & WEXLER-MORIN SAMA
OWNERS ADDR: 13243 MORNING MIST NE
ALBUQUERQUE NM 87111

102306143337710402 LT 11-A PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATES AT HIGH
DESERT A REPLAT OF LOT
PROPERTY ADDR:

OWNERS NAME: HGIH DESERT INVESTMENTS CORP.
OWNERS ADDR: 13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

102306144235910110 LT 1 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13423 WILDERNESS PL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306143235510111 LT 2 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13419 WILDERNESS PL. NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306143333810125 LT 16 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306144233710126 LT 17 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306144833110127 LT 18 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13501 PIEDRA GRANDE PL. NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306145332510128 LT 19 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13505 PIEDRA GRNADE PL. NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306145831910129 LT 20 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13509 PIEDRA GRANDE PL. NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306146831410130 LT 21 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13511 PIEDRA GRANDE PL. NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147929810131 LT 22 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147129810132

LT 23 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102406128632810143

T11N R4E SEC 36 EXCEPT PORTION OUT TO TRACT A CONT 437.39 AC M/L
PROPERTY ADDR:

OWNERS NAME: UNITED STATES OF AMERICA
OWNER ADDR: 333 BROADWAY BLVD SE
ALBUQUERQUE NM 87102



**Planning Department
Office of Neighborhood Coordination
Albuquerque, New Mexico**

Please Note: The information listed in this letter is valid for one (1) month. If you have not 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 12, 2004

Planning Department
Plaza Del Sol Building
600 2nd St. NW
Second Floor (924-3860)

This letter will serve to notify you that on October 12, 2004

**CONTACT NAME: Stephanie Stratton
COMPANY / AGENCY: Bohannon ^ Huston
ADDRESS / ZIP: 7500 Jefferson St. NE / 87109
PHONE / FAX: 823-1000 Fax: 798-7988**

Contacted the Office of 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: **Wilderness Compound Unit 3 @ High Desert Zone Map Page(s): F-23-Z**

Our records indicate that as of 10/12/04 there were no Recognized Neighborhood Associations in this area.

As a common courtesy you may notify the surrounding "Unrecognized NA(s) for your project:

High Desert Resident Owners' NA
Jack Eichorn
13000 Academy Rd. NE / 87111
823-9360
Kym Dicome
13000 Academy Rd. Ne / 87111
823-9360

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

Sincerely,


Office of Neighborhood Coordination

planing.nonrecognized.na.form(7/04)

Project# 1002315

MESA VERDE DEVELOPMENT
8300 CARMEL AVE NE
ALBUQUERQUE NM 87122

KYM DICOME
High Desert Resident Owners' N. A.
13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

102306147438510301

Morin Kirk & Wexler-Morin Susan
13243 Morning Mist NE
Albuquerque NM 87111

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

102306145636210169

MESA VERDE DEVELOPMENT
PO BOX 91417
ALBUQUERQUE NM 87199

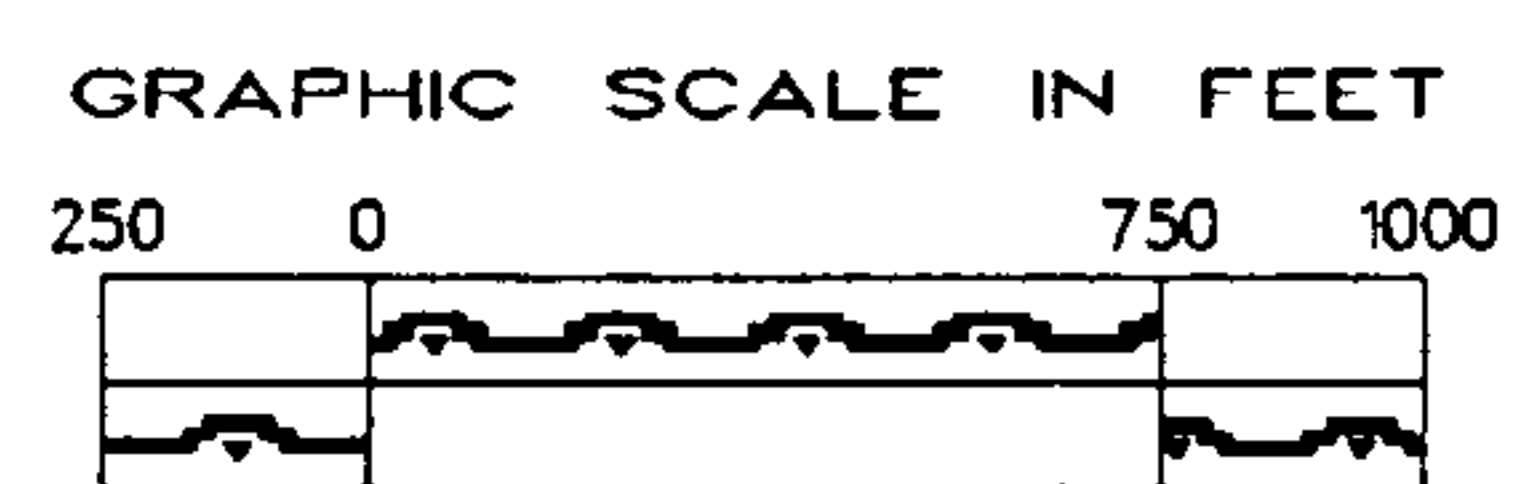
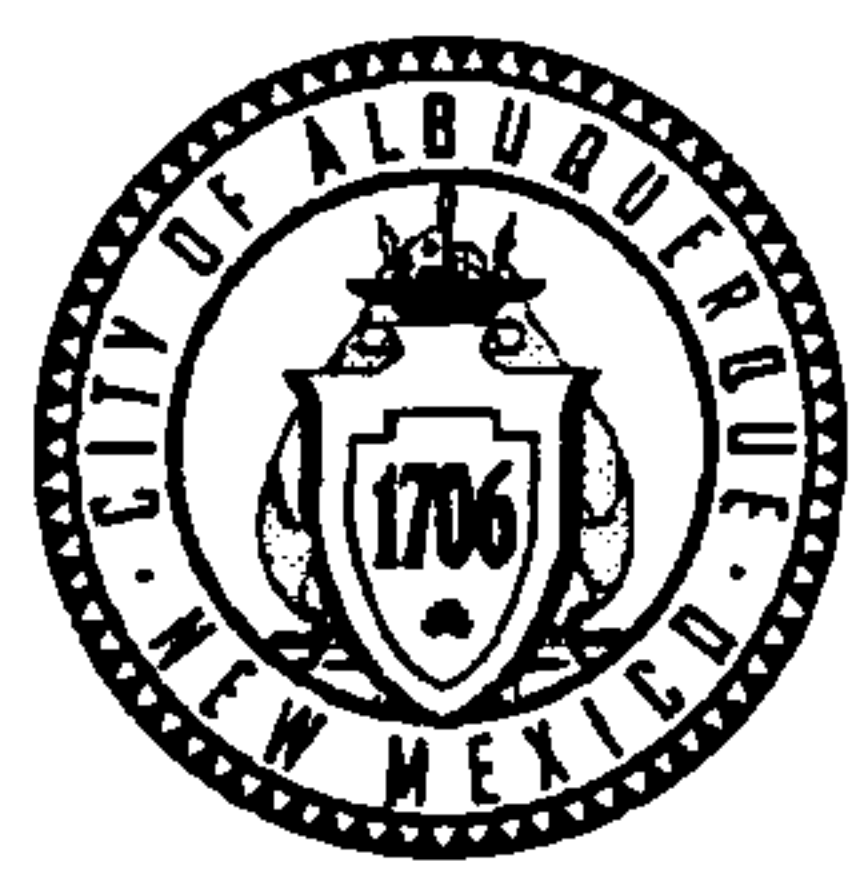
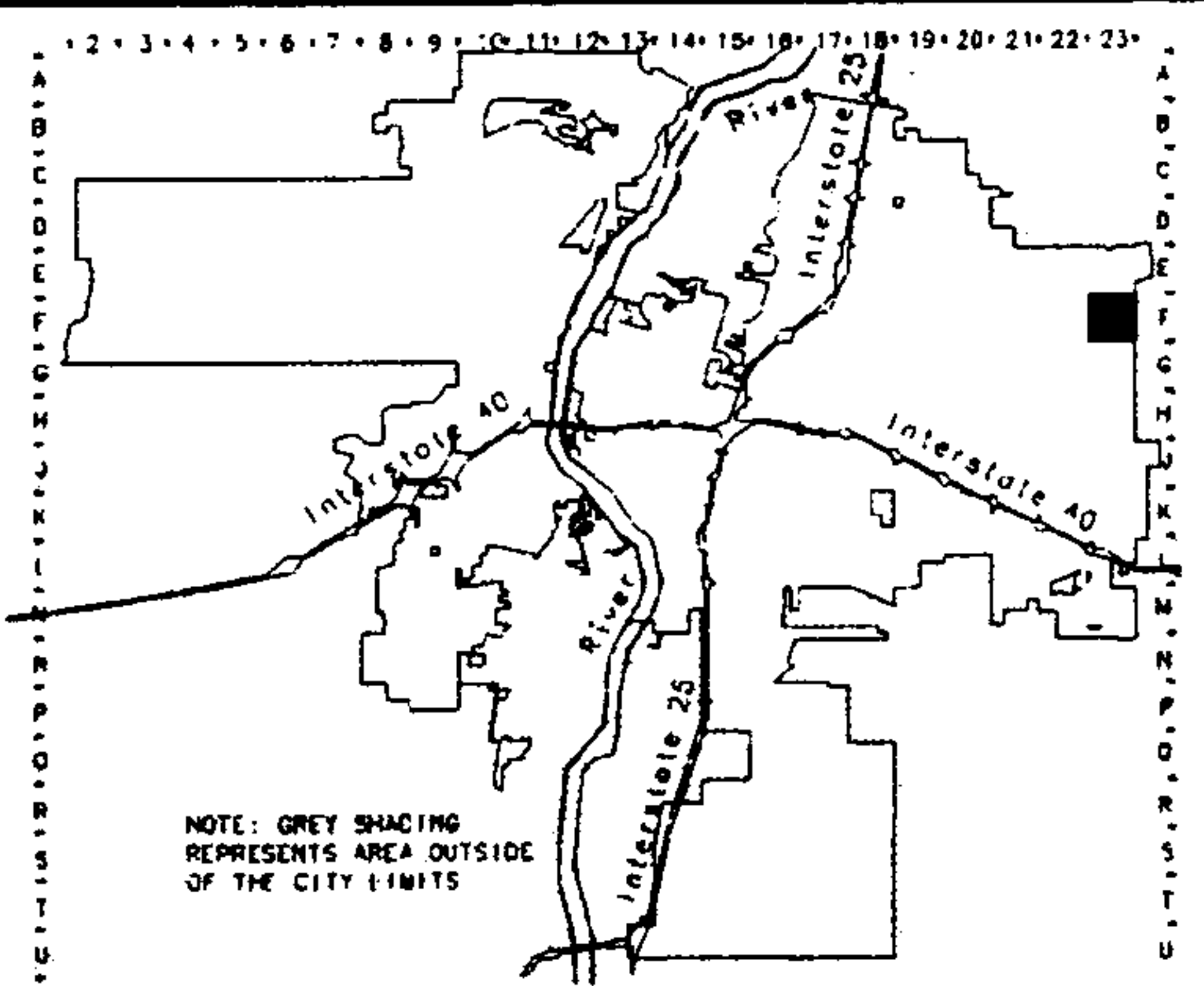
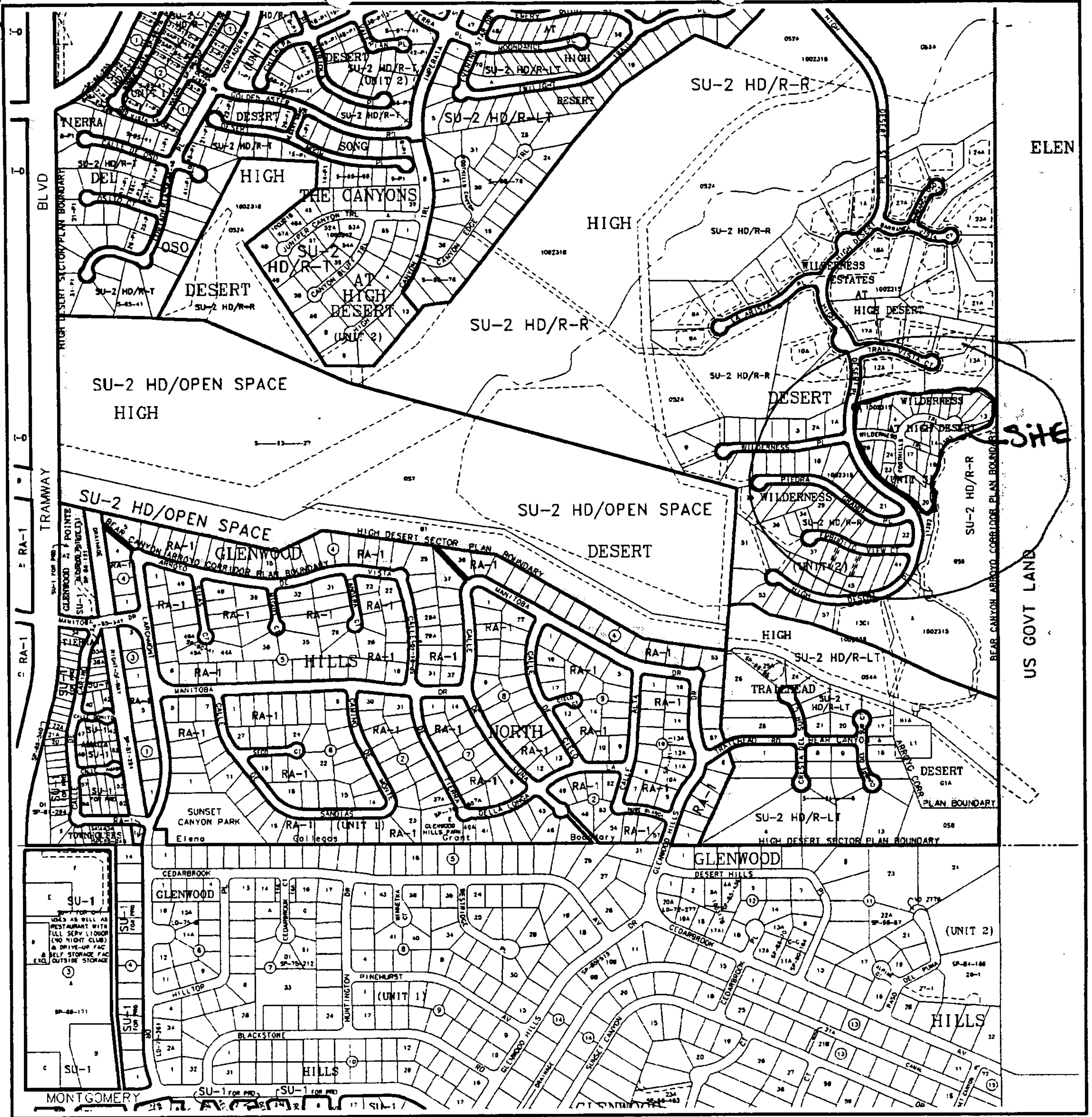
102306128632810143

UNITED STATES OF AMERICA
333 BROADWAY BLVD SE
ALBUQUERQUE NM 87102

JACK EICHORN
High Desert Resident Owners' N. A.
13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

102306151538810302

HIGH DESERT INVESTMENT CORP
13000 ACADEMY RD NE
ALBUQUERQUE NM 87111



A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
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Zone Atlas Page
F-23-Z
 Map Amended through September 01, 2004



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

Z

A

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: MESA VERDE DEVELOPMENT
 ADDRESS: 8300 CARMEL AVE. NE
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87122

STATE NM ZIP 87109

PHONE: 828-9900

FAX: 875-1723

E-MAIL: _____

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

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. 13 B Block: _____ Unit: _____

Subdiv. / Addn. WILDERNESS AT HIGH DESERT UNITS

Current Zoning: SU-2 HD/ R-R

Proposed zoning: _____

Zone Atlas page(s): F23

No. of existing lots: _____

No. of proposed lots: _____

Total area of site (acres): 73

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. MULTIPLE

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: FOOTHILLS TRAIL NE

Between: WILDERNESS TRAIL NE and HIGH DESERT PLACE NE

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# 1002315

04DRB-01723, 00713 02DRB01650, 02DRB 01453, 02DRB01654

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

SIGNATURE Stephanie Stratton

DATE 3/17/2005

(Print) KEVIN PATTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

OSDRB-00477

Action

S/A

S.F.

5(2)

Fees

\$ 50.00

AD Fee

\$ 75.00

CMF

\$ 20.00

\$

\$

Total

\$ 145.00

Hearing date 4-13-05

3-18-05
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
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed** Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Kevin Patton

Applicant name (print)

Stephanie Stratton

3-17-2005

Applicant signature / date



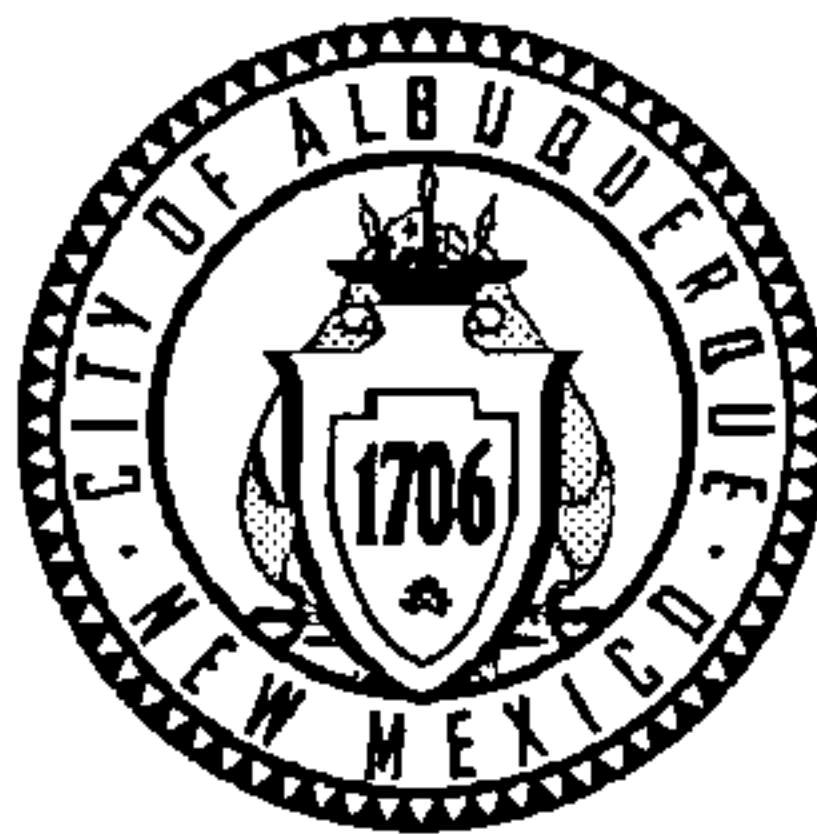
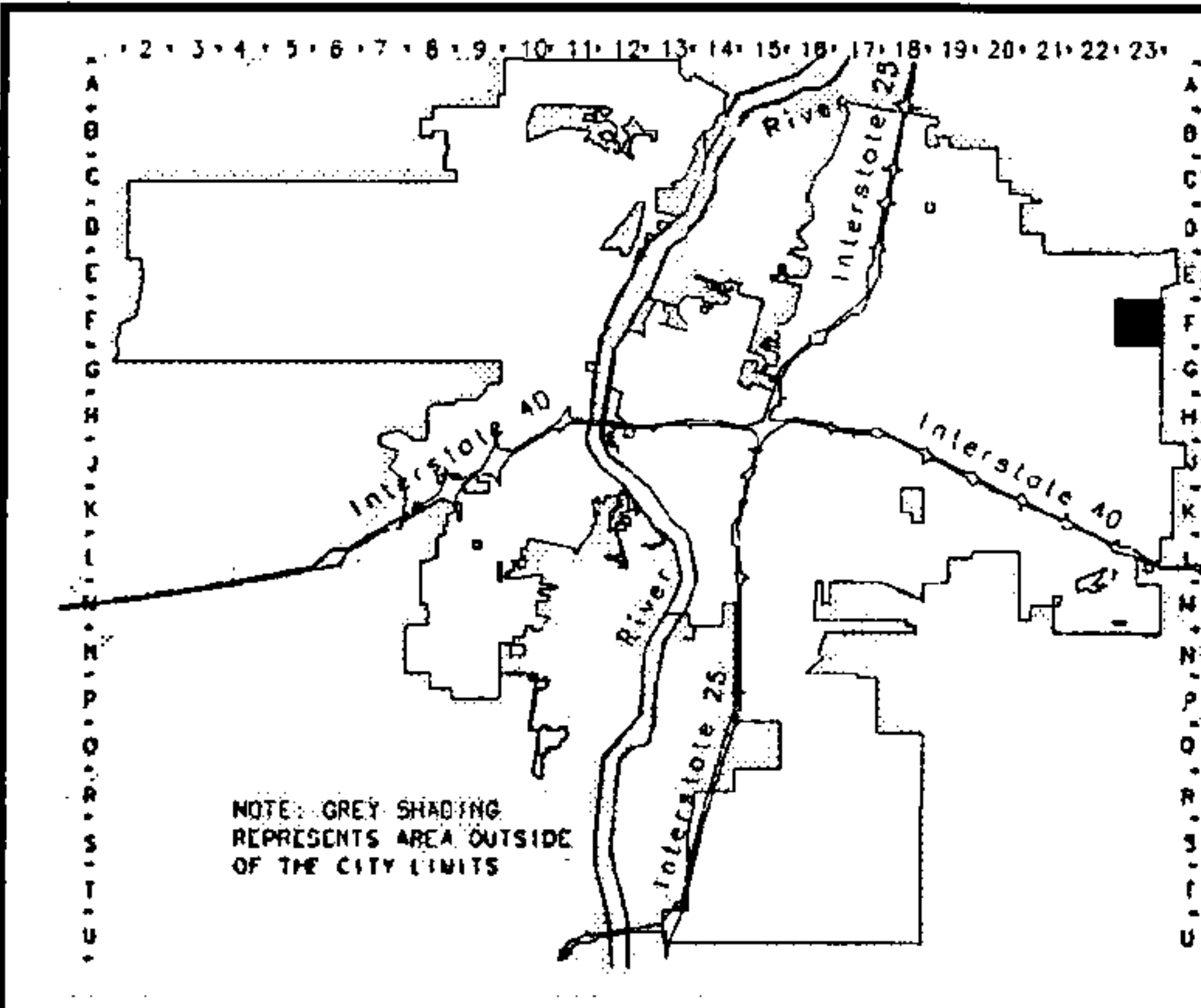
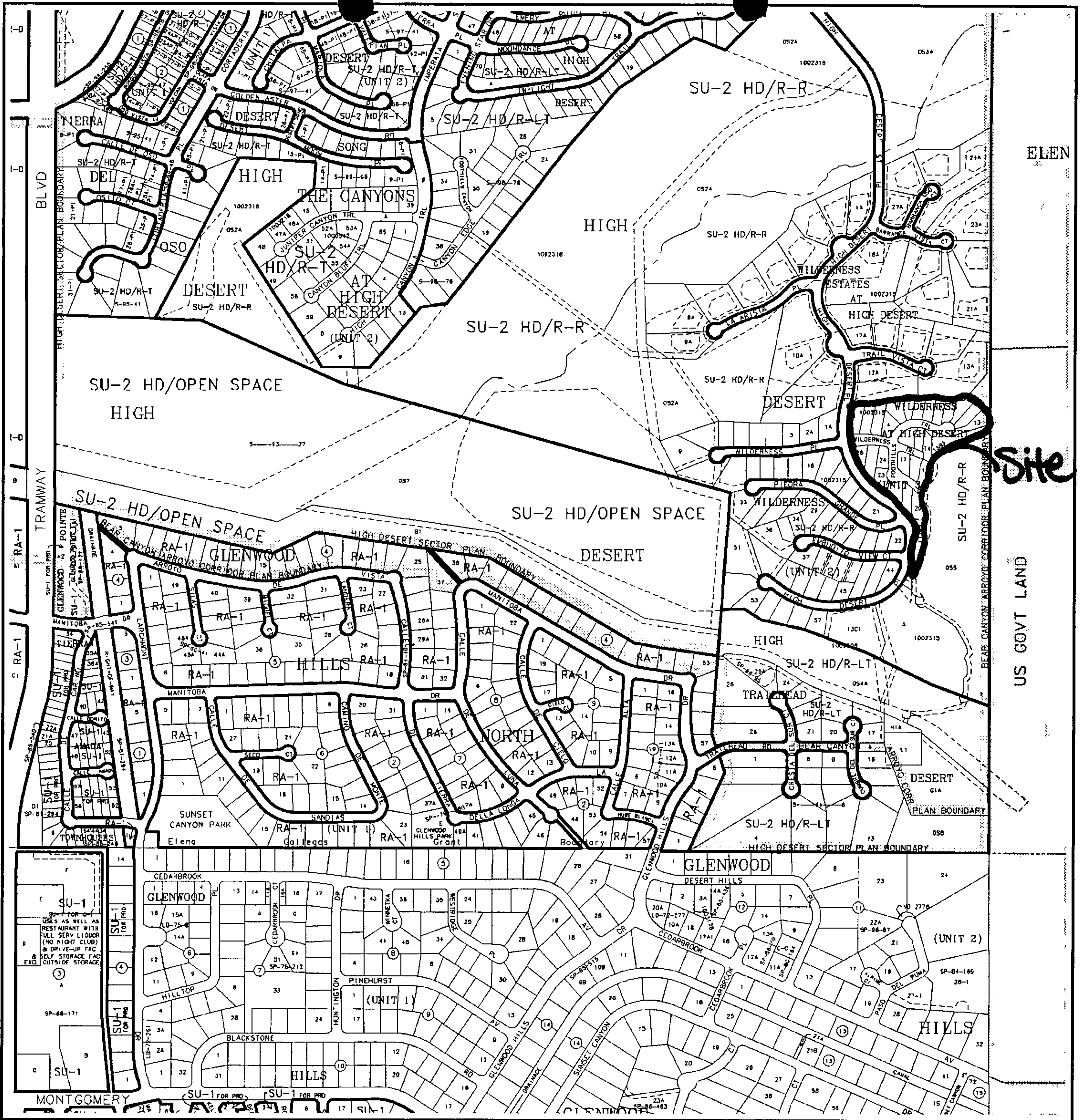
Form revised 11/04

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

Application case numbers
 05DRB - 00477

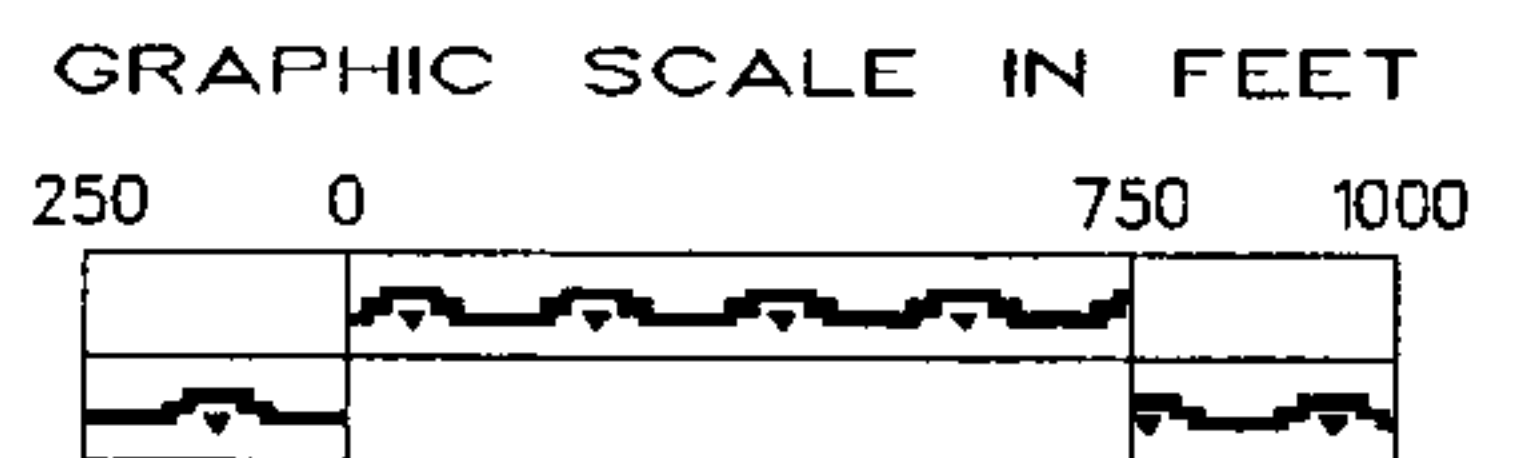
Shubert 3-18-05
 Planner signature / date

Project #



Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

F-23-Z

Map Amended through March 08, 2005



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.

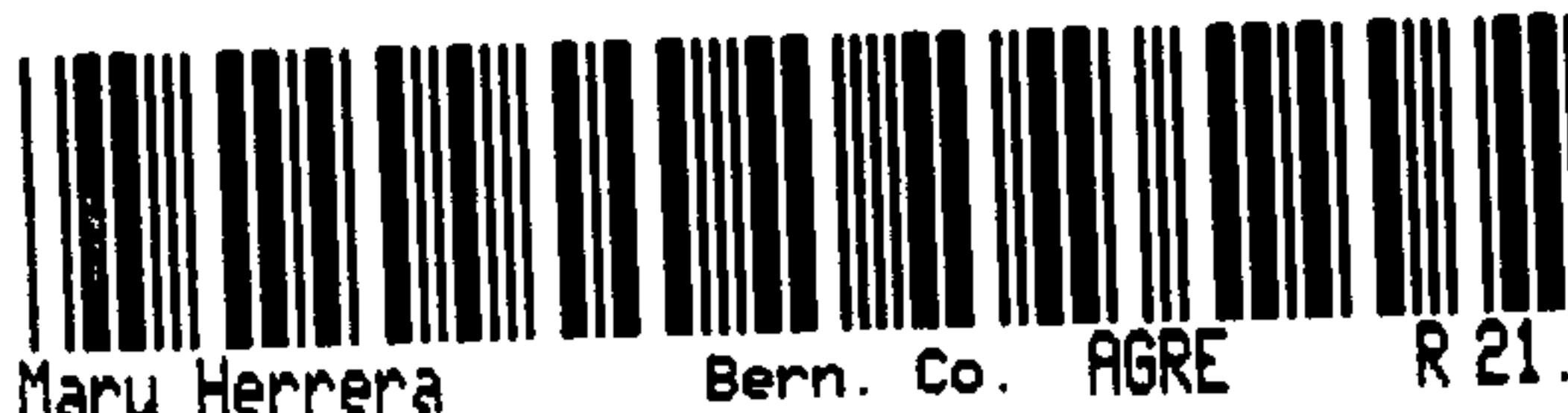
The temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots as shown on Exhibit C in the Planning file.

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).



2003121870
5904893
Page: 5 of 7
07/15/2003 02:56P
Bk-A60 Pg-1605



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
Bohannon 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



2003121870
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Page: 6 of 7
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Bk-A60 Pg-1605

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

March 17, 2005

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

Re: Extension of the Subdivisions Improvement Agreement
The Wilderness at High Desert DRB# 1002315 City# 7037.81

Dear Sheran:

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

- Development Review Applications
- Plat reduced to 8 ½ X 11
- Letter briefly describing, explaining, and justifying the extension
- Zone Atlas Map showing the location of the property
- Previous SIA Extension notice
- Notice of Decision
- Neighborhood Notification
- Fee in the amount of \$145.00

We are requesting a 1 year extension for Wilderness SIA. The SIA is currently in the process of "close-out" but we are not sure if the closeout package will be completed within the allotted time. The SIA should be closed out within a few months if the paperwork is correct and accepted.

Please place this item on the DRB Agenda to be heard on April 13, 2005. If you have any questions or require further information, please contact me.

Sincerely,

for Stephanie Stratton

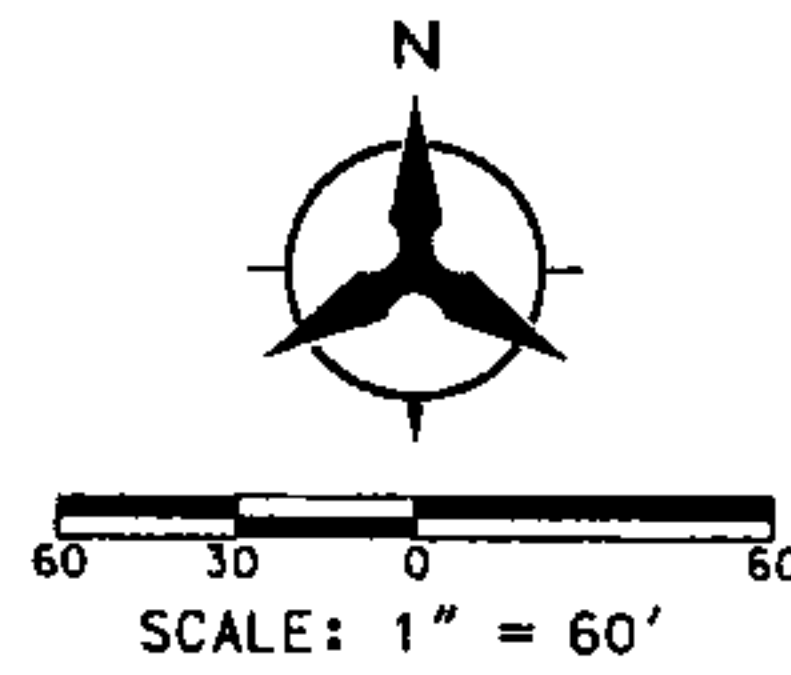
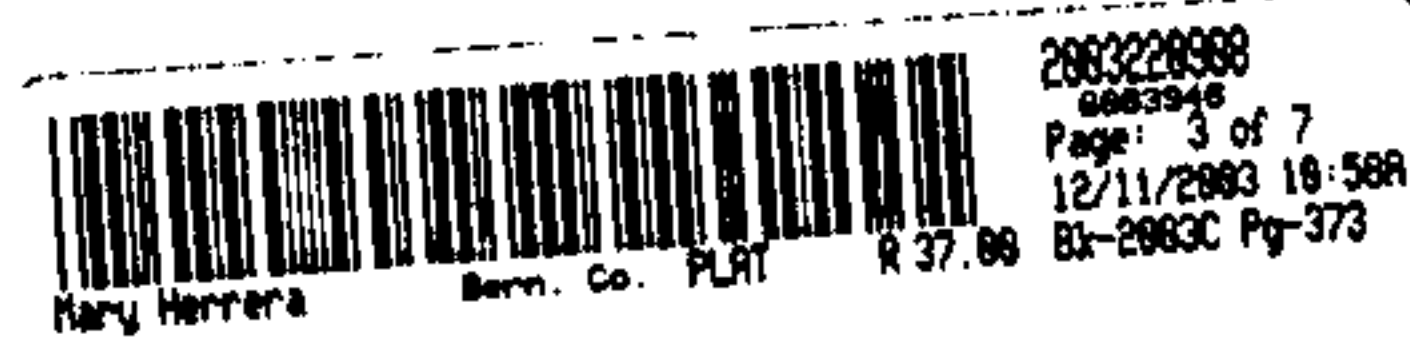
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

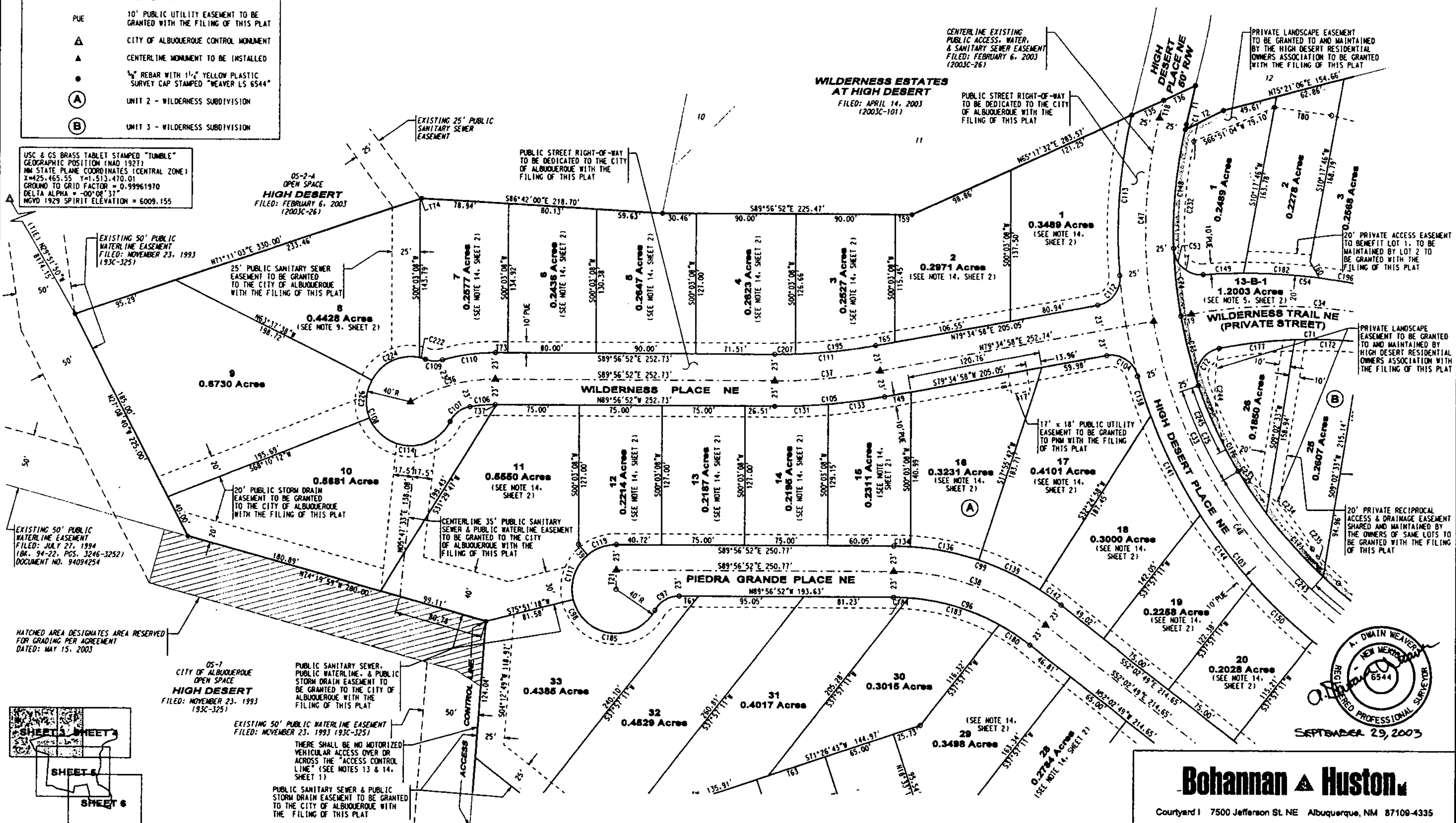
ADVANCED TECHNOLOGIES ▲

**PLAT OF
UNIT 2 - WILDERNESS SUBDIVISION
AND
UNIT 3 - WILDERNESS SUBDIVISION
AT HIGH DESERT**
(A REPLAT OF TRACT 13-B, HIGH DESERT)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003



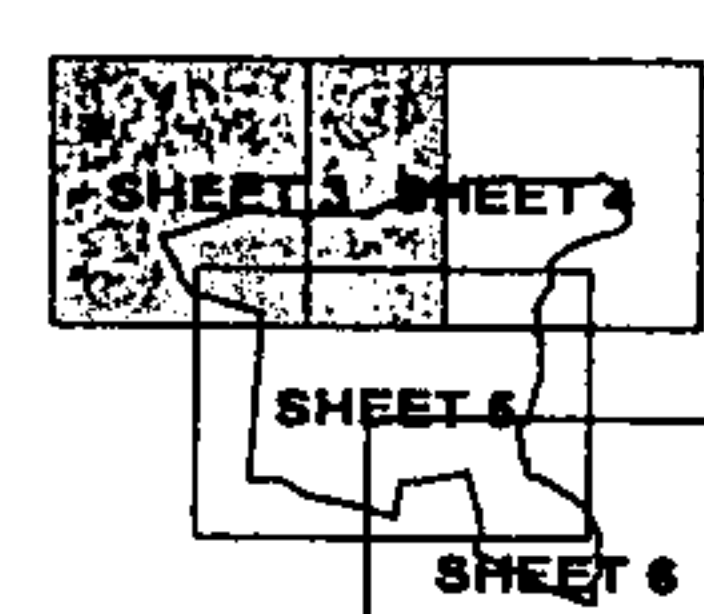
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	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
RIGHT OF WAY	
PUE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	1/2" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	UNIT 2 - WILDERNESS SUBDIVISION
	UNIT 3 - WILDERNESS SUBDIVISION

USC & GS BRASS TABLET STAMPED "TUMBLE"
GEOGRAPHIC POSITION (NAD 1927)
NAD STATE PLANE COORDINATES (CENTRAL ZONE)
X=425,465.55 Y=1,513,470.01
GROUND TO GRID FACTOR = 0.99961970
DELTA ALPHA = -00°08'31"
MGVD 1929 SPIRIT ELEVATION = 6009.155



EXISTING 50' PUBLIC WATERLINE EASEMENT
FILED: JULY 27, 1994
18K, 94-22, PGS. 3246-3252
DOCUMENT NO. 94094254

HATCHED AREA DESIGNATES AREA RESERVED
FOR GRADING PER AGREEMENT
DATED: MAY 15, 2003



OS-7
CITY OF ALBUQUERQUE
OPEN SPACE
HIGH DESERT
FILED: NOVEMBER 23, 1993
(193C-325)

PUBLIC SANITARY SEWER,
PUBLIC WATERLINE, & PUBLIC
STORM DRAIN EASEMENT TO BE
GRANTED TO THE CITY OF
ALBUQUERQUE WITH THE
FILING OF THIS PLAT

THERE SHALL BE NO MOTORIZED
VEHICULAR ACCESS OVER OR
ACROSS THE "ACCESS CONTROL
LINE" (SEE NOTES 13 & 14,
SHEET 1)

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

WILDERNESS ESTATES
AT HIGH DESERT
FILED: APRIL 14, 2003
(2003C-101)

CENTERLINE EXISTING
PUBLIC ACCESS, WATER,
& SANITARY SEWER EASEMENT
FILED: FEBRUARY 6, 2003
(2003C-26)

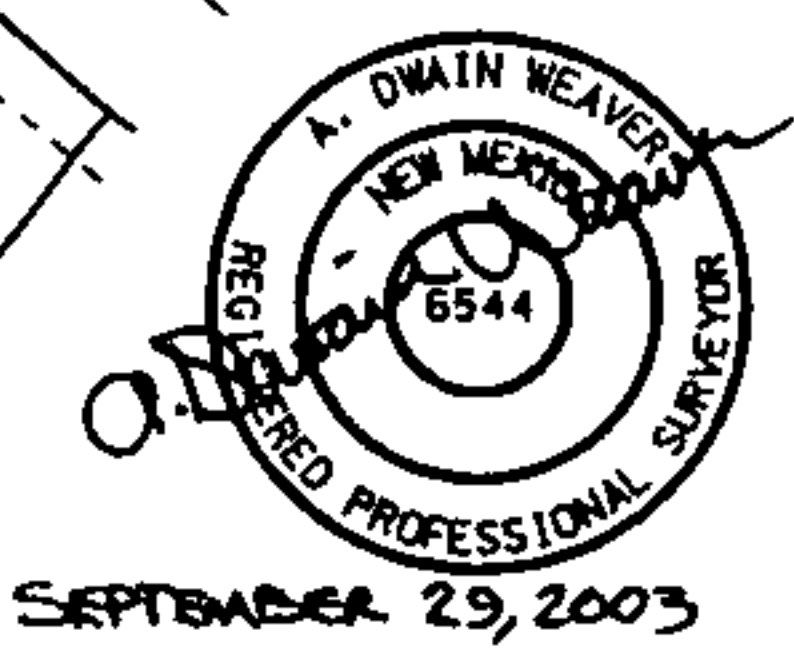
PUBLIC STREET RIGHT-OF-WAY
TO BE DEDICATED TO THE CITY
OF ALBUQUERQUE WITH THE
FILING OF THIS PLAT

PRIVATE LANDSCAPE EASEMENT
TO BE GRANTED TO AND MAINTAINED
BY THE HIGH DESERT RESIDENTIAL
OWNERS ASSOCIATION TO BE GRANTED
WITH THE FILING OF THIS PLAT

PRIVATE ACCESS EASEMENT
TO BENEFIT LOT 1, TO BE
MAINTAINED BY LOT 2, TO
BE GRANTED WITH THE
FILING OF THIS PLAT

PRIVATE LANDSCAPE
EASEMENT TO BE GRANTED
TO AND MAINTAINED BY
HIGH DESERT RESIDENTIAL
OWNERS ASSOCIATION WITH
THE FILING OF THIS PLAT

20' PRIVATE RECIPROCAL
ACCESS & DRAINAGE EASEMENT
SHARED AND MAINTAINED BY
THE OWNERS OF SAME LOTS TO
BE GRANTED WITH THE FILING
OF THIS PLAT



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

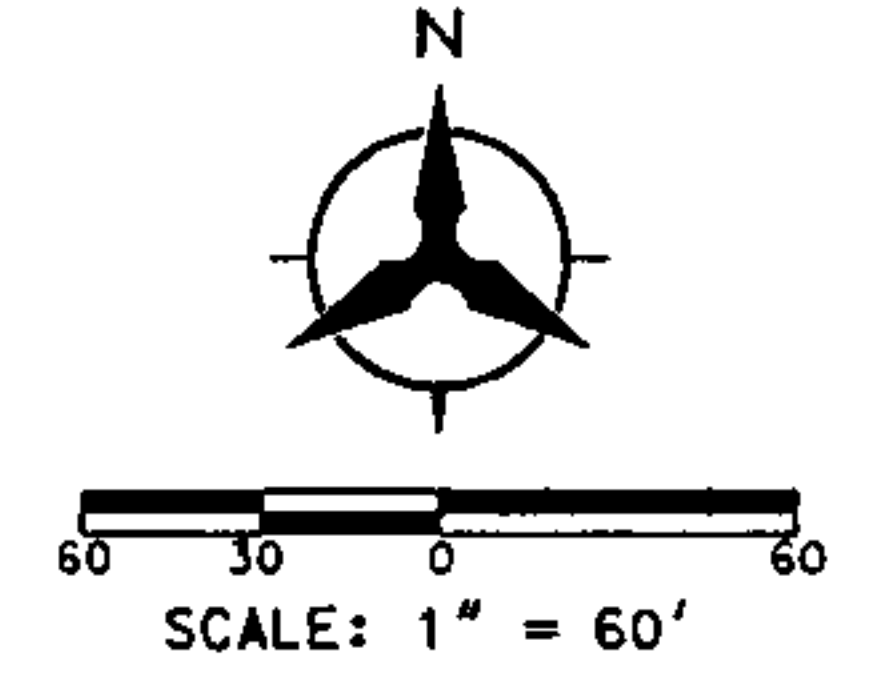
SHEET 3 OF 7

2779

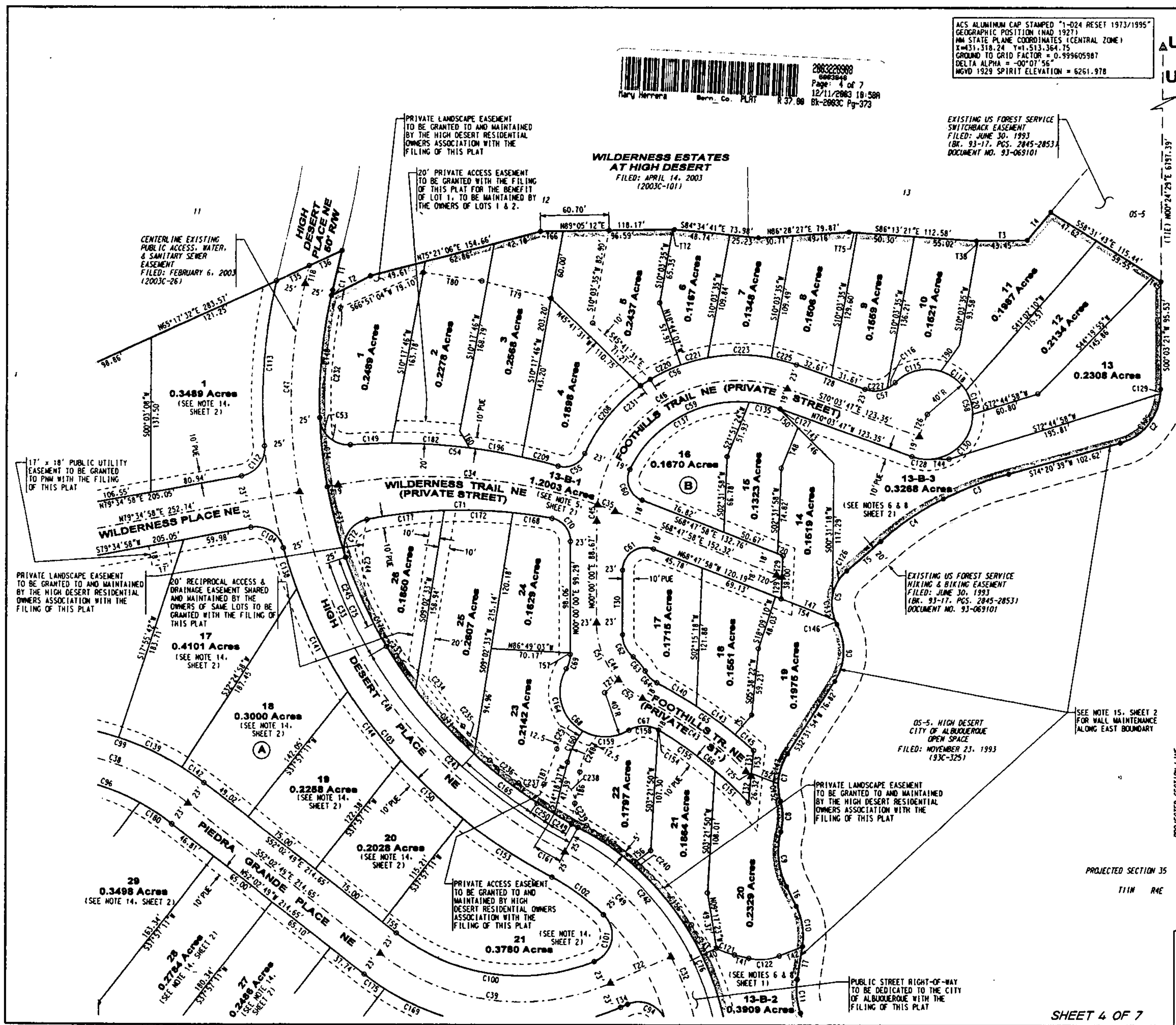
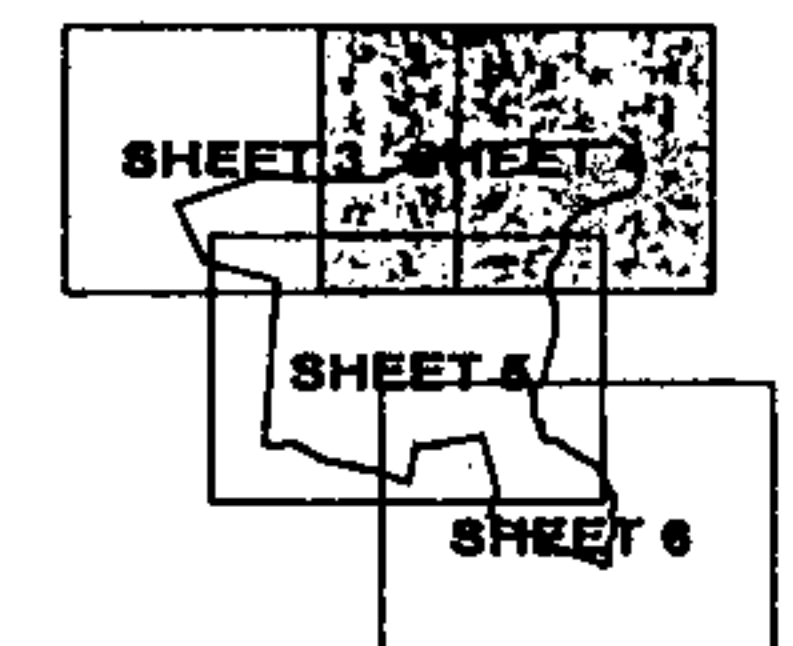
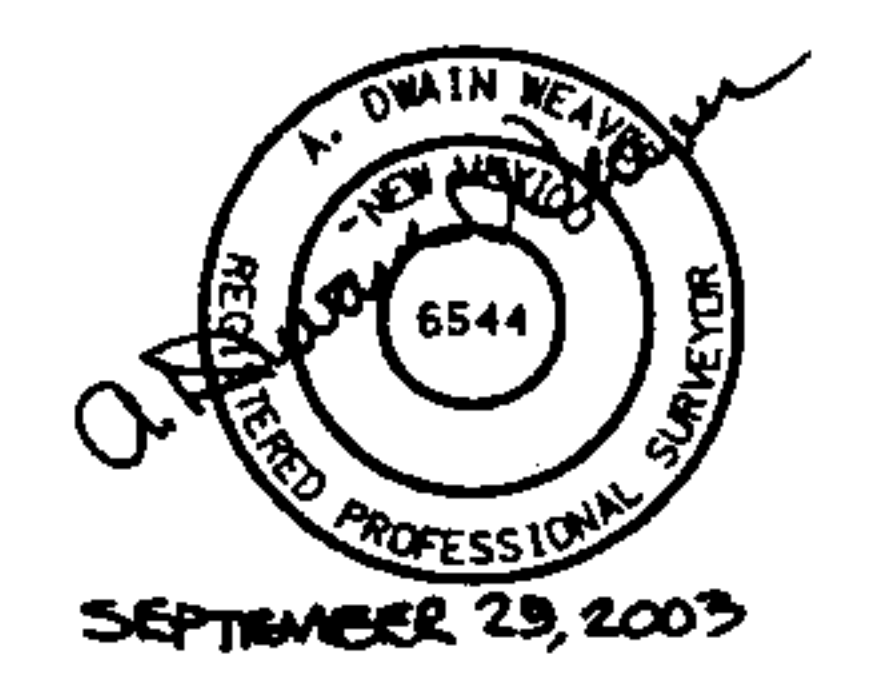
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 0083848
 Page: 4 of 7
 12/11/2003 10:58
 Harry Herrera Bern, Co. PLRT R 37.88 BK-2083C Pg-373

ACS ALUMINUM CAP STAMPED "1-024 RESET 1973/1995"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=431,318.24 Y=1,513,364.75
 GROUND TO GRID FACTOR = 0.999605967
 DELTA ALPHA = -00°01'56"
 MGYD 1929 SPIRIT ELEVATION = 6261.978

**PLAT OF
 UNIT 2 - WILDERNESS SUBDIVISION
 AND
 UNIT 3 - WILDERNESS SUBDIVISION
 AT HIGH DESERT**
 (A REPLAT OF TRACT 13-B, HIGH DESERT)
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 2003



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	5/8" REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "HEAVER LS 6544"
	UNIT 2 - WILDERNESS SUBDIVISION
	UNIT 3 - WILDERNESS SUBDIVISION



PROJECTED SECTION LINE

PROJECTED SECTION 35
 T11N R4E

PROJECTED SECTION 36

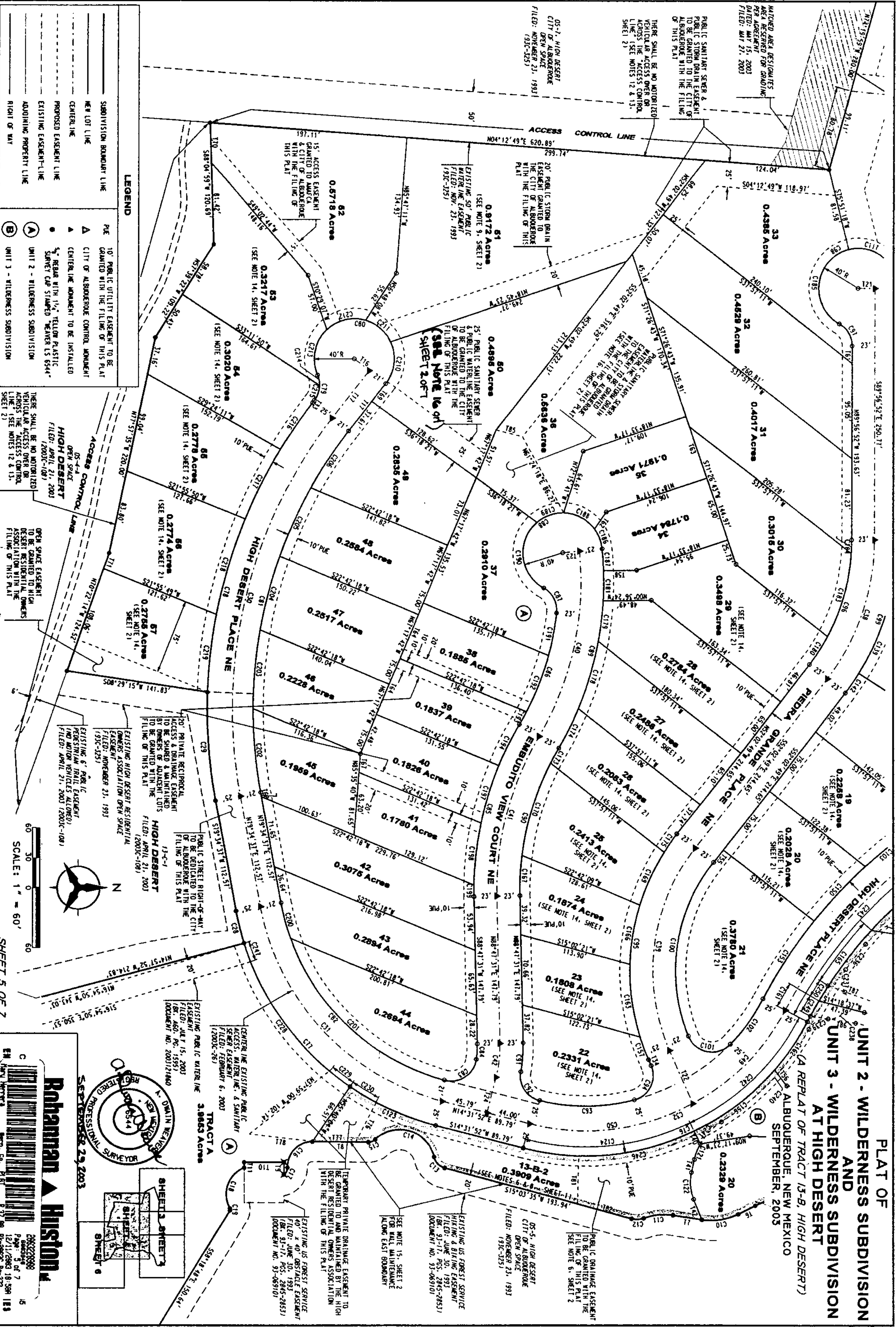
Bohannon & Huston
 Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

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JOB NO. 030033 008

2779

**PLAT OF
UNIT 2 - WILDERNESS SUBDIVISION
AND
UNIT 3 - WILDERNESS SUBDIVISION
AT HIGH DESERT
(A REPLAT OF TRACT 13-B, HIGH DESERT)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003**



LEGEND

	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTRAL LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTRAL LINE MONUMENT TO BE INSTALLED
	REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "NEWER LS 6544"
	UNIT 2 - WILDERNESS SUBDIVISION
	UNIT 3 - WILDERNESS SUBDIVISION

10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

CITY OF ALBUQUERQUE CONTROL MONUMENT

CENTRAL LINE MONUMENT TO BE INSTALLED

REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "NEWER LS 6544"

UNIT 2 - WILDERNESS SUBDIVISION

UNIT 3 - WILDERNESS SUBDIVISION



SCALE: 1" = 60'

SHEET 5 OF 7

Rohmann & Histon

REGISTERED PROFESSIONAL SURVEYOR

NO. 22923

SEPTEMBER 29, 2003



SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7

TRACT A
EXISTING PUBLIC WATERLINE 3.9663 Acres
FILED: FEBRUARY 6, 2003
DOCUMENT NO. 2003121660

EXISTING 6" PUBLIC UTILITY WATERLINE EASEMENT (SEE NOTE 14, SHEET 2)
FILED: APRIL 21, 2003 (2003-108)

EXISTING 6" PUBLIC UTILITY WATERLINE EASEMENT (SEE NOTE 14, SHEET 2)
FILED: APRIL 21, 2003 (2003-108)

EXISTING 6" PUBLIC UTILITY WATERLINE EASEMENT (SEE NOTE 14, SHEET 2)
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EXISTING 6" PUBLIC UTILITY WATERLINE EASEMENT (SEE NOTE 14, SHEET 2)
FILED: APRIL 21, 2003 (2003-108)

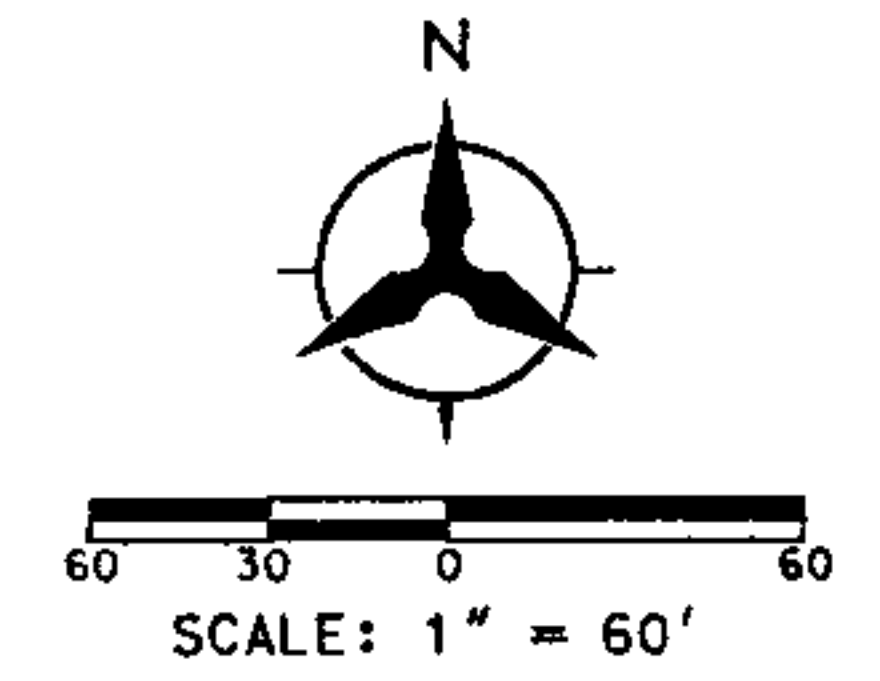
EXISTING 6" PUBLIC UTILITY WATERLINE EASEMENT (SEE NOTE 14, SHEET 2)
FILED: APRIL 21, 2003 (2003-108)

EXISTING 6" PUBLIC UTILITY WATERLINE EASEMENT (SEE NOTE 14, SHEET 2)
FILED: APRIL 21, 2003 (2003-108)

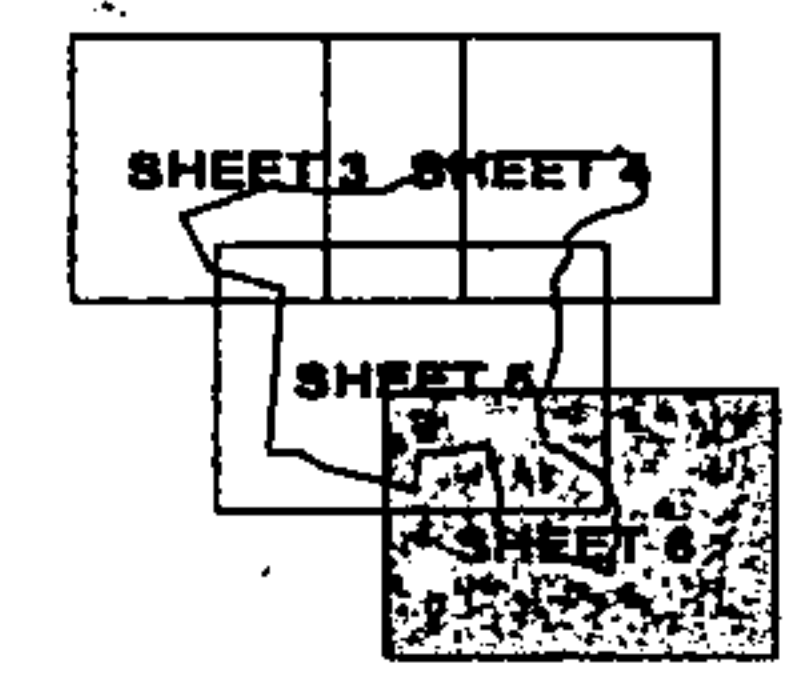
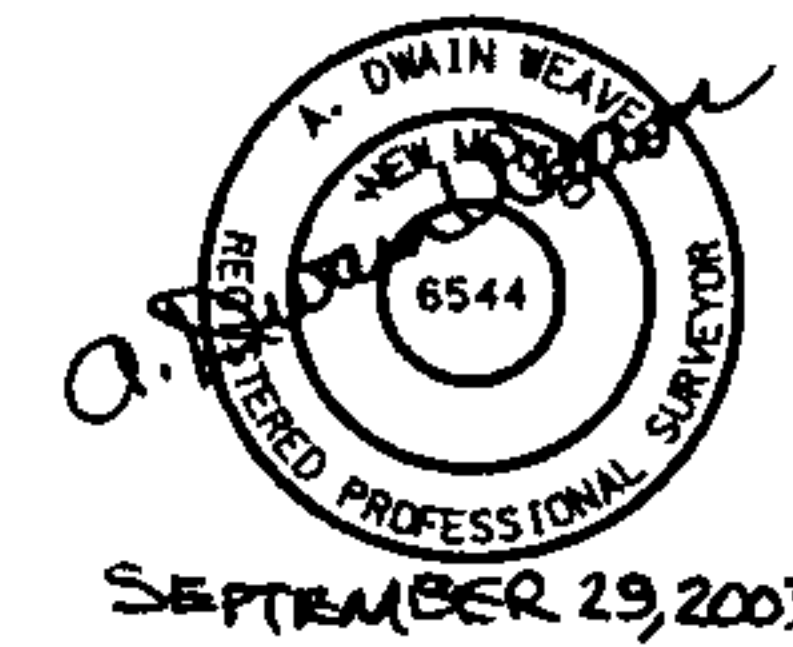
15
12/11/2003 10:59:18
JOB NO. 030033 008

2779

**PLAT OF
UNIT 2 - WILDERNESS SUBDIVISION
AND
UNIT 3 - WILDERNESS SUBDIVISION
AT HIGH DESERT**
(A REPLAT OF TRACT 13-B, HIGH DESERT)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003



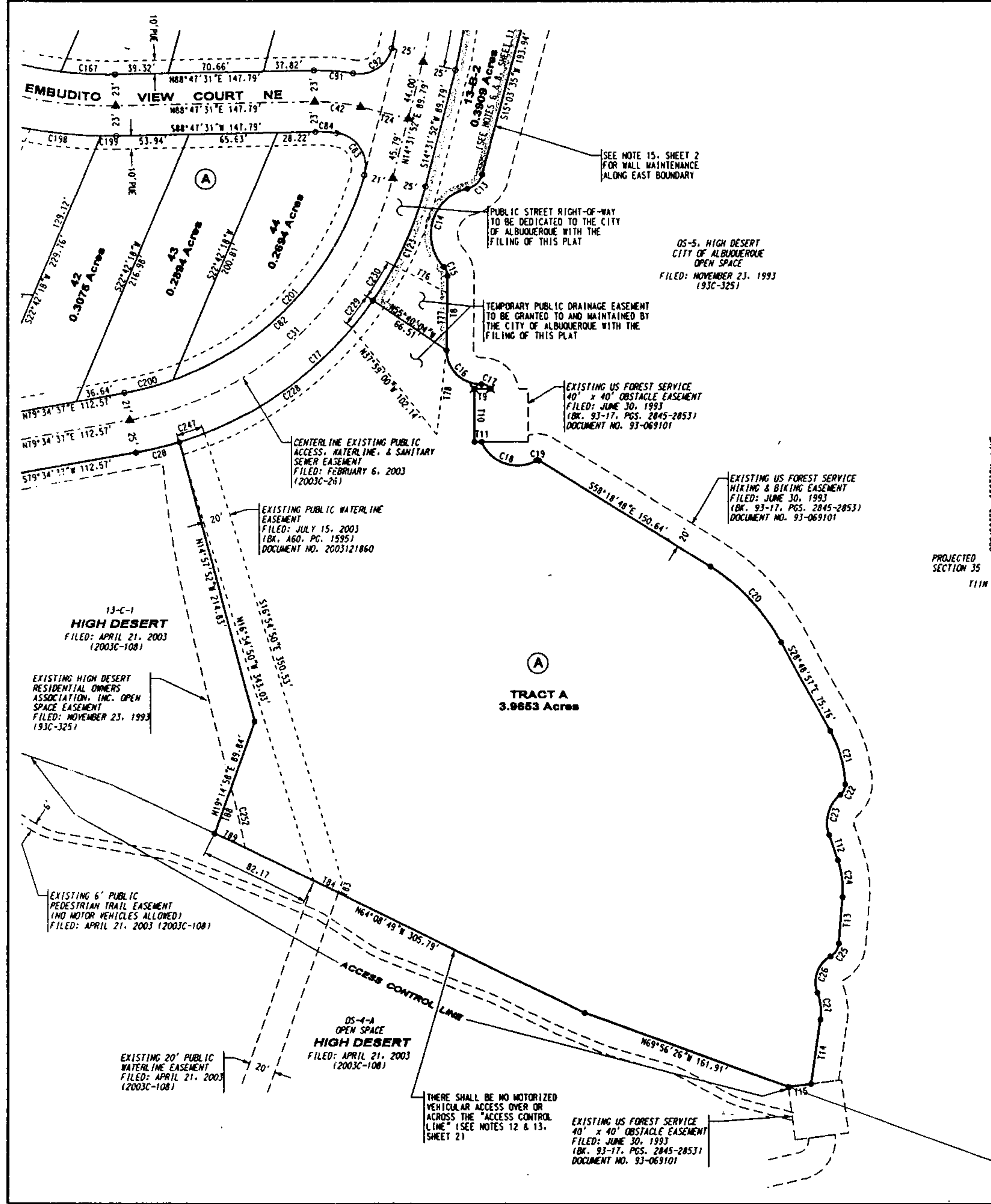
LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	3/4" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	UNIT 2 - WILDERNESS SUBDIVISION
	UNIT 3 - WILDERNESS SUBDIVISION



Bohannon & Huston

Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SHEET 6 OF 7



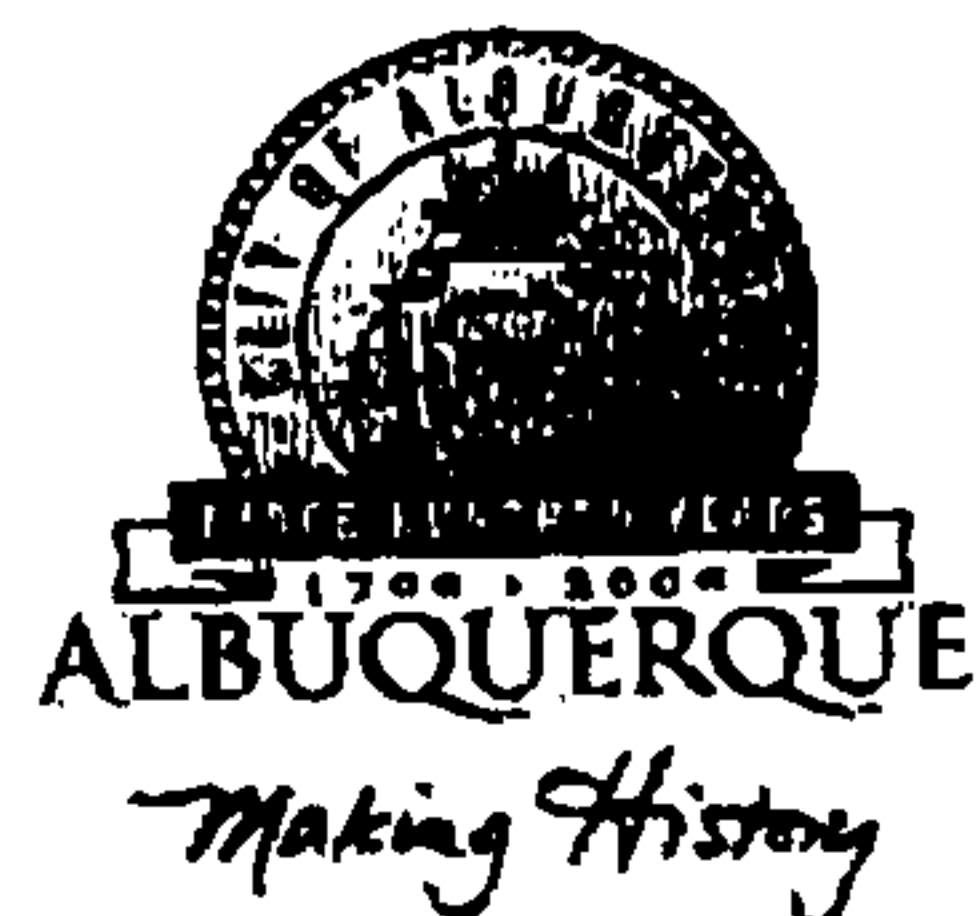
2779

**PLAT OF
UNIT 2 - WILDERNESS SUBDIVISION
AND
UNIT 3 - WILDERNESS SUBDIVISION
AT HIGH DESERT
(A REPLAT OF TRACT 13-B, HIGH DESERT)**

ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	00°39'41"	2.45'	4.91'	425.00'	4.91'	S12°55'15"W	C101	114°33'03"	38.90'	49.98'	25.00'	42.06'	N10°57'28"E
C2	74°17'18"	37.88'	64.83'	50.00'	60.38'	S37°12'00"W	C102	16°07'39"	28.34'	56.30'	200.00'	56.11'	M54°22'53"W
C3	10°51'46"	30.95'	61.72'	325.52'	61.62'	S68°54'46"W	C103	46°31'09"	204.17'	385.66'	475.00'	375.15'	N39°11'08"W
C4	14°33'41"	33.42'	66.49'	22.62'	66.31'	S56°12'02"W	C104	84°29'28"	22.70'	36.87'	25.00'	33.62'	N68°10'18"W
C5	77°09'15"	30.31'	51.17'	38.00'	47.39'	S10°20'35"W	C105	10°28'10"	50.21'	100.13'	548.00'	100.00'	S84°49'03"W
C6	60°45'58"	29.31'	53.03'	36.00'	50.58'	S02°08'55"W	C106	10°17'58"	11.45'	22.83'	127.00'	22.80'	S84°54'10"W
C7	48°32'23"	23.45'	44.09'	52.00'	42.75'	S08°15'42"W	C107	53°35'16"	12.63'	23.38'	25.00'	22.54'	S52°57'33"W
C8	30°34'32"	13.63'	26.68'	50.00'	26.37'	S00°41'14"E	C108	26°33'24"	183.88'	59.74'	59.74'	N22°08'23"W	
C9	40°57'20"	26.14'	50.04'	10.00'	48.98'	S05°54'37"E	C109	35°56'03"	15.33'	25.00'	15.29'	S88°14'43"E	
C10	35°03'25"	18.95'	36.71'	60.00'	36.14'	S08°51'35"E	C110	16°05'53"	24.46'	48.61'	173.00'	48.45'	N82°00'12"E
C11	28°37'00"	15.30'	29.97'	60.00'	29.66'	S05°38'22"E	C111	10°28'10"	45.99'	91.73'	502.00'	91.60'	N84°49'03"E
C12	35°00'27"	6.31'	12.22'	20.00'	12.03'	S02°26'39"E	C112	84°29'28"	22.70'	36.87'	25.00'	33.62'	N37°20'14"E
C13	61°41'18"	8.96'	17.55'	15.00'	15.00'	S45°54'14"W	C113	11°49'27"	74.49'	147.77'	475.00'	147.11'	N04°00'13"E
C14	120°23'28"	61.10'	73.54'	35.00'	60.74'	S16°33'09"W	C114	132°00'18"	89.85'	92.16'	40.00'	73.09'	N87°49'57"W
C15	44°16'50"	4.07'	7.73'	10.00'	7.94'	S21°36'10"E	C115	62°27'32"	24.25'	43.60'	40.00'	41.48'	S75°42'36"W
C16	92°27'07"	26.09'	40.34'	25.00'	36.10'	S45°15'18"E	C116	19°56'19"	4.39'	8.70'	25.00'	8.66'	S54°27'00"W
C17	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E	C117	63°35'54"	24.80'	44.40'	40.00'	42.16'	S17°39'14"W
C18	98°30'18"	8.40'	15.60'	28.32'	42.91'	S70°31'14"E	C118	41°06'40"	15.00'	28.70'	40.00'	28.09'	M52°30'18"W
C19	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E	C119	40°35'57"	14.80'	28.34'	40.00'	27.75'	N69°45'10"E
C20	29°29'51"	39.49'	77.22'	150.00'	76.37'	S43°33'53"E	C120	31°45'00"	11.38'	22.77'	40.00'	21.88'	N16°04'28"W
C21	26°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E	C121	16°03'47"	8.47'	16.82'	60.00'	16.77'	S69°19'35"E
C22	51°35'27"	9.00'	9.00'	10.00'	8.70'	S23°55'18"W	C122	34°35'11"	14.01'	27.16'	45.00'	26.75'	N85°20'56"E
C23	68°40'35"	19.13'	33.56'	28.00'	31.59'	S15°22'44"W	C123	19°48'04"	47.65'	94.35'	273.00'	93.88'	S24°25'54"W
C24	23°30'50"	14.15'	27.91'	68.00'	27.71'	S07°12'09"E	C124	40°23'10"	91.95'	176.22'	112.59'	M05°39'43"W	
C25	56°18'27"	11.78'	22.42'	11.32'	11.32'	S32°42'30"W	C125	69°54'53"	34.63'	60.58'	50.00'	56.91'	S39°31'01"W
C26	81°52'22"	19.08'	31.44'	22.00'	28.83'	S19°55'33"W	C126	39°56'24"	13.81'	26.49'	38.00'	25.96'	S28°51'01"E
C27	29°28'47"	10.52'	20.58'	40.00'	20.35'	S06°16'14"E	C127	00°43'51"	0.68'	1.35'	106.00'	1.35'	S10°25'42"E
C28	06°58'29"	16.04'	33.23'	273.00'	33.21'	S76°05'22"W	C128	20°58'09"	7.40'	14.64'	40.00'	14.56'	S80°32'49"E
C29	12°27'55"	54.39'	108.34'	498.00'	108.13'	S85°48'34"W	C129	04°52'25"	2.13'	4.25'	50.00'	4.25'	S02°29'45"W
C30	48°22'34"	212.46'	399.37'	473.00'	387.61'	S76°14'06"E	C130	89°10'02"	39.42'	62.25'	40.00'	56.16'	N44°23'03"E
C31	65°02'45"	158.13'	281.54'	248.00'	266.67'	N47°03'14"E	C131	05°04'35"	24.29'	48.55'	548.00'	48.54'	S87°30'51"W
C32	16°58'35"	178.90'	302.29'	25.00'	280.06'	N23°51'25"W	C132	31°01'44"	10.55'	20.58'	38.00'	20.33'	S06°32'04"E
C33	75°45'49"	350.09'	595.05'	450.00'	552.63'	N24°33'49"W	C133	06°23'35"	25.81'	51.58'	548.00'	51.56'	S82°16'46"W
C34	29°31'44"	118.61'	231.92'	450.00'	229.36'	S85°39'10"E	C134	03°27'23"	7.48'	14.96'	248.00'	14.96'	S88°13'10"E
C35	02°05'19"	6.12'	16.40'	450.00'	16.40'	S69°50'38"E	C135	14°16'55"	13.28'	26.42'	106.00'	26.35'	S77°56'05"E
C36	30°42'33"	81.15'	160.40'	150.00'	79.44'	N74°41'52"E	C136	14°42'26"	32.01'	63.66'	248.00'	63.01'	S79°08'16"E
C37	10°28'10"	48.10'	95.93'	525.00'	95.80'	N84°49'03"E	C137	69°21'01"	73.33'	128.30'	106.00'	120.61'	S60°14'57"W
C38	37°54'03"	77.26'	148.84'	225.00'	146.14'	S70°59'50"E	C138	04°33'28"	18.90'	37.79'	475.00'	37.78'	S18°12'18"E
C39	61°31'02"	119.03'	214.74'	200.00'	204.57'	S82°48'20"W	C139	14°12'00"	30.89'	61.46'	248.00'	61.31'	N64°41'03"W
C40	36°38'55"	99.36'	191.89'	300.00'	188.64'	S77°33'29"E	C140	05°50'12"	20.19'	40.34'	398.00'	40.32'	S59°12'53"E
C41	31°58'23"	85.95'	165.27'	300.00'	165.25'	S79°13'15"E	C141	12°11'10"	50.70'	101.03'	475.00'	100.84'	N26°48'56"E
C42	15°44'21"	17.28'	34.34'	125.00'	34.23'	S83°20'18"E	C142	05°32'14"	11.99'	23.97'	248.00'	23.96'	S54°48'56"E
C43	17°00'04"	56.50'	112.16'	378.00'	111.75'	M54°21'48"W	C143	06°07'72"	21.17'	42.30'	398.00'	42.28'	M33°14'11"W
C44	62°51'20"	45.84'	82.29'	75.00'	78.22'	N31°25'55"W	C144	09°21'47"	38.90'	77.62'	475.00'	77.54'	N37°21'06"W
C45	06°29'26"	7.09'	14.16'	125.00'	14.15'	N03°14'43"E	C145	03°10'31"	10.98'	21.95'	398.00'	21.94'	N88°35'20"W
C46	103°26'47"	158.41'	225.69'	125.00'	196.26'	N58°12'49"E	C146	06°11'07"	2.05'	4.10'	38.00'	4.10'	S25°08'24"E
C47	52°44'08"	94.57'	186.42'	450.00'	185.09'	S01°12'02"E	C147	31°03'23"	14.45'	28.19'	52.00'	27.84'	S17°08'13"W
C48	52°01'41"	219.62'	408.63'	450.00'	394.73'	S36°25'52"E	C148	14°44'59"	55.01'	109.41'	425.00'	109.11'	S05°16'56"W
C49	33°52'53"	68.53'	133.05'	225.00'	131.12'	S45°30'17"E	C149	03°57'57"	18.18'	36.34'	225.00'	36.33'	N87°38'11"E
C50	43°05'43"	88.85'	169.23'	225.00'	165.27'	S07°00'59"E	C150	09°05'31"	37.79'	75.42'	475.00'	75.44'	N46°34'55"W
C51	42°24'43"	29.10'	55.52'	75.00'	54.26'	S21°12'21"E	C151	06°31'41"	20.53'	41.02'	360.00'	40.99'	N45°45'02"W
C52	20°27'07"	11.53'	26.77'	75.00'	26.61'	S23°16'16"E	C152	17°29'01"	8.00'	15.87'	52.00'	15.81'	N07°15'59"W
C53	92°15'14"	26.00'	40.25'	25.00'	36.00'	S48°13'11"E	C153	11°18'53"	47.05'	93.80'	475.00'	93.65'	N56°47'17"W
C54	20°11'08"	93.45'	184.96'	525.00'	184.44'	S84°15'14"E	C154	01°16'13"	0.28'	0.55'	25.00'	0.55'	S59°24'47"E
C55	81°59'52"	17.39'	28.62'	20.00'	26.24'	N64°50'24"E	C155	09°45'48"	30.75'	61.35'	360.00'	61.27'	S53°53'47"E
C56	86°05'45"	138.24'	222.39'	148.00'	202.05'	N66°53'21"E	C156	23°13'53"	51.39'	101.37'	250.00'	100.67'	N37°28'14"W
C57	55°27'23"	16.07'	28.96'	25.00'	27.03'	N77°12'32"E	C157	06°14'40"	12.16'	24.30'	223.00'	24.29'	S69°33'30"W
C58	245°27'23"	171.36'	300.00'	40.00'	61.30'	S12°35'28"E	C158	61°46'50"	18.96'	36.96'	25.00'	25.61'	S89°03'41"W
C59	84°21'47"	96.05'	156.08'	106.00'	142.35'	S67°45'20"W	C159	61°04'56"	23.69'	42.54'	40.00'	40.65'	S42°42'44"W
C60	94°22'24"	21.59'	32.94'	20.00'	29.34'	S21°36'46"E	C160	23°33'57"	15.64'	30.85'	75.00'	30.3'	S26°05'36"W
C61	111°12'02"	29.21'	38.82'	20.00'	33.00'	S55°36'01"W	C161	03°14'42"	12.04'	24.07'	425.00'	24.07'	S60°49'22"E
C62	51°44'38"	12.12'	22.58'	25.00'	21.82'	S25°52'19"E	C162	13°21'32"	29.28'	58.29'	250.00'	58.16'	S55°45'57"E
C63	23°47'11"	8.42'	16.61'	40.00'	16.49'	S39°51'02"E	C163	19°00'04"	37.32'	73.95'	223.00'	73.62'	S82°10'52"W
C64	34°10'33"	7.69'	14.91'	25.00'	14.69'	S45°02'43"E	C164	91°40'57"	41.19'	64.01'	40.00'	57.39'	S14°54'20"E
C65	15°07'55"	52.60'	104.59'	398.00'	104.28'	S54°34'02"E	C165	11°58'27"	44.57'	88.82'	425.00'	88.66'	M33°12'47"W
C66	16°17'29"	51.53'	102.36'	360.00'	102.02'	N50°37'56"W	C166	15°32'14"	30.42'	60.47'	223.00'	60.29'	N80°33'00"W
C67	63°03'03"	15.34'	27.51'	25.00'	26.14'	S89°41'48"W	C167	08°20'33"	20.20'	40.33'	277.00'	40.30'	S87°02'12"E
C68	152°45'53"	165.12'	106.65'	40.00'	77.75'	N45°26'48"W	C168	04°33'18"	17.54'	35.06'	441.00'	35.05'	N82°04'16"W
C69	30°56'09"	6.92'	13.50'	25.00'	13.33'	N15°28'04"E	C169	15°00'23"	29.37'	58.41'	223.00'	58.24'	N65°16'41"W
C70	79°47'37"	16.72'	27.85'	20.00'	25.66'	N39°53'48"E	C170	20°07'37"	49.16'	97.31'	277.00'	96.81'	S72°48'07"E
C71	21°18'43"	82.98'	164.04'	441.00'	163.09'	S89°33'02"W	C171	10°24'49"	38.73'	77.24'	425.00'	77.14'	N42°01'10"W
C72	97°35'45"	28.56'	42.58'	25.00'	37.62'	S29°48'47"W	C172	07°51'56"	30.32'	60.54'	441.00'	60.49'	S88°16'53"E
C73	08°34'03"	31.83'	63.55'	425.00'	63.49'	N14°42'04"W	C173	03°30'16"	8.47'	16.94'	277.00'	16.94'	N60°59'10"W
C74	08°19'28"	30.93'	61.75'	425.00'	61.69'	N05°15'18"W	C174	07°49'38"	22.10'	44.12'	323.00'	44.09'	N63°08'51"E
C75	75°06'08"	326.72'	557.08'	425.00'	518.05'	S24°53'39"E	C175	05°43'41"	11.16'	22.29'	223.00'	22.28'	S54°54'39"E
C76	76°58'35"	198.78'	335.87'	250.00'	311.18'	S23°57'25"E	C176	17°49'40"	66.66'	132.24'	425.00'	131.71'	N27°53'55"W
C77	65°02'45"	174.07'	309.93'	273.00'	293.55'	S47°03'14"W	C177	08°53'28"	34.29'	68.43'	441.00'	68.37'	N83°20'25"E
C78	48°22'34"	223.69'	420.47'	498.00'	408.09'	N76°14'06"W</							



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 15, 2005

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

This letter will serve to notify you that on March 15, 2005:

Contact Name: **STEPHANIE STRATTON**

Company or Agency: **BOHANNAN ^ HUSTON**
7500 JEFFERSON ST. NE / 87109
PHONE: 823-1000 FAX: 798-7988

contacted the Office of 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 **WILDERNESS AT HIGH DESERT, Zone Map F-23**

Our records indicate that as of March 15, 2005, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/27/04)

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

Current DRC Project No. _____

030033 002

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

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No.

1002315
02DRB-01650

**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 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	/	/	/

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	/	/	/
		X 24' 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	/	/	/
		X 24' 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.							

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER	DRB CHAIR	DATE	MEMBER	DATE	MEMBER	DATE
KEVIN PATTON PREPARED BY: PRINT NAME		12/3/2002 DATE	<i>Sherran Nelson</i> DRB CHAIR Planning	12/04/02 DATE	<i>Christina Sandoval</i> PARKS & GENERAL SERVICES - Recreation	12/4/02 DATE
BOHANNAN HUSTON INC. FIRM:	<i>R. Douk</i> TRANSPORTATION DEVELOPMENT			12-04-02 DATE	<i>Lynn M. M... AMAFCA</i>	12-4-02 DATE
<i>Kevin Patton</i> SIGNATURE	<i>Mary S. ...</i> UTILITY DEVELOPMENT	12/4/02		12/04/02 DATE	<i>Brad S. Bigham</i> CITY ENGINEER	12-4-02 DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

12/04/04 DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3-11-03	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2	7-25-03	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

FIGURE 18

1st

EXTENSION AGREEMENT

Procedure "B"

PROJECT NO. 7037,81

This Agreement made this 8th day of March, 2004, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Mesa Verde Development ("Developer"), whose address is 8300 Carmel Ave. NE 87122 and whose telephone number is 828-9900 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 11 day of July 2003, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on July 15, 2003 at Book Misc. 1100, pages 1604 through 1608, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 1 day of March 2004; and

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

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

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

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

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 1 day of March, 2005.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE
_____	_____
_____	_____
_____	_____



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

Type of Financial Guaranty: Loan Reserve letter 2-12-04
Amount: \$ 1,492,084.04 Name of Financial Institution or Surety
providing Guaranty: BANK OF OKLAHOMA
Date City first able to call Guaranty (Construction Completion
Deadline): MARCH 1, 2005
If Guaranty other than a Bond, last day City able to call Guaranty
is: MAY 1, 2005
Additional information: _____

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

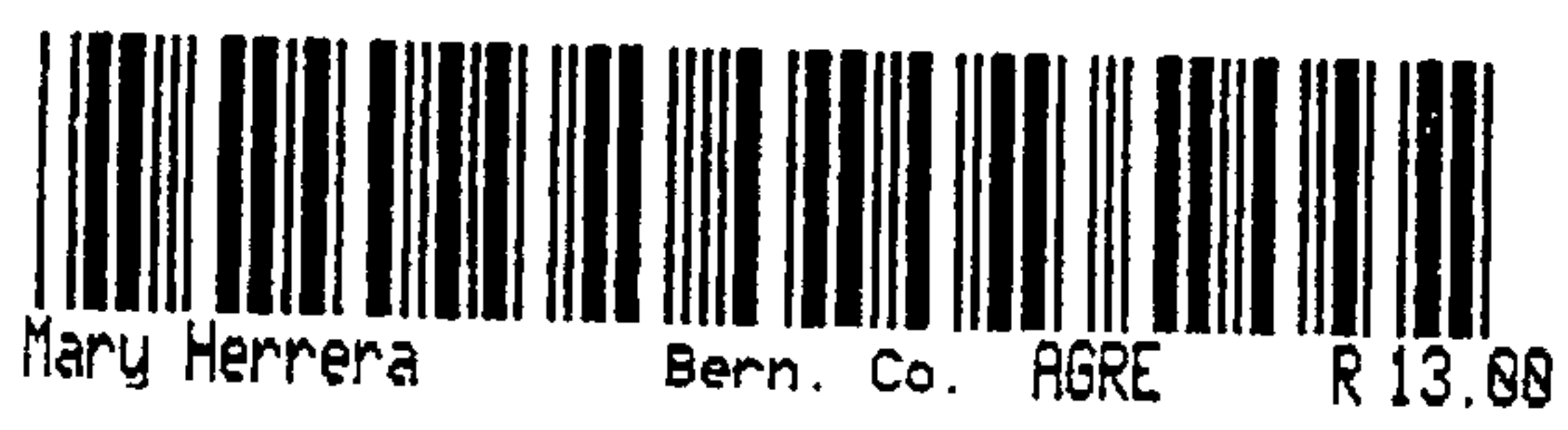
Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

By (Signature): [Signature]
Name: JOHN J. CLARK
Title: V.P.
Dated: 2-6-04

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 3-08-04

[Handwritten initials] [Handwritten initials]



DEVELOPER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 6th day of February,
2004 by (name of person:) JOHN CLARK (title or
capacity, for instance, "President" or "Owner") VICE PRESIDENT
of (Developer:) MESA VERDE Development Corp.

Janet Schumaker
Notary Public

My Commission Expires:

5/06/05

CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 8th day of March,
2004 by Richard Dourte, City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Seaveda
Notary Public

My Commission Expires:

11-25-2007

2004031630
6945115
Page: 3 of 3
03/10/2004 11:14A
Bk-A74 Pg-1547
R 13.00
Bern. Co. AGRE
Mary Herrera



February 12, 2004

Jay Czar
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for Mesa Verde Development Corporation
City of Albuquerque Project No.: 703781
Project Name: Wilderness Village & Compound @High Desert

Dear Mr. Czar:

This is to advise the City Of Albuquerque ("City") that, at the request of Mesa Verde Development Corporation ("MVD"), Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of One Million Four Hundred Ninety Two Thousand Eighty Four Dollars and 04/100, (\$1,492,084.04) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires MVD ("Subdivider") to provide for the installation the improvements which must be constructed at Wilderness Village & Compound @High Desert , Project No. 703781 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on July 15, 2003 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. ~~H60~~⁴⁷⁴ at pages ~~1604~~¹⁵⁴⁷ thru ~~XXX~~¹⁵⁴⁷ as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3. Draw on Reserve. If by March 1, 2005, the improvements described in the Agreement

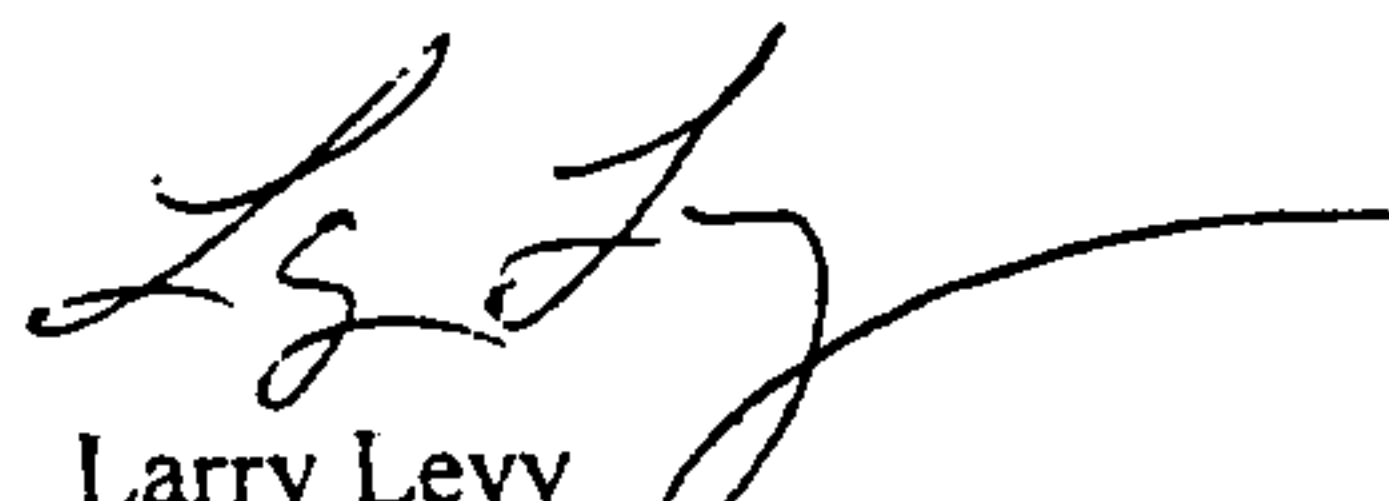
have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between March 1, 2005 and May 1, 2005, inclusive, the City may demand payment from the Financial Institution up to the Lesser of the amount stated in this **Loan Reserve Letter** or the latest **Reduced Loan Reserve Balance** authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment " executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date May 1 2005; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

This letter is an amendment and extension to that letter dated May 1, 2003 in the amount of \$1,492,084.04.

Very truly yours,
Bank of Oklahoma, N.A.


Larry Levy
Senior Vice President

Accepted:
City of Albuquerque


By: 
Chief Administrative Officer
or authorized designee

*KJE
3/2/04*

Title: *City Engineer*
Dated: *3-08-04*

2/2/04

Acknowledged:
Mesa Verde Development Corporation

By: 
Scott Schiabor, President

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

PAID RECEIPT

APPLICANT NAME Mesa Verde Development
 AGENT Bahanna Huston
 ADDRESS 7500 Jefferson NE
 PROJECT & APP # 1002315/05DRB00477
 PROJECT NAME Wilderness @ H.D

City of Albuquerque
Treasury Division

3/18/2005 10:23AM LOC: ANNX
 RECEIPT# 00037134 WSH 006 TRANSH 0012
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$145.00
 J24 Misc \$75.00
 CK \$145.00
 CHANGE \$0.00

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 50.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 145.00 TOTAL AMOUNT DUE

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

3/18/2005
 RECEIPT# 00037134
 Account 441018
 Activity 4971000
 Trans Amt \$145.00
 J24 Misc \$75.00

MESA VERDE DEVELOPMENT

OPERATING ACCOUNT
 P.O. BOX 91417
 ALBUQUERQUE, NM 87199

BANK OF ALBUQUERQUE
 ALBUQUERQUE, NEW MEXICO
 95-660-1070

CHECK NUMBER **10501**

DATE 03-18-05 City Of Albuquerque Treasury Division *****145.00

THE SUM OF Forty Five and 00/100 Cents

3/18/2005 10:22AM LOC: ANNX
 RECEIPT# 00037132 WSH 006 TRANSH 0012
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$145.00
 J24 Misc \$20.00

Thank You

City of Albuquerque
 PO Box 1313
 Albuquerque, NM 87103

TO THE ORDER OF

Security Features Included. Details on back.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 3-29-05 To 4-13-05

5. REMOVAL

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

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

Stephanie Sturton
(Applicant or Agent)

3-18-05
(Date)

I issued 3 signs for this application, 3-18-05
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1002315