#12

~~Completed 3/13/06 [illegible]~~

COMPLETED 03/16/06 SH

DRB CASE ACTION LOG (FINAL PLAT)

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.: **05DRB-01792 (FP)** Project # **1002346**

Project Name: **VENTANA SQUARE @ VENTANA RANCH**

Agent: George Rainhart Architect & Assoc. Phone No.: 884-9110

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3-8-06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [x] TRANSPORTATION: ~~[illegible]~~ maint. access easements
- [ ]
- [ ]
- [ ]
- [ ]

- [ ] UTILITIES:
- [ ]
- [ ]
- [ ]

- [ ] CITY ENGINEER / AMAFCA:
- [ ]
- [ ]
- [ ]

- [ ] PARKS / CIP:
- [ ]
- [ ]
- [ ]

- [x] PLANNING (Last to sign): AGIS DXF OK
- [ ]
- [ ]
- [ ]

- [x] **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.
  - **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.**
- [x] **AGIS DXF File approval required.**
- [x] **Copy of recorded plat for Planning.**

Project Number 1002346

2346

DXF Electronic Approval Form

DRB Project Case #: 1002346

Subdivision Name: VENTANA SQUARE AT VENTANA RANCH TR G1A G2A G2B G2C G4A

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 3/13/2006 Hard Copy Received: 3/13/2006

Coordinate System: NMSP Grid (NAD 27)

Barbara A. Romero 3-13-06

Approved Date

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

AGIS Use Only

Copied fc **2346** to agiscov on **3/13/2006** Contact person notified on **3/13/2006**

#12

DRB CASE ACTION LOG (FINAL PLAT)

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.: **05DRB-01792 (FP)** Project # **1002346**

Project Name: **VENTANA SQUARE @ VENTANA RANCH**

Agent: George Rainhart Architect & Assoc. Phone No.: 884-9110

Project Number 1002346

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 3-8-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: ~~[illegible]~~ maint. access easements

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): AGIS DXF

☐ **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.

☐ **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.** — Okay

☒ **Copy of recorded plat for Planning.**

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002346 **AGENDA ITEM NO: 12**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

AMAFCA must sign plat prior to City Engineer.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 8, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 8, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1002992**
06DRB-00175 Major-Two Year SIA

CALVERT MENICUCCI PC, JOHN REBSTOCK agent(s) for GBH CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB01623, 03DRB02138] (K-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1000390**
06DRB-00162 Major-Vacation of Public Easements
06DRB-00163 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO. agent(s) for STUART C SHERMAN request(s) the above action(s) for all or a portion of Tract(s) H-4-A, **VENTANA SQUARE @ VENTANA RANCH,** zoned SU-1 for restricted C-2 uses, special use zone, located on PARADISE BLVD NW, between UNIVERSE BLVD NW and VIVALDI NW containing approximately 1 acre(s). (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PUBLIC SIDEWALK EASEMENTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

3. **Project # 1000539**
06DRB-00176 Major-Vacation of Public Easements
06DRB-00177 Minor-Vacation of Private Easements
06DRB-00178 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HOPE CHRISTIAN SCHOOL INC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) A, Lot(s) 6, 7, 10 & 26 together with Lot(s) 8A & 9A1, **NORTH ALBUQUERQUE ACRES UNIT A,** zoned SU-1 for private school, special use zone, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: Z-87-42, DRB-95-461, Z-95-4, Z-96-126, Z-98-65] (D-18) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/8/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1002176**
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003470**
06DRB-00165 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1,** located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL COMMENT: THE REQUIRED WATER LINE EASEMENTS ARE RETAINED/GRANTED WITH THE REPLAT.**

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

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

6.	**Project # 1002808** 06DRB-00266 Minor-SiteDev Plan BldPermit	NCA ARCHITECTS agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1,** zoned IP industrial park zone, located on OLIVER ROSS DR NW, between BLUEWATER RD NW and SAUL BELL RD NW containing approximately 2 acre(s). *[Deferred from 3/8/06]* [REF: DRB-95-314] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**
	06DRB-00242 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8-A & 10-A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1,** zoned IP industrial park zone, located on SAUL BELL RD NW, between OLIVER ROSS DR NW and BLUEWATER RD NW containing approximately 6 acre(s). *[Deferred from 3/8/06]* [REF: DRB-95-314] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**
7.	**Project # 1004474** 06DRB-00243 Minor-SiteDev Plan Subdivision/EPC	COMMUNITY SCIENCE CORPORATION agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of parcels of land situated within, Section 9, Township 10 North, Range 3 East, Tract(s) F-1, **LANDS OF MENAUL SCHOOLS** & an Easterly Portion of Tract(s) 1-A-1-B, all of Tract(s) 1-C and 1-A-1-A-2, and a portion of Tract(s) 1-B, zoned SU-1 FOR PRD, located on MENAUL BLVD NE, between BROADBENT PARKWAY NE and BROADBENT BLVD NE containing approximately 17 acre(s). [REF: 05EPC01568, 05EPC01569] *[Deferred from 3/1/06]* **[David Stallworth, EPC Case Planner]** (H-15) **THE SITE PLAN FOR SUBDIVISION WAS**

APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN.

06DRB-00214 Minor- Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36,** zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] *[Deferred from 2/22/06 & 3/1/06]* (H-15) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

8. **Project # 1002739**
06DRB-00268 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2A, Unit 1A, (to be known as **ANDERSON HEIGHTS, UNIT 2)** zoned R-D, located on 118TH STREET NW NORTH OF DENNIS CHAVEZ NW and containing approximately 25 acre(s). [REF: 05DRB-00681] (P-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004036**
06DRB-00263 Minor-Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] *[Indef deferred from 3/8/06]* (H-12/H-13) **THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

10. **Project # 1004721**
06DRB-00264 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-P1, **OAKLAND HEIGHTS** and Tract(s) A, **OAKLAND NORTH,** zoned R-D, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND PUBLIC DRAINAGE EASEMENT ON LOT 6A AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1004722**
06DRB-00267 Minor-Prelim&Final Plat Approval

DOUG SMITH SURVEYING agent(s) for DAVID GATES request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 8, **EASTRIDGE ADDITION, UNIT 2,** zoned R-1, located on EASTRIDGE CT NE, between HAINES AVE NE and CHELWOOD PARK NE containing approximately 1 acre(s). (J-22) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, MOVING OF LOT LINE AND TO RECORD.**

12. **Project # 1002346**
05DRB-01792 Minor- Final Plat Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 12/7/05] [Final plat was Indef deferred 12/15/06 for SIA]* (B-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTES ON MAINTENANCE OF ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE.**

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

13. **Project # 1004716**
06DRB-00250 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for CHANT LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALLWOODS,** zoned M-1 light manufacturing zone, located on LUMBER AVE NE, between JEFFERSON ST NE and HARDWARE DR NE containing approximately 1 acre(s). (F-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002730**
06DRB-00265 Minor-Sketch Plat or Plan

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned RD, located on CORONA AVE NE, between VENTURA NE and MENDOCINO DR NE containing approximately 4 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004632**
06DRB-00252 Minor-Sketch Plat or Plan

MARK SNAPP agent(s) for AMBERLY PYLES request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 10, **EASTERN ADDITION,** zoned SU-2/MR residential zone, located on ARNO ST SE, between CROMWELL AVE SE and PACIFIC AVE SE containing approximately 1 acre(s). [REF: 06ZHE00037, 06ZHE00038, 06ZHE00039, 06ZHE00040, 06ZHE00041, 06ZHE00049] (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004387**
06DRB-00269 Minor-Sketch Plat or Plan

EDWARD FITZGERALD ARCHITECTS agent(s) for SPRUCE PARK LLC request(s) the above action(s) for all or a portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION,** zoned O-1, located on ENCINO PL NE, between LAS LOMAS NE and ROMA NE containing approximately 1 acre(s). [REF: 05DRB01332] (J-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1004720**
06DRB-00262 Minor-Sketch Plat or Plan

RALPH GREENE request(s) the above action(s) for all or a portion of Lot(s) 2, 3 & 4, Block(s) K, **HIGHLANDS ADDITION SOUTH,** zoned SU-2/NCR, located on BROADWAY BLVD SE and HAZELDINE SE and containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for February 22 and March 1, 2006. **THE DRB MINUTES FOR FEBRUARY 22 AND MARCH 1, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 8, 2006
DRB Comments

ITEM # 12

PROJECT # 1002346 APPLICATION # 05DRB-01792

RE: Tract G, Ventana Square@ Ventana Ranch/final plat

No AGIS dxf approval was found in the file. Planning will take delegation for this and to record the plat.

No objection to the final plat. Has anything changed since the preliminary plat was approved?

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 14, 2005 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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A. Call to Order: 9:00 A.M. Adjourned: 11:25 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1.	**Project # 1004360** 05DRB-01736 Major-SiteDev Plan Subd 05DRB-01737 Major-Preliminary Plat Approval	RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] [Deferred from 12/14/05] (J-12) **DEFERRED AT THE BOARD'S REQUEST TO 12/21/05.**

2. **Project # 1003132**
05DRB-01754 Major- Vacation of Public Easements
05DRB-01753 Major- Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3,** zoned SU-2 - HM located on KARSTEN COURT SE, between SAN JOSE SE and GIBSON AVE SE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: THE EXISTING LOTS WILL BE CONSOLIDATED INTO A SINGLE LOT.**

3. **Project # 1001594**
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1,** zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003921**
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). *[Deferred from 9/14/05 & 10/5/05 & 11/9/05 & 12/14/05]* (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

6. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] *[Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

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

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

7. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05 & 8/10/05 & INDEF DEFERRED ON 9/7/05]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK DIMENSIONING AND SIDEWALK DETAIL AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004097**
05DRB-01790 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1,** zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 12/7/05]* (Q-16/R-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII TURNING TEMPLATES, A COPY OF COUNTY LETTER AND 3 COPIES OF THE SITE PLAN.**

05DRB-01826 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **MESA DEL SOL, EMPLOYMENT CENTER PHASE 1,** zoned SU-2 PLANNED COMMUNITY, located on BOBBY FOSTER SE, between UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s).Q-16,R-15/R-16, S-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A 17-FOOT RIGHT-OF-WAY EXCHANGE WITH THE COUNTY SHALL BE REVISITED PRIOR TO FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1002346**
05DRB-01794 Minor-SiteDev Plan BldPermit/EPC
05DRB-01792 Minor-Prelim&Final Plat Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 12/7/05]* (B-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COORDINATION AND APPROVAL WITH AMAFCA OF MAINTENANCE ROAD**

ACCESS AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: AMAFCAS SIGNATURE ON FINAL PLAT. MAINTENANCE NOTES FOR CROSS ACCESS EASEMENTS ARE ADDED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

05DRB-01830 Minor-SiteDev Plan Subd/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** (B-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CLARIFY TRACT BOUNDARY AND PLANNING FOR 3 COPIES OF SITE PLAN.**

10. Project # 1000871
05DRB-01839 Minor-SiteDev Plan Subd/EPC
05DRB-01840 Minor-SiteDev Plan BldPermit/EPC

DESIGN GROUP agent(s) for JIM JEPPSON request(s) the above action(s) for all or a portion of Lot(s) B-5-B-1, B-5-C-1, **ACADEMY ACRES SUBDIVISION,** zoned SU-1, located on HARPER AVE NE, between I-25 FRONTAGE RD NE and BARNHART ST NE containing approximately 8 acre(s). [REF: 05-EPC-01257, 05-EPC-01261, 05-DRB-01458,05DRB-01715,05DRB-01706] **[David Stallworth, EPC Case Planner]** *[Deferred from 12/14/05]* (E-17, E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

05DRB-01837 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for Tract(s) B-5-B-1 and B-5-C-1, **ACADEMY ACRES SUBDIVISION, UNIT 5,** zoned SU-1, located on HARPER DR NE, between INTERSTATE 25 NE and SAN PEDRO DR NE containing approximately 8 acre(s). *[Deferred from 12/14/05]* (E-17/E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

11. **Project # 1002739**
05DRB-01835 Minor-Amnd SiteDev Plan Subd
05DRB-01832 Minor-Amnd Prelim Plat Approval
05DRB-01834 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 5**) zoned RD/RLT, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 57 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686, 05DRB00639] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

12. **Project # 1003886**
05DRB-01831 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 6 acre(s). [REF: 05DRB-00908, 05DRB-01572] (J-20) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 12/14/05 AND APPROVAL OF THE AMENDED GRADING PLAN DATED 11/9/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: REVISED PERIMETER WALL LOCATION MAP. P-1 LOT DESIGNATIONS ARE REQUIRED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. Project # 1001770
05DRB-01232 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] *[Final Plat Indef Deferred for SIA]* (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REMOVAL OF EASEMENT 24 AND EASEMENT 22 SHOULD BE PRIVATE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. Project # 1003655
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 12/14/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/06.**

15. Project # 1003594
05DRB-01827 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A-1 thru 113-A-1 and Tract(s) N-1, **VENTANA MESA SUBDIVISION, UNIT 1, @ VENTANA RANCH WEST,** zoned R-LT, located on PASEO DEL NORTE NW, between CARSON MESA DR NW and VENTANA WEST PARKWAY NW containing approximately 1 acre(s). [REF: 04-DRB-01199] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

16. Project # 1002330
05DRB-01838 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWES, agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-2-A, **MONTGOMERY COMPLEX,** zoned SU-1 for C-2, located near the AMAFCA NORTH DIVERSION CHANNEL NE, between MONTGOMERY BLVD NE and CARLISLE BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01985, 03DRB-00401, 03DRB-00402, 03DRB-00347] (F-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE AND TRANSPORTATION DEVELOPMENT FOR MEDIAN MODIFICATION ON MONTGOMERY, 15-FOOT RADIUS AND 20-FOOT WATER LINE EASEMENT.**

17. Project # 1004570
05DRB-01828 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). *[Deferred from 12/14/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

18. Project # 1000922
05DRB-01829 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04-DRB-01880, 04DRB-01881] (C-10/C-11/D-10/D-11) **AN EXTENSION OF PRELIMINARY PLAT WAS APPROVED TO APRIL 30, 2006. THE CONDITIONS OF FINAL PLAT STILL APPLY.**

19. **Project # 1001085**
05DRB-01836 Minor-Prelim&Final Plat Approval

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1,** zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and I-40 NW containing approximately 10 acre(s). [REF: 05-DRB-00133, 05DRB00402] (J-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

20. Approval of the Development Review Board Minutes for November 30, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR NOVEMBER 30, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:25 A.M.

COMPLETED 12/22/05 SH

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

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.: **05DRB-01794 (SBP)** Project # **1002346**

Project Name: **VENTANA SQUARE @ VENTANA RANCH**

Agent: George Rainhart Architect Phone No.: 884-9110

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 12-14-05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☒ CITY ENGINEER / AMAFCA: AMAFCA coordination needed for access to maintenance road
  3 Copies.
  Solid waste signature
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☒ **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 1002346

#9

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

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.: **05DRB-01794 (SBP)** Project # **1002346**

Project Name: **VENTANA SQUARE @ VENTANA RANCH**

Agent: George Rainhart Architect Phone No.: 884-9110

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 12-14-05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☒ CITY ENGINEER / AMAFCA: AMAFCA coordination needed for access to maintenance road
  3 Copies.
  Need waste figure
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☒ **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 1002346

DEC 6, 2005

RE: PROJECT NO. 1002346

TO THE CITY OF ALBUQUERQUE
DEVELOPMENT REVIEW BOARD

PLEASE DEFER ITEM 11 SCHEDULED FOR DEC 7, 2005 TO DEC 14, 2005 TO BE HEARD WITH SITE PLAN FOR SUBDIVISION.

THANK YOU,

GEORGE RAINHART ARCH & ASSOC.

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002346 **AGENDA ITEM NO: 9**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments on Site Plan for Building Permit.
AMAFCA must sign plat
Infrastructure List will be tied to plat

RESOLUTION:

APPROVED X signed I.L.; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 14, 2005

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

fax to Kes Rainbolt

fax: 837 9877 12/8/05

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002346	**DRB Date:** 12/7/2005
Application Number: 05DRB-01794	**Item Number:** 11

Subdivision: Ventana Square @ Ventana Ranch

Tract G, Ventana Ranch

Zoning: C-2

Zone Page: B-10

New Lots (or units) :

Request for:

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

Amnd- Prelim Plat

Parks and Recreation Comments:

Is the trail on Paradise existing?

What is being changed regarding the trail?

If trail is not built it should be added to the infrastructure list 10' asphalt trail from eastern prop. line to western prop. line.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

Comments from 12/7 meeting
Claire

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1002346 Item No. 11 Zone Atlas B-10

DATE ON AGENDA 12-7-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (X)PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Where are the easements for the sidewalks and multipurpose trail?
2)	Unsure of how the raised x-walk will work at the entrances?
3)	Where is x-access with G-3? Where are the maintenance and beneficiaries of the x-access? Aisles should be identified as x-access corridors.
4)	Is the sidewalk in place? Multipurpose trail? These should be part of the infrastructure list.
5)	Unclear as to the direction of the drive thrus? Radii at the exits/entrances need to be modified.

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

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002346 **AGENDA ITEM NO: 11**

SUBJECT:

Site Plan for BP
Amended Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.
AMAFCA must sign plat prior to City Engineer.
There is no Preliminary Plat that has status; Final Plat was recorded on 3-5-03

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 7, 2005

#11

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division

INTER-OFFICE MEMO **December 5, 2005**

TO: Sheran Matson, DRB Chair

FROM: Carmen Marrone, Senior Planner

RE: **Project #1002346, Ventana Square**

On September 15, 2005, the EPC approved an amended Site Plan for Subdivision and a Site Plan for Building Permit to construct retail and restaurant buildings in Ventana Square North. **The DRB submittal does not include the site plan for subdivision,** which I understand will be forthcoming. The site plan for building permit submittal meets all of the EPC conditions except for the following:

Site Plan for Building Permit

Condition 12: The EPC submittal indicates 11 tree planters, evenly spaced, in front of Major 1 Building. The DRB submittal indicates 7 tree planters at the ends of the same building. The DRB submittal should be consistent with the EPC submittal. In addition, the tree planters are not labeled on the Landscape Plan nor are any trees indicated in the planters.

Condition 14: The Zoning Code requires screening of drive-up windows with either 3' high evergreen vegetation or a 3' high wall. The EPC approved a screen wall along the western boundary of Tract G-6-A rather than vegetation since the narrowness of the landscape strip would likely cause any vegetation to encroach into the abutting walkway, thus impeding pedestrian movement. The wall should be placed on the east side of the walkway. The site plan does not indicate the 3' high screen wall.

Condition 15: One additional shade tree should be provided in the patio area north of Pad 1 Building. Also, the Landscape Plan notes that the shade structure between Major 1 and Shop 2 is "to be determined". This note should be removed since the DRB will make the final determination. Note 19 on Sheet A1.1 indicates that a trellis will be provided between these buildings however, Note 19 is not indicated on the site, or if it is, it's difficult to decipher.

Condition 16: No seating is indicated in the patio between Major 1 and Shop 2 buildings.

Condition 17: Delete the words "(per Carmen Marrone)" in the last sentence under GENERAL ARCHITECTURAL DESIGN REQUIREMENTS.

If you have any questions regarding this case, please call me at 924-3814.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 7, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1002819
05DRB-01729 Major-Bulk Land Variance
05DRB-01730 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3,** zoned SU-1, R-2 & RT, located on 98TH ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9) **BULK LAND VARIANCE APPROVED. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, 15-DAY APPEAL PERIOD AND RECORDING OF PLAT.**

2. **Project # 1004161**
05DRB-01724 Major-Preliminary Plat Approval
05DRB-01728 Minor-SiteDev Plan Subd/EPC
05DRB-01725 Minor-Subd Design (DPM) Variance
05DRB-01726 Minor-Sidewalk Waiver
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/30/05 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1001370**
05DRB-01731 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B(2) IN THE PLANNING FILE.**

4. **Project # 1004543**
05DRB-01722 Major-Vacation of Pub Right-of-Way

JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94TH ST NW and 98TH ST NW containing approximately 0 acre(s). (K-9) **VACATION WAS DENIED.**

5. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/18/06.**

6. **Project # 1004341**
05DRB-01634 Major-Preliminary Plat Approval
05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s).*[Deferred from 11/16/05 & 11/30/05]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/28/05 THE PRELIMNARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE PERIMETER WALLS WERE APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

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

8.	**Project # 1001523** 05DRB-01797 Minor-SiteDev Plan BldPermit	DEKKER/PERICH/SABATINI agent(s) for ALLAN FRENKEL request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, LADERA INDUSTRIAL CENTER (to be known as **THE SHOPS @ LA MORADA**) zoned SU-1 LIGHT INDUSTRIAL, located on UNSER NW, between LA MORADA NW and VISTA ORIENTE NW containing approximately 3 acre(s). [REF: DRB-98-118, 01-EPC-01405, 04-DRB-01490] *[Deferred from12/7/05]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**
9.	**Project # 1003364** 05DRB-01788 Minor-SiteDev Plan Subd/EPC 05DRB-01789 Minor-Prelim&Final Plat Approval	TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409, 05EPC-00939] **[David Stallworth, EPC Case Planner]** (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND EPC CASE PLANNER'S INITIALS. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NORTH-SOUTH 20-FOOT EASEMENT IS INSUFFICIENT.**

10. Project # 1004097
05DRB-01790 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1,** zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 12/7/05]* (Q-16/R-16) **DEFERRED AT THE BOARD'S REQUEST TO 12/14/05.**

11. Project # 1002346
05DRB-01794 Minor-SiteDev Plan BldPermit/EPC
05DRB-01792 Minor-Prelim&Final Plat Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 12/7/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

12. Project # 1001778
05DRB-01793 Major-Final Plat Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, **BRENTWOOD HILLS,** zoned R-T, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB-00392, 05DRB-00950, 05DRB-00951, 05DRB-00952, 05DRB-00961] (H-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT TO ADD A 20-FOOT WATER LINE EASEMENT AT THE CUL-DE-SAC AND PLANNING TO RECORD.**

13. Project # 1004267
05DRB-01092 Minor- Final Plat Approval

GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2, located West of MONTOYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290, 05DRB-01019] *[Final Plat was indef deferred 7/13/05]* (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES OF CORTO MIRABAL AND UTILITIES DEVELOPMENT TO CHANGE NOTE TO READ: PUBLIC WATER AND SANITARY SEWER LINE EASEMENT GRANTED BY THIS PLAT TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).**

14. Project # 1004228
05DRB-01765 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A)** zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05]* (F-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 THE PRELIMNARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 5.5 PUBLIC ROADWAY EASEMENT SHALL BE GRANTED WITH THIS PLAT. THE 32-FOOT ACCESS EASEMENT NEEDS MAINTENANCE AND BENEFICIARIES. PNM MUST SIGN THE PLAT. THE FINAL PLAT WAAS INDEFINITELY DEFERRED TO ADDRESS COMMENTS.**

15. Project # 1004468
05DRB-01553 Minor- Final Plat Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] *[Deferred from 10/12/05, 10/19/05 the Final plat indef deferred for the SIA]* (J-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. Project # 1004555
05DRB-01780 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for BENTE SPANN request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 31, **HUNINGS HIGHLAND ADDITION,** zoned SU-2, LCR, located on WALTER ST SE, between COAL AVE SE and IRON AVE SE containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1004480
05DRB-01791 Minor-Sketch Plat or Plan

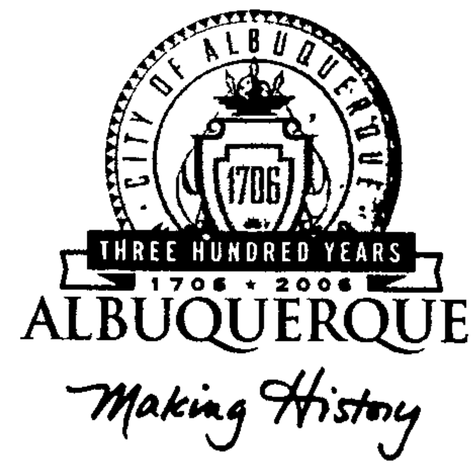
PHIL MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 126A, **M.R.G.C.D. MAP 39,** zoned R-1 residential zone, located on 47TH ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 1 acre(s). [REF: Z-85-31,Z-79-4, Z566] *[Shown under Project #1004560 now void]* (J-12, K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18.	**Project # 1004561** 05DRB-01795 Minor-Sketch Plat or Plan	ADVANCED ENGINEERING & CONSULTING agent(s) for RICH BOB DEN LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3,4,5 & 6A, Block(s) 13, **TIMOTEO CHAVEZ ADDITION,** zoned C-2, located on SIERRA DR NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes November 23, 2005. **THE DRB MINUTES FOR NOVEMBER 23, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002346 **AGENDA ITEM NO: 11**

SUBJECT:

Site Plan for BP
Amended Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.
AMAFCA must sign plat prior to City Engineer.
There is no Preliminary Plat that has status; Final Plat was recorded on 3-5-03

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED __X__ (12-14-05); COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 7, 2005

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002346	**DRB Date:** 12/7/2005
Application Number: 05DRB-01794	**Item Number:** 11

Subdivision: Ventana Square @ Ventana Ranch

Tract G, Ventana Ranch

Zoning: C-2

Zone Page: B-10

New Lots (or units) :

Request for:

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

Amnd- Prelim Plat

Parks and Recreation Comments:

Is the trail on Paradise existing?

What is being changed regarding the trail?

If trail is not built it should be added to the infrastructure list 10' asphalt trail from eastern prop. line to western prop. line.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1002346 Item No. 11 Zone Atlas B-10

DATE ON AGENDA 12-7-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (X)PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Where are the easements for the sidewalks and multipurpose trail?
2)	Unsure of how the raised x-walk will work at the entrances?
3)	Where is x-access with G-3? Where are the maintenance and beneficiaries of the x-access? Aisles should be identified as x-access corridors.
4)	Is the sidewalk in place? Multipurpose trail? These should be part of the infrastructure list.
5)	Unclear as to the direction of the drive thrus? Radii at the exits/entrances need to be modified.

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

#11

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division

INTER-OFFICE MEMO **December 5, 2005**

TO: Sheran Matson, DRB Chair

FROM: Carmen Marrone, Senior Planner

RE: **Project #1002346, Ventana Square**

On September 15, 2005, the EPC approved an amended Site Plan for Subdivision and a Site Plan for Building Permit to construct retail and restaurant buildings in Ventana Square North. **The DRB submittal does not include the site plan for subdivision,** which I understand will be forthcoming. The site plan for building permit submittal meets all of the EPC conditions except for the following:

Site Plan for Building Permit

Condition 12: The EPC submittal indicates 11 tree planters, evenly spaced, in front of Major 1 Building. The DRB submittal indicates 7 tree planters at the ends of the same building. The DRB submittal should be consistent with the EPC submittal. In addition, the tree planters are not labeled on the Landscape Plan nor are any trees indicated in the planters.

Condition 14: The Zoning Code requires screening of drive-up windows with either 3' high evergreen vegetation or a 3' high wall. The EPC approved a screen wall along the western boundary of Tract G-6-A rather than vegetation since the narrowness of the landscape strip would likely cause any vegetation to encroach into the abutting walkway, thus impeding pedestrian movement. The wall should be placed on the east side of the walkway. The site plan does not indicate the 3' high screen wall.

Condition 15: One additional shade tree should be provided in the patio area north of Pad 1 Building. Also, the Landscape Plan notes that the shade structure between Major 1 and Shop 2 is "to be determined". This note should be removed since the DRB will make the final determination. Note 19 on Sheet A1.1 indicates that a trellis will be provided between these buildings however, Note 19 is not indicated on the site, or if it is, it's difficult to decipher.

Condition 16: No seating is indicated in the patio between Major 1 and Shop 2 buildings.

Condition 17: Delete the words "(per Carmen Marrone)" in the last sentence under GENERAL ARCHITECTURAL DESIGN REQUIREMENTS.

If you have any questions regarding this case, please call me at 924-3814.

* The plat was recorded in 2/03. If there are changes a new plat application to DRB is required. 12/06/05 - Left message for Carmen Jan

3

Completed 3-4-03

DRB CASE ACTION LOG

REVISED 1/16/2003

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.:03-~~0~~00171 (P &F)	Project **# 1002346**
Project Name: **VENTANA RANCH**	EPC Application No.: 00110-00408
Agent: Bohannan Huston Inc.	Phone No.: 823-1000

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (SECTOR DEVELOP. PLAN),** was approved on 2/12/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ UTILITIES: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ CITY ENGINEER / AMAFCA: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☒ PLANNING (Last to sign): 15 day appeal period / AMAFCA fulfilled to sign 2/28
  - ☐ **See comments dated** _____
  - ☐ **EPC comments (name)** _____
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☒ **Include 3 copies of the approved site plan along with the originals.**
  - ☒ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☒ **Copy of recorded plat AND a DXF File for Planning.**

Project Number 1002346

MARCH 5, 2003

R.J. HERBERT
PLANNING
PLAZA DEL SOL

RE: DXF FILES FOR VENTANA RANCH

WE WILL SUPPLY THE CITY WITH THE DXF FILES FOR THESE PROJECTS WITHIN THE NEXT FEW DAYS.

Proj.# 1002346
Appl.#. 03DRB-00171

MARY SNYDER
BOHANNAN HUSTON, INC.

RECEIVED
MAR 04 2003
HYDROLOGY SECTION

MARCH 5, 2003

R.J. HERBERT
PLANNING
PLAZA DEL SOL

IN-LIEU-OF DXF.
BA

RE: DXF FILES FOR VENTANA RANCH

WE WILL SUPPLY THE CITY WITH THE DXF FILES FOR THESE PROJECTS WITHIN THE NEXT FEW DAYS.

Proj.# 1002346
Appl.#. 03DRB-00171

Mary Snyder

MARY SNYDER
BOHANNAN HUSTON, INC.

RECEIVED
MAR 04 2003
HYDROLOGY SECTION

3

DRB CASE ACTION LOG

REVISED 1/16/2003

This sheet must accomp ny your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once c mments are addressed.

DRB Application No.:03-0 171 (P &F)	Project # **1002346**
Project Name: **VENTANA ANCH**	EPC Application No.: 00110-00408
Agent: Bohannan Huston c.	Phone No.: 823-1000

Your request for (**SDP for UB), (SDP for BP), (FINAL PLATS), (SECTOR DEVELOP. PLAN)**, was approved on 2/12/ by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNAT RES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATI N. _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ UTILITIES: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ CITY ENGINEEF AMAFCA: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☒ PLANNING (Las o sign): 15 day appeal period / AMAFCA pulled to sign
  - ☐ **See con nents dated** _____
  - ☐ **EPC co ments (name)** _____
  - ☐ **Plannin must record this plat. Please submit the following items:**
    - -The ori nal plat and a mylar copy for the County Clerk.
    - -Tax ce ficate from the County Treasurer
    - -Recorc ıg fee (checks payable to the County Clerk). RECORDED DATE _____
    - -Tax pr out from the County Assessor.
  - ☐ **Include copies of the approved site plan along with the originals.**
  - ☒ **County reasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Propert Management's signature must be obtained prior to Planning Department's signatu .**
  - ☒ **Copy of ecorded plat AND a DXF File for Planning.**

Project Number 1002346

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002346 **AGENDA ITEM NO: 3**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
Comments on plat. AMAFCA must sign plat

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 12, 2003

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 12, 2003 9:00 a.m.
MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. ADJOURNED: 10:20 A.M.
B. Changes and/or Additions to the Agenda
C. Announcements

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

1.	**Project # 1001068** 03DRB-00061 Major-Two Year SIA	MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Block(s) 5, 6 & 1, Tract(s) 1 & 2, **DESERT RIDGE TRAILS**, NORTH ALBUQUERQUE ACRES UNIT 3, zoned R-D, located on FLORENCE AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 76 acre(s). [REF: 02DRB-01913] (B-19) **A ONE-YEAR SIA WAS APPROVED.**

2. **Project # 1000390**
03DRB-00072 Major-Vacation of Public Easements
03DRB-00071 Major-Preliminary Plat Approval
03DRB-00075 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) HA, **VENTANA RANCH,** zoned SU-1 for C-2, located on THE SOUTH EAST CORNER OF PARADISE BLVD NW and UNIVERSE BLVD NW containing approximately 16 acre(s). [REF: 02DRB-01495] (B-10) **VACATION APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PALT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

3. **Project # 1002346**
03DRB-00070 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) G, **VENTANA RANCH,** zoned SU-1 special use zone, FOR RESTRICTED C-2 USES, SEE 00110-00408, located on the NORTH SIDE OF PARADISE BLVD NW, between UNIVERSE BLVD NW and LA PAZ DR NW containing approximately 11 acre(s). [REF: DRB-96-6, 00110-00408, 02DRB-01735 SK] (B-10) **VACATION APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE.**

Project # 1002346
03DRB-00171 Minor-Prelim&Final Plat

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) G, **VENTANA RANCH,** zoned SU-1 special use zone, FOR RESTRICTED C-2 USES, SEE 00110-00408, located on the NORTH SIDE OF PARADISE BLVD NW, between UNIVERSE BLVD NW and LA PAZ DR NW containing approximately 11 acre(s). [REF: DRB-96-6, 00110-00408, 02DRB-01735 SK] (B-10) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

4. **Project # 1000720**
03DRB-00065 Major-Vacation of Pub Right-of-Way

JEFF MORTENSEN & ASSOCIATES agent(s) for BERNALILLO COUNTY METRO COURT request(s) the above action(s) for all or a portion of Tract(s) A, **BERNALILLO COUNTY METROPOLITAN COURT,** zoned SU-3 special center zone, located on the NORTH SIDE OF LOMAS BLVD NW, between 4TH ST NW and 5TH ST NW containing approximately 1 acre(s). [REF: 02DRB-00773 V, 02DRB-01420 P&FP, 00DRB-01311 SK, 00DRB-01077 SK, 00DRB-01331 SK] (J-14) **VACATION APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001376**
02DRB-01965 Major-Preliminary Plat Approval
02DRB-01966 Major-Vacation of Pub Right-of-Way
02DRB-01967 Minor-Sidewalk Waiver
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES**,** zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/12/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 2/19/03.**

6. **Project # 1002141**
02DRB-01230 Major-Vacation of Pub Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION,** zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE.[REF:DRB-99-193,1001686,02500-00489] [DEFERRED FROM 11/13/02, 12/4/02 & 2/12/03] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

7.	**Project # 1002132** 03DRB-00031 Major-Preliminary Plat Approval 03DRB-00032 Major-Vacation of Public Easements 03DRB-00033 Minor-Sidewalk Waiver 03DRB-00034 Minor-Sidewalk Variance 03DRB-00035 Minor-Temp Defer SDWK	BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (to be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] [DEFERRED FROM 2/5/03] (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/10/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
	03DRB-00135 Minor-SiteDev Plan Subd/EPC 03DRB-00137 Minor-SiteDev Plan BldPermit/EPC	CONSENSUS PLANNING INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) G, VILLAGE CENTER NORTH SUBDIVISION, (to be known as **VILLA DE VILLAGIO SUBDIVISION**, zoned SU-1 / R-2, located WEST OF UNSER BLVD NW, SOUTH OF SUMMER RIDGE RD NW, containing approximately 14 acre(s). [REF: 1000898 / 02EPC-001347, 1000898 / 02EPC-001348, 1000898 / 03EPC-00031] [Russell Brito, EPC Case Planner] [DEFERRED FROM 2/5/03] (A-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1001986**
02DRB-01927 Major-Preliminary Plat Approval
02DRB-01928 Minor-Temp Defer SDWK
02DRB-01929 Minor-Subd Design Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION,** TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [Deferred from 2/5/03] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/23/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPMENT LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM THE DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C.**

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

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

9. **Project # 1000060**
02DRB-01453 Minor-SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION,** zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 11/27/02 AND 1/22/03] (J-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER.**

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

10. **Project # 1001206**
03DRB-00177 Minor-Temp Defer SDWK

WILSON & CO agent(s) for BLACK DEVELOPMENT ONE, LLC, request(s) the above action(s) for all or a portion of Tract(s) 2A1 2A2 and including 2A3 3E1A 3F1A 3G1A – Wendy's Valley View Drive, **BLACK RANCH,** zoned O-1 SU-1/C2 SU-1/C-1, located on VALLEY VIEW PL NW, between COORS BLVD NW and CORRALES CANAL NW containing approximately 10 acre(s). [REF: 02DRB-01560, 02DRB-01561, 02DRB-01562] (C-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

11. **Project # 1001931**
03DRB-00170 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for K B HOMES request(s) the above action(s) for all or a portion of Tract(s) T1, **VISTA DEL NORTE,** zoned SU-1, RT, RLT or R2, located on LOS LOMITAS DR NE, between EL PUEBLO RD NE and VISTA DEL NORTE DR NE containing approximately 12 acre(s). [REF: 02DRB-01093, 02DRB-01094, 02DRB-01095, 02DRB-01264] (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMETN AND PLANNING.**

12. **Project # 1002369**
03DRB-00178 Minor-Prelim&Final Plat Approval

RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224C (to be known as **LANDS OF CORRIZ**) MRGCD MAP 35, zoned R-2, located on INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). [REF: 02DRB-01812] (H-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

13. **Project # 1001374**
03DRB-00175 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for RIDGEFIELD WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 21A1, **NORTH HERITAGE HILLS,** zoned R-LT, located on PALOMAR AVE NE, between PASEO DEL NORTE NE and LIBERTY DR NE containing approximately 1 acre(s). [REF: DRB-98-130, Z-92-46] (D-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for January 29, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: NONE

ADJOURNED: 10:20 A.M.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION 2-12-2003

3. Project # 1002346
03DRB-00070 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) G, **VENTANA RANCH,** zoned SU-1 special use zone, FOR RESTRICTED C-2 USES, SEE 00110-00408, located on the NORTH SIDE OF PARADISE BLVD NW, between UNIVERSE BLVD NW and LA PAZ DR NW containing approximately 11 acre(s). [REF: DRB-96-6, 00110-00408, 02DRB-01735 SK] (B-10)

At the February 12 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

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

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

Project # 1002346
03DRB-00171 Minor-Prelim&Final Plat

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) G, **VENTANA RANCH,** zoned SU-1 special use zone, FOR RESTRICTED C-2 USES, SEE 00110-00408, located on the NORTH SIDE OF PARADISE BLVD NW, between UNIVERSE BLVD NW and LA PAZ DR NW containing approximately 11 acre(s). [REF: DRB-96-6, 00110-00408, 02DRB-01735 SK] (B-10)

OFFICIAL NOTICE
PAGE TWO

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

If you wish to appeal this decision, you must do so by February 27, 2003, in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair
Cc: Las Ventanas Limited Partnership, 10 Tramway Loop NE, 87122
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002346 AGENDA#: 3 DATE: 2·12·03

1. Name: Pam Theis Address: _____ Zip: _____

2. Name: Kurt Brown 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
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
February 12, 2003
Project # 1002346

Project # 1002346
03DRB-00070 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) G, **VENTANA RANCH,** zoned SU-1 special use zone, FOR RESTRICTED C-2 USES, SEE 00110-00408, located on the NORTH SIDE OF PARADISE BLVD NW, between UNIVERSE BLVD NW and LA PAZ DR NW containing approximately 11 acre(s). [REF: DRB-96-6, 00110-00408, 02DRB-01735 SK] (B-10)

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

Letter sent to Ventana Ranch (R) Neighborhood Assn.

APS	No adverse comments.
Police Department	

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

Fire Department	No comments received.
PNM Gas	Approves.
PNM Electric	PNM approves blanket drainage easement vacation.
Comcast	No comments received.

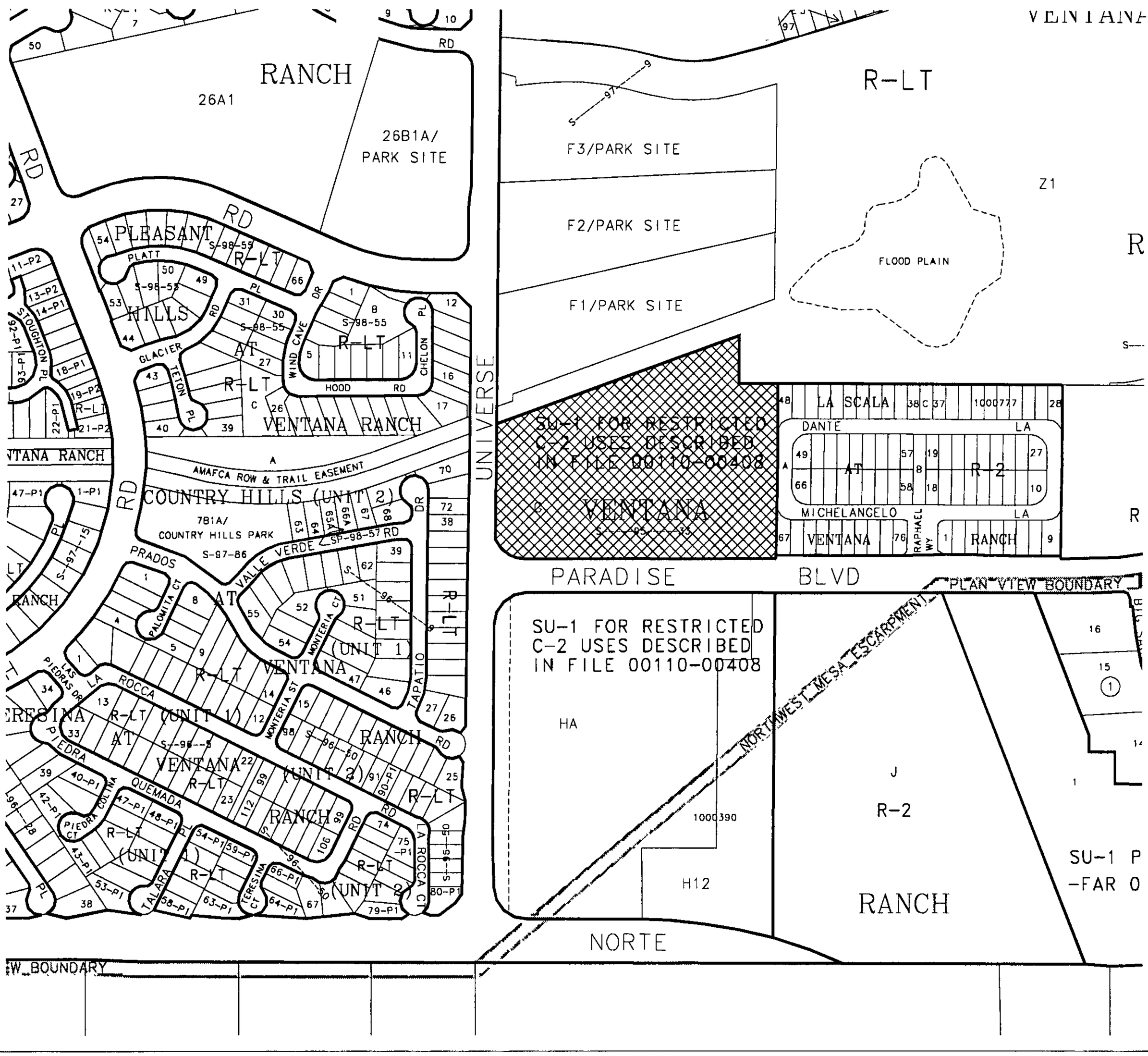
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	

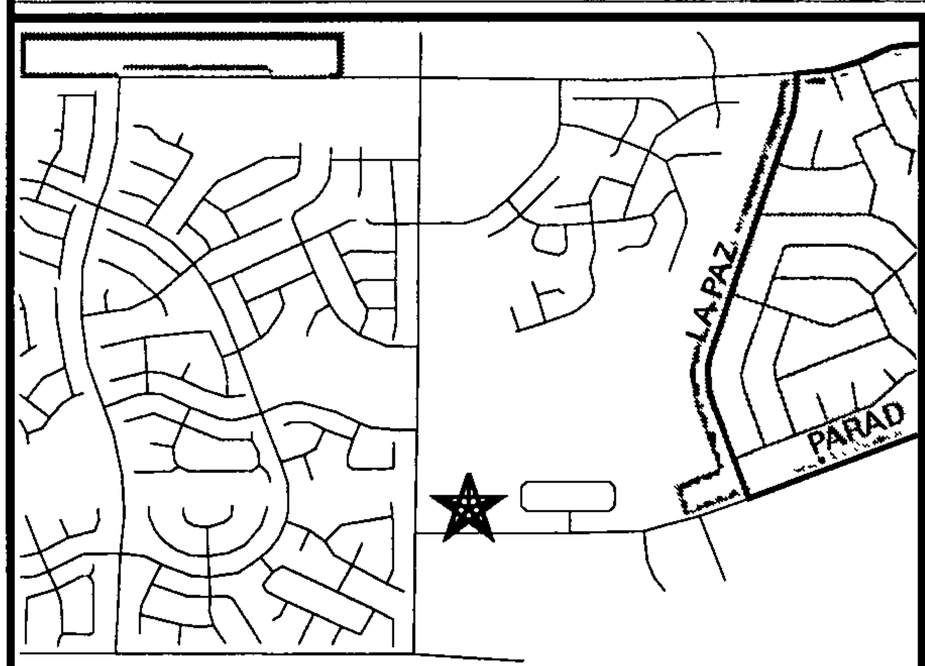
The subject property lies within the limits of the *Northwest Mesa Escarpment Plan* 'View Boundary'. Future development must comply with all goals/policy/regulations/design guidelines of that plan.

City Engineer	No objection to the vacation request. Public storm drain easement should be granted to City of Albuquerque, not NMUI. AMAFCA must sign plat.
Transportation Development	Refer to Hydrology for comments on the vacation.
Parks & Recreation	Defer to Hydrology.
Utilities Development	No objection to Vacation request.
Planning Department	No objection to the vacation.

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

cc: Las Ventanas Ltd., Partnership, #10 Tramway Loop NE, 87122
Bohannan Huston Inc., 7500 Jefferson St NE, 87109





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1"=456'

PROJECT NO.
1002346

HEARING DATE
2-12-03

MAP NO.
B-10

ADDITIONAL CASE NUMBER(S)
03DRB-00070

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, February 12, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001068
03DRB-00061 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Block(s) 5, 6 & 1, Tract(s) 1 & 2, **DESERT RIDGE TRAILS**, NORTH ALBUQUERQUE ACRES UNIT 3, zoned R-D, located on FLORENCE AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 76 acre(s). [REF: 02DRB-01913] (B-19)

Project # 1000390
03DRB-00072 Major-Vacation of Public Easements
03DRB-00071 Major-Preliminary Plat Approval
03DRB-00075 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) HA, **VENTANA RANCH,** zoned SU-1 for C-2, located on THE SOUTH EAST CORNER OF PARADISE BLVD NW and UNIVERSE BLVD NW containing approximately 16 acre(s). [REF: 02DRB-01495] (B-10)

Project # 1002346
03DRB-00070 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) G, **VENTANA RANCH,** zoned SU-1 special use zone, FOR RESTRICTED C-2 USES, SEE 00110-00408, located on the NORTH SIDE OF PARADISE BLVD NW, between UNIVERSE BLVD NW and LA PAZ DR NW containing approximately 11 acre(s). [REF: DRB-96-6, 00110-00408, 02DRB-01735 SK] (B-10)

Project # 1000720
03DRB-00065 Major-Vacation of Pub Right-of-Way

JEFF MORTENSEN & ASSOCIATES agent(s) for BERNALILLO COUNTY METRO COURT request(s) the above action(s) for all or a portion of Tract(s) A, **BERNALILLO COUNTY METROPOLITAN COURT,** zoned SU-3 special center zone, located on the NORTH SIDE OF LOMAS BLVD NW, between 4TH ST NW and 5TH ST NW containing approximately 1 acre(s). [REF: 02DRB-00773 V, 02DRB-01420 P&FP, 00DRB-01311 SK, 00DRB-01077 SK, 00DRB-01331 SK] (J-14)

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, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 27, 2003.

#540

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

App# 03DRB-00070
Proj# 1002346
Other#

Meeting Date: Feb. 12, 2003

Zone Atlas Page: B-10-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Las Ventanas Limited Partnership

Address: 10 Tramway Loop NE, 87122

Agent: Bohannan-Huston, Inc.

Address: 7500 Jefferson St. NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-24-03

Signature: K Tsethlikai

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101006518325720101   LEGAL: TR Z -1 B ULK LAND PLAT FOR TRACT Z VENTANA RANCH CO  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: AMAFCA
                        OWNER ADDR: 02600   PROSPECT                    NE ALBUQUERQUE       NM 87107

101006505121431301   LEGAL: TR F -1 B ULK LAND PLAT FOR TRACT Z VENTANA RANCH CO  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101006504715730704   LEGAL: TR G  PLA T OF VENTANA RANCH CONT 12.6840 AC M/L      LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE       NM 87122

100906551518040432   LEGAL: ROW  PLAT  OF PLEASANT HILLS SUBDIVISION AT VENTANA   LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101006509918431422   LEGAL: LOT  48 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN  LAND USE:
                     PROPERTY ADDR: 00000    6443 DANTE LN NW
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                  BL NE ALBUQUERQUE       NM 87113

101006510318431421   LEGAL: LOT  47 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN  LAND USE:
                     PROPERTY ADDR: 00000    6439 DANTE LN NW
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                  BL NE ALBUQUERQUE       NM 87113

101006510718431420   LEGAL: LOT  46 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN  LAND USE:
                     PROPERTY ADDR: 00000    6435 DANTE LN NW
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                  BL NE ALBUQUERQUE       NM 87113

101006521715330302   LEGAL: TR K  PLA T OF VENTANA RANCH CONT 7.7952 AC M/L OR 3  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: COUNTY OF BERNALILLO C/O COUNT
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87102

100906550617340431   LEGAL:                                                      LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME:
                        OWNER ADDR: 00000

100906550617340430   LEGAL: LT 1 8 PL AT OF PLEASANT HILLS SUBDIVISION AT VENTAN  LAND USE:
                     PROPERTY ADDR: 00000    6600 HOOD RD NW
                        OWNER NAME: BECK CARL D & DAWN C
                        OWNER ADDR: 06600   HOOD                     RD NW ALBUQUERQUE       NM 87114

100906547115240401   LEGAL: DRAI NAGE  R.O.W. EASEMENT PLAT OF PLEASANT HILLS SU  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: AMAFCA
                        OWNER ADDR: 02600   PROSPECT                    NE ALBUQUERQUE       NM 87107
```



```
101006514315031701   LEGAL: TRAC T A  PLAT OF LA SCALA SUBDIVISION AT VENTANA RA  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE       NM 87122

101006510416830827   LEGAL: LOT  49 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN  LAND USE:
                     PROPERTY ADDR: 00000    6432 DANTE LN NW
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                  BL NE ALBUQUERQUE       NM 87113

100906551415640527   LEGAL: LT 7 0 PL AT OF COUNTRY HILLS SUBDIVISION UNIT 2 AT   LAND USE:
                     PROPERTY ADDR: 00000    9812 TAPATIO DR
                        OWNER NAME: LAS VENTANAS LTD PTNS C/O SAND
                        OWNER ADDR: 00010   TRAMWAY                  RD NE ALBUQUERQUE       NM 87122

101006510415830828   LEGAL: LOT  66 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN  LAND USE:
                     PROPERTY ADDR: 00000    6435 MICHELANGELO LN NW
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                  BL NE ALBUQUERQUE       NM 87113

100906551515040526   LEGAL: LT 7 1 PL AT OF COUNTRY HILLS SUBDIVISION UNIT 2  AT  LAND USE:
                     PROPERTY ADDR: 00000    9808 TAPATIO DR
                        OWNER NAME: COLSON TODD A & ANTOINETTE C
                        OWNER ADDR: 09808   TAPATIO                  DR NW ALBUQUERQUE       NM 87114

100906551514540525   LEGAL: LT 7 2 PL AT OF COUNTRY HILLS SUBDIVISION UNT 2  AT   LAND USE:
                     PROPERTY ADDR: 00000    9804 TAPATIO DR
                        OWNER NAME: DARDEN TONY J & KELLY M
                        OWNER ADDR: 09804   TAPATIO                  DR NW ALBUQUERQUE       NM 87114

101006509914231510   LEGAL: LOT  67 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN  LAND USE:
                     PROPERTY ADDR: 00000    6436 MICHELANGELO LN NW
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                  BL NE ALBUQUERQUE       NM 87113

100906551513340524   LEGAL: LT 3 8 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA  LAND USE:
                     PROPERTY ADDR: 00000    9800 TAPATIO DR NW
                        OWNER NAME: ORTIZ ANA BELL M
                        OWNER ADDR: 09800   TAPATIO                  DR NE ALBUQUERQUE       NM 87114

101006510314231509   LEGAL: LOT  68 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN  LAND USE:
                     PROPERTY ADDR: 00000    6432 MICHELANGELO LN NW
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                  BL NE ALBUQUERQUE       NM 87113

101006510714231508   LEGAL: LOT  69 P LAT OF LA SCALA SUBDIVISION AT VENTANA RAN  LAND USE:
                     PROPERTY ADDR: 00000    6428 MICHELANGELO LN NW
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                  BL NE ALBUQUERQUE       NM 87113

100906551512840523   LEGAL: LT 3 7 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA  LAND USE:
                     PROPERTY ADDR: 00000    9736 TAPATIO DR NW
                        OWNER NAME: STATKUS ROBERT G & JOANNA
                        OWNER ADDR: 09736   TAPATIO                  DR NW ALBUQUERQUE       NM 87114
```

100906551512440522 LEGAL: LT 3 6 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9732 TAPATIO DR NW
OWNER NAME: KAIDER ANNE L & SPEER REGINA M
OWNER ADDR: 09732 TAPATIO NW ALBUQUERQUE NM 87114

100906551511840521 LEGAL: LT 3 5 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9728 TAPATIO DR NW
OWNER NAME: OWENS WILLIAM F KIP
OWNER ADDR: 09728 TAPATIO DR NW ALBUQUERQUE NM 87114

101006513506930501 LEGAL: TR J PLA T OF VENTANA RANCH CONT 20.4730 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906551511340520 LEGAL: LT 3 4 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9724 TAPATIO DR NW
OWNER NAME: ANDREWS DEREK J & JENIFER E
OWNER ADDR: 09724 TAPATIO DR NW ALBUQUERQUE NM 87114

101006504307430602 LEGAL: TRAC T H- A BULK LAND PLAT OF TRACTS H-A & H-12 VENT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006508807030601 LEGAL: TRAC T H- 12 BULK LAND PLAT OF TRACTS H-A & H-12 VEN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906551510840519 LEGAL: LT 3 3 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9720 TAPATIO DR NW
OWNER NAME: DOOLEY WILLIAM & STEPHANIE
OWNER ADDR: 09720 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551510340518 LEGAL: LT 3 2 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9718 TAPATIO DR NW
OWNER NAME: BLUE WILLIAM E
OWNER ADDR: 09718 TAPATIO DR NW ALBUQUERQUE NM 87114

City of Albuquerque

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

Date: January 15, 2003

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

Thank you for your inquiry of 1-15-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract G, Ventana Ranch

zone map page(s) B-10.

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (h) 87114
Bruce Tuyberg
6824 Brushfield Rd NW
890-6539 (h) 87114

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 16, 2003

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

Re: Vacation of Temporary Blanket Drainage Easement
Tracts G, Ventana Ranch

Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a vacation requests for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

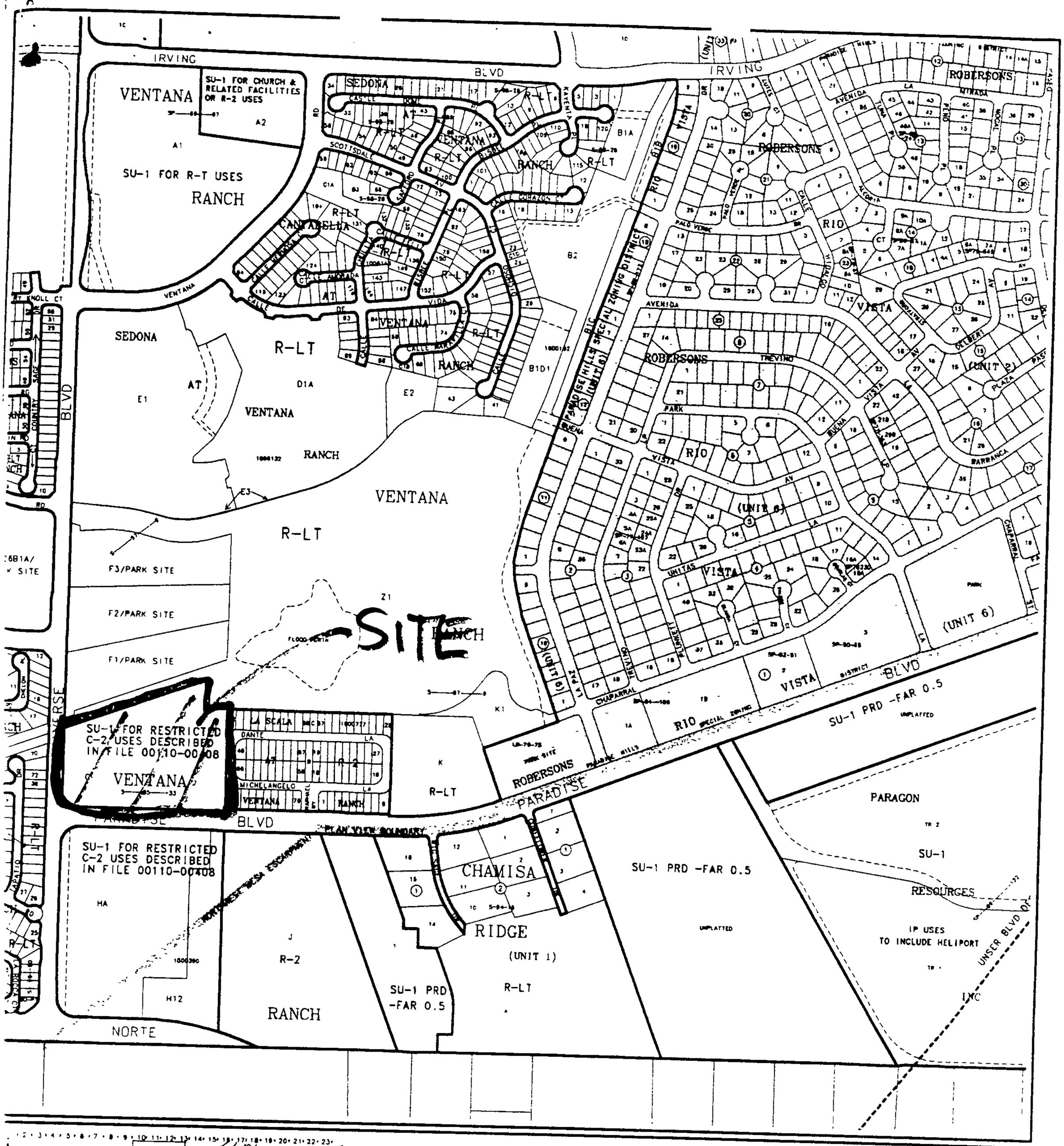
Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

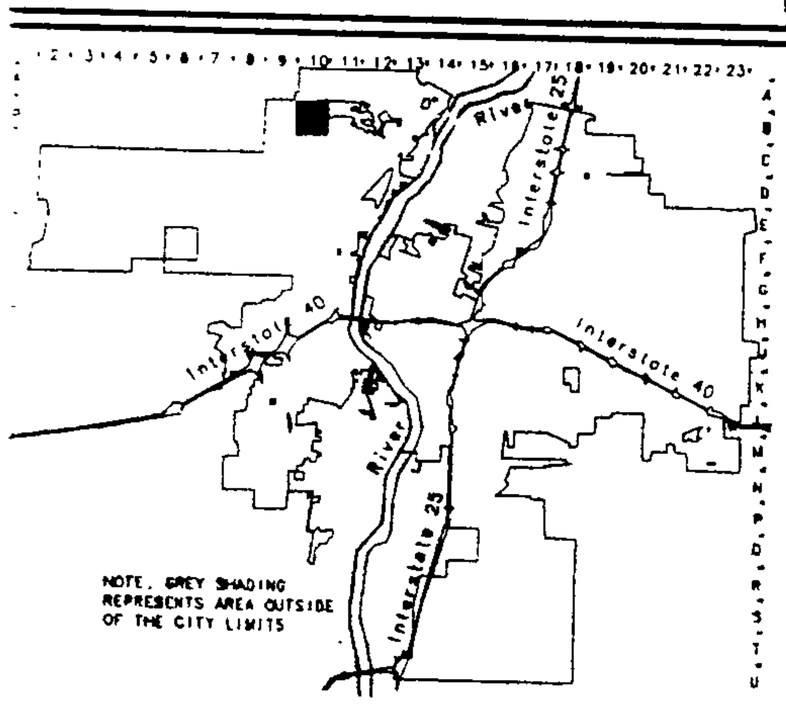
Sincerely,

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

mls
Enclosures

a:/msnyder/020093/data/004/onc.lt





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through April 03, 2002

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 17, 2003

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

Re: Vacation of Temporary Blanket Drainage Easement
Tract G, Ventana Ranch

Dear Roger:

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 the temporary blanket drainage easement (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 $120.00.

We are requesting to vacate the existing public temporary blanket drainage easement because it is no longer required with the existing AMAFCA Channel that is located along the north boundary and the existing public drainage easement and 30" RCP that is located within and along the eastern boundary. The final plat will provide the following note which will address site specific drainage issues:

> "Tracts G-1 through G-5 are subject to a nonexclusive perpetual drainage easement and public utility easement under, through, over and across that portion of the common area located on said tracts for the installation, operation and maintenance of all private storm water drainage and utilities for the benefit of all Tracts G-1 through G-5."

Please place this item on the DRB Agenda to be heard on February 12, 2003. If you have any questions or require further information, please contact me.

Sincerely,

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

KP/mls
Cc: Kurt Browning, Sandia Properties

A:msnyder/020093/data/004/vacation.request

Current DRC

Project Number. 1002346

ORIGINAL

FIGURE 12

Claire

Date Submitted November 29, 2005

Date Site Plan Approved.

Date Preliminary Plat Approved: 12/14/05

Date Preliminary Plat Expires: 12/14/06

DRB Project No.: 1002346

DRB Application No.: 05-01792

Δ 6-12-06

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VENTANA SQUARE AT VENTANA RANCH

PROPOSED NAME OF PLAT

TRACT G, VENTANA RANCH

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		100'	WB DECEL LANE/ENTRY	PARADISE BLVD. NW	MAIN ENTRY	200' EAST	/	/	/
		Δ	~~INCLUDING RELOCATION of 6' SIDE AND TRAIL~~	10' ASPHALT TRAIL					
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 Fire hydrants per Fire Marshall's requirements (NMUI franchise area)

2

3

AGENT / OWNER

Scott M. McGee, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Scott M McGee 11/29/05
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matson 12/14/05
DRB CHAIR - date

Christina Sandoval 12/14/05
PARKS & GENERAL RECREATION - date

12-14-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Balch 12/14/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 12/14/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	6-12-06			

(rev 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
___ for Subdivision Purposes
✓ for Building Permit
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
___ Annexation
___ County Submittal
V ___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
P ___ 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)

L A APPEAL / PROTEST of...
D ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Grady Rentals, LLC PHONE: 884-8495
ADDRESS: P.O. Box 30801 FAX:
CITY: Albuquerque STATE NM ZIP 87190 E-MAIL:
Proprietary interest in site: List all owners: Grady Rentals, LLC
AGENT (if any): George Rainhart Architect & Assoc. PHONE: 884-9110
ADDRESS: 2325 San Pedro NE, Suite 2B FAX: 837-9877
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL:

DESCRIPTION OF REQUEST: DRB APPROVAL FOR BUILDING PERMIT & Final SITE PLAN FOR BUILDING PERMIT ~~[illegible]~~ PRELIMINARY PLAT AND INFRASTRUCTURE LIST

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

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

Lot or Tract No. TRACTS G AT VENTANA SQUARE Block: Unit:
Subdiv. / Addn. VENTANA RANCH
Current Zoning: C2 Proposed zoning: SU-1 FOR C2
Zone Atlas page(s): B-10-Z No. of **existing** lots: 3 No. of **proposed** lots: 5
Total area of site (acres): 9.134c 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.) Within 1000FT of a landfill:
UPC No. 101006504705730704 MRGCD Map No. NW
LOCATION OF PROPERTY BY STREETS: On or Near: NE. CORNER UNIVERSE BLVD NW & PARADISE BLVD NW
Between: — and VENTANA RD NW

CASE HISTORY: Various Previous EPC Case (Planning)
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_,S_, etc.):
05EPC01264, 05EPC01263
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE [signature] DATE 11.29.05
(Print) ANTON M. DATTILO ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers		Action	S.F.	Fees
05DRB	01792	~~APP~~ Prel+Final	S(3)	$ 50.00
05DRB	01794	SBP	P(3)	$ 0.00
		CMF		$ 20.00
				$
				$
			Total	$ 70.00

Hearing date 12/07/05

Sandy Handley 11/29/05 **Project #** 1002346

See Part 2 of 2
for Site Plan
Submission

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

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

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

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

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

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

ANTON M. DATTILO
Applicant name (print)

Anton M. Dattilo 11/29/2005
Applicant signature / date

Form revised 8/04, 1/05 & 10/05

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

Application case numbers
05DRB-_____-01792
_____-_____-_____
_____-_____-_____

Sandy Handley 11/29/05
Planner signature / date

Project # 1002346

FORM P(3): SITE PLAN RE\ D.R.B. MEETING (UNADVERT)

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☒ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
✓ Infrastructure List, if relevant to the site plan
✓ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

ANTON M. DATTILO
Applicant name (print)

11.29.2005
Applicant signature / date

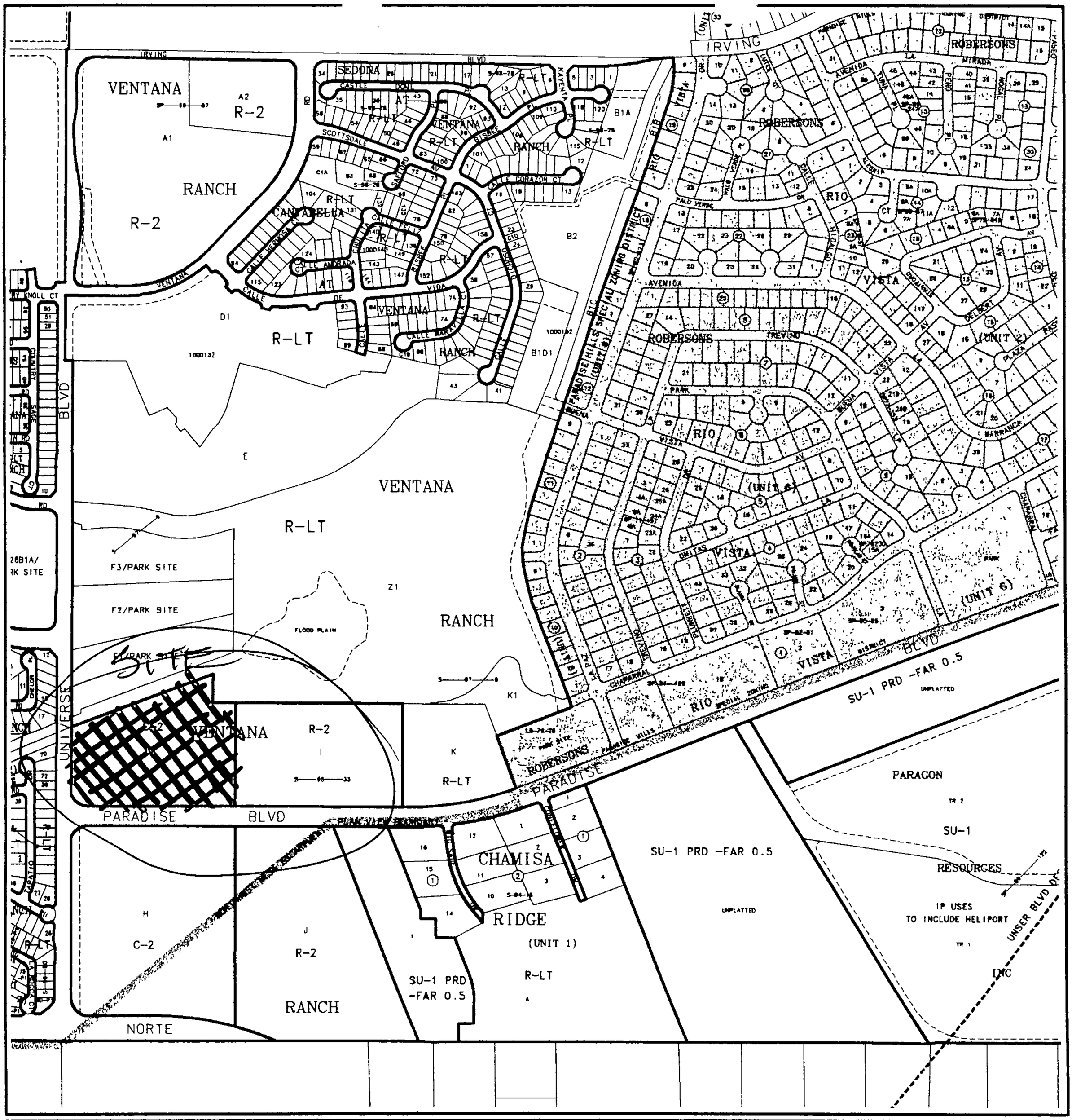
Form revised **JUNE 2005**

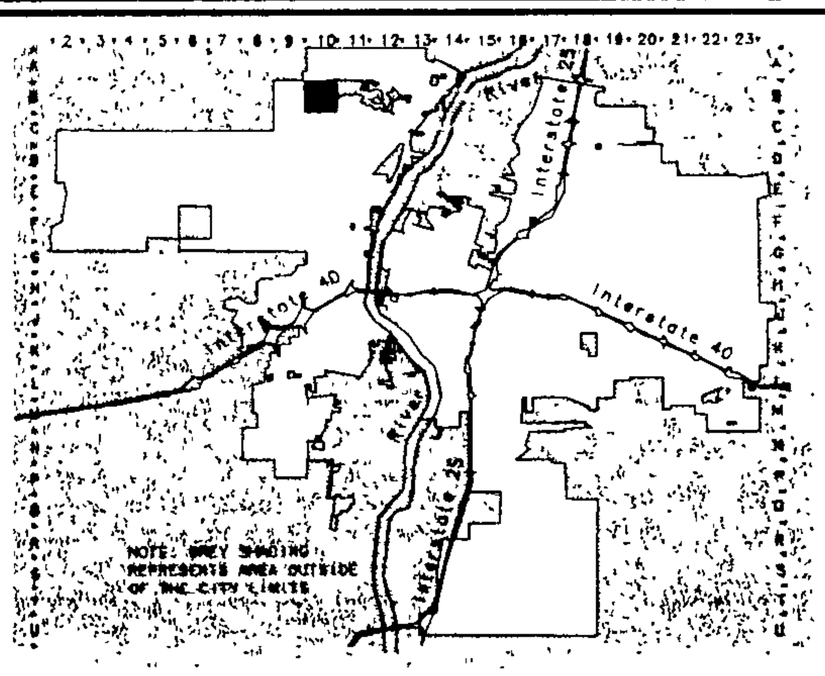
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05DRB - _____ - 01794
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 11/29/05
Planner signature / date

Project # 1002346





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through July 20, 2001

November 29, 2005

City of Albuquerque
Attn: DRB Committee
600 Second Street
Albuquerque, NM 87102

Re: OFFICAL NOTICE OF DECISION (September 15, 2005)
Condition corrections
Ventana Square G-1A and G-2A

Project Summary:

Project No. 1002346*
05EPC-01264 EPC Site Development Plan-Building Permit
05EPC-01263 EPC Amended Site Development Plan-Subdivision

Conditions:

Item no. 1. A letter shall accompany the submittal, specifying all modifications that have been made prior to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions.

Responses: This is to serve as the requested letter.

Item no. 2. Prior to DRB sign off, the applicant shall meet with the staff planner to ensure that the conditions of approval are adequately met.

Responses: Anton Dattilo met with Carmen Marrone (Staff Planner) Tuesday 9, 2005

Item no. 3. The site plan for subdivision shall be corrected to reflect the correct acreage.

Responses: The acreage total gross has been indicated to include the existing Walgreen G-3 site on the site plan

Item no. 4. The note under "Building Heights and Setbacks" shall be amended to reflect the correct height requirements (25 feet and 22 feet).

Response: Met with staff planner Carmen Marrone on 11/11/05, Building Height and Setbacks comply with DRB approved SPS (Project # 1000390)

Item no. 5. Conditions from the City Engineer and the Department of Municipal Development (A thru I).

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

Response: A. It is the full intent of the developer to satisfy and comply with all previous actions taken by EPC and/or the DRB.

B. It is the full intent of the developer to satisfy and comply with all permanent improvements to the facilities adjacent to the proposed site development plan for building permit.
C. It is the full intent of the developer to satisfy and comply with all as identified in the TIS.
D. The site plan has been corrected to show a right turn into the site on Paradise Boulevard.
E. The site plan has been corrected to show a cross access to all tracts.
F. The site plan has been corrected to comply and designed per DPM Standards.
G. Platting is concurrently being amended with DRB actions.
H. The developer is aware of and understands the requirements for the impact fee.
I. The added note number 18 indicates the required Muti-Purpose Trail per Long Range Bikeway System Map.

Additional CONDITIONS per pages 5 thru 8 are as follows.

Conditions:

Item no. 1. As above with the same response.

Item no. 2. As above with the same response.

Item no. 3. As above with the same response.

Item no. 4. Post signs along the middle drive from Paradise, where the drive aisle intersects with the pedestrian walkways (SLOW DOWN, due to PEOPLE CROSSING).

Response: The site plan has been revised with a note number 15 (SLOW DOWN, due to PEOPLE CROSSING) and location within the along the drive isle.

Item no. 5. The screen walls along Paradise Blvd shall be similar in color and material to the main building on the site.

Response: The site plan has been revised with a note number 6 the garden wall is to match the main building color and materials.

Item no. 6. The motorcycle spaces shall be designated by conspicuously posted upright sign no smaller than 12 x 18 inches.

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

Response: The site plan has been revised with a note number 14 to provide motorcycle signs per city requirements.

✓**Item no. 7.** Revise the "Parking Notes" to state that the handicapped spaces will be a minimum of 8.5' x 20'.

Response: The "Parking Note" directly above the Vicinity map has been corrected to reflect this dimension.

✓**Item no. 8.** The "Parking Notes" should be amended to reflect 25 motorcycle spaces rather than 20 spaces.

Response: The "Parking Note" directly above the Vicinity map has been corrected to reflect this count.

✓**Item no. 9.** The refuse container walls shall be of similar color to the buildings. Refuse Container intended to service Building G-4 appears to be encroaching into the drive isle.

Response: Note number 1 on the lower left corner of the sheet within the detail 4-REFUSE ENCLOSURE has been corrected to color to batch building. The container for G-4 has been relocated to the west corner of the G-4 building.

✓**Item no. 10.** The site lighting detail drawing and description under "lighting" on Sheet A1.1 will have to be amended to be consistent with condition "P" on 2000 site plan for subdivision.

Response: Per meeting with Staff Planner Carmen Marrone it was established that all fixtures would be 20'-0" in height.

✓**Item no. 11.** Provide at least four additional evergreen trees within the landscape buffer along the eastern boundary of the site.

Response: This is corrected on the revised Landscape Plan.

✓**Item no. 12.** The tree planters in front of Major Building 1 shall be labeled consistently on the on the site plan for building permit and landscape plan.

Response: Reference the note on the Landscape Plan to refer to sheets A1.1 and A1.2 for the correct layout.

✓**Item no. 13.** The Honeysuckle plant shall be replaced with other plans from the 2000 site plan plant list or if these plants are hard to come by, staff supports the introduction of the Nandina shrub.

Response: This is corrected on the revised Landscape Plan.

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

Item no. 14. Replace the scrubs along the western boundary of Tract G-6 with a 3 foot high decorative wall. Similar in color and material to the adjacent building.

Response: This is corrected on the revised Landscape Plan.

Item no. 15. One additional shade tree shall be provided in patios adjacent to Pad 1 and Pad 2 and a shade structure shall be provided in the patio between Major 1 and Shop 2 buildings.

Response: The trees are corrected on the revised Landscape Plan. The shade structure is noted on the Landscape Plan and shown on sheets A1.1 and A1.2.

Item no. 16. Indicate seating for each patio.

Response: The site plan has been revised with note number 13 to indicate benches.

Item no. 17. Delete the last sentence under "General Architectural Design Requirements" since approval of the site plans for building permit is not delegated to the COA Planning staff.

Response: This sentence has been deleted fro sheet A1.1 Site Plan.

Item no. 18. The color of the sloped tile roof shall be- refer to design requirements of SPBP-marbled terra cotta.

Response: The site plan notes color pallet has been revised to reflect this correction.

Item no. 19. Provide additional articulation along the north elevation of shop 1 (G-4A Building).

Response: Reference the revised G-4A Building elevations sheet A2.2.

Item no. 20. The description under "Free-Standing Signage" on sheet A1.1 shall be corrected from 26' tall to 16' tall. In addition, the monument sign detail shall be amended from 26' to 16' tall.

Response: Sheet A1.1 has been revised to correct the se signage requirements.

Item no. 21. Conditions from the City Engineer and the Department of Municipal Development (A thru I).

Response: A. It is the full intent of the developer to satisfy and comply with all previous actions taken by EPC and/or the DRB.

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

J. It is the full intent of the developer to satisfy and comply with all permanent improvements to the facilities adjacent to the proposed site development plan for building permit.

K. It is the full intent of the developer to satisfy and comply with all as identified in the TIS.

L. The site plan has been corrected to show a right turn into the site on Paradise Boulevard.

M. The site plan has been corrected to show a cross access to all tracts.

N. The site plan has been corrected to comply and designed per DPM Standards.

O. Platting is concurrently being amended with DRB actions.

P. The developer is aware of and understands the requirements for the impact fee.

Q. The added note number 18 indicates the required Muti-Purpose Trail per Long Range Bikeway System Map.

Sincerely,

George Rainhart Architects and Associates

Anton M. Dattilo
Project Manager

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

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

Date: September 16, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002346***
05EPC-01264 EPC Site Development Plan-Building Permit
05EPC-01263 EPC Amended Site Development Plan-Subdivision

Grady Rentals, LLC
5808 McLeod NE, Suite P
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Tracts G1, G2, G4, **Ventana Square at Ventana Ranch**, zoned SU-1 for Restricted C-2 Uses, located at the northeast corner of UNIVERSE BLVD. NW and PARADISE BLVD. NW, approximately 9.13 acres. (B-10) Carmen Marrone, Staff Planner

On September 15, 2005 the Environmental Planning Commission voted to approve Project 1002346/ 05EPC 01263, an Amendment to a Site Plan for Subdivision for Tracts G-1, G-2, and G-4, Ventana Square at Ventana Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site plan for subdivision involving Tracts G-1, G-2 and G-4, Ventana Square at Ventana Ranch, containing approximately 10 acres and located at the northeast corner of Paradise Boulevard and Universe Boulevard NW.

2. The site is zoned SU-1 for Restricted C-2 Uses. The proposed uses are in compliance with the established zoning.

3. The subject site is part of Ventana Square, a neighborhood commercial center that is intended to provide commercial goods and services to the residents of Ventana Ranch, a master planned community surrounding the site. The applicant proposes retail, restaurant, and services uses that will provide employment opportunities for the surrounding residents. *(Comp. Plan Policies 5i and 5j)*

4. The location, intensity and design of the proposed development is generally consistent with the 2000 approved site plan for subdivision which was produced in collaboration with the Ventana Ranch Community Association and the Paradise Hills Civic Association, thereby respecting neighborhood values and resources of social, cultural and recreational concern. *(Comp. Plan Policy 5d)*

5. The building design is in accordance with the 2000 approved site plan for subdivision design guidelines and is complementary to existing buildings within the area. *(Comp. Plan Policy 5l)*

6. The site plan proposes two fast food restaurants with drive-up windows which does not promote quality urban and site design, particularly in a Neighborhood Activity Center *(Comp. Plan Policy 5m)*. However, the applicant has clustered the drive-up uses along Paradise Blvd., leaving the rest of the site to function in a pedestrian-friendly manner. The approved site plan for Ventana Square does not prohibit drive-up windows, and in fact, requires them to be located adjacent to Paradise Blvd.

7. The site plan provides pedestrian opportunities to create safe and pleasant non-motorized travel conditions, both to and within the site. (Comp. Plan, Transportation and Transit, Policy g).

8. The site plan meets the design guidelines for commercial development as articulated in the *West Side Strategic Plan.*

9. There is no opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to DRB sign off, the applicant shall meet with the staff planner to ensure that the conditions of approval are adequately met.

3. The site plan for subdivision shall be corrected to reflect the correct acreage.

4. The note under "Building Heights and Setbacks" shall be amended to reflect the correct height requirements (25 feet and 22 feet).

5. Conditions from the City Engineer and the Department of Municipal Development:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. Right turn lanes into site on Paradise Blvd. at site drives may be required per DPM and/or Traffic Impact Study. TONY LE & WILLIAMS.
   e. Provide cross access to all tracts.
   f. Site plan shall comply and be designed per DPM Standards.
   g. Platting must be a concurrent DRB action.
   h. Construction of the commercial facilities on Lots G-1, G-2, G-4, and proposed lots G-5, and G-6 will be subject to Impact Fees for Public Safety, Drainage, and Roadways. Based on a total floor area of 65,228 square feet and an impervious area of 7.78 acres, estimated impact fees will be approximately $22,243 for Public Safety in the West Side Service Area; $109,325 for Drainage in the Northwest Mesa Service Area; and $292,664 in the Northwest Mesa Service Area for Roadways. Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees of $424,231 may be paid at a rate of 34% ($144,239) if building permits are obtained by December 30, 2005, and 67% ($284,235) if permits are obtained by December 29, 2006.
   i. Construction of the multi-purpose trail facilities along Universe Boulevard and Paradise Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.

On September 15, 2005 the Environmental Planning Commission voted to approve Project 1002346/ 05EPC 01264 a Site Plan for Building Permit for Tracts G-1, G-2, and G-4, Ventana Square at Ventana Ranch, based on the following Findings and subject to the following Conditions:

[illegible] INFRASTRUCTURE LIST. GENERATE TO [illegible]

FINDINGS:

1. This is a request for approval of a site plan for building permit involving Tracts G-1, G-2 and G-4, Ventana Square at Ventana Ranch, containing approximately 10 acres and located at the northeast corner of Paradise Boulevard and Universe Boulevard NW.

2. The site is zoned SU-1 for Restricted C-2 Uses. The proposed uses are in compliance with the established zoning.

3. The subject site is part of Ventana Square, a neighborhood commercial center that is intended to provide commercial goods and services to the residents of Ventana Ranch, a master planned community surrounding the site. The applicant proposes retail, restaurant, and services uses that will provide employment opportunities for the surrounding residents. *(Comp. Plan Policies 5i and 5j)*

4. The location, intensity and design of the proposed development is generally consistent with the 2000 approved site plan for subdivision which was produced in collaboration with the Ventana Ranch Community Association and the Paradise Hills Civic Association, thereby respecting neighborhood values and resources of social, cultural and recreational concern. *(Comp. Plan Policy 5d)*

5. The building design is in accordance with the 2000 approved site plan for subdivision design guidelines and is complementary to existing buildings within the area. *(Comp. Plan Policy 5l)*

6. The site plan proposes two fast food restaurants with drive-up windows which does not promote quality urban and site design, particularly in a Neighborhood Activity Center *(Comp. Plan Policy 5m)*. However, the applicant has clustered the drive-up uses along Paradise Blvd., leaving the rest of the site to function in a pedestrian-friendly manner. The approved site plan for Ventana Square does not prohibit drive-up windows, and in fact, requires them to be located adjacent to Paradise Blvd.

7. The site plan provides pedestrian opportunities to create safe and pleasant non-motorized travel conditions, both to and within the site. (Comp. Plan, Transportation and Transit, Policy g)

8. The site plan meets the design guidelines for commercial development as articulated in the *West Side Strategic Plan*.

9. An alternate site plan is proposed for new Tract G-6. This plan includes a drive-up bank which is an allowable use under the current zone. The applicant proposes for the EPC to approve both the definite and alternate use site plans for building permit with the stipulation that the alternate site plan, if selected for development, is delegated to the DRB for review and approval. If a use is selected which does not conform to the approved site plan or the alternate use plan, then a new submittal to the EPC will be required.

10. There is no opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal. specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to DRB sign off, the applicant shall meet with the staff planner to ensure that the conditions of approval are adequately met.

3. The site plan for building permit shall be corrected to reflect the correct acreage.

4. Post signs along the middle drive aisle from Paradise, where the drive aisle intersects with the pedestrian walkways (total of two signs). These signs should caution motorists to SLOW DOWN, due to PEOPLE CROSSING.

5. The screen walls along Paradise Blvd shall be similar in color and material to the main building on the site.

6. The motorcycle spaces shall be designated by conspicuously posted upright signs no smaller than 12x18 inches. The signs should have its lower edge no less than four feet above grade.

7. Revise the "Parking Notes" to state that the handicap spaces will be a minimum of 8.5' x 20'.

8. The "Parking Notes" should be amended to reflect 25 bicycle spaces provided rather than 20 spaces.

9. The refuse container walls shall be of a similar color to the buildings (light to medium tan). In addition, the refuse container intended to serve Building G-4 appears to be encroaching into the drive aisle. This container may have to be relocated to prevent this from occurring.

10. The site lighting detail drawing and the description under "Lighting" on Sheet A1.1 will have to be amended to be consistent with condition "p" on the 2000 site plan for subdivision.

11. Provide at least four additional evergreen trees within the landscape buffer along the eastern boundary of the site.

12. The tree planters in front of Major Building 1 shall be labeled consistently on the site plan for building permit and the landscape plan.

13. The Honeysuckle plant shall be replaced with other plants from the 2000 site plan plant list or, if these plants are hard to come by, staff supports the introduction of the Nandina shrub.

14. Replace the shrubs along the western boundary of Tract G-6 with a 3-foot high decorative wall, similar in color and material to the adjacent building.

15. One additional shade tree shall be provided in the patios adjacent to Pad 1 and Pad 2 and a shade structure shall be provided in the patio between Major 1 and Shop 2 buildings.

16. Indicate seating for each patio.

17. Delete the last sentence under "General Architectural Design Requirements" since approval of the site plans for building permit is not delegated to the COA Planning staff.

18. The color of the sloped roof tiles shall be "Desert Glow" or similar.

19. Provide additional articulation along the north elevation of Shop 1.

20. The description under "Free-Standing Signage" on sheet A1.1 shall be corrected from 26' tall to 16' tall. In addition, the monument sign detail (6) shall be amended from 26' tall to 16' tall.

21. Conditions from the City Engineer and the Department of Municipal Development:
    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
    b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
    d. Right turn lanes into site on Paradise Blvd. at site drives may be required per DPM and/or Traffic Impact Study.
    e. Provide cross access to all tracts.
    f. Site plan shall comply and be designed per DPM Standards.
    g. Platting must be a concurrent DRB action.

h. Construction of the commercial facilities on Lots G-1, G-2, G-4, and proposed lots G-5, and G-6 will be subject to Impact Fees for Public Safety, Drainage, and Roadways. Based on a total floor area of 65,228 square feet and an impervious area of 7.78 acres, estimated impact fees will be approximately $22,243 for Public Safety in the West Side Service Area; $109,325 for Drainage in the Northwest Mesa Service Area; and $292,664 in the Northwest Mesa Service Area for Roadways. Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees of $424,231 may be paid at a rate of 34% ($144,239) if building permits are obtained by December 30, 2005, and 67% ($284,235) if permits are obtained by December 29, 2006.

i. Construction of the multi-purpose trail facilities along Universe Boulevard and Paradise Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 30, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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

Sincerely,

for Richard Dineen
Planning Director

RD/CM/ac

cc: George Rainhart, 2325 San Pedro NE, Suite 2B, Albuq. NM 87110
Laura Horton, 7224 Cascada Rd. NW, Albuq. NM 87114
Bruce Nyberg, 6824 Brushfield Rd. NW, Albuq. NM 87114

Terry O. Brown, P.E.
P O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(303) 942-3600 - FAX
e-mail tobe@swcp com

Monday, November 21, 2005

Tony Loyd
City of Albuquerque Transportation Development
600 2nd St. NW
Albuquerque, NM 87102

Re: Ventana Square (Tr. G-1 thru G-6)

Dear Tony:

As requested, I have forecast the BUILD Conditions driveway volumes analysis for entering vehicles to determine warrants for the right turn deceleration lanes on Paradise Blvd. and on Universe Blvd. for the proposed Ventana Square Commercial Development (Tr. G-1 thru G-6). There is an existing Walgreen's on Tract G-3.

There are four proposed driveways on the project as shown on the attached site plan for the project. One driveway is located on Universe Blvd. and the other three are located on Paradise Blvd. Three of the four driveways are proposed to be full access driveways. The easternmost driveway on Paradise Blvd. is proposed to be a right-turn-in, right-turn-out driveway. The driveway designations are shown on the attached site plan. This study will primarily focus on Driveway "A" (the center driveway on Paradise Blvd.).

The trip distribution for the entering trips on this project were distributed based on a population gravity model within a two-mile radius of the project utilizing the population data from the 2025 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico (MRCOG Publication S-03-01). The analysis resulted in approximately 28% of the trips approaching the project from the south, approximately 34.5% of the trips approaching from the north, and approximately 37.5% of the trips approaching from the east.

Based on that trip distribution, the trip assignments for entering trips were made into the proposed driveways. The maximum (AM or PM) entering right turn volume at each driveway was compared to the minimum requirement for a right turn taper lane and a right turn deceleration lane as defined in the City of Albuquerque Development Process Manual (D.P.M.).

Re: Ventana Square (Tr. G-1 thru G-6)

The result of the analysis demonstrated that a westbound right turn deceleration lane is warranted for Driveway "A" (on Paradise Blvd.). The right turn deceleration lane should be constructed to a length of 100 feet plus a 150' – 150' reverse curve transition to satisfy the City of Albuquerque D.P.M. requirement. No other right turn lanes are warranted for this project.

Please call if you have questions or need additional information.

Sincerely Yours,

Terry O. Brown

Terry O. Brown

cc: Anton Eattilo, George Rainhart Architects w/one copy of report (via e-mail)

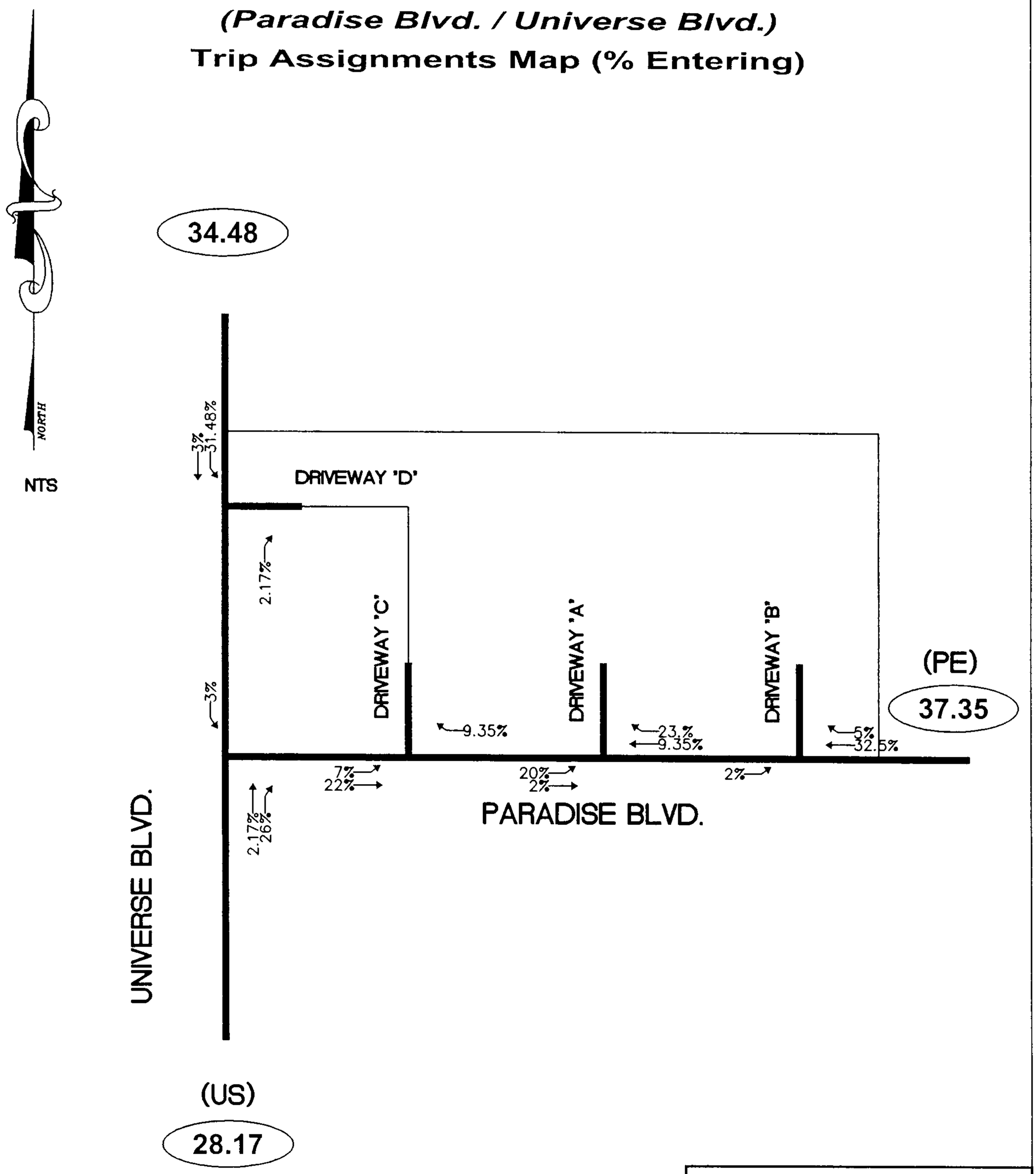
attachments:

Page A-1:	Vicinity Map
Page A-2:	Site Plan for Ventana Square
Page A-3:	New Site Plan for Ventana Square, Tr. G1 – G6
Page A-4:	Trip Distribution Map – DASZ
Page A-5 thru A-6	Trip Distribution Worksheet
Page A-7:	Trip Distribution Map
Page A-8:	Trip Assignments (% Entering)
Page A-9 thru A-16	Turning Movements Volumes Worksheets (Entering Trips)
Page A-17	Summary of Driveway Volumes (Entering) for Ventana Square

Ventana Square Commercial Development

(Paradise Blvd. / Universe Blvd.)

Trip Assignments Map (% Entering)



Terry O. Brown, P.E.
P.O. Box 92051
Albuquerque, NM 87199-2051
(505)883-8807 (Voice)
(303)942-3600 (Fax)

November 29, 2005

City of Albuquerque
Attn: DRB Committee
600 Second Street
Albuquerque, NM 87102

Re: DRB submittal for Building Permit
Ventana Square G-1A and G-2A

Project Summary:

Project No. 1002346*
05EPC-01264 EPC Site Development Plan-Building Permit
05EPC-01263 EPC Amended Site Development Plan-Subdivision

Legal Description: for all or a portion of Tracts G1, G2, G4, Ventana Ranch, zoned SU-1 for restricted C-2 Uses, located at the northeast corner of Universe Blvd. NW and Paradise Blvd. NW, approximately 9.13 acres. (B-10) (Carmon Marrone, Staff Planner).

We herewith wish to inform you that we will be submitting a DRB application Tuesday November 29, 2005. The proposed project is located at the Northeast corner of Universe Boulevard NW and Paradise Boulevard NW on tracts G1, G2, G4 Ventana Ranch as described above, zone map B-10-Z. The proposed building G-2 Major, is 41,450 square feet and G-1 Shops 2, is 10,500 square feet, totaling 51,950 square feet. The height and size of the buildings will be appropriate for the site and the use is appropriate for C-2 use. The finishes of the buildings will blend and match those established architectural guidelines set with the development of Ventana Square. Landscaping will be of similar of the development and existing.

Sincerely,

George Rainhart Architects and Associates

Anton M. Dattilo
Project Manager

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

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

PAID RECEIPT

APPLICANT NAME GEORGE RAINHART ARCHITECT & ASSOC

AGENT ANTON M. DATTILO

ADDRESS 2325 SAN PEDRO NE STE 2B

PROJECT & APP # 1002346/05DRB 01792, 01794

PROJECT NAME VENTANA SQUARE. BLDGS G1 & G2

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

$ 50.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 70.00 **TOTAL AMOUNT DUE**

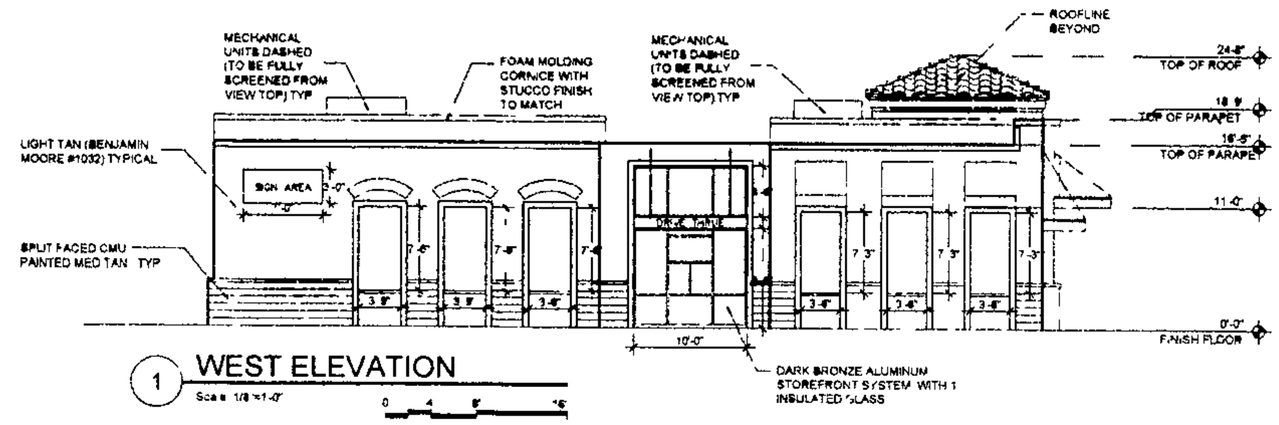
******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

DUPLICATE
City Of Albuquerque
Treasury Division

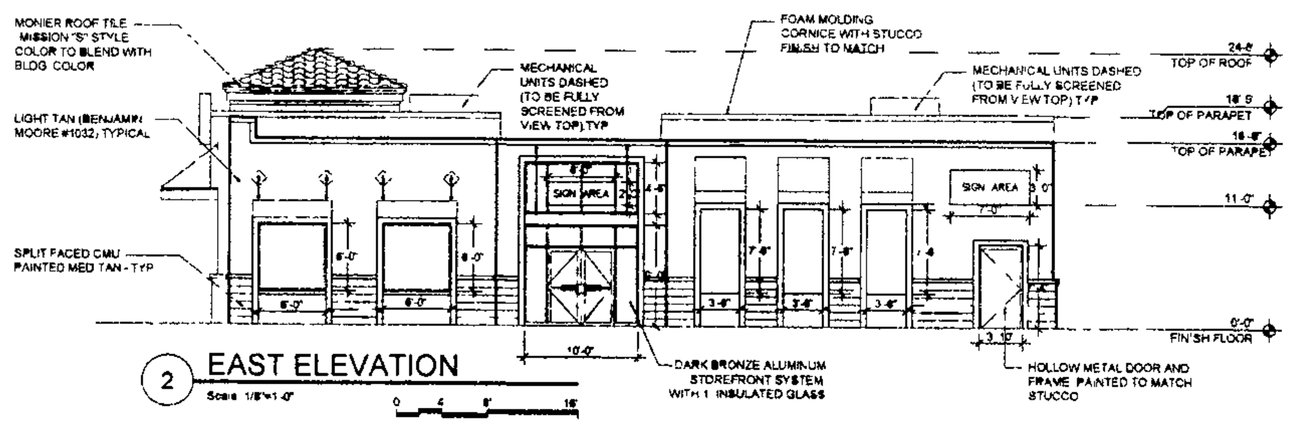
11/29/2005 11:41AM LOC: ANN
X
Counterreceipt.doc 6/21/04
RECEIPT# 00053766 WS# 007 TRANS# 0022
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $70.00
J24 Misc
$50.00
CA $100.00
$30.00

City Of Albuquerque
Treasury Division

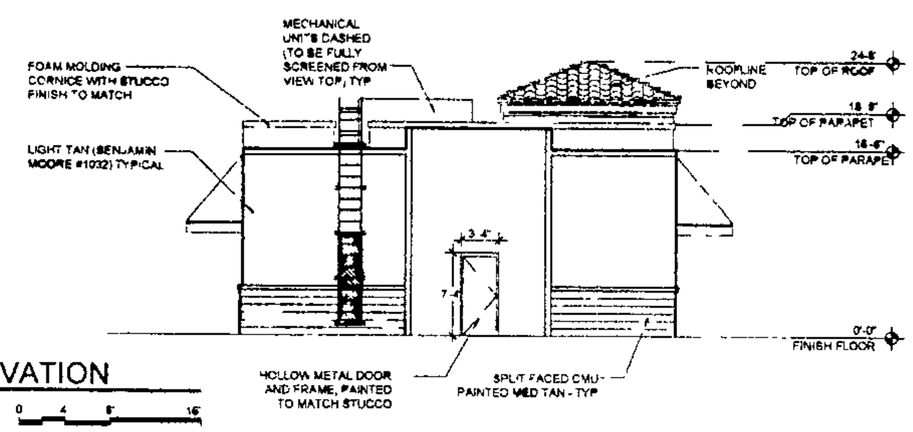
11/29/2005 11:41AM LOC: ANN
X
RECEIPT# 00053765 WS# 007 TRANS# 0022
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $70.00
J24 Misc
$20.00
Thank You



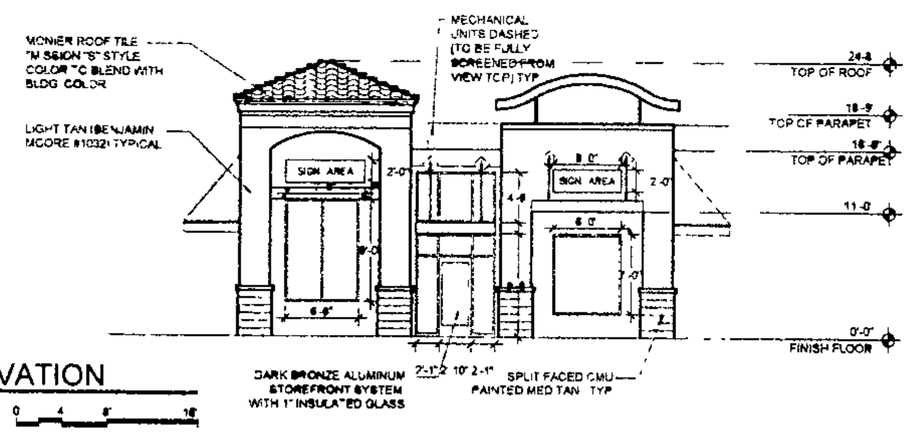
1 WEST ELEVATION
Scale 1/8"=1'-0"



2 EAST ELEVATION
Scale 1/8"=1'-0"



3 NORTH ELEVATION
Scale 1/8"=1'-0"



4 SOUTH ELEVATION
Scale 1/8"=1'-0"

REV	DATE	BY	REVISION

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE.
(NEC) UNIVERSE & PARADISE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: GEORGE RAINHART
JOB NO: 9862
DRAWN BY: AFZ

SHEET TITLE
BUILDING ELEVATIONS, PAD 2.

DATE 111506
SCALE 1/8 = 1'-0"
sheet A2.5
of

884.0377

No. of Lots: 5 Tracts
Nearest Major Streets
Paradise Blvd., Universe Blvd.

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Procedure B)

1002346

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 16th day of February, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Grady Rentals, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability co., whose address is P.O. Box 30801, ABQ, NM 87190 and whose telephone number is 884-0377, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] G-1, G-2, & G-4, Ventana Square at Ventana Ranch, recorded on 03/15/03 in the records of the Bernalillo County Clerk at Book 2003-C, page# 51 through ---- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Grady Rentals, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as G-1-A, G-2-A, G-2-B, G-2-C, & G-4-A, Ventana Square at Ventana Ranch describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 14th day of December, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 777481.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

07/02

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2/24/06

CLAIRE
Senora

PROJ# 1002346
05-DRB 01792

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

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

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

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

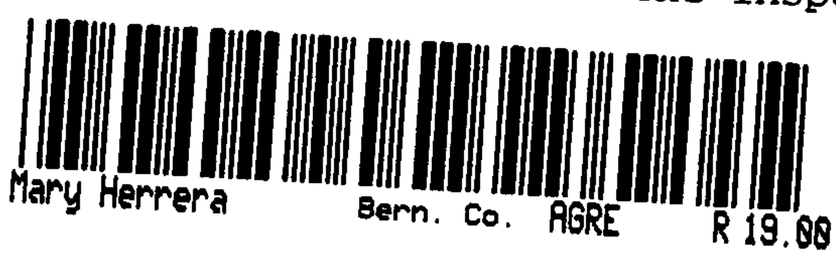
Type of Fee	Amount
Engineering Fee	3.25% of actual construction cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

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

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

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

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



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

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

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

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

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

Type of Financial Guaranty: Letter of Credit #147
Amount: $ 36,303.36 Name of Financial Institution or Surety
Date City first able to call Guaranty: NM Bank & Trust
[Construction Completion Deadline]: December 14, 20 07
If Guaranty other than a Bond, last day City able to call Guaranty is:
February 17, 2008
Additional information:

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

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

Figure 12

Mary Herrera Bern. Co. AGRE R 19.00 2006023201 6410762 Page: 3 of 6 02/17/2006 02:19P Bk-A112 Pg-3108

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER: Grady Rentals, LLC

By [Signature]:
Name: Don W. Grady
Title: Managing Member
Dated: 2/8/06

CITY OF ALBUQUERQUE

City Engineer
Dated: 2-16-06

2/15/06

2-10-06

SUBDIVIDER'S NOTARY

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

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/07

This instrument was acknowledged before me on 8th day of February, 20 06 by [name of person:] Don W. Grady, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] Grady Rentals, LLC

Ruth T. Lozano
Notary Public

My Commission Expires:
4/22/07

CITY'S NOTARY

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

This instrument was acknowledged before me on 16th day of February, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Mary Herrera Bern. Co. AGRE R 19.00
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Current DRC

Project Number 1002346

FIGURE 12

ORIGINAL

Date Submitted: November 29, 2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 12/14/05
Date Preliminary Plat Expires: 12/14/06
DRB Project No.: 1002346
DRB Application No.: 05-01796

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VENTANA SQUARE AT VENTANA RANCH

PROPOSED NAME OF PLAT

TRACT G, VENTANA RANCH

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		100'	WB DECEL LANE/ENTRY INCLUDING RELOCATION of 6' S.W. AND TRAIL	PARADISE BLVD. NW	MAIN ENTRY	200' EAST	/	/	/
							/	/	/
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							/	/	/

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 Fire hydrants per Fire Marshall's requirements (NMUI franchise area).

2

3

AGENT / OWNER

Scott M. McGee, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Scott M McGee 11/29/05
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 12/14/05

Christina Sandoval 12/14/05
PARKS & GENERAL RECREATION - date

12-14-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William D. Baker 12/14/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 12/14/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Attn: Amy Niese
Fax: 268-2632

FINANCIAL GUARANTY AMOUNT

02/03/2006

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

Project Description:

Project ID #: 777481, Ventana Square North Subdivision, Phase/Unit #: 1

Requested By: **Amy Niese, P.E. - Isaacson & Arfman, PA**

Approved estimate amount:		$21,390.25
Contingency Amount:	15.00%	$3,208.54
Subtotal:		$24,598.79
NMGRT	6.75%	$1,660.42
Subtotal:		$26,259.21
Engineering Fee	6.60%	$1,733.11
Testing Fee	4.00%	$1,050.37
Subotal:		$29,042.69
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$36,303.36**

APPROVAL: DATE:

2/3/06

Notes: 15% Contingency, project not yet approved; If site is in a floodplain, must have approved LOMR by FEMA prior to ROFG

NEW MEXICO
BANK & TRUST

Post Office Box 1048
Albuquerque, New Mexico 87103-1048

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 147

Amount: $36,303.36

February 9, 2006

Bruce Perlman
Chief Administrative Officer
City of Albuquerque
One Civic Plaza NW/City County Building
Albuquerque, New Mexico 87102

Re: Letter of Credit for Grady Rentals, LLC
City of Albuquerque Project No. 777481
Project Name: Ventana Square at Ventana Ranch

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of Grady Rentals, LLC, New Mexico Bank & Trust, Albuquerque, New Mexico has established our Irrevocable Letter of Credit in the sum of Thirty Six Thousand Three Hundred Three Dollars and 36/100 ($36,303.36) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires of Grady Rentals, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Don W. Grady's Ventana Square at Ventana Ranch; Project No. 777481 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements 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 2-16-06, 20 06 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A112, at pages 3108 to 3108, as amended ("Agreement").

A Draft or Draft(s) for any amount up to, but not in excess of Thirty Six Thousand Three Hundred Three Dollars and 36/100 ($36,303.36) is/are available at sight at New Mexico Bank & Trust; 320 Gold Ave. SW; Albuquerque, New Mexico 87102 between December 14, 2007 and February 17, 2008.

When presented for negotiation, draft(s) is/are to be accompanied by the City's notarized certification stating:

1. "Grady Rentals, LLC has failed to comply with the terms of the Agreement.

2. The undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and

3. The amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit and that such draft(s) will be duly honored upon presentation to the drawee if negotiated between December 14, 2007 and February 17, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 147 of New Mexico Bank & Trust, Albuquerque, New Mexico, dated February 9, 2006" and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of Grady Rentals, LLC's failure to comply with the terms of the Agreement, and payment by Certified check from New Mexico Bank & Trust to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date February 17, 2008; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administration Officer.

This Letter of Credit will terminate at 4 o'clock p.m., New Mexico time, February 17, 2008.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500 and any subsequent revisions.

Very truly yours,

NEW MEXICO BANK & TRUST

EVP

Authorized signature

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
for Chief Administrative Officer

Dated: 2-16-06

KJL 2/15/06

2-10-06

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419
ADDRESS: 10 TRAMWAY LOOP NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT G Block: ____ Unit: ____
Subdiv. / Addn. VENTANA RANCH
Current Zoning: SU-1 FOR C-2 RESTRICTED USE Proposed zoning: ____
Zone Atlas page(s): B-10 No. of **existing** lots: 1 No. of **proposed** lots: 4
Total area of site (acres): 10.17 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. 101006504715730704 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: NE CORNER OF UNIVERSE AND PARADISE NW
Between: ____ and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____
1002346/02-01735 03DRB-00070

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

SIGNATURE Pam Thies DATE 2/3/03
(Print) PAM THIES ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
03DRB - ____ - 00171	P&F	SB	$ 425.00
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
			Total $ 425.00

Hearing date Feb. 12th '03

Bohkert 02/3/03
Planner signature / date

Project # 1002346

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

☐ **SKETCH PLAT REVIEW AND COMMENT**

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application

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

☑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

PAM THIES
Applicant name (print)

Pam Thies 2/3/03
Applicant signature / date

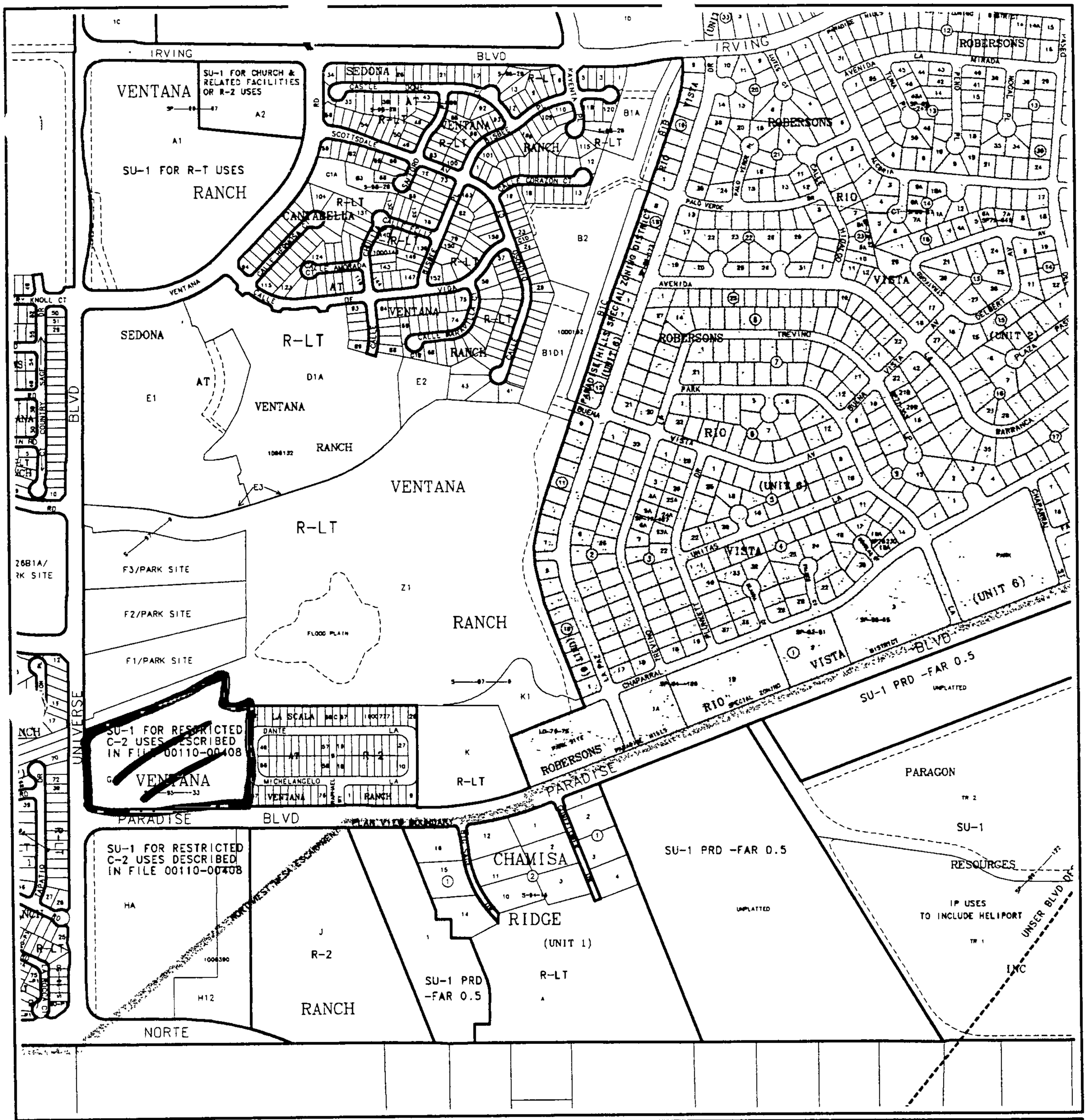
Form revised September 2001

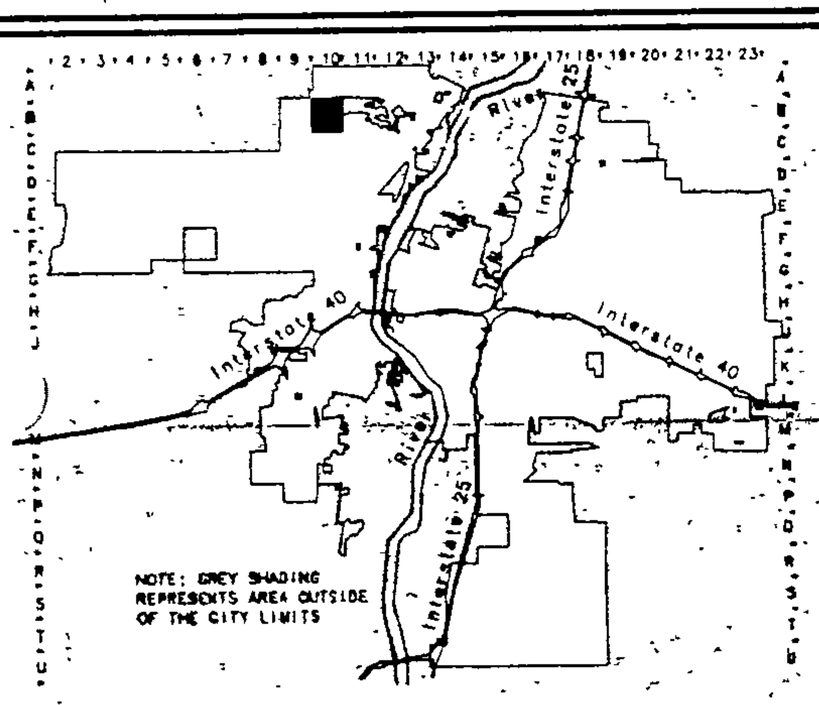
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03 DRB-_____-00171
_____-_____-_____
_____-_____-_____

Planner signature / date 02/3/03

Project # 1002346





GRAPHIC SCALE IN FEET

250 0 750 1000

CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

Zone Atlas Page

B-10-Z

Map Amended through April 03, 2002

Bohannan ^ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 4, 2003

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

Re: Preliminary/Final Plat Approval
Tracts G-1 thru G-4, Ventana Square at Ventana Ranch

Dear Roger:

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

- Development Review Applications
- Feein the amount of $425.00
- 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 subdivide Tract G into four (4) tracts, to grant easements and right-of-way.

Please place this item on the DRB Agenda to be heard on February 15, 2003. If you have any questions or require additional information, please contact me.

Sincerely,

Pam Thies

Pam Thies, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

a:/msnyder020093/data/004/final.plat

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

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

PAID RECEIPT

APPLICANT NAME LAS VENTANAS LTD PRTNRSHP.

AGENT BOHANNAN-HUSTON

ADDRESS 7500 JEFFERSON ST. NE.

PROJECT NO. 1002346

APPLICATION NO. 03DRB-00171

$ 425.00 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 425.00 **Total amount due**

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND-NOT A WHITE BACKGROUND

Las Ventanas LTD Partnership
10 Tramway Loop
Albuquerque, NM 87122

Wells Fargo Bank
11199 Montgomery Blvd NE
Albuquerque, NM 87111

95-219/1070

CHECK NO. 007883

Four Hundred Twenty Five Dollars And 00 Cents

DATE	AMOUNT
01/30/2003	$425.00

Pay to the Order of
CITY OF ALBUQUERQUE
TREASURY DIVISION
P O BOX 27801
ALBUQUERQUE, NM 87125-7801

DUPLICATE
City Of Albuquerque
Treasury Division
02/03/2003 2:24PM LOC: ANNX
RECEIPT# 00003279 WS# 006 TRANS# 0015
Account 441006 Fund 0110
J24 Misc $425.00
CK $425.00
CHANGE $0.00

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

⑈007883⑈ ⑆107002192⑆ 1060291592⑈

counterreceipt doc

10/28/02

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
____ Major Subdivision action		____ Annexation & Zone Establishment	
____ Minor Subdivision action		____ Sector Plan	
✔ Vacation	V	____ Zone Change	
____ Variance (Non-Zoning)		____ Text Amendment	
SITE DEVELOPMENT PLAN	**P**	**APPEAL / PROTEST of...**	**A**
____ ...for Subdivision Purposes		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
____ ...for Building Permit			
____ IP Master Development Plan			
____ Cert. of Appropriateness (LUCC)	L		

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

APPLICANT INFORMATION:

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419
ADDRESS: 10 TRAMWAY LOOP NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: ~~VACATION OF TEMPORARY BLANKET DRAINAGE 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. TRACT G Block: ____ Unit: ____
Subdiv. / Addn. VENTANA RANCH
Current Zoning: SU-1 FOR C-2 Restricted uses Proposed zoning: ____
Zone Atlas page(s): B-10 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 10.17 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. ~~100906526526410164~~ 101006504715730704 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: NE CORNER OF PARADISE BLVD AND UNIVERSE BLVD NW
Between: ____ and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 00110-00408 EPC
1002346 ~~DRB-96-6~~ 02DRB-01735 SK

Check-off if project was previously reviewed by Sketch Plat/Plan ☑, or Pre-application Review Team ☐. Date of review: 11/20/02

SIGNATURE ____ DATE 1-16-03
(Print) KEVIN PATTON ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	03DRB - ____ - 00070	VPE	✓	$ 45
☑ All fees have been collected	____ - ____ - ____			$ ____
☑ All case #s are assigned	____ - ____ - NOTIF.	FEES		$ 75
☑ AGIS copy has been sent	____ - ____ - ____			$ ____
☑ Case history #s are listed	____ - ____ - ____			$ ____
☑ N/A Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus	Hearing date FEB. 12th '03			$ 120.00
☑ F.H.D.P. fee rebate				

BdeBest 1/17/03 Project # 1002346
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☑ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule) 45.00
✓ Any original and/or related file numbers are listed on the cover application

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

KEVIN PATTON
Applicant name (print)

1-16-03
Applicant signature / date

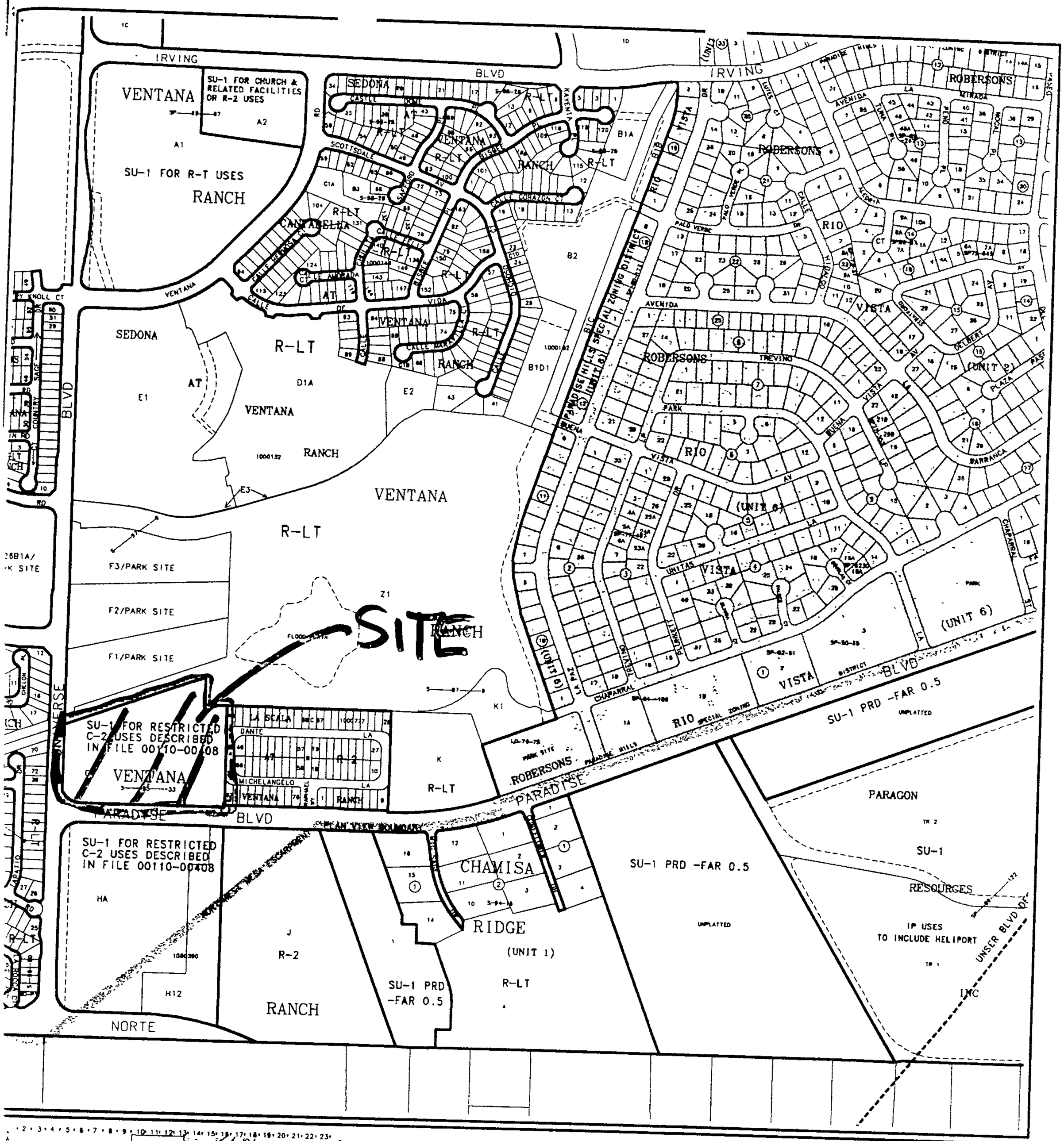
.pdf Form revised Sept 2001

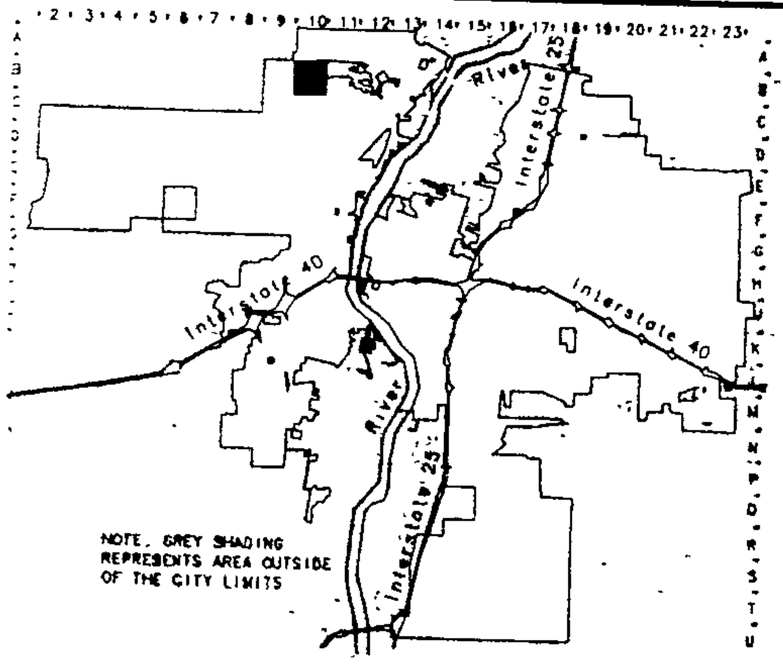
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB-_____-00070
_____-_____-_____
_____-_____-_____

1/17/03
Planner signature / date

Project # 1002346





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through April 03, 2002

Bohannan △ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 17, 2003

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

Re: Vacation of Temporary Blanket Drainage Easement
Tract G, Ventana Ranch

Dear Roger:

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 the temporary blanket drainage easement (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 $120.00.

We are requesting to vacate the existing public temporary blanket drainage easement because it is no longer required with the existing AMAFCA Channel that is located along the north boundary and the existing public drainage easement and 30" RCP that is located within and along the eastern boundary. The final plat will provide the following note which will address site specific drainage issues:

> "Tracts G-1 through G-5 are subject to a nonexclusive perpetual drainage easement and public utility easement under, through, over and across that portion of the common area located on said tracts for the installation, operation and maintenance of all private storm water drainage and utilities for the benefit of all Tracts G-1 through G-5."

Please place this item on the DRB Agenda to be heard on February 12, 2003. If you have any questions or require further information, please contact me.

Sincerely,

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

KP/mls
Cc: Kurt Browning, Sandia Properties

A:msnyder/020093/data/004/vacation.request

City of Albuquerque

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

Date: January 15, 2003

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

Thank you for your inquiry of 1-15-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract G, Ventana Ranch,

zone map page(s) B-10.

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (h) 87114
Bruce Nyberg
6824 Brushfield Rd NW
890-6539 (h) 87114

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 16, 2003

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

Re: Vacation of Temporary Blanket Drainage Easement
Tracts G, Ventana Ranch

Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a vacation requests for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

mls
Enclosures

a:/msnyder/020093/data/004/onc.lt

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 16, 2003

Mr. Bruce Nyberg
6824 Brushfield N.W.
Albuquerque, New Mexico 87114

Re: Vacation of Temporary Blanket Drainage Easement
Tracts G, Ventana Ranch

Dear Mr. Nyberg:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a vacation requests for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

mls
Enclosures

a:/msnyder/020093/data/004/onc.lt

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

7001 1940 0005 9522 2713

OFFICIAL USE

Postage	$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

PB METER 5049727

Postmark Here

U.S. POSTAGE 03/30 11 11 11 0.0 11

Sent To: Bruce Nyhen

Street, Apt. No.; or PO Box No.: 6824 Bridgeview Dr. NE

City, State, ZIP+4: ABQ NM 87114

PS Form 3800, January 2001 — See Reverse for Instructions

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

7001 1940 0005 9522 2720

OFFICIAL USE

Postage	$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

PB METER 5049727

Postmark Here

U.S. POSTAGE 03/30 11 11 11 0.0 11

Sent To: Selma Horton

Street, Apt. No.; or PO Box No.: 7224 Cascada NW

City, State, ZIP+4: ABQ NM 87114

PS Form 3800, January 2001 — See Reverse for Instructions

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

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

PAID RECEIPT

APPLICANT NAME LAS VENTANAS LTD. PRTNRSHP.

AGENT BOHANNAN HUSTON

ADDRESS 7500 JEFFERSON ST. NE

PROJECT NO. 1002346

APPLICATION NO. 03DRB-00070

$ 45.00 441006 / 4983000 (DRB Cases)

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

$ 75.00 441018 / 4971000 (Notification)

$ 120.00 Total amount due

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND-NOT A WHITE BACKGROUND

Las Ventanas LTD Partnership
10 Tramway Loop
Albuquerque, NM 87122

Wells Fargo Bank
11199 Montgomery Blvd NE
Albuquerque, NM 87111

95-219/1070

CHECK NO. 007851

DATE	AMOUNT
01/16/2003	$120.00

One Hundred Twenty Dollars And 00 Cents

Pay to the Order of:
CITY OF ALBUQUERQUE
TREASURY DIVISION
P O BOX 27801
ALBUQUERQUE, NM 87125-7801

DUPLICATE
City Of Albuquerque
Treasury Division
01/17/2003 10:25AM LOC: ANN
X
RECEIPT# 00002739 WS# 008 TRANS# 0006
Activity 4983000 TRSDMM
Trans Ant $120.00
J24 Misc $45.00
counterreceipt.doc

Thank You

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

⑈007851⑈ ⑆107002192⑆ 1060291592⑈

DUPLICATE
City Of Albuquerque
Treasury Division
01/17/2003 10:25AM LOC: ANN
X
RECEIPT# 00002739 WS# 008 TRANS# 0006
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $120.00
J24 Misc $75.00
CK 10/28/02 $120.00
CHANGE $0.00

Thank You

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from JAN. 28TH '03 To FEB. 12, '03.

5. REMOVAL

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

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

[signature], 1/17/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 1/17/03, [signature] 1/17/03
(Date) (Staff Member)

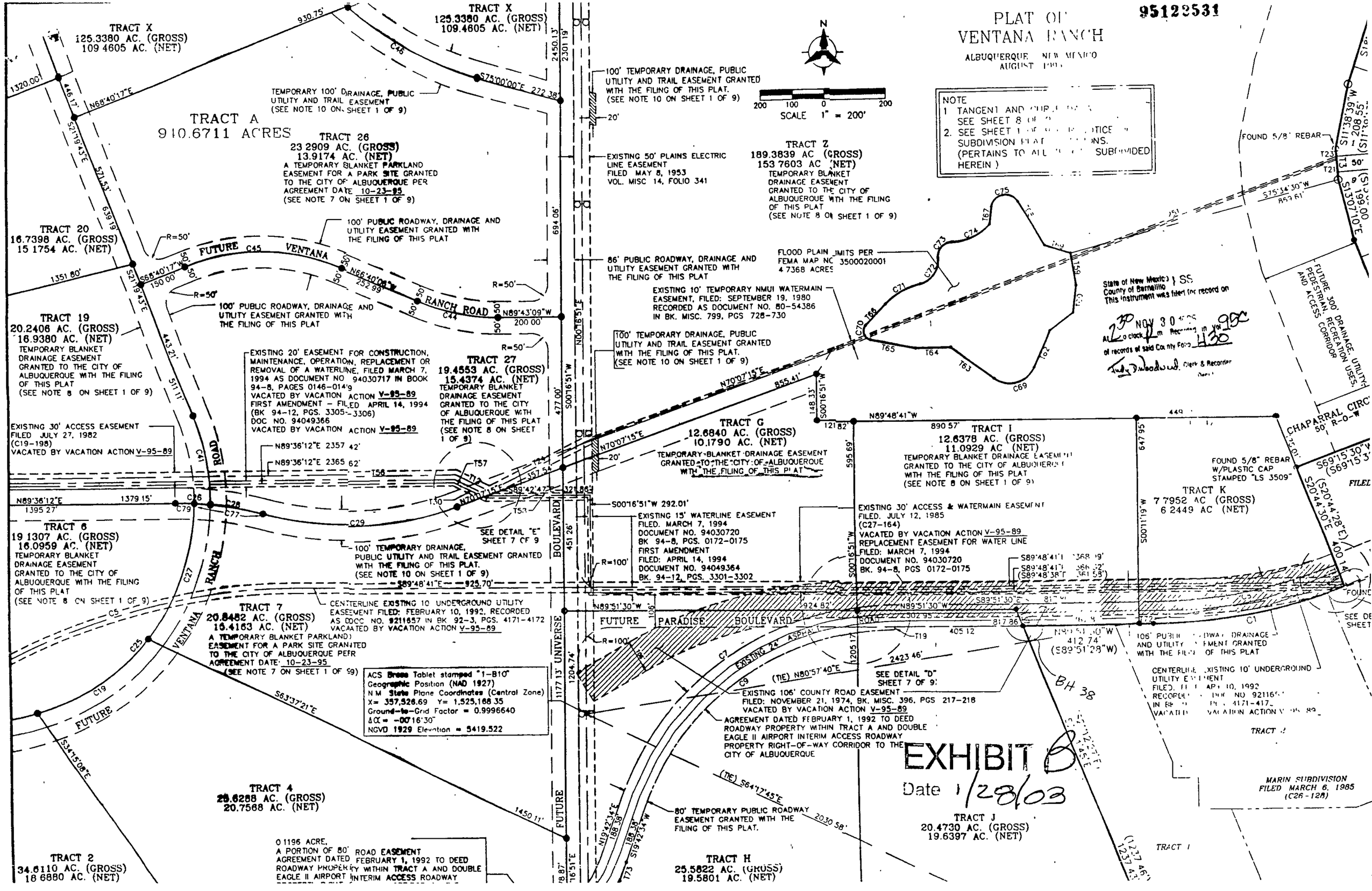
Rev. 11/8/90 GA

DRB CASE NUMBER: 1002346
030RB-00070

95129531

PLAT OF VENTANA RANCH

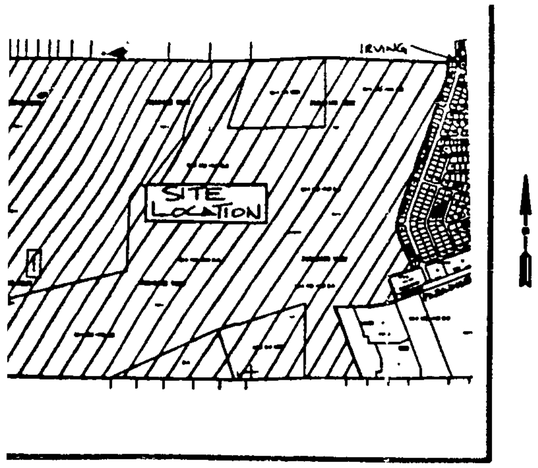
ALBUQUERQUE, NEW MEXICO
AUGUST 1995



NOTE
1. TANGENT AND CURVE DATA SEE SHEET 8 OF 9
2. SEE SHEET 1 OF 9 FOR GENERAL NOTICE SUBDIVISION PLAT RESTRICTIONS. (PERTAINS TO ALL LOTS SUBDIVIDED HEREIN)

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on NOV 30 1995 At 2:30 o'clock p.m. Recording in Vol 95C of records of said County Folio 430
Judy Dalbodewski Clerk & Recorder

EXHIBIT 6
Date 1/28/03



LOCATION MAP

ATLAS INDEX MAP No. A-10, B-9, AND B-10
NOT TO SCALE

SUBDIVISION DATA

-264
ndex No. A-10, B-9, and B-10.
isen Acreage: 940.6711 Acres.
r of Tracts created: 28 Tracts.
of full width Streets created: 0 miles.
of partial width Streets created: 0 miles.
rey: JULY, 1994
ed within the Town of Alameda Grant, within projected
9, and 10, T11N, R2E, NMPM.

NOTES

New Mexico State Plane Grid Bearings (Central Zone).
e ground distances.
l distances shown in parenthesis ( ) are record data.
ls of record are shown.
lew Mexico Utilities, Inc., Deed Filed July 7, 1961 in
Page 604 of the County Records, Bernalillo County,

rties are within the New Mexico Utilities, Inc (NMU, Inc.)
es. Water and Sanitary Sewer Systems capability are based
. facilities, not the City of Albuquerque.
a minimum of 2 acres within Tracts 7, 8, 13, 22, 26 and A is reserved
ark sites subject to approval by the City of Albuquerque. Dedication
parate Deed and Subdivision Plat. A temporary Blanket Parkland
a Park Site granted to the City of Albuquerque per Agreement Date:
Tracts 7, 8, 13, 22, 26, and A, filed November 6, 1995, Document #95-

ge easements are hereby granted to the City of Albuquerque on tracts
7, G, I, and Z. Future subdivision actions may further define these
Maintenance of these temporary easements will be the responsibility of
owner.
of 9 for Composite Map of easement vacation.

DISCLOSURE STATEMENT

this Bulk Land Plat is
bdivide Tract A, PARADISE WEST, filed July 12, 1985
Folio 164 into twenty-eight (28) Tracts, to grant
to vacate Easements.

PUBLIC UTILITY EASEMENTS

MENTS shown on this plat are granted for the common

Service Company of New Mexico for the
maintenance, and service of overhead and
electrical lines, transformers, poles and other
fixtures, structures and related facilities
necessary to provide electrical service.

ompany of New Mexico for installation,
, and service of natural gas lines, valves
quipment and facilities reasonably necessary
natural gas.

r the installation, maintenance and service
and aerial communication lines and other
pment and facilities reasonably necessary
communication services, including but not
bove ground pedestals and closures.

cable for the installation, maintenance,
of such lines, cable, and other related
and facilities reasonably necessary to
e TV service.

A certain tract of land situate within the Town of Alameda Grant, within projected Sections 3, 9 and 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque New Mexico, being and comprising all of Tract A, PARADISE WEST, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on July 12, 1985 in Volume C27, Folio 164 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a point on the easterly boundary line of said Tract A, a point on the southerly right-of-way line of Paradise Boulevard and also being a point of curvature on the northerly boundary line of Tract 4, Land Division Plat For MARIN SUBDIVISION Tracts 1 Through 4 Being A Replat of Tract A 40 Acre Tract as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 6, 1985 in Volume C26 Folio 128, whence the Albuquerque City Survey (ACS) monument "1-B10", a brass tablet set in top of a concrete post, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) X=357,526.69 and Y=1,525,168.35 bears S80°57'40"W, a distance of 2423.46 feet and from said point of beginning running thence along the easterly boundary of said Tract A and also along the northerly boundary line of Tracts 4, 2, and 1 of said MARIN SUBDIVISION, 611.57 feet along the arc of a curve to the right having a radius of 1677.90 feet and a chord which bears S79°42'00"W, a distance of 608.19 feet to a point of tangency; thence,
N89°51'30"W, a distance of 412.74 feet to the northwest corner of said Tract 1, MARIN SUBDIVISION, thence running along the easterly boundary line of said Tract A and also along the westerly boundary line of said Tract 1,
S21°11'45"E, a distance of 1237.43 feet to the southeast corner of said Tract A, the southwest corner of said Tract 1 and also being a point on the Section Line common to projected Sections 10 and 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the southerly boundary line of said Tract A and also the Section Line common to said projected Sections 10 and 15,
N89°49'55"W, a distance of 1893.08 feet to the Section Corner common to projected Sections 9, 10, 15, and 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the southerly boundary line of said Tract A and also along the Section Line common to projected Sections 9 and 16,
N89°48'48"W, a distance of 5303.23 feet to the southwest corner of said Tract A and also being the Section Corner common to projected Sections 8, 9, 16, and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the westerly boundary line of said Tract A and also along the westerly line of said projected Section 9,
N00°20'43"E, a distance of 5279.98 feet to the northwest corner of said Tract A, and also being the Section Corner common to projected Sections 4, 5, 8, and 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the northerly boundary line of said Tract A and also along the Section Line common to said Sections 4 and 9,
S89°47'00"E, a distance of 5298.90 feet to the Section Corner common to projected Sections 3, 4, 9, and 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the northerly boundary line of said Tract A and also along the Section Line common to said projected Sections 3 and 10,
S89°09'00"E, a distance of 3013.73 feet to a point of curvature; thence leaving said projected Section line and running thence along the northerly boundary line of said Tract A,
305.07 feet along the arc of a curve to the left having a radius of 4732.19 feet and a chord which bears N89°00'12"E, a distance of 305.02 feet to the northeast corner of said Tract A, a point on the northerly boundary line of Lot 9, Block 19, of the Corrected Amended Re-Plat of RIO VISTA UNIT 2, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 3, 1979 in Volume D9, Folio 116, and also being a point on southerly right-of-way line of Irving Boulevard, thence running along the easterly boundary line of said Tract A, the northerly boundary line of said Lot 9 and also along said right-of-way line,
S37°09'50"W, a distance of 75.19 feet to the northwest corner of said Lot 9, thence running along the easterly boundary line of said Tract A and also along the westerly boundary line of Lots 9 thru 1 inclusive, Block 19 of said RIO VISTA UNIT 2,
S02°50'10"E, a distance of 2,00 feet to a point of curvature; thence,
219.37 feet along the arc of a curve to the right having a radius of 584.60 feet and a chord which bears S07°54'50"W, a distance of 218.08 feet to a point of tangency; thence,
S18°39'50"W, a distance of 99.27 feet to the northwest corner of Lot 8, Block 18, of the Summary Plat of Block 18, RIO VISTA UNIT 2 as the same is shown and designated on the plat filed in the office of County Clerk of Bernalillo County, New Mexico on May 14, 1980 in Volume C16, Folio 155, and also being a point on the southerly right-of-way line of Palo Verde Drive, thence running along the easterly boundary line of said Tract A and also along the easterly boundary line of Lots 8 thru 1 inclusive, of said Block 18, RIO VISTA UNIT 2,
S20°00'53"W, a distance of 115.04 feet to the southwest corner of Lot 1, being northwest corner of Lot 7, Block 12 of of said Block 18, and also UNIT 6 of RIO VISTA ADDITION as the same the Plat of Blocks 10, 11, 12 on the plat filed in the office of the County is shown and designated Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 115, thence running along the easterly boundary line of said Tract A and also along the westerly boundary line of Blocks 12, 11, and 10 of said Unit 6 of RIO VISTA ADDITION,
S18°43'39"W, a distance of 166.35 feet to a point; thence,
S11°38'38"W, a distance of 108.55 feet to a point; thence,
S03°18'17"E, a distance of 100.00 feet to a point; thence,
S13°07'10"E, a distance of 98.00 feet to a point; thence,
S20°44'30"E, a distance of 96.60 feet to a point on the northerly boundary line of Park Site of the Summary Plat BERNALILLO COUNTY PARK SITE at Paradise Blvd. Laz Drive N.W., PARADISE HILLS as the same is shown and designated on the plat filed in office of the County Clerk of Bernalillo County, New Mexico on July 27, 1979 in Volume C15, Folio 70 and also being a point on the southerly right-of-way line of Chapparal Circle, thence running along the easterly boundary line of said Tract A and also along the netherly boundary line of said Park Site,
S69°15'30"W, a distance of 128.01 feet to the northwest corner of said Park Site, thence running along the easterly boundary line of said Tract A and also along the westerly boundary line of said Park Site,
S20°44'30"E, a distance of 400.14 feet to the point and place of beginning.

And excluding therefrom: A certain tract of land situate within the Town of Alameda Grant, within projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being known as Well No. 1, New Mexico Utilities, Inc., filed July 7, 1961 in Book D601, Page 604 of the records of the County Clerk of Bernalillo County, New Mexico and also being shown as Well No. 1 on the plat of Tract A, PARADISE WEST, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on July 12, 1985 in Volume C27, Folio 164 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Well No. 1, whence the Albuquerque City Survey (ACS) monument "1-B10", a brass tablet set in top of a concrete post, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) X=357,526.69 and Y=1,525,168.35 bears S77°33'54"E, a distance of 3260.44 feet and from said point of beginning running thence along the southerly boundary line of said Well No. 1,
N89°42'18"W, a distance of 188.02 feet to the southwest corner of said Well No. 1; thence,
N00°18'42"E, a distance of 462.98 feet to the northwest corner of said Well No. 1; thence,
S89°49'48"E, a distance of 188.02 feet to the northeast corner of said Well No. 1; thence,
S00°18'42"W, a distance of 463.39 feet to the point and place of beginning and containing 1.9993 acres, more or less.

The above described tract contains 940.6711 acres, more or less.

11/30/95 Book 95-29 Pg. 1323

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within projected Sections 3, 9 and 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A of the Plat of PARADISE WEST, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on July 12, 1985 in Volume C27, Folio 164, now comprising Tracts 1 thru 9 inclusive, Tract 3A, Tract 13, Tracts 17 thru 22 inclusive, Tracts 26 and 27, Tracts A, G, H, I, J, K, X, Y, and Z, VENTANA RANCH is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: All access, Utility, and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities here shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

LAS VENTANAS LIMITED PARTNERSHIP,
A NEW MEXICO LIMITED PARTNERSHIP

BY: _____
Robert M. Murphy, President
Sandia Properties Ltd., Co.
Managing Partner

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

WATER AND SANITARY SEWER AVAILABILITY,
FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
PARK AND OPEN SPACE AND TRAILS REQUIREMENTS,
DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN [illegible]

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
NOV 30 1995 at 2:30 o'clock P.M. and recorded in Volume 95C of records of said County, Folio 1130
Clerk & Recorder
By: _____ Deputy Clerk

PLAT OF VENTANA RANCH

ALBUQUERQUE, NEW MEXICO
AUGUST, 1995

APPROVALS

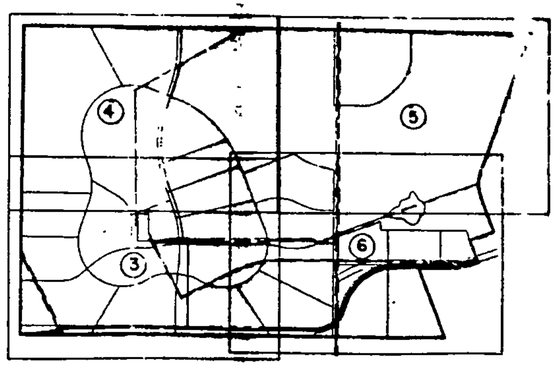
PLAT NUMBER S-95-33

	DATE
PLANNING DIRECTOR	11-30-95
CITY ENGINEER	10-31-95
A.M.A.F.C.A.	10-31-95
TRAFFIC ENGINEER	10-31-95
CITY SURVEYOR	10-31-95
PROPERTY MANAGEMENT	11-1-95
UTILITY DEVELOPMENT DEPARTMENT	10-31-95
PARKS AND GENERAL SERVICES DEPARTMENT	10-31-95
PUBLIC SERVICE COMPANY OF NEW MEXICO	10-17-95
U.S. WEST COMMUNICATIONS	10-17-95
GAS COMPANY OF NEW MEXICO	10-17-95
NEW MEXICO UTILITIES, INC.	10-16-95

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID
ON UPC# 1-009-065-265264-10[illegible]

PROPERTY OWNER OF RECORD: Las Ventanas Limited Partnership

BERNALILLO COUNTY TREASURER'S OFFICE — DATE 11-30-95



KEY MAP
(ALSO SEE SHEET 2 OF 9 FOR STREETS/TRACTS)

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
New Mexico Professional Surveyor #[illegible]

Bohannan-Huston Inc.
Courtyard I
7500 Jefferson Street, N.E.

Pam's copy

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002346 **AGENDA ITEM NO: 15**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

AMAFCA will sign final plat.
Minor comments on plat.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 20, 2002

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

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002346 **Item No. 15** **Zone Atlas B-10**
DATE ON AGENDA 11-20-02
INFRASTRUCTURE REQUIRED (?)YES ( )NO
CROSS REFERENCE: _____
_____

TYPE OF APPROVAL REQUESTED:
(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	Cross-access easement not should refer to the EPC case no.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____
_____
_____
_____

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: November 20, 2002

Agenda Item: 15 Project #: I00234~~7~~6
Application # 02DRB-01735

Subject: Ventana Ranch, Tract G

No adverse comments on the requested approval of sketch plat.

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

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	S	ZONING	Z
Supplemental form		Supplemental form	
____ Major Subdivision action		____ Annexation & Zone Establishment	
✔ Minor Subdivision action		____ Sector Plan	
____ Vacation	V	____ Zone Change	
____ Variance (Non-Zoning)		____ Text Amendment	
SITE DEVELOPMENT PLAN	**P**	**APPEAL / PROTEST of...**	**A**
____ ...for Subdivision Purposes		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
____ ...for Building Permit			
____ IP Master Development Plan			
____ Cert. of Appropriateness (LUCC)	L		

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

APPLICANT INFORMATION:

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419
ADDRESS: 10 TRAMWAY LOOP NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500JEFFERSON NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND COMMENT

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

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

Lot or Tract No. TRACT G Block: ____ Unit: ____
Subdiv. / Addn. VENTANA RANCH
Current Zoning: C-2 Proposed zoning: ____
Zone Atlas page(s): B-10 No. of **existing** lots: 1 No. of **proposed** lots: 4
Total area of site (acres): 12.68 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. 100906526526410164 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: NE CORNER OF UNIVERSE AND PARADISE BLVD NW
Between: ____ and ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB-96-6
~~DRB 95-264~~ (1000390)

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

SIGNATURE Pamela Thies DATE 11/12/02
(Print) PAM THIES ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers	Action	S.F.	Fees
02DRB - - 01735	Sketch	5(3)	$ ∅
- -			$
- -			$
- -			$
- -			$
			Total $ ∅

Hearing date Nov. 20th 2002

11/12/02
Planner signature / date

Project # 1002346

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

☑ **SKETCH PLAT REVIEW AND COMMENT**

✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.

VACANT Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.

✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

✓ Letter briefly describing, explaining, and justifying the request

✓ Any original and/or related file numbers are listed on the cover application

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

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

PAM THIES
Applicant name (print)

Pam Thies 11/12/02
Applicant signature / date

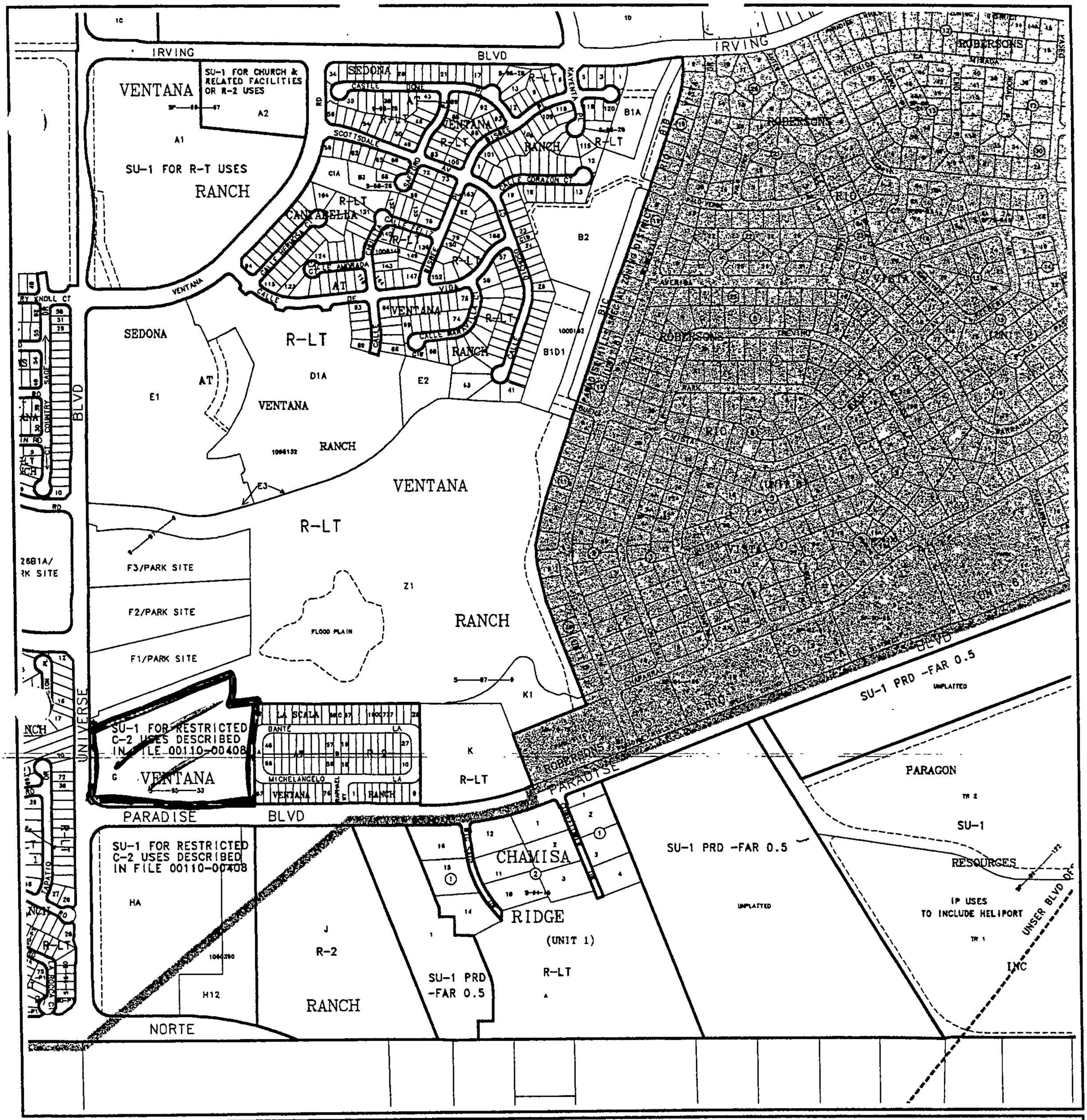
Form revised September 2001

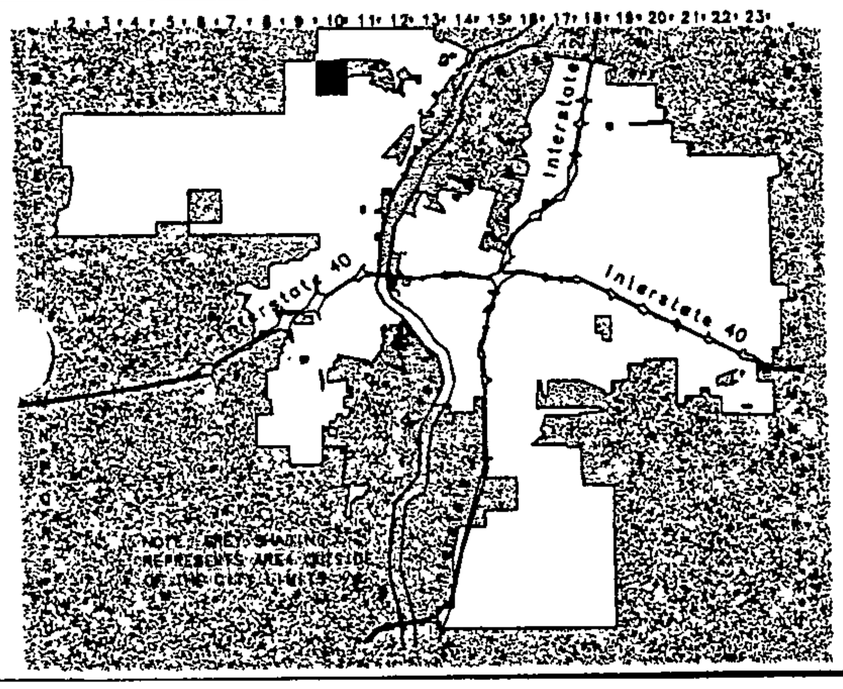
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
02DRB-_____-01735
_____-_____-_____
_____-_____-_____

B Derkert 11/12/02
Planner signature / date

Project # 1002346





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through April 03, 2002

Bohannan ^ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 12, 2002

Roger Green, Chairman
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Ventana Ranch, Tract G

Dear Roger:

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

- Development Review Applications
- Six (6)Letter from Kurt Browning, Sandia Properties
- Six (6) set of sheets from EPC approved plans for Ventana Square
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch is being presented to the Development Review Board for the purpose of obtaining City input and comment.

Please place this item on the DRB Agenda to be heard on November 20, 2002. If you have any questions or need further information, please call.

Sincerely,

Pamela Thies

Pam Thies, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures
Cc: Kurt Browning, Sandia Properties

A:msnyder/020093/data/004/sketch plat

November 11, 2002

Mr. Roger Green, P.E.
DRB Chairman
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Proposed Tracts H and G Plats (Sketch Plat Review) - Ventana Square at Ventana Ranch

Dear Roger:

Enclosed you will find a preliminary plat that we are submitting for sketch plat review for Tract G and H, Ventana Ranch. Tract H will be subdivided into 11 separate tracts and Tract G will be 4 tracts, as reflected on the plats. The subdivision of these properties is taking place in order for the properties to be conveyed and the future owners to apply for their building permits based on the Ventana Square approvals.

A little history is in order. Tracts G and H at Ventana Ranch, encompassing approximately 30 acres are the lands known as Ventana Square. Ventana Square is an approved village center that went through EPC in early 2000 and was approved for *site plan for subdivision and site plan for building permit*. The Case Number for this EPC submittal was # 1000390.

I wanted you and the Development Review Board to be aware that *all* of the required public infrastructure has been constructed and therefore, an infrastructure list should not be required for either Tracts G or H for further subdivision. Paradise and Universe Boulevards are now complete. The bonding of Paseo Del Norte (adjacent south) is no longer required, due to the release of the agreement between Las Ventanas Limited Partnership and the City of Albuquerque, (in conjunction with the Universe Extension) releasing the Partnership of any obligations for Paseo Del Norte.

The grading and drainage plans for Tracts G and H were originally approved with the Ventana Square submittal to EPC in 2000 (per the original 1995 Las Ventanas DMP) and followed up with additional reports (since approved), including the area that drains across existing Tract H-12 to the east and into the retention pond on Tract J, further to the east.

All utilities (such as water and sewer) will be private, and owned, operated and maintained by New Mexico Utilities. The easements are shown on the plat per NMUI and per the utility layout that was originally submitted to EPC.

The access situation for tracts H-5, H-6 and H-9 is being addressed via access easements across those properties that abut Paradise and Universe Boulevards. Access will be further defined in the Ventana Square Covenants to be recorded for Ventana Square. All 11 proposed tracts will have a blanket drainage easement that will also be recorded with the plat and included in the Ventana Square Covenants as part of the village center operation and maintenance.

The southern portion of the Tract H drainage follows the approved reports and drains to Tract H-11 and through a lined drainage swale across Tract H-12 (which included a drainage easement when it was previously platted) into the retention pond located on the southwest corner of Tract J. The northern

SANDIA PROPERTIES LTD. CO.
#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

portion of Tract H also follows the approved reports and drains to the existing storm drain system presently in place at Tract H-4, discharging to the Las Ventanas Dam.

Hopefully, some of these details will answer any questions that may arise after reviewing this plat. We look forward to the Development Review Board's input at the sketch plat review. In the meantime, should you have any questions or need further information, please do not hesitate to call me.

Sincerely,

Kurt Browning, P.E.
Land Development Manager
Sandia Properties Ltd., Co.
Managing Partner,
Las Ventanas Limited Partnership

KB/lk

Cc Kerry Davis, BHI
Kevin Patton, BHI

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

ARCHITECTURAL DRAWINGS

A1 SITEPLAN
A2 TRACT G SITEPLAN FOR SUBDIVISION
A2.1 TRACT H SITEPLAN FOR SUBDIVISION
A2.2 SITE PLAT
A2A TRACT G SITEPLAN FOR BUILDING PERMIT
A2.1A TRACT H SITEPLAN FOR BUILDING PERMIT
A2.4 ALTERNATE USE PLAN
- A2.4A ALTERNATE USE ELEVATION PADS 1/8 AS AUTO SERVICE
- A2.4B ALTERNATE USE ELEVATION PADS 1,5,8,AND MAJOR 4 AS BANK
- A2.4C ALTERNATE USE ELEVATION PADS 1,2,5,8 AND MAJOR 4 AS FAST FOOD
- A3 MAJOR 1
- A4 MAJOR 2
- A5 MAJOR 3
- A6 MAJOR 4
A7 SHOPS 1
A8 SHOPS 2/3/4
A9 PAD 1/8
- A10 PAD2
A11 PAD 3/4
A12 PAD 5
A13 PAD 6/7
A14 SELFSTORAGE
GATHERING SPACES (ENLARGED PLAN) SEE L-2

The Hilltop

LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 EDITH N.E P.O BOX 10630 ALBUQUERQUE NEW MEXICO 87184
PHONE (505) 898-9660 FAX (505) 898-7737

LANDSCAPE

L1 LANDSCAPE TRACT G
L1.2 LANDSCAPE TRACT H
L2 GATHERING SPACES

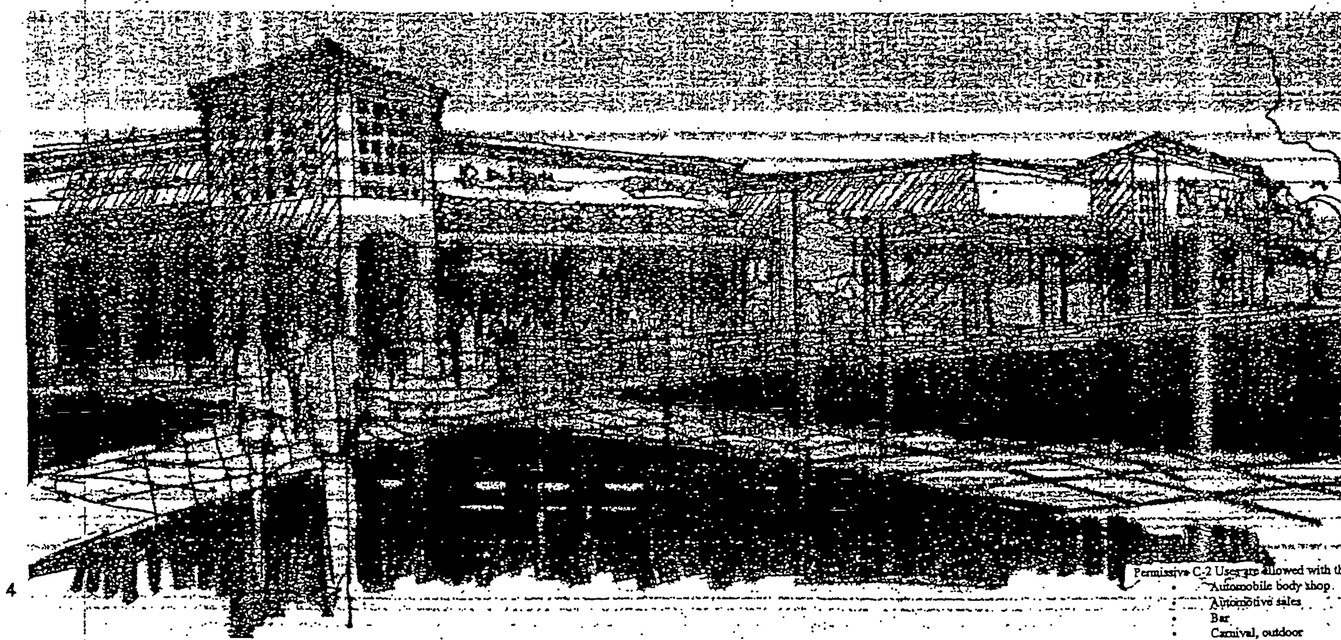
Easterling & Associates, Inc.
CONSULTING ENGINEERS
2600 The American Rd., SE, Suite 100
Rio Rancho, New Mexico 87124
(505) 898-8021 FAX (505) 898-8501

CIVIL

C1 AND C2 CONCEPTUAL GRADING AND DRAINAGE
C3 AND C4 CONCEPTUAL UTILITY PLAN

NOTE:
ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A1 THRU A2.4 REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL

Attachment 1 – EPC Conditions with Actions TAKEN
Attachment 2 – DRB Approval Process



APPROVED
– EPC –
MAY 2000
– DRB –
JUNE 2000

VENTANA SQUARE

TRACTS G AND H AT VENTANA RANCH

Permissive C-2 Uses are allowed with the following exceptions:

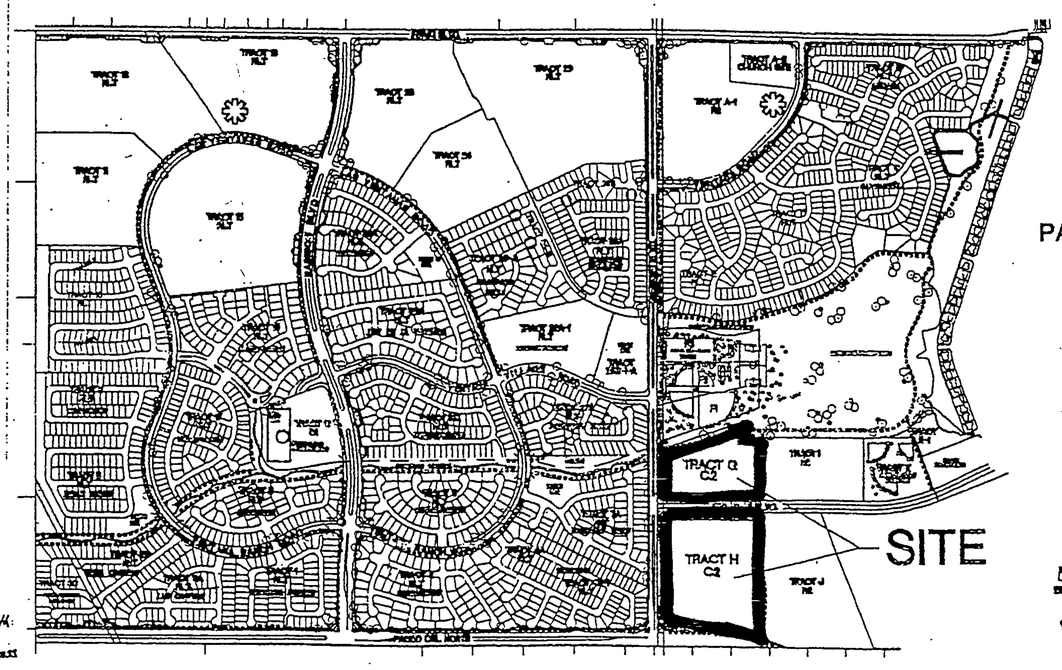
- Automobile body shop
- Automotive sales
- Bar
- Carnival, outdoor
- Circus, outdoor
- Disco, no liquor
- Fireworks sales
- Mobile home sales
- Mortuary
- Nightclub
- Nightclub
- Parking lot or structure (as a separate business)
- Rifle, pistol range, indoor
- Trailer rental for use elsewhere
- Trailer sales, mobile home and RV

The following C-2 Conditional Uses are allowed as permissive:

- Apartment, assisted living, community residential program, and/or nursing homes
- Townhomes
- Brew pub
- Printing, publishing, lithography
- Retail store, business, or shops in which products may be manufactured or treated as an accessory use
- Drive in restaurant and drive in drug store with prescription pick-up
- Dry cleaning, laundry, clothes pressing
- Outdoor vehicle storage as part of the warehouse, self storage use, including manager's dwelling unit
- Retail sales of acholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
- Sales of alcoholic drinks for consumption on premises in restaurants

Freestanding signs are limited to a maximum height of 16 feet.

PARADISE HILLS COMMUNITY



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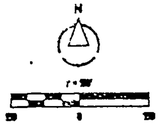
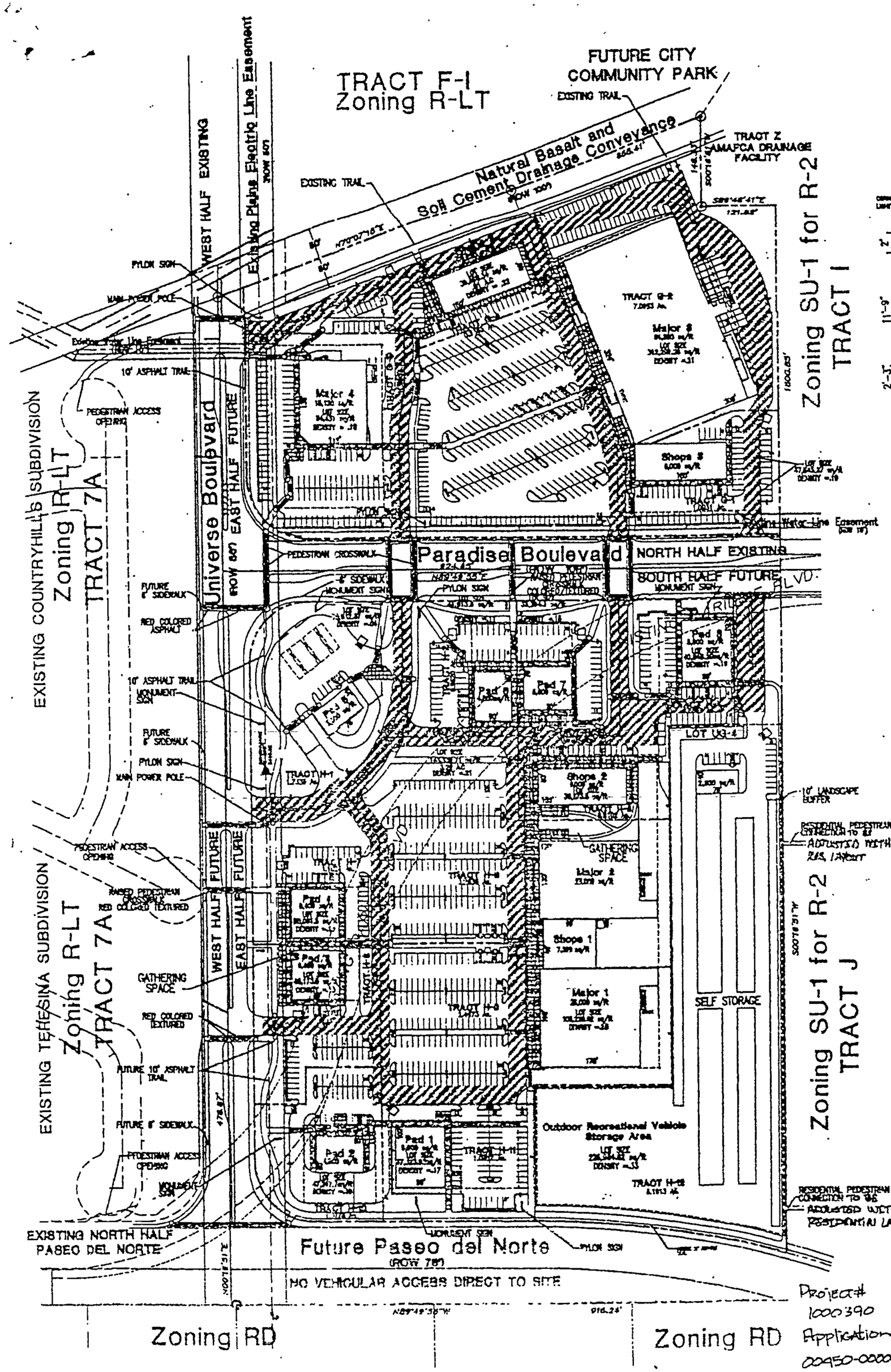
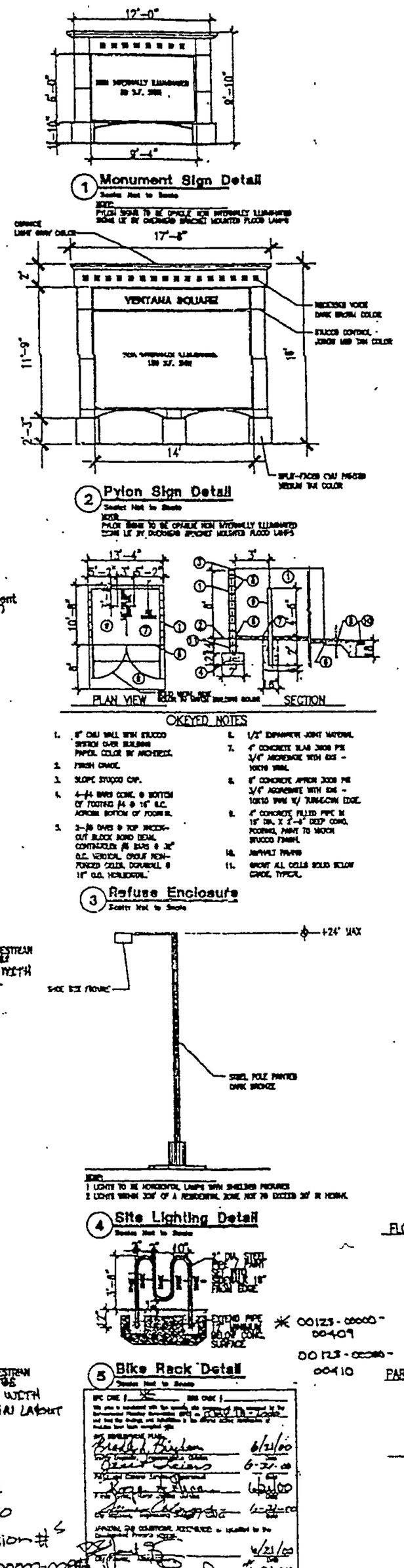


PROJECT # 1000390
Application #'s
00450-00000-00804
00450-00000-00806

VENTANA RANCH VICINITY MAP





Project# 1000390

Application #s
00450-00000-00080
00450-00000-00850

00125 - 00000 - 00409
00123 - 00000 - 00410

BUILDING AREA & PARKING CALCULATIONS:

MAJOR 1 — 28,000 SF. BUILDING
LOT SIZE= 108,346.80 SQ/FT OR 2.49 A.C
28,000 SF / 200 — 140 SPACES
SPACES PROVIDED — 150 SPACES
FAR= — .25

MAJOR 2 — 23,000 SF. BUILDING
LOT SIZE= 143,048.89 SQ/FT OR 3.28 A.C
23,000 SF / 200 — 115 SPACES
SPACES PROVIDED — 115 SPACES
FAR= — .21

MAJOR 3 — 64,800 SF. BUILDING
LOT SIZE= 309,201.95 SQ/FT OR 7.09 A.C
64,800 SF / 200 = — 324 SPACES
SPACES PROVIDED — 278 SPACES + EXCESS
FAR= — .21

MAJOR 4 — 15,120 SF. BUILDING
LOT SIZE= 86,279.29 SQ/FT OR 1.98 A.C
15,120 SF / 200 = — 76 SPACES
SPACES PROVIDED — 104 SPACES
FAR= — .18

PAD 1 — 8,000 SF. BUILDING
LOT SIZE= 47,271.31 SQ/FT OR 1.08 A.C
8,000 SF / 200 = — 40 SPACES
SPACES PROVIDED — 43 SPACES
FAR= — .17

PAD 2 — 4,800 SF. BUILDING
LOT SIZE= 46,948.96 SQ/FT OR 1.08A.C
4,800 SF / 200 = — 24 SPACES
SPACES PROVIDED — 26 SPACES
FAR= — .10

PAD 3 — 5400 SF. BUILDING
LOT SIZE= 48,380.31 SQ/FT OR 1.11 A.C
6,400 SF / 200 — 32 SPACES
SPACES PROVIDED — 38 SPACES
FAR= — .13

PAD 4 — 6,400 SF. BUILDING
LOT SIZE= 48,020.54 SQ/FT OR 1.10 A.C
6,400 SF / 200 — 32 SPACES
SPACES PROVIDED — 34 SPACES
FAR= — .13

PAD 5 — 3,300 SF. BUILDING
LOT SIZE= 75,511.26 SQ/FT OR 1.73 A.C
3,300 SF / 200 = — 17 SPACES
SPACES PROVIDED — 5 SPACES + EXCESS
FAR= — .04

PAD 6 — 4,800 SF. BUILDING
LOT SIZE= 41,904.72 SQ/FT OR .96 A.C
4,800 SF / 200 = — 24 SPACES
SPACES PROVIDED — 41 SPACES
FAR= — .11

PAD 7 — 5,600 SF. BUILDING
LOT SIZE= 38,193.40 SQ/FT OR .87 A.C
5,600 SF / 200 = — 28 SPACES
SPACES PROVIDED — 41 SPACES
FAR= — .15

PAD 8 — 8,000 SF. BUILDING
LOT SIZE= 40,802.65 SQ/FT-OR .93 A.C
8,000 SF / 200 = — 40 SPACES
SPACES PROVIDED — 48 SPACES
FAR= — .19

SHOPS 1 — 7,200 SF. BUILDING
LOT SIZE= 143,046.68 SQ/FT OR 3.28 A.C
7,200 SF / 200 = — 36 SPACES
SPACES PROVIDED — 28 SPACES + EXCESS
FAR= — .21

SHOPS 2 — 9,000 SF. BUILDING
LOT SIZE= 35,292.31 SQ/FT OR .81 A.C
9,000 SF / 200 = — 45 SPACES
SPACES PROVIDED — 18 SPACES + EXCESS
FAR= — .25

SHOPS 3 — 9,000 SF. BUILDING
LOT SIZE= 47,480.4 SQ/FT OR 1.09 A.C
9,000 SF / 200 — 45 SPACES
SPACES PROVIDED — 87 SPACES
FAR= — .19

SHOPS 4 — 9,000 SF. BUILDING
LOT SIZE= 40,785.22 SQ/FT OR .93 A.C
9,000 SF / 200 — 45 SPACES
SPACES PROVIDED — 47 SPACES
FAR= — .23

UG-4 LOT — 2,800 SF. BUILDING
LOT SIZE= 226,133.03 SQ/FT OR 5.19 A.C
2,800 SF / 200 = — 14 SPACES
SPACES PROVIDED — 15 SPACES
FAR= — .01

FLOOR AREA RATIO

Building owners heritage may be higher, but shall not exceed 10,000 sq/ft. per gross acre in accordance with the May 31,1998 agreement with C.O.A.

TOTAL BUILDING AREA = 287,220 SQ/FT
TOTAL LOT AREA = 1,383,8008 SQ/FT
TOTAL FAR = .21

TRACT G 12.68 GROSS ACRES
57,920 SQ/FT TOT BUILDING AREA FAR=.18

TRACT H 25.58 GROSS ACRES
199,720 SQ/FT TOT BUILDING AREA FAR=.15

PARKING NOTES:

TYPICAL STANDARD SPACES ARE — 9'-0" x 20'-0"
TYPICAL SMALL CAR SPACES ARE — 7'-6" x 15'-0"
TYPICAL HANDICAP SPACES ARE — 8'-0" x 20'-0"
WITH A 8' WIDE ACCESS AISLE

* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED	940 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 5 VAN SPACES)	70 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED	85 SPACES
TOTAL PROVIDED	1097 SPACES

TOTAL REQUIRED SPACES = 1077 SPACES
TOTAL PROVIDED SPACES = 1095 SPACES

LEGAL DESCRIPTION

TRACTS G AND H AT VENTANA SQUARE

CURRENT ZONING

C-2 TO SU-1 FOR C-2

TOTAL ACREAGE

38.26 ACRES(TOTAL GROSS) TRACT G= 12.68A.C TRACT H=25.58A.C

GENERAL ARCHITECTUAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL

General architecture character for pad structures is to follow the general design concept depicted on elevations of major stores and shops. pad buildings will be cementitious finish with a cementitious or split face core base band. the main building walls must be colored to match color benjamin moore (#2) bm1031 and (#1) bm1032. If the building extends below finish floor that area will also be covered with color #2. structures are to be predominately flat-roofed however partial building areas such as parapets or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type minimum the slope and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet roof line and area to ceiling to the entry formed of the main buildings. Building heights are limited to 25' parapet heights for major building walls and 22' parapet heights for pad building walls minimum the sloped entry roofs may extend above that height. Towers and entrances are exceptions the building areas.

PAD ARCHITECTURAL DESIGN STANDARDS

Shall include the following elements to provide uniform standards for all pads. each pad to follow building elevations prepared.

—the lower 3'—4' of the area of vertical walls and landscape walls
—shall be four or eight inch split face concrete or stucco. color #2.
—four or eight inch split face or accent block. color #1
—roof canopies to be cementitious finish color #1
—lighting to be in entirety recessed in soffit / fixed canopies.(max 50ft candles)
—each pad development to provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

MECHANICAL EQUIPMENT SCREENING

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way. In addition, if it is determined that the mechanical unit can be observed from the residential areas horizontal screening per the attached conceptual sketch is required.

COLOR PALLET

color #1 light tan benjamin moore #1032

color #2 medium dark tan dado band base wall color
& accent benjamin moore #951

color #3 desert glow stucco concrete tile roofing and trim

SPECIAL BUFFERING

Drive up pick up windows to be screened with a 5' high opaque wall and 5' wide (minimum) landscape area with evergreen trees at 10' on center and 10' high (minimum). A berm of the same height as the wall may be provided in lieu of the wall.

BUILDING SIGNAGE

Except as noted under awnings all signage will be internally illuminated individual type lettering not to exceed 8 percent of the wall area of each building elevation or ten percent of the x,y area of the shop building. Letters are to be back lit. No exposed neon. Neon must be within solid opaque faced metal channel lettering. Box type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval.

LANDSCAPING

Landscaping of the pads will be from the same landscaping palette and concept as provided on the master landscaping plan.

AWNINGS

Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed 8 percent of the area of building wall. Illumination of awnings must be from pendant mounted fixtures located above the awning. accent colors on awnings are to be compatible with the general color palette and samples of the proposed awning colors are to provided with each submittal.

GLAZING

Reflective glazing is prohibited. Clear and bronze tinted glass is permitted.

SERVICE AREAS

Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way and the adjacent monument drive. Free-standing dumpster and compactor locations are to be gated. Screening mounted to match building wall color and material.

LIGHTING

Site lighting for pad structures is to match the site lighting provided for the main parking area. pad site lighting not to exceed 20' in fixture. Exposed, i.e. unshaded light fixtures are prohibited. All lamps must be shielded shoe box type fixtures. Maximum light level under fast canopies to be 50ft candles, from strictly recessed lighting.

FREE STANDING SIGNAGE

Five 450 w x 15' tall architecturally consistent signs are permitted, one each at the paradise blvd. entry to ceiling, one at the universe entry to H and one on Paseo del Norte frontage (future). Each pad building or group of pad buildings to have one 30 sf mechanical sign

TRAFFIC REQUIREMENTS:

All traffic requirements have been met per May 31,1998 agreement between the city and Los Ventanas limited partnership

PARKING

The allowed parking shall be equal to the required parking plus 10% maximum ADA requirements shall be located adjacent to building entries

RESTRICTED USE

1. Restaurant fast food with drive up.
   a. Not permitted on pads 3 and 4
   b. Drive up window must be located only adjacent to Paseo Del Norte and Paradise Boulevard or on east elevation.
2. Auto repair, tire, battery, accessories, parts and detailing
   a. Not permitted on pads 2, 3, 4, 5 or H-4
   b. Service areas to face internal to site
3. Retail sales of alcoholic drinks for consumption off premises within 500 feet of any residential zone
   a. Limited to Major 1, 2, 3 and 4; Pads 1, 2, 5, 6, 7 and 8; Shops 1 and 2

ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (DRB review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to DRB.

NOTE:
ISSUANCE OF BUILDING PERMITS FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A1 REQUIRES INDIVIDUAL PLOTTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL

PER ZONING

COMBINED
Tracts G and H Site plan for Subdivision

SCALE: 1"=100'-0"

100 0 50 100 200 400

REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: Ventana Square
Tract G and H at Ventana Ranch
Albuquerque, New Mexico

PROJECT MANAGER: George Rainhart, AIA
JOB NO. 99052
DRAWN BY: SD

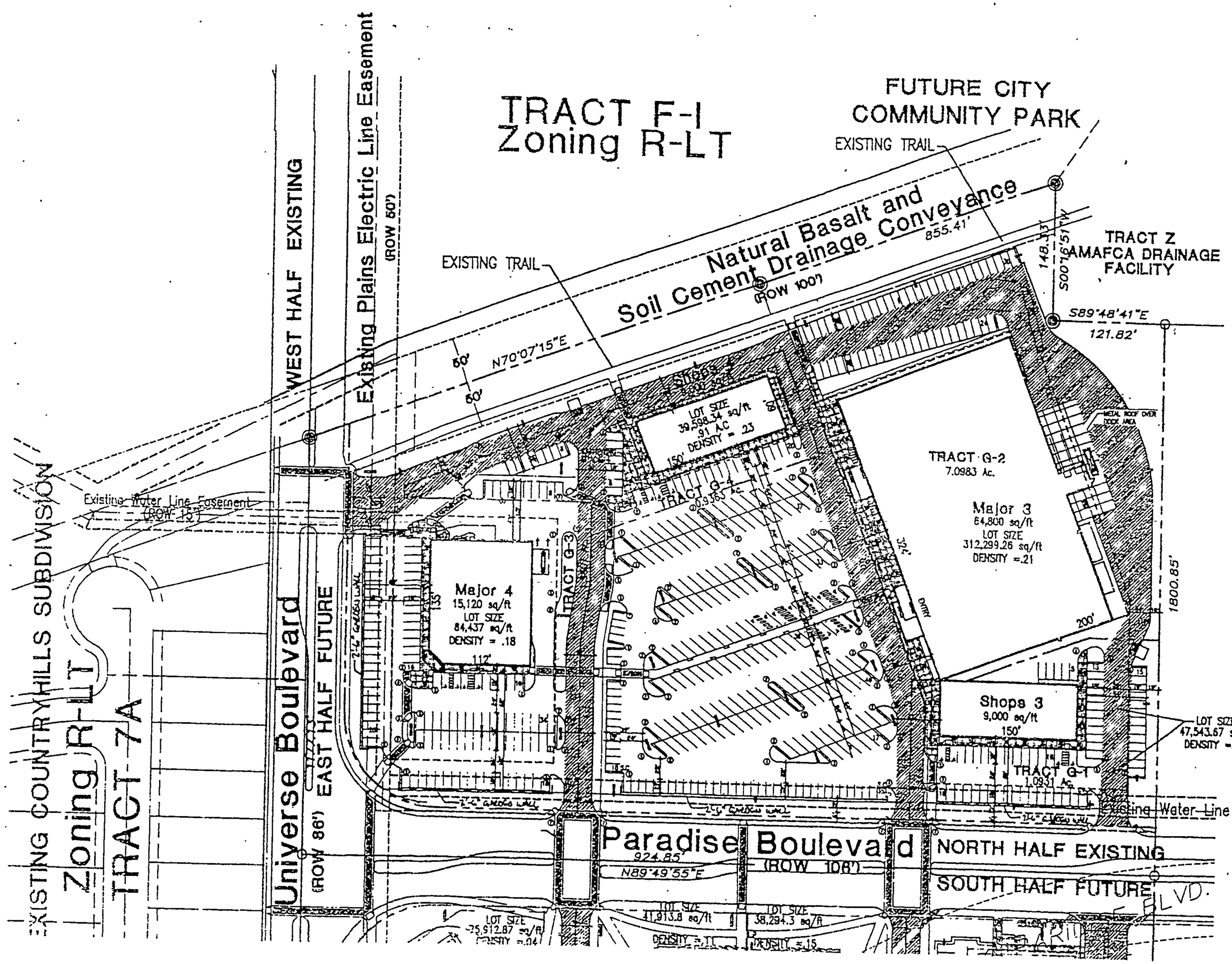
SHEET TITLE: CONCEPTUAL SITEPLAN

DATE 6/7/00
SCALE 1"=100'
sheet A1 of

CONDITIONS:

2. Additional design guidelines shall be added to the site development plan, including:
a. All Pad and Shops buildings shall have a minimum ten foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or partial or shade trees, planted 25' on center in 5' x 5' planters and a minimum eight feet wide clear path.
b. All Major buildings shall have a minimum twenty feet wide front sidewalk, from the face of the curb to the front of the building, with an awning or partial or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten feet wide clear path in front of vestibules. Also, a continuous sidewalk, minimum 5' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
c. An outdoor patio space (that is a minimum of 250-500 square feet in size) with tables and seating shall be provided for each building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
d. Pedestrian crossings that are a minimum width of 6-feet, which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
e. For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
f. A 10- feet wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet, a mix of evergreens and deciduous trees shall be used in the buffer zone.
g. No chain-link, razor wire or plastic vinyl fencing is permitted.
h. No generic franchise building elevations or canopies are permitted.
i. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
j. No free-standing cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
k. ATM's shall be architecturally integrated with building design.
l. Loading docks shall be screened by walls and covers that are architecturally integrated with the building. Covers for loading docks are limited to those docks facing residential zoning.
m. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
n. Major buildings shall have display windows that are a minimum of 8 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
o. Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
p. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 20 feet high within 300 feet of a residential zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
q. Building mounted signage shall not be permitted on any elevations adjacent to or facing the residential zoning to the east.
r. Off-premise signs are not permitted.
s. Screen or garden walls, 2 1/2 -3 feet high with colors and texture that are coordinated with the building materials shall be located along all parking areas that front on a roadway or street.
t. Freestanding signs are limited to a maximum height of 18 feet.
3. The following design requirements shall be deleted:
a. Under "General Architecture", remove the last sentence: "The approval of site plans for building permits for each site will be delegated to the city of Albuquerque planning staff."
b. Under "Lighting", remove: "Note: parking area lighting not to exceed 35' in fixtures."

4. Conditions of the Public Works Department:
a. All the requirements of previous actions taken by the EPC and the DRB must be complied and / or provided for.
b. Dedication of right-of-way for Paradise and Universe Boulevards, and Paseo del Norte.
c. Construction of Paradise and Universe Boulevards, and Paseo del Norte will occur as the center develops.
* Development of any pad site within the northern half of the center will require the construction of the east half of Universe Boulevard (Paradise to Arroyo).
* Development of any pad site within the southern half of the center will require the construction of all of Universe Boulevard (Paseo del Norte to Paradise); the south half of Paradise Boulevard (Universe to eastern Property Line); Paseo del Norte (Universe to eastern Property Line); and the vacation of temporary Paseo del Norte / Paradise connection. These facilities will include 8 feet sidewalks and / or 10 or 8 feet bicycle facilities as shown. Location of deceleration lanes will be determined by the Traffic Engineer. The timing and phasing of the construction of the streets must be approved by the Traffic Engineer. Development of Pad LG-4, Cell Storage will not require the construction of Universe, Paradise Boulevard or Paseo del Norte for access.
d. Details related to 1) access along Paradise Boulevard, and 2) Bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
e. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and / or sanitary sewer lines owned and operated by NMUI.



TRACT G SITE PLAN
FOR SUBDIVISION

SCALE: 1"=60'-0"

N 60 0 30 60 120 240

Zoning SU-1 for R-2
TRACT I

TRACT G
SITE PLAN FOR SUBDIVISION

Tract G contains 12.68 gross acres.
The site is currently zoned C-2 and is proposed to be changed to SU-1' for restricted C-2 uses.

PEDESTRIAN AND VEHICULAR CIRCULATION

See sheet A1 for pedestrian and vehicular connections to the surrounding Ventana Ranch road and trail system.

INTERNAL CIRCULATION

See sheet A2A for internal circulation

BUILDING HEIGHTS AND SETBACKS

The maximum height of buildings within tract G shall be 35'-0" See plan A1 for additional restrictions
Setbacks are shown on sheet A2A

FLOOR AREA RATIOS

The overall FAR for tract G shall not exceed 10,000sq/ft per gross acre in accordance with the May 31,1998 agreement with the City of Albuquerque

LANDSCAPE

See sheet L1 and L2

NOTE:
ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2 REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL

PER ZONING

* 10128-00000-00409
10128-00000-00410

EPC CASE # * DRB CASE #
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on MAY 18 - 2000 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division — Date 6/21/00
Parks and Leisure Services Department — Date 6-21-00
Public Works, Water Utilities Division — Date 6/21/00
City Engineer, Engineering Division / AMAFCA — Date 6-21-00

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque — Date 6/21/00
Solid Waste Administrative Services — Date 6-21-00
New Mexico Utilities INC. — Date 6-19-00

Project # 1000390
Application #'s
00450-70000-00884
00450-70000-00886

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2326 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
Ventana Square
SWC of tract G and H at Ventana Ranch
Albuquerque, New Mexico

PROJECT MANAGER: George Rainhart, AIA
JOB NO. 99052
DRAWN BY: SD

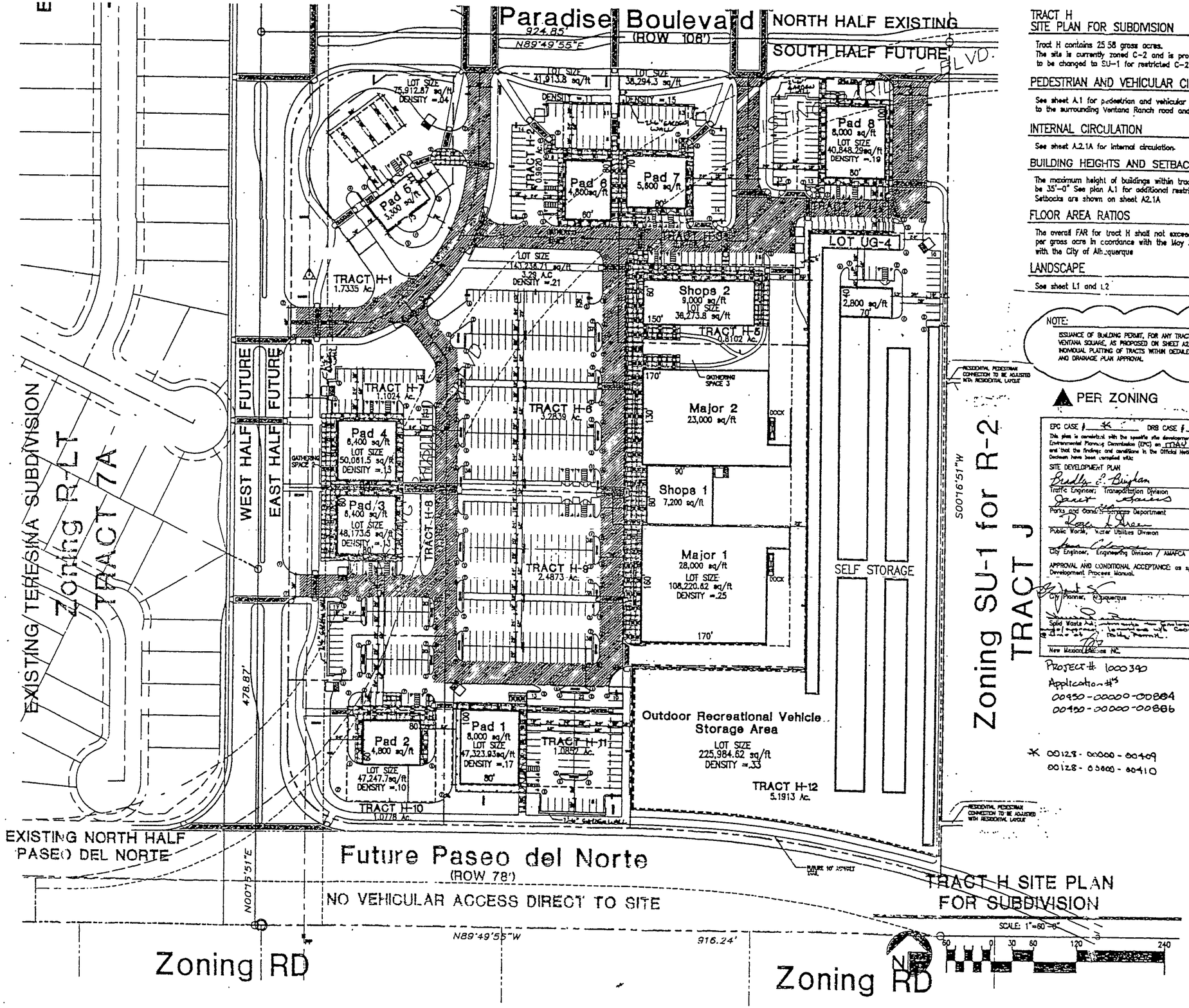
SHEET TITLE
Tract G Site plan for Subdivision

DATE 6/9/00
SCALE
sheet A2

CONDITIONS:

2. Additional design guidelines shall be added to the site development plan, including:
a. All Pad and Shops buildings shall have a minimum ten feet wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters or a minimum eight feet wide clear path.
b. All Major buildings shall have a minimum twenty feet wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten feet wide clear path in front of vestibules. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
c. An outdoor patio space (that is a minimum of 250-500 square feet in size) with tables and seating shall be provided for each building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
d. Pedestrian crossings that are a minimum width of 8-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
e. For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
f. A 10- feet wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
g. No chain-link, razor wire or plastic vinyl fencing is permitted.
h. No generic franchise building elevations or canopies are permitted.
i. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
j. No free-standing cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
k. ATM's shall be architecturally integrated with building design.
l. Loading docks shall be screened by walls and covers that are architecturally integrated with the building. Covers for loading docks are limited to those docks facing residential zoning.
m. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
n. Major buildings shall have display windows that are a minimum of 5 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
o. Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
p. The location of the light poles shall be indicated on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 20 feet high within 300 feet of a residential zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
q. Building mounted signs shall not be permitted on any elevations adjacent to or facing the residential zoning to the east.
r. Off-premise signs are not permitted.
s. Screen or service walks, 2 1/2 -3 feet high with colors and texture that are compatible with the building materials shall be located along all parking areas that front on a roadway or street.
t. Free-standing signs are limited to a maximum height of 18 feet.
3. The following design requirements shall be deleted:
a. Under "General Architecture", remove the last sentence: "The approval of site plans for building permits for each site will be delegated to the city of Albuquerque planning staff."
b. Under "Lighting", remove: "Kids parking area lighting not to exceed 35' in fixtures."

4. Conditions of the Public Works Department:
a. All the requirements of previous actions taken by the EPC and the DRB must be completed and / or provided for.
b. Dedication of right-of-way for Paradise and Universe Boulevards, and Paseo del Norte.
c. Construction of Paradise and Universe Boulevards, and Paseo del Norte will occur as the center develops.
* Development of any pad site within the northern half of the center will require the construction of the east half of Universe Boulevard (Paradise to Arroyo).
* Development of any pad site within the southern half of the center will require the construction of all of Universe Boulevard (Paseo del Norte to Paradise); the south half of Paradise Boulevard (Universe to western Property Line); Paseo del Norte (Universe to western Property Line); and the vacation of temporary Paseo del Norte / Paradise connection. These facilities will include 6 feet sidewalks and / or 10 or 8 feet bicycle facilities as shown. Location of deceleration lanes will be determined by the Traffic Engineer. The timing and phasing of the construction of the streets must be approved by the Traffic Engineer. Development of Pad UG-4, Self Storage will not require the construction of Universe, Paradise Boulevard or Paseo del Norte for access.
d. Details related to 1) access along Paradise Boulevard, and 2) driveway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
e. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and / or sanitary sewer lines owned and operated by NMUI.



TRACT H
SITE PLAN FOR SUBDIVISION

Tract H contains 25.58 gross acres.
The site is currently zoned C-2 and is proposed to be changed to SU-1 for restricted C-2 uses.

PEDESTRIAN AND VEHICULAR CIRCULATION

See sheet A.1 for pedestrian and vehicular connections to the surrounding Ventana Ranch road and trail system.

INTERNAL CIRCULATION

See sheet A.2.1A for internal circulation.

BUILDING HEIGHTS AND SETBACKS

The maximum height of buildings within tract G shall be 35'-0" See plan A.1 for additional restrictions
Setbacks are shown on sheet A2.1A

FLOOR AREA RATIOS

The overall FAR for tract H shall not exceed 10,000sq/ft per gross acre in coordance with the May 31,1998 agreement with the City of Albuquerque

LANDSCAPE

See sheet L1 and L2

NOTE:
ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2.1 REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL

PER ZONING

EPC CASE # ____ DRB CASE # ____
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on MAY-18-2000 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN
Traffic Engineer, Transportation Division — Date 6/21/00
Parks and Recreation Department — Date 6/21/00
Public Works, Water Utilities Division — Date 6/21/00
City Engineer, Engineering Division / AMAFCA — Date 6/21/00
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
City Planner, Albuquerque — Date 6/21/00
Solid Waste Mgt. — Date 6-21-00
New Mexico Utilities INC. — Date 6-21-00

PROJECT # 1000390
Application #'s
00450-00000-00884
00450-00000-00886

* 00128-00000-00409
00128-00000-00410

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: Ventana Square
SWC of tract G and H at Ventana Ranch
Albuquerque, New Mexico

PROJECT MANAGER: George Rainhart, AIA
JOB NO. 99052
DRAWN BY: SD

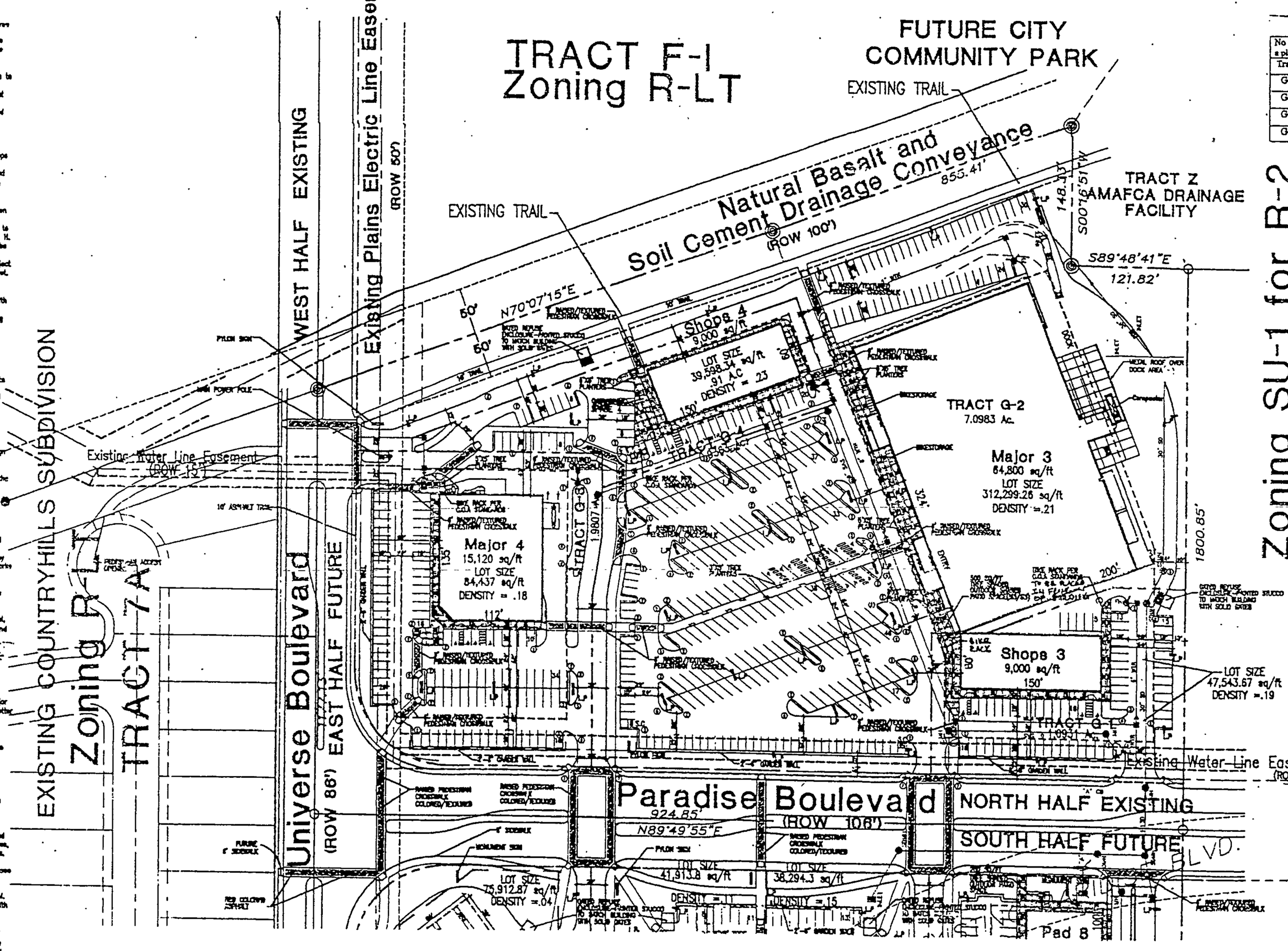
SHEET TITLE: Tract H Site plan for Subdivision

DATE: 6/9/00
SCALE: 1"=60'
sheet: A2.1

CONDITIONS:

1. The following clarifications and additions to the site development plan submitted shall be addressed:
a. The note regarding alternate uses shall be placed on the landscape plan, gathering spaces, grading and drainage plan, utility plan, and all elevation sheets.
b. Elevations that are also alternate use elevations shall be clearly labeled as such.
2. The submitted site development plan for building permit shall adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00408).
4. Pedestrian and bicycle amenities:
a. Speed humps/bumps shall be utilized on both sides of the internal pedestrian crossings of drive aisles or week crossing shall be a raised table, three inches above the drive aisle.
b. The additional pedestrian links shall be added to Tract G: one from the northwest corner of the site to Major 4 and another connection Shops 4 and Major 3.
c. These peds shall connect to the residential area to the west. There shall be direct pedestrian connections between Pads 7 and 8 and shops 2 at the northwest corner of Tract H. The path which begins in the Gathering Space between Major 2 and Shops 2 and then travels around the backside of Shops 2 shall connect to pads 7 and 8. These paths shall connect to the residential area to the west.
d. Adequate bicycle parking shall be shown at Shops 3 and Pads 4 and 6.
5. The height of the lighting poles shall be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone.
6. Landscaping:
a. The major east-west pedestrian walkway between Majors 3 and 4 on Tract G shall have additional shade trees planted along its entire length similar to the major east-west pedestrian walkways on Tract H.
b. The entire, eastern setback of Lot UC-4 shall be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the west.
c. Any gravel used shall be compatible with the appearance (colors & materials) of the project.
d. Screen or garden walls, 2 1/2 -3 feet high with colors and texture that are in contrast with the building materials shall be located along all parking areas that front on a roadway or street.
7. Elevations and signs:
a. The color of the roof line shall be specified.
b. The color of the building perimeter shall be specified.
c. All loading dock and receiving areas shall be visually screened with walls and roofs that integrate with the building architecture; roofs over loading docks are limited to those decks facing residential zoning.
d. In addition to a ten foot landscape buffer, the eastern edge of Lot UC-4 shall have a minimum eight foot high, solid wall along its entire length.
e. Variations in the surface of the exterior walls and/or display windows as per the additional design requirements shall be added to the building elevations. The areas between the stucco control joints shall have the same medium tan color as the [illegible] bands.
f. Colors and materials of the signs shall match those of the buildings and be called out on the detail diagrams.
g. Freestanding signs are limited to a maximum height of 18 feet.
8. The comments and conditions of the Parks and Recreation Department shall be addressed:
a. The applicant shall take the trail design and any landscaping adjacent to Paseo del Norte to the Parks & Recreation Department for review and approval prior to final DRB approval.
b. The 10' asphalt trail along universe, outside the right of way but within a utility easement shall be clarified as either a trail or a sidewalk. In the northern section, between Paradise and the channel, there shall be a 5' separation between the trail and the curb.

9. Conditions of the Public Works Department:
a. The entrance to the immediate proximity of Major No. 4 must be reconfigured and channelized to better define traffic patterns and placement of control devices.
b. The site access, circulation patterns, structure orientation / earthpyramidons must be constructed to the satisfaction of the Traffic Engineer.
c. Location of walls, fences, refuse containers and signs must meet the clear sight distance requirements for adjacent streets and internal circulation aisles.
d. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets, i.e., pedestrian linkages between [illegible] and major tenants.
e. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
f. Provision of street trees and landscaping on Paseo del Norte, Paradise and Universe Boulevards.
g. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
h. Coordination with the Solid Waste Department with regard to refuse container location and access.
i. Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and area-related rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off of the DRB.
j. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
k. The utility plan will address potential conflicts, including: The sanitary outlet appears to be routed through a storm sewer manhole; Status operation and maintenance responsibilities for the "temporary lift station" must also be addressed. These issues must be resolved prior to DRB action.



Zoning SU-1 for R-2
TRACT I

APPROVAL

No building permit for the following listed Tracts will be issued until the DRB approves a plat of the property and the City Engineer and DRB Chairman sign below.

Tracts	DRB Chair	City Engineer	Date
G-1			
G-2			
G-3			
G-4			

PROJECT # 1000390
Application # 00450-00000-00884
00450-00000-00806

EPC CASE # X DRB CASE #

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 11/14/98-7000 and that the findings and conditions in the Official Notice of Decision have been complied with.

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division — 6/21/00 Date
Parks and General Services Department — 6/21/00 Date
Public Works, Water Utilities Division — 6/21/00 Date
City Engineer, Engineering Division / AMAFCA — 6-21-00 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque — 6/21/00 Date
Solid Waste Management — 6/21/00 Date
New Mexico Utilities Inc. — 6-21-00 Date

ALL WATER AND SEWER LINES MUST BE IN A PUBLIC UTILITY EASEMENT

ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans).
Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.

NOTE:
ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2A REQUIRES INDIVIDUAL PLOTTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL.

▲ PER ZONING

✱ 00128 - 00000 - 00409
00128 - 00000 - 00410

TRACT G SITEPLAN FOR BUILDING PERMIT

SCALE: 1"=60'-0"

REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

Permit

PROJECT TITLE: Ventana Square
SWC of tract G and H at Ventana Ranch
Albuquerque, New Mexico

PROJECT MANAGER: George Rainhart, AIA
JOB NO. 99052
DRAWN BY: SD

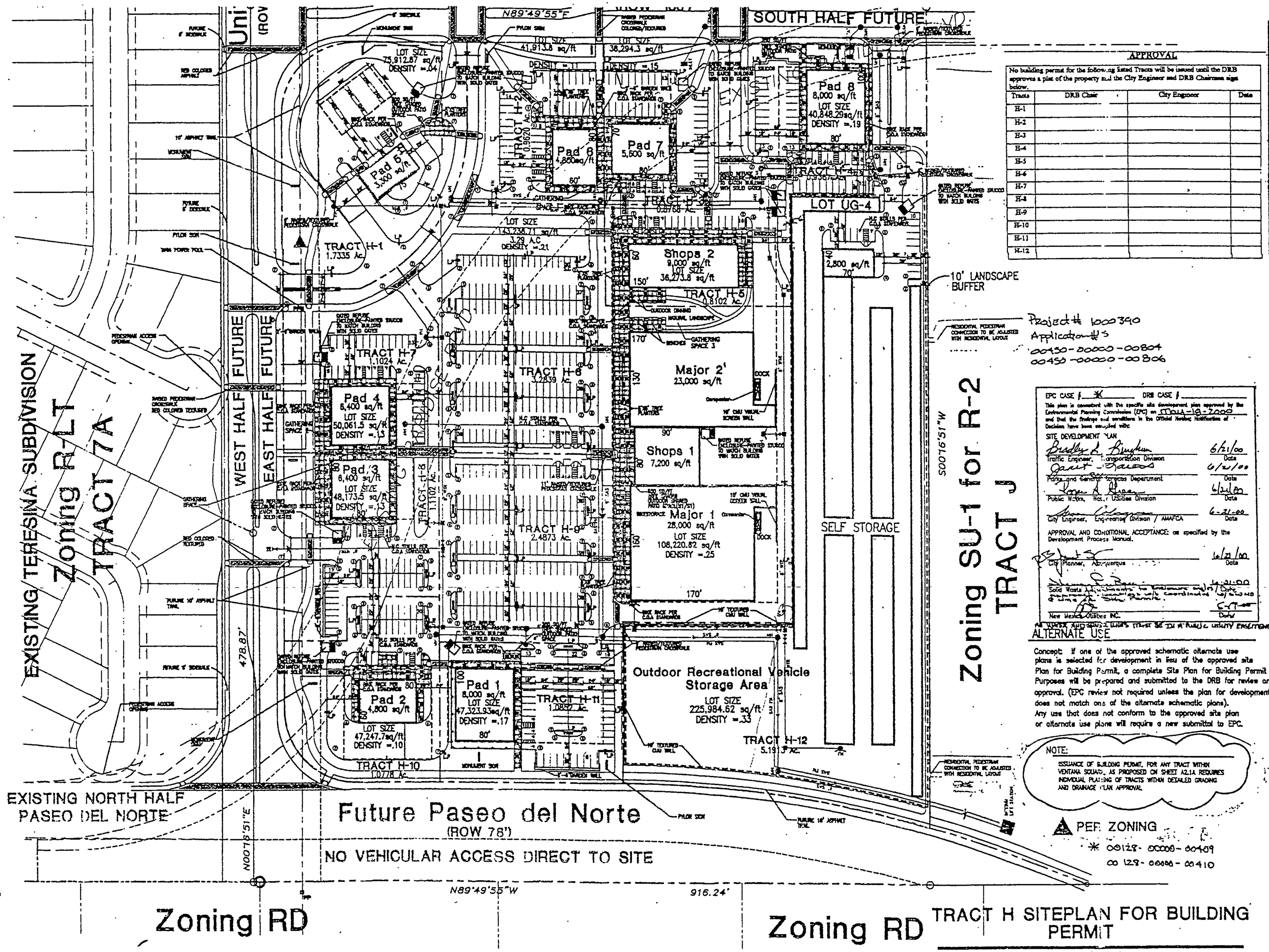
SHEET TITLE: Tract G siteplan for Building Permit

DATE: 6/7/00
SCALE: 1"=60'
sheet: A2A

CONDITIONS:

1. The following modifications and additions to the site development plan submitted shall be addressed:
a. The note regarding alternate uses shall be placed on the landscape plan, gathering spaces, grading and drainage plan, utility plan, and all elevation sheets.
b. Elevations that are also alternate use elevations shall be clearly labeled as such.
2. The submitted site development plan for building permit shall adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00409).
4. Pedestrian and bicycle amenities:
a. Speed humps/bumps shall be utilized on both sides of the internal pedestrian crossings of drive aisles or each crossing shall be a raised table, three inches above the drive aisle.
b. Two additional pedestrian links shall be added to Tract G: one from the northwest corner of the site to Major 4 and another connection Shops 4 and Major 3.
c. These paths shall connect to the residential area to the east. There shall be direct pedestrian connections between Pads 7 and 8 and shops 2 at the northeast corner of Tract H. The path which begins in the Gathering Space between Major 2 and Shops 2 and then travels around the backside of Shops 2 shall connect to pads 7 and 8. These paths shall connect to the residential area to the east.
6. Adequate bicycle parking shall be shown at Shops 3 and Pads 4 and 6.
3. The height of the lighting poles shall be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone.
5. Landscaping:
a. The major east-west pedestrian walkway between Majors 3 and 4 on Tract G shall have additional shade trees planted along the entire length similar to the major east-west pedestrian walkways on Tract H.
b. The entire, eastern setback of Lot UG-4 shall be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.
c. Any gravel used shall be compatible with the appearance (colors & materials) of the project.
4. Screen or garden walls, 2 1/2 -3 feet high with colors and textures that are in coordinated with the building materials shall be located along all parking areas that front on a roadway or street.
7. Dwellers and signs:
a. The color of the roof tiles shall be specified.
b. The color of the building cornices shall be specified.
c. All loading dock and receiving areas shall be visually screened with walls and roofs that integrate with the building architecture; roofs over loading docks are limited to those docks facing residential zoning.
d. In addition to a ten foot landscape buffer, the eastern edge of Lot UG-4 shall have a minimum eight foot high, solid wall along its entire length.
e. Vendors in the interior of the exterior walls and/or display windows as per the additional design requirements shall be added to the building elevations. The areas between the stucco control joints shall have the same medium tan color as the CMU base.
f. Colors and materials of the signs shall match those of the buildings and be called out on the detail diagrams.
g. Freestanding signs are limited to a maximum height of 16 feet.
8. The comments and conditions of the Parks and Recreation Department shall be addressed:
a. The applicant shall take the trail design and any landscaping adjacent to Paseo del Norte to the Parks & Recreation Department for review and approval prior to final DRB approval.
b. The 10' asphalt trail along arterials, outside the right of way but within a utility easement shall be clarified as either a trail or a sidewalk. In its northern section, between Paradise and the channel, there shall be a 5' separation between the trail and the curb.

9. Conditions of the Public Works Department:
a. The entrance to the immediate proximity of Major No. 4 must be reconfigured and channelized to better define traffic patterns and placement of central devices.
b. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
c. Location of walls, fences, nature easements and signs must meet the clear sight distance requirements for adjacent streets and internal circulation aisles.
d. Provision of adequate pedestrian circulation with landscaped features within the site and to the adjacent streets, i.e., pedestrian linkages between site's major tenants.
e. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
f. Provision of street trees and landscaping on Paseo del Norte, Paradise and Universe Boulevards.
g. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
h. Coordination with the Solid Waste Department with regard to refuse container location and access.
i. Details related to 1) access along Paradise Boulevard, and 2) driveway facilities and associated right-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off of the DRB.
j. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
k. The utility plan will address potential conflicts, including: The sanitary outlet appears to be routed through a storm sewer manhole; Status operation and maintenance responsibilities for the "temporary lift station" must also be addressed. These issues must be resolved prior to DRB action.



APPROVAL

No building permit for the following listed Tracts will be issued until the DRB approves a plat of the property and the City Engineer and DRB Chairman sign below.

Tracts	DRB Chair	City Engineer	Date
H-1			
H-2			
H-3			
H-4			
H-5			
H-6			
H-7			
H-8			
H-9			
H-10			
H-11			
H-12			

EPC CASE # * DRB CASE #

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 00AA-19-2000 and that the findings and conditions in the Official Notice/Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division — Date 6/21/00
Parks and General Services Department — Date 6/21/00
Public Works, Water Utilities Division — Date 6/21/00
City Engineer, Engineering Division / AMAFCA — Date 6-21-00

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque — Date 6/21/00
Solid Waste — Date 6/21/00
New Mexico Utilities INC. — Date

ALL WATER AND SANITARY SEWER LINES MUST BE IN A PUBLIC UTILITY EASEMENT

ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans).
Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.

NOTE:
ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2.1A REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL.

TRACT H SITEPLAN FOR BUILDING PERMIT

SCALE: 1"=60'-0"

N 60 0 30 60 120 240

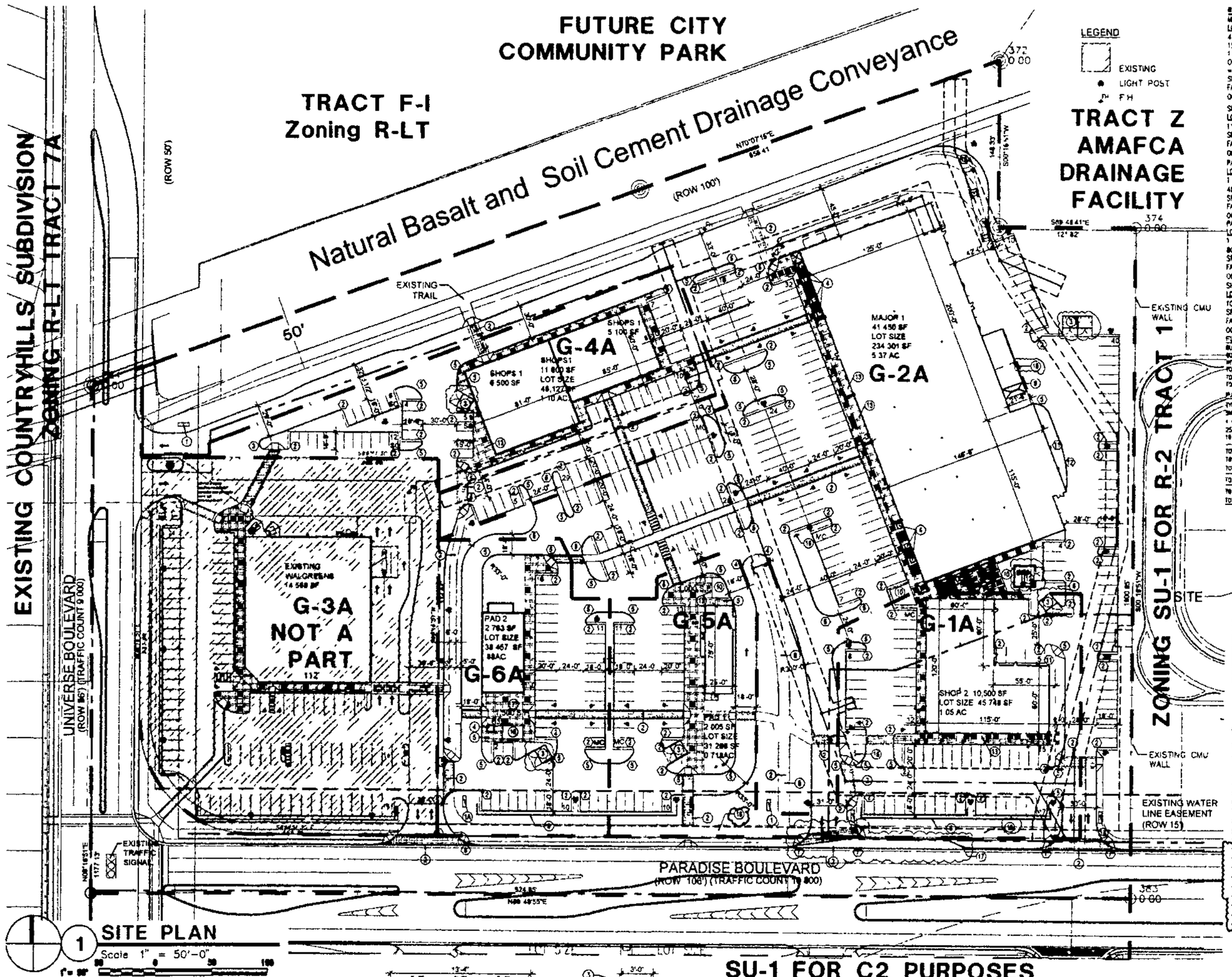
REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-8877

PROJECT TITLE: Ventana Square
SWC of Tract G and H at Ventana Ranch
Albuquerque, New Mexico

JOB NO. 99052 — DRAWN BY: SD
PROJECT MANAGER: George Rainhart, AIA
SHEET TITLE: Tract H siteplan for Building Permit

DATE 6/7/00
SCALE 1"=60'
sheet A2.1A of



1 SITE PLAN
Scale 1" = 50'-0"

LEGEND
EXISTING
LIGHT POST
F H

BUILDING AREA & PARKING CALCULATIONS

MAJOR 1 41 450 SF BUILDING
LOT SIZE= 234,301 SF OR 5 38 AC
41 450 SF / 1 SPACE PER 200 SF FOR THE FIRST 15,000 SF OF NET LEASABLE AREA, 75 CARS,
1 SPACE PER 250 SF FOR THE NEXT 26 450 SF OF NET LEASABLE AREA, 106 CARS
= 181 CARS
SPACES PROVIDED 181 SPACES
FAR= 17
OCCUPANT LOAD: 4 450/ 30 =1 382

SHOPS 3 11 600 SF BUILDING
LOT SIZE= 48,177 SF OR 1 10 A.C
11 600 SF / 200 = 58 SPACES
SPACES PROVIDED 58 SPACES
FAR= 24
OCCUPANT LOAD 11 600/ 30 =387

PAD 1 2,805 SF BUILDING
LOT SIZE= 31 216 SF OR 718 A.C
1 CAR PER 4 PROVIDED SEATS
48 SEATS / 4 = 12 REQ CARS
SPACES PROVIDED 31 SPACES
FAR= 06
OCCUPANT LOAD 2,805/ 15 =134

PAD 2 2 783 SF BUILDING.
LOT SIZE= 38,457 SF OR .88 A.C
1 CAR PER 4 PROVIDED SEATS
80 SEATS / 4 = 20 REQ CARS
SPACES PROVIDED 42 SPACES.
FAR= .07
OCCUPANT LOAD 2 783/15 =185

SHOPS 2: 10 500 SF BUILDING.
LOT SIZE= 47 746 SF OR 1 05 A.C.
10 500 SF / 200 = 53 SPACES
SPACES PROVIDED 57 SPACES.
FAR= 22
OCCUPANT LOAD 10,500/ 30 =350

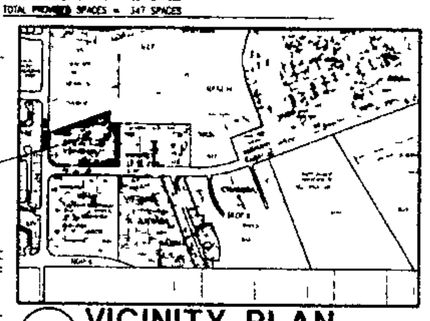
FLOOR AREA RATIO
BUILDING SQUARE FOOAGE MAY BE HIGHER BUT SHALL NOT EXCEED 10 600 SQ/FT PER GROSS ACRE IN ACCORDANCE WITH THE MAY 31 1998 AGREEMENT WITH C O A
TOTAL BUILDING AREA = 68,316 SQ/FT
TOTAL LOT AREA = 367 832 SQ/FT
TOTAL FAR = .17

PARKING NOTES
TYPICAL STANDARD SPACES ARE 8'-6" X 20'-0" H.C. SPACE 8'-6" X 20'
SMALL CARS SPACES ARE ---- 8'-0" X 18'-0"
4 ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED
25 BICYCLE SPACES
10 MOTORCYCLE SPACES.

TOTAL STANDARD PARKING SPACES PROVIDED 319 SPACES
TOTAL SMALL CARS PARKING SPACES PROVIDED 23 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 5 VAN SPACES) 27 SPACES

TOTAL PROVIDED 369 SPACES

TOTAL REQUIRED SPACES = 324 SPACES
TOTAL PROVIDED SPACES = 347 SPACES



7 VICINITY PLAN
SCALE 1" =1,000'

KEYED NOTES

1 PYLON SIGN 1A MONUMENT
2 6'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK
3 GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES
4 6'-0"X6'-0" TREE PLANTERS
5 BIKE RACK PER C O A STANDARDS
6 2'-6" GARDEN WALL (COLOR & MATERIAL TO MATCH MAIN BUILDING)
7 CONCRETE OUT DOOR PATIO AREA.
8 ASPHALT TRAIL
9 DOCK METAL.
10 LANDSCAPE AREA
11 TRANSFORMER.
12 PROPOSED FUTURE CELLULAR SITE
13 BENCHES
14 12"X18" MOTORCYCLE SIGN AS PER CITY REQ (MC)
15 SIGN SLOW DOWN DUE TO PEOPLE CROSSING
16 10' 0" SCREEN WALL.
17 RIGHT TURN LANE
18 MUTI-PURPOSE TRAIL (PER LONG RANGE BIKEWAY SYSTEMS MAP)
19 TRELLIS

PROJECT NUMBER

APPLICATION NUMBER:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? ( ) YES ( ) NO if yes then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health if necessary

LEGAL DESCRIPTION

TRACTS G AT VENTANA SQUARE
CURRENT ZONING
C-2 TO SU-1 FOR C-2
TOTAL ACREAGE
9 13 ACRES G1,G2,G4 G5 G6
WALGREENS 3 55
TOTAL GROSS 12 68 AC

GENERAL ARCHITECTUAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL

General architecture character for pad structures is to follow the general design concept depicted on elevations of major stores and shops pad buildings will be cementitious finish with a cementitious or split face cmu dado band the main building walls must be colored to match color benjamin moore (#2) bm951 and (#1) am1032 if the building extends below finish floor that area will also be covered with color #2 structures are to be predominately flat-roofed however partial building areas such as portals or small extensions of building functions adjacent to the major building mass may have sloped roofs these roofs are to be shed type mission tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet Architectural entry elements may extend above the parapet wall line and are to relate to the entry feature of the main buildings Building heights are limited to 35 (PER CARMEN MARRONE) parapet heights for major building walls, and 26 parapet heights for pad building walls mission tile clad entry roofs may extend above this height to accent and articulate the building mass

PAD ARCHITECTURAL DESIGN STANDARDS

Shall include the following elements to provide uniform standards for all pads each pad to follow building elevations provided --the lower 3'-4" of the area of vertical walls and landscape walls shall be four or eight inch split face cmu or stucco color #2 --four or eight inch split face or accent block color #1 --fuel canopies to be cementitious finish color #1 lighting to be entirely recessed in soffit of fuel canopies (max 50ft candles) --each pad development to provide an outdoor paved and landscaped patio space with outdoor furniture such as bench seating or picnic tables

MECHANICAL EQUIPMENT SCREENING

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way In addition, if it is determined that the mechanical unit can be observed from the residential area horizontal screening per the attached conceptual sketch is required

COLOR PALETTE

color #1 light tan benjamin moore #1032
color #2 medium dark tan dado band base wall color #951
color #3 marbled terra cotta ceramic tile roofing trim & accents (red/brown) (MONIER BARCELONA CUTSIDE RED)

SPECIAL BUFFERING

Drive up pick up windows to be screened with a 5 high opaque wall and 5' wide (minimum) landscape area with evergreen trees at 10' on center and 10 high (minimum) A berm of the same height as the wall may be provided in lieu of the wall

BUILDING SIGNAGE

Except as noted under awnings all signage will be internally illuminated individual type lettering not to exceed 6 percent of the wall area of each building elevation or ten percent of the wall area of the shop building Letters are to be back lit No exposed neon Neon must be when solid opaque faced metal channel lettering can type signs are prohibited Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval

LANDSCAPING

Landscaping of the pads will be from the same landscaping palet and concept as provided on the master landscaping plan

AWNINGS

Awnings are permitted above window areas Awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed 6 percent of the area of building wall Illumination of awnings must be from pendant mounted fixtures located above the awning accent colors on awnings are to be compatible with the general color palette and samples of the proposed awning colors are to provided with each submittal

GLAZING

Reflective glazing is prohibited Clear and bronze tinted glass is permitted

SERVICE AREAS

Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area public rights-of-way and the adjacent monument area. Free-standing dumpster and compactor locations are to be gated Screening material to match building wall color and material REFER TO CONDITION # 7 OF 2000 DRB

LIGHTING

Site lighting for pad structures is to match the site lighting provided for the main parking area pad site lighting not to exceed 20 to fixture Main parking area lighting not to exceed 20' to fixture Exposed, i e unshield light fixtures are prohibited All lamps must be shielded shoe box type fixtures Maximum light level under fuel canopies to be 50ft candles, from totally recessed lighting

FREE STANDING SIGNAGE

(50 sf x 16) tall architecturally coordinated signs are permitted one each at the paradise blvd entry to G and one on Paseo del Norte frontage Each pad building or group of pad buildings to have one 50 sf monument sign

TRAFFIC REQUIREMENTS

All traffic requirements have been met per May 31,1998 agreement between the city and Las Ventanas limited partnership

PARKING

The allowed parking shall be equal to the required parking plus 10% maximum ADA requirements shall be located adjacent to building entries

ALTERNATE USE

Concept. If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval (EPC review not required unless the plan for development does not match one of the alternate schematic plans)

RADIUS INFORMATION

1 RADIUS = 2'-0"	7 RADIUS = 25'-0"
2 RADIUS = 3'-0"	8 RADIUS = 35'-0"
3 RADIUS = 5'-0"	9 RADIUS = 40'-0"
4 RADIUS = 10'-0"	10 RADIUS = 50'-0"
5 RADIUS = 15'-0"	11 RADIUS = 60'-0"
6 RADIUS = 20'-0"	12 RADIUS = 100'-0"

FILE: PROJECT# 1002348
00EPC-01284 EPC SITE DEVELOPMENT PLAN BUILDING PERMIT
00EPC-01283 EPC AMENDED SITE DEVELOPMENT PLAN-SUBDIVISION.
LEGAL DESCRIPTION: FOR ALL OR A PORTION OF TRACTS G1,G2,G4, VENTANA SQUARE AT VENTANA RANCH, ZONED SU-1 FOR RESTRICTED C-2 USES, LOCATED AT THE NORTHEAST CORNER OF UNIVERSE BLVD. NW AND PARADISE BLVD. NW, APPROXIMATELY 8.13 ACRES. (B-18 CARMEN MARRONE, STAFF PLANNER.

3 SITE LIGHTING
Scale Not to Scale

4 REFUSE ENCLOSURE
Scale Not to Scale

2 BIKE RACK
Scale Not to Scale

5 MONUMENT SIGN
Scale Not to Scale

6 MONUMENT SIGN
Scale Not to Scale

7 GARDEN WALL
Scale Not to Scale

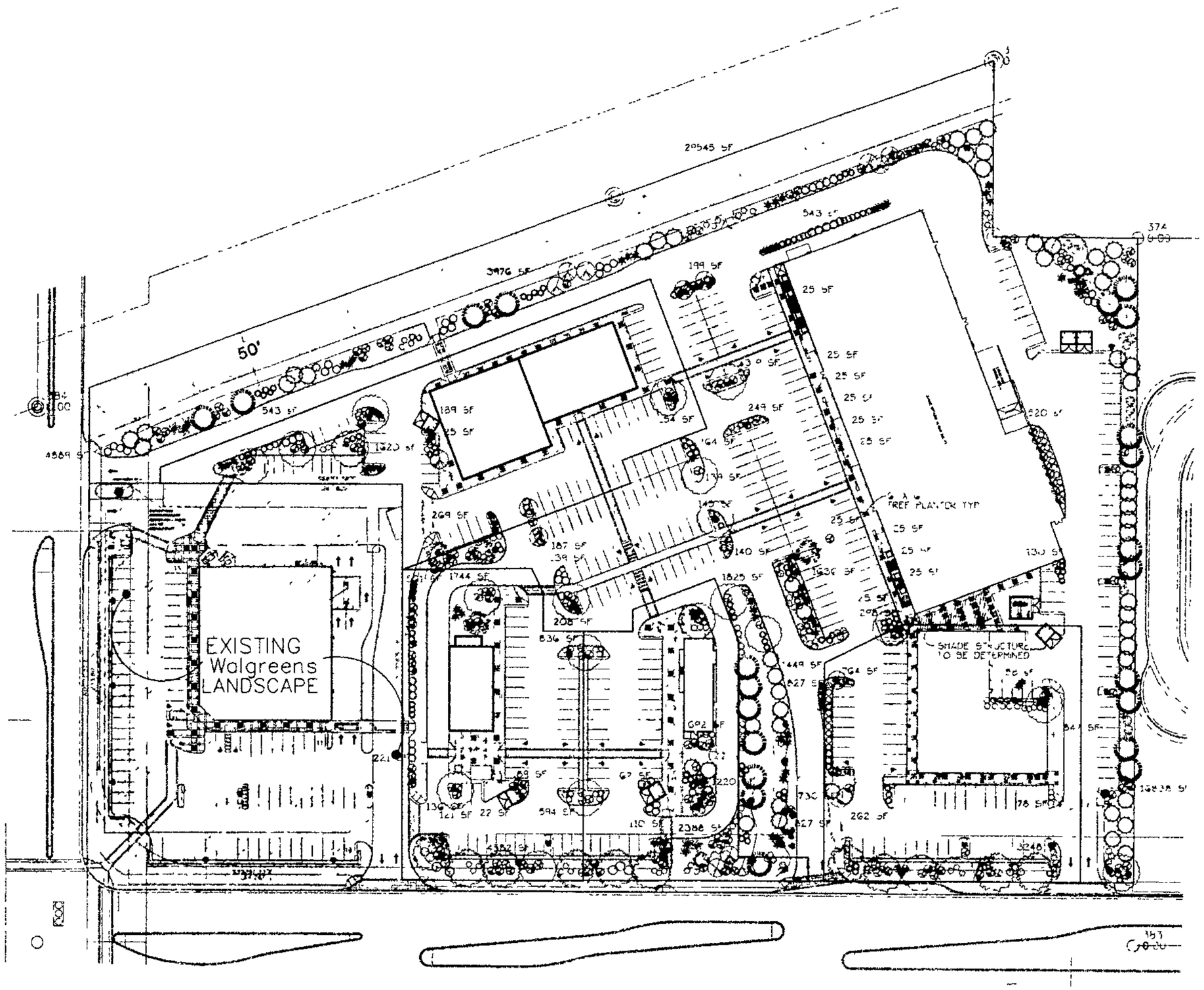
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P C
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

STATE OF NEW MEXICO
GEORGE R RAINHART
No 580
REGISTERED ARCHITECT

PROJECT TITLE: VENTANA SQUARE.
(NEC) UNIVERSE & PARADISE
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: GEORGE RAINHART
JOB NO. 1002
DRAWN BY: APZ
SHEET TITLE: SITE PLAN FOR BLDG. PERMIT

DATE 11/16/2006
SCALE 1"=50'
sheet A1.1
G-1A & G-2A



LANDSCAPE NOTES

Landscape maintenance shall be the responsibility of the Property Owner

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation

Plant beds shall achieve 75% live ground cover at maturity

Gray Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed

IRRIGATION NOTES

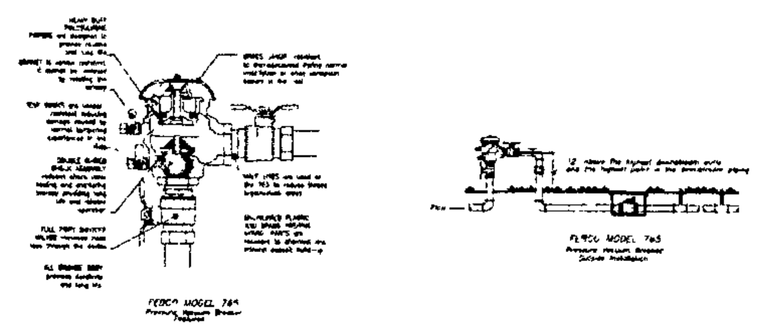
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polyolefin with flush caps at each end

Run time per each drip valve will be approximately 15 minutes per day to be adjusted according to the season

Point of connection for irrigation system is unknown at current time and will be coordinated in the field

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others

Irrigation maintenance shall be the responsibility of the Property Owner



BACKFLOW PREVENTER DETAIL

no scale

N

GRAPHIC SCALE

50 25 0 25 50

SCALE 1"=50

The Hilltop

LANDSCAPE ARCHITECTS • CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-4940
Fax (505) 898-7737
cjohnson@thelandscaping.com

REV	DATE	BY	REVISION
1			
2			
3			
4			
5	11-7-06	BY	LPC COMMENTS
6	11/15/06	BY	revised site plan

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT TITLE
VENTANA
(NEC) UNIVERSE & PARADISE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: GEORGE RAINHART
JOB NO: 0602
DRAWN BY: BY

SHEET TITLE
LANDSCAPE PLAN

DATE: 072306
SCALE: 1"=50'
sheet- L1.0
of-

LANDSCAPE CALCULATIONS

	MAJOR 1		SHOPS 1		SHOPS 2		PAD 1		PAD 2		SITE	
TOTAL LOT AREA	23430	square feet	48127	square feet	45743	square feet	3 280	square feet	38471	square feet	197932	square feet
TOTAL BUILDINGS AREA	42960	square feet	11400	square feet	9600	square feet	2035	square feet	2763	square feet	68628	square feet
OFFSITE AREA	0	square feet	0	square feet	0	square feet	0	square feet	0	square feet	0	square feet
NET LOT AREA	191-4	square feet	36727	square feet	36146	square feet	29275	square feet	35708	square feet	329299	square feet
LANDSCAPE REQUIREMENT	5%		15%		15%		15%		15%		15%	
TOTAL LANDSCAPE REQUIREMENT	28716	square feet	5509	square feet	5422	square feet	4391	square feet	5356	square feet	49394	square feet
TOTAL BED PROVIDED	35078	square feet	2257	square feet	5555	square feet	6097	square feet	9006	square feet	58193	square feet
GROUNDCOVER REQ	75%	square feet	75%	square feet	75%	square feet	75%	square feet	75%	square feet	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	27481	square feet	1634	square feet	5999	square feet	4409	square feet	4846	square feet	43645	square feet
TOTAL GROUNDCOVER PROVIDED	30781	square feet	2890	square feet	6836	square feet	4503	square feet	47-1	square feet	49741	square feet
TOTAL PONDING AREA	0	square feet	0	square feet	0	square feet	0	square feet	0	square feet	0	square feet
TOTAL LANDSCAPE PROVIDED	34097	square feet	3420	square feet	7700	square feet	5259	square feet	5971	square feet	58193	square feet

PLANT LEGEND

	QUANTITY MAJOR 1	QUANTITY SHOPS 1	QUANTITY SHOPS 2	QUANTITY PAD 1	QUANTITY PAD 2	QUANTITY SITE
ARIZONA ASH (H) Fraxinus velutina 2" Cal	–		4	1	4	9
RAYWOOD ASH (H) Fraxinus oxycarpa raywood 2" Cal	9	5	3	1	5	23
AUSTRIAN PINE(H) Pinus nigra 6-8'	15		–	7	-	22
WASHINGTON HAWTHORN (H) Crataegus phaenopyrum 15 gal	2	–	–	1	1	4
DESERT WILLOW (M) Chilopsis linearis 5 gal 225 sf	51	–	2	3	-	56
FLOWERING PEAR (H) Pyrus calleryana 1 1/2" cal	10	1	1	3	–	5
MUGHO PINE Pinus mugho 5 gal	4	-	-	–	–	4
PALM YUCCA (L)	1	–	–	–	–	1
MAIDEN GRASS (L) Miscanthus sinensis 5 gal 25sf	53	15	8	12	6	94
RUSSIAN SAGE (M) Perovskia atriplicifolia 5 gal 25sf		–	3	4	9	1[illegible]
PHORMIUM Nandina domestica 5 gal 25sf	36	9	33	8		86
CREEPING ROSEMARY (L) Rosmarinus officinalis Prostrate 5 Gal 25sf Symbol indicates 3 plants	92	15	24	21	35	187
INDIAN HAWTHORN (M) Raphiolepis indica 5 gal 17sf	3	-	3	1	2	12
ROSEMARY (M) Rosmarinus officinalis 5 gal 36sf	72	9	3	6	6	02
AUTUMN SAGE (M) Salvia greggii 5 gal 12sf	17	–	3	5	21	47
SILVERBERRY (M) Elaeagnus pungens 5 gal 100sf	35	3	–	6	–	44
CHAMISA (L) Chrysothamnus nauseosus 1 gal 36sf	13	–	-	1	–	14
WILDFLOWER 1 gal 4sf	56	3	11	5	7	84
OVERSIZE GRAVEL AND BOULDERS						
SANTA FE BROWN GRAVEL W/ FF						
SANTA FE BROWN CF W/ FF						

REV	DATE	BY	REVISION
A			
A			
A			
A			
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A			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY
NOT FOR
CONSTRUCTION

The Hilltop
LANDSCAPE ARCHITECTS + CONTRACTORS
Const Lic #2G156
7409 Earth NE
Albuquerque NM 87184
Ph (505) 898-9940
Fax (505) 898-7737
cjohnson@hilltopsandscaping.com

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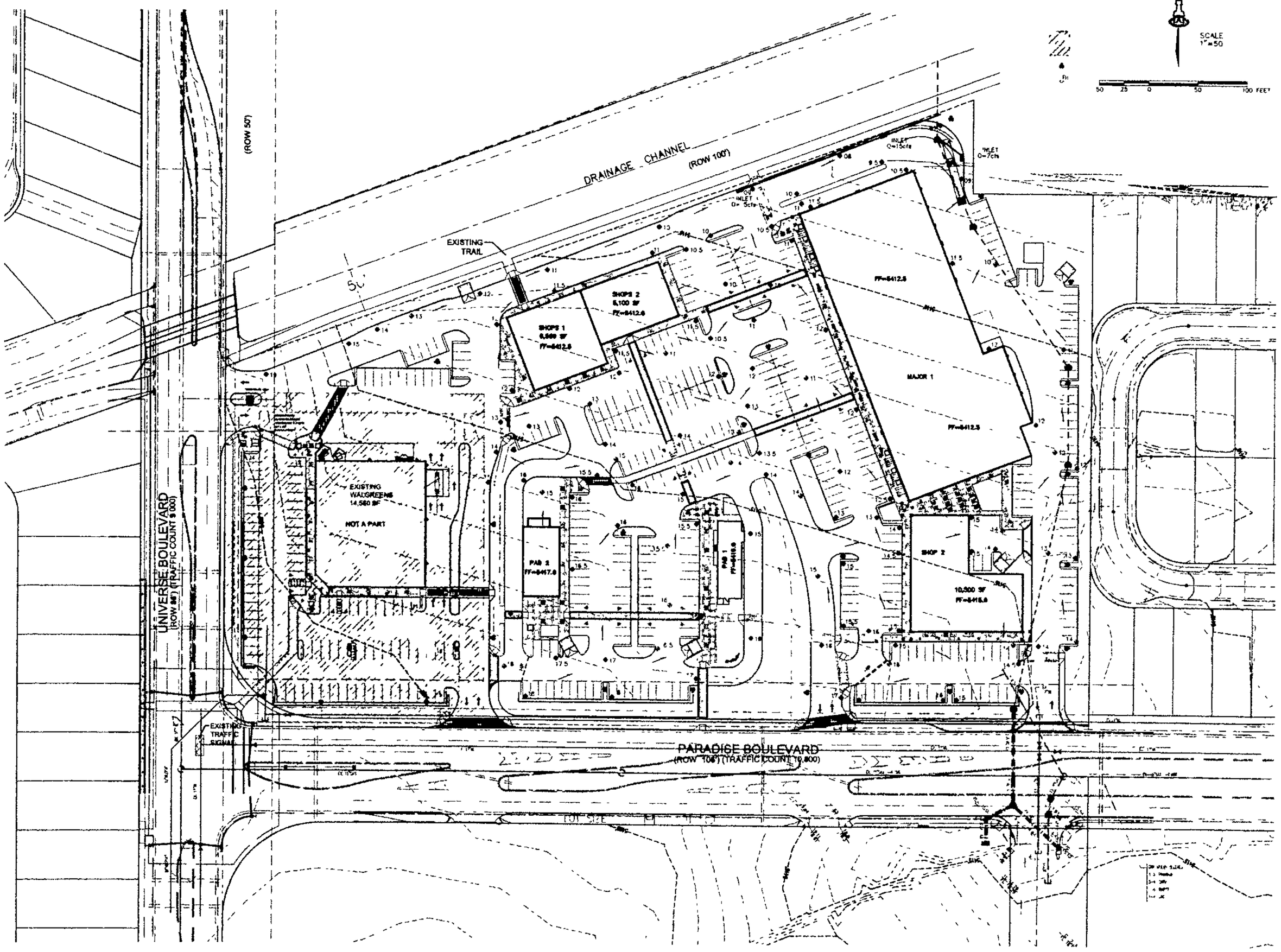
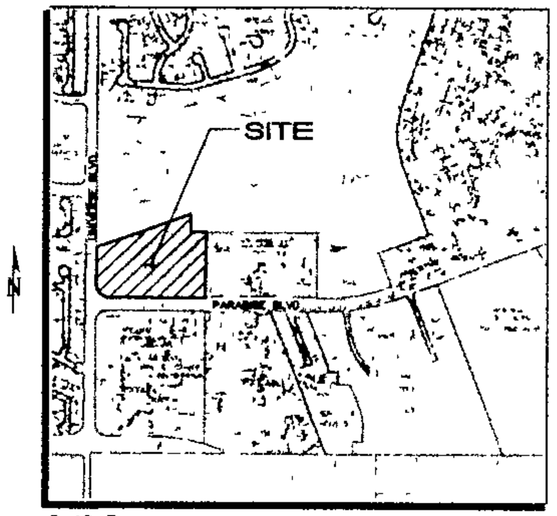
PROJECT TITLE
VENTANA
(NEC) UNIVERSE & PARADISE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: GEORGE RAINHART
JOB NO: 9882
DRAWN BY: dfr

SHEET TITLE
LANDSCAPE PLAN

DATE: 11/15/05
SCALE: 1"=50'
sheet: L20
of





VICINITY MAP

SITE AREA 9.13 ACRES

LEGAL TRACT G-2 VENTANA RANCH

FLOOD PLAIN THIS SITE IS IN ZONE 'X' AND OUTSIDE THE 500-YEAR FLOOD PLAIN PER FEMA MAP PANEL 103

EXISTING CONDITIONS A PLAN WAS PREVIOUSLY APPROVED FOR BOTH SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT. THE WALGREEN'S SITE HAS BEEN DEVELOPED AT THE NE CORNER OF UNIVERSE AND PARADISE BOULEVARDE AND IS NOT A PART OF THIS NEW PLAN

EXISTING HYDROLOGY 100% A, ZONE 1
Q= (9.13 acres)(1.29 ⅈ) = 11.8 cfs

PROPOSED CONDITIONS. 10% B & 90% D
Q= (9.13 acres)(4.06 ⅈ) = 37.1 cfs

OFFSITE FLOW IS ACCEPTED ONSITE FROM THE WALGREEN'S SITE (Q=5.0cfs) AND WILL BE PASSED THROUGH THE SITE TO DISCHARGE TO THE AMAFCA DRAINAGE FACILITY ALONG THE NORTH SIDE OF THE SITE

LEGEND

- - - -	EXISTING CONTOUR
———	PROPOSED CONTOUR
◆783	PROPOSED SPOT ELEVATION
——→	FLOW ARROW
FF = 5412.5	FINISH FLOOR ELEVATION
- HP -	HIGH POINT

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER 11/17/05

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
25 Monroe Street NE
Albuquerque, New Mexico 87108
Ph 505-268-8828 Fax 505-268-2632

14740PD DWG 11/07/2005

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VENTANA SQUARE NORTH

CONCEPTUAL GRADING & DRAINAGE PLAN

Checked By	Drawn By	No.	Revision	PAGE
Date	Job Number			SHL OF

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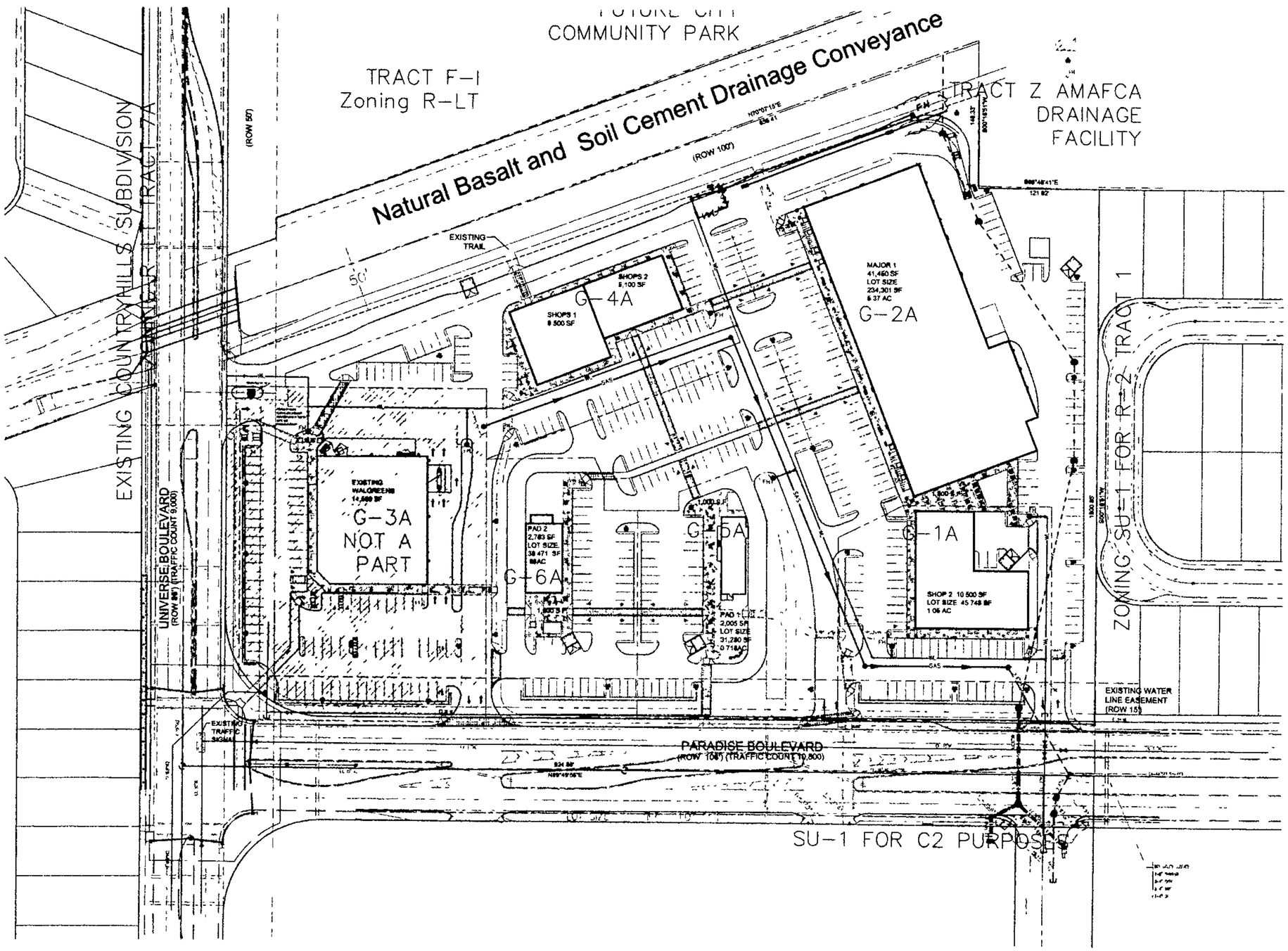

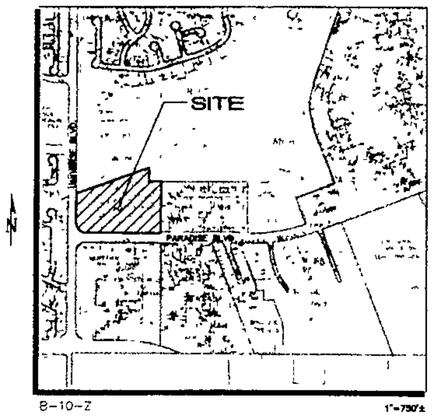

VICINITY MAP

LEGEL TRACT G-2 VENTANA RANCH
AREA 9.13 ACRES

LEGEND

- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

SCALE
1"=50

50 25 0 50 100 FEET

SCOTT M. NEGEE
NEW MEXICO
10519
LICENSED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-6825 Fax 505-268-2632

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VENTANA SQUARE NORTH

CONCEPTUAL UTILITY PLAN

Date	Revision Number	Description	By	PAGE
				SH. OF

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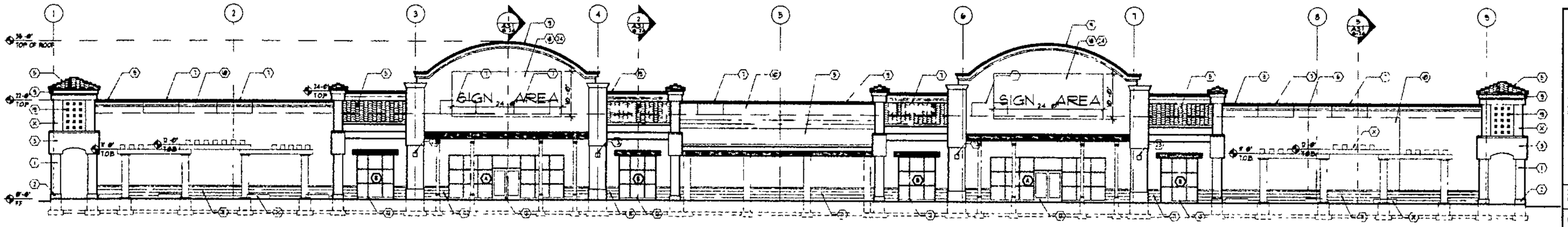

1 WEST ELEVATION G2-A

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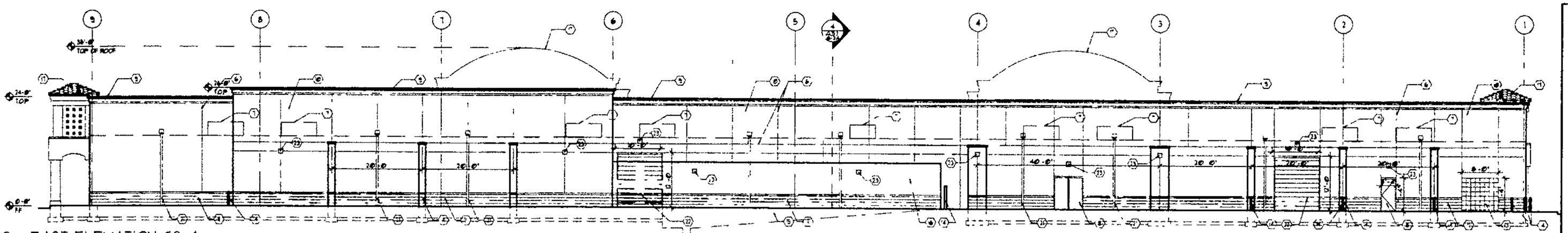
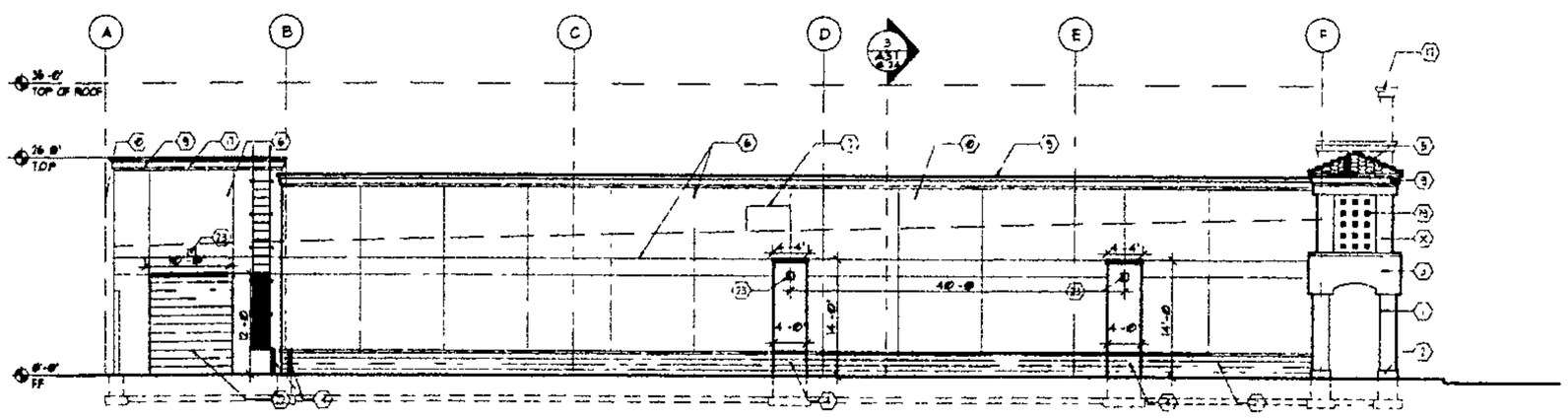


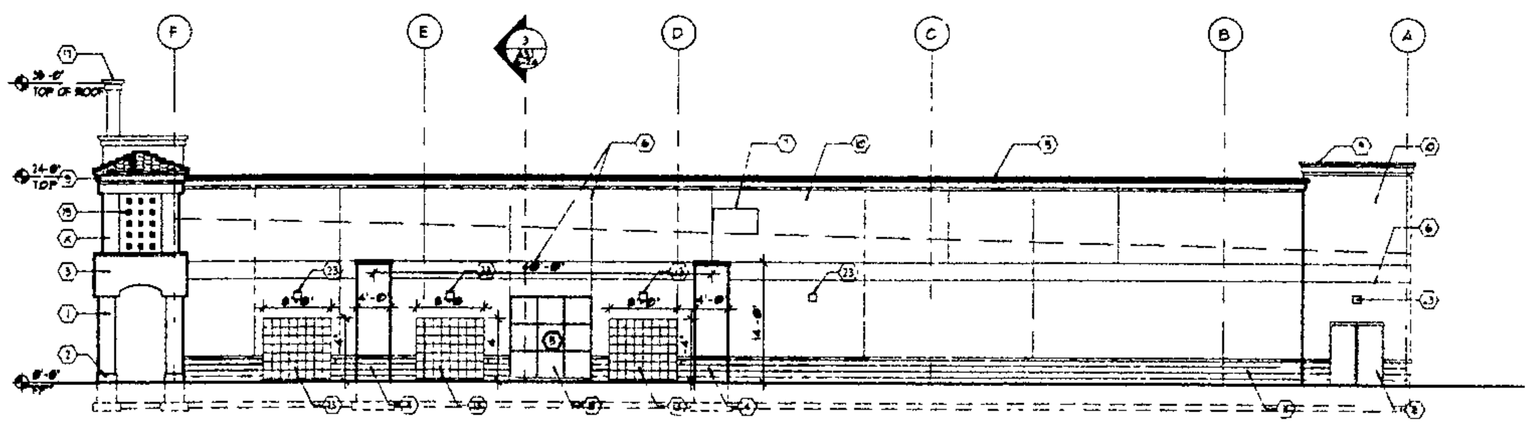
2 EAST ELEVATION G2-A

Scale 3/32"=1'-0"



3 NORTH ELEVATION G2-A

Scale 3/32"=1'-0"



4 SOUTH ELEVATION G2-A

Scale 3/32"=1'-0"

0 GENERAL NOTES

1 LIGHT TAN (BENJAMIN MOORE #933) TYPICAL
2 2'-4"x2'-4" CONCRETE BASE TYPICAL WITH STUCCO FINISH
3 LIGHT TAN (BENJAMIN MOORE #733) TYPICAL
4 PILASTER 1'-6" FROM FACE OF BUILDING
5 MONIER ROOF TILE "MISSION" STYLE COLOR TO BLEND WITH BLDG COLOR
6 STUCCO CONTROL JOINT TYP
7 LOCATION OF MECHANICAL UNITS DASHED
8 HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH STUCCO
9 FOAM MOLDING CORNICE WITH STUCCO FINISH TO MATCH
10 2-COAT STUCCO SYSTEM OVER MESH AND 5/8" BUILDING PAPER OVER TILT UP REINFORCED CONCRETE PANELS
11 SPLIT FACED CMU PAINTED MED TAN TYP
12 DARK BRONZE ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS SEE WINDOW TYPES A4J
13 TRELLIS
14 6"Ø STEEL BOLLARDS FILL WITH CONCRETE 5'-0" ABOVE GRADE AND 5'-0" BELOW GRADE PAINT
15 RETAINING WALL AND TRUCK RAMP TO 48" BELOW FINISH FLOOR
16 18" PAINTED TO MATCH EXTERIOR CMU VISUAL BARRIER
17 ROOFLINE BEYOND
18 RED OPAQUE FACED BACKLIT INDIVIDUAL CHANNEL LETTERS
19 RECESSED SQUARE 8"x8"x1" DEEP
20 FOOTING FOUNDATIONS REFER TO STRUCTURAL DRAWINGS
21 GUTTER AND DOWNSPOUT SEE ROOF PLAN DRAWING
22 16'x7' METAL OVERHEAD DOOR SEE DOOR TYPES DRAWINGS
23 LIGHTING FIXTURE SEE ELECTRICAL DRAWINGS
24 ALL PURPOSED 6 GA LOCATION TO RECEIVE A J BOX TO THAT LOCATION REFER ELECTRICAL

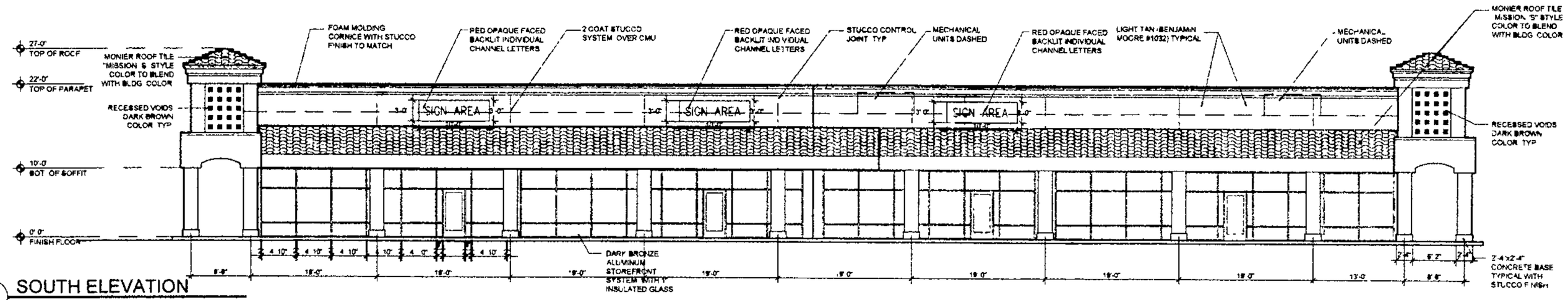
REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE
PARADISE AND UNIVERSE BOULEVARDS
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: Anton Dattilo
JOB NO: 9052
DRAWN BY: A P-Z
SHEET TITLE: **ELEVATIONS MAJOR 1**

DATE: 11/15/05
SCALE: 3/32"=1'-0"
sheet- **A2.1** of-



1 SOUTH ELEVATION

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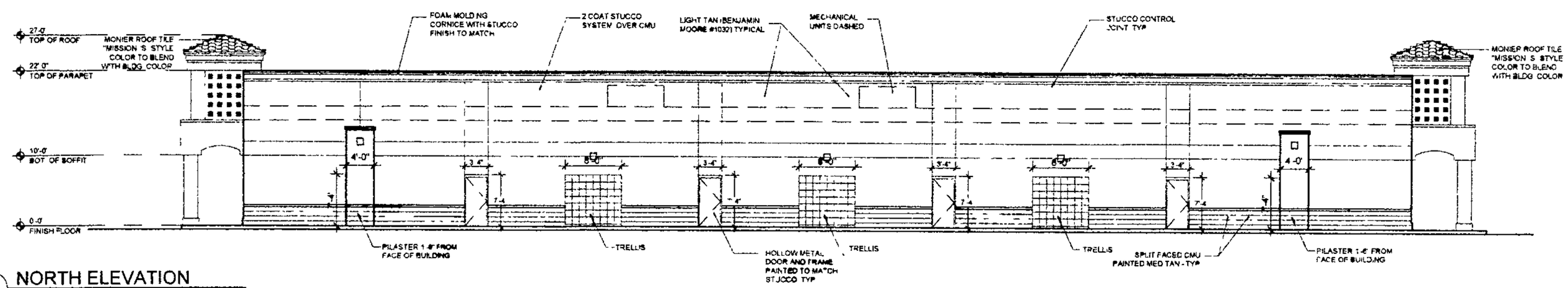

2 NORTH ELEVATION

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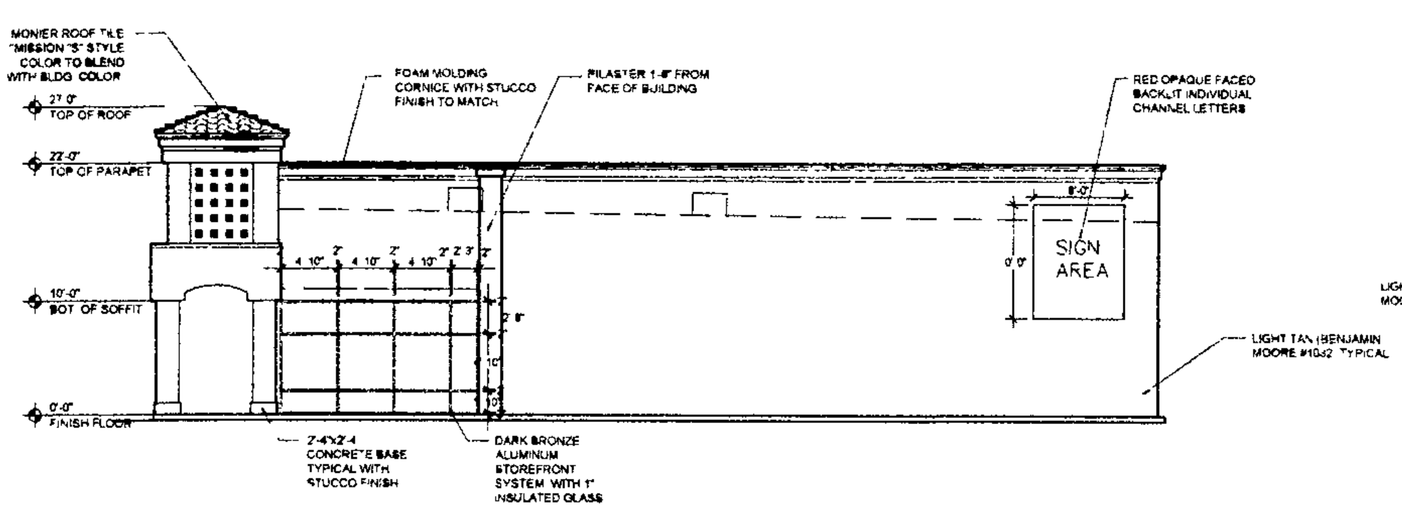
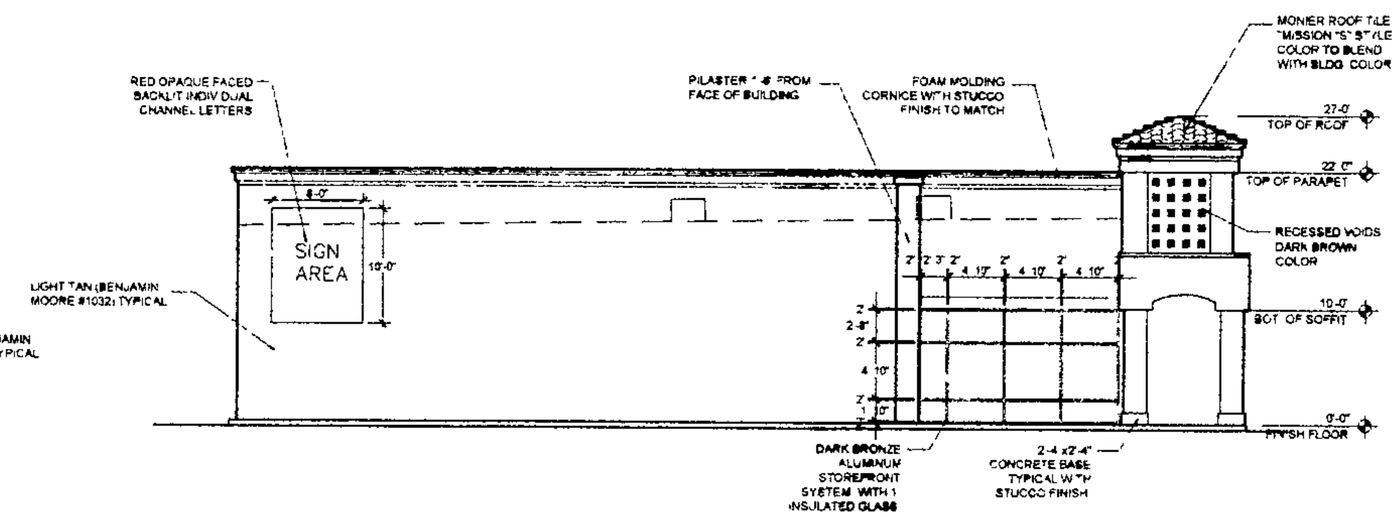


3 EAST ELEVATION

Scale 1/8"=1'-0"



4 WEST ELEVATION

Scale 1/8"=1'-0"

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE.
(NEC) UNIVERSE & PARADISE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: GEORGE RAINHART
JOB NO: 0000
DRAWN BY: AP2

SHEET TITLE
BUILDING ELEVATIONS, SHOPS 1

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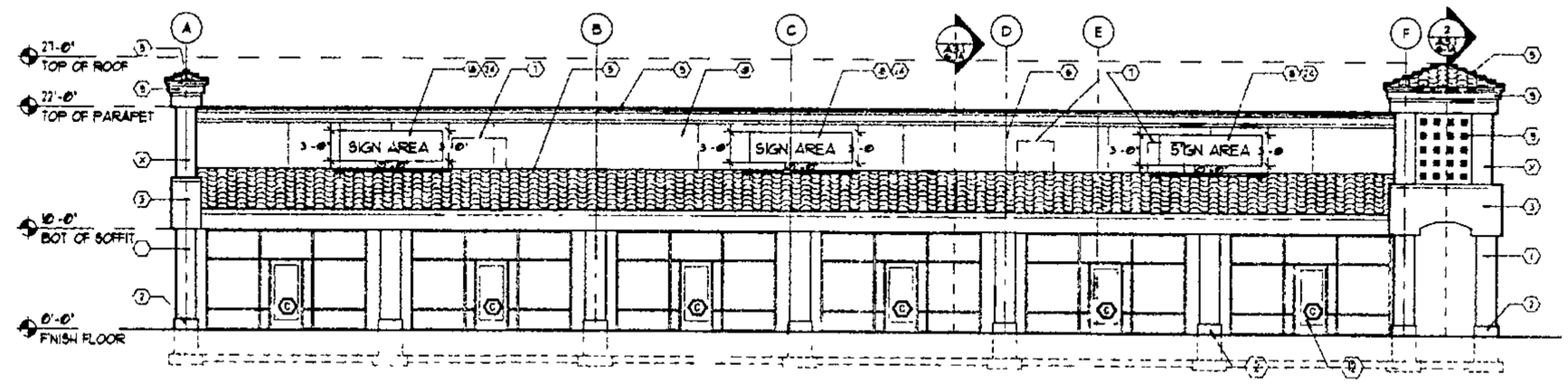
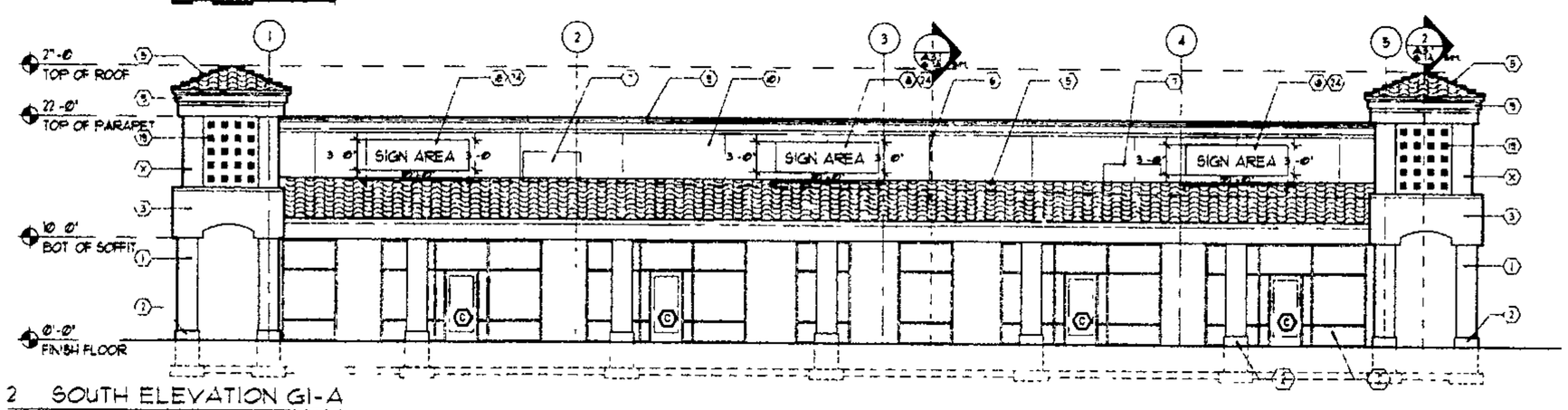


1 WEST ELEVATION GI-A

Scale 1/8"=1'-0"



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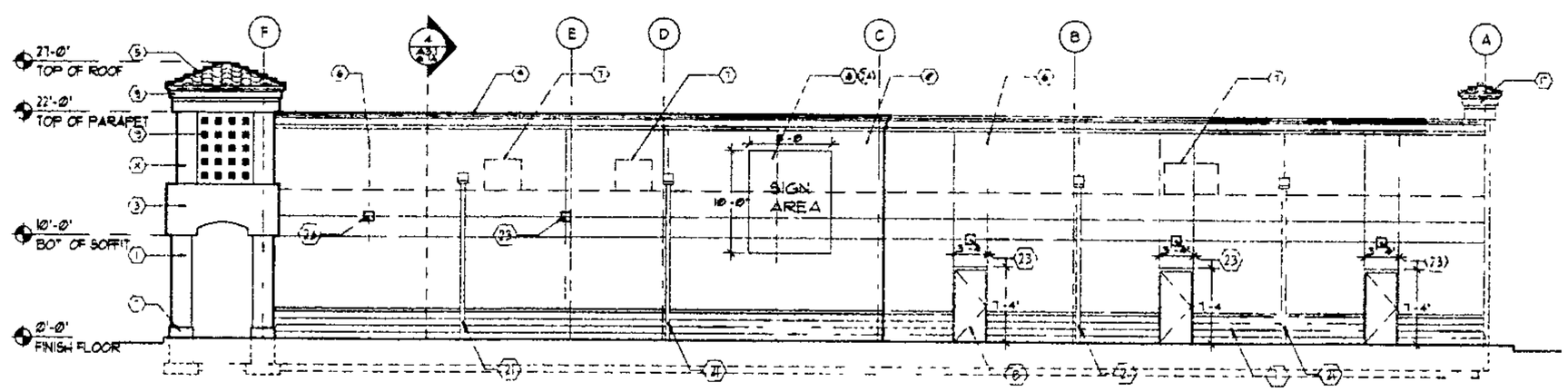

3 EAST ELEVATION GI-A

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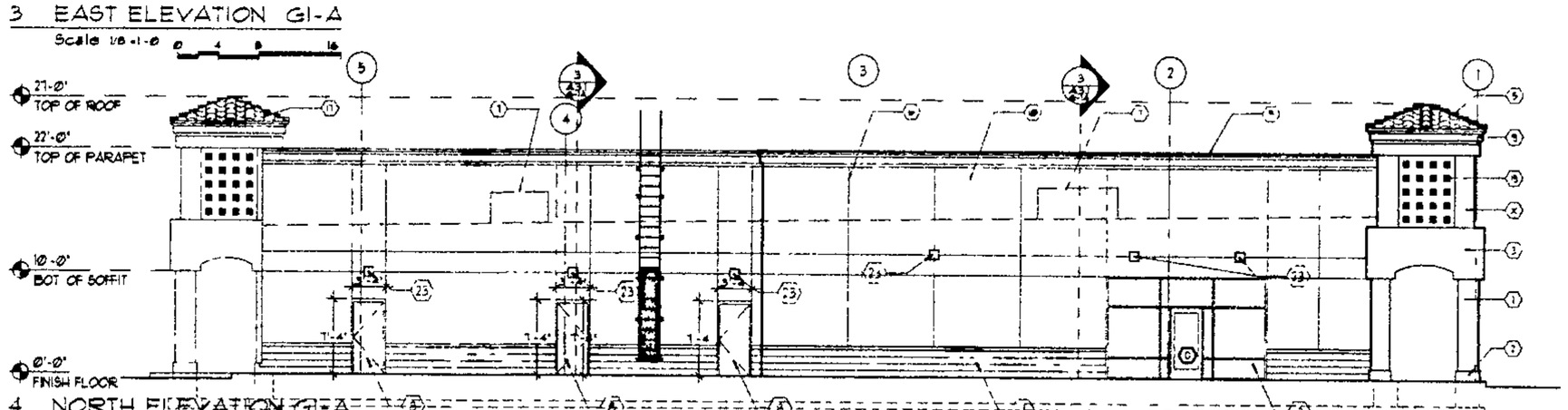

4 NORTH ELEVATION GI-A

Scale 1/8"=1'-0"

GENERAL NOTES

1 LIGHT TAN (BENJAMIN MOORE #1032) TYPICAL
2 2 4 X2 4 CONCRETE BASE TYPICAL WITH STUCCO FINISH
3 LIGHT TAN (BENJAMIN MOORE #1233) TYPICAL
4 PILASTER 1-6" FROM FACE OF BUILDING
5 MONIER ROOF TILE "MISSION S" STYLE COLOR TO BLEND WITH BLDG COLOR
6 STUCCO CONTROL JOINT TYP
7 LOCATION OF MECHANICAL UNITS DASHED
8 HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH STUCCO
9 FOAM MOLDING CORNICE WITH STUCCO FINISH TO MATCH
10 2-COAT STUCCO SYSTEM OVER MESH AND 5 0 BUILDING PAPER OVER TILT UP REINFORCED CONCRETE PANELS
11 SPLIT FACED CMU PAINTED MED TAN TYP
12 DARK BRONZE ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS SEE WINDOW TYPES A41
13 TRELLIS
14 6'O STEEL BOLLARD FILL WITH CONCRETE 5'-0" ABOVE GRADE AND 5'-0" BELOW GRADE PAINT
15 RETAINING WALL AND TRUCK RAMP TO 48" BELOW FINISH FLOOR
16 10" PAINTED TO MATCH EXTERIOR CMU VISUAL BARRIER
17 ROOFLINE BEYOND
18 RED OPAQUE FACED BACKLIT INDIVIDUAL CHANNEL LETTERS
19 RECESSED SQUARE 8 X 8"X1 DEEP
20 FOOTING FOUNDATIONS REFER TO STRUCTURAL DRAWINGS
21 GUTTER AND DOWNSPOUT SEE ROOF PLAN DRAWING
22 10'X7' METAL OVERHEAD DOOR SEE DOOR TYPES DRAWINGS
23 LIGHTING FIXTURE SEE ELECTRICAL DRAWINGS
24 ALL PURPOSED SIGN LOCATION IS TO RECEIVE A J BOX TO THAT LOCATION REFER ELECTRICAL

REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO NE SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE
PARADISE AND UNIVERSE BOULEVARDS
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: Anton Dattolo
JOB NO: 9052
DRAWN BY: A. P-Z.

SHEET TITLE
ELEVATIONS SHOPS 2

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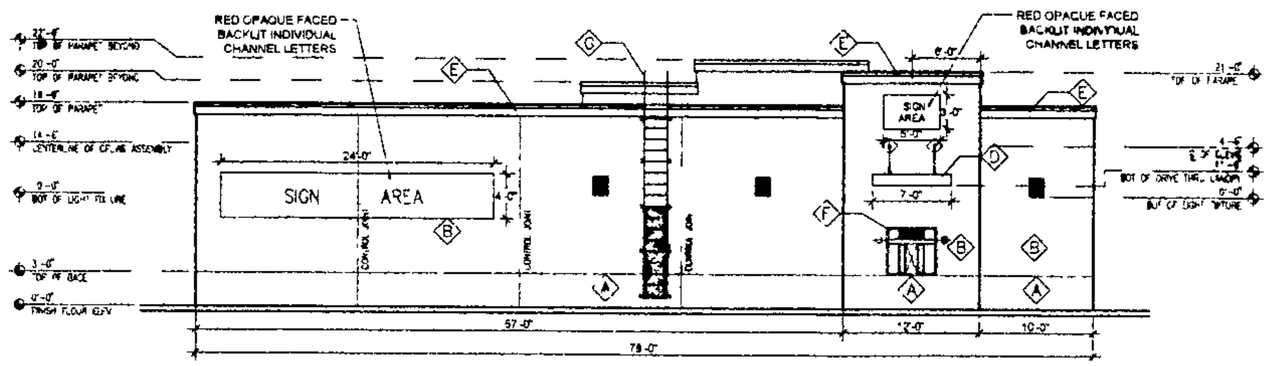
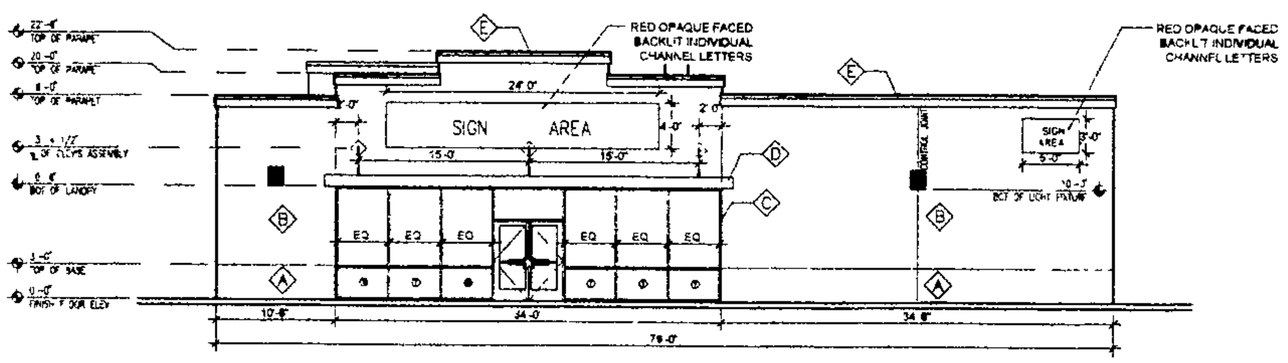


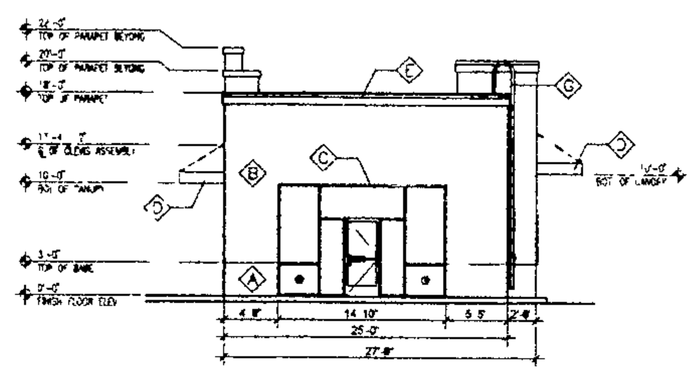
2 EAST ELEVATION

Scale 1/8"=1'-0"



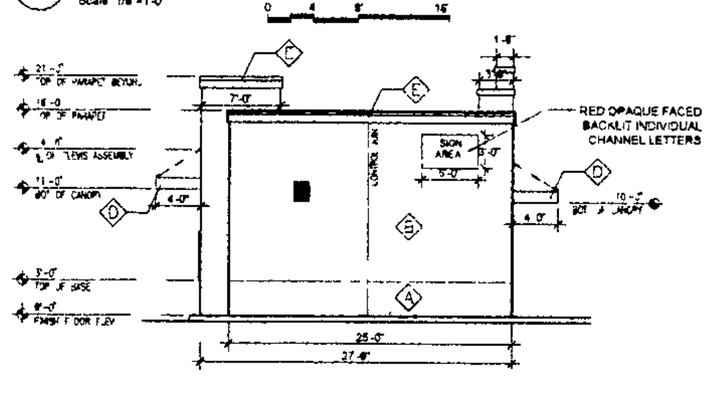
1 WEST ELEVATION

Scale 1/8"=1'-0"



3 SOUTH ELEVATION

Scale 1/8"=1'-0"



4 NORTH ELEVATION

Scale 1/8"=1'-0"

Keyed Color / Material Schedule

A	STUCCO BASE	MEDIUM DARK TAN DADO BAND WALL COLOR # 95'
B	STUCCO	LIGHT TAN SENJAVIN MOORE # 1072
C	ALUM STOREFRONT	DARK BRONZE
D	STEEL CANOPY	DARK BRONZE
E	METAL COPING	GREEN
F	DRIVE-THRU WINDOW	DARK BRONZE
G	ROOF ACCESS LADDER	PAINT TO MATCH STUCCO COLOR

REV	DATE	BY	REVISION
A			
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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE.
(NEC) UNIVERSE & PARADISE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: GEORGE RAINHART
JOB NO: 0002
DRAWN BY: APZ
SHEET TITLE: BUILDING ELEVATIONS, PAD 1

DATE: 111505
SCALE: 1/8 = 1'-0"
sheet- A2.4 of