



Completed
1/23/03

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02DRB-01895 (SBP)
Project Name: **RANCHO ENCANTADO SUR**
Agent: ~~Consensus Planning~~ *Bhannon*

Project # **1002384**
EPC Application No.: Z-95-94, Z-99-84, 01138-01744
Phone No.: *764-9801*

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on *1/15/03* by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002384

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *Final needs to be reviewed & initial*
 See comments dated _____
 EPC comments (name) _____

Planning must record this plat. Please submit the following items:
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

1-16-2003

5. Project # 1002384

02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

At the January 15, 2003, Development Review Board meeting, the Site Plan for Building Permit was approved with final sign off delegated to Planning.

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

At the January 15, 2003, Development Review Board meeting, the Site Plan for Building Permit was approved with final sign off delegated to Planning.

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way
02DRB-01883 Major-Vacation of Public Easements
02DRB-01884 Minor-Sidewalk Waiver
02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11)

At the January 15, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 1/15/03 and approval of the grading plan engineer stamp dated 11/25/02 the preliminary plat was approved.



OFFICIAL NOTICE
PAGE TWO

The Vacations were approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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

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

02DRB-01892 Minor-SiteDev Plan Subd/EPC
02DRB-01893 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4B, **COORS VILLAGE**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW [REF: 02DRB-01879, 02EPC-01170, 01138-01744, DBB-96-361, DRB-95-195, Z-99-84] [**Juanita Vigil, EPC Case Planner**] [Deferred from 1/8/03] (F-11)

At the January 15, 2003, Development Review Board meeting, the site plan for subdivision was approved with final sign off delegated to Planning. The site plan for building permit was approved with final sign off delegated to Planning.



**OFFICIAL NOTICE
PAGE THREE**

If you wish to appeal this decision, you must do so by January 30, 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 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.)

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.)

Roger Green
Acting, DRB Chair

Cc: Consensus Planning, 924 Park Ave SW, 87120
D.R. Horton Homes, 4400 Alameda Blvd NE, Suite B, 87113
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002384

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 11-25-02 is on file for Preliminary Plat approval.
 No adverse comments on I.L., site plan.

RESOLUTION: *signal I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: January 15, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002384 AGENDA#: 5 DATE: 1.15.03

1. Name: SCOTT STEFFEN Address: COURTYARD I 7500 JEFFERSON Zip: 87109

2. Name: RP Bohannon Address: 4400 Alameda NE #B Alb. NM Zip: 87113

3. Name: Christina Green Address: CONVERSE PL Zip: 7

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
CITY OF ALBUQUERQUE
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002384

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 11-25-02 is on file for Preliminary Plat approval.
 The Hydrology Section has no objection to the vacation requests.
 Comments on the infrastructure list.
 Show site plan that is being amended.

RESOLUTION:

1-15-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: January 8, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002384 ~~1001932~~ AGENDA#: 11 ~~97~~ DATE: 1.8.03 ~~1-8-03~~

1. Name: SCOTT STEFFEN Address: COURTYARD I
7500 JEFFERSON Zip: 87109
2. Name: KP Bohannon Address: 4400 Alameda NE Ste B
Albq, NM Zip: 87113
3. Name: Jim Stroyer Address: Connersville 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
January 8, 2003
Project # 1002384

Project # 1002384
02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way
02DRB-01883 Major-Vacation of Public Easements
02DRB-01884 Minor-Sidewalk Waiver
02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on SO SIDE WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11)

AMAFCA

No comment.

COG

No adverse comments. For information, please be advised that the Long Range Bikeway System map shows a proposed bike lane and proposed trail/path on Atrisco and a proposed bike lane on Western Trail.

Transit

No comments.

Zoning Enforcement

Indicate maximum height of 26 feet at midpoint of roof.

Neighborhood Coord.

Letters sent to Ladera Heights (R), Quaker Heights (R) and Taylor Ranch (R) Neighborhood Assns.

APS

No comments received.

Police Department

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

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. Fire Department access to be provided as per Sec 902 of the UFC. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas

Approves.

PNM Electric

Approves various vacations and Preliminary Plat.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required prior to Site Plan or Preliminary Plat approval. An approved infrastructure list is required for Preliminary Plat approval. No objection to the vacation requests or sidewalk issues.

Transportation Development

Off-site mitigation for transportation items needs to be determined. Is a site plan for subdivision amendment being requested?

All right-of-way dimensions are needed along with street widths, islands, etc. Pedestrian connections should be clearly shown on the site plans for bldg. permit. No objection to the sidewalk deferral or waiver.

No objection to the vacation of right-of-way. Refer to the agencies having interest in the public easements for comments on that vacation request. Has the left turn in off Coors been approved by the City and NMSHTD? Comments on the infrastructure list. How are the sidewalk pedestrian connections to be constructed? A traffic distribution layout is needed.

Parks & Recreation

- 1) Trail needs to be coordinated with Theresa Baca 768-5359, this trail is currently in design. Call out the park site on sheet 1 of the site plan.
- 2) Trail needs to be coordinated with Theresa Baca 768-5359, this trail is currently in design.
- 3) Park dedication requirements will be met with the dedication of Tract 4A which is 1.76 acres, this allows for 450 single family units to be developed. Tract 4A will be conveyed by a separate instrument to the City of Albuquerque for Public Park purposes prior to sign off of final plat.

Submit one copy of grading certification to Parks & Recreation.

Please provide a copy of the recorded plat to the Parks & Recreation Department. No Objection to the other requests.

Utilities Development

Need application for Amendment to Site Plan for Subdivision? No adverse comments on Site Plan for Building Permit. No objection to Vacation requests. No Phasing is indicated on Site Plans or Preliminary Plat, but is on the Infrastructure List. Minor comments on Preliminary Plat and Infrastructure List. No objection to Sidewalk Waivers or Deferral.

Planning Department

- 1) See Zoning's comments with reference to building heights shown on the elevations sheet.

Planning Department

The monument sign for the subdivision entrance indicates gray on a brown wall. Another earth tone rather than gray might be visually more pleasing.

The landscape plan indicates honey locust, ash and Austrian pine as tree choices. Even though 20% high water usage plants are allowed, we strongly encourage 100% low & medium water use plants.

In addition, the use of high allergen junipers is strongly discouraged.

Add a typical lot landscape plan to the site plan as well.

- 2) The landscaped areas (#3) are smaller on the site plan for building permit than on the site plan for subdivision. These should be consistent.

See previous comments on the Rancho Encantado Sur submittal. They also apply here.

- 3) The letter submitted with the application did not provide the required explanation for the action.

The landscaped areas (#3) are smaller on the site plan for building permit than on the site plan for subdivision. These should be consistent.

See previous comments on the Rancho Encantado Sur submittal. They also apply here.

The final plat must state the Purpose of the Plat and the Project & DRB Application #s.

Property Management must sign plats vacating public right of way before Planning will sign.

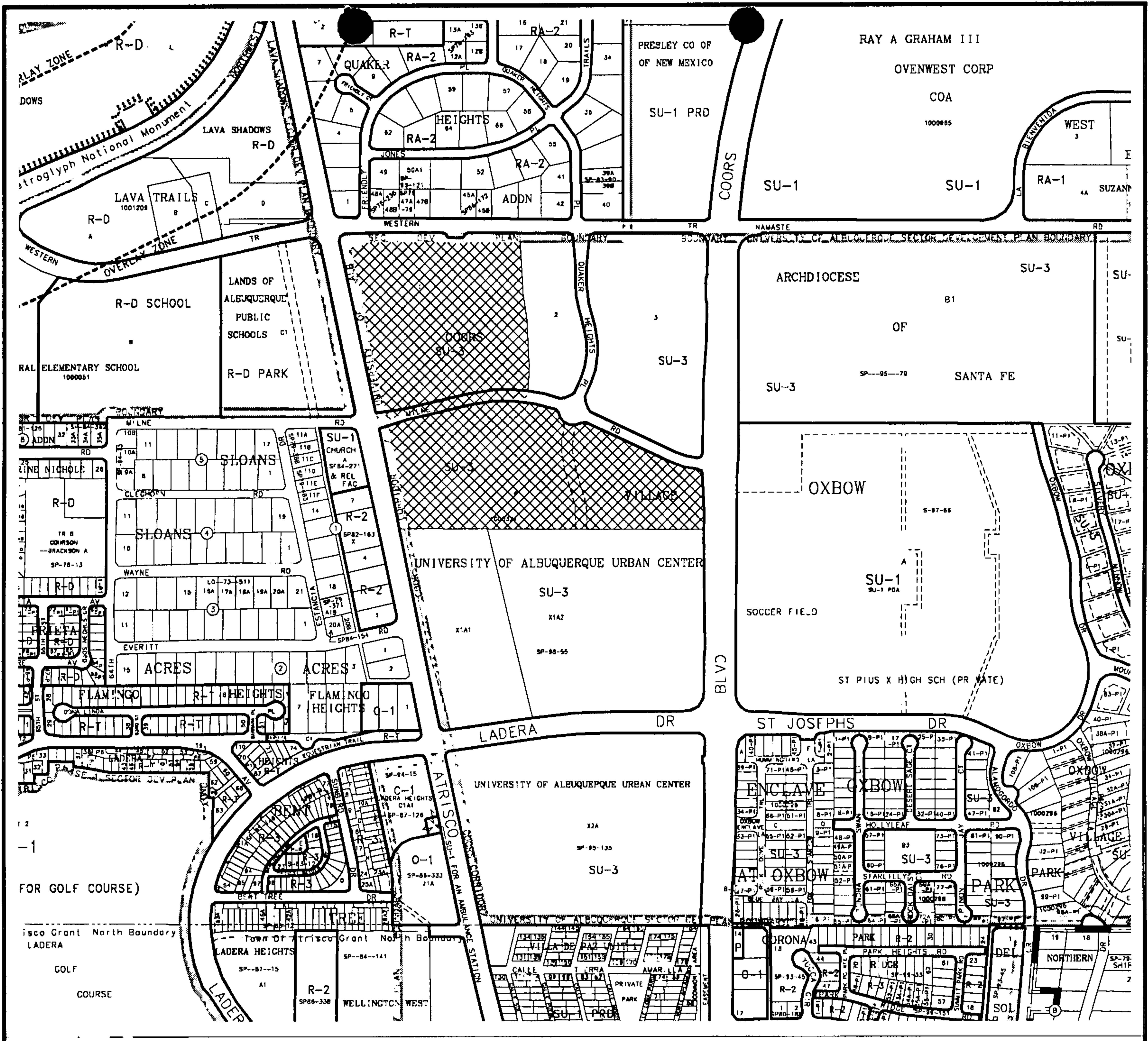
Planning must record all plats for major subdivisions. A check payable to Bernalillo for the appropriate fees, a tax certificate from the County Treasurer's Office, a tax printout from the County Assessor's Office and 2 mylars must be provided. The applicant will receive a recorded mylar. Be sure to provide a dxf file showing easement, parcel and Right of way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. The information may be emailed to jmcSorley@cabq.gov or provided on a disk. No objection to any of the requested actions.

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

cc:D.R. Horton Homes, 4400 Alameda Blvd NE, Ste #B, 87113

Consensus Planning, 924 Park Ave SW, 87120

Bohannon Huston Inc., 7500 Jefferson NE, 87109



ZONING MAP



Scale 1" = 719'

PROJECT NO.
1002384

HEARING DATE
1-8-03

MAP NO.
F-11

ADDITIONAL CASE NUMBER(S)
02DRB-01879
02DRB-01880
02DRB-01883

02DRB-01884
02DRB-01885

Note: Shaded area indicates County Not to Scale



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

PAGE 4

Project # 1002384

02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way

02DRB-01883 Major-Vacation of Public Easements

02DRB-01884 Minor-Sidewalk Waiver

02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on SO SIDE WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11)

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

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 23, 2002.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3**

Project # 1001993

02DRB-01841 Major-Vacation of Pub
Right-of-Way
02DRB-01842 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOC., INC. agent(s) for CITY OF ALBUQUERQUE & SHIRLEY LESLIE request(s) the above action(s) for all or a portion of Lot(s) F & G, **ACADEMY PLACE SUBDIVISION**, zoned R-2 residential zone & C-1, located on the SOUTH SIDE OF OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB-01545 SK, 02EPC-00825 ZMA, 02EPC-00824 SDP, 02EPC-00844 SDP] (F-21)

Project # 1002250

02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat
Approval
02DRB-01887 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH**, zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10)

Project # 1002368

02DRB-01810 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 1001932] (G-9)

Project # 1002375

02DRB-01852 Major-Vacation of Pub
Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION**, zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). (J-11)

SEE PAGE 4...



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

Project # 1000131

02DRB-01897 Major – Two Year SIA
02DRB-01898 Minor – Ext. SIA Temp Deferral
of Sdwks

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Sections 28, 29, 32, 33 - T10R3, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 MH, located on SAN JOSE AVE SE BETWEEN BROADWAY BLVD SE AND I-25 containing approximately 60 acre(s). [REF: DRB-99-8, 02DRB-00400, 02DRB-00402, 01DRB-01559, 01DRB-01791] (M-14)

Project # 1000408

02DRB-01855 Major-Preliminary Plat Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION, TOWN OF ATRISCO GRANT #7**, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] (M-9)

Project # 1001866

02DRB-01848 Major-Preliminary Plat Approval
02DRB-01849 Minor – Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, ALVARADO ADDITION, **CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] (G-13)

SEE PAGE 3...



**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, January 8, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000196
02DRB-01850 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Lot(s) C1B, **CORONADO SAVINGS & LOAN**, zoned SU-1 special use zone, for C-1 uses, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845] (G-11)

Project # 1000269
02DRB-01878 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on CULTURE DR NE, between MONTANO RD NE and MERCANTILE AVE NE containing approximately 1 acre(s). [REF: DRB 96-242, 00460-00802, 00440-01433, 00420-01434, 00420-01435] (F-16)

Project # 1000950
02DRB-01875 Major-Two Year SIA

DINESH C. KHOLWADWALA request(s) the above action(s) for all or a portion of Lot(s) 4A1, **MENAU DEVELOPMENT**, zoned M-1 light manufacturing zone, located on MENAU BLVD NE, between UNIVERSITY BLVD NE and PRINCETON DR NE containing approximately 3 acre(s). [REF: 00410-01688, DRB-99-107, V-99-41, Z-98-21] (H-15)

SEE PAGE 2...

427

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

Meeting Date: 1-8-03

Zone Atlas Page: F-11-2

Notification Radius: 100 Ft.

Cross Reference and Location: _____

Applicant: DR Horton Homes

Address: 4400 Alameda Blvd NE, Ste #B, 87113

Agent: Consensus Planning, Inc.

Address: 924 Park Ave SW, 87120

App#	<u>02 DRB-01879</u>
Proj#	<u>1002384</u>
Other#	<u>02 DRB-01880</u> <u>02 DRB-01883</u>
	<u>02 DRB-01884</u> <u>02 DRB-01885</u>

02 DRB-01896
02 DRB-01895

SPECIAL INSTRUCTIONS

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

Date Mailed: 12-16-02

Signature: M Smith

RECORDS WITH LABELS

PAGE 1

RECORD ID	LEGAL DESCRIPTION	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	PARCEL ID
101106115016130506	LEGAL: * 04 3 QU AKER HEIGHTS ADDN PROPERTY ADDR: 00000 5809 WESTERN TR NW OWNER NAME: JOHNSON JEFFREY C & PAULETTE J OWNER ADDR: 05809 WESTERN	00000	JOHNSON JEFFREY C & PAULETTE J	05809 WESTERN	TR NW ALBUQUERQUE	NM 87120
101106113815930505	LEGAL: * 04 4 QU AKER HEIGHTS ADDN PROPERTY ADDR: 00000 5817 WESTERN TR NW OWNER NAME: CARDELL CHESTER R & RITA C & C OWNER ADDR: 05817 WESTERN	00000	CARDELL CHESTER R & RITA C & C	05817 WESTERN	TR NW ALBUQUERQUE	NM 87120
101106107515830501	LEGAL: * 48 A RE PLAT OF LOT 48 QUAKER HEIGHTS ADD CONT 0.2 PROPERTY ADDR: 00000 5921 WESTERN TR NW OWNER NAME: KOZLOWSKI ROBERT J & ALICE E OWNER ADDR: 05921 WESTERN	00000	KOZLOWSKI ROBERT J & ALICE E	05921 WESTERN	TR NW ALBUQUERQUE	NM 87120
101106108215830518	LEGAL: *48- B RE PLAT OF LOT 48 QUAKER HEIGHTS ADD CONT 0.2 PROPERTY ADDR: 00000 WESTERN TR NW OWNER NAME: BROWN EDWARD E SR ETUX OWNER ADDR: 00217 NATALIE	00000	BROWN EDWARD E SR ETUX	00217 NATALIE	NW ALBUQUERQUE	NM 87107
101106109115830502	LEGAL: *47- A OF QUAKER HEIGHTS ADDITION REPLAT OF LOTS 47 PROPERTY ADDR: 00000 5913 WESTERN TR NW OWNER NAME: LUJAN WILLIAM R OWNER ADDR: 05913 WESTERN	00000	LUJAN WILLIAM R	05913 WESTERN	TR NW ALBUQUERQUE	NM 87120
101106109915830517	LEGAL: *47- B OF QUAKER HEIGHTS ADDITION REPLAT OF LOTS 47 PROPERTY ADDR: 00000 5909 WESTERN TR NW OWNER NAME: VIANCO KAREN ELAINE OWNER ADDR: 04012 SHENANDOAH	00000	VIANCO KAREN ELAINE	04012 SHENANDOAH	PL NE ALBUQUERQUE	NM 87111
101106110815730503	LEGAL: * 04 6 QU AKER HEIGHTS ADDN PROPERTY ADDR: 00000 5901 WESTERN TR NW OWNER NAME: NARANJO JOSEPH L & ANITA M OWNER ADDR: 05901 WESTERN TRAIL	00000	NARANJO JOSEPH L & ANITA M	05901 WESTERN TRAIL	NW ALBUQUERQUE	NM 87120
101106112115730504	LEGAL: LOT 45A PLAT OF LOTS 45-A & 45-B QUAKER HEIGHTS CO PROPERTY ADDR: 00000 5825 WESTERN TR NW OWNER NAME: CRANDALL CHET & JEANETTE OWNER ADDR: 05825 WESTERN TRAILS	00000	CRANDALL CHET & JEANETTE	05825 WESTERN TRAILS	NW ALBUQUERQUE	NM 87120
101106112915730519	LEGAL: LOT 45-B PLAT OF LOTS 45-A & 45-B QUAKER HEIGHTS C PROPERTY ADDR: 00000 WESTERN TR NW OWNER NAME: CRANDALL CHET C & JEANETTE OWNER ADDR: 05825 WESTERN	00000	CRANDALL CHET C & JEANETTE	05825 WESTERN	TR NW ALBUQUERQUE	NM 87120
101106101816030401	LEGAL: TR I N TH E SE/4 SE/4 SW/4 NW/4 SW/4 SEC 35 T11N R2E PROPERTY ADDR: 00000 N/A OWNER NAME: TRAUB BEN T OWNER ADDR: 03225 MADIERA	00000	TRAUB BEN T	03225 MADIERA	NE ALBUQUERQUE	NM 87110
101106105615930801	LEGAL: * 00 1 QU AKER HEIGHTS ADDN PROPERTY ADDR: 00000 6001 WESTERN TR NW OWNER NAME: KINNEY JOHN W & VIRGINIA ROSE OWNER ADDR: 07110 CONSTITUTION	00000	KINNEY JOHN W & VIRGINIA ROSE	07110 CONSTITUTION	NE ALBUQUERQUE	NM 87110

RECORDS WITH LABELS

PAGE 2

RECORD ID	LEGAL DESCRIPTION	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	PARCEL ID
101106116415730507	LEGAL: * 04 2 QU AKER HEIGHTS ADDN PROPERTY ADDR: 00000 4601 QUAKER HEIGHTS NW OWNER NAME: LEYBA ERNEST E & CATHERINE U OWNER ADDR: 04601 QUAKER HEIGHTS	00000	LEYBA ERNEST E & CATHERINE U	04601 QUAKER HEIGHTS	NW ALBUQUERQUE	NM 87105
101106116609131202	LEGAL: TRAC T 2 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEIN PROPERTY ADDR: 00000 OWNER NAME: RIO PUERCO II LLC % DOLPHIN PA OWNER ADDR: 17875 VON KARMAN	00000	RIO PUERCO II LLC % DOLPHIN PA	17875 VON KARMAN	IRVINE	CA 92614
101106112008931201	LEGAL: TRAC T 1 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEIN PROPERTY ADDR: 00000 OWNER NAME: RIO PUERCO II LLC % DOLPHIN PA OWNER ADDR: 17875 VON KARMAN	00000	RIO PUERCO II LLC % DOLPHIN PA	17875 VON KARMAN	IRVINE	CA 92614
101106116609131202	LEGAL: TRAC T 2 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEIN PROPERTY ADDR: 00000 OWNER NAME: RIO PUERCO II LLC % DOLPHIN PA OWNER ADDR: 17875 VON KARMAN	00000	RIO PUERCO II LLC % DOLPHIN PA	17875 VON KARMAN	IRVINE	CA 92614
101106102510031106	LEGAL: TR C -1 LANDS OF ALBUQUERQUE PUBLIC SCHOOLS TRS A-1 PROPERTY ADDR: 00000 N/A OWNER NAME: BOARD OF EDUCATION OWNER ADDR: 00000	00000	BOARD OF EDUCATION	00000	ALBUQUERQUE	NM 87125
101106115102431001	LEGAL: TRAC T 4 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEIN PROPERTY ADDR: 00000 OWNER NAME: RIO PUERCO II LLC % DOLPHIN PA OWNER ADDR: 17875 VON KARMAN	00000	RIO PUERCO II LLC % DOLPHIN PA	17875 VON KARMAN	IRVINE	CA 92614
101106033050010716	LEGAL: TR A PLA T OF OXBOW SUBD CONT 56.5232 AC PROPERTY ADDR: 00000 N/A OWNER NAME: ARCHDIOCESE OF SANTA FE CATHOL OWNER ADDR: 04000 ST JOSEPH	00000	ARCHDIOCESE OF SANTA FE CATHOL	04000 ST JOSEPH	PL NW ALBUQUERQUE	NM 87120
101106106003030309	LEGAL: TRAC T "A " BLOCK 1 OF REP OF LOTS 10-A & 10-B TRACT PROPERTY ADDR: 00000 N/A OWNER NAME: OUR SAVIOR EVANGELICAL LUTHERA OWNER ADDR: 04301 ATRISCO	00000	OUR SAVIOR EVANGELICAL LUTHERA	04301 ATRISCO	DR NW ALBUQUERQUE	NM 87120
101106105900830307	LEGAL: * 00 7 00 ISLOANS ACRES SUBD PROPERTY ADDR: 00000 ATRISCO DR NW OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	00000	CITY OF ALBUQUERQUE	00000	ALBUQUERQUE	NM 87103
101106006552320506	LEGAL: TR X BLK 1 REDIVISION OF LTS 5 & 6 BLK 1 (NOW COMP PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	00000	CITY OF ALBUQUERQUE	00000	ALBUQUERQUE	NM 87103
101106012048720851	LEGAL: TRAC T X- 1-A1 PLAT OF TRACTS X-1-A1 & X-1 A2 UNIVER PROPERTY ADDR: 00000 5901 ST JOSEPH DR NW OWNER NAME: ROMAN CATHOLIC CHURCH ARCHDIOC OWNER ADDR: 04000 ST JOSEPH'S	00000	ROMAN CATHOLIC CHURCH ARCHDIOC	04000 ST JOSEPH'S	PL NW ALBUQUERQUE	NM 87120

101106019549120846	LEGAL: TRAC T X- 1-A2 PLAT OF TRACTS X-1-A1 & X-1-A2 UNIVER	LAND USE:
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: MCMAHON MILDRED W & JOHN T CO	
	OWNER ADDR: 03800 MOURNING DOVE	PL NW ALBUQUERQUE NM 87120
101106006749520505	LEGAL: * 00 4 00 1SLOANS ACRES SUB	LAND USE:
	PROPERTY ADDR: 00000 ATRISCO RD NW	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: 00000	ALBUQUERQUE NM 87103



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: December 10, 2002

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

Thank you for your inquiry of 12-10-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 1-4, Coors Village

zone map page(s) F11

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

Ladera Heights

Neighborhood Association

Contact: Shari Lewis

PO Box 46328 / 87193

301-5995 (cell)

Dena Prescott

PO Box 46328 / 87193

839-5072 (w)

Jayson Ranch

Neighborhood Association

Contact: Ceel van Berkel

5714 Morgan Ln NW / 87120

899-2738 (w) x45-9565 (w)

Glenn Wolfley

6804 Staghorn Dr NW

890-9414 (w) 87120-4806

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

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

Sincerely,

Dalana A. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 12, 2002

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

Re: Preliminary Plat, Grading Plan , Sidewalk Deferral and Waiver and Vacation Approval
Rancho Encantado Norte, Sur and Condominium Subdivisions

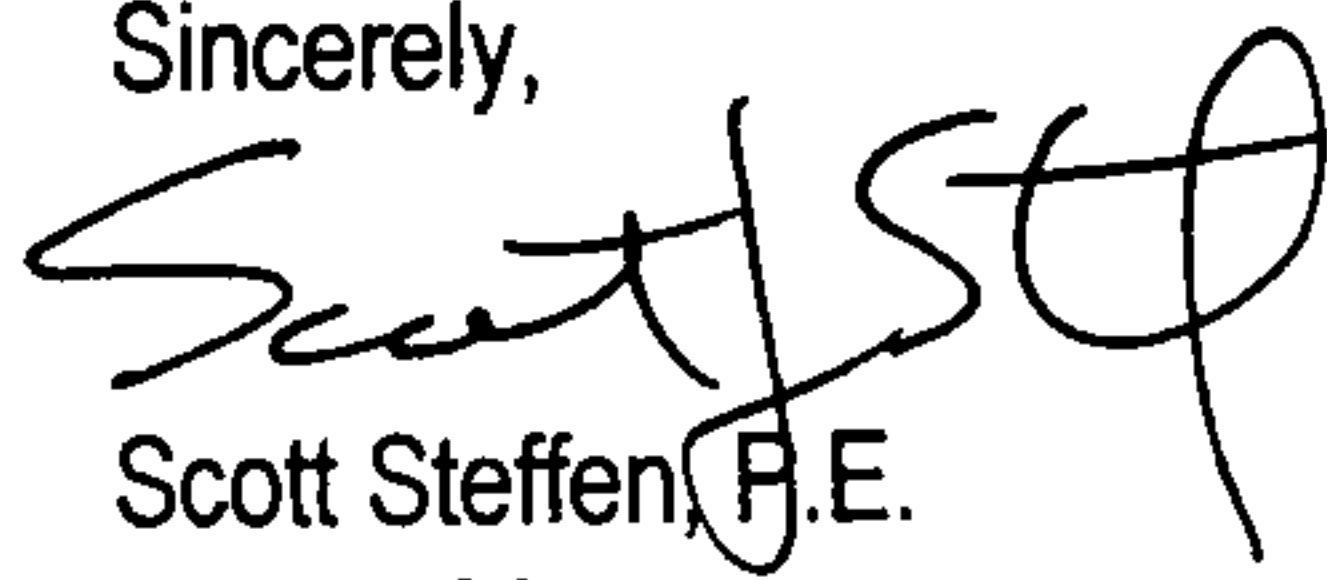
Dear Roger:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral and Waiver (Exhibit "A")
- Twenty-four (24) copies of the Reason/Location of Request for easement vacations (Exhibit "B")
- Letter from the Office of Neighborhood Coordination
- Forms DR/WS and TIS, and
- Fee in the amount of \$3,920.00

Please place this item on the DRB Agenda to be heard on January 8, 2003. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Scott Steffen, P.E.

Project Manager

Community Development and Planning Group

mls

Enclosures

a:msnyder020206/data/003/pre_pl

Additional Neighborhood Association Information

Quaker Heights
 Neighborhood Association
 Contacts: Matthew Baca
5125 Northern Trail NW
352-9423 (w) 87120
Melome Matthews
3301 Coon Rd. NW # R300
352-5645 (w) 87120

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

December 13, 2002

Ms. Shari Lewis
P.O. Box 66328
Albuquerque, New Mexico 87193

Re: Preliminary Plat, Grading Plan, and Vacation Requests
Rancho Encantado Norte, Sur and Condominium Subdivisions

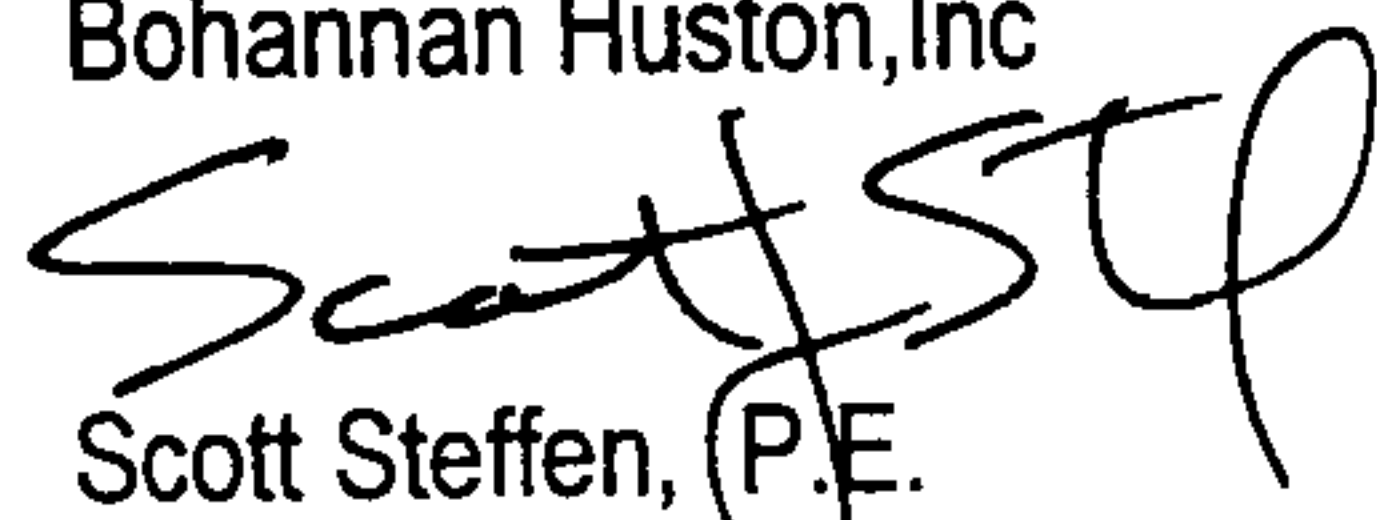
Dear Ms. Lewis:

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

This letter is to advise you that Bohannon Huston, Inc., agent for D.R. Horton, is seeking Preliminary Plat, Grading Plan, and Vacation Request approval 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,
Bohannon Huston, Inc



Scott Steffen, P.E.
Project Engineer
Community Development and Planning Group

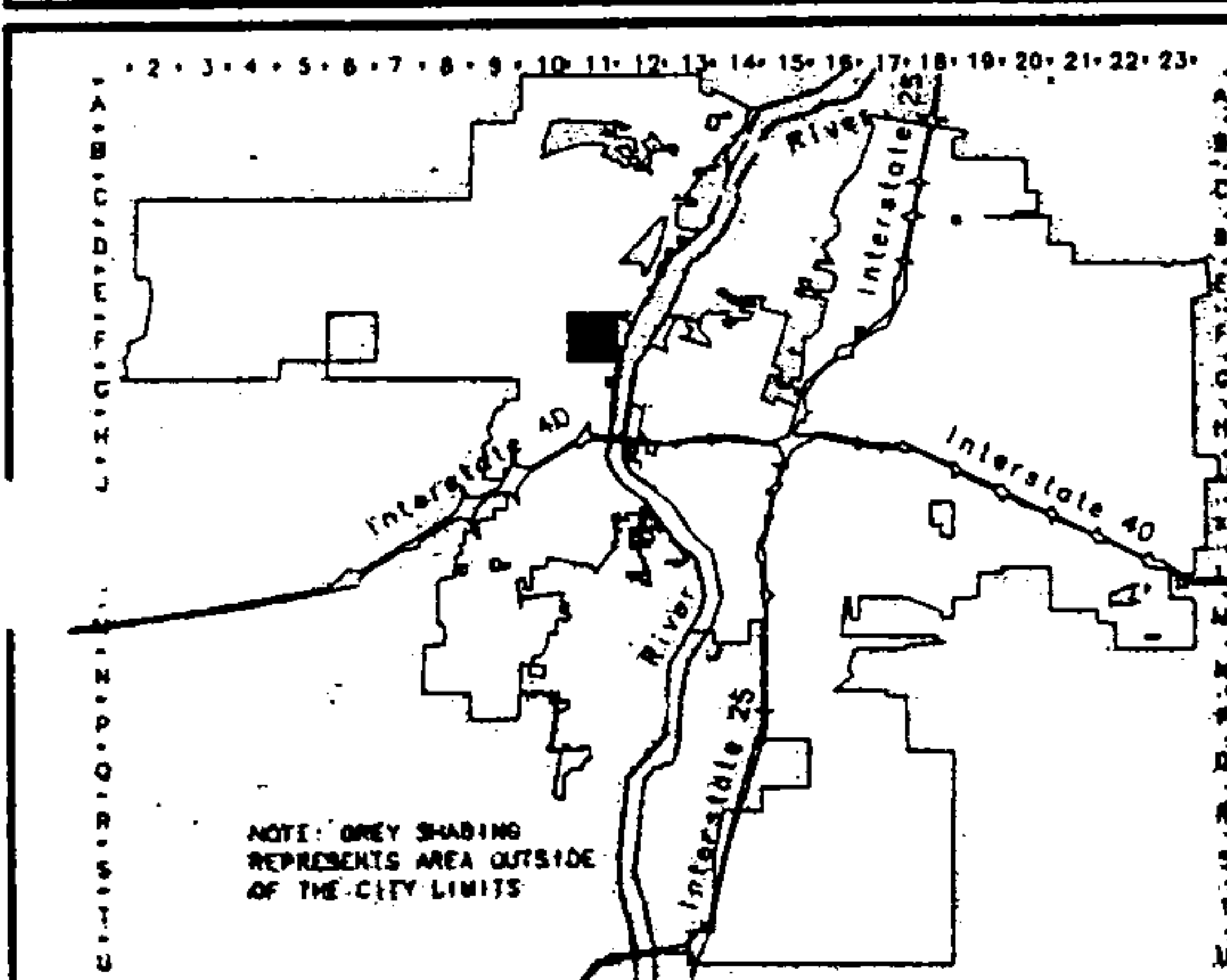
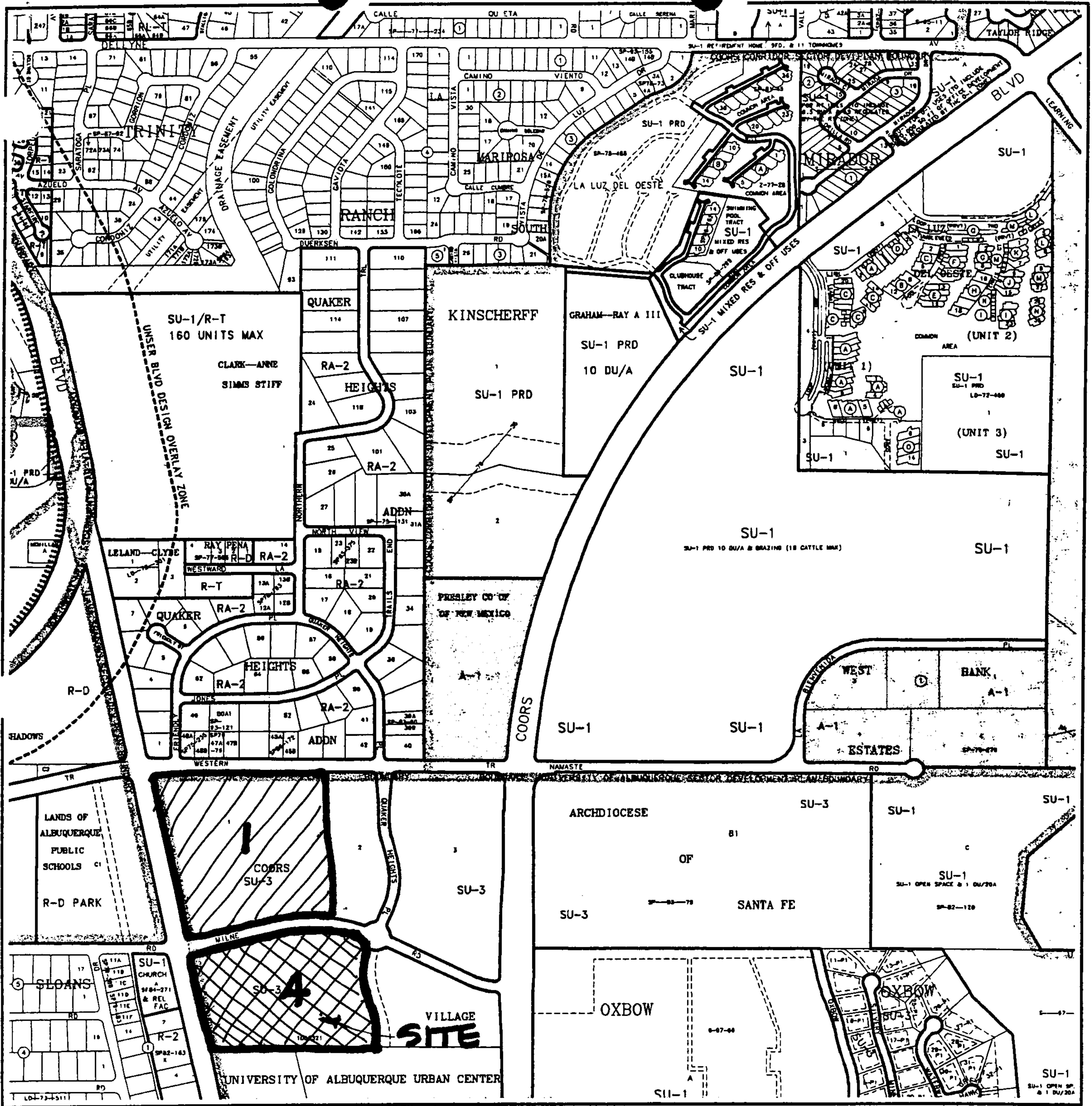
mls
Enclosures

a:/msnyder/02-206/data/003\onc.lt

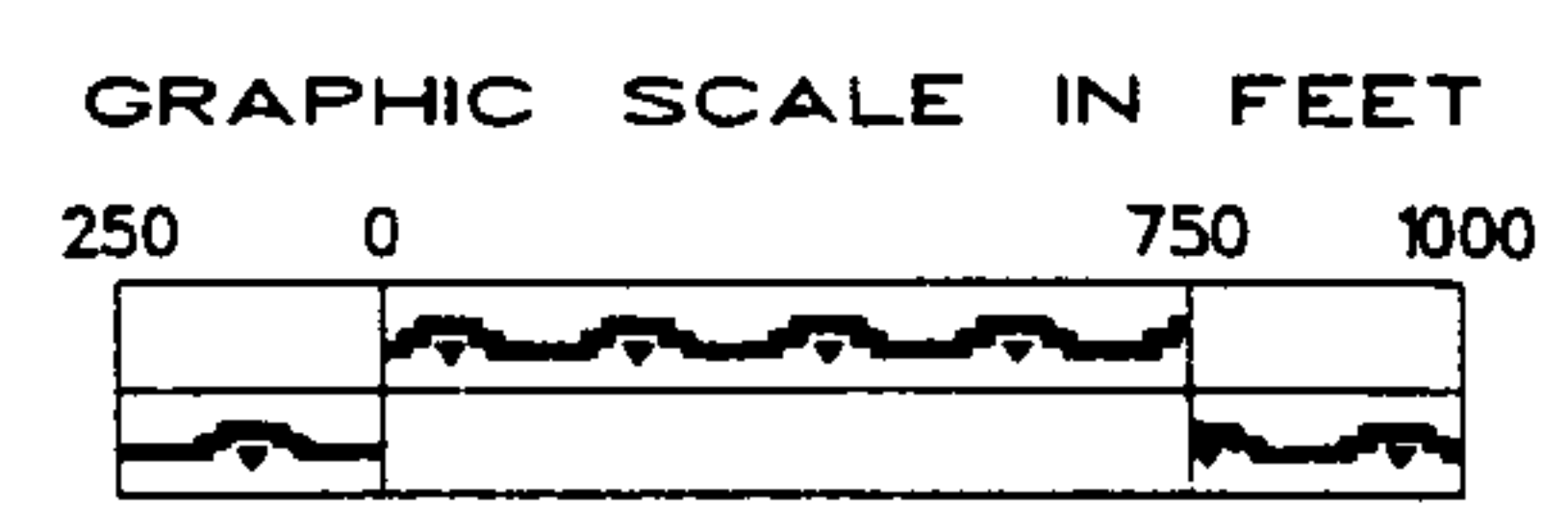
ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES



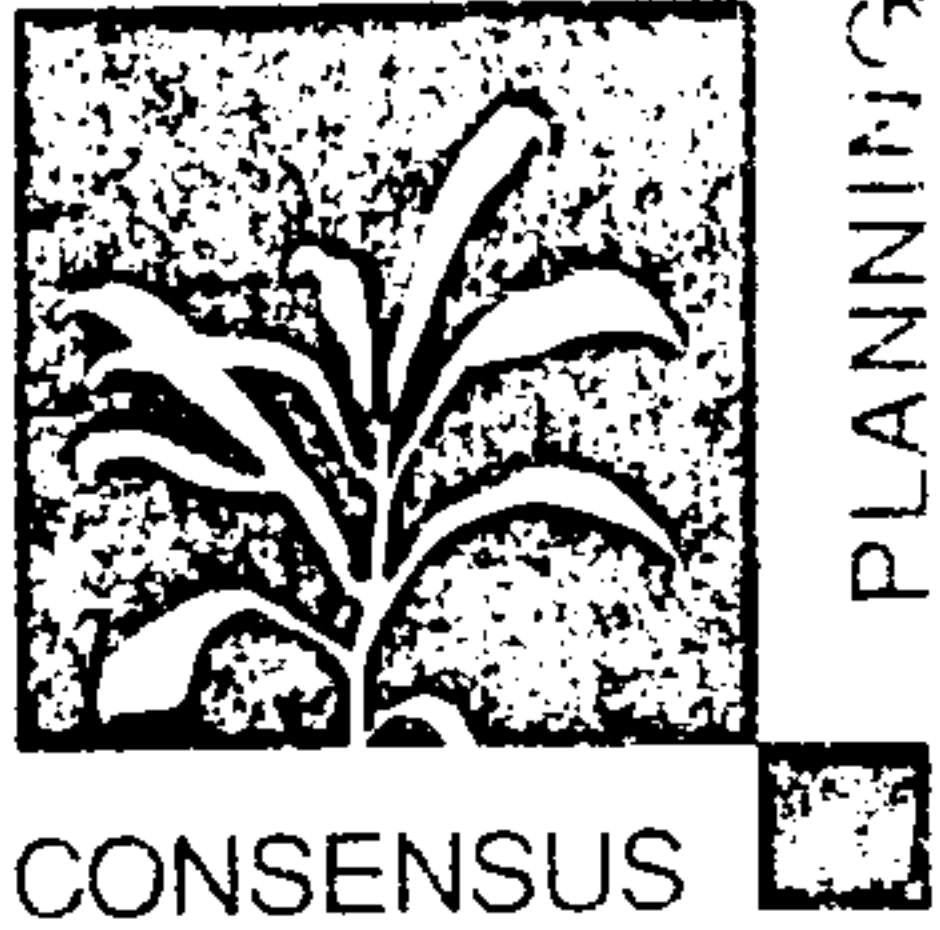
CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
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Zone Atlas Page

F-11-Z

Map Amended through July 28, 2000



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

December 13, 2002

Mr. Roger Green, Interim Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Rancho Encantado Norte/Rancho Encantado Sur

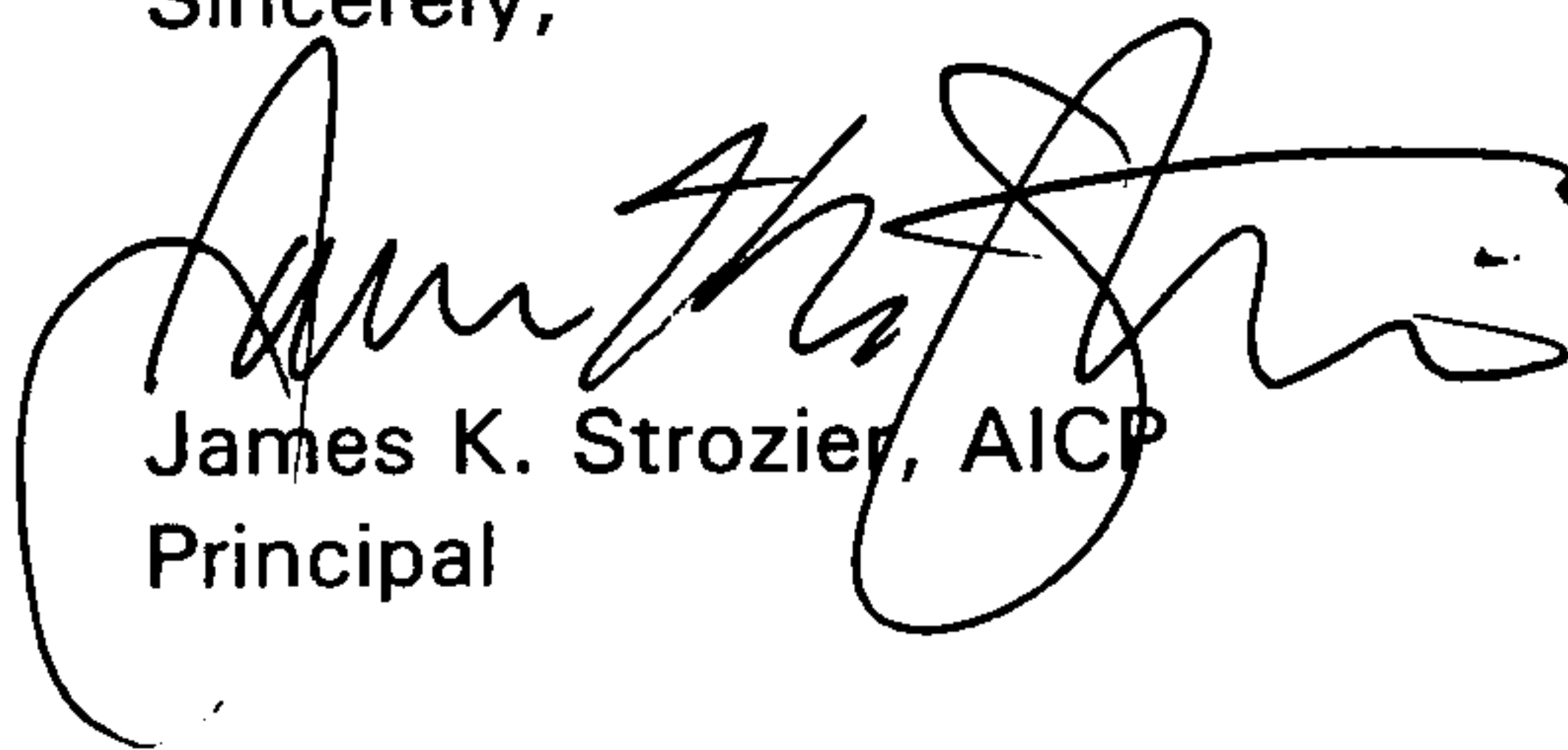
Dear Roger:

The purpose of this letter is to describe our submittal to the Development Review Board. This request includes Site Plans for Building Permit for two residential subdivisions on tracts within the Coors Village Center, located at Coors Boulevard NW and Western Trail NW.

There are separate Site Plans submitted for Tract 1 (Rancho Encantado Norte), and Rancho Encantado Sur. These site plans include the lot layout, Landscape Plans, Grading and Drainage Plans, Utility Plans, and Typical Elevations. These Site Plans are consistent with the previously approved amendments to both the University of Albuquerque Sector Development Plan and Site Plan for Subdivision for the Coors Village Center. A copy of the University of Albuquerque Sector Development Plan is included as the document that authorized delegation of these Site Plans to the DRB.

We look forward to your approval of these requests. Please feel free to call me with any questions or comments, or if you require additional information.

Sincerely,



James K. Strozier, AICP
Principal

PRINCIPALS

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

c: Bob Prewitt, DR Horton Homes
RP Bohannan, DR Horton Homes



DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02DRB-01895 (SBP)

Project # 1002384

Project Name: RANCHO ENCANTADO SUR

EPC Application No.: Z-95-94, Z-99-84, 01138-01744

Agent: Consensus Planning

Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/15/09 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) *Planning needs to review plat*

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.

Project Number

1002384

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

**RANCHO ENCANTADO SUBDIVISION
NORTE, SUR AND CONDOMINIUMS
PRELIMINARY PLAT**

Date Submitted: _____
Date Site Plan Approved: (4) 1/15/03
Date Preliminary Plat Approved: 1/15/03
Date Preliminary Plat Expires: 1/15/04
DRB Project No. 1002384
APPLICATION NO. 02DRB-01879

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
OFFSITE INFRASTRUCTURE REQUIREMENTS FOR COORS VILLAGE TRACT 1 AND 4									
OFFSITE PUBLIC ROADWAY IMPROVEMENTS									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	MILNE ROAD	ATRISCO DRIVE	COORS BOULEVARD	/	/	/
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	QUAKER HEIGHTS PL	MILNE ROAD	WESTERN TRAIL	/	/	/
		APPROX 12' EOP-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND AC 10' WIDE PEDESTRIAN TRAIL ON EAST SIDE ONLY	ATRISCO DRIVE	SOUTH PROPERTY LINE	WESTERN TRAIL	/	/	/
							/	/	/
OFFSITE PUBLIC STORM DRAIN IMPROVEMENTS									
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ATRISCO DRIVE	ATRISCO DRIVE LOW POINT	LADERA POND 16B	/	/	/
		54"-72" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MILNE ROAD	ATRISCO DRIVE/ LADERA POND 16B	QUAKER HEIGHTS PLACE	/	/	/
		18"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	QUAKER HEIGHTS PL	TRACT 4B EASEMENT	200' NORTH OF MILNE ROAD	/	/	/
		6'	CONCRETE CHANNEL	LADERA POND 16B	MILNE ROAD SD OUTFALL	POND 16B OUTFALL @ WESTERN TRAIL	/	/	/

SIA
Sequence #

COA DRC
Project #

Size Type of Improvement

From

To

Inspector

Inspector

Engineer

OFFSITE PUBLIC WATERLINE IMPROVEMENTS

10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MILNE ROAD	ATRISCO DRIVE	QUAKER HEIGHTS PLACE
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MILNE ROAD	UNIT 4B EASEMENT	COORS BOULEVARD
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUAKER HEIGHTS PL	MILNE ROAD	WESTERN TRAIL

OFFSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MILNE ROAD	200' WEST OF ATRISCO DRIVE	300' WEST OF COORS BOULEVARD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	QUAKER HEIGHTS PL	MILNE ROAD	300' SOUTH OF WESTERN TRAIL

COORS BOULEVARD PUBLIC ROADWAY IMPROVEMENTS

12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN	COORS BOULEVARD	ST JOSEPHS DRIVE	450 FEET SOUTH
12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN *REQUIRED ONLY IF NMSHTD DOES NOT APPROVE LEFT TURN FROM COORS TO MILNE	COORS BOULEVARD	WESTERN TRAIL	350 FEET SOUTH
12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN *NO IMPROVEMENTS REQUIRED IF NMSHTD APPROVES LEFT TURN FROM COORS TO MILNE	COORS BOULEVARD	WESTERN TRAIL	0 FEET SOUTH
12' WIDE	ARTERIAL PAVING W/ PCC CURB & GUTTER FOR DECELERATION LANE	COORS BOULEVARD	MILNE ROAD	150 FEET NORTH
12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN *SUBJECT TO NMSHTD APPROVAL	COORS BOULEVARD	MILNE ROAD	240 FEET SOUTH
6' WIDE	PCC SIDEWALK WEST SIDE ONLY	COORS BOULEVARD	SOUTH PROPERTY LINE	WESTERN TRAIL
	1/4 OF TRAFFIC SIGNALIZATION \$56,000	COORS BOULEVARD/ WESTERN TRAIL INTERSECTION		
	BUS BAY SHELTER	COORS BOULEVARD	SOUTH OF WESTERN TRAIL	

RANCHO ENCANTADO DEL NORTE

ONSITE PUBLIC ROADWAY IMPROVEMENTS

50' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS CERROS ROAD	ATRISCO DRIVE	LOS VALLES DRIVE
48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS VALLES DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE* SIDEWALK CONNECTION TO WESTERN TRAIL	LOS VALLES DRIVE	LOS RISCOS ROAD	NORTH STUB TERMINUS
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS RISCOS ROAD	LOS VALLES DRIVE	LAS CRESTAS DRIVE
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	LOS RISCOS ROAD	LAS CRESTAS DRIVE	EAST STUB TERMINUS
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE	LOS RITOS COURT	WEST CUL-DE-SAC	LAS CRESTAS DRIVE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LAS CADENAS ROAD	LOS VALLES DRIVE	LAS CRESTAS DRIVE
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	LAS CADENAS ROAD	WEST STUB TERMINUS	LOS VALLES DRIVE
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	LAS CADENAS ROAD	LAS CRESTAS DRIVE	EAST STUB TERMINUS
6' WIDE	PCC SIDEWALK SOUTH SIDE ONLY	WESTERN TRAIL	ATRISCO DRIVE	TRACT 1 EAST BOUNDARY

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON STUB STREETS
 STREET LIGHTS AS PER COA DPM

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SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location From

To

Private
Inspector

City
Inspector

City
Engineer

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS CERROS ROAD	LADERA POND 16B	LOS RITOS COURT
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS VALLES DRIVE	200' SOUTH OF LOS CERROS ROAD	150' NORTH OF LOS CERROS ROAD

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

ONSITE PUBLIC WATERLINE IMPROVEMENTS

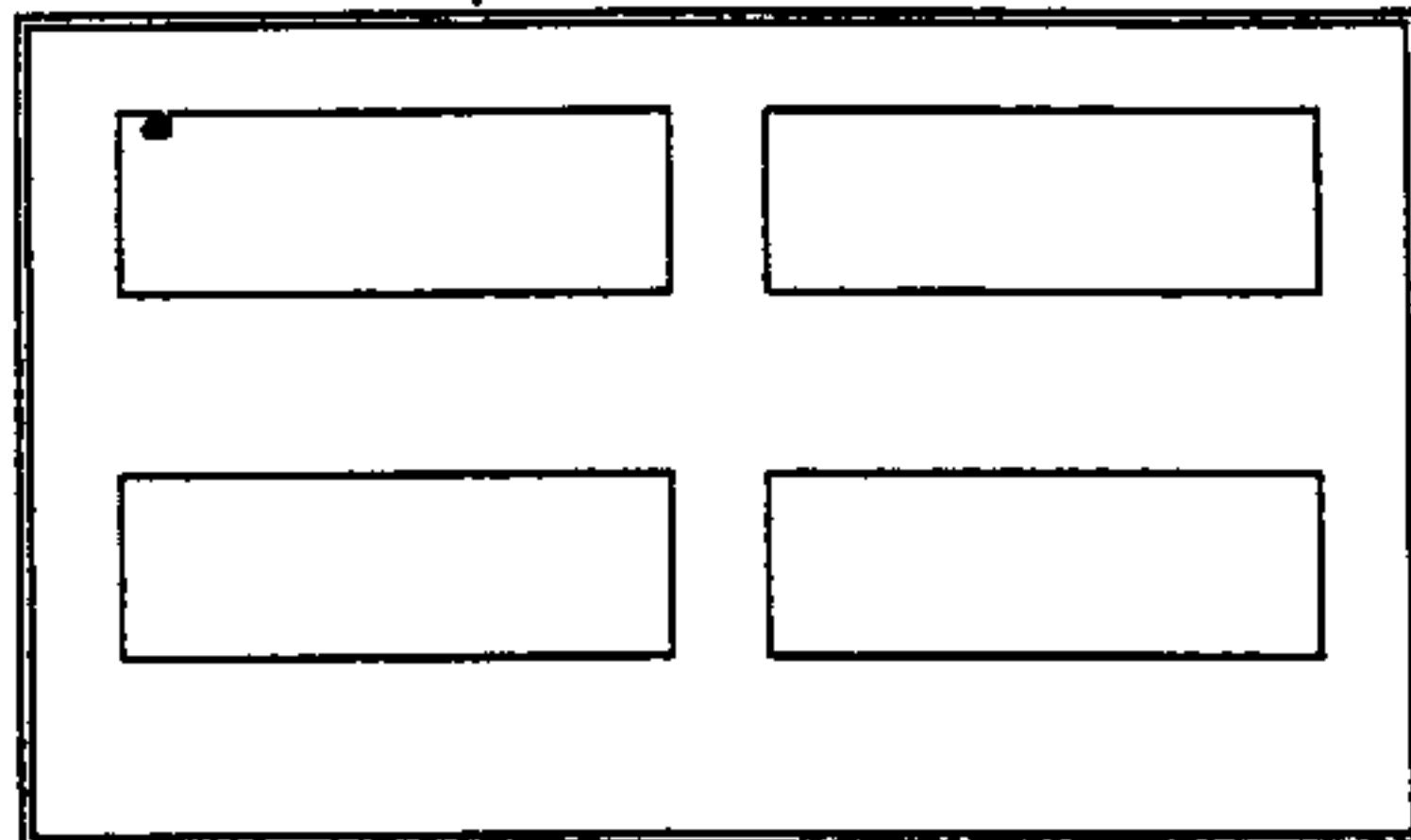
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD
6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS VALLES DRIVE	LAS CADENAS ROAD	WESTERN TRAIL
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS RISCOS ROAD	LOS VALLES DRIVE	EAST STUB TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS RITOS COURT	LOS VALLES DRIVE	LAS CRESTAS DRIVE
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS CADENAS ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS

ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

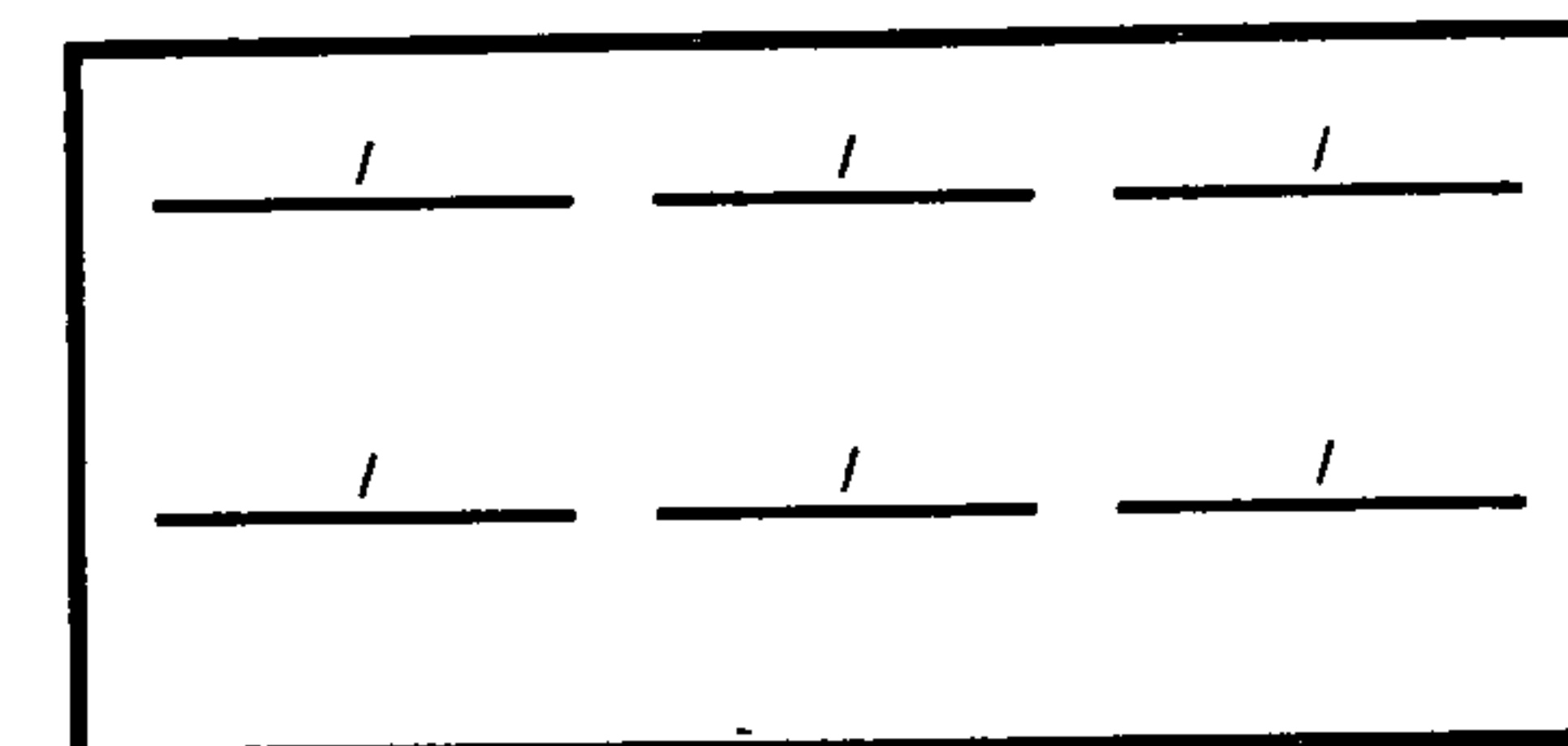
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS VALLES DRIVE	LAS CADENAS DRIVE	NORTH STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS RISCOS ROAD	LOS VALLES DRIVE	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS RITOS COURT	LOS VALLES DRIVE	LAS CRESTAS DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS CADENAS ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS

RANCHO ENCANTADO CONDOMINIUMS (TRACT 4B)

ONSITE PUBLIC ROADWAY IMPROVEMENTS

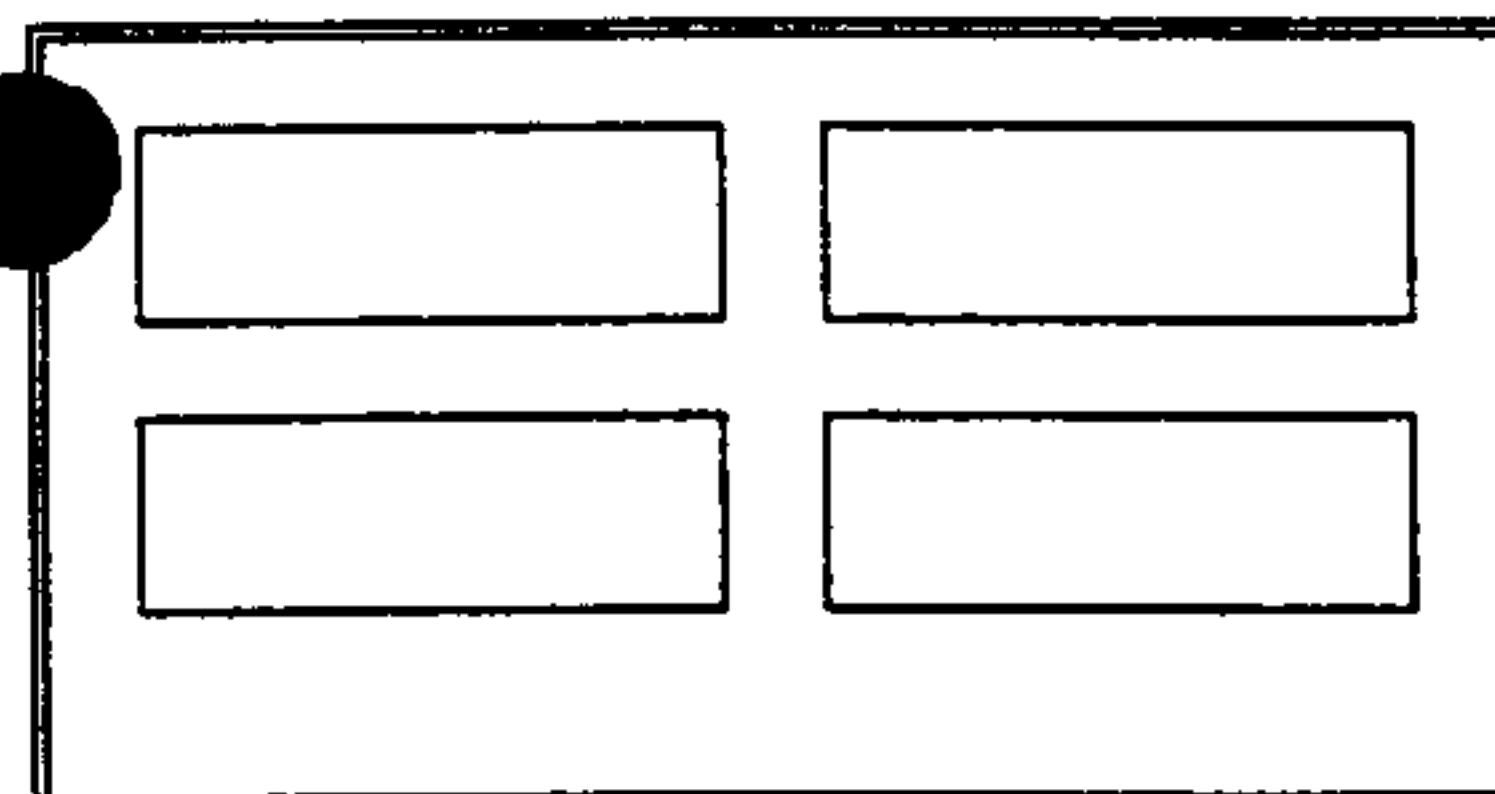


36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	QUAKER HEIGHTS PL	300' SOUTH OF MILNE ROAD	MILNE ROAD
36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES TO BE DEFERRED	QUAKER HEIGHTS PL	300' SOUTH OF MILNE ROAD	SOUTH PROPERTY LINE

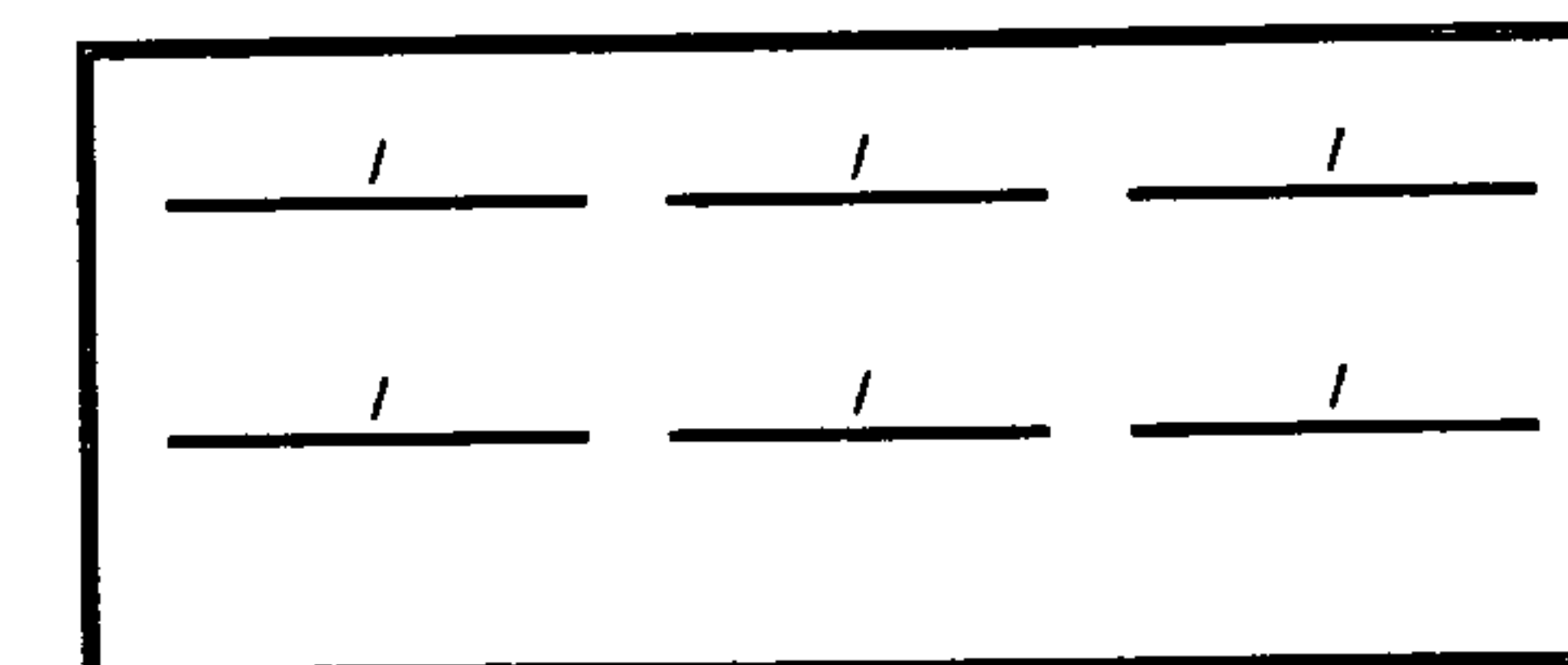


* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON STUB STREETS STREET LIGHTS AS PER COA DPM

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

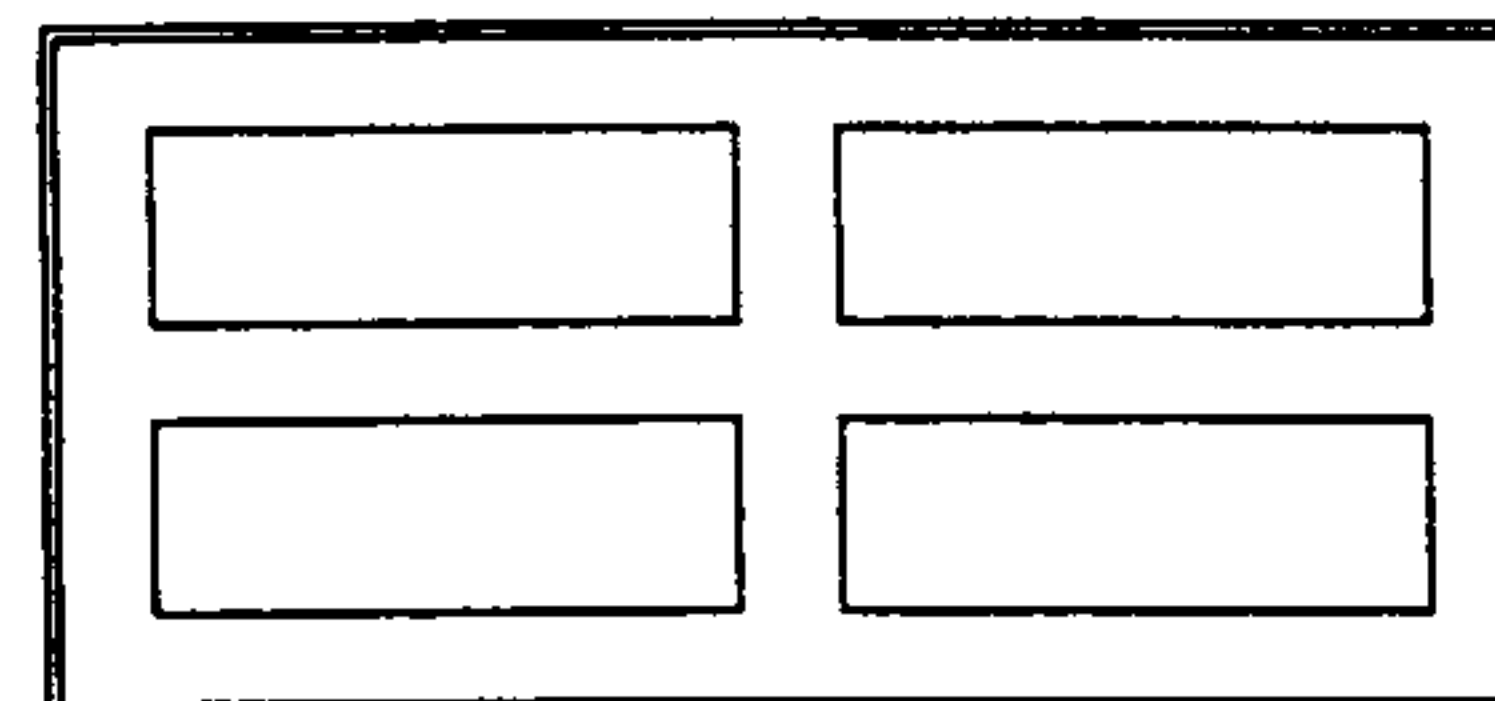


18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	QUAKER HEIGHTS PL	TRACT 4B EASEMENT	MILNE ROAD
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT 4B PUBLIC DRAINAGE EASEMENT	EAST END OF EASEMENT	QUAKER HEIGHTS PL

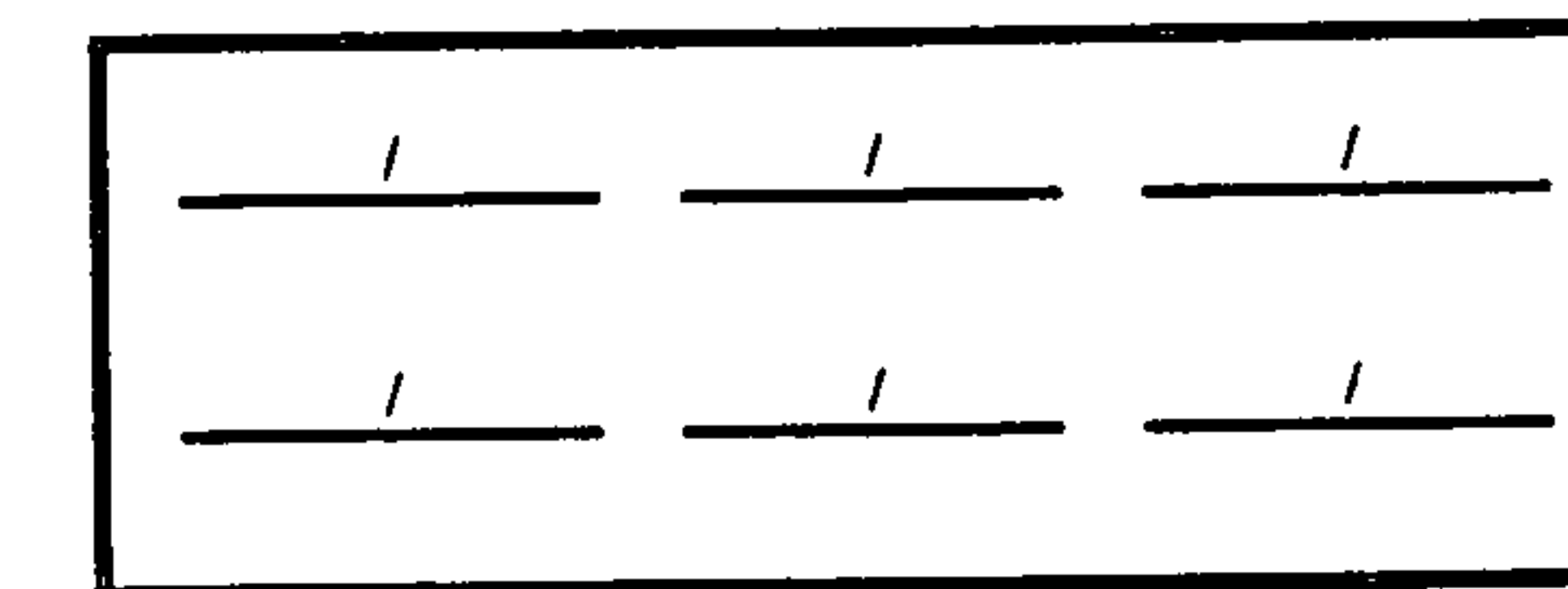


NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

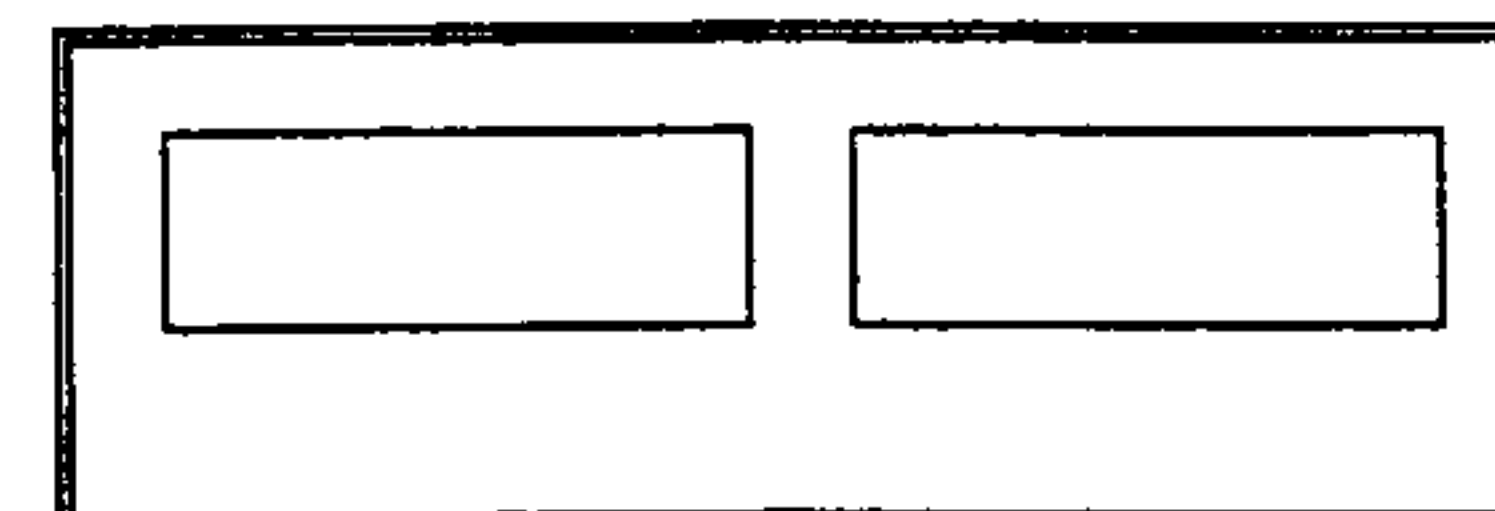
ONSITE PUBLIC WATERLINE IMPROVEMENTS



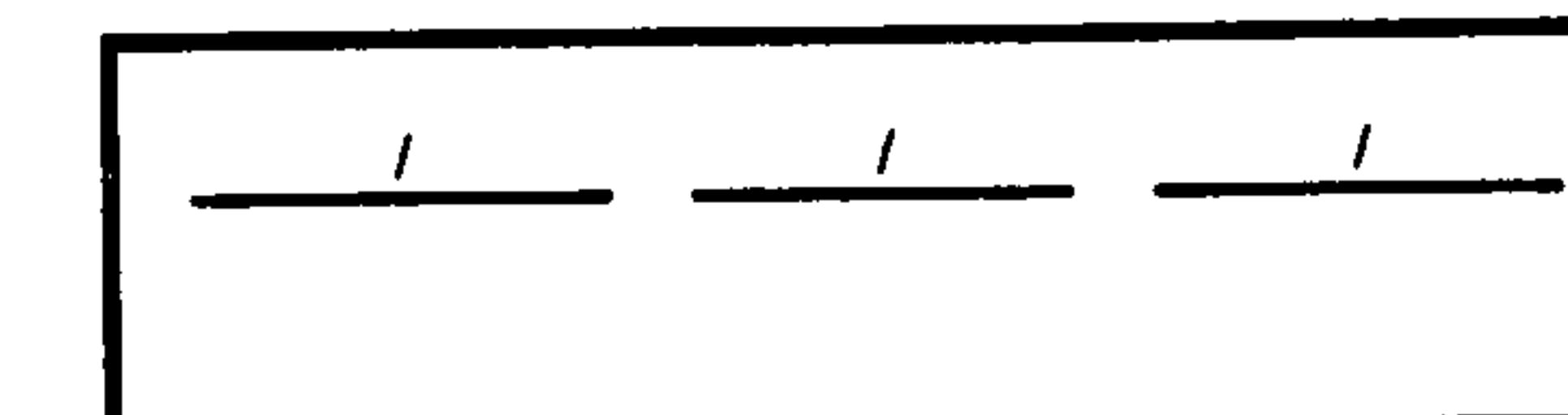
6-10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE ALEGRE WAY	QUAKER HEIGHTS PL	MILNE ROAD
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUAKER HEIGHTS PL	VALLE ALEGRE WAY	MILNE ROAD



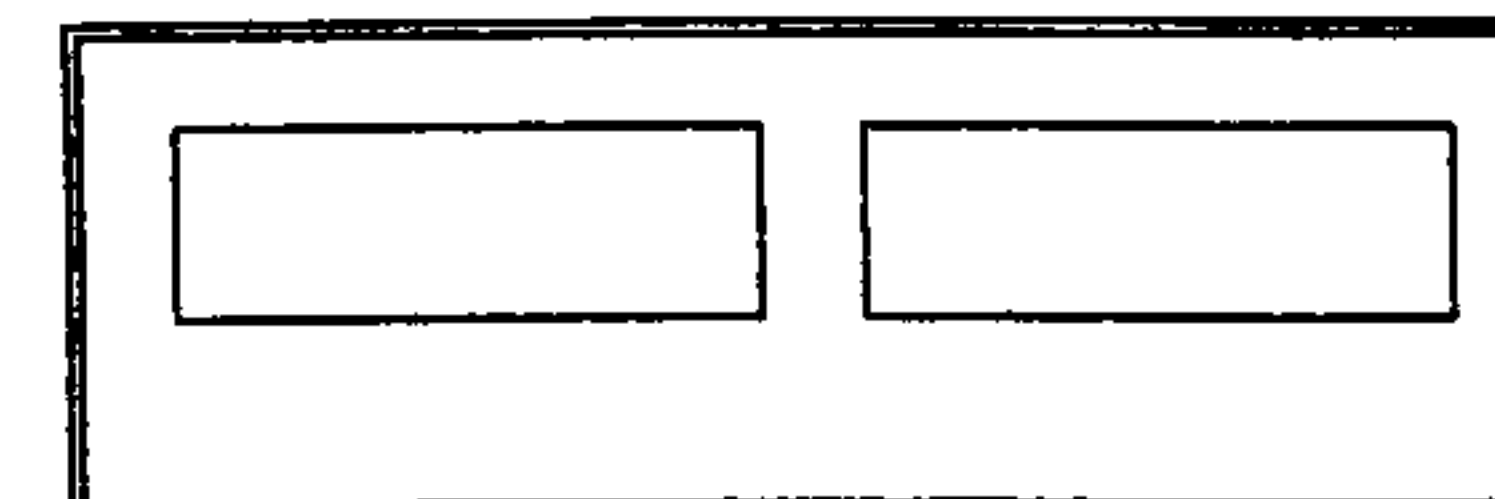
ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS



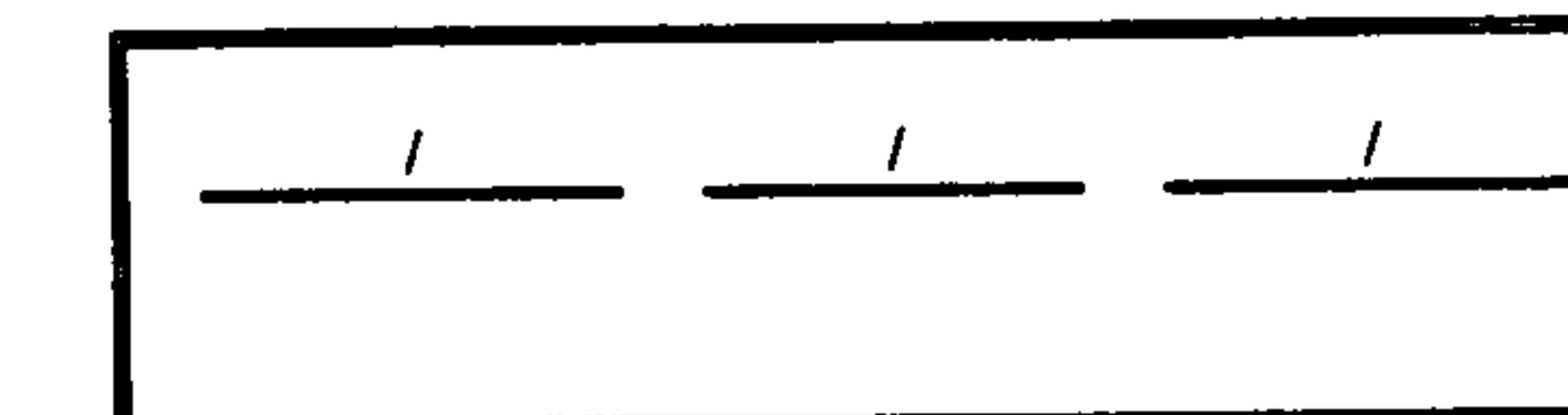
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE ALEGRE WAY	QUAKER HEIGHTS PL	EAST CUL-DE-SAC TERMINUS
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ONSITE PRIVATE ROADWAY IMPROVEMENTS



24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES* SIDEWALK CONNECTION TO MILNE/QUAKER HEIGHTS INTERSECTION	TRACT 4B PRIVATE ACCESS EASEMENT	EAST END OF EASEMENT	QUAKER HEIGHTS PL
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* SIDEWALKS TO BE DEFERRED.

RANCHO ENCANTADO DEL SUR

ONSITE PUBLIC ROADWAY IMPROVEMENTS

48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA VIENTO ROAD	MESA DURA DRIVE	MESA RINCON DRIVE
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON NORTH SIDE ONLY*	MESA VIENTO ROAD	WEST STUB TERMINUS	MESA DURA DRIVE
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON NORTH SIDE ONLY*	MESA VIENTO ROAD	MESA RINCON DRIVE	EAST STUB TERMINUS
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA DURA DRIVE	MESA SOMBRA ROAD	MESA VIENTO ROAD
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON WEST SIDE ONLY*	MESA DURA DRIVE	SOUTH STUB TERMINUS	MESA SOMBRA ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA SOMBRA ROAD	MESA DURA DRIVE	EAST CUL-DE-SAC TERMINUS
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA RINCON	MESA VIENTO ROAD	MESA SOMBRA ROAD

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* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON STUB STREETS STREET LIGHTS AS PER COA DPM

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA VIENTO ROAD	MESA AZUL DRIVE	EAST STUB TERMINUS
18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA RINCON DRIVE	MESA VIENTO ROAD	200' NORTH OF MESA SOMBRA ROAD

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NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC WATERLINE IMPROVEMENTS

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUAKER HEIGHTS PL	TRACT 4 SOUTH BOUNDARY	VALLE ALEGRE WAY
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA VIENTO ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA DURA DRIVE	SOUTH STUB TERMINUS	MESA VIENTO ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA SOMBRA ROAD	MESA DURA DRIVE	QUAKER HEIGHTS PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA RINCON DRIVE	MESA VIENTO ROAD	MESA SOMBRA ROAD

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ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA VIENTO ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DURA DRIVE	SOUTH STUB TERMINUS	MESA VIENTO ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA SOMBRA ROAD	MESA DURA DRIVE	CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA RINCON DRIVE	MESA VIENTO ROAD	MESA SOMBRA ROAD

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SCOTT STEFFEN
PREPARED BY PRINT NAME

01/13/03
DATE

Sharan Mathan
DRB CHAIR *Planning*

1/15/03
DATE

Christina Sandoral
PARKS & RECREATION DEPARTMENT

1/15/03
DATE

BOHANNAN HUSTON INC.
FIRM:

[Signature]
TRANSPORTATION DEVELOPMENT

1-15-03
DATE

N/A
AMAFCA
DATE

Scott Steffen
SIGNATURE
1/13/03
DATE

Roger A. Hoo
UTILITY DEVELOPMENT

1/15/03
DATE

Brad L. Byler
CITY ENGINEER
1-15-03
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

1-15-05

N/A
NEW MEXICO UTILITIES INC.

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

ZONING Supplemental form **Z**

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN Supplemental form **P**

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

APPEAL / PROTEST of... Supplemental form **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: DR Horton Homes PHONE: 797-4245

ADDRESS: 4400 Alameda Boulevard NE, Suite B FAX: 797-9881

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: Owner

AGENT (if any): Consensus Planning PHONE: (505) 764-9801

ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____

DESCRIPTION OF REQUEST: Site Plan for Building Permit for Rancho Encantado Sur, a single family subdivision.

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 4 Block: _____ Unit: _____

Subdiv. / Addn. Coors Village

Current Zoning: SU-3 Proposed zoning: SU-3

Zone Atlas page(s): F-11 No. of existing lots: 1 No. of proposed lots: 50

Total area of site (acres): 10.8 Density if applicable: dwellings per gross acre: 4.6 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. 101106115102431001 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Western Trail NW

Between: Atrisco Drive NW and Coors Boulevard NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-95-94, Z-99-84, DRB-95-195, DRB-96-361, 01138 01744 (#1001624)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 3/6/02

SIGNATURE Chris Green DATE 12-13-02

(Print) Chris Green _____ Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02 DRB - 01895</u>	<u>SBP</u>	<u>P2</u>	\$ <u>385.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>Notice</u>	_____	\$ <u>75.-</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>JAN 8 2003</u>	_____	_____	\$ <u>460</u>

JM 12/13/02
Planner signature / date

Project # 1002384

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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) 24 copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 24 copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule) 385
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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) 24 copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 24 copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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.

Chris Green

Chris Green

Applicant name (print)

12-13-02

Applicant signature / date



Form revised September 2001

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

Application case numbers

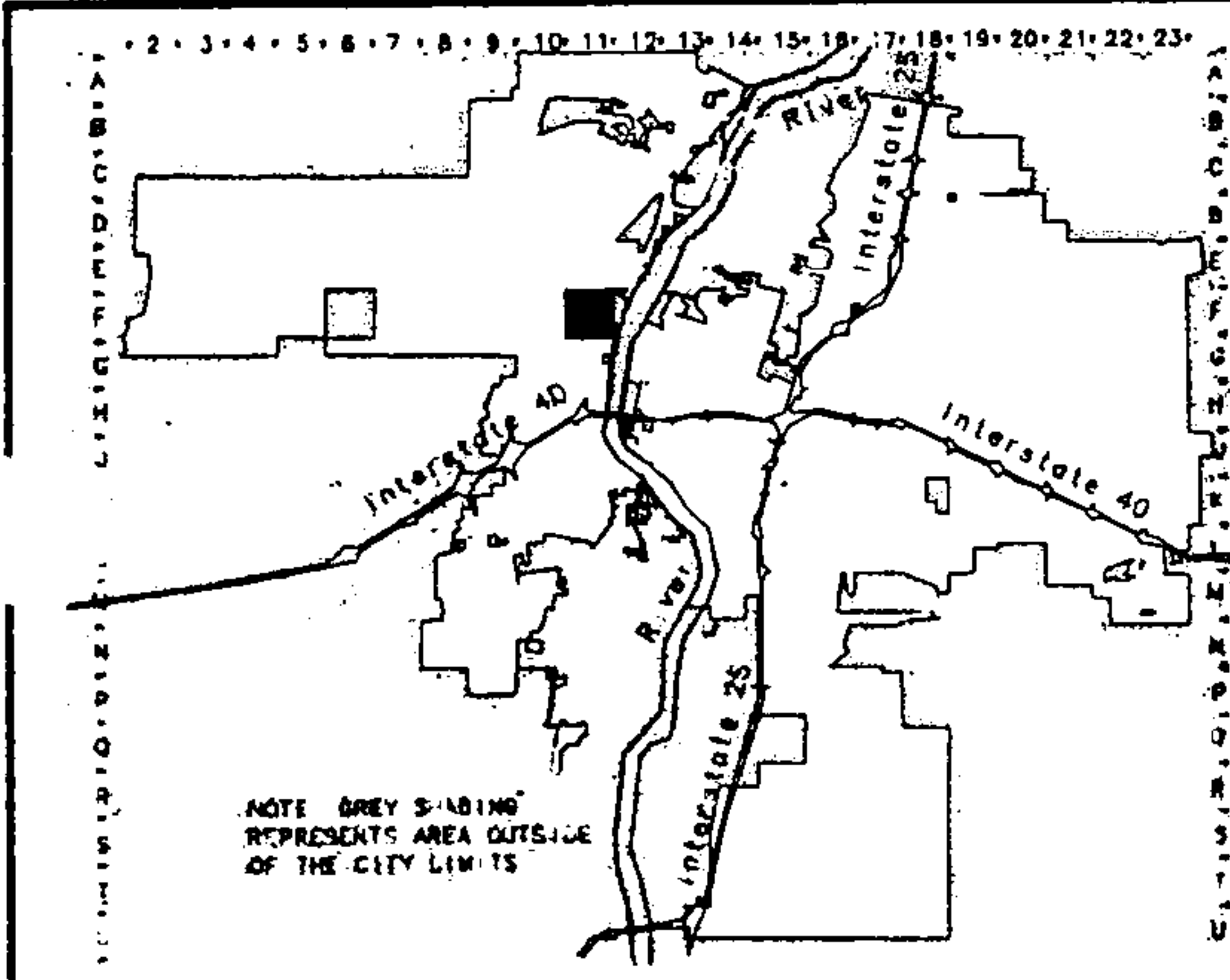
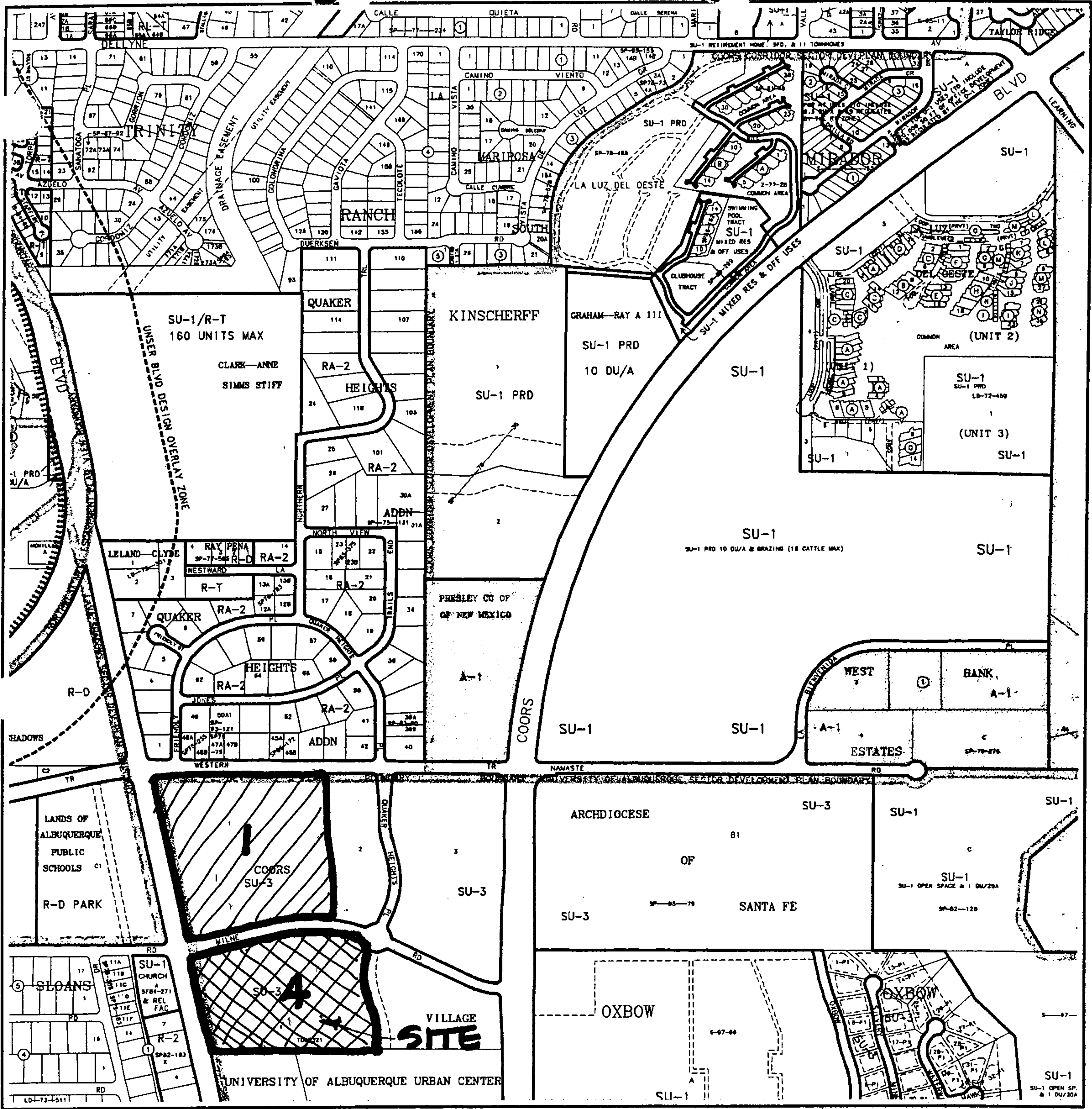
02 DRB - 01895

JM 12/13/02

Planner signature / date

Project #

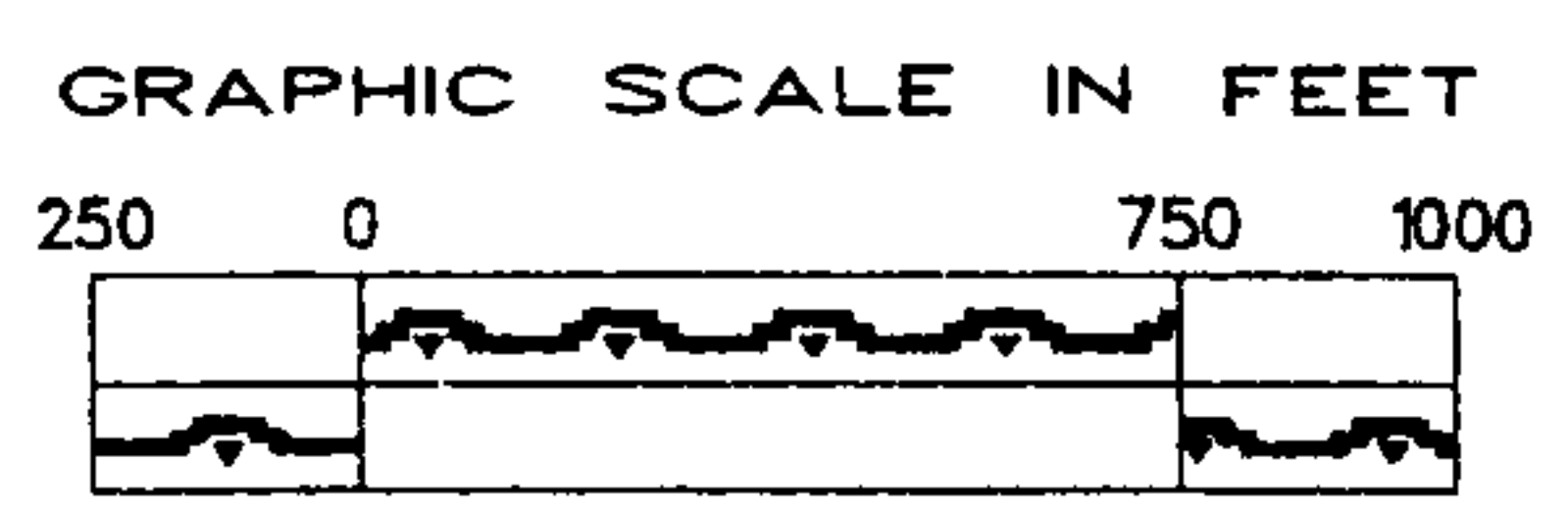
1002384



NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



CITY OF
Albuquerque
A G I S
buquerque eographic nformation system
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page

F-11-Z

Map Amended through July 28, 2000



PLANNING

CONSENSUS



December 13, 2002

Mr. Roger Green, Interim Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Landscape Architecture
Urban Design
Planning Services

Re: Rancho Encantado Norte/Rancho Encantado Sur

924 Park Avenue SW
Albuquerque, NM 87102

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

Dear Roger:

The purpose of this letter is to describe our submittal to the Development Review Board. This request includes Site Plans for Building Permit for two residential subdivisions on tracts within the Coors Village Center, located at Coors Boulevard NW and Western Trail NW.

There are separate Site Plans submitted for Tract 1 (Rancho Encantado Norte), and Rancho Encantado Sur. These site plans include the lot layout, Landscape Plans, Grading and Drainage Plans, Utility Plans, and Typical Elevations. These Site Plans are consistent with the previously approved amendments to both the University of Albuquerque Sector Development Plan and Site Plan for Subdivision for the Coors Village Center. A copy of the University of Albuquerque Sector Development Plan is included as the document that authorized delegation of these Site Plans to the DRB.

We look forward to your approval of these requests. Please feel free to call me with any questions or comments, or if you require additional information.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

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

c: Bob Prewitt, DR Horton Homes
RP Bohannon, DR Horton Homes

December 11, 2002

Mr. Roger Green
Acting Chair, Development Review Board
Planning Department
City of Albuquerque
Plaza del Sol 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

Re: Proposed Rancho Encantado Development
Coors Road and Western Trail NW
(Formerly Coors Village Center)

Dear Mr. Green:

This letter is transmitted to confirm that Consensus Planning, Inc. is authorized to act as our agent for the purpose of Development Review Board submittals required in connection with the referenced project.

Please call me if you have any questions or need any additional information.

Sincerely,



R. P. Bohannon, PE
Land Development
Engineering and Construction Manager



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: December 12, 2002

TO CONTACT NAME: Chris Green
COMPANY/AGENCY: Consensus Planning
ADDRESS/ZIP: 924 Park Ave SW 87102
PHONE/FAX #: 764-9801 / 842-5495

Thank you for your inquiry of 12-12-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 1+4, Coors Village

zone map page(s) F-11

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

Ladera Heights
Neighborhood Association
Contacts: Shari Lewis
PO Box 66328 / 87193
301-5995 (cell)
Jena Prescott
PO Box 66328 / 87193
839-5072 (w)

Taylor Ranch
Neighborhood Association
Contacts: Ceil van Berkel
5716 Morgan Ln NW / 87120
899-2738 (h) 845-9565 (w)
Jolene Wolfley
6804 Daghorn Dr NW
890-9414 (h) 87120-4806

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

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

Sincerely,

Dalaina S. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Quaker Heights
 Neighborhood Association
 Contacts: Matthew Baca
5125 Northern Trail NW / 87120
352-9428 (w) 246-6418 (w)
Melanie Matthews
4801 Northern Trail NW / 87120
352-5645 (w)

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

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

La Luz Oil Sol
 Neighborhood Association
 Contacts: Ed Swenson
One Wind NW 87120
898-5600 (message)
Ray Graham
One Wind NW 87120
898-5600 (message)

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

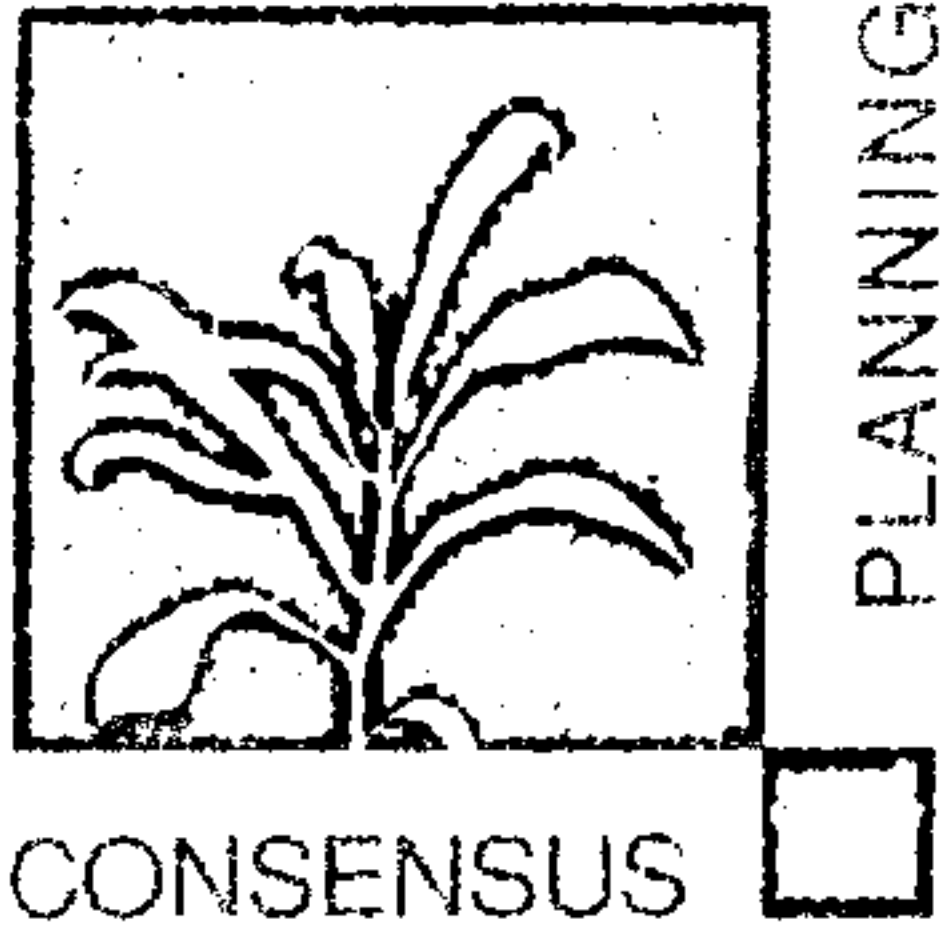
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 12-12-02 Time Entered: 10:15 am OCNC Rep. Initials: OC



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

December 13, 2002

Mr. Ed Swenson
La Luz del Sol Neighborhood Association
One Wind NW
Albuquerque, NM 87120

Dear Mr. Swenson:

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

These Site Plans are in accordance with the Site Plan for Subdivision for the Coors Village Center, which was amended and approved by the Environmental Planning Commission of September 19, 2002.

Attached is a copy of the zone atlas sheet with the 2 projects identified. Please feel free to call me at 764-9801 if you have any questions, desire additional information, or would like us to meet with you and your board.

Sincerely,

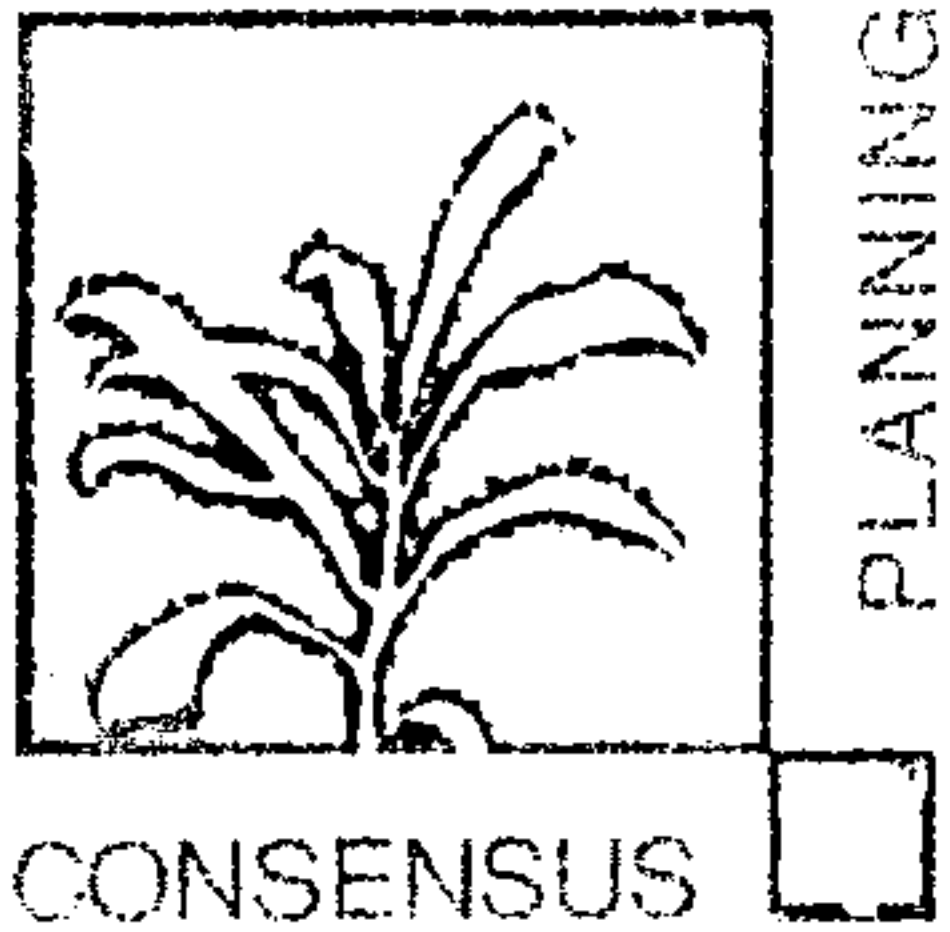


James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



December 13, 2002

Mr. Ray Graham
La Luz del Sol Neighborhood Association
One Wind NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Graham:

924 Park Avenue SW
Albuquerque, NM 87102

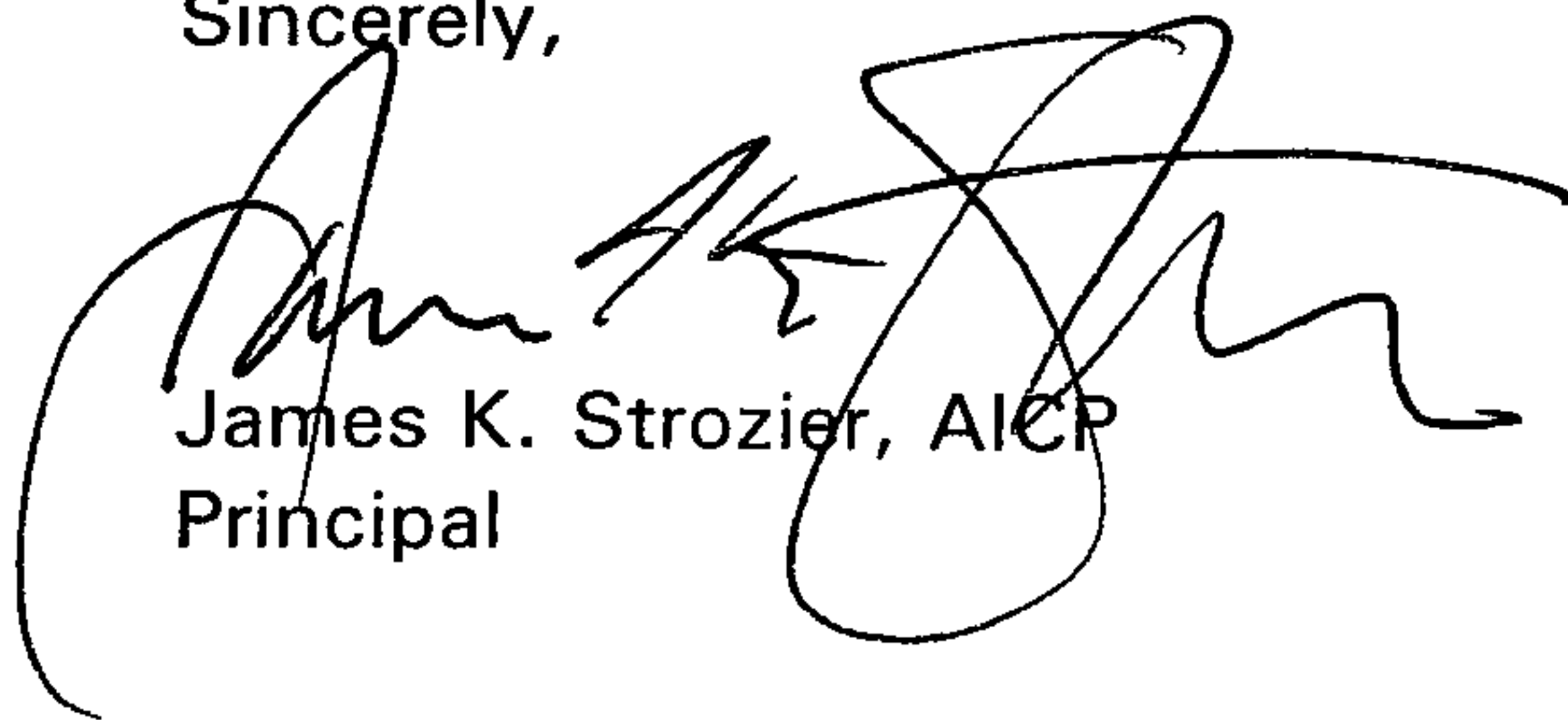
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

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Sincerely,

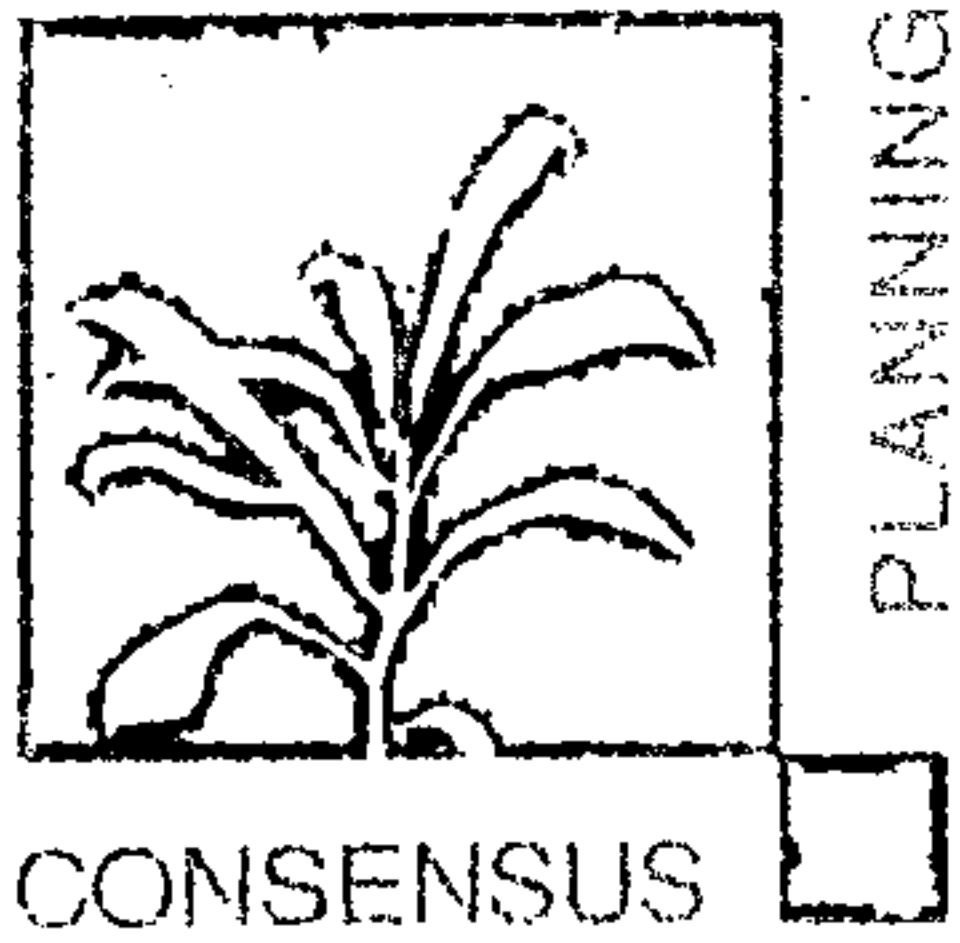


James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



December 13, 2002

Ms. Shari Lewis
Ladera Heights Neighborhood Association
P.O. Box 66328 NW
Albuquerque, NM 87193

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Lewis:

924 Park Avenue SW
Albuquerque, NM 87102

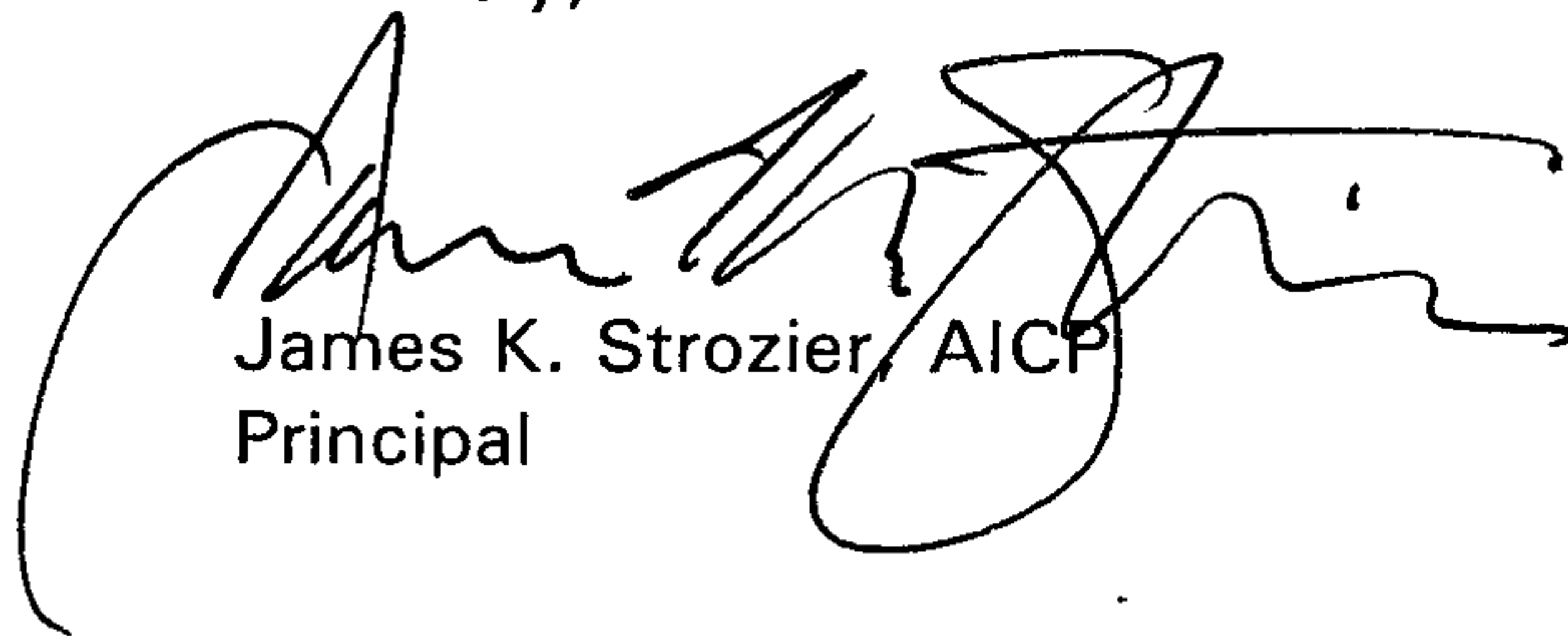
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

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Sincerely,

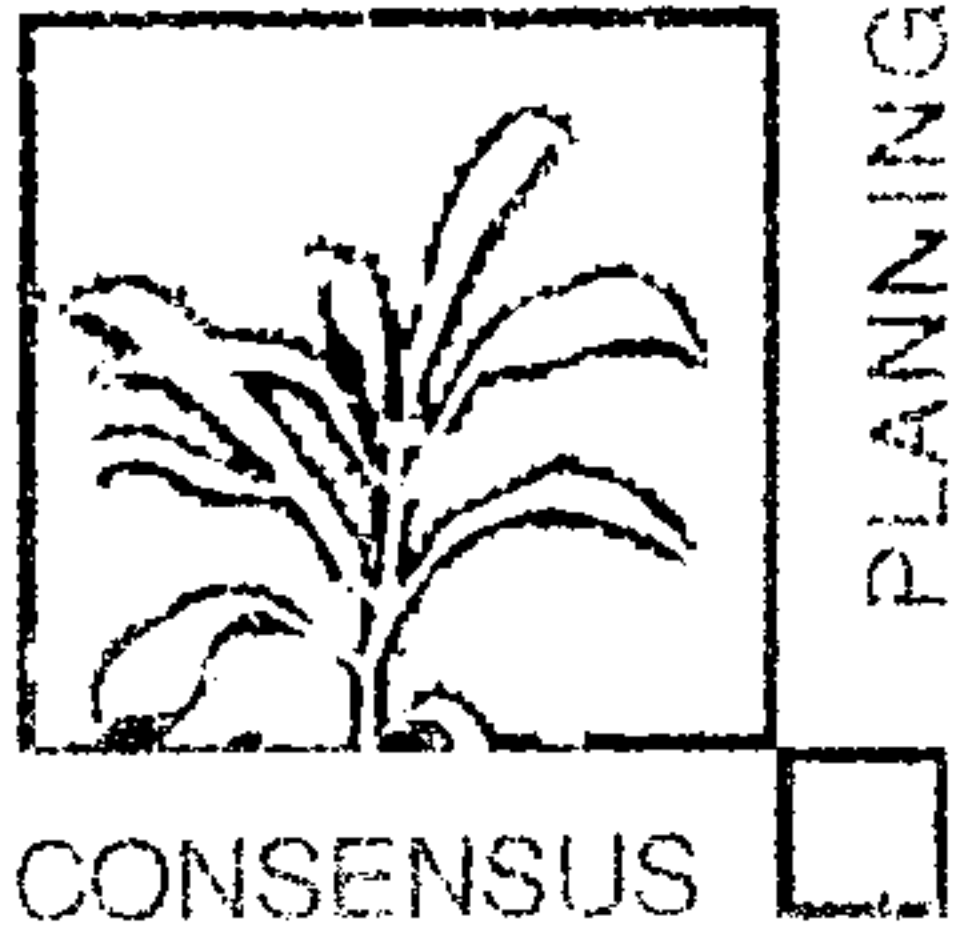


James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



December 13, 2002

Ms. Tena Prescott
Ladera Heights Neighborhood Association
P.O. Box 66328
Albuquerque, NM 87193

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Prescott:

924 Park Avenue SW
Albuquerque, NM 87102

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

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

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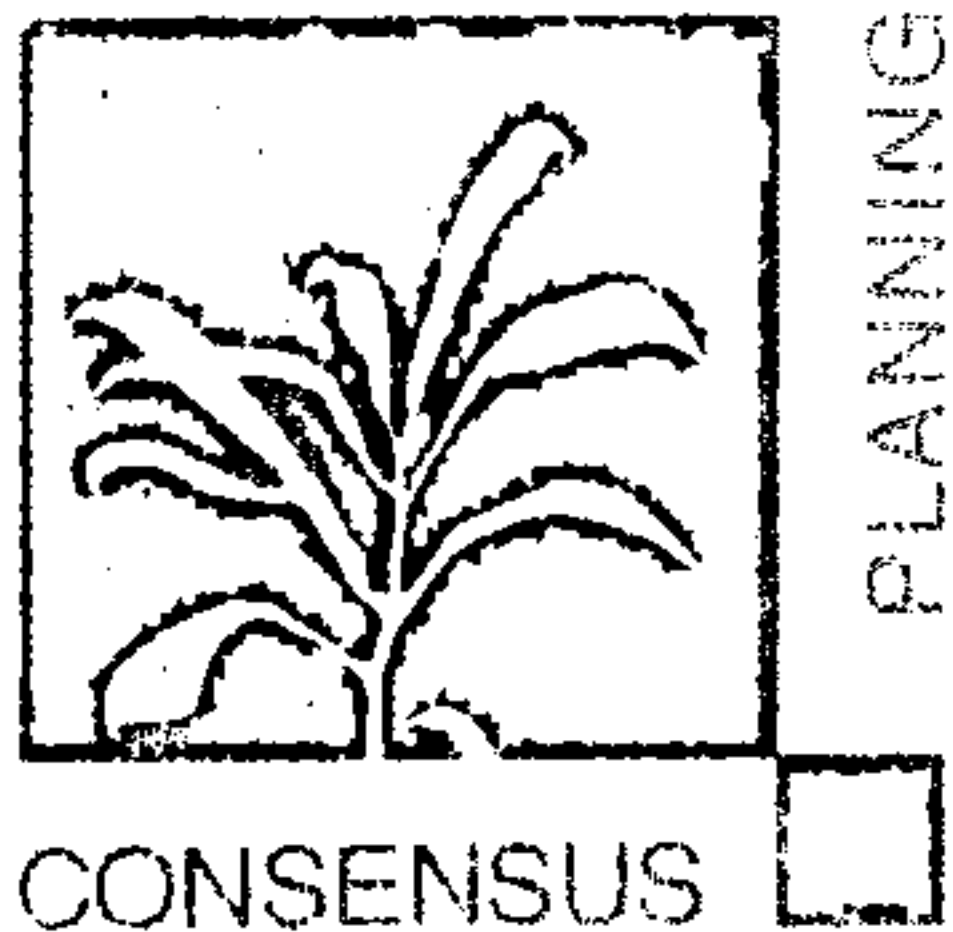
Sincerely,

James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

Karen B. MacCotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



December 13, 2002

Mr. Matthew Baca
Quaker Heights Neighborhood Association
5125 Northern Trail, NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Baca:

924 Park Avenue SW
Albuquerque, NM 87102

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

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

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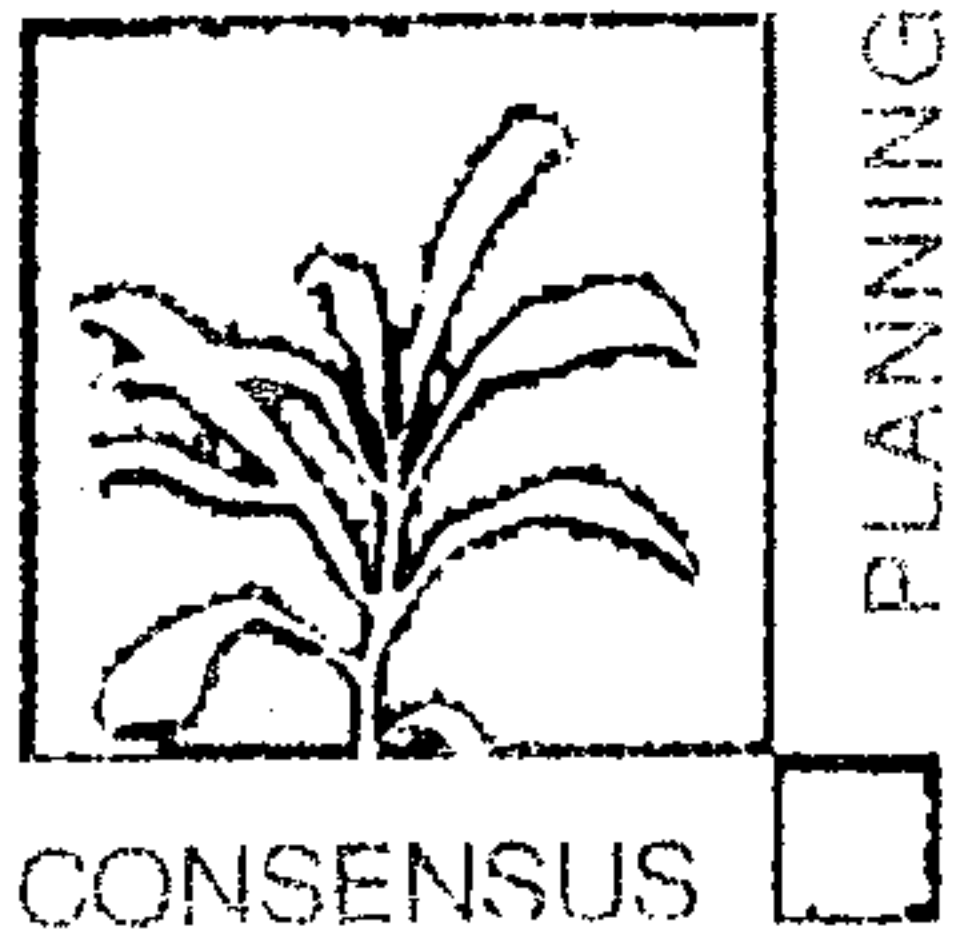
Sincerely,

James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



December 13, 2002

Ms. Melonie Matthews
Quaker Heights Neighborhood Association
3301 Coors Rd. NW, #R300
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Matthews:

924 Park Avenue SW
Albuquerque, NM 87102

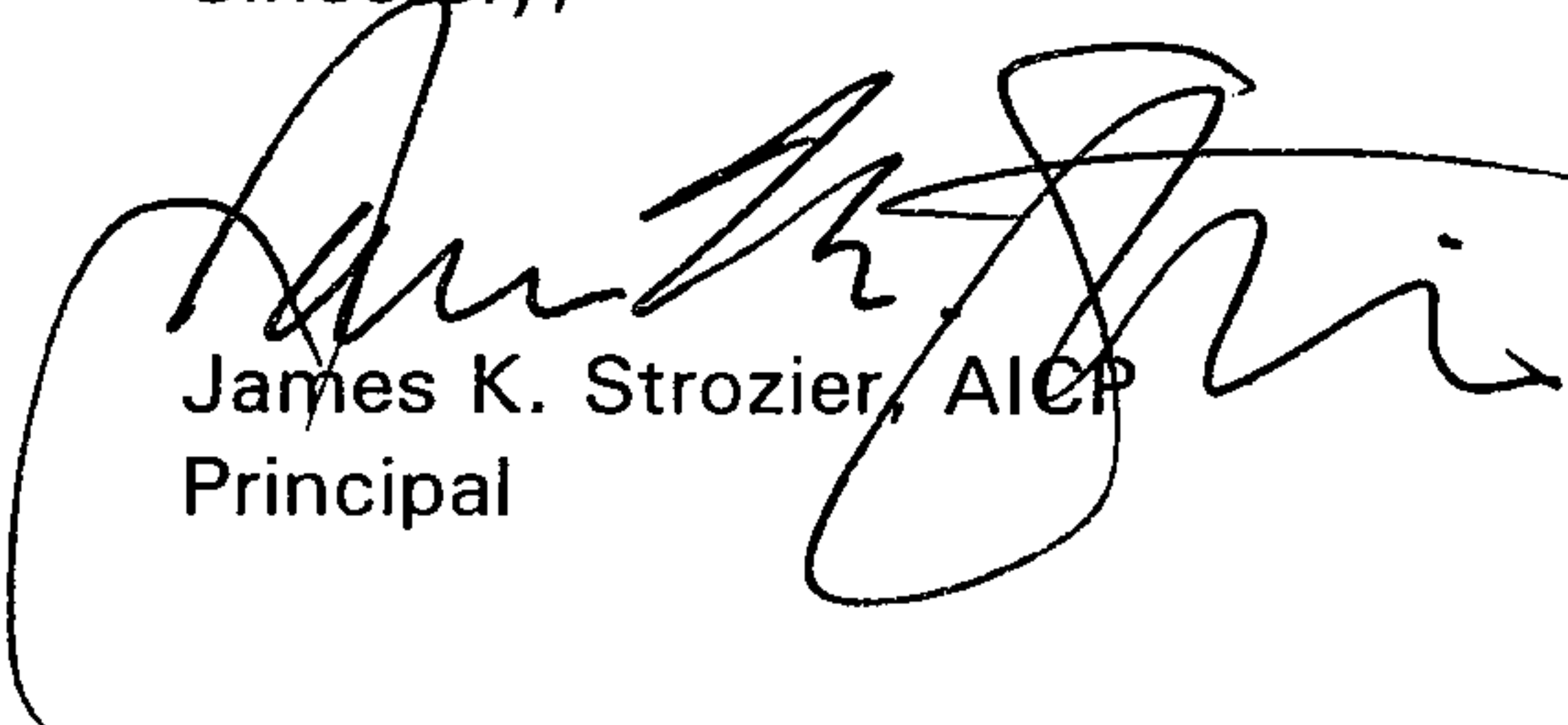
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

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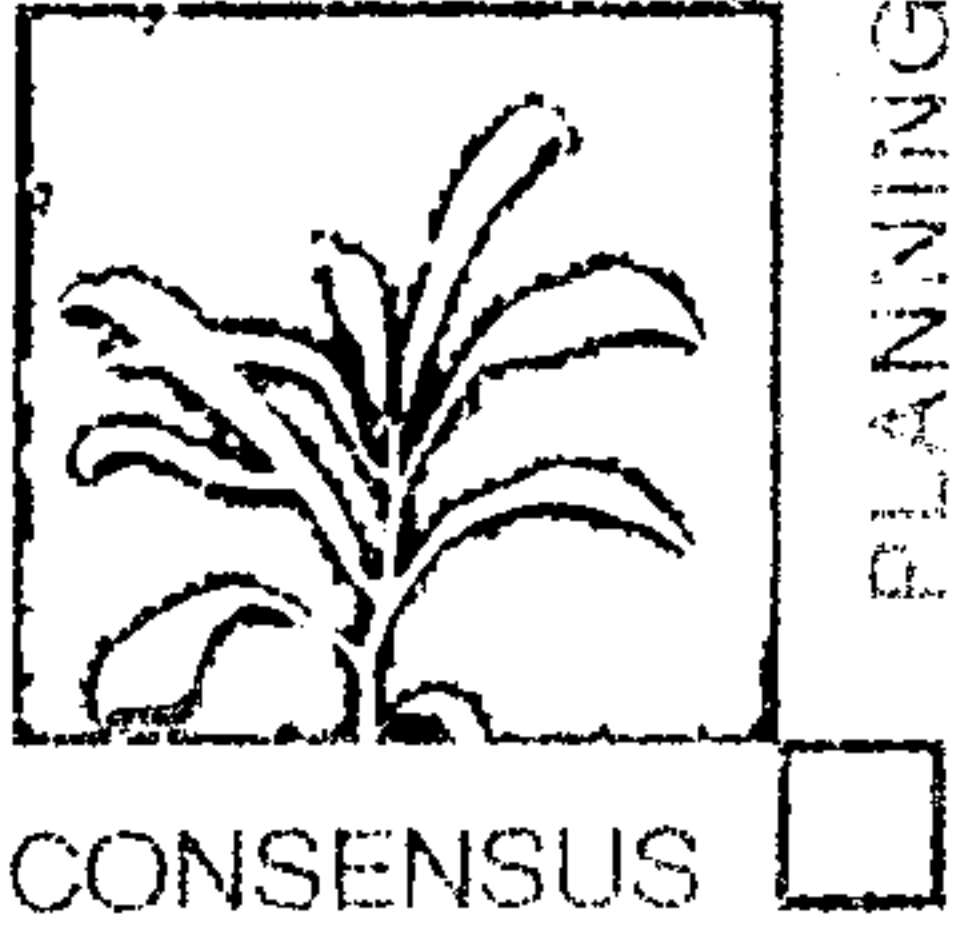
Sincerely,


James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

December 13, 2002

Ms. Ceil van Berkel
Taylor Ranch Neighborhood Association
5716 Morgan Lane, NW
Albuquerque, NM 87120

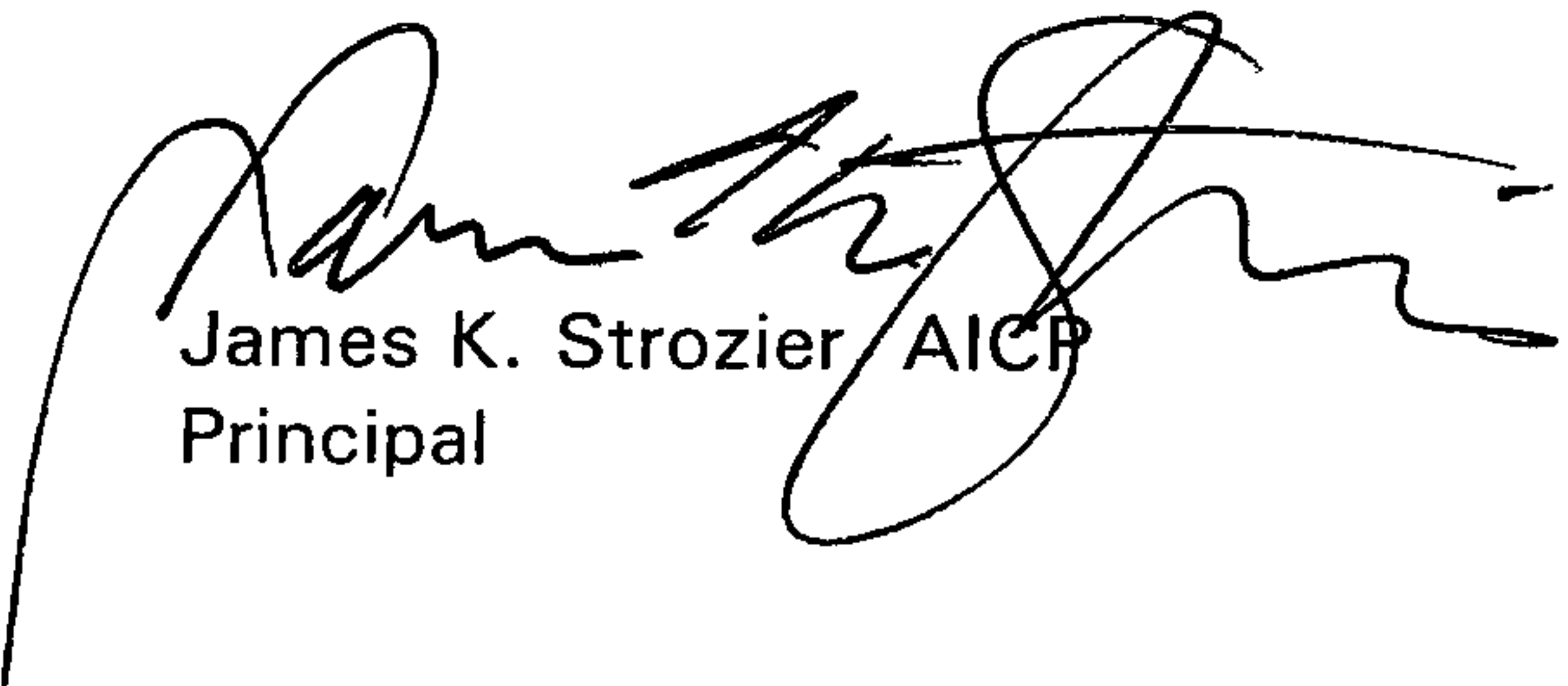
Dear Ms. van Berkel:

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

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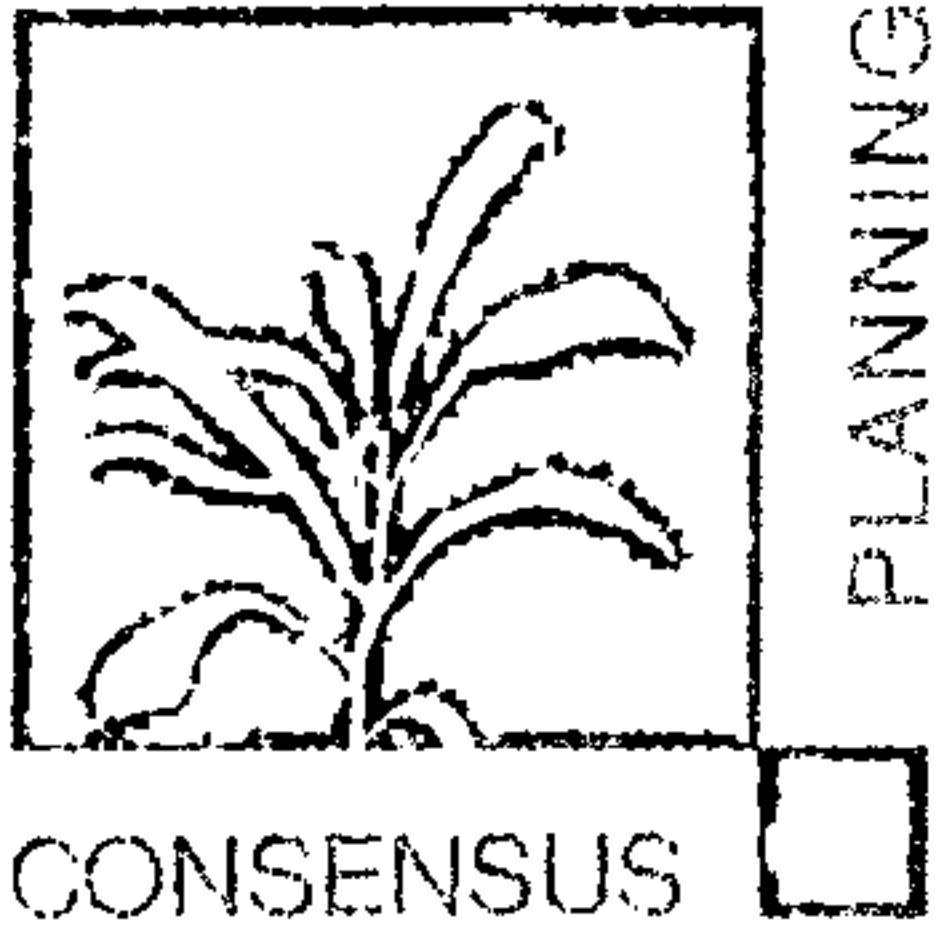
Sincerely,


James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

December 13, 2002

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Drive, NW
Albuquerque, NM 87120-4806

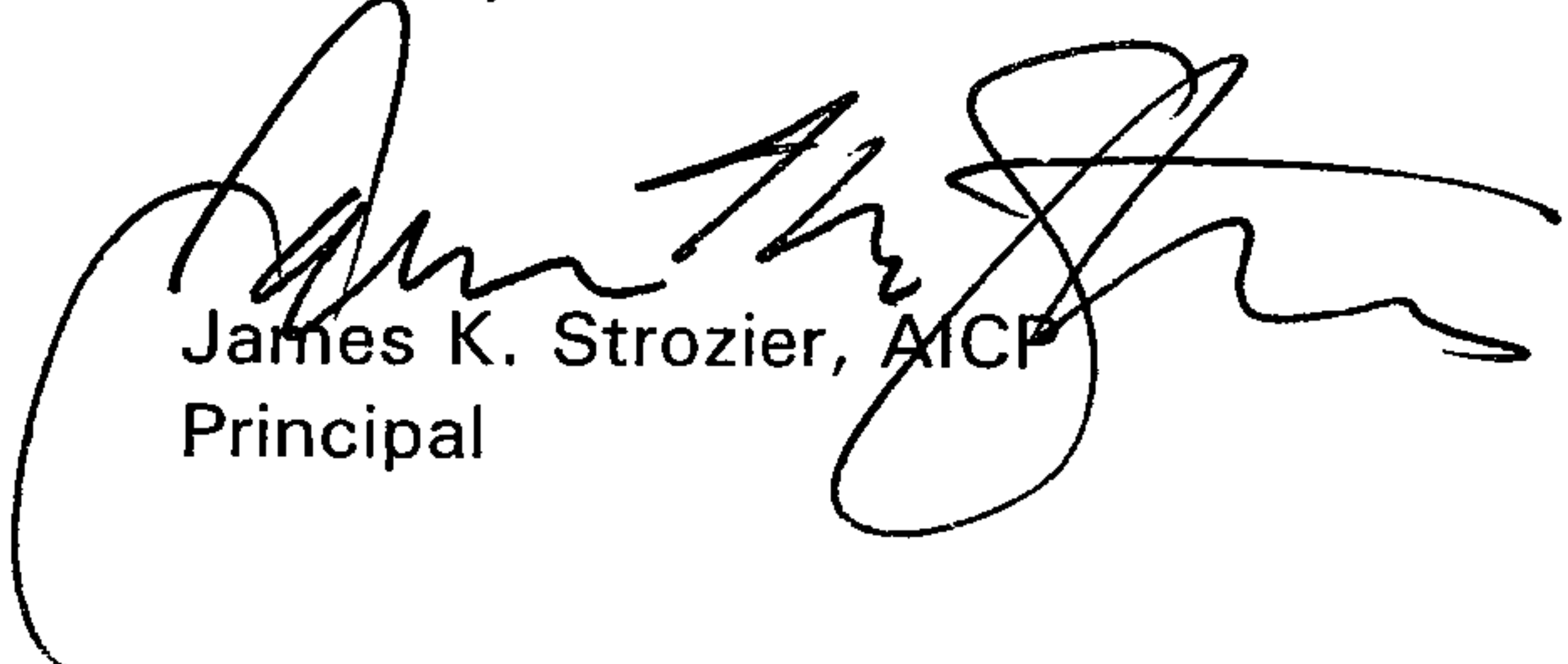
Dear Ms. Wolfley:

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

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Sincerely,



James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

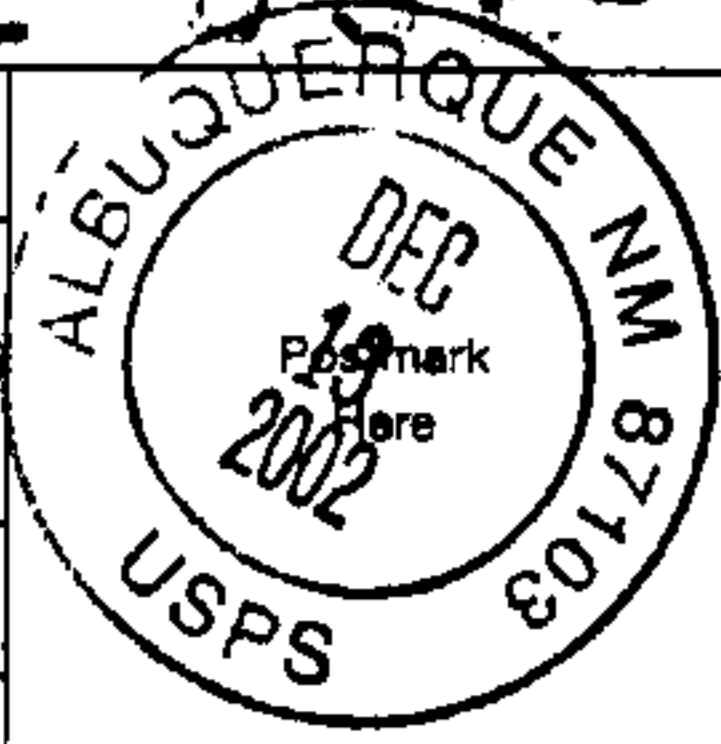
PRINCIPALS

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

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



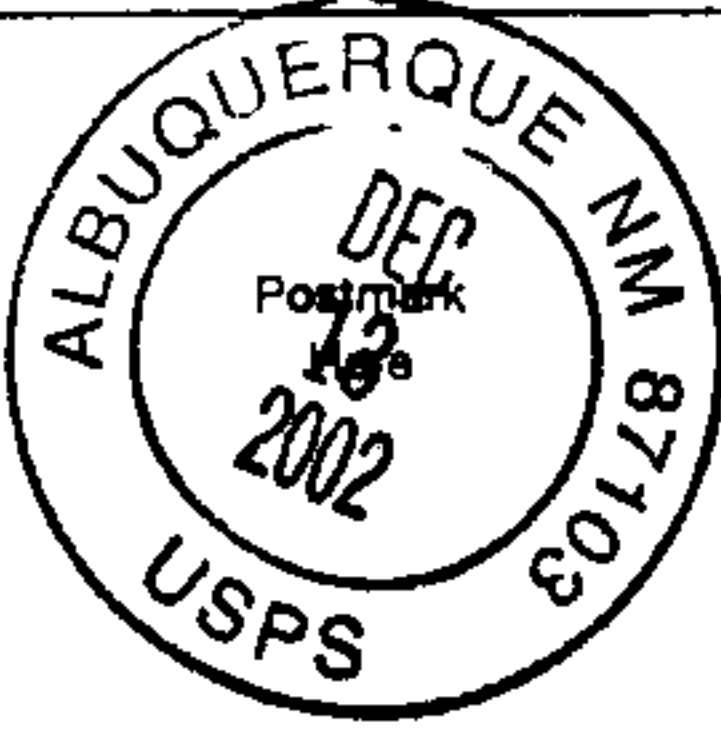
Sent To **Matthew Baca**
 Street, Apt. No., or PO Box No. **5125 Northern Trail NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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OFFICIAL USE

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



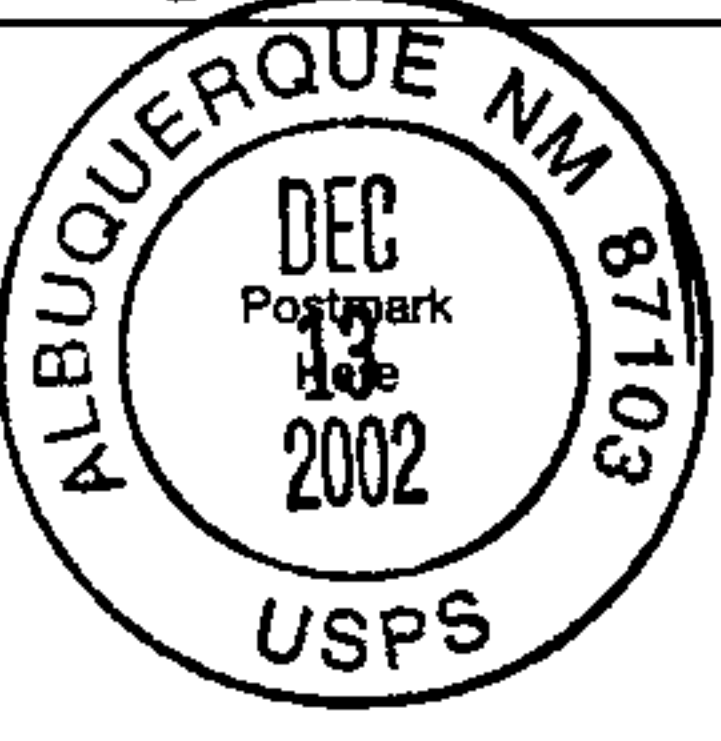
Sent To **Melonic Matthews**
 Street, Apt. No., or PO Box No. **3701 Coors Rd. NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
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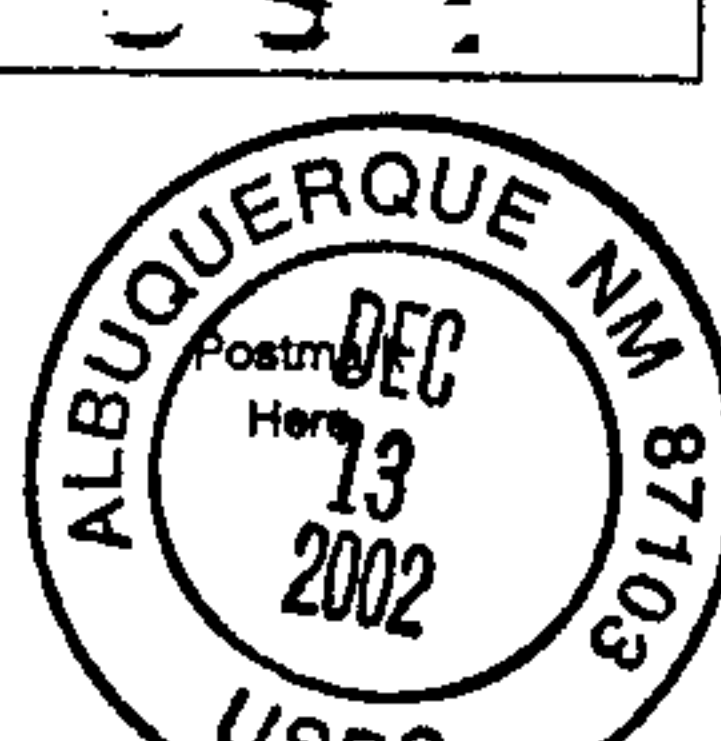
Sent To **Ceil Van Berkel**
 Street, Apt. No., or PO Box No. **5716 Morgan Ln NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
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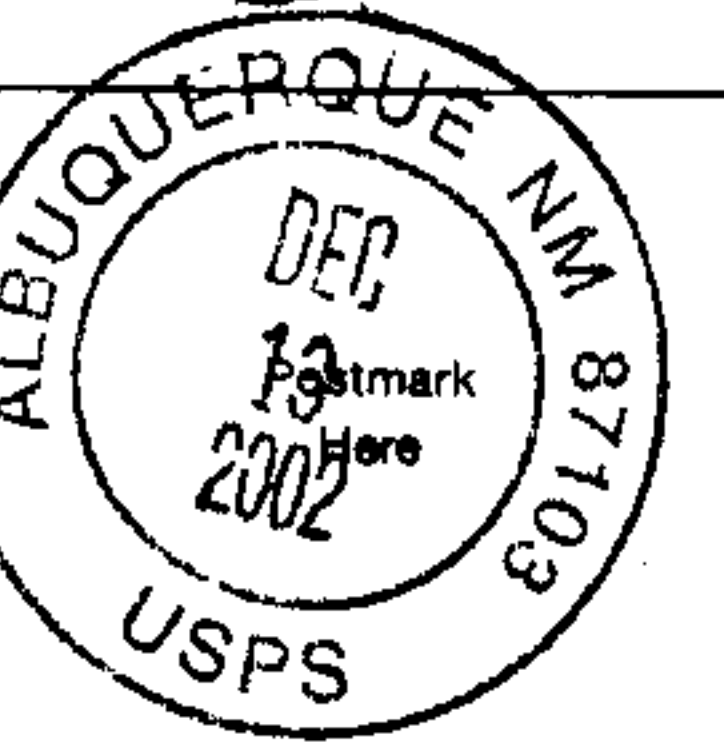
Sent To **Tolene Wolfley**
 Street, Apt. No., or PO Box No. **6804 Staghorn Dr. NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

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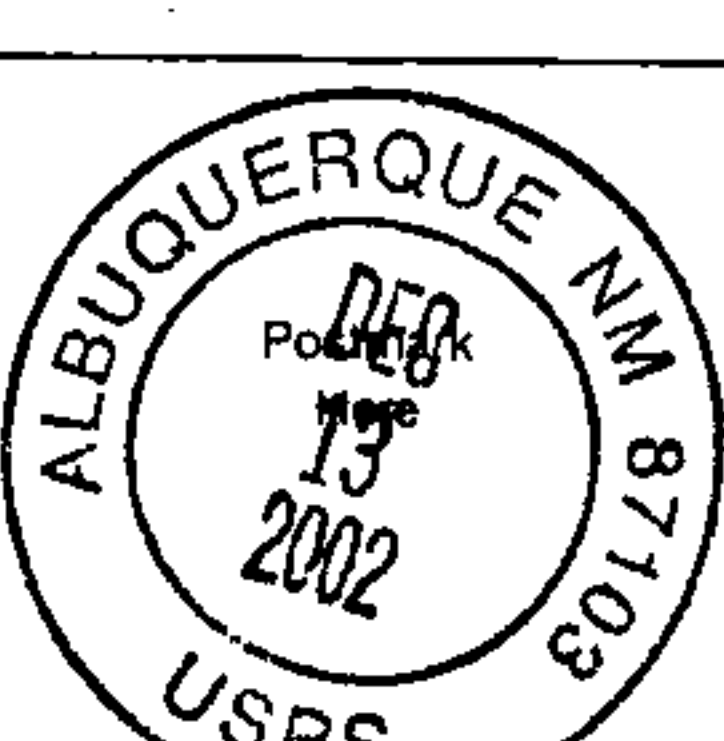
Sent To **Ed Swenson**
 Street, Apt. No., or PO Box No. **One Wind NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
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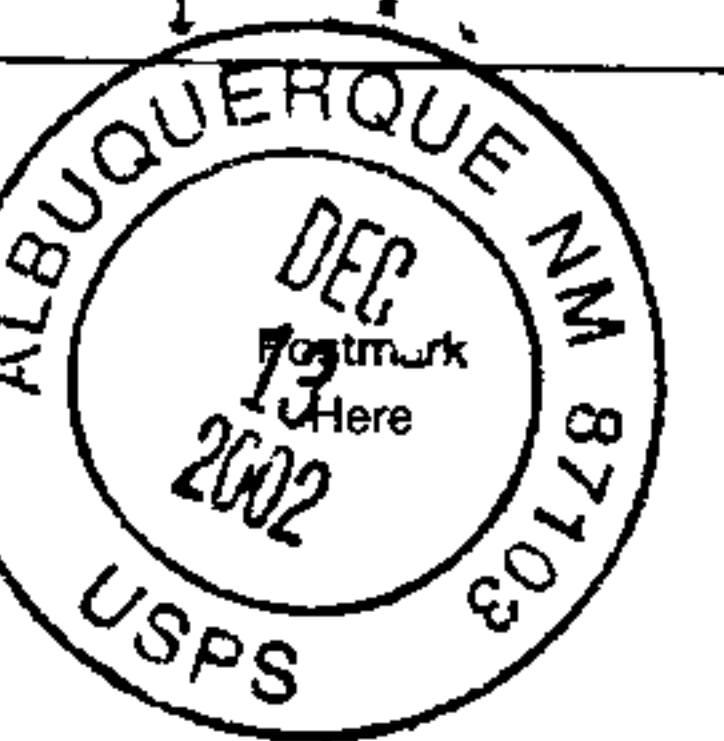
Sent To **Shari Lewis**
 Street, Apt. No., or PO Box No. **P.O. Box 66328**
 City, State, ZIP+4 **Albuquerque, NM 87193**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
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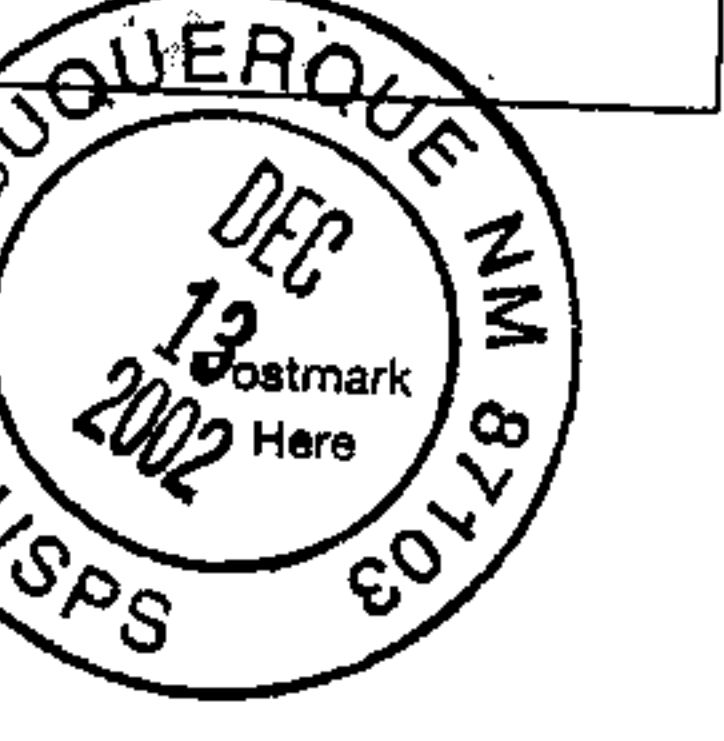
Sent To **Ray Graham**
 Street, Apt. No., or PO Box No. **One Wind**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

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Sent To **Tena Prescott**
 Street, Apt. No., or PO Box No. **P.O. Box 66328**
 City, State, ZIP+4 **Albuquerque, NM 87193**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0792 1242

7001 2510 0009 0792 1259

7001 2510 0009 0792 1266

7001 2510 0009 0792 1273

7001 2510 0009 0792 1211

7001 2510 0009 0792 1228

7001 2510 0009 0792 1204

7001 2510 0009 0792 1235

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as **NA**, if not applicable.

SHEET #1 - SITE PLAN

A. General Information

- 1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.
- 6. Property lines
- 7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural
 - A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls
 - B. Square footage of each structure
 - C. Proposed of each structure
 - ~~NA~~ D. Temporary structures, sign and other improvements
 - E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.
 - ~~NA~~ F. Dimensions of all principal site elements
 - ~~NA~~ G. Loading facilities
 - ~~NA~~ H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

~~NA~~ A. Parking design with spaces numbered per aisle and totaled.

- 1. Location
- 2. Arrangements
- 3. Dimensions
- 4. Turning spaces
- 5. Drives
- 6. Aisles
- 7. Ingress
- 8. Egress
- 9. Number of spaces required: _____
Provided: _____
- 10. Handicapped parking, spaces required: _____
Provided: _____

~~NA~~ B. Bicycle racks, spaces required: _____
Provided: _____

~~NA~~ C. Refuse container and enclosure, if applicable.

C. Street and Circulation

- 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-Way width
- 4. Pavement width, flow line to flow line including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- ~~NA~~ 6. Rail spurs, if applicable
- 7. Location of traffic signs and signals related to the functioning of the proposal.
- 8. Bikeways
- ~~NA~~ 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff.
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
- 11. Responsibility for maintenance
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement, in square feet and percent: _____
- 14. Landscaped area provided, in square and percent: _____

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)
- A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

- B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

- C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- 5. Location materials and colors of windows and building entrances
- 6. Materials and colors of buildings and structures

B. Signage

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area
- 5. Lighting
- 6. Materials and Colors
- 7. Additional information including, renderings, perspective drawings may be submitted.
 - A. Samples
 - 1 Presentation Models
 - 2. Photos

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 Dec 24 2002 To JAN 8 2003.

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.

Chris Green (Applicant or Agent), 12-13-02 (Date)

I issued 7 signs for this application, 12/13/02 (Date), JAA (Staff Member)

02 DRB - 01895

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

DR Horton

AGENT

Consensus Planning

ADDRESS

PROJECT NO.

1002384

APPLICATION NO.

02DRB

01895
01896

\$ 770. 441006 / 4983000 (DRB Cases)

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

\$ 150. 441018 / 4971000 (Notification)

920. \$ 920.

Total amount due

CONSENSUS PLANNING INC

924 PARK AVE SW
ALBUQUERQUE, NM 87102

8170

WCMA Working Capital Management Account

DATE 12.12.02

25-80/440

PAY TO THE ORDER OF:

City of Albuquerque

\$ 920.00

Nine Hundred, Twenty and 00/100

DOLLARS



Merrill Lynch

BANK ONE BANK ONE, COLUMBUS, NA
Columbus, Ohio 43271

[Handwritten Signature]

MEMO

⑈008170⑈ ⑆044000804⑆ 04080177⑆984⑈

DUPLICATE
City Of Albuquerque
Treasury Division

12/13/2002

12:46PM

LOC: ANN

RECEIPT# 00001266 WSH 007 TRANS# 0023

Account 441006 Fund 0110

Activity 4983000

10/28/02

TRSCCS

Trans Amt

\$920.00

J24 Misc

\$770.00

DUPLICATE
City Of Albuquerque

Treasury Division

12/13/2002 12:46PM LOC: ANN

X RECEIPT# 00001267 WSH 007 TRANS# 0023
ACCOUNT 441018 Fund 0110
Activity 4971000 TRSCCS \$920.00
Trans Amt \$150.00
J24 Misc \$920.00
PK

CITY OF ALBUQUERQUE

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

APPLICANT: D.R. HORTON HOMES Date of request: 12 / 13 / 02 Zone atlas page(s): F-11

CURRENT: Zoning SU-3 Legal Description - Lot or Tract # TRS 1 AND 4 Block #
Parcel Size (acres / sq.ft.) 16.40 Subdivision Name COORS VILLAGE

REQUESTED CITY ACTION(S):

Annexation [] Sector Plan [] Site Development Plan: Building Permit []
Comp. Plan Zone Change [] a) Subdivision [] Access Permit []
Amendment [] Conditional Use [] b) Build'g Purposes [] Other [XX]
c) Amendment [] PRELIMINARY PLAT

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 133
Building Size - (sq. ft.)

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

Applicant or Representative [Signature] Date 12/12/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: A.L. SPANOS TIS JULY 1995
WESTERN TRAIL / COORS (A.L. SPANOS UPDATE) TIS FEBRUARY 2000

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

[Signature] 12-12-02
TRAFFIC ENGINEER DATE

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

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

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

Notes: * FOR THE SUBMITTAL OF 133 SINGLE FAMILY HOMES.
PER SECTION 14-16-14-3 OF THE CITY'S ZONING CODE. 12-12-02

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

[Signature] 12/12/02 *
ENVIRONMENTAL HEALTH DATE

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

TIS	- SUBMITTED	<u> </u> / <u> </u> / <u> </u>	<u>[Signature]</u>	<u>12-12-02</u>
	- FINALIZED	<u>1</u> / <u> </u> / <u>95</u>	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	<u>2</u> / <u> </u> / <u>00</u> UPDATE	<u>[Signature]</u>	<u> </u> / <u> </u> / <u> </u>
	- FINALIZED	<u> </u> / <u> </u> / <u> </u>	ENVIRONMENTAL HEALTH	DATE

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

CLIENT/COURIER TRANSMITTAL

To: ~~SHERON MATSON~~
PLANNING
PLAZA DEL SOL
LOBBY - WEST

Requested By: SCOTT STEFFEN

Date: January 13, 2003

Time Due: This A.M. This P.M.
 Rush _____ By Tomorrow

Job Name: RANCHO ENCANTADO DEL NORTE SUR AND
CONDOMINIUMS

Job No.:

DELIVERY VIA	
<input checked="" type="checkbox"/> Courier	<input type="checkbox"/> Federal Express
<input type="checkbox"/> Mail	<input type="checkbox"/> UPS
<input type="checkbox"/> Other _____	

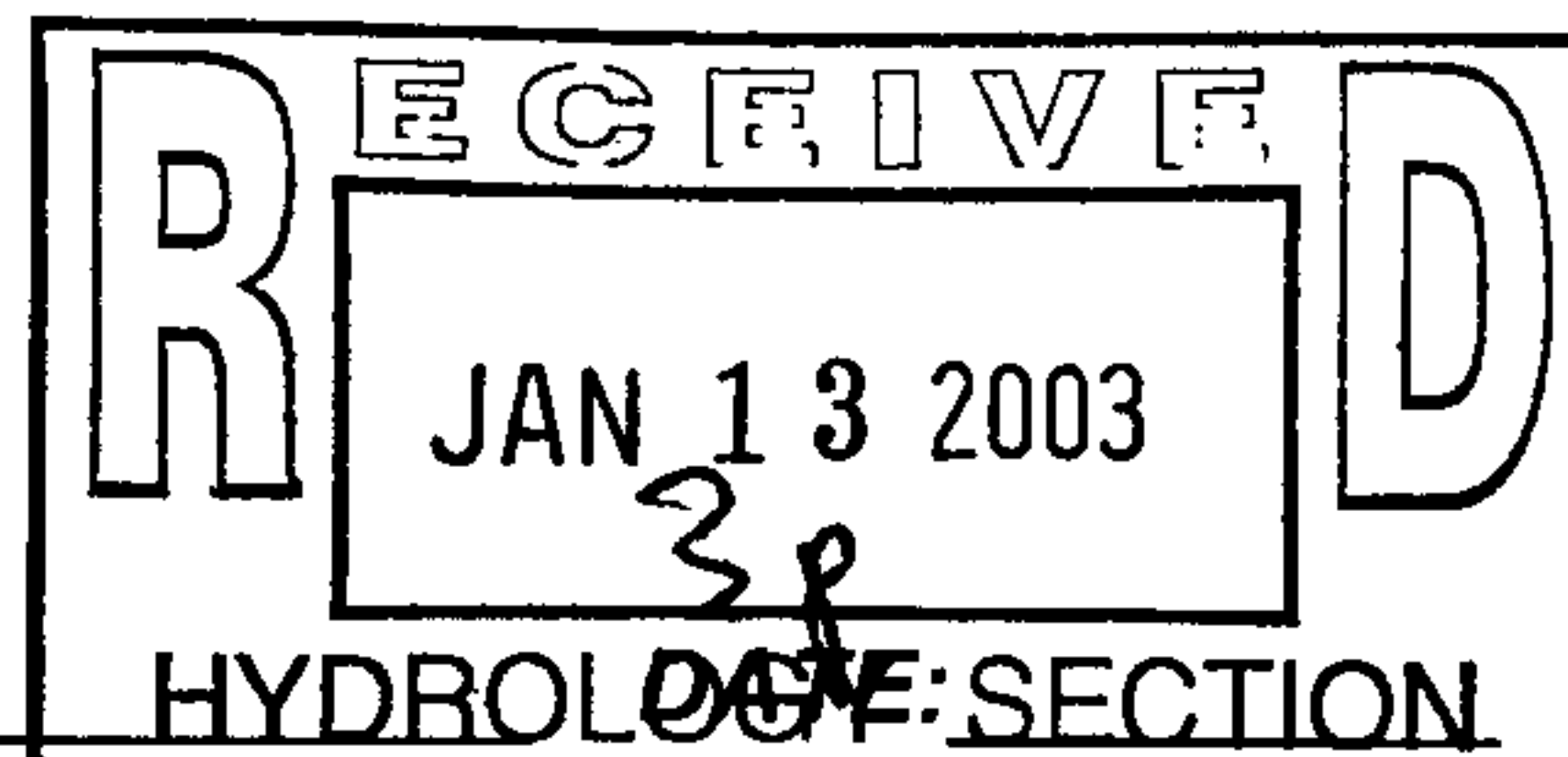
PICK UP
Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	REVISED INFRASTRUCTURE LIST

COMMENTS / INSTRUCTIONS

DRB-1002384 ITEM 5 DRB AGENDA FOR 1/15/03

REC'D BY: _____



TIME: _____

ENGINEERING ®

SPATIAL DATA ®

ADVANCED TECHNOLOGIES ®

Figure 12

INFRASTRUCTURE LIST

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

**RANCHO ENCANTADO SUBDIVISION
NORTE, SUR AND CONDOMINIUMS
PRELIMINARY PLAT**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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OFFSITE INFRASTRUCTURE REQUIREMENTS FOR COORS VILLAGE TRACT 1 AND 4

OFFSITE PUBLIC ROADWAY IMPROVEMENTS

36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	MILNE ROAD	ATRISCO DRIVE	COORS BOULEVARD
36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	QUAKER HEIGHTS PL	MILNE ROAD	WESTERN TRAIL
APPROX 12' EOP-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND AC 10' WIDE PEDESTRIAN TRAIL ON EAST SIDE ONLY	ATRISCO DRIVE	SOUTH PROPERTY LINE	WESTERN TRAIL

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OFFSITE PUBLIC STORM DRAIN IMPROVEMENTS

18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ATRISCO DRIVE	ATRISCO DRIVE LOW POINT	LADERA POND 16B
54"-72" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MILNE ROAD	ATRISCO DRIVE/ LADERA POND 16B	QUAKER HEIGHTS PLACE
18"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	QUAKER HEIGHTS PL	TRACT 4B EASEMENT	200' NORTH OF MILNE ROAD
6'	CONCRETE CHANNEL	LADERA POND 16B	MILNE ROAD SD OUTFALL	POND 16B OUTFALL @ WESTERN TRAIL

/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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OFFSITE PUBLIC WATERLINE IMPROVEMENTS

10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MILNE ROAD	ATRISCO DRIVE	QUAKER HEIGHTS PLACE
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MILNE ROAD	UNIT 4B EASEMENT	COORS BOULEVARD
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUAKER HEIGHTS PL	MILNE ROAD	WESTERN TRAIL

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OFFSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MILNE ROAD	200' WEST OF ATRISCO DRIVE	300' WEST OF COORS BOULEVARD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	QUAKER HEIGHTS PL	MILNE ROAD	300' SOUTH OF WESTERN TRAIL

/	/	/
/	/	/

COORS BOULEVARD PUBLIC ROADWAY IMPROVEMENTS

12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN	COORS BOULEVARD	ST JOSEPHS DRIVE	450 FEET SOUTH
12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN *REQUIRED ONLY IF NMSHTD DOES NOT APPROVE LEFT TURN FROM COORS TO MILNE	COORS BOULEVARD	WESTERN TRAIL	350 FEET SOUTH
12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN *NO IMPROVEMENTS REQUIRED IF NMSHTD APPROVES LEFT TURN FROM COORS TO MILNE	COORS BOULEVARD	WESTERN TRAIL	0 FEET SOUTH
12' WIDE	ARTERIAL PAVING W/ PCC CURB & GUTTER FOR DECELERATION LANE	COORS BOULEVARD	MILNE ROAD	150 FEET NORTH
12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN *SUBJECT TO NMSHTD APPROVAL	COORS BOULEVARD	MILNE ROAD	240 FEET SOUTH
6' WIDE	PCC SIDEWALK WEST SIDE ONLY	COORS BOULEVARD	SOUTH PROPERTY LINE	WESTERN TRAIL
	1/4 OF TRAFFIC SIGNALIZATION \$56,000	COORS BOULEVARD/ WESTERN TRAIL INTERSECTION		
	BUS BAY SHELTER	COORS BOULEVARD	SOUTH OF WESTERN TRAIL	

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SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

RANCHO ENCANTADO DEL NORTE

ONSITE PUBLIC ROADWAY IMPROVEMENTS

		50' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS CERROS ROAD	ATRISCO DRIVE	LOS VALLES DRIVE	/	/	/		
		48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS VALLES DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD	/	/	/		
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE* SIDEWALK CONNECTION TO WESTERN TRAIL	LOS VALLES DRIVE	LOS RISCOS ROAD	NORTH STUB TERMINUS	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS RISCOS ROAD	LOS VALLES DRIVE	LAS CRESTAS DRIVE	/	/	/		
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	LOS RISCOS ROAD	LAS CRESTAS DRIVE	EAST STUB TERMINUS	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE	LOS RITOS COURT	WEST CUL-DE-SAC	LAS CRESTAS DRIVE	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LAS CADENAS ROAD	LOS VALLES DRIVE	LAS CRESTAS DRIVE	/	/	/		
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	LAS CADENAS ROAD	WEST STUB TERMINUS	LOS VALLES DRIVE	/	/	/		
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	LAS CADENAS ROAD	LAS CRESTAS DRIVE	EAST STUB TERMINUS	/	/	/		
		6' WIDE	PCC SIDEWALK SOUTH SIDE ONLY	WESTERN TRAIL	ATRISCO DRIVE	TRACT 1 EAST BOUNDARY	/	/	/		
		* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON STUB STREETS							/	/	/
		STREET LIGHTS AS PER COA DPM							/	/	/

Sequence #

COA DRG
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS CERROS ROAD	LADERA POND 16B	LOS RITOS COURT
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS VALLES DRIVE	200' SOUTH OF LOS CERROS ROAD	150' NORTH OF LOS CERROS ROAD

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

/	/	/
/	/	/

ONSITE PUBLIC WATERLINE IMPROVEMENTS

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD
6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS VALLES DRIVE	LAS CADENAS ROAD	WESTERN TRAIL
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS RISCOS ROAD	LOS VALLES DRIVE	EAST STUB TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS RITOS COURT	LOS VALLES DRIVE	LAS CRESTAS DRIVE
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS CADENAS ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS

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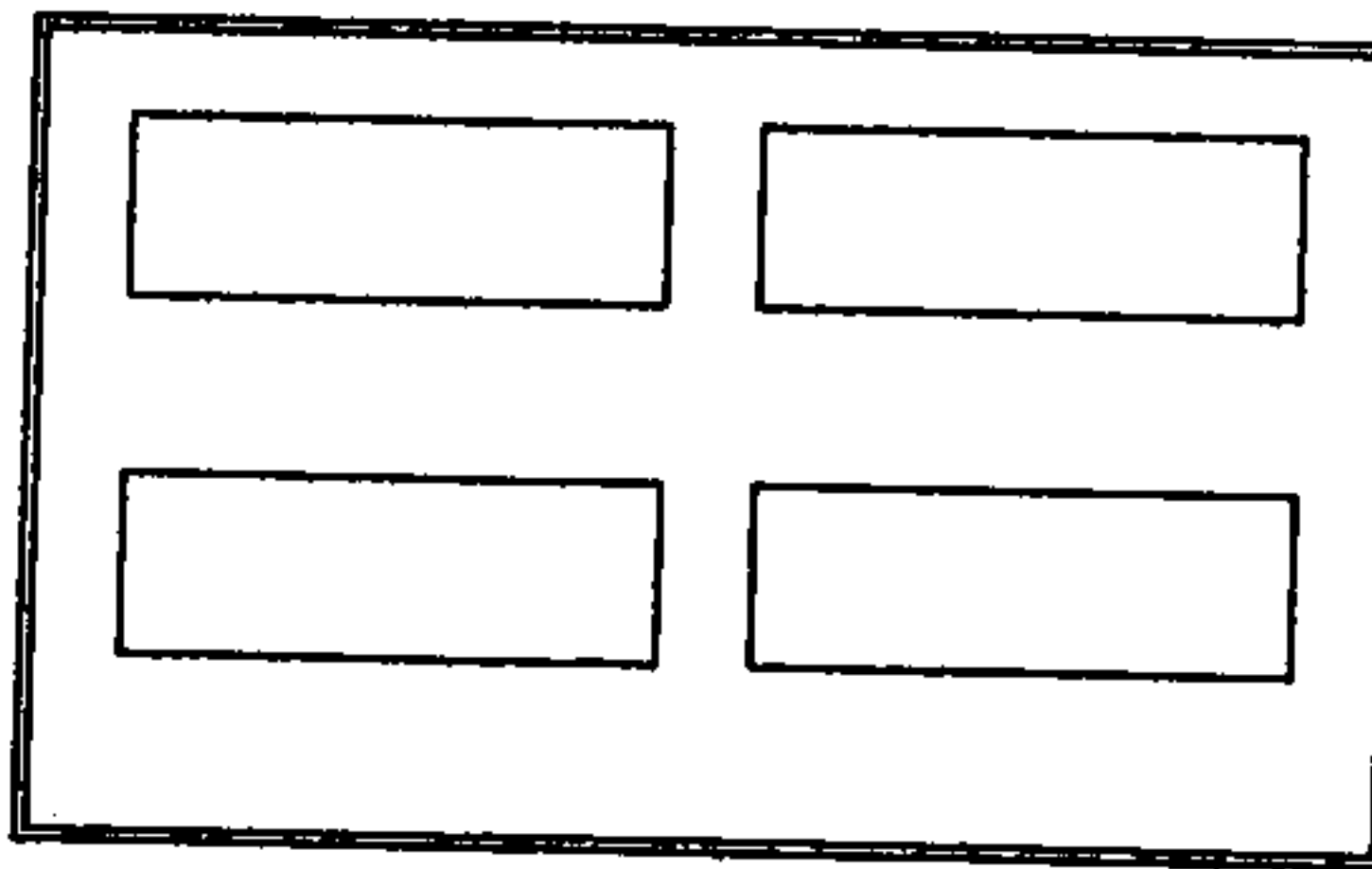
ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS VALLES DRIVE	LAS CADENAS DRIVE	NORTH STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS RISCOS ROAD	LOS VALLES DRIVE	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS RITOS COURT	LOS VALLES DRIVE	LAS CRESTAS DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS CADENAS ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS

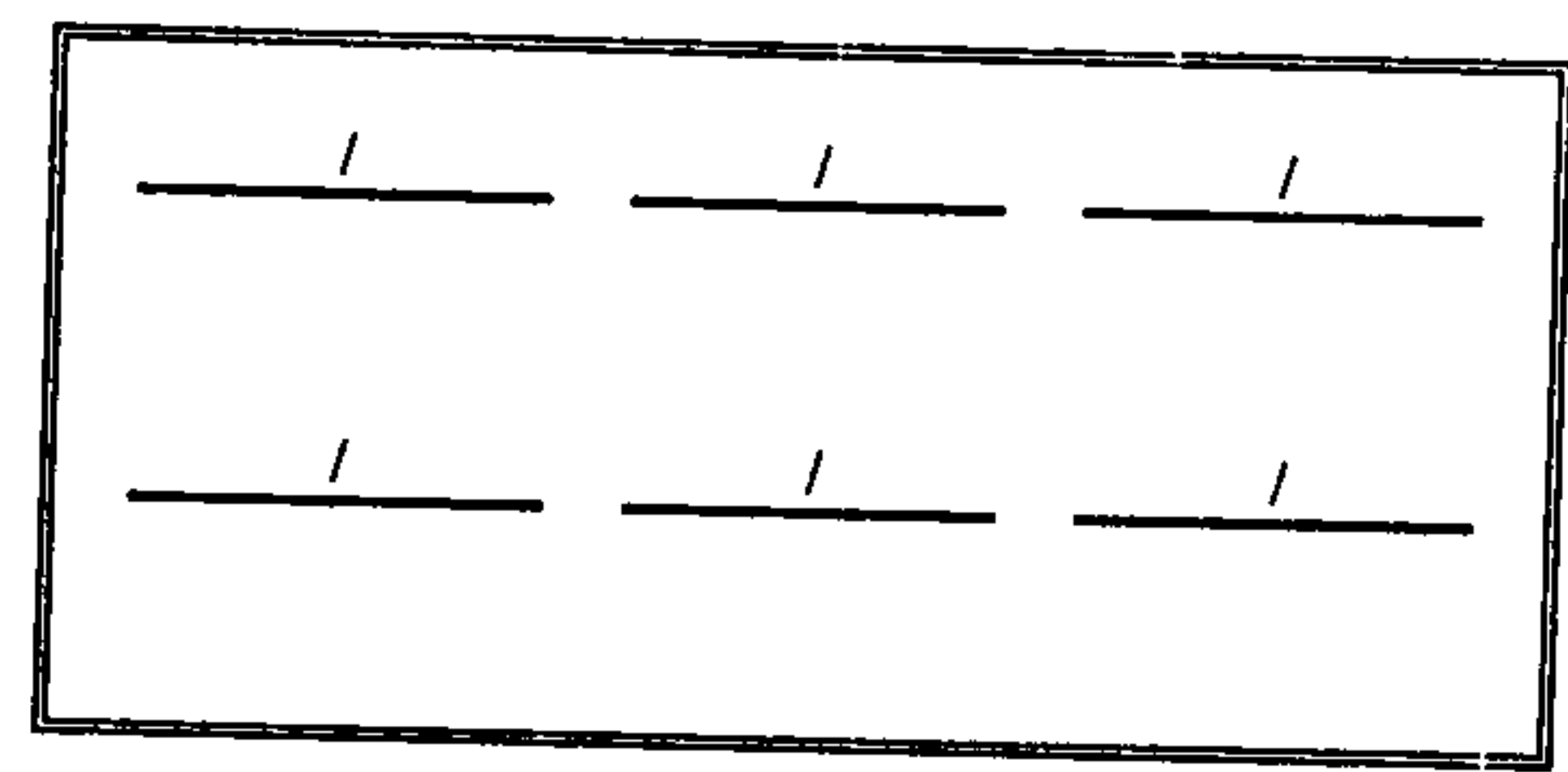
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RANCHO ENCANTADO CONDOMINIUMS (TRACT 4B)

ONSITE PUBLIC ROADWAY IMPROVEMENTS

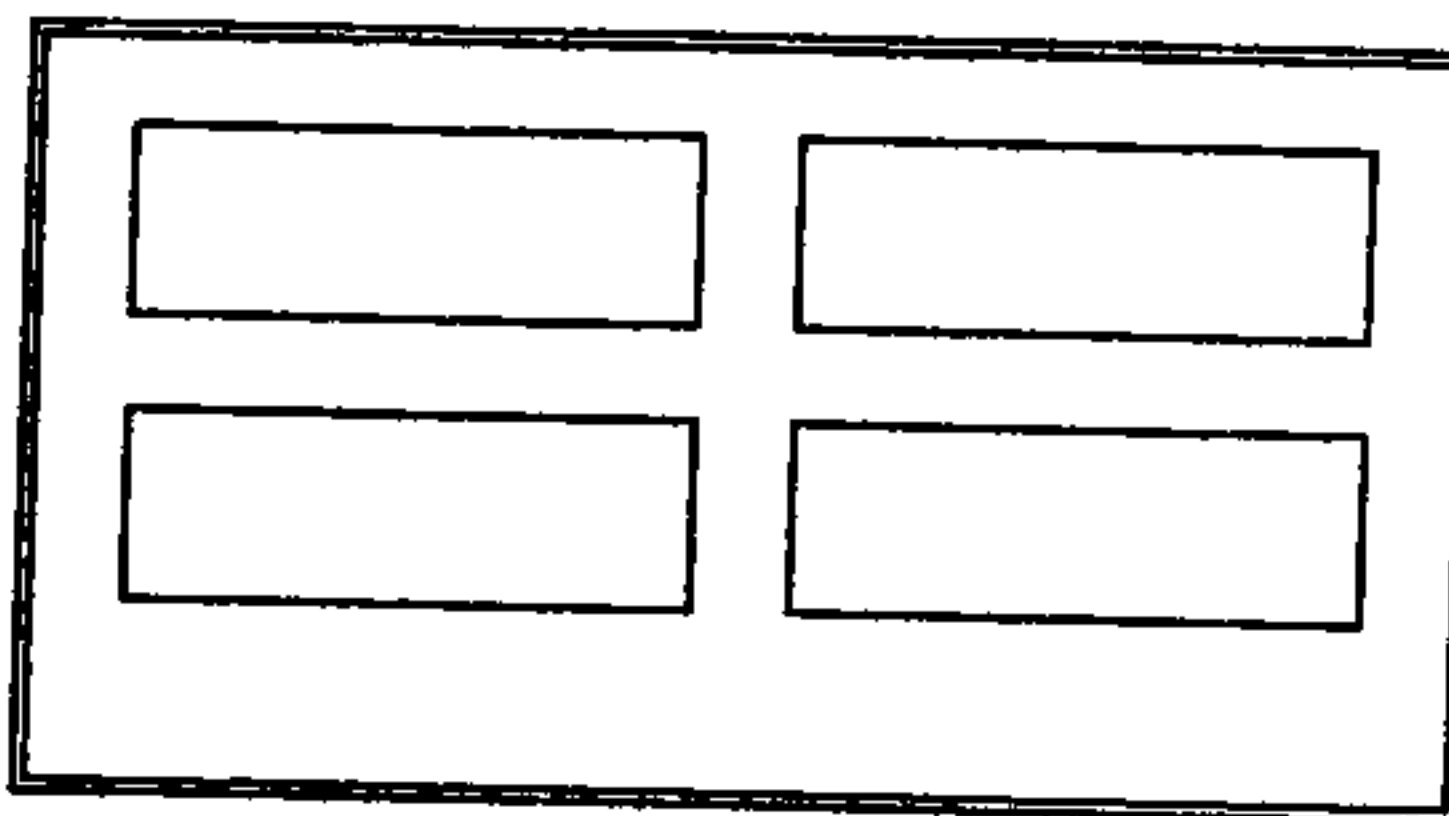


36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	QUAKER HEIGHTS PL	300' SOUTH OF MILNE ROAD	MILNE ROAD
36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES TO BE DEFERRED	QUAKER HEIGHTS PL	300' SOUTH OF MILNE ROAD	SOUTH PROPERTY LINE

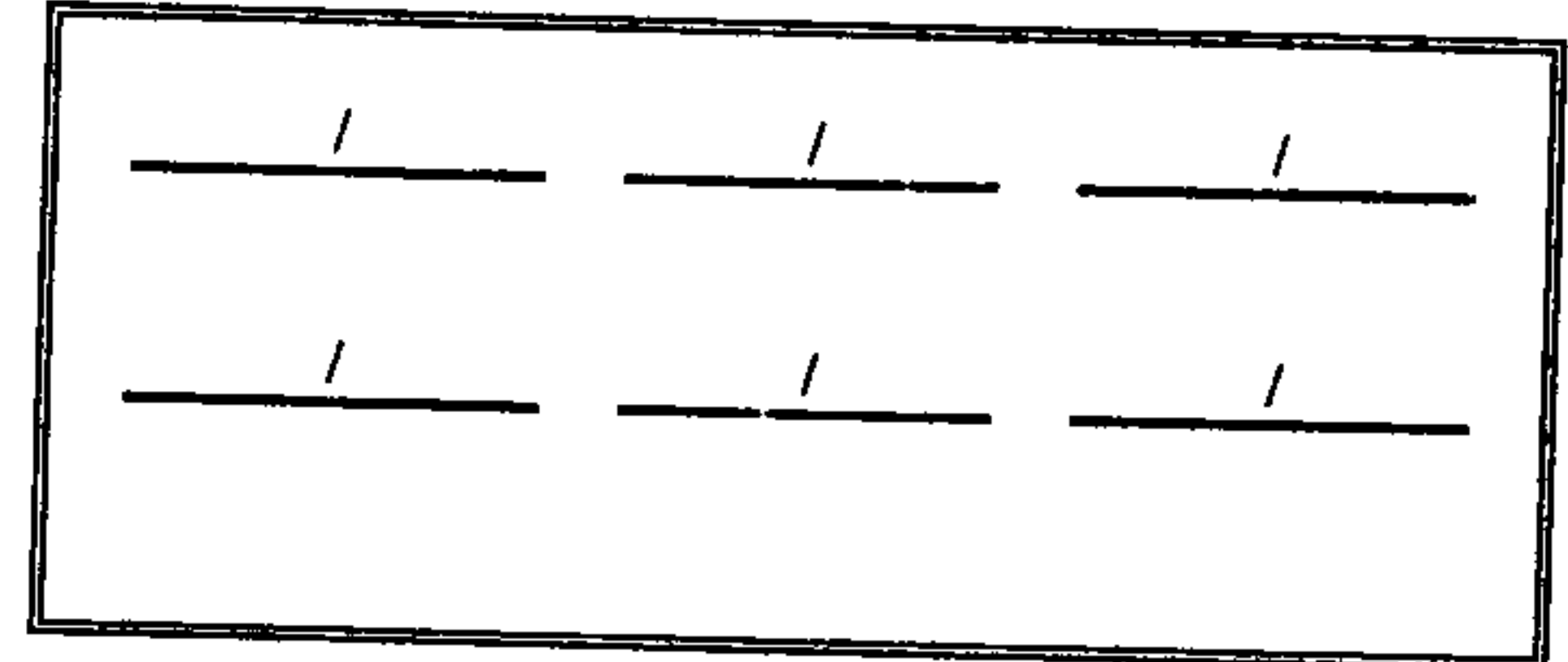


* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON STUB STREETS STREET LIGHTS AS PER COA DPM

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

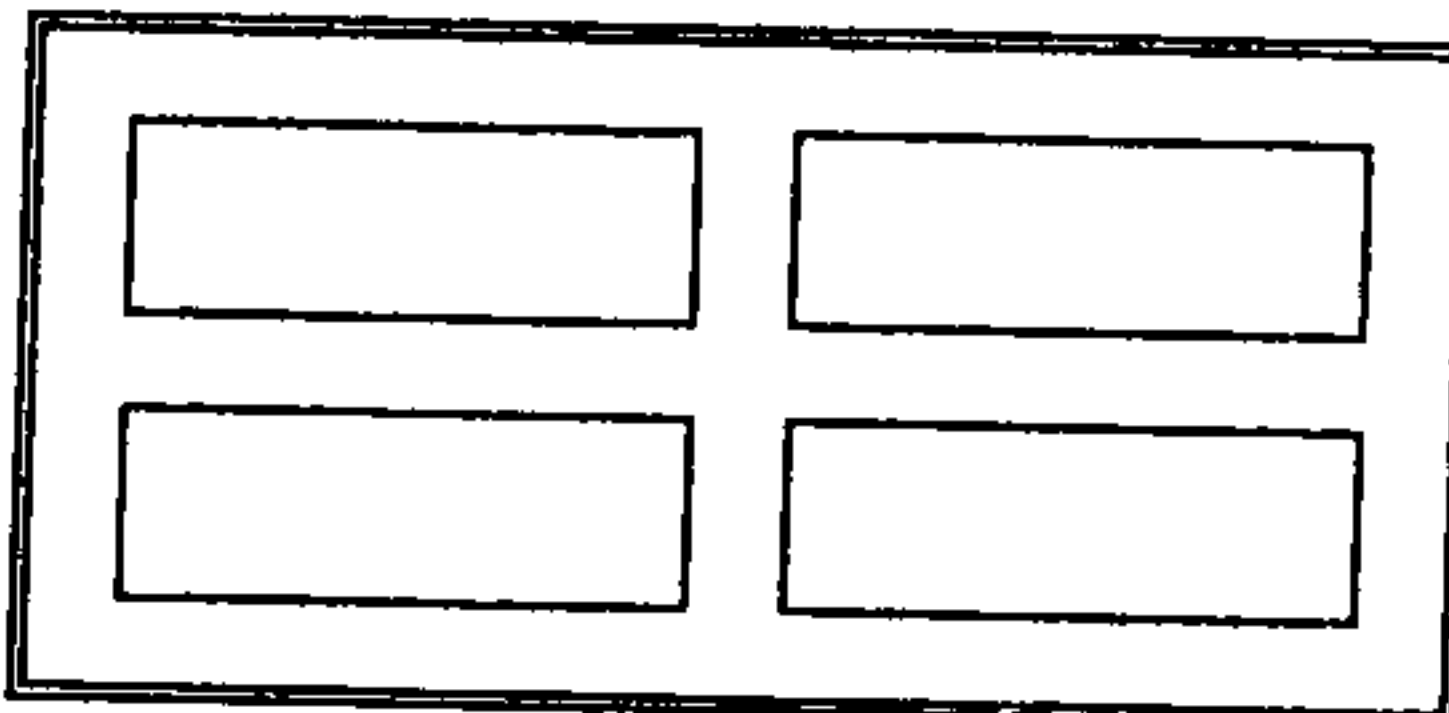


18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	QUAKER HEIGHTS PL	TRACT 4B EASEMENT	MILNE ROAD
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT 4B PUBLIC DRAINAGE EASEMENT	EAST END OF EASEMENT	QUAKER HEIGHTS PL

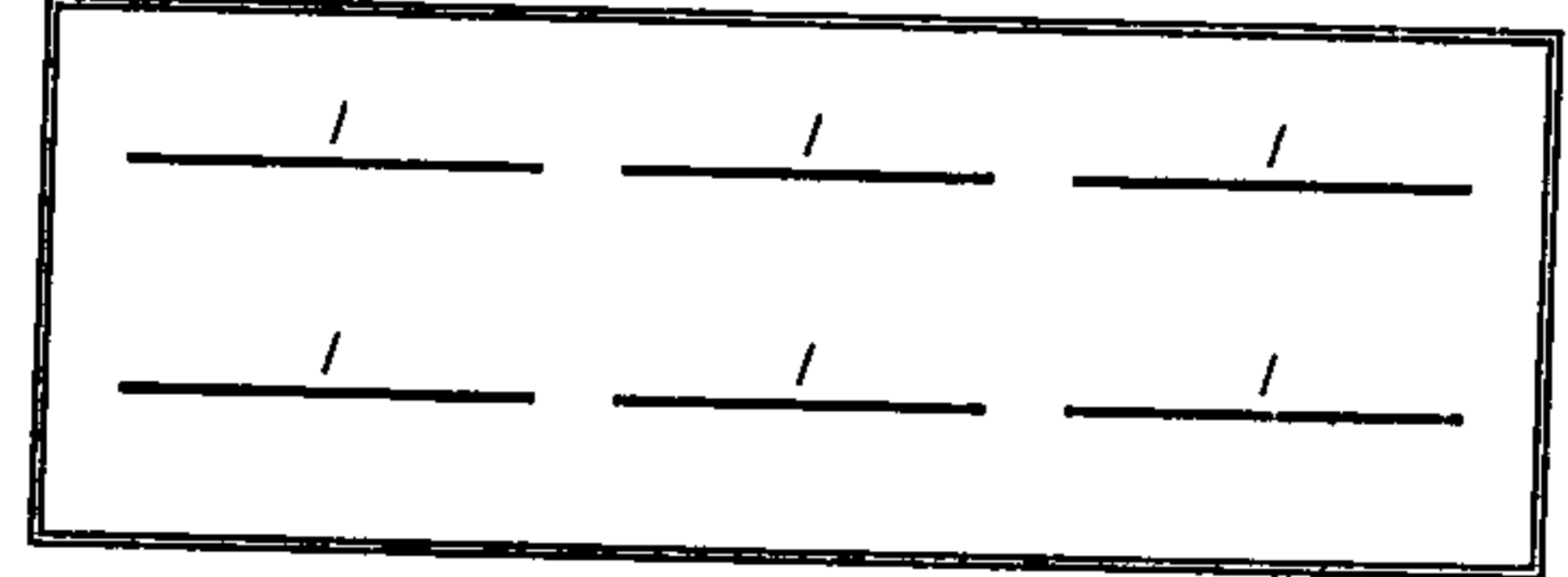


NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

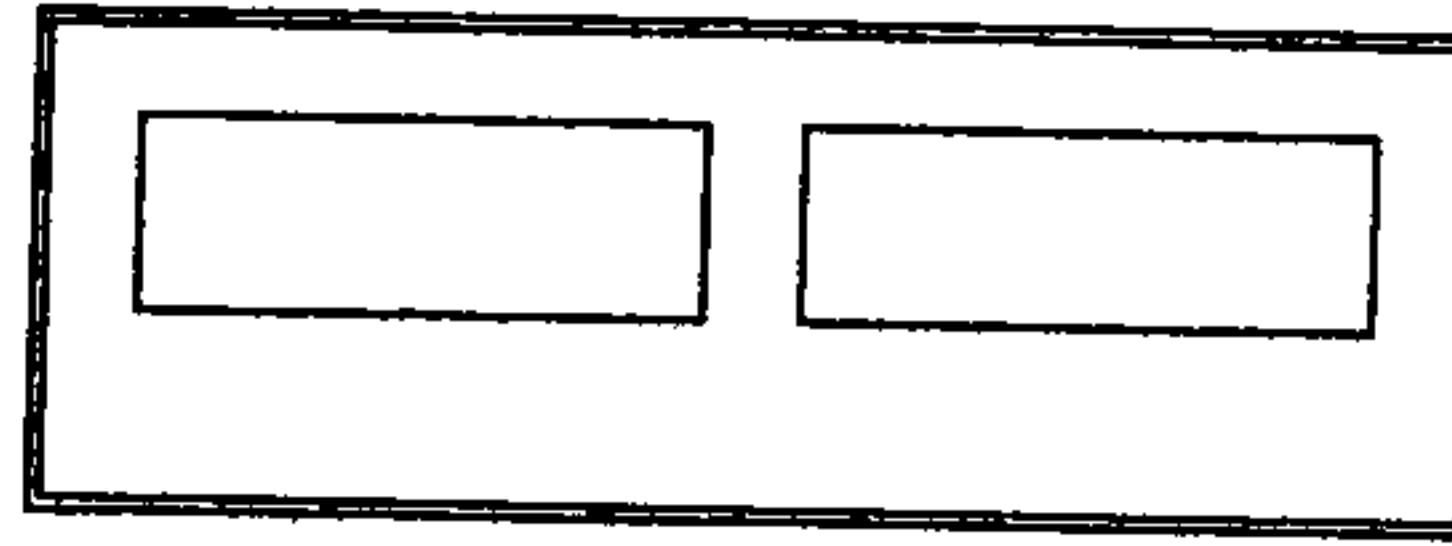
ONSITE PUBLIC WATERLINE IMPROVEMENTS



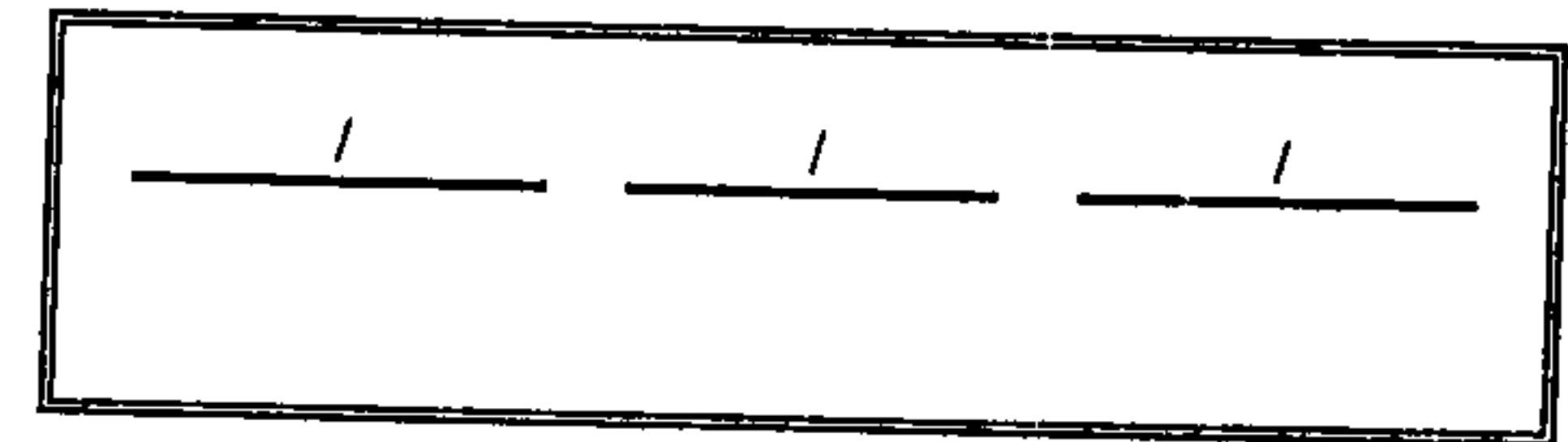
6-10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE ALEGRE WAY	QUAKER HEIGHTS PL	MILNE ROAD
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUAKER HEIGHTS PL	VALLE ALEGRE WAY	MILNE ROAD



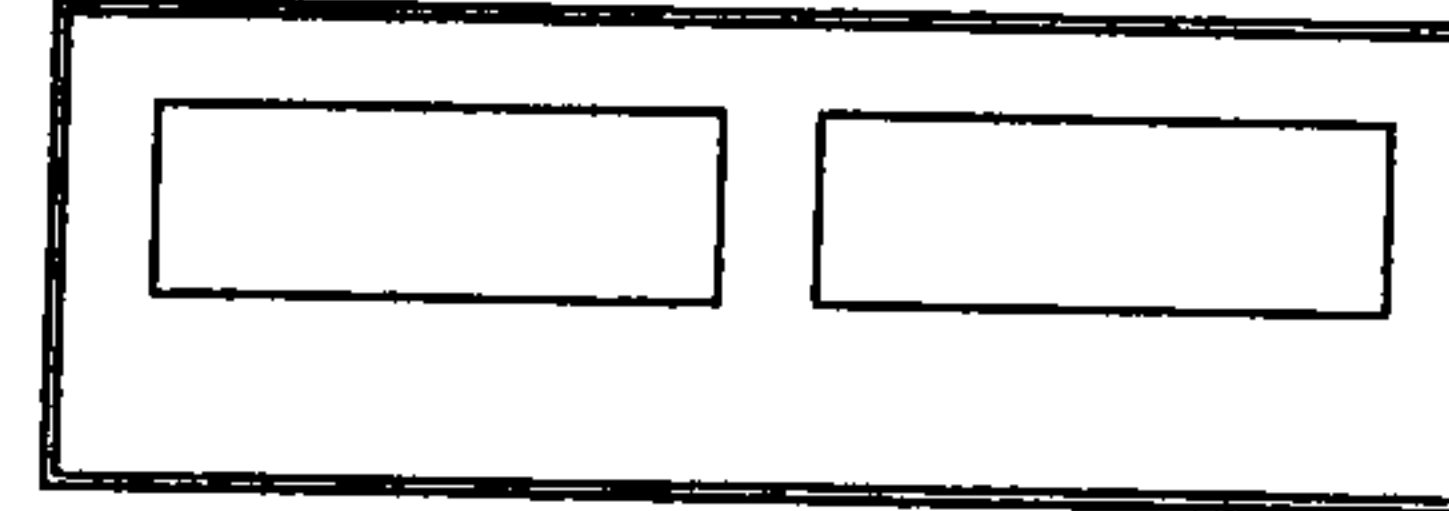
ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS



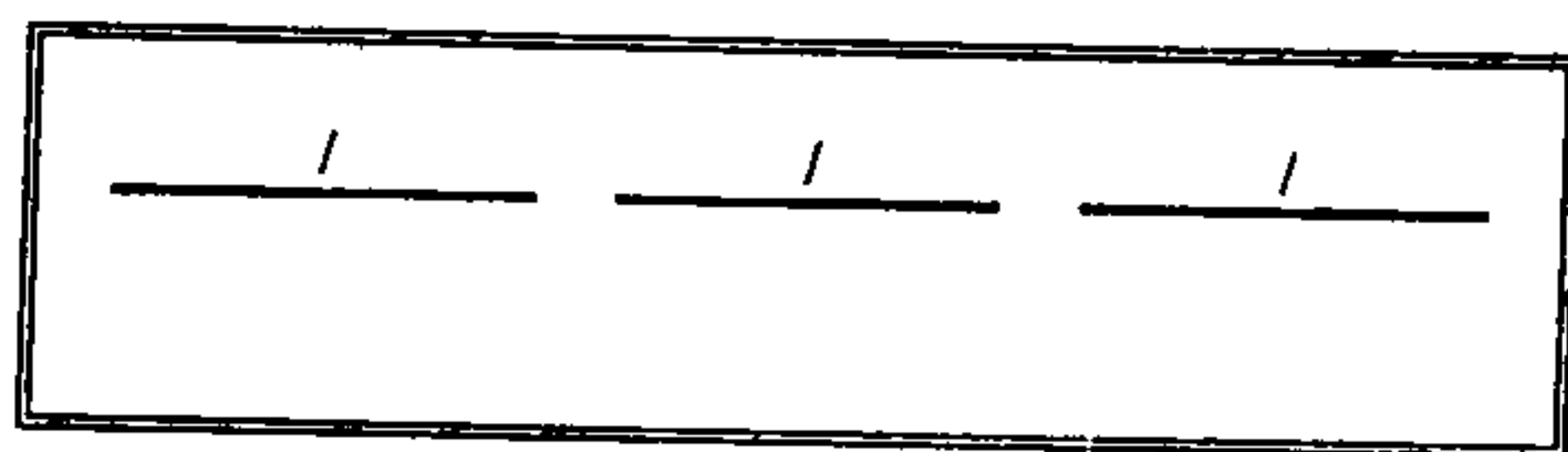
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE ALEGRE WAY	QUAKER HEIGHTS PL	EAST CUL-DE-SAC TERMINUS
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ONSITE PRIVATE ROADWAY IMPROVEMENTS



24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES* SIDEWALK CONNECTION TO MILNE/QUAKER HEIGHTS INTERSECTION	TRACT 4B PRIVATE ACCESS EASEMENT	EAST END OF EASEMENT	QUAKER HEIGHTS PL
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* SIDEWALKS TO BE DEFERRED.

Sequence #

COA DRG
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

RANCHO ENCANTADO DEL SUR

ONSITE PUBLIC ROADWAY IMPROVEMENTS

48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA VIENTO ROAD	MESA DURA DRIVE	MESA RINCON DRIVE
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON NORTH SIDE ONLY*	MESA VIENTO ROAD	WEST STUB TERMINUS	MESA DURA DRIVE
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON NORTH SIDE ONLY*	MESA VIENTO ROAD	MESA RINCON DRIVE	EAST STUB TERMINUS
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA DURA DRIVE	MESA SOMBRA ROAD	MESA VIENTO ROAD
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON WEST SIDE ONLY*	MESA DURA DRIVE	SOUTH STUB TERMINUS	MESA SOMBRA ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA SOMBRA ROAD	MESA DURA DRIVE	EAST CUL-DE-SAC TERMINUS
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA RINCON	MESA VIENTO ROAD	MESA SOMBRA ROAD

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* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON STUB STREETS STREET LIGHTS AS PER COA DPM

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA VIENTO ROAD	MESA AZUL DRIVE	EAST STUB TERMINUS
18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA RINCON DRIVE	MESA VIENTO ROAD	200' NORTH OF MESA SOMBRA ROAD

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NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC WATERLINE IMPROVEMENTS

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUAKER HEIGHTS PL	TRACT 4 SOUTH BOUNDARY	VALLE ALEGRE WAY
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA VIENTO ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA DURA DRIVE	SOUTH STUB TERMINUS	MESA VIENTO ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA SOMBRA ROAD	MESA DURA DRIVE	QUAKER HEIGHTS PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA RINCON DRIVE	MESA VIENTO ROAD	MESA SOMBRA ROAD

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ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA VIENTO ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DURA DRIVE	SOUTH STUB TERMINUS	MESA VIENTO ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA SOMBRA ROAD	MESA DURA DRIVE	CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA RINCON DRIVE	MESA VIENTO ROAD	MESA SOMBRA ROAD

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CLIENT/COURIER TRANSMITTAL

To: SHERAN MATSON
PLANNING
PLAZA DEL SOL
LOBBY - WEST

Requested By: SCOTT STEFFEN/MLS

Date: January 6, 2003

Time Due: This A.M. This P.M.
 Rush By Tomorrow

Job Name: RANCHO ENCANTADO SUBDIVISION NORTE, SU
CONDOMINIUMS

Job No.:

DELIVERY VIA

Courier Federal Express
 Mail UPS
 Other _____


PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1 SET	REVISED INFRASTRUCTURE LIST
2	1	REVISED PRELIMINARY PLAT

COMMENTS / INSTRUCTIONS # 11

DRB-1002384 TO BE HEARD ON JANUARY 8,

REC'D BY:  DATE: _____ TIME: _____

RECEIVED
JAN 06 2003
HYDROLOGY SECTION

ENGINEERING
SPATIAL

Figure 12

INFRASTRUCTURE LIST

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

RANCHO ENCANTADO SUBDIVISION
NORTE, SUR AND CONDOMINIUMS
PRELIMINARY PLAT

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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OFFSITE INFRASTRUCTURE REQUIREMENTS FOR COORS VILLAGE TRACT 1 AND 4

OFFSITE PUBLIC ROADWAY IMPROVEMENTS

36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	MILNE ROAD	ATRISCO DRIVE	COORS BOULEVARD
36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	QUAKER HEIGHTS PL	MILNE ROAD	WESTERN TRAIL
24' EOP-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND AC 10' WIDE PEDESTRIAN TRAIL ON EAST SIDE ONLY	ATRISCO DRIVE	SOUTH PROPERTY LINE	WESTERN TRAIL
	TRAFFIC CIRCLE	MILNE ROAD/QUAKER HEIGHTS PLACE INTERSECTION		

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OFFSITE PUBLIC STORM DRAIN IMPROVEMENTS

18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ATRISCO DRIVE	ATRISCO DRIVE LOW POINT	LADERA POND 16B
54"-72" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MILNE ROAD	ATRISCO DRIVE/ LADERA POND 16B	QUAKER HEIGHTS PLACE
18"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	QUAKER HEIGHTS PL	TRACT 4B EASEMENT	200' NORTH OF MILNE ROAD
6'	CONCRETE CHANNEL	LADERA POND 16B	MILNE ROAD SD OUTFALL	POND 16B OUTFALL @ WESTERN TRAIL

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
OFFSITE PUBLIC WATERLINE IMPROVEMENTS									
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MILNE ROAD	ATRISCO DRIVE	QUAKER HEIGHTS PLACE	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MILNE ROAD	UNIT 4B EASEMENT	COORS BOULEVARD	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUAKER HEIGHTS PL	MILNE ROAD	WESTERN TRAIL	/	/	/

OFFSITE PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MILNE ROAD	200' WEST OF ATRISCO DRIVE	300' WEST OF COORS BOULEVARD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	QUAKER HEIGHTS PL	MILNE ROAD	300' SOUTH OF WESTERN TRAIL	/	/	/

COORS BOULEVARD PUBLIC ROADWAY IMPROVEMENTS									
		12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN	COORS BOULEVARD	ST JOSEPHS DRIVE	800 FEET SOUTH	/	/	/
		12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN	COORS BOULEVARD	WESTERN TRAIL	300 FEET SOUTH	/	/	/
		12' WIDE	ARTERIAL PAVING W/ PCC CURB & GUTTER FOR DECELERATION LAND	COORS BOULEVARD	MILNE ROAD	150 FEET NORTH	/	/	/
		12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN	COORS BOULEVARD	MILNE ROAD	150 SOUTH	/	/	/
		6' WIDE	PCC SIDEWALK WEST SIDE ONLY	COORS BOULEVARD	SOUTH PROPERTY LINE	WESTERN TRAIL	/	/	/
		12' WIDE	ARTERIAL PAVING W/ PCC CURB & GUTTER FOR DECELERATION LAND	WESTERN TRAIL	COORS BOULEVARD	100 FEET WEST	/	/	/
			1/4 OF TRAFFIC SIGNALIZATION \$56,000	COORS BOULEVARD/ WESTERN TRAIL INTERSECTION			/	/	/
			BUS BAY SHELTER	COORS BOULEVARD	SOUTH OF WESTERN TRAIL		/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

RANCHO ENCANTADO DEL NORTE

ONSITE PUBLIC ROADWAY IMPROVEMENTS

		50' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS CERROS ROAD	ATRISCO DRIVE	LOS VALLES DRIVE	/	/	/		
		48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS VALLES DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD	/	/	/		
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE*	LOS VALLES DRIVE	LOS RISCOS ROAD	NORTH STUB TERMINUS	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS RISCOS ROAD	LOS VALLES DRIVE	LAS CRESTAS DRIVE	/	/	/		
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	LOS RISCOS ROAD	LAS CRESTAS DRIVE	EAST STUB TERMINUS	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LOS RITOS COURT	WEST CUL-DE-SAC	LAS CRESTAS DRIVE	/	/	/		
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LAS CADENAS ROAD	LOS VALLES DRIVE	LAS CRESTAS DRIVE	/	/	/		
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	LAS CADENAS ROAD	WEST STUB TERMINUS	LOS VALLES DRIVE	/	/	/		
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	LAS CADENAS ROAD	LAS CRESTAS DRIVE	EAST STUB TERMINUS	/	/	/		
		* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON STUB STREETS							/	/	/
		STREET LIGHTS AS PER COA DPM									

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS CERROS ROAD	LADERA POND 16B	LOS RITOS COURT
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS VALLES DRIVE	200' SOUTH OF LOS CERROS ROAD	150' NORTH OF LOS CERROS ROAD

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NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

ONSITE PUBLIC WATERLINE IMPROVEMENTS

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD
6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS VALLES DRIVE	LAS CADENAS ROAD	WESTERN TRAIL
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS RISCOS ROAD	LOS VALLES DRIVE	EAST STUB TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS RITOS COURT	LOS VALLES DRIVE	LAS CRESTAS DRIVE
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS CADENAS ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS

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ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

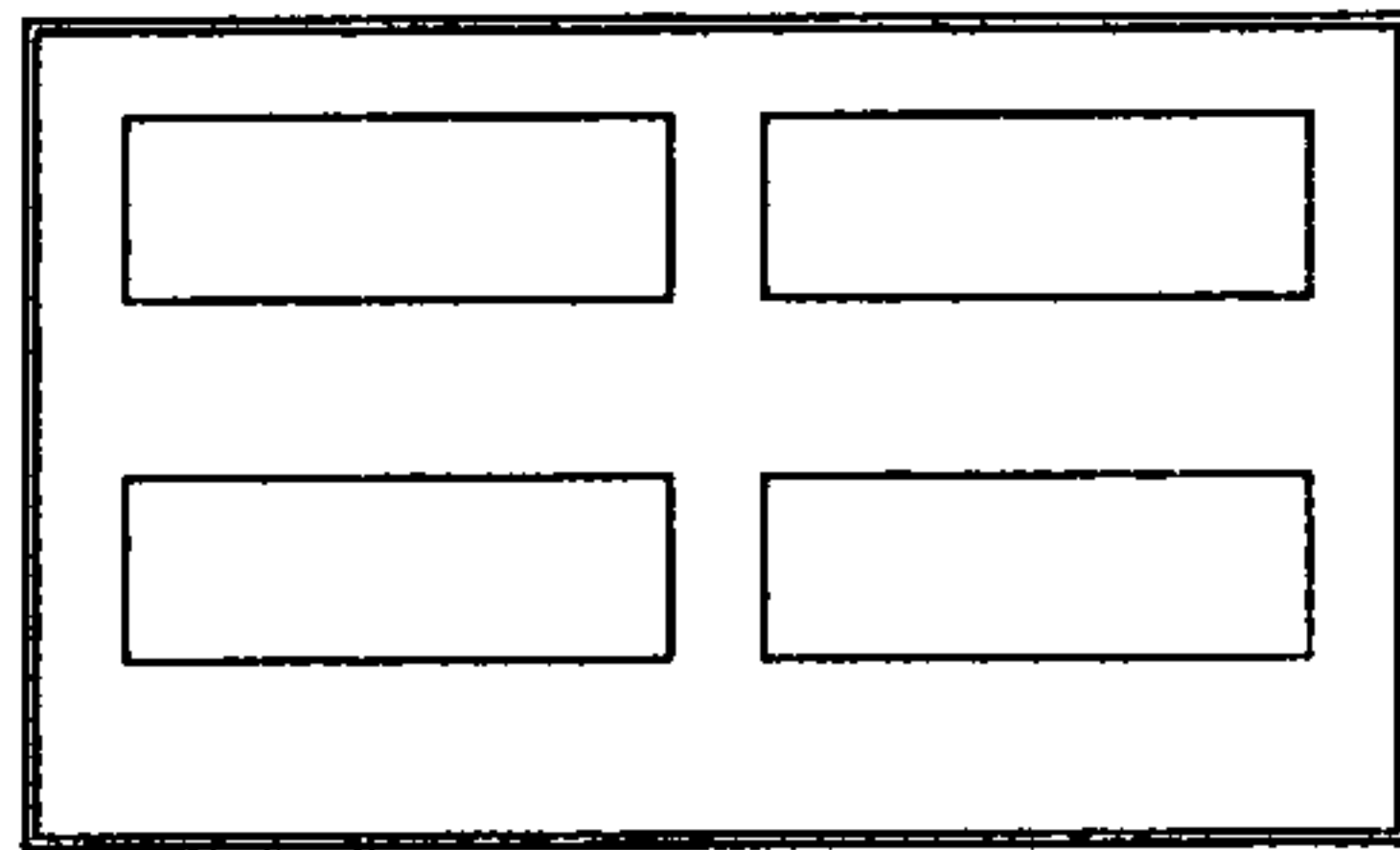
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS VALLES DRIVE	LAS CADENAS DRIVE	NORTH STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS RISCOS ROAD	LOS VALLES DRIVE	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS RITOS COURT	LOS VALLES DRIVE	LAS CRESTAS DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS CADENAS ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS

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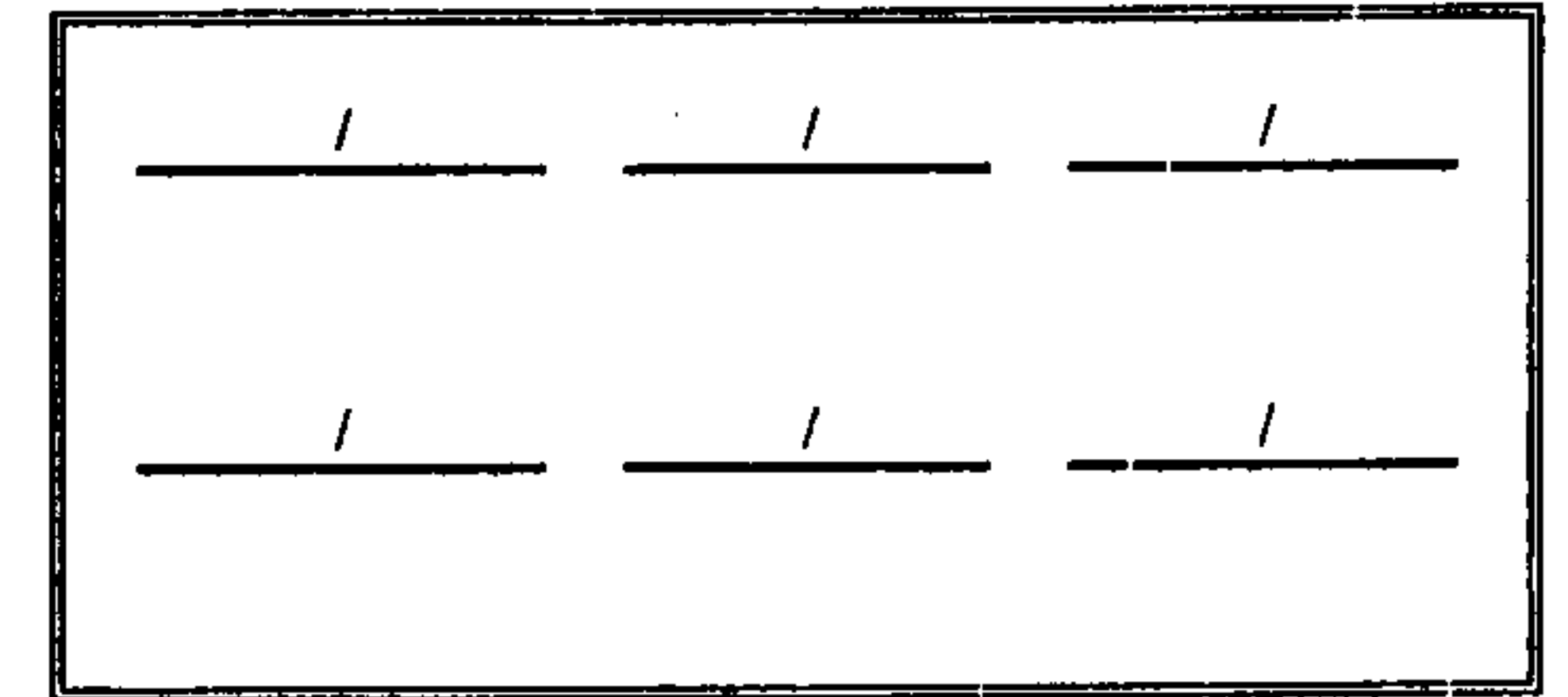
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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RANCHO ENCANTADO CONDOMINIUMS (TRACT 4B)

ONSITE PUBLIC ROADWAY IMPROVEMENTS

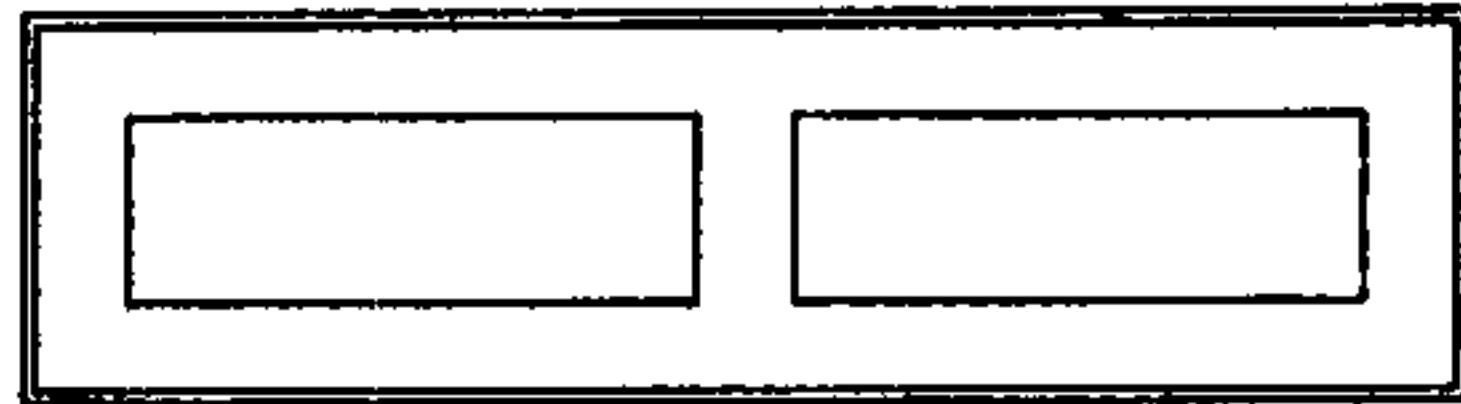


36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	QUAKER HEIGHTS PL	300' SOUTH OF MILNE ROAD	MILNE ROAD
36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES TO BE DEFERRED	QUAKER HEIGHTS PL	300' SOUTH OF MILNE ROAD	SOUTH PROPERTY LINE

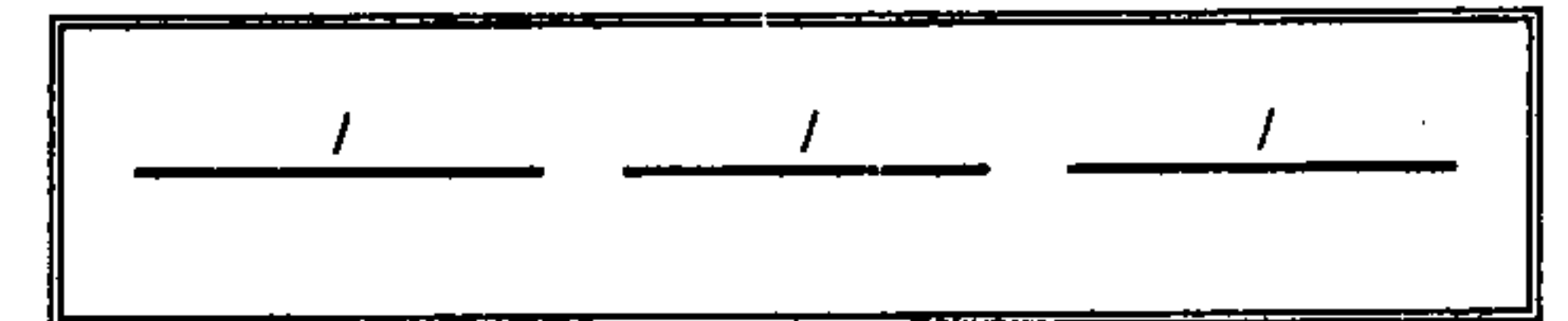


* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON STUB STREETS STREET LIGHTS AS PER COA DPM

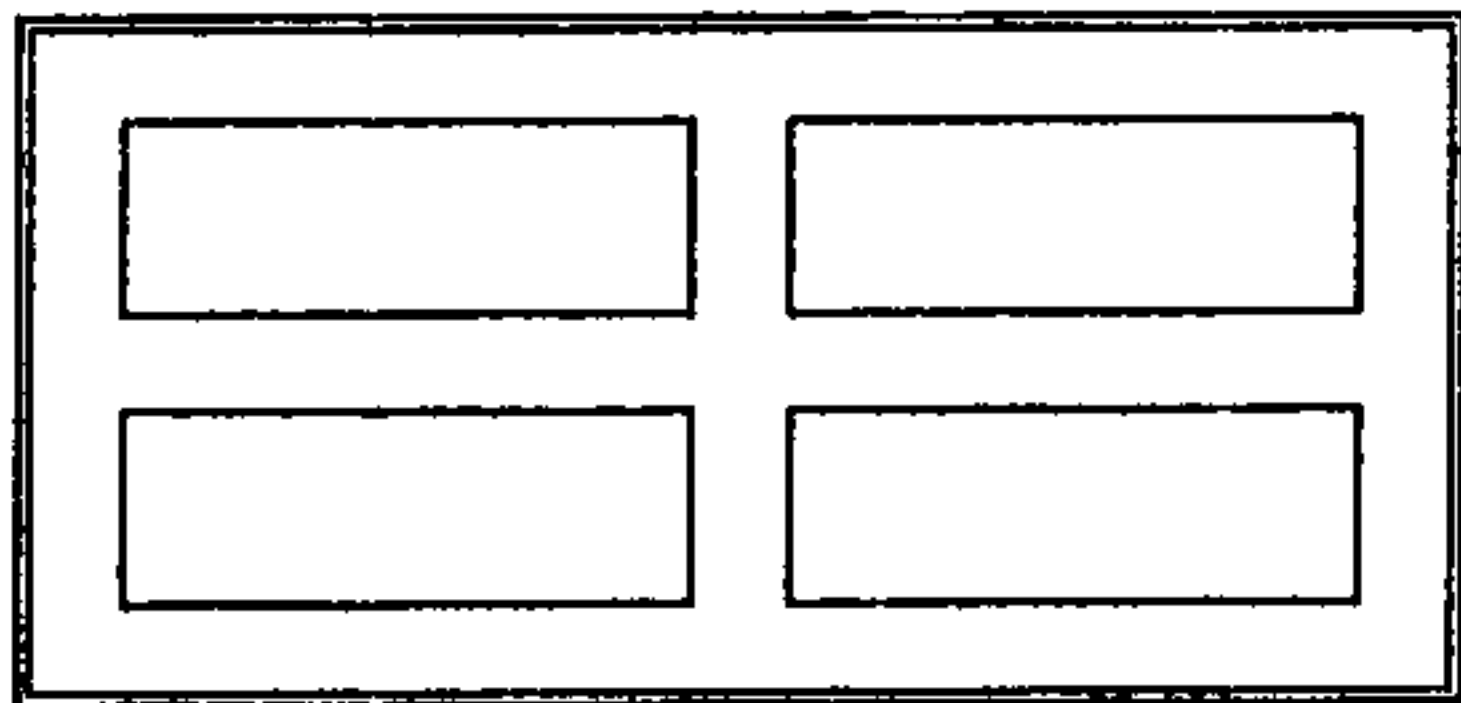
ONSITE PUBLIC STORM DRAIN IMPROVEMENTS



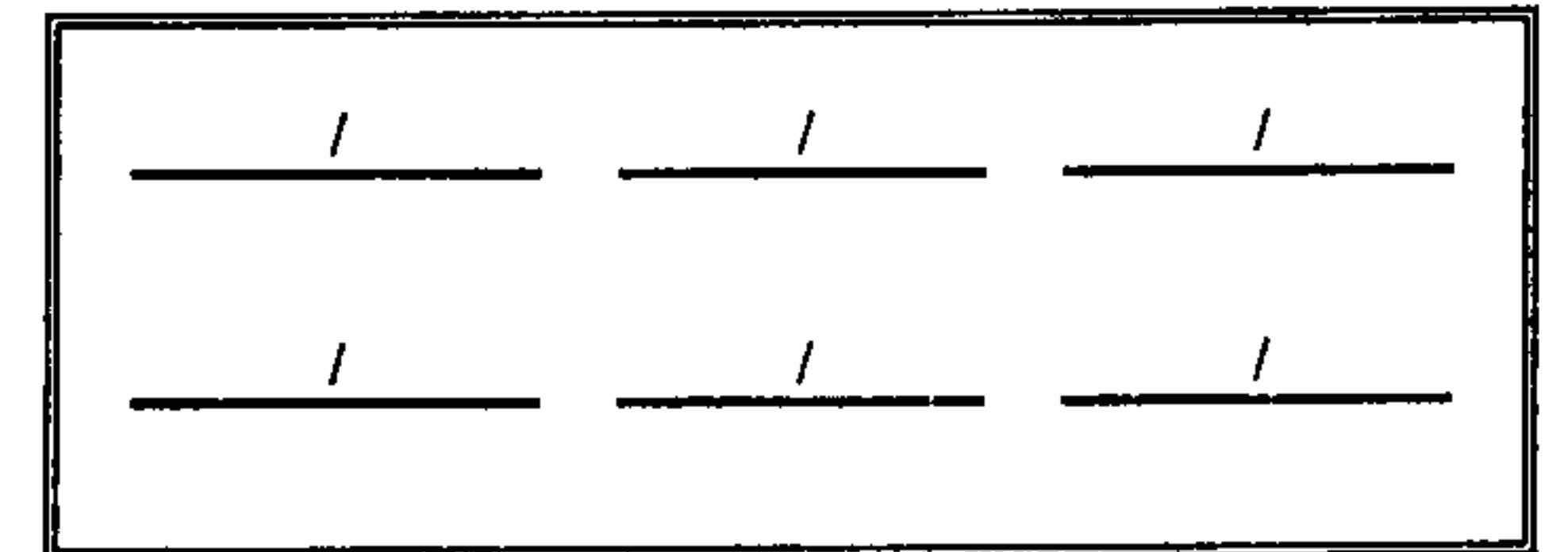
18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	QUAKER HEIGHTS PL	TRACT 4B EASEMENT	MILNE ROAD
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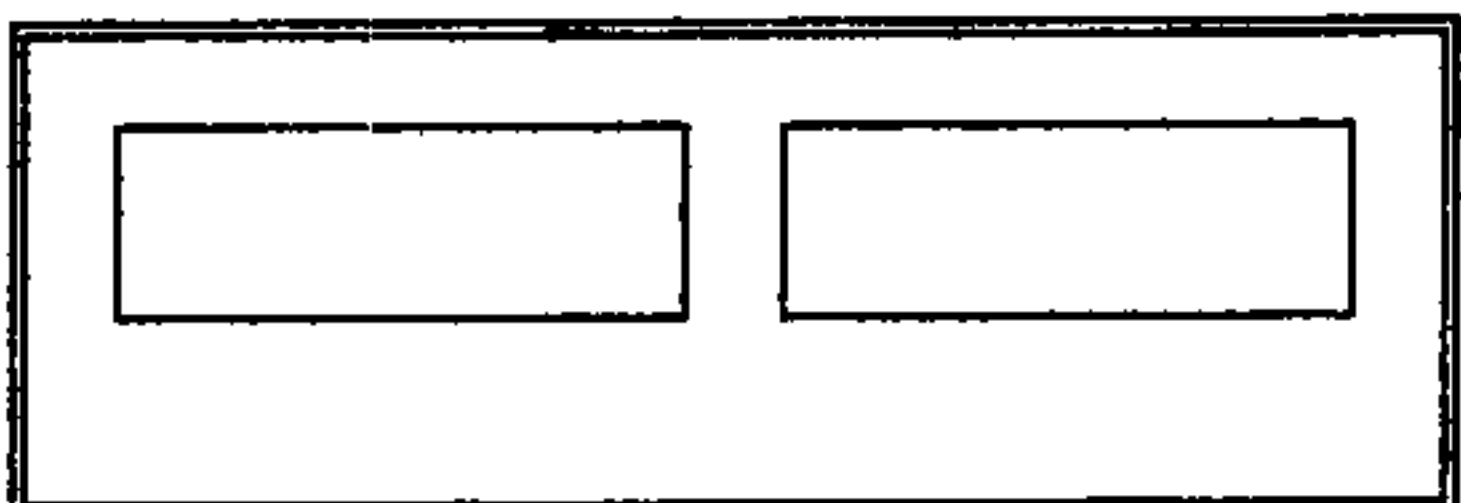
ONSITE PUBLIC WATERLINE IMPROVEMENTS



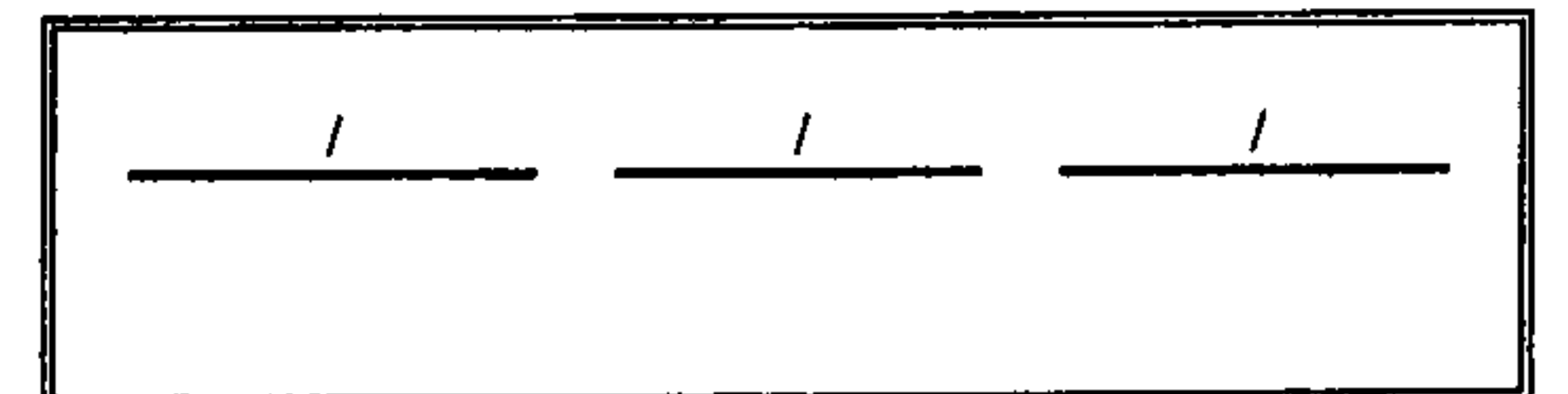
6-10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VALLE ALEGRE WAY	QUAKER HEIGHTS PL	MILNE ROAD
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUAKER HEIGHTS PL	VALLE ALEGRE WAY	MILNE ROAD



ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS



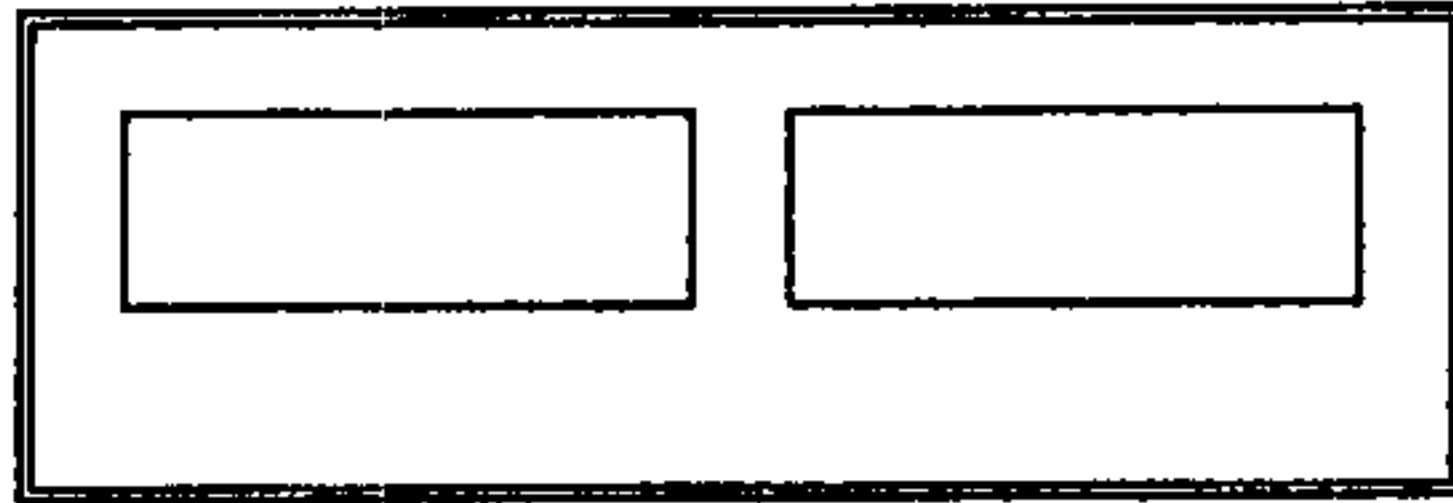
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VALLE ALEGRE WAY	QUAKER HEIGHTS PL	EAST CUL-DE-SAC TERMINUS
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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RANCHO ENCANTADO CONDOMINIUMS (TRACT 4B)

ONSITE PRIVATE ROADWAY IMPROVEMENTS



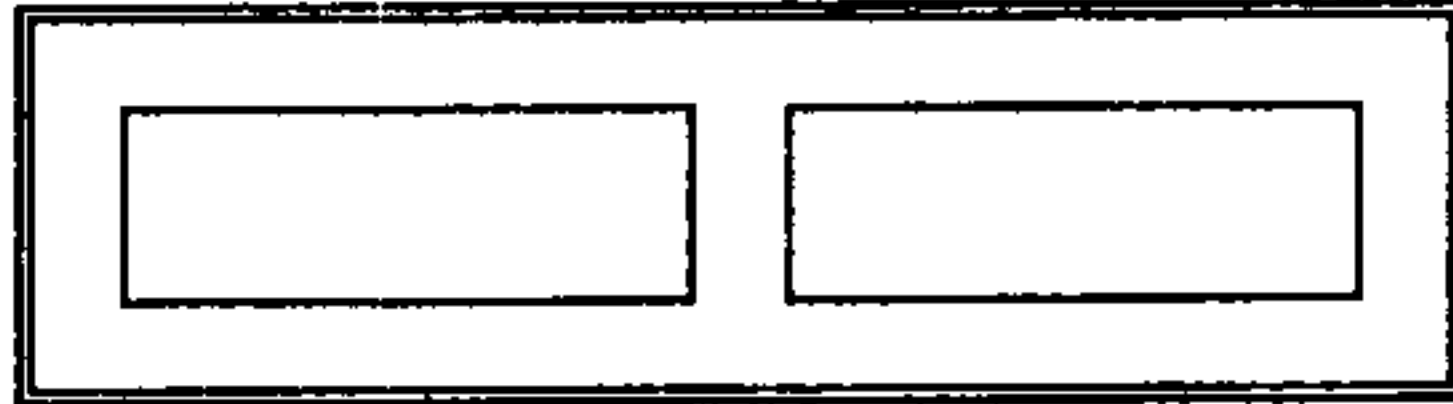
24' F-F
 RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*
 * SIDEWALKS TO BE DEFERRED.

TRACT 4B PRIVATE ACCESS EASEMENT
 EAST END OF EASEMENT

QUAKER HEIGHTS PL

_____ / _____	_____ / _____	_____ / _____
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ONSITE PRIVATE STORM DRAIN IMPROVEMENTS



18"-30" DIA
 RCP W/ NEC. MH'S, LATERALS & INLETS

TRACT 4B PRIVATE DRAINAGE EASEMENT
 EAST END OF EASEMENT

QUAKER HEIGHTS PL

_____ / _____	_____ / _____	_____ / _____
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NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

RANCHO ENCANTADO DEL SUR

ONSITE PUBLIC ROADWAY IMPROVEMENTS

48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA VIENTO ROAD	MESA DURA DRIVE	MESA RINCON DRIVE
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON NORTH SIDE ONLY*	MESA VIENTO ROAD	WEST STUB TERMINUS	MESA DURA DRIVE
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON NORTH SIDE ONLY*	MESA VIENTO ROAD	MESA RINCON DRIVE	EAST STUB TERMINUS
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA DURA DRIVE	MESA SOMBRA ROAD	MESA VIENTO ROAD
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON WEST SIDE ONLY*	MESA DURA DRIVE	SOUTH STUB TERMINUS	MESA SOMBRA ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA SOMBRA ROAD	MESA DURA DRIVE	EAST CUL-DE-SAC TERMINUS
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE 4' SIDEWALK ON BOTH SIDES*	MESA RINCON	MESA VIENTO ROAD	MESA SOMBRA ROAD

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* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON STUB STREETS STREET LIGHTS AS PER COA DPM

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA VIENTO ROAD	MESA AZUL DRIVE	EAST STUB TERMINUS
18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA RINCON DRIVE	MESA VIENTO ROAD	200' NORTH OF MESA SOMBRA ROAD

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/	/	/
/	/	/

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC WATERLINE IMPROVEMENTS

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUAKER HEIGHTS PL	TRACT 4 SOUTH BOUNDARY	VALLE ALEGRE WAY
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA VIENTO ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA DURA DRIVE	SOUTH STUB TERMINUS	MESA VIENTO ROAD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA SOMBRA ROAD	MESA DURA DRIVE	QUAKER HEIGHTS PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESA RINCON DRIVE	MESA VIENTO ROAD	MESA SOMBRA ROAD

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ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA VIENTO ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DURA DRIVE	SOUTH STUB TERMINUS	MESA VIENTO ROAD
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA SOMBRA ROAD	MESA DURA DRIVE	CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA RINCON DRIVE	MESA VIENTO ROAD	MESA SOMBRA ROAD

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SCOTT STEFFEN 01/06/03
 PREPARED BY: PRINT NAME DATE DRB CHAIR DATE PARKS & RECREATION DEPARTMENT DATE

BOHANNAN HUSTON INC.
 FIRM: TRANSPORTATION DEVELOPMENT DATE AMAFCA DATE

Scott Steffen
 SIGNATURE DATE 1/6/03

UTILITY DEVELOPMENT DATE CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

[Empty box for maximum time allow to construct improvements]

NEW MEXICO UTILITIES INC. DATE DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



"Scott Steffen"
<ssteffen@bhinc.com>

01/14/03 01:19 PM

To: <smatson@cabq.gov>

cc: "RPBohannan/DRHorton" <rpbohannan@drhorton.com>

Subject: Rancho Encantado Preliminary Plat DRB#1002384 (Agenda item 5)

Sheran,

Just wanted to follow up with you to make sure that you received a copy of the revised infrastructure list dated January 13, 2003. The infrastructure list has been updated based on a meeting with Richard Dourte on January 10, 2003 to address the off-site transportation mitigation. In reviewing Planning's comments that were distributed for the January 8, 2003 DRB hearing, it appears that we have addressed your concerns in regards to the preliminary plat and infrastructure list. It is my understanding that you were to get together with Consensus Planning and Juanita Vigil to discuss Planning's comments regarding the site plans.

We are hoping to receive approval of the preliminary plat and infrastructure list at tomorrow's DRB hearing. Approval is critical to our client's time line for closing on the property. Therefore, let me know if you have not received the infrastructure list so that we can get it to you as soon as possible. Also, if there are any of your comments that we have not adequately addressed or if you have any additional comments that need to be addressed so that you will be ready to approve the preliminary plat at tomorrow's DRB hearing please let me know.

Scott Steffen

Bohannan Huston, Inc.

(505) 823-1000

(505) 798-7988 fax

99-343
10000-02

December 13, 2002

Mr. Roger Green, Interim Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Project #1001624 / 02EPC-01170

Dear Roger:

The purpose of this letter is to provide documentation with regard to how each of the EPC conditions has been met with regard to the proposed Site Plan for Subdivision for Coors Village Center, located at the southwest corner of Coors Boulevard NW and Western Trail NW. The Official Notification of Decision is attached.

**Coors Village Center
Site Plan for Subdivision
EPC Conditions:**

Condition 1: The submittal of this site plan to the DRB shall meet all EPC conditions. 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.

This letter is intended to meet this condition.

Condition 2: The applicant shall re-plat tract 4 to create 3 separate tracts (Tract 4-A, 4-B & 4-C) and a roadway.

The replat for Tract 4 is being submitted simultaneously with this application. Tract 4A as shown on the site plan will actually be the 50 lots of Rancho Encantado del Sur, public roadways, and 8 homeowner association tracts. When Glen Haiken, COA Surveyor, reviewed the preliminary plat, he said that the Park and Condominiums should be Tracts 4-A and 4-B, respectively, instead of Tracts 4-B and 4-C as previously shown on the site plan.

Condition 3: The submittal shall remove gates to the entrances of the residential development to remain consistent with Policy 4.6 of the *West Side Strategic Plan*.

The gates have been removed from the Rancho Encantado Norte and Rancho Encantado Sur single family developments. The gates on the condominium project on Tract 4-B remain in accordance with the approval of the Site Plan for Building Permit for that project.

Condition 4: The applicant shall satisfy the conditions of approval from Transportation Development to include:

- a) All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for. The required TIS mitigation measures, per Transportation Development Staff, must be guaranteed prior to DRB signature of this site development plan for subdivision.
- b) If the uses and site plan are approved, utility plans will require modifications to meet design standards. In general, better and/or more looping corridors will be required. Corridors must be at least 20 feet wide, located on a single lot, and free of landscaping or other encroachments. An adequate corridor through the condominium development would require relocated building pads, and changes to the landscape plan. All the grading plans say 'the site generally slopes from east to west.' But that's contradicted by the applicants' topo information. Contours show the site is essentially flat with a low spot at the southwest corner indicating problems for gravity sewer service. Regrading the site to drain west may create conflicts between storm and sanitary sewer designs. In some cases redundant parallel sanitary collectors may be required on either side of storm drains. Given sanitary problems all on-site utilities within the Condominium project may have to be private. Water and sanitary sewer availability statements must be requested and completed prior to DRB actions.

Agreed on a). b) A grading and drainage plan has been prepared and submitted to City Hydrology Development. The drainage plan is consistent with the approved "Coors Village Drainage Master Plan". The grade of the condominium site will be raised to allow gravity sanitary sewer and storm drain service to the west. The sanitary sewer and storm drains have been designed to a level such that any conflicts that do occur between the two can be addressed during the preparation of construction plans and through the DRC process. At this time it is expected that redundant parallel sanitary collectors will not be required on either side of the storm drain. Finally, the current sanitary sewer and water design for the proposed Condominium site shows that they meet COA design criteria. Therefore, sanitary sewer and water within the Condominium project will be public.

Condition 5: A notation on the Design Guidelines of the submittal under "Landscape" shall include a notation that coniferous trees will be alternated with deciduous trees along the 10' landscape easement on Western Trail.

Language to this effect has been added to the revised design guidelines, Section J. Landscaping (see Sheet 6) of this site plan.

Condition 6: The applicant shall specify the building heights for Tracts 2 & 3 with assurances that the heights will be consistent with the *Comprehensive City Zoning Code* and the *Coors Corridor Sector Development Plan*.

Language to this effect has been added to the revised design guidelines, Architectural Expression – Building Form Opportunities (see Sheet 5) of this site plan.

Condition 7: The applicant shall specify how chimneys on residential development will be measured.

Language to this effect has been added to the revised design guidelines, Section I. Building Height (see Sheet 6) of this site plan.

Condition 8: The design guidelines portion of the submittal shall contain language regarding signs indicating that the subdivision signage for this development will be consistent with Section 14-16-3-5(C) of the *Comprehensive City Zoning Code*.

Language indicating that signage on this site will be consistent with Section 14-16-3-5(C) of the Comprehensive City Zoning Code has been included, as shown in the revised design guidelines (Sheet 5, Signage and Graphics) of this site plan.

Condition 9: According to the *University of Albuquerque Sector Development Plan*, the applicant shall have Site Development Plan for Building Permits approved by the Development Review Board (DRB) for single-family development.

The note from the Sector Development Plan has been added to the Site Plan sheet (see Sheet 1). Site Development Plan for Rancho Encantado Norte and Rancho Encantado Sur (single-family developments) are being submitted simultaneously with this application.

Condition 10: The applicant shall coordinate with Traffic Operations to provide safe pedestrian access from this site to the neighboring elementary school.

Language to this effect has been added to the Site Plan sheet (see Sheet 1).

Condition 11: All perimeter walls shall be installed and paid for by the developer and constructed of brown split-face or fluted CMU block which faces the public right-of-way.

Language to this effect has been added to the revised design guidelines, Section M(1.) Subdivision Walls (see Sheet 6) of this site plan.

Condition 12: Each lot or home shall have a storage area for residential automated carts such that the cart will not be visible from the street.

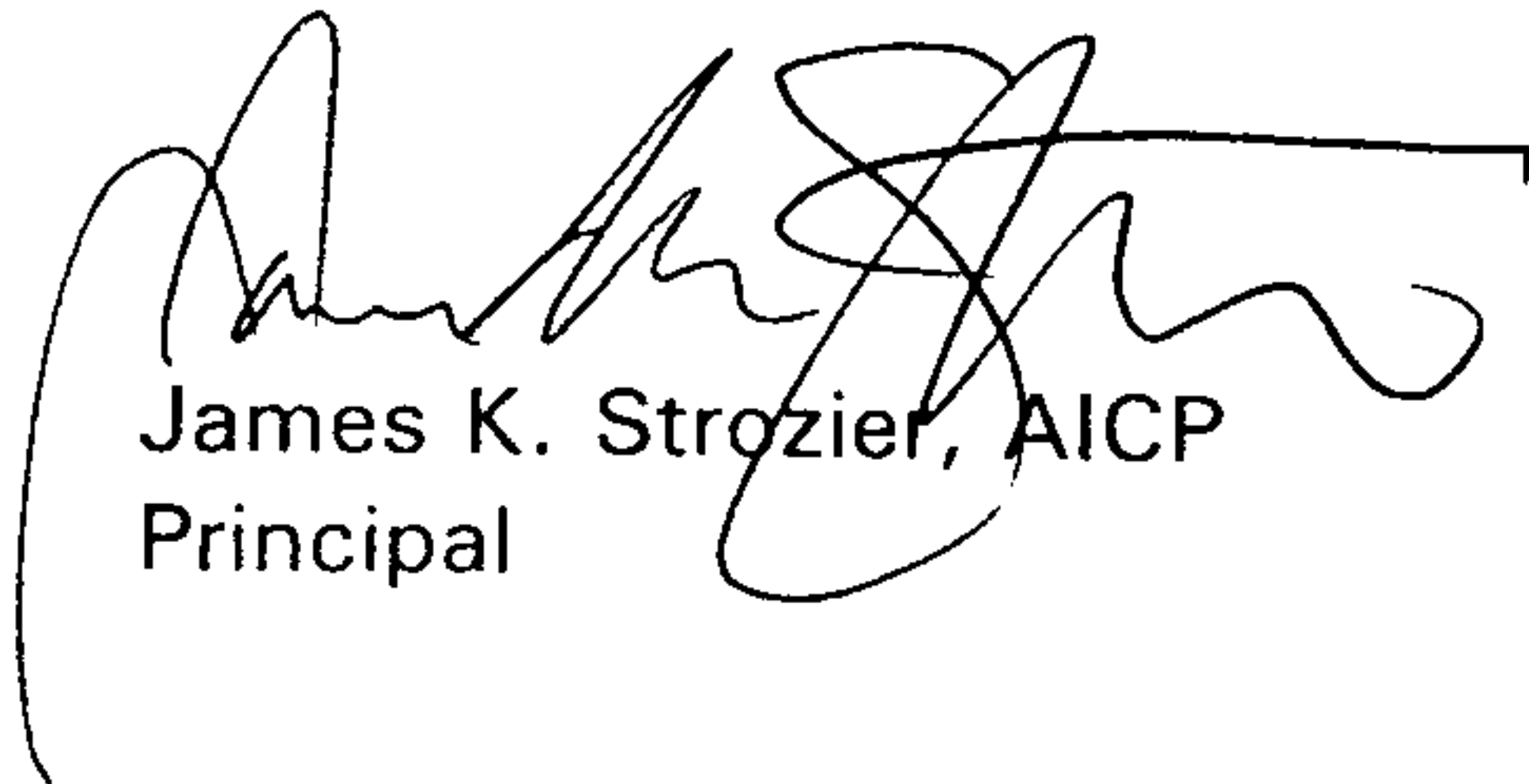
Language to this effect has been added to the revised design guidelines, Section N. Solid Waste (see Sheet 6) of this site plan.

Condition 13: The perimeter wall shall be constructed as early as possible in the construction process.

Language to this effect has been added to the revised design guidelines, Section M(1.) Subdivision Walls (see Sheet 6) of this site plan.

Based upon the revisions to meet the conditions of approval by the Environmental Planning Commission, we respectfully request that the Development Review Board approve our request for amendment to the Coors Village Center Site Plan for Subdivision.

Sincerely,



James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannon/DR Horton Homes
Scott Steffen/Bohannon Huston