DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 14, 2004
MEMBERS:

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

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

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

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

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

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

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

1. **Project # 1000060**
   03DRB-02115 Major-Two Year SIA

   MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) C & D1B, GATEWAY SUBDIVSION, zoned SU-2 / C-3, located on LOMAS NE, between WOODWARD NE and I-25 (J-15)
   THE TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **Project # 1000922**
   03DRB-01953 Major-Preliminary Plat Approval
   03-DRB-01954 Minor-Temp Defer SDWK

   WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, LA CUENTISTA SUBDIVISION, zoned, R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] (C-10)
   WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. CONDITIONS OF FINAL PLAT: (1) FINALIZATION OF STREET MAINTENANCE CONTRIBUTION AND OFF SITE TRANSPORTATION MITIGATION. (2) KIMMICK EASEMENTS TO BE FINALIZED AND RECORDED PRIOR TO FINAL PLAT. (3) ORIENTATION OF LOTS 1 AND 2, BLOCK 7, TO BE CORRECTED PER TRAFFIC DISTRIBUTION MAP.

3. **Project # 1001396**
03DRB-02116 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A-3A, ALTA TIERRA DEL NORTE, UNIT 1, zoned R-1 residential zone, located on CALLE MONTANA NE, between VISTA DEL NORTE DRIVE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 02DRB-00682, 02DRB-01871, 01DRB-01645, 03DRB-00428, 03DRB-00525] (D-16)
THE TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.

4. Item 4 was moved to 9B.

5. **Project # 1001901**
03DRB-02097 Major-Vacation of Public Easements
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02174 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3 VACATION PUBLIC EASEMENTS, VERANDA STREET PROPERTIES, zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 AND THE GRADING PLAN ENGINEER STAMP DATED 12-24-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

6. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat
03DRB-02009 Major-Vacation of Public Easements
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, CHAMISA RIDGE UNIT 1, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DRIVE NW and CONEFLOWER DRIVE NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-28-04.

7. **Project # 1003141**
03DRB-02112 Major-Vacation of Public Right-of-Way

MARK GOODWIN & ASSOCIATES agent(s) for ON TIME PARK & FLY request(s) the above action(s) from Yale (west) to Buena Vista, VACATION OF MILES ROAD, zoned, located on MILES ROAD SE, between BUENA VISTA ROAD SE AND YALE. [REF: DRB-99-171, V-99-59, Z-93-8, V-93-4, V-88-96](M-15)
THE VACATION OF PUBLIC RIGHT-OF-WAY WAS DENIED. THE OWNER OF A PORTION OF THE FRONT FOOTAGE OF LAND ABUTTING THE PROPOSED VACATION OBJECTED TO THE VACATION. THEREFORE, THERE WAS CONVINCING EVIDENCE THAT A SUBSTANTIAL PROPERTY RIGHT WOULD BE ABRIDGED AGAINST THE WILL OF THE OWNER OF THAT RIGHT ACCORDING TO THE SUBDIVISION ORDINANCE.

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

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

8. **Project # 1003173**
04DRB-00005 Minor-Site Dev Plan BldPermit

INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31-32, Block(s) 5, NORTH ALBUQUERQUE ACRES, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 NE containing approximately 2 acre(s). (B-18)
DEFERRED AT THE AGENT'S REQUEST TO 1-28-04.

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

9. Project # 1001796
03DRB-02078 Minor-Prelim&Final Plat Approval

SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, STOUT SUBDIVISION, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCE ROAD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB-00916, Z-98-17, Z-84-122, S-98-25] (C-13)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

9B. Project # 1002335
04DRB-00006 Minor-Final Plat Approval

ADIL RIZVI agent for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17-18, Block(s) 5, Tract(s) A NAA, TR 2 UNIT 3, TREVISO, NORTH ALBUQUERQUE ACRES, zoned R-D 7 DU/A, located on WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 3 acre(s). [REF: 1002335, 03DRB-02023, 02DRB-01698, 02DRB-01699, 02DRB-01703, 02DRB-01704] (C-19)
THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

10. **Project # 1002384**
04DRB-00003 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for DR HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1, COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO BLVD NW and MILNE ROAD NW containing approximately 17 acre(s). [REF: 1002384, 02DRB-01879] (F-11)
THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

11. **Project # 1002992**
03DRB-02138 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, ORIGINAL TOWNSITE OF WESTLAND, zoned C-2 community commercial zone, located on 86th ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] (K-09)
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

12. **Project # 1002231 (1001087)**
04DRB-00004 Minor-Prelim&Final Plat Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, MAJOR ACRES SUBDIVISION, zoned SU-2, R-T, located on 12th ST NW, between CANDELARIA ROAD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 022HE-01435, 01DRB-002688, 01DRB-01891] (G-14)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

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

13. **Project # 1003167**
03DRB-02189 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, TOWN OF ATRISCO GRANT, UNIT 2, zoned R-D residential and related uses zone, developing area, R-1, located on 86th Street SW, between TOWER ROAD SW and EUCARIZ AVE SE containing approximately 25 acre(s). [REF: AX-93-12, Z-93-125, DRB-97-202] (L-09)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

14. **Project # 1003166**
03DRB-02183 Minor-Sketch Plat or Plan

Casey D. Chapman agent(s) for SANITARY SERVICE COMPANY, INC request(s) the above action(s) for all or a portion of Tract(s) K & R, TIMOTEO CHAVEZ ADDITION, zoned C-3 heavy commercial zone, located on CUTLER AVE NE, between WASHINGTON STREET NE and MORNINGSIDE DRIVE NE containing approximately 3 acre(s). [REF: S-891, DRB-97-92, Z-508] (H-17)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

15. Other matters:

Adjourned: 11:10 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
January 14, 2004
Comments

ITEM # 10

PROJECT # 1002384 **APPLICATION # 04-00003**

RE: Rancho Encantado del Norte/final plat

No objection once the perimeter wall design submittal is complete & approved.

AGIS dxf file is approved.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002384 **AGENDA ITEM NO: 10**

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 executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 14, 2004

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

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002384
Application Number: 04DRB-00003

DRB Date: 1/14/04
Item Number: 10

Subdivision: Rancho Encantado Del Norte
Tract 1, Coors Village

Zoning: SU-3

Zone Page: F-11

New Lots (or units) : 81

Request for:

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

Parks and Recreation Comments:

Note # 6 add who is to maintain the areas.

The park dedication requirement was met through the dedication of a park in the El Rancho Encantado Del Sur Subdivision.

Based on the two subdivisions that have been platted you have 319 single family lots that can be developed based on the park dedication.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

2384

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002384 Subdivision Name RANCHO ENCANTADO DEL NORTE

Surveyor A DWAIN WEAVER Company BOHANNAN HUSTON

Contact person STEPHANIE Phone #_____ email_____

_____ _____ 1/7/04

Approved *Not Approved Date

✓ DXF RECEIVED 1/7/04 DATE
✓ HARD-COPY RECEIVED 1/7/04 DATE
✓ DISCLOSURE STATEMENT

NAD 27 Ground

***Not Approved for one or more of the following reasons:**

File Format and naming

1) ____ Format is not DXF file in ASCII format
2) ____ No hard copy of the final plat submitted
3) ____<DRB Project #>.dxf not used as a standard naming convention

Coordinate System

4) ____Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____Submittal does not specify if coordinates are based on ground or grid distances
6) ____Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) ____Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

8) ____ Submittal is not single drawing in model space showing only parcel and easement lines
9) ____ Digital submittal does not match final plat
10) ____ Parcel lines are not in one separate layer
11) ____ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) ____ All other easement lines are not in a third separate layer

Comments:

_____

_____

_____

AGIS Use Only: Copied cov 2384 to agiscov on 1/7/04 Client Notified_____

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **04DRB-00003**	Project # **1002384**
Project Name: **COORS VILLAGE**	EPC Application No.:
Agent: BOHANNAN HUSTON INC	Phone No.: 823-1000

Project Number

Your request for ~~(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)~~, was approved on 1/14/04 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 must record this plat. Please submit the following items:**
    -The original plat and a mylar copy for the County Clerk.
    -Tax certificate from the County Treasurer.
    -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    -Tax printout from the County Assessor.
  - **Include 3 copies of the approved site plan along with the originals.**
  - ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ❑ **Copy of final plat AND a DXF File for AGIS is required.**
  - ☒ **Copy of recorded plat for Planning.**

D·R·HORTON®
HOMES

January 5, 2004

Sheran Matson, AICP
Chair, Development Review Board
Planning Department
City of Albuquerque
Plaza del Sol 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

Re: Perimeter Wall Submittal
Rancho Encantado del Norte
Southeast Corner of Western Trail & Atrisco
DRB Project #1002384

Dear Sheran:

Attached is the Perimeter Wall Plan submittal that we discussed this afternoon. The perimeter wall is already built. Landscape work is in progress on other portions of the site, and scheduled to begin soon on Rancho Encantado del Norte.

The submittal consists of plans that we issued to the wall contractor (sets 1 and 2) and the approved Site Plan for Building Permit for Rancho Encantado del Norte. The approved site plan includes an elevation view of the perimeter wall (Entry Sign detail on Sheet S-1) and a conceptual Landscape Plan (Sheet L-1).

I realize that the format of this submittal does not match that required in the new wall submittal requirements, but I hope that the information provided will be acceptable in this case where the wall has already been constructed. The best review would be to visit the site and actually look at the wall.

We are trying to gain Final Plat approval for this project before the Preliminary Plat expires on January 15, 2004. We plan to submit tomorrow and hope to have DRB approval at the January 14, 2004 hearing. Please call me at 991-0276 if you need any additional information or have any questions.

Sincerely,

R P Bohannan

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

Attachments

1/9/04
R.P. agreed to take photos of existing wall + reduce Landscape Plan to 11x17"
JM

4400 Alameda NE, Suite B
Albuquerque, NM 87113
(505) 797-4245 Fax (505) 797-9881

1/9/04

Spoke w/ Pam Hies, told her the specimens will eventually need the requirements.

Price-lucille can alternately handle hand photo. w/ date & landscape flint scenes.

Pam

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form	
SUBDIVISION	**S**	
☒ Major Subdivision action		
☒ Minor Subdivision action		
☐ Vacation	**V**	
☐ Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN	**P**	
☐ ...for Subdivision Purposes		
☐ ...for Building Permit		
☐ IP Master Development Plan		
☐ Cert. of Appropriateness (LUCC)	**L**	

	Supplemental form	
ZONING & PLANNING		**Z**
☐ Annexation		
☐ County Submittal		
☐ EPC Submittal		
☐ Zone Map Amendment (Establish or Change Zoning		
☐ Sector Plan (Phase I, II, III)		
☐ Amendment to Sector, Area, Facility or Comprehensive Plan		
☐ Text Amendment		
APPEAL / PROTEST of...		**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 NE SUITE B — FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP87113 — E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. — PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE — FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 — E-MAIL: ____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 1 — Block: ____ — Unit: ____

Subdiv. / Addn. COORS VILLAGE

Current Zoning: SU-3 — Proposed zoning: ____

Zone Atlas page(s): F-11 — No. of **existing** lots: 1 — No. of **proposed** lots: 81

Total area of site (acres): 16.3003 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____

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

UPC No. 101106112008931201 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: WESTERN TRAIL NW
Between: ATRISCO BLVD. NW and MILNE RD 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.): 1002384
02DRB-01879

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

SIGNATURE Pamela Thies — DATE 1/5/04

(Print) PAMELA THIES — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

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

Application case numbers	Action	S.F.	Fees
04DRB - ____ - 00003	FP	5(B)	$ 9
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	CONFL. MGMT	FEE	$ 20 00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 29 00

Hearing date 1/14/04

Barbara 1/6/04 AB
Planner signature / date

Project # 1002384

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

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

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

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

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

Pam Thies
Pam Thies
Applicant name (print)

1/5/04
Applicant signature / date

Form revised 10/03

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

Application case numbers
04DRB - _____ - 00003
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date

Project # 1002384

Bohannan Huston

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

January 5, 2004

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

Re: Final Plat Approval
A replat of Tract 1, Coors Village

Dear Sheran:

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

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property

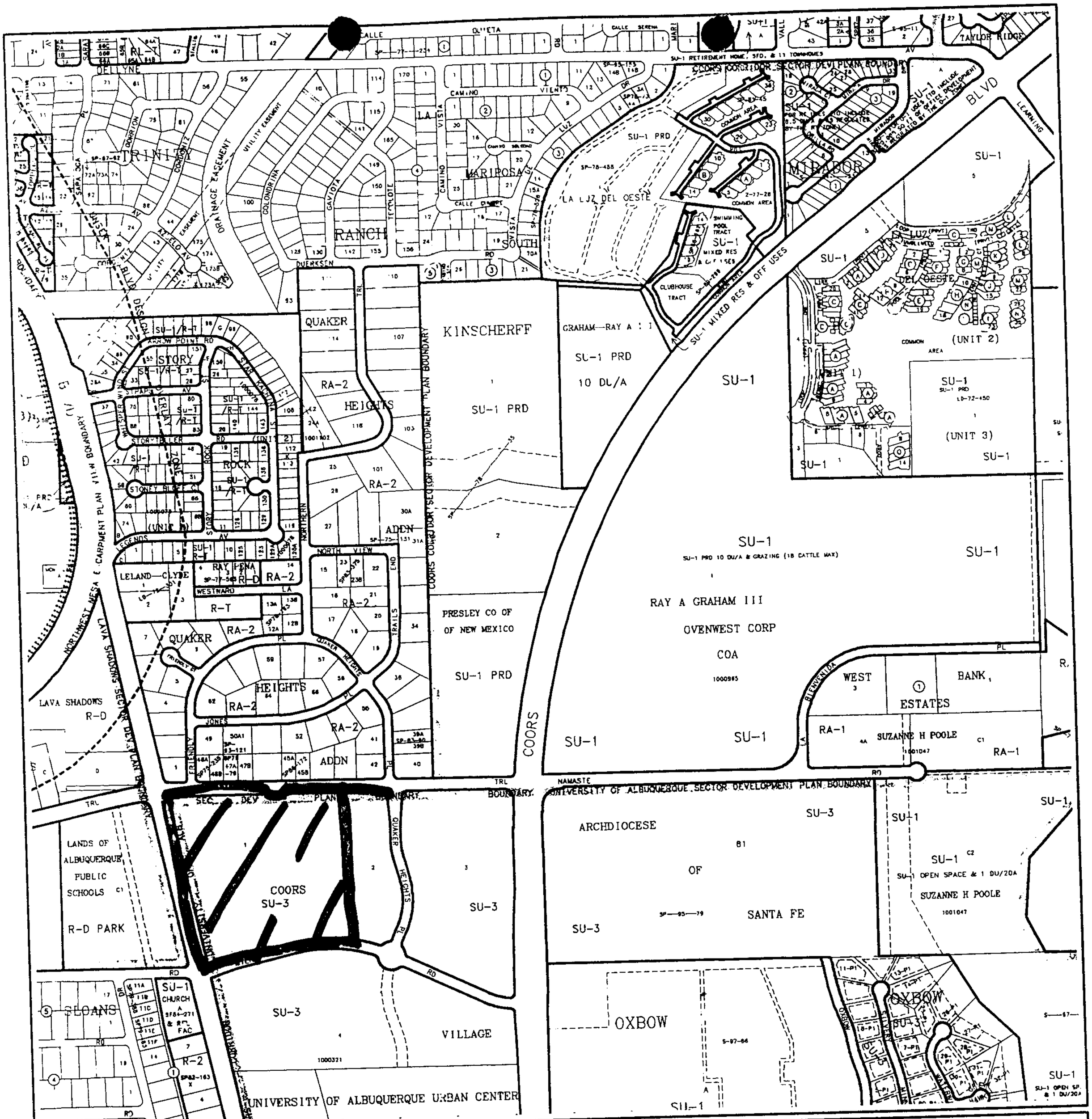
The purpose of this plat is to subdivide all of Tract 1 and a southerly portion of Western Trail NW right-of-way of the Plat of Tracts 1-4, Coors Village into 81 lots and 10 tracts, to dedicate additional public right-of-way, and to grant easements.

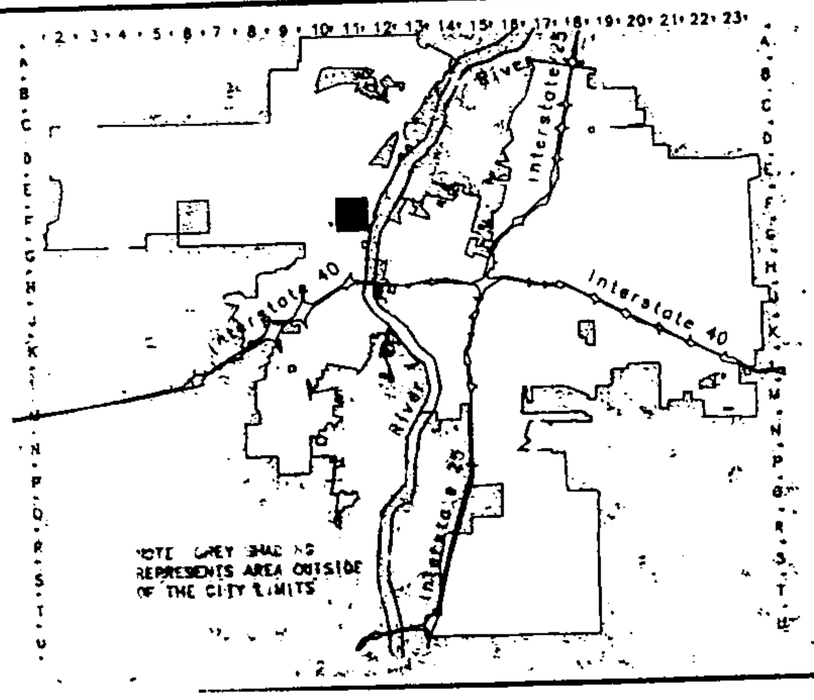
Please place this item on the DRB Agenda to be heard on January 7, 2004. If you have any questions or require additional information, please contact me.

Sincerely,

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

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through January 21, 2003

No. of Lots: 81
Nearest Major Streets

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 709581

THIS AGREEMENT is made this 30th day of December, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and D.R. Horton, Inc. ("Developer"), whose address is 4400 Alameda NE, Ste B. Albuq, NM 87113 and whose telephone number is 797-4245, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) Delaware Corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract 1, Coors Village (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Final plat, to be identified as (state name of plat:) Rancho Encantado del Norte; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by January 15, 2007 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

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Mary Herrera Bern. Co. AGRE R 23.00

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Subd Impv Bond #6239360, dated 12-22-03
Amount: $69,072.89 Name of Financial Institution or Surety providing Guaranty: Safeco Ins. Co. of America
Date City first able to call Guaranty (Sidewalk Construction Deadline): January 15, _____, 20 07.
If Guaranty other than a Bond, last day City able to call Guaranty is: _____, 20___.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

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

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

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

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

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

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

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

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

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

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Mary Herrera Bern. Co. AGRE R 23.00
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Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

By (Signature): J. Mark Ferguson
Name: J. Mark Ferguson
Title: Division President
Dated: 12/17/03

CITY OF ALBUQUERQUE:

City Engineer
Dated: 12-30-03

12/23/03 12/29/03

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 17 day of December, 2003 by (name of person:) J. Mark Ferguson, (title or capacity, for instance, "President" or "Owner":) Division President of (Developer:) D.R. Horton, Inc.

Kathryn Chavez-Elwell
Notary Public

My Commission Expires:
10/14/05

CITY'S NOTARY

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

This instrument was acknowledged before me on 30th day of December, 2003 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria O. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT "A" ATTACHED

8/02

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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.

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Mary Herrera Bern. Co. AGRE R 23.00

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.

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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
Bohannan 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

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FINANCIAL GUARANTY AMOUNT

04/29/2003

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 704581, Rancho Encantado del Norte Subdivision, Phase/Un

Requested By: **Scott Steffen, PE w/ Bohannan Huston**

Approved estimate amount:		$52,222.86
NMGRT	5.8125%	$3,035.45
Subtotal:		$55,258.31
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$69,072.89**

APPROVAL: DATE:

4-29-03

Notes:

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Mary Herrera Bern. Co. AGRE R 23.00 Bk-A70 Pg-9177

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO.(SURETYS NO.:) 6239360
CONTACT PERSON'S NAME: Cord Hicklin

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we D.R. Horton, Inc. ("SUBDIVIDER") a [state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc.:] Delaware Corporation "Principal", and Safeco Insurance Company of America ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Washington and authorized to do business in the State of New Mexico, as "Surety," whose address is 2055 Sugarloaf Circle, Duluth, GA 30097 and whose telephone number is (888) 557-0524, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) Sixty-nine thousand, seventy-two and 89/100 Dollars, (AMOUNT OF FIGURES) $ 69,072.89), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Rancho Encantado del Norte ("NAME OF SUBDIVISION"), CITY PROJECT NO. 7045.81; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:] sidewalks ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") D.R. Horton, Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank) A70, pages 977 through 977 as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended;.] January 15, 2007 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 22nd day of December, 20 03.

SUBDIVIDER:

By [signature:] J. Mark Ferguson
Name: J. Mark Ferguson
Title: Division President
Dated: 12-22-03

SURETY: Safeco Insurance Company of America

By [signature:]
Name: Kimberly A. Tavernier
Title: Attorney-In-Fact
Dated: December 22, 2003
c/o Willis of Florida
6200 Courtney Campbell Causeway, #300
Tampa, FL 33607
Inquiries: (813) 281-2095

STATE OF Florida)
) ss.
COUNTY OF Hillsborough)

Subscribed and sworn to before me this 22nd day of December, 20 03.

Margaret A. Ginem
Notary Public
Margaret A. Ginem

My Commission Expires:

January 8, 2007

OFFICIAL SEAL
MARGARET A. GINEM
Notary Public State of Florida
Comm. # DD 176563
Comm. Exp. Jan. 8, 2007

*NOTE: Power of Attorney for Surety must be attached.

SAFECO

POWER OF ATTORNEY

SAFECO INSURANCE COMPANY OF AMERICA
GENERAL INSURANCE COMPANY OF AMERICA
HOME OFFICE: SAFECO PLAZA
SEATTLE, WASHINGTON 98185

No. 10171

KNOW ALL BY THESE PRESENTS:

That **SAFECO INSURANCE COMPANY OF AMERICA** and **GENERAL INSURANCE COMPANY OF AMERICA,** each a Washington corporation, does each hereby appoint

**********JAMES W. DUNN; DAVID H. CARR; KIMBERLY A. TAVERNIER; ANETT CARDINALE; LINDA J. MEYER; Tampa, Florida**********

its true and lawful attorney(s)-in-fact, with full authority to execute on its behalf fidelity and surety bonds or undertakings and other documents of a similar character issued in the course of its business, and to bind the respective company thereby.

IN WITNESS WHEREOF, SAFECO INSURANCE COMPANY OF AMERICA and **GENERAL INSURANCE COMPANY OF AMERICA** have each executed and attested these presents

this 13th day of September , 2002 .

cBMead

CHRISTINE MEAD, SECRETARY

Mike McGavick

MIKE MCGAVICK, PRESIDENT

CERTIFICATE

Extract from the By-Laws of **SAFECO INSURANCE COMPANY OF AMERICA**
and of **GENERAL INSURANCE COMPANY OF AMERICA:**

"Article V, Section 13. - FIDELITY AND SURETY BONDS ... the President, any Vice President, the Secretary, and any Assistant Vice President appointed for that purpose by the officer in charge of surety operations, shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the company in the course of its business... On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

Extract from a Resolution of the Board of Directors of **SAFECO INSURANCE COMPANY OF AMERICA**
and of **GENERAL INSURANCE COMPANY OF AMERICA** adopted July 28, 1970.

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out,

(i) The provisions of Article V, Section 13 of the By-Laws, and
(ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and
(iii) Certifying that said power-of-attorney appointment is in full force and effect,

the signature of the certifying officer may be by facsimile, and the seal of the Company may be a facsimile thereof."

I, Christine Mead, Secretary of **SAFECO INSURANCE COMPANY OF AMERICA** and of **GENERAL INSURANCE COMPANY OF AMERICA,** do hereby certify that the foregoing extracts of the By-Laws and of a Resolution of the Board of Directors of these corporations, and of a Power of Attorney issued pursuant thereto, are true and correct, and that both the By-Laws, the Resolution and the Power of Attorney are still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of said corporation

this 22nd day of December , 2003 .

SAFECO INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1953 STATE OF WASHINGTON

GENERAL INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1923 State of Washington

cBMead

CHRISTINE MEAD, SECRETARY

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09/13/2002 PDF

IMPORTANT NOTICE TO SURETY BOND CUSTOMERS REGARDING THE TERRORISM RISK INSURANCE ACT OF 2002

As a surety bond customer of one of the SAFECO insurance companies (SAFECO Insurance Company of America, General Insurance Company of America, First National Insurance Company, American States Insurance Company or American Economy Insurance Company), it is our duty to notify you that the Terrorism Risk Insurance Act of 2002 extends to "surety insurance". This means that under certain circumstances we may be eligible for reimbursement of certain surety bond losses by the United States government under a formula established by this Act.

Under this formula, the United States government pays 90% of losses caused by certified acts of terrorism that exceed a statutorily established deductible to be paid by the insurance company providing the bond. The Act also establishes a $100 billion cap for the total of all losses to be paid by all insurers for certified acts of terrorism. Losses on some or all of your bonds may be subject to this cap.

This notice does not modify any of the existing terms and conditions of this bond, the underlying agreement guaranteed by this bond, any statutes governing the terms of this bond or any generally applicable rules of law.

At this time there is no premium charge resulting from this Act.

1st

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
Rancho Encantado del Norte

City Project # 7045.81
12/30/03

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on October 29, 2003, which was recorded on October 29, 2003 in the records of the Bernalillo County Clerk at Book A67, pages 7450 thru xxxxx, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Rancho Encantado del Norte; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

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

Type of Financial Guaranty: Subd Improv. Bond # 6239359, dated 12-22-03
Amount: $600,474.63
Name of Financial Institution or Surety providing Guaranty: Safeco Ins. Co. of America
Date City first able to call guaranty: January 15, 2005
Construction Completion Deadline: January 15, 2005
If guaranty other than a Bond, last day City is able to call on Guaranty is: _____, 20__.
Additional information: _____

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

2003229667
6012705
Page: 1 of 3
12/31/2003 10:52A
Bk-A70 Pg-9176
Mary Herrera Bern. Co. AGRE R 13.00

7/02

SUBDIVIDER:

By (Signature): J. Mark Ferguson
Name: J. Mark Ferguson
Title: Division President
Dated: 12/17/03

CITY OF ALBUQUERQUE:

City Engineer
Dated: 12-30-03

KK 12/23/03

12/24/03

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 17 day of December, 2003 by (Name of person:) J. Mark Ferguson, (title or capacity, for instance, "President" or "Owner":) Division President of (Subdivider") D.R. Horton, Inc.

Kathryn Chavez-Elwell
Notary Public

My Commission Expires:
10/14/05

CITY'S NOTARY

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

This instrument was acknowledged before me on 30th day of December, 2003 by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

07/02

2003229667
6812705
Page: 2 of 3
12/31/2003 10:52A
Bk-A70 Pg-9176
Mary Herrera Bern. Co. AGRE R 13.00

FINANCIAL GUARANTY AMOUNT

04/29/2003

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

Project Description:

Project ID #: 704581, Rancho Encantado del Norte Subdivision, Phase/U

Requested By: **Scott Steffen, PE w/ Bohannan Huston**

Approved estimate amount:		$418,040.00
Contingency Amount:	0.00%	$.00
Subtotal:		$418,040.00
NMGRT	5.8125%	$24,298.58
Subtotal:		$442,338.58
Engineering Fee	6.60%	$29,194.35
Testing Fee	2.00%	$8,846.77
Subotal:		$480,379.70
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$600,474.63**

APPROVAL: DATE:

4-29-03

Notes: Certification for grading & drainage prior to release of financial guaranty. No final plat signature until all IL list items are accepted or financially guaranteed.

2003229667
6012785
Page: 3 of 3
12/31/2003 10:52A
Bk-A70 Pg-9176
Mary Herrera Bern. Co. AGRE R 13.00

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA / SW'S. SPCL.AGRMT.

BOND NO.(SURETYS NO.:) 6239359
CONTACT PERSON'S NAME: Cord Hicklin

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we D.R. Horton, Inc. ("SUBDIVIDER") a [state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc.:] Delaware Corporation as "Principal", and Safeco Insurance Company of America ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Washington and authorized to do business in the State of New Mexico, as "Surety," whose address is 2055 Sugarloaf Circle Duluth, GA 30097 and whose telephone number is 888 557-0524, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) Six hundred thousand, four hundred seventy-four and 63/100 Dollars, (AMOUNT OF FIGURES) $ 600,474.63), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Rancho Encantado del Norte ("NAME OF SUBDIVISION"), CITY PROJECT NO. 7045.81; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:] water, sewer, storm drain, paving and sidewalk ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") D.R. Horton, Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank) A 70, pages 9176 through 9176, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:.] January 15, 20 05 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 22nd day of December, 2003.

SUBDIVIDER:

By [signature:] _____
Name: J. Mark Ferguson
Title: Division President
Dated: 12-22-03

SURETY: Safeco Insurance Company of America

By [signature:] _____
Name: Kimberly A. Tavernier
Title: Attorney-In-Fact
Dated: December 22, 2003
c/o Willis of Florida
6200 Courtney Campbell Causeway, #300
Tampa, FL 33607
Inquiries: (813) 281-2095

STATE OF Florida)
) ss.
COUNTY OF Hillsborough)

Subscribed and sworn to before me this 22nd day of December, 2003.

_____
Notary Public
Margaret A. Ginem

My Commission Expires:

January 8, 2007

OFFICIAL SEAL
MARGARET A. GINEM
Notary Public State of Florida
Comm. # DD 176563
Comm. Exp. Jan. 8, 2007

*NOTE: Power of Attorney for Surety must be attached.

SAFECO

POWER OF ATTORNEY

SAFECO INSURANCE COMPANY OF AMERICA
GENERAL INSURANCE COMPANY OF AMERICA
HOME OFFICE: SAFECO PLAZA
SEATTLE, WASHINGTON 98185

No. 10171

KNOW ALL BY THESE PRESENTS:

That **SAFECO INSURANCE COMPANY OF AMERICA** and **GENERAL INSURANCE COMPANY OF AMERICA,** each a Washington corporation, does each hereby appoint

**********JAMES W. DUNN; DAVID H. CARR; KIMBERLY A. TAVERNIER; ANETT CARDINALE; LINDA J. MEYER; Tampa, Florida**********

its true and lawful attorney(s)-in-fact, with full authority to execute on its behalf fidelity and surety bonds or undertakings and other documents of a similar character issued in the course of its business, and to bind the respective company thereby.

IN WITNESS WHEREOF, SAFECO INSURANCE COMPANY OF AMERICA and **GENERAL INSURANCE COMPANY OF AMERICA** have each executed and attested these presents

this 13th day of September , 2002 .

cBMead

CHRISTINE MEAD, SECRETARY

Mike McGavick

MIKE MCGAVICK, PRESIDENT

CERTIFICATE

Extract from the By-Laws of **SAFECO INSURANCE COMPANY OF AMERICA**
and of **GENERAL INSURANCE COMPANY OF AMERICA:**

"Article V, Section 13. - FIDELITY AND SURETY BONDS ... the President, any Vice President, the Secretary, and any Assistant Vice President appointed for that purpose by the officer in charge of surety operations, shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the company in the course of its business... On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

Extract from a Resolution of the Board of Directors of **SAFECO INSURANCE COMPANY OF AMERICA**
and of **GENERAL INSURANCE COMPANY OF AMERICA** adopted July 28, 1970.

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out,

(i) The provisions of Article V, Section 13 of the By-Laws, and
(ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and
(iii) Certifying that said power-of-attorney appointment is in full force and effect,

the signature of the certifying officer may be by facsimile, and the seal of the Company may be a facsimile thereof."

I, Christine Mead, Secretary of **SAFECO INSURANCE COMPANY OF AMERICA** and of **GENERAL INSURANCE COMPANY OF AMERICA,** do hereby certify that the foregoing extracts of the By-Laws and of a Resolution of the Board of Directors of these corporations, and of a Power of Attorney issued pursuant thereto, are true and correct, and that both the By-Laws, the Resolution and the Power of Attorney are still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of said corporation

this 22nd day of December , 2003 .

SAFECO INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1953 STATE OF WASHINGTON

GENERAL INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1923 State of Washington

cBMead

CHRISTINE MEAD, SECRETARY

S-0974/SAEF 2/01

® A registered trademark of SAFECO Corporation
09/13/2002 PDF

IMPORTANT NOTICE TO SURETY BOND CUSTOMERS REGARDING THE TERRORISM RISK INSURANCE ACT OF 2002

As a surety bond customer of one of the SAFECO insurance companies (SAFECO Insurance Company of America, General Insurance Company of America, First National Insurance Company, American States Insurance Company or American Economy Insurance Company), it is our duty to notify you that the Terrorism Risk Insurance Act of 2002 extends to "surety insurance". This means that under certain circumstances we may be eligible for reimbursement of certain surety bond losses by the United States government under a formula established by this Act.

Under this formula, the United States government pays 90% of losses caused by certified acts of terrorism that exceed a statutorily established deductible to be paid by the insurance company providing the bond. The Act also establishes a $100 billion cap for the total of all losses to be paid by all insurers for certified acts of terrorism. Losses on some or all of your bonds may be subject to this cap.

This notice does not modify any of the existing terms and conditions of this bond, the underlying agreement guaranteed by this bond, any statutes governing the terms of this bond or any generally applicable rules of law.

At this time there is no premium charge resulting from this Act.

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

PAID RECEIPT

APPLICANT NAME DR. HORTON HOMES

AGENT Bohannan Huston, INC

ADDRESS 7500 Jefferson NE

PROJECT & APP # 1002384

PROJECT NAME Coors Village

$ 20.00 **469099/4916000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 12/29/03

DUPLICATE
City Of Albuquerque
Treasury Division

01/06/2004 9:38AM LOC: ANNX
RECEIPT# 00018073 WS# 007 TRANS# 0008
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00

Thank You

Rancho Encantado del Norte

Zone Atlas F-11
SE Corner Atrisco & Western Trail
DRB Project #1002384
14-Jan-04

North Wall

Rancho Encantado del Norte

Zone Atlas F-11

SE Corner Atrisco & Western Trail

DRB Project #1002384

14-Jan-04

East Wall

Rancho Encantado del Norte

Zone Atlas F-11

SE Corner Atrisco & Western Trail

DRB Project #1002384

14-Jan-04

South Wall

Rancho Encantado del Norte

Zone Atlas F-11

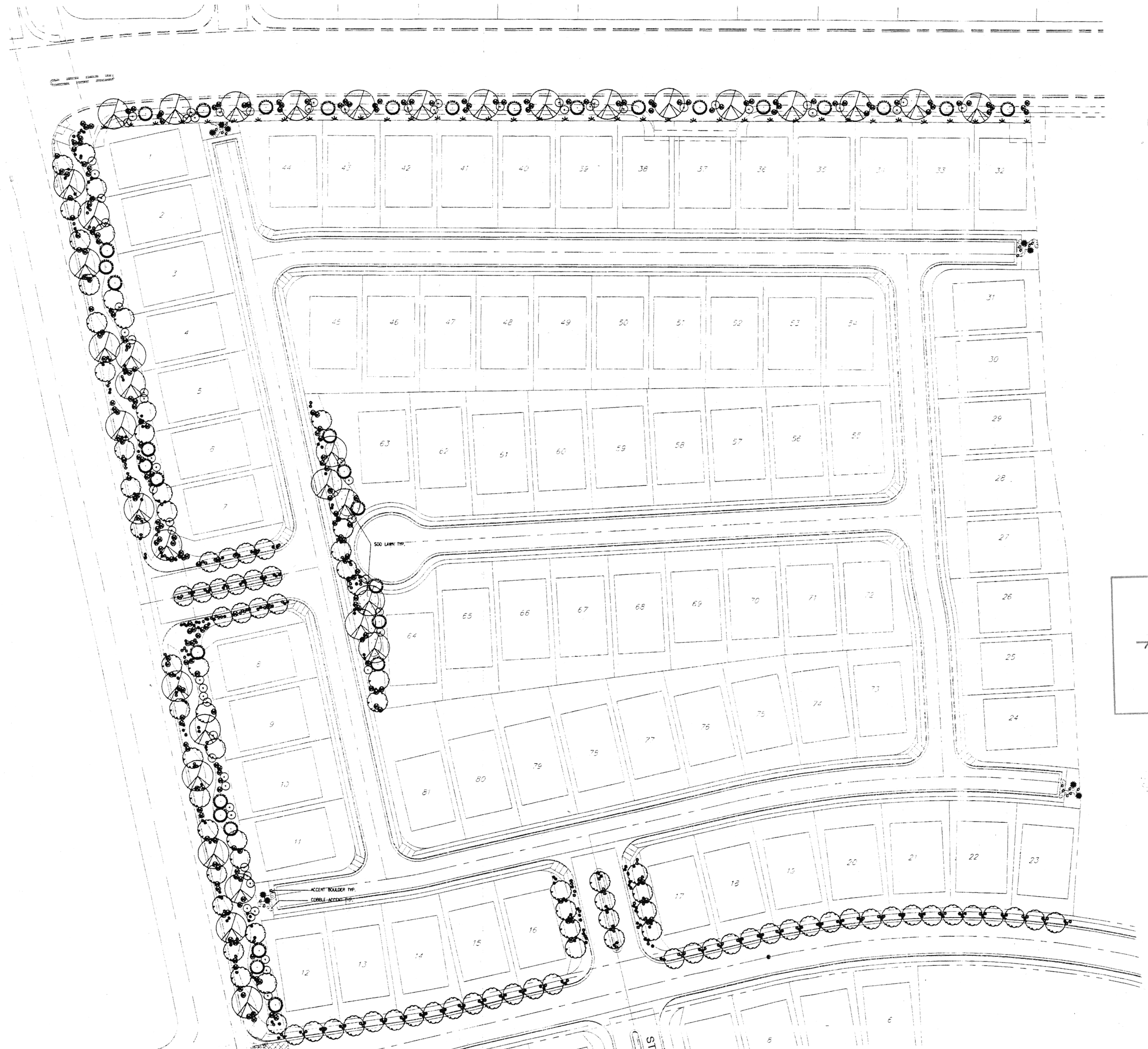
SE Corner Atrisco & Western Trail

DRB Project #1002384

14-Jan-04

~~North~~ Wall

West



PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME
SHADE TREE 2" CAL			
	37	FRAXINUS	ASH
		GLEDITSIA	HONEY LOCUST
ORNAMENTAL TREE 15 GAL			
	102	CRATAEGUS	HAWTHORN
		CHILOPSIS	DESERT WILLOW
		FORESTIERA	N.M. OLIVE
EVERGREEN TREE 5'-6' HT			
	34	PINUS NIGRA	AUSTRIAN PINE
		PINUS EDULIS	PINON PINE
LARGE SHRUB 1-5 GAL			
	68	ELAEAGNUS	SILVERBERRY
		BUDDLEIA	BUTTERFLY BUSH
		CHRYSOTHAMNUS	CHAMISA
		MAIDEN GRASS	BUTTERFLY BUSH
MEDIUM SHRUB 1-5 GAL			
	237	PEROVSKIA	RUSSIAN SAGE
		ROSMARINUS	ROSEMARY
		RAPHIOLEPIS	INDIA HAWTHORN
		PRUNUS BESSEYI	SAND CHERRY
SMALL SHRUB 1-5 GAL			
	374	LAVANDULA	LAVENDER
		SALVIA GREGGII	CHERRY SAGE
		HELICTOTRICHON	BLUE AVENA GRASS
		PINUS MUGO	MUGHO PINE
		ROSMARINUS	CREEPING ROSEMARY
		BUFFALO JUNIPER	BUFFALO JUNIPER
PALM YUCCA 4'-6' HT.			
	9		
VINE 1 GAL (25' O.C. SPACING)			
	37		
		CAMPSIS	TRUMPET VINE
		PARTHENOCISSUS	VIRGINIA CREEPER

SITE DATA

GROSS LOT AREA (PHASE 1)	139,455 SF
LESS BUILDING	16,000 SF
NET LOT AREA	123,455 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	18,519 SF
PROPOSED LANDSCAPE	19,800 SF
PERCENT OF NET LOT AREA	16%
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	
PROPOSED HIGH WATER USE TURF	
PERCENT OF LANDSCAPE AREA	

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

Wall built before landscape plan ~~Wall~~ design submittal requirement.

Perimeter ~~Wall~~ Approved

DRB Chair

1/14/04

Date

Rancho Encantado del Norte

Zone Atlas F-11

SE Corner Atrisco & Western Trail

DRB Project #1002384

14-Jan-04

Conceptual Landscape Plan

Rancho Encantado Norte

Prepared for:

D.R. Horton Homes
4400 Alameda Boulevard NE, Suite B
Albuquerque, NM 87113

Prepared by:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

Bohannan Huston, Inc.
7500 Jefferson NE
Courtyard 1
Albuquerque, NM 87109

12

8-29-03

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03-01369 (FP)**	Project # **1002384**
Project Name:**RANCHO ENCANTADO DEL SUR**	EPC Application No.:
Agent: Bohannan Huston Inc.	Phone No.: 823-1000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/27/03 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

8/28/03 Returned
DXF Approved - JM

Project Number 1002384

8-29-03 DRB

APPLICATION NO. 03DRB-01369	PROJECT NO. 1002384
PROJECT NAME Rancho Encantado Del SUR	
EPC APPLICATION NO.	
APPLICANT / AGENT BHI Steph	PHONE NO. 823-1000
ZONE ATLAS PAGE F-11	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED [illegible]	DATE	DATE
PLANS APPROVED	DATE 8/24/03	DATE
COMMENTS:		
8/28/03 DXF approved /JM		

(Return form with plat / site plan)

2384

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002384 Subdivision Name Rancho Encanto Del Sur

Surveyor A Dwain Weaver Company Bohannon Huston

Contact person Stephanie Phone # _____ email _____

Neal Weinberg _____ – 8/28/03

Approved *Not Approved Date

✓ DXF RECEIVED 8/28 DATE

✓ HARD-COPY RECEIVED 8/28 DATE

✓ DISCLOSURE STATEMENT

NAD 27 Grid Bearings Ground Dist

==========

***Not Approved for one or more of the following reasons:**

File Format and naming

1) ____ Format is not DXF file in ASCII format
2) ____ No hard copy of the final plat submitted
3) ____<DRB Project #>.dxf not used as a standard naming convention

Coordinate System

4) ____Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____Submittal does not specify if coordinates are based on ground or grid distances
6) ____Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) ____Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

8) ____ Submittal is not single drawing in model space showing only parcel and easement lines
9) ____ Digital submittal does not match final plat
10) ____ Parcel lines are not in one separate layer
11) ____ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) ____ All other easement lines are not in a third separate layer

Comments:

_____

_____

_____

AGIS Use Only: Copied cov_____ to agiscov on_____ Client Notified ✓

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 27, 2003 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:20 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001276**
   03DRB-01287 Major-Two Year SIA

   DEAN & TRICIA ABBOTT request(s) the above action(s) for all or a portion of Lot(s) A-1, Block(s) B, **ALBUQUERQUE WEST,** zoned SU-1 special use zone/ PDA / C-3, located on PARADISE BLVD NW, between GOLF COURSE RD NW and EAGLE RANCH RD NW containing approximately 1 acre(s). [REF: 01DRB-01062, 01EPC-00744, Z-83-89] (C-12) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001043**
03DRB-01288 Major-Bulk Land Variance
03DRB-01289 Major-Vacation of Public Easements
03DRB-01290 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B, 36, 2A, DD and 5A, **STONEBRIDGE POINTE,** zoned R-1, located on MCMAHON BLVD NW and BANDELIER DR NW, between DOVER ST NW and STONEBRIDGE DR NW containing approximately 21 acre(s). [REF: 01DRB-01200 / 01DRB-01201, 01DRB-01202, 01DRB-01037 / 01DRB-00153] (A-12) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01377 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B, 36, 2A, DD and 5A, **STONEBRIDGE POINTE** zoned SU-1 for R-2, O-1, & C-1 Uses, located on MCMAHON BLVD NW between DOVER ST NW and STONEBRIDGE DR NW containing approximately 21 acre(s).[REF: 03DRB-01288, 01289 and 01290](A-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO CONFIRM THAT THE PLAT IS CONSISTENT WITH THE TRANSPORTATION PLANNING AGREEMENT AS AMENDED AND PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002050**
03DRB-01059 Major – Preliminary Plat Approval
03DRB-01060 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION,** zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [*Deferred from 7/30/03 & 8/13/03*] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/21/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT OR WORK ORDER: THE GRADING PLAN SHALL BE REVISED TO BETTER REFLECT TRANSPORTATION'S COMMENTS ON SENECA DRIVE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002856**
03DRB-01194 Major-Preliminary Plat Approval
03DRB-01195 Major-Vacation of Public Easements
03DRB-01196 Major-Vacation of Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: THE AGENT WILL BE REQUIRED TO PROVIDE A CUL-DE-SAC AT THE EASTERN TERMINUS OF CROCUS AND SAFFRON. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1002857**
03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Public Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: THE AGENT WILL BE REQUIRED TO PROVIDE A CUL-DE-SAC AT THE EASTERN TERMINUS OF RIO LARGO. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002858**
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: 56-FEET OF RIGHT-OF-WAY SHALL BE PROVIDED ADJACENT TO THE PARK WHERE A 36-FOOT STREET IS CONSTRUCTED OR ADEQUATE PUBLIC SIDEWALK EASEMENTS SHALL BE PROVIDED WITHIN TRACT F. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project #1002201**
03DRB-01270 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03 and 8/27/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03, 8/13/03 and 8/27/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03]*(C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

8. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat Approval
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7,** zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [*Deferred from 8/13/03, 8/20/03 and 8/27/03*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/3/03.**

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

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

9. **Project # 1000080**
03DRB-01352 Minor-SiteDev Plan BldPermit/EPC

RHOMBUS P.A., INC. agent(s) for ALBUQUERQUE NORTH CONGREGATION OF JEHOVAH'S WITNESSES, request(s) the above action(s) for all or a portion of Lot(s) 15-A-1, **NEW HARWOOD ADDITION,** zoned SU-1 special use zone, for Church & Related Fac., located on SAN CLEMENTE DR NE, between 4TH ST NW and HARWOOD LATERAL containing approximately 1 acre(s). [REF: 02EPC-01473] **[CYNTHIA BORREGO, EPC CASE PLANNER]** (G-14) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1001335**
03DRB-01305 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for SANTONIO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5A, AND 6A, Block(s) 2, **SANDIA RESEARCH PARK,** zoned SU-1 for IP, located on DEVELOPMENT RD SE, between BRITT SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: 03EPC-00920, Z-86-64-2] **[MAKITA HILL, EPC CASE PLANNER]** (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CALL OUT PEDESTRIAN SIDEWALK IN PARKING LOT, EXISTING WATER SERVICE SIZE AND THAT REQUIRED FOR BUILDING, REMOVAL OF SOUTHEAST EXISTING METER BOX AND SHUT OFF OF CORP. STOP AT WATER MAIN AND TRANSPORTATION DEVELOPMENT TO VERIFY OFFSITE MITIGATION REQUIREMENTS AND 50-FOOT OFFSET OF DRIVE PADS.**

03DRB-01380 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HEEL INC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5 and 6, **SANDIA RESEARCH PARK,** zoned SU-1 IP uses, located on DEVELOPMENT RD SE, between BRITT SE and EUBANK SE containing approximately 4 acre(s). [REF: Z-86-64-2, 03EPC-00920] (M-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] *[Deferred from 7/9/03, 8/6/03 and 8/27/03]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

12. **Project # 1002384**
03DRB-01369 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE (to be known as **RANCHO ENCANTADO DEL SUR**), zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 02DRB-01879] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1001984**
03DRB-01379 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION,** and Tract(s) A, **LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5,** zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (J-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002642**
03DRB-01343 Minor-Prelim&Final Plat Approval

WILSON & COMPANY, INC. agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) B-1, **TOWER WEST SUBDIVISION,** zoned SU-1 special use zone, for C-1 & R-2 uses, located on the south side of TOWER RD SW, between 98th ST SW and 97th ST SW containing approximately 2 acre(s). [REF: 03DRB-00730]*[Deferred from 8/20/03]* (L-9) **DELEGATED OFF THE AGENDA 8/26/03.**

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

15. **Project # 1000057**
03DRB-01365 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for BRADBURY & STAMM PASEO LTD request(s) the above action(s) for all or a portion of Tract(s) F1, LANDS OF **SPRINGER CORPORATION,** zoned SU-2 for M-1, located on PASEO DEL NORTE NE, between WASHINGTON ST NE and EDITH BLVD NE containing approximately 7 acre(s). [REF: AX-77-29, DRB-96-433, 00DRB-00313, 99DRB-00056] (C-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for August 13, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:20 A.M.

12

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03-01369 (FP)** Project # **1002384**

Project Name:**RANCHO ENCANTADO DEL SUR** EPC Application No.:

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/27/03 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): _____

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

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002384

Application Number: 03DRB-01369

DRB Date: 8/27/03

Item Number: 12

Subdivision: EL Rancho Encantado Del Sur

Tract 4, Coors Village

Zoning: SU-3

Zone Page: F-11

New Lots (or units) : 50

Request for:

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

Parks and Recreation Comments:

The park dedication requirement was met with the dedication of a 1.7 acre park as part of this plat. Please provide the city with a recorded copy of the deed for the park property.

The park development fee will need to be paid at building permit.

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002384 **AGENDA ITEM NO: 12**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.
No adverse comments on plat.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 27, 2003

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

CITY OF ALUBQUERQUE
PLANNING DEPARTMENT
Development Review Board
August 27, 2003 Comments

ITEM # 12

PROJECT # 1002384 APPLICATION # 03DRB-01369

RE: Rancho Encantado Del Sur

Are there any changes since the preliminary plat was approved?

AGIS dxf approval is required before Planning signs the final plat.

Applicant may file the plat. Please be sure Planning gets a copy of the recorded plat to close the file.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form S

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

SITE DEVELOPMENT PLAN P

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

ZONING & PLANNING Supplemental form Z

- ____ Annexation
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan (Phase I, II, III)
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Subdivision Regulations)

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: DR HORTON HOMES PHONE: 797-4245

ADDRESS: 4400 ALAMEDA NE SUITE B FAX:

CITY: ALBUQUERQUE STATE NM ZIP E-MAIL:

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 4 COORS VILLAGE Block: Unit:

Subdiv. / Addn. to be known as RANCHO ENCANTADO DEL SUR

Current Zoning: SU-3 Proposed zoning:

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

Total area of site (acres): 19.1802 Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? ✔ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101106115102431001 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD. NW

Between: ATRISCO BLVD. NW and MILNE RD 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.):

02400 - 01879 (1002384)

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

SIGNATURE [signature] DATE 8-18-03

(Print) SCOTT STEFFEN ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	03DRB-____-01369	FPA	___	$ 0
☑ All fees have been collected	____-____-____	____	___	$
☑ All case #s are assigned	____-____-____	____	___	$
☑ AGIS copy has been sent	____-____-____	____	___	$
☑ Case history #s are listed	____-____-____	____	___	$
☑ Site is within 1000ft of a landfill No	____-____-____	____	___	$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date Aug 27 2003			$ 0

[signature] 8/18/03
Planner signature / date

Project # 1002384

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

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

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

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

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

for SCOTT STEFFEN
Applicant name (print)

Stephanie Shatter 8-18-03
Applicant signature / date

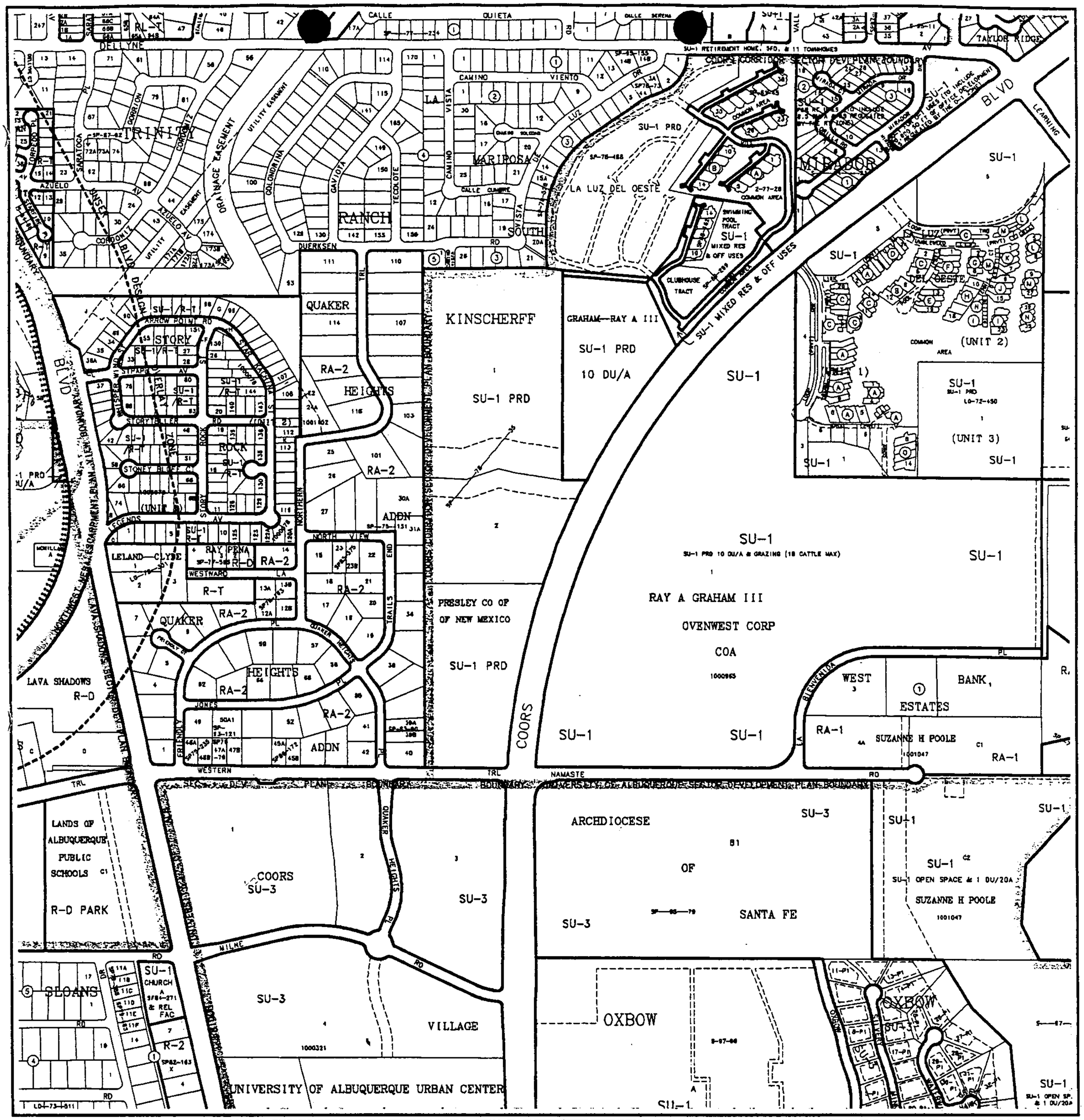
Form revised MARCH 2003

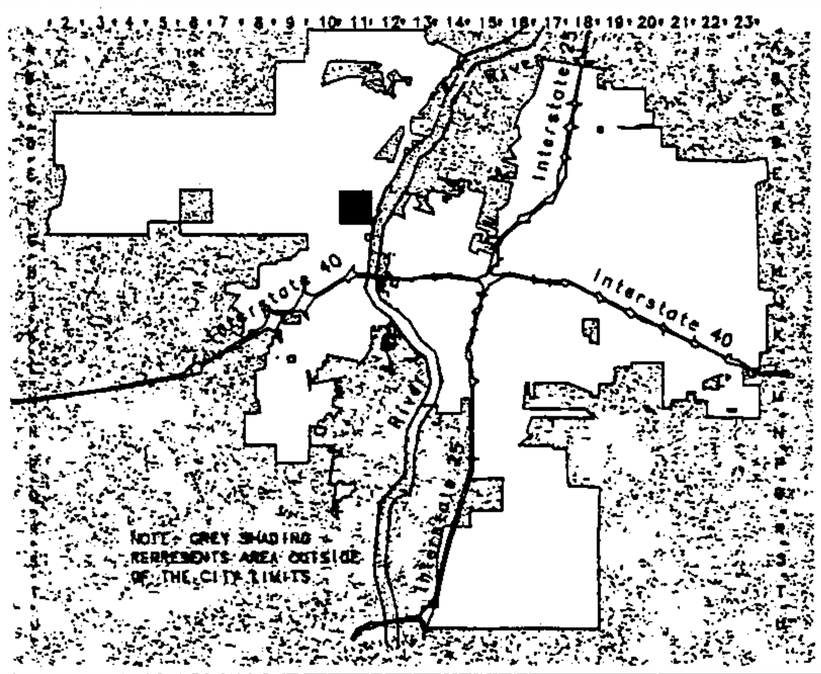
✓ Checklists complete
✓ Fees collected
✓ Case #s assigned
✓ Related #s listed

Application case numbers
03DRB -01369
- -
- -

JM 8/18/03
Planner signature / date

Project # 1002384





CITY OF
Albuquerque

A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through January 21, 2003

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 18, 2003

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

Re: Final Plat Approval
Rancho Encantado Del Sur; (Replat of Coors Village Tract 4)

Dear Sheran:

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

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property
- SIA Financial Guarantee verification

The purpose of this plat is to subdivide all of Tract 4 of the Plat of tracts 1 thru 4, Coors Village into 50 lots and 10 tracts, to dedicate additional public right-of-way to the City of Albuquerque, to vacate easements, and to grant easements.

Please place this item on the DRB Agenda to be heard at the earliest available meeting. If you have any questions or require additional information, please contact me.

Sincerely,

for Stephanie Stratton

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

SS
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

FINANCIAL GUARANTY AMOUNT

04/25/2003

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

Project Description:

Project ID #: 704481, Rancho Encantado Del Sur Subdivision, Phase/Unit

Requested By: **Scott Steffen, PE w/ Bohannan Huston**

Approved estimate amount:		$296,050.00
Contingency Amount:	0.00%	$.00
Subtotal:		$296,050.00
NMGRT	5.8125%	$17,207.91
Subtotal:		$313,257.91
Engineering Fee	6.60%	$20,675.02
Testing Fee	2.00%	$6,265.16
Subotal:		$340,198.09
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$425,247.61**

APPROVAL: DATE:

4-25-2003

Notes: Certification for grading & drainage. No final plat signature until all items on infrastructure list are financial guaranteed.

Mary Herrera Bern. Co. AGRE R 13.00
2003140385
5923410
Page: 3 of 3
08/08/2003 11:13A
Bk-A62 Pg-85

FINANCIAL GUARANTY AMOUNT

04/18/2003

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

Project Description:

Project ID #: 704381, Rancho Encantado Condominiums, Phase/Unit #: 1

Requested By: **Scott Steffen, PE w/ Bohannan Huston**

Approved estimate amount:		$209,400.00
Contingency Amount:	0.00%	$.00
Subtotal:		$209,400.00
NMGRT	5.8125%	$12,171.38
Subtotal:		$221,571.38
Engineering Fee	6.60%	$14,623.71
Testing Fee	2.00%	$4,431.43
Subotal:		$240,626.52
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$300,783.15**

APPROVAL: DATE:

4-18-2003

Notes: Certification for grading & drainage prior to release of FG. This FG is only for the improvements in Valle Alegre Way & Tract 4B easement. No final plat until all items are accepted or FG'ed.

Mary Herrera Bern. Co. AGRE R 13.00
2003140383
5923408
Page: 3 of 3
08/08/2003 11:13A
Bk-A62 Pg-83

FINANCIAL GUARANTY AMOUNT

04/21/2003

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

Project Description:

Project ID #: 704281, Rancho Encantado Subd-Offste Imps., Phase/Unit #

Requested By: **Scott Steffen, PE w/ Bohannan Huston**

Approved estimate amount:		$1,042,700.00
Contingency Amount:	0.00%	$.00
Subtotal:		$1,042,700.00
NMGRT	5.8125%	$60,606.94
Subtotal:		$1,103,306.94
Engineering Fee	6.60%	$72,818.26
Testing Fee	2.00%	$22,066.14
Subotal:		$1,198,191.34
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$1,497,739.18**

APPROVAL: DATE:

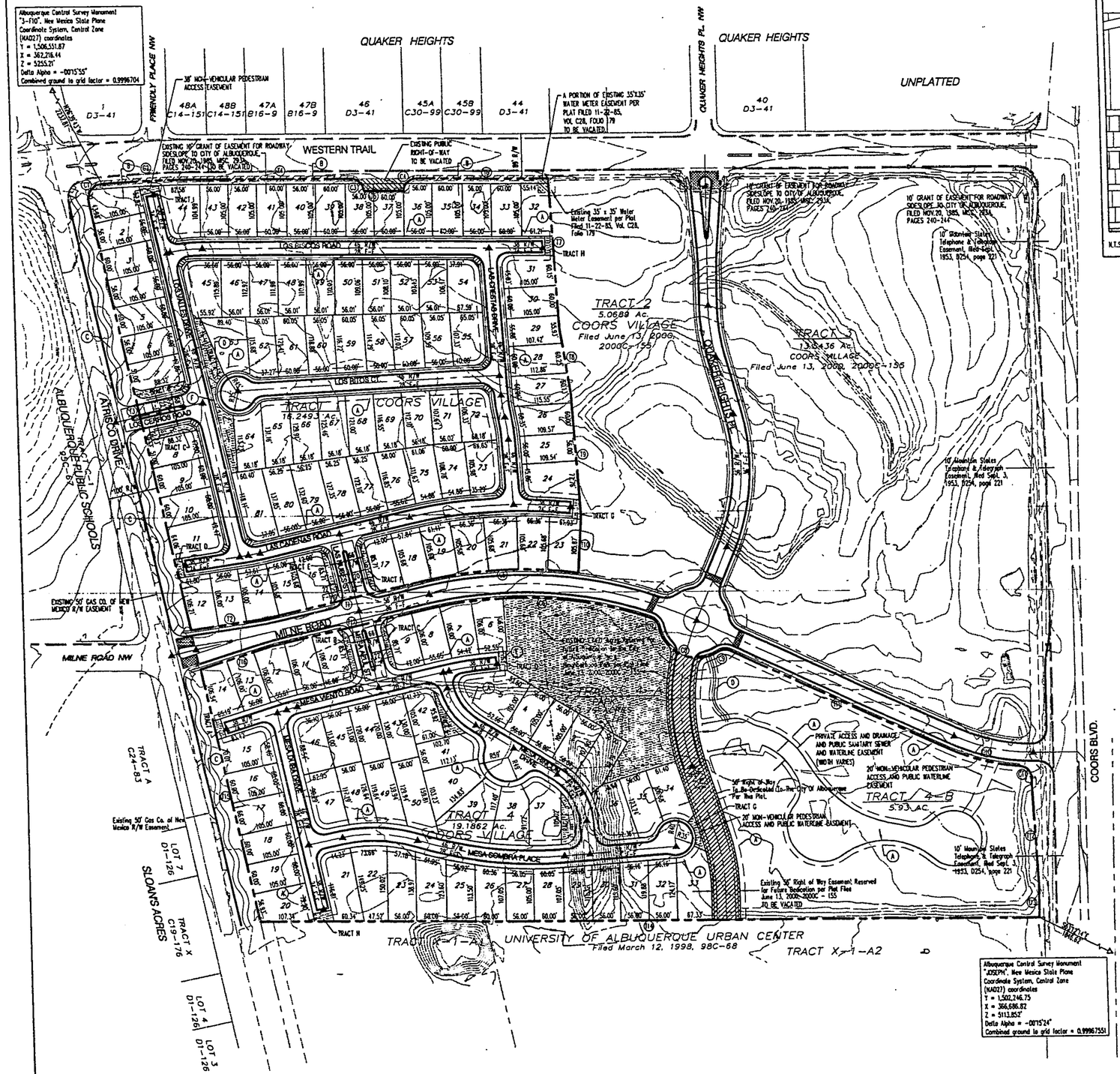
4-21-2003

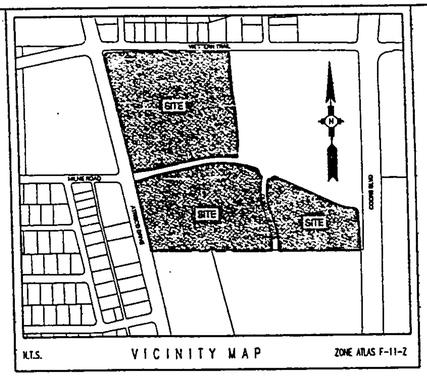
Notes: This FG is for paving, wtr, & SAS impr's in Milne Rd, Quaker Heights Pl, & Atrisco Dr. & for the left turn bay on NB Coors at St Josephs Dr. No final plat until all IL items are accepted or FG'ed.

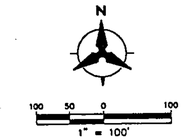
Maru Herrera Bern. Co. AMND R 13.00
2003138030
5921055
Page: 3 of 3
08/05/2003 02:27P
Bk-A61 Pg-7734

PRELIMINARY PLAT FOR RANCHO ENCANTADO NORTE, SUR, AND CONDOMINIUM SUBDIVISIONS

CURRENTLY TRACT 1 & 4 OF COORS VILLAGE
WITHIN THE TOWN OF ALBUQUERQUE GRANT
IN PROJECTED SECTION 35, TOWNSHIP 11
NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO







LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) TRACT J, 10' WIDE LANDSCAPE TRACT
- (C) 10' MEANDERING TRAIL
- (D) 15' NON-VEHICULAR PEDESTRIAN ACCESS EASEMENT
- (E) 36' NON-VEHICULAR PEDESTRIAN ACCESS EASEMENT
- (F) 50' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT

GENERAL NOTES

1. RANCHO ENCANTADO NORTE (TRACT 1 OF COORS VILLAGE)
   - A. EXISTING/PROPOSED ZONING: SU-3
     PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
   - B. PROPOSED NET ACREAGE: 16.25 ACRES
     NUMBER OF LOTS: 81 D.U.
     PROPOSED DENSITY: 4.98 D.U./ACRE
   - C. MIN. LOT DIMENSIONS: 56'X105' MIN.
     MINIMUM LOT AREA: 5,828 SQ. FT.
2. RANCHO ENCANTADO SUR (PORTION OF TRACT 4 OF COORS VILLAGE)
   - A. EXISTING/PROPOSED ZONING: SU-3
     PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
   - B. PROPOSED NET ACREAGE: 10.79 ACRES
     NUMBER OF LOTS: 50 D.U.
     PROPOSED DENSITY: 4.63 D.U./ACRE
   - C. MIN. LOT DIMENSIONS: 56'X105' MIN.
     MINIMUM LOT AREA: 5,880 SQ. FT.
3. TRACT 4-A
   - A. EXISTING/PROPOSED ZONING: SU-3
     PROPOSED DEVELOPMENT: NEIGHBORHOOD PARK
   - B. PROPOSED NET ACREAGE: 1.76 ACRES
4. TRACT 4-B, RANCHO ENCANTADO CONDOMINIUMS
   - A. EXISTING/PROPOSED ZONING: SU-3
     PROPOSED DEVELOPMENT: MULTI-FAMILY RESIDENTIAL
   - B. PROPOSED NET ACREAGE: 5.93 ACRES
5. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS WHICH TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
6. LOT SETBACKS:
   FRONT YARD: 20'
   SIDE YARDS: 5' (10' ON CORNER LOTS)
   BACK YARD: 15'
7. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO ATRISCO BLVD., MILNE ROAD, WESTERN TRAIL, OR QUAKER HEIGHTS PLACE.
8. ALL LOTS SHOWN WITH THE PT DESIGNATION SHALL CONFORM TO INTERMEDIATE PARKING DESIGN CRITERIA ITEM #1.

SITE DATA

ZONE ATLAS NO.	F-11-Z
ZONING	SU-3
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	131
NO. OF TRACTS CREATED	20

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 6344".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MONUMENTS WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DATE

J. MARK FERGUSON, DIVISION PRESIDENT
D.R. HORTON, INC.

Tangent Table		
ID	BEARING	LENGTH
T1	S77°03'54"W	327.05'
T2	S01°39'24"W	149.84'
T3	S12°00'44"E	873.19'
T4	S09°43'28"E	292.65'
T5	S85°43'30"E	80.00'
T6	S09°43'28"E	251.14'
T7	S03°01'49"E	302.52'
T8	S78°13'12"E	130.48'
T9	S03°00'25"E	243.18'
T10	S04°37'23"W	111.81'
T11	N64°46'09"W	423.10'
T12	N02°45'11"W	200.36'
T13	N00°40'50"E	64.00'
T14	S87°45'27"E	1541.14'
T15	N11°44'03"W	517.88'
T16	N72°31'04"E	151.26'
T17	N77°03'54"E	327.05'

Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	51.22'	30.00'	97°49'26"	34.40'
C2	201.90'	2591.31'	04°27'51"	101.00'
C3	39.27'	25.01'	89°59'01"	25.00'
C4	39.27'	25.00'	89°59'13"	25.00'
C5	304.96'	838.32'	20°50'34"	154.18'
C6	436.39'	782.32'	31°57'38"	224.04'
C7	26.58'	25.00'	61°08'57"	14.77'
C8	147.84'	75.00'	112°56'21"	113.18'
C9	25.39'	25.00'	57°59'41"	13.86'
C10	143.69'	390.21'	21°05'54"	72.67'
C11	37.76'	25.00'	86°32'53"	23.54'

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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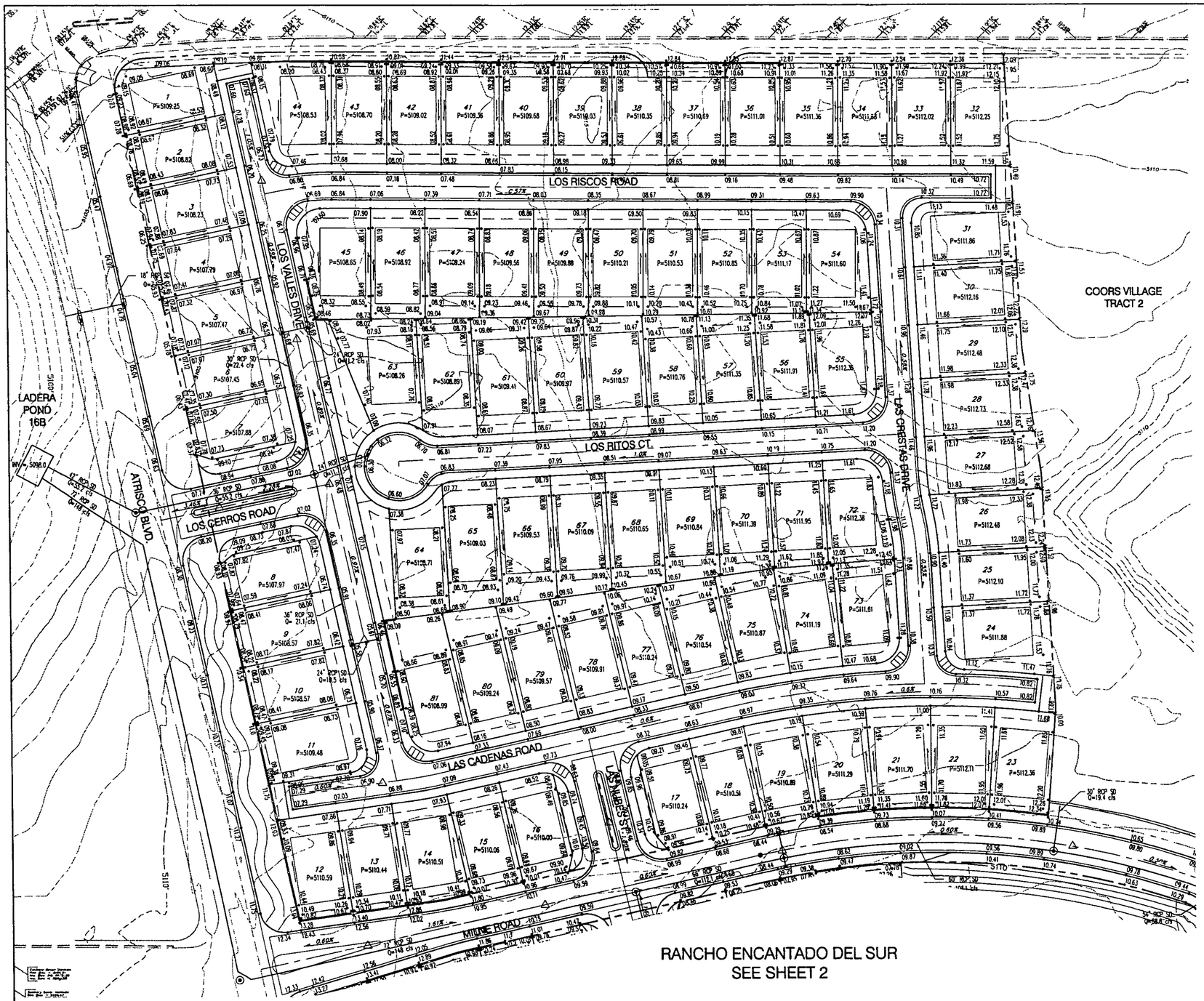
LAYOUT1



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT, PREPARED BY WHYARD AND ASSOCIATES, INC. DATED APRIL 5, 2002.

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 4, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

N

50 25 0 50

1" = 50'

LEGEND

(91.62)	FUTURE SPOT ELEVATION
91.62	PROPOSED SPOT ELEVATION
x 92.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
5470	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT "JOSEPH"
NEW MEXICO STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (NAD27) COORDINATES
Y = 1,502,246.75
X = 366,686.82
Z = 5113.582'
DELTA ALPHA = -00°15'24"
COMBINED GROUND TO GRID FACTOR = 0.99967551

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

SCOTT A. STEFFEN
NEW MEXICO
14-4
REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By

REVISIONS

DESIGN

Designed By:	SJS	DATE: 11-14-02
Drawn By:	DTH	DATE: 11-14-02
Checked By:	SJS	DATE: 11-14-02

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

RANCHO ENCANTADO
DEL NORTE SUBDIVISION
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	F-11-Z	1	4

ROUGH GRADING (±0.5):

APPROVED FOR ROUGH GRADING DATE

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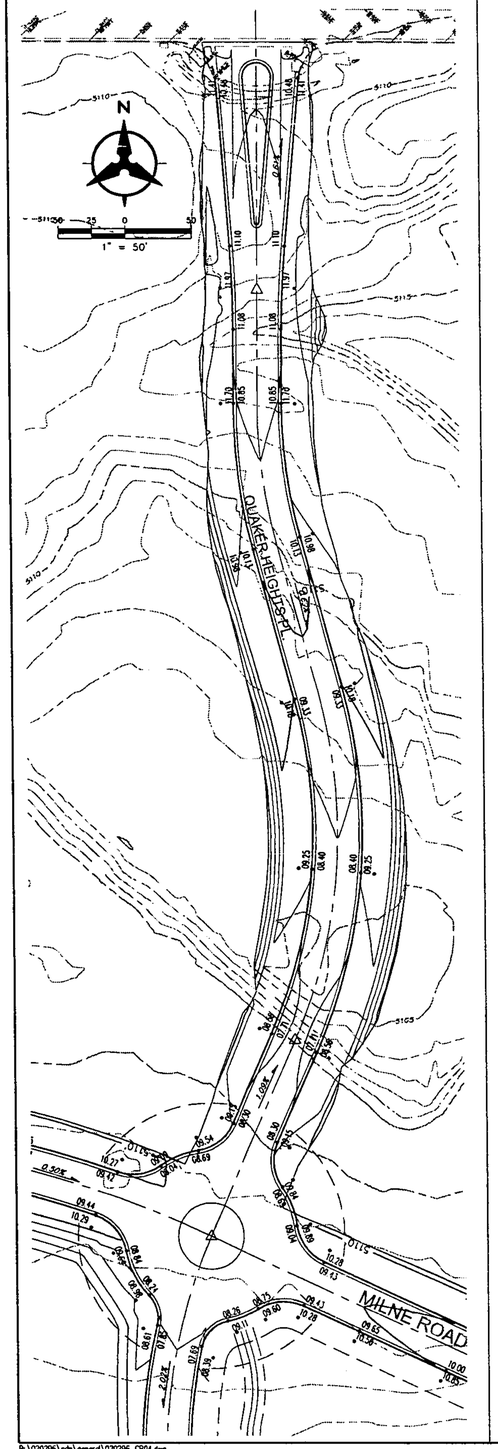
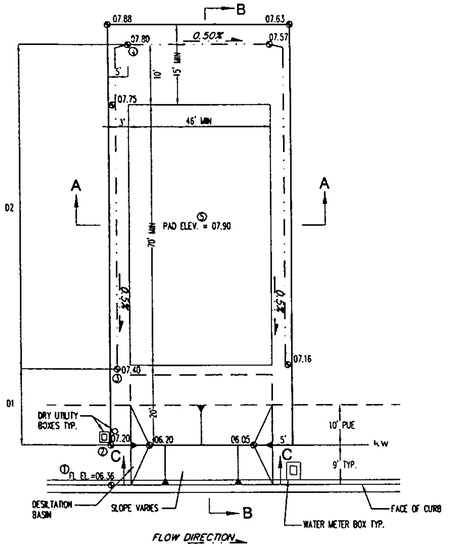
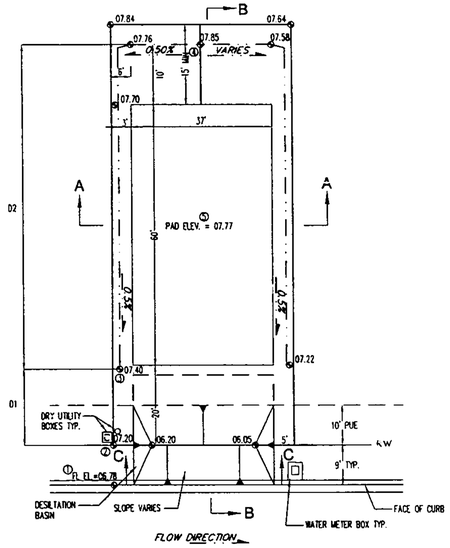




RANCHO ENCANTADO DEL NORTE AND DEL SUR
TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL
NOT TO SCALE

TO SET SPOT② - ADD 0.84' TO SPOT①
TO SET SPOT③ - MULTIPLY D1 BY 1.00 AND ADD TO SPOT②
TO SET SPOT④ - MULTIPLY D2 BY 0.55 AND ADD TO SPOT③
TO SET SPOT⑤ - ADD 0.1' TO SPOT④

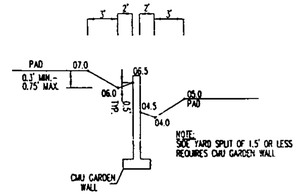
BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.



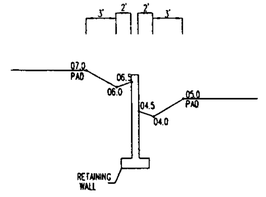
RANCHO ENCANTADO CONDOMINIUMS
TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL
NOT TO SCALE

TO SET SPOT② - ADD 0.42' TO SPOT①
TO SET SPOT③ - MULTIPLY D1 BY 1.00 AND ADD TO SPOT②
TO SET SPOT④ - MULTIPLY D2 BY 0.55 AND ADD TO SPOT③
TO SET SPOT⑤ - ADD 0.01' TO SPOT④

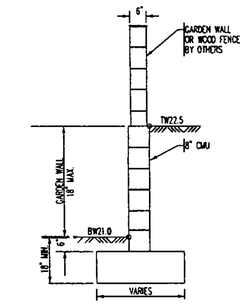
BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH BUILDING.



SIDE YARD GARDEN WALL DETAIL
NOT TO SCALE



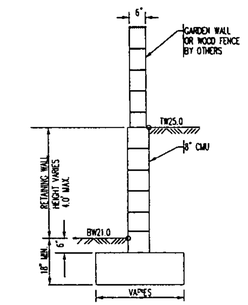
SIDE YARD RETAINING WALL DETAIL
NOT TO SCALE



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

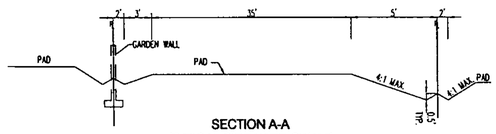
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



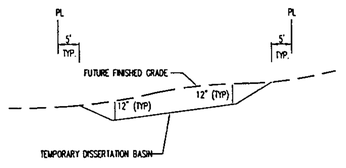
TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

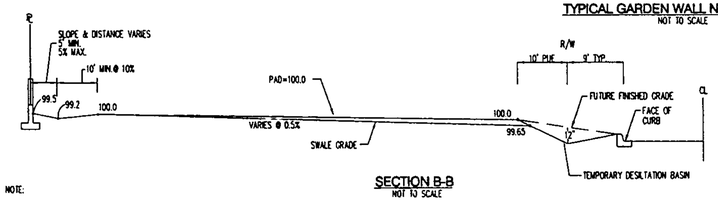
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



SECTION A-A
TYPICAL SIDE YARD SWALE
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION B-B
NOT TO SCALE

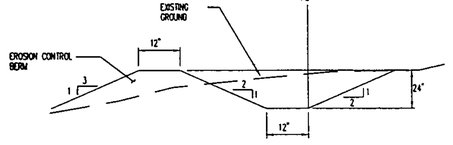
TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

NOTE:

1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.

2. FRONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.

3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.



EROSION CONTROL BERM

1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.

2. WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.

3. AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION

4. CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION

EROSION CONTROL PLAN
NOT TO SCALE

ROUGH GRADING	(±0.5'):
APPROVED FOR ROUGH GRADING	DATE

BENCH MARKS
AS-BUILT INFORMATION
ALBUQUERQUE CONTROL SURVEY MONUMENT "JOSEPH"
NEW MEXICO STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE (NAD27) COORDINATES
Y = 1,502,246.75
X = 366,686.82
Z = 5113.582'
DELTA ALPHA = -00°15'24"
COMBINED GROUND TO GRID FACTOR = 0.99967251

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

CONTRACTOR — DATE
STAKED BY — DATE
INSPECTION BY — DATE
FIELD SURVEY BY — DATE
CONSTRUCTION BY — DATE
CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
M.D. —

ENGINEER'S SEAL
SCOTT J. STEFFEN
NEW MEXICO
14-4
REGISTERED PROFESSIONAL ENGINEER

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			DATE: 11-20-02
			DATE: 11-20-02
			DATE: 11-20-02

Designed By: SJS
Drawn By: DTH
Checked By: SJS

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

RANCHO ENCANTADO SUBDIVISION
GRADING AND EROSION CONTROL PLAN
GRADING DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. | Zone Map No. F-11-Z | Sheet 4 Of 4

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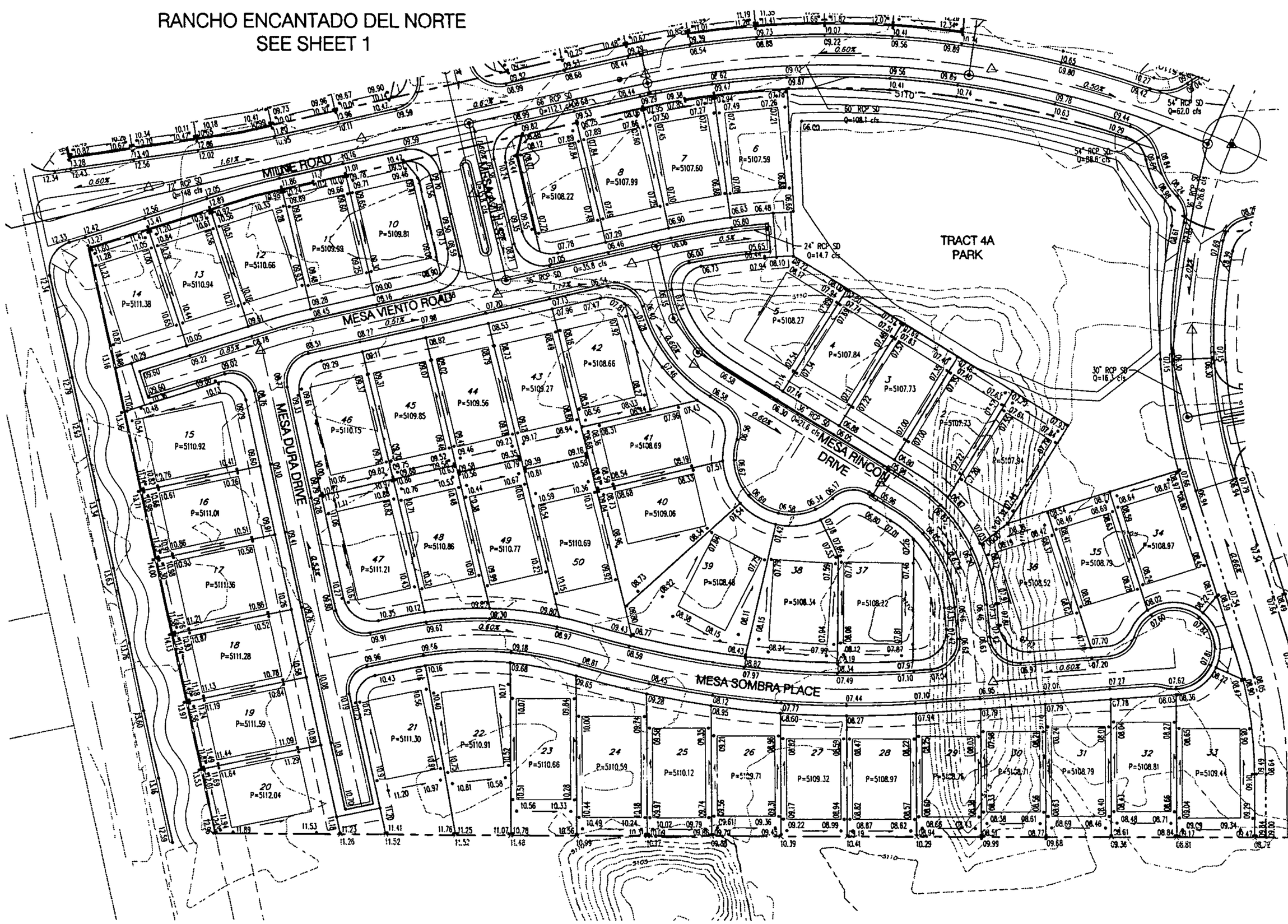
Layout1

RANCHO ENCANTADO DEL NORTE
SEE SHEET 1



RANCHO ENCANTADO CONDOMINIUMS
SEE SHEET 3

N

50 25 0 50
1" = 50'

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT, PREPARED BY VINYARD AND ASSOCIATES, INC. DATED APRIL 5, 2002.

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 4, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

(91.62)	FUTURE SPOT ELEVATION
91.62	PROPOSED SPOT ELEVATION
x 92.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
5470	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET

ROUGH GRADING (±0.5')

APPROVED FOR ROUGH GRADING DATE

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT "JOSEPH"
NEW MEXICO STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, (NAD27) COORDINATES
Y = 1,502,246.75
X = 366,686.82
Z = 5113.582'
DELTA ALPHA = -00°15'24"
COMBINED GROUND TO GRID FACTOR = 0.999967551

AS-BUILT INFORMATION
CONTRACTOR DATE
STAKED BY DATE
INSPECTED BY DATE
FIELD VERIFIED BY DATE
DETAILED BY DATE
CHECKED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL
SCOTT J. STUFFLEBEAM
NEW MEXICO
14-4
REGISTERED PROFESSIONAL ENGINEER

No.	Date	By
REMARKS		
REVISIONS		
DESIGN	DATE: 11-14-02	
Designed By: S.J.S	DATE: 11-14-02	
Drawn By: D.T.H		
Checked By: S.J.S	DATE: 11-14-02	

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

RANCHO ENCANTADO
DEL SUR SUBDIVISION
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	No./Day/Yr.	No./Day/Yr.

City Project No. | Zone Map No. F-11-Z | Sheet 2 Of 4

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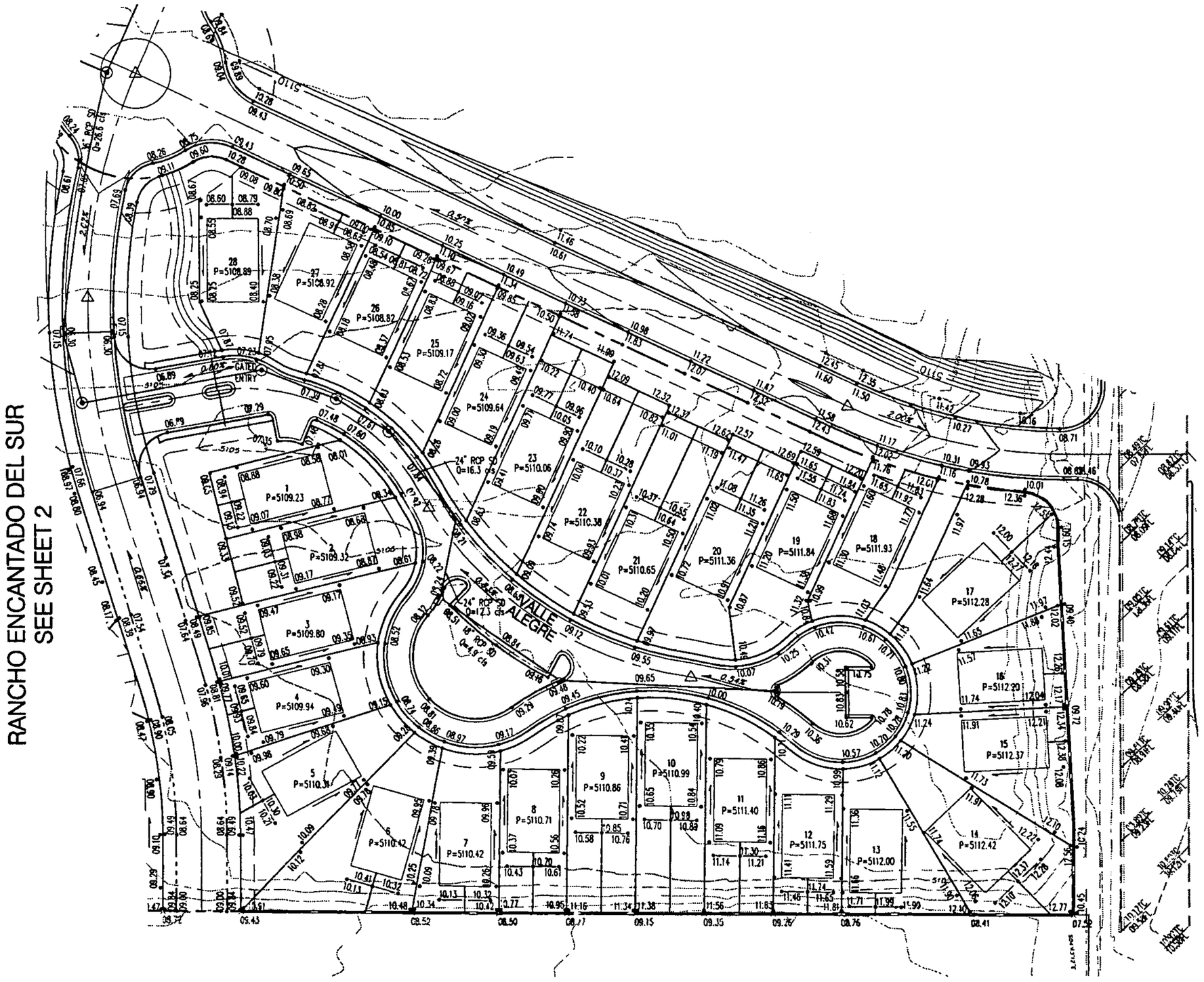

N

50 25 0 50

1" = 50'

GENERAL NOTES

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(91.62)	FUTURE SPOT ELEVATION
91.62	PROPOSED SPOT ELEVATION
×92.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
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	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET

ROUGH GRADING	(±0.5'):
APPROVED FOR ROUGH GRADING	DATE

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

RANCHO ENCANTADO
CONDOMINIUMS
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No. F-11-Z

Sheet 3 Of 4

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT "JOSEPH"
NEW MEXICO STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, (NAD27) COORDINATES
Y = 1,502,246.75
X = 365,686.82
Z = 5113.592'
DELTA ALPHA = -00°15'24"
COMBINED GROUND TO GRID FACTOR = 0.99967551

AS-BUILT INFORMATION
CONTRACTOR DATE
STAKED BY DATE
INSPECTED BY DATE
FIELD VERIFIED BY DATE
CERTIFIED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL
SCOTT J. STEFFEN
NEW MEXICO
14 4
REGISTERED PROFESSIONAL ENGINEER

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			Designed By S.J.S DATE: 11-14-02
			Drawn By D.T.H DATE: 11-14-02
			Checked By S.J.S DATE: 11-14-02

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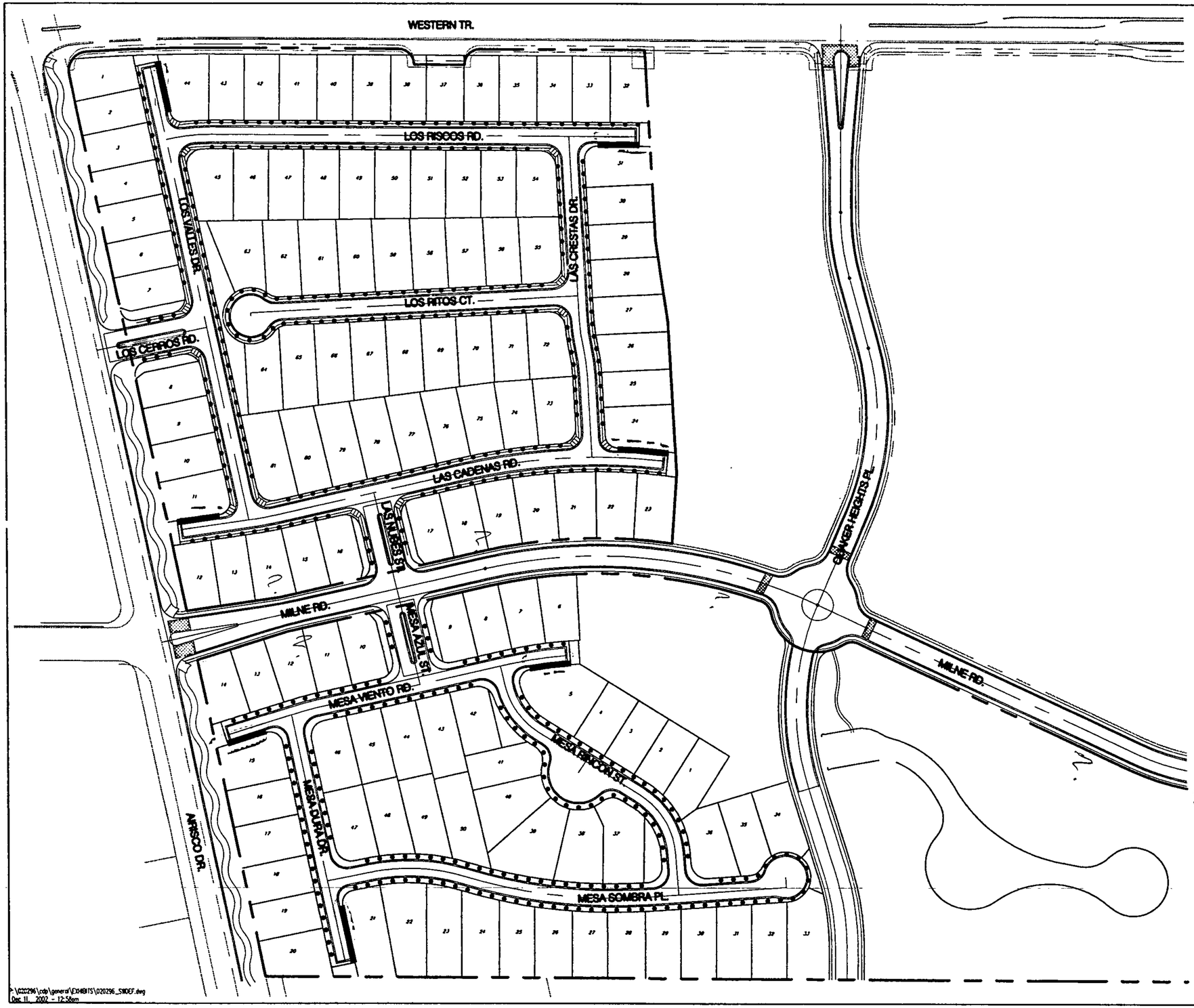

N

NOT TO SCALE

• • • • DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

WAIVED sidewalks are requested

MEANDERING 10' TRAIL in lieu of standard sidewalk

EXHIBIT "A"
RANCHO ENCANTADO
SIDEWALK DEFERRAL/WAIVER
12/12/02

Bohannan ▲ Huston INC.

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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Dec 11, 2002 - 12:58pm

PORTION OF EXISTING 10' GRANT OF EASEMENT FOR ROADWAY SIDESLOPE, FILED NOV. 11-20-85, MISC 293A, PAGES 240-244 TO BE VACATED

EXISTING PUBLIC RIGHT-OF-WAY TO BE VACATED

PORTION OF EXISTING 35'X35' WATER METER EASEMENT FILED: 11-22-85, VOL C28, FOLIO 179 TO BE VACATED

WESTERN TR.

LOS RISCOS RD.

LOS VALLES DR.

LOS CRESTAS DR.

LOS RIOS CT.

LOS CERROS RD.

LAS CADENAS RD.

MILNE RD.

MESA VIENTO RD.

MESA DURA DR.

MESA SOMBRA PL.

ARROYO DR.

QUAKER HEIGHTS PL.

COORS BLVD.

EXISTING 56' RIGHT-OF-WAY EASEMENT RESERVED FOR FUTURE DEDICATION FILED: JUNE 13, 2000, 2000C-155 TO BE VACATED

N

NOT TO SCALE

LEGEND

PUBLIC RIGHT- OF- WAY FOR ACCESS TO WESTERN TRAIL NO LONGER NECESSARY WITH PROPOSED LAYOUT

EASEMENT NO LONGER REQUIRED FOR BLENDING OF GRADES ALONG WESTERN TRAIL AND NORTHERN BOUNDARY OF RANCHO ENCANTADO DEL NORTE

WATER METER EASEMENT NO LONGER REQUIRED TO PROVIDE WATER SERVICE TO PROPOSED DEVELOPMENT

EASEMENT RESERVATION NO LONGER REQUIRED. 56' RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE FINAL PLAT.

EXHIBIT B
1/8/03

EXHIBIT "B"
RANCHO ENCANTADO SUBDIVISION
VACATION EXHIBIT
DECEMBER 2002

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5378528
Page: 4 of 4
06/13/2000 03:28P
Judy D. Woodward Bern. Co. PLAT R 22.00 Bk-2000C Pg-155

TRACTS 1 THRU 4

COORS VILLAGE

(BEING A REPLAT OF TRACT A-1-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 1999

LEGEND

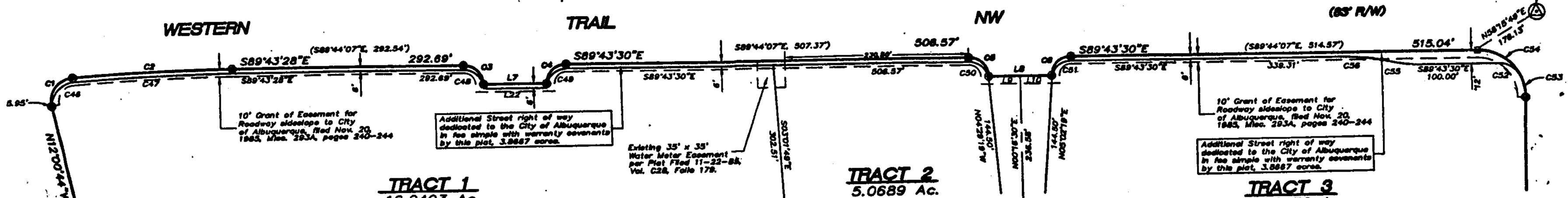
- Found 5/8" rebar and cap stamped "LS 7719"
- Found 5/8" rebar and cap stamped "LS 6544"
- Found 5/8" rebar and cap stamped "LS 6126"
- Set 5/8" rebar and cap stamped "LS 5823"

N

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Albuquerque Control Survey Monument "Nld-448-N58", New Mexico State Plane Coordinate system, Central Zone (NAD27) coordinates
Y = 1504680.04'
X = 365147.72'
Z = 5106.31'
Delta Alpha = -00° 18' 34"
Combined ground to grid factor = 0.99967966



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.12'	30.00'	42.43'	N44°00'44"W	90°00'00"
C2	287.31'	200.00'	103.88'	196.07'	S72°43'28"E	39°52'26"
C3	25.00'	39.27'	25.00'	35.36'	S44°16'32"E	90°00'00"
C4	25.00'	39.27'	25.00'	35.36'	S45°43'28"E	90°00'00"
C5	25.00'	39.27'	25.00'	35.36'	S44°16'32"E	90°00'00"
C6	25.00'	39.27'	25.00'	35.36'	S45°43'28"E	90°00'00"
C7	25.00'	39.27'	25.00'	35.36'	S44°16'32"E	90°00'00"
C8	387.72'	61.01'	30.51'	60.95'	N85°08'47"E	9°00'44"
C9	12.00'	18.85'	12.00'	17.00'	S44°16'32"E	90°00'00"
C10	12.00'	18.85'	12.00'	17.00'	S45°43'28"E	90°00'00"
C11	457.00'	113.86'	57.17'	113.57'	S82°31'43"E	14°16'27"
C12	400.00'	100.23'	50.36'	99.97'	S82°31'43"E	14°21'27"
C13	400.00'	88.39'	44.28'	88.21'	S68°08'30"E	12°39'32"
C14	372.00'	200.47'	103.18'	198.04'	S73°34'22"E	30°52'24"
C15	400.00'	208.32'	106.82'	206.00'	S73°34'22"E	29°50'24"
C16	428.00'	288.15'	149.79'	282.77'	S63°08'30"E	38°34'32"
C17	414.00'	88.39'	44.28'	88.21'	S68°08'30"E	12°39'32"
C18	457.00'	88.39'	44.28'	88.21'	N68°08'30"W	11°04'32"
C19	743.00'	200.47'	100.88'	199.82'	N73°34'22"W	15°27'10"
C20	787.00'	212.15'	106.78'	211.50'	N73°41'45"W	15°26'07"
C21	816.00'	534.77'	277.00'	525.25'	N89°48'28"W	37°32'16"
C22	838.00'	474.34'	243.19'	467.73'	N89°57'17"W	32°26'32"
C23	783.00'	423.84'	218.78'	418.78'	N89°57'17"W	30°59'32"
C24	134.21'	118.15'	58.67'	115.97'	S74°43'43"W	50°26'48"
C25	25.00'	41.28'	27.11'	36.78'	N47°38'28"W	94°36'01"
C26	362.21'	153.29'	78.61'	154.02'	S78°18'00"W	24°15'24"
C27	360.21'	143.68'	72.67'	142.82'	S78°18'00"W	22°51'41"
C28	25.00'	37.78'	23.52'	34.47'	N61°31'04"W	86°35'08"
C29	25.00'	39.27'	25.00'	35.36'	N44°16'32"W	90°00'00"
C30	75.00'	36.08'	18.25'	35.49'	N87°37'30"W	27°33'41"
C31	25.00'	39.27'	25.00'	35.36'	N45°43'28"W	90°00'00"
C32	25.00'	39.27'	25.00'	35.36'	S44°16'32"W	90°00'00"
C33	75.00'	36.08'	18.25'	35.49'	S87°37'30"W	27°33'41"
C34	25.00'	39.27'	25.00'	35.36'	S45°43'28"W	90°00'00"
C35	25.00'	39.27'	25.00'	35.36'	N44°16'32"W	90°00'00"
C36	75.00'	66.42'	34.19'	64.20'	S63°54'27"W	50°44'43"

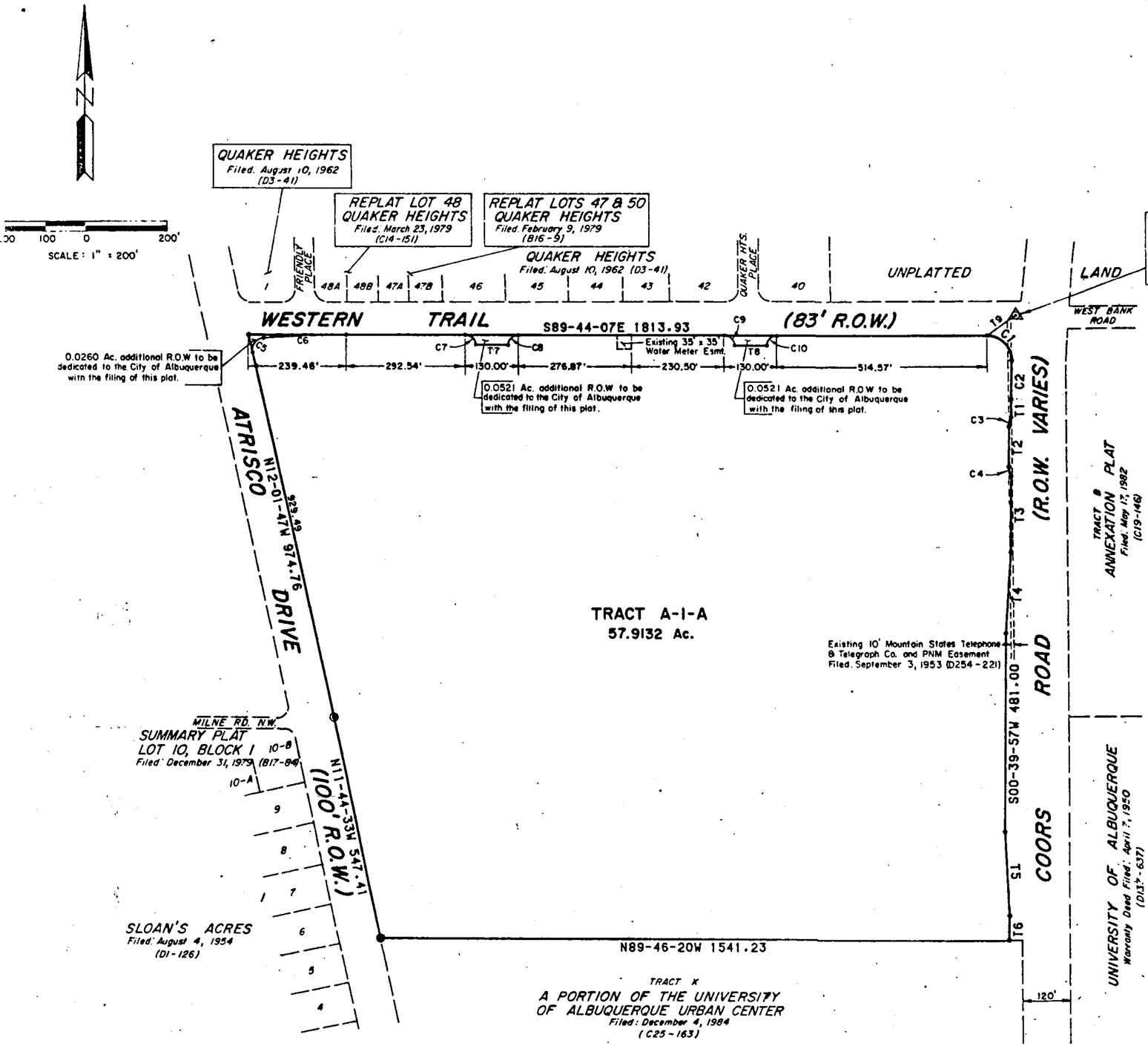
TANGENT TABLE

LINE	DIRECTION	DISTANCE
L1	N00°00'44"W	5.95'
L2	S89°43'28"E	292.69'
L3	S89°43'30"E	307.37'
L4	S89°43'30"E	506.57'
L5	S89°43'30"E	514.57'
L6	S89°43'30"E	60.00'
L7	S89°43'30"E	40.00'
L8	S89°43'30"E	40.00'
L9	S89°43'30"E	40.00'
L10	S89°43'30"E	421.00'
L11	S89°43'30"E	54.00'
L12	S89°43'30"E	54.00'
L13	S89°43'30"E	54.00'
L14	S89°43'30"E	54.00'
L15	N89°43'30"W	28.00'
L16	N89°43'30"W	1541.19'
L17	N00°00'44"W	89.38'
L18	N00°00'44"W	34.01'
L19	N00°00'44"W	13.95'
L20	N00°00'44"W	380.88'
L21	N43°16'32"W	24.57'
L22	S89°43'30"E	60.00'

A PORTION OF THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER

TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, NEW MEXICO

AUGUST, 1985



CURVE DATA					
NUMBER	ARC	RADIUS	DELTA	CHORD	TANGENT
C1	96.19	60.00	91-51-15	86.21	61.97
C2	98.85	3897.72	1-27-11	98.85	49.43
C3	24.05	57.00	24-10-40	23.87	12.21
C4	24.05	57.00	24-10-40	23.87	12.21
C5	51.22	30.00	97-48-53	45.22	34.40
C6	203.05	2597.31	4-28-46	203.00	101.58
C7	39.27	25.00	90-00-00	35.36	25.00
C8	39.27	25.00	90-00-00	35.36	25.00
C9	39.27	25.00	90-00-00	35.36	25.00
C10	39.27	25.00	90-00-00	35.36	25.00

TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S00-39-57W	44.89
T2	S00-39-57W	100.00
T3	S00-39-57W	189.52
T4	S04-05-58W	200.36
T5	S02-46-04E	200.36
T6	S00-39-57W	64.00
T7	S89-44-07E	80.00
T8	S89-44-07E	70.00
T9	N54-03-53E	87.88

...ico) SS
...illo) was filed for record
10/21/85 2:21 P.M. Recorded in Vol. C28
...and County Folio 179.
... Clerk & Recorder
... Deputy Clerk

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor certify that this plat was prepared by me or under my supervision, show all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivisio Ordinance, and is true and accurate to the best of my knowledge an belief.

A. Dwain Weaver
P.L.S. No. 6544
New Mexico

DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL LAND SURVEYOR

Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

State of New Mexico)
ss
County of Bernalillo

DEVELOPMENT REVIEW BOARD
AGENDA

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

January 15, 2003 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Sheran Matson, Planning
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 11:11 a.m.
A. Changes and/or Additions to the Agenda
B. Announcements

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

1. **Project # 1000408**
02DRB-01930 Major-SiteDev Plan Subd

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 & 491 (to be known as **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT, zoned R-D /14-DU/AC, located on SAGE RD SW, between 86TH ST SW and 82ND ST SW containing approximately 10 acre(s).REF:DRB-99-21](M-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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] [Deferred from 1/8/03] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/2/02 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D 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 D IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION,** TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

3. **Project # 1002397**
02DRB-01925 Major-Vacation of Public Easements
02DRB-01926 Minor-Vacation of Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF MARTIN L TAYLOR,** zoned C-1 neighborhood commercial zone, located on SOUTH SIDE OF LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN NW containing approximately 12 acre(s). [REF: Z-87-56, Z-87-69] (E-12) **VACATIONS WERE APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002119**
02DRB-01594 Major-SiteDev Plan BldPermit
02DRB-01705 Minor-Prelim&Final Plat Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION,** zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] [DEFERRED FROM 11/13/02] [DEFERRED FROM 1/15/03] (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

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) **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) **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) **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. THE VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. 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) **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.

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

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

6. **Project # 1001760**
03DRB-00018 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC., agent(s) for MOOSE LODGE #1517 request(s) the above action for all or a portion of Tract(s) A, **LOYAL ORDER OF MOOSE ALBUQUERQUE LODGE # 1517, FRANCISCAN ACRES,** zoned SU-2 special neighborhood zone, SU-I for NCR Uses, located on EDITH BLVD NE, between I-40 and ARVADA AV NE containing approximately 2 acre(s). [REF: Z-70-140, Z-85-37, ZA-81-89] **[Juanita Vigil, EPC Case Planner]** (H-15) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1000624**
03DRB-00020 Minor-SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULT. agent(s) for MICHAEL BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 48, **ALAMEDA BUSINESS PARK,** zoned SU-2 special neighborhood zone, IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

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

8. **Project # 1000126**
03DRB-00016 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2-6, 9&12-, **SAUVIGNON SUBDIVISION, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on SO. SIDE OF SAN ANTONIO DR NE, between SKY VALLEY WAY NE and LOWELL ST. NE containing approximately 16 acre(s). [REF: 02500-00032, 00410-00054] [Deferred from 1/15/03] (E-22) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

9. **Project # 1000313**
01DRB-00661 Major-Preliminary Plat Approval
ON AGENDA IN ERROR, WILL NOT BE HEARD

MARK GOODWIN & ASSOCIATES agent(s) for VASA DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot(s) N/A, Block(s) N/A, Tract(s) N/A PRELIMINARY PLAT APPROVAL/ON OR NEAR HIDDEN VALLEY DRIVE NE BETWEEN SAGEWOOD COURT NE & FENNEL COURT NE, **HIDDEN VALLEY,** zoned SU-1 special use zone, located on, between and containing approximately 11 acre(s). [REF: 01410 00000 00656, 01440 00000 00658, 01440 00000 00659] (L-22)
ON AGENDA IN ERROR, WILL NOT BE HEARD.

10. **Project # 1001205**
03DRB-00019 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for PARADISE RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) A2A & unplatted tract, to be known as Paradise Ridge, **PARADISE BLUFF,** zoned R-LT residential zone, located on SO. OF PARADISE BLVD NW, between LYON BLVD. NW and JUSTIN DR. NW containing approximately 23 acre(s). [REF: DRB-96-350, 01110-00554, 01138-00555, 02DRB-00182,02DRB-00341] (B-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001573**
02DRB-00661 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MANUEL & EVELYN TORRES request(s) the above action(s) for all or a portion of Tract(s) 126 & 127, **MRGCD, MAP 31,** zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD. NW and TEODORO RD. NW containing approximately 2 acre(s). [REF: ZA-80-171, 01DRB-01592] [Indefinitely Deferred from 5/8/02] (F-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat Approval
02DRB-01866 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1,** zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE GRADING PLAN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS ON THE INTERNAL STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1002339**
02DRB-01958 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS - UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELLIS NW containing approximately 2 acre(s). [REF: 02DRB-01711] [Deferred from 1/8/03] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A PRIVATE SEPTIC TANK EASEMENT ON LOT 10A4 MUST BE VACATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. .**Project #1000716**
03DRB-00025 Extension of Preliminary Plat

LARRY READ & ASSOCIATES INC., AND CARTESIAN SURVEYS, agent(s), for ADIL RIZVI, request(s) the above action for all or a portion of Lot 30, Tract 3, Block 20, Unit 2, North Albuquerque Acres, **ALEXANDRIA POINT SUBDIVISION,** Quintessence Plat, zoned R-D (City) and located on Alexandria Blvd NE between Eubank Blvd NE and Holbrook NE containing approximately .89 acres and 1.0016 acres. [DEFERRED FROM 12/12/01 TO 1/2/02 TO ADDRESS COMMENTS] [DEFERRED FROM 12/12/01 TO 1/2/02 TO ADDRESS COMMENTS] [HEARD AS 13A and 13B, COMBINED AT THE DRB MEETING. THE FINAL PLAT REQUEST UNDER APPLICATION #01500-01859 WAS NOT NEEDED AFTER THE COMBINATION] (D-21) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

THERE ARE NO SKETCH PLAT CASES THIS WEEK...

ADJOURNED: 11:11 A.M.

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

Roger Green, Acting Chair
Development Review Board

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

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...

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, **MENAUL DEVELOPMENT,** zoned M-1 light manufacturing zone, located on MENAUL 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...

Current DRC
Project No. _____

ORIGINAL

Date Submitted: December 12, 2002

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expiers: _____

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No. 1001624

RANCHO ENCANTADO SUBDIVISION
NORTE, SUR AND CONDOMINIUMS
PRELIMINARY PLAT

APPLICATION NO.

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
PHASE I - RANCHO ENCANTADO DEL NORTE									
			PHASE I - 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			/	/	/
							/	/	/
							/	/	/
			PHASE I - OFFSITE PUBLIC STORM DRAIN IMPROVEMENTS						
		18"-78" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ATRISCO DRIVE	MILNE ROAD	LADERA POND 16B	/	/	/
		18"-72" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MILNE ROAD	ATRISCO DRIVE	QUAKER HEIGHTS PLACE	/	/	/
		18"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	QUAKER HEIGHTS PL	TRACT 4B EASEMENT	200' NORTH OF MILNE ROAD	/	/	/
							/	/	/

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
			PHASE I - 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	/	/	/
			PHASE I - 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	/	/	/
			PHASE I - 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	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PHASE I - ONSITE PUBLIC ROADWAY IMPROVEMENTS CONTINUED						
		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						
			PHASE I - ONSITE PUBLIC STORM DRAIN IMPROVEMENTS						
		18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS CERROS ROAD	LADERA POND 16B	LOS VALLES DRIVE	/	/	/
		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.						
			PHASE I - ONSITE PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS CERROS ROAD	ATRISCO DRIVE	LOS VALLES DRIVE	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS VALLES DRIVE	LAS CADENAS ROAD	NORTH STUB TERMINUS	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS RISCOS ROAD	LOS VALLES DRIVE	EAST STUB TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE I - ONSITE PUBLIC WATERLINE IMPROVEMENTS CONTINUED									
		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	/	/	/
PHASE I - 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	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

PHASE II - RANCHO ENCANTADO CONDOMINIUMS (TRACT 4B)

PHASE II - 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	/	/	/

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

PHASE II - 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	/	/	/

PHASE II - 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	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE III - RANCHO ENCANTADO DEL SUR									
			PHASE III - OFFSITE 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	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
		PHASE III - 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	/	/	/

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

		PHASE III - ONSITE PUBLIC STORM DRAIN IMPROVEMENTS							
		18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD	/	/	/
		18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA VIENTO ROAD	MESA DURA DRIVE	EAST STUB TERMINUS	/	/	/
		18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA RINCON DRIVE	MESA VIENTO ROAD	200' NORTH OF MESA SOMBRA ROAD	/	/	/

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
PHASE III - 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	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE III - 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	/	/	/

SCOTT STEFFEN	12/12/02				
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & RECREATION DEPARTMENT	DATE
BOHANNAN HUSTON INC.					
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
Scott J Steffen	12/12/02				
SIGNATURE	DATE	UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					
		NEW MEXICO UTILITIES INC.	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: D.R. HORTON HOMES PHONE: 797-4245
ADDRESS: 4400 ALAMEDA N.E., SUITE B FAX: 797-9881
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX:
CITY: ALBUQUERFQUE STATE NM ZIP 87109 E-MAIL:

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

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

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

Lot or Tract No. TRACTS 1 AND 4 Block: Unit:
Subdiv. / Addn. COORS VILLAGE
Current Zoning: SU-3 Proposed zoning:
Zone Atlas page(s): F-11 No. of **existing** lots: 2 No. of **proposed** lots: 133
Total area of site (acres): 16.40 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✔ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101106115102431001 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: WESTERN TRAIL N.W.
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.):
1001624/02EPC01165, 02EPC-01170, 02EPC-01161 (1000032) 00DRB-00371, 00DRB-00593
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE Scott Steffen DATE 12/12/02
(Print) SCOTT STEFFEN ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

~~INTERNAL~~ **ROUTING**

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

Application case numbers		Action	S.F.	Fees
02DRB -	-01879	PPA	S(2)	$ 3500.00
-	- Ad.	Fee.		$ 75.00
02DRB -	-01880	V PROW	✓	$ 300
02DRB -	-01883	V PE (3)	✓	$ 135.00
02DRB -	-01884	SW	✓	$ Ø
02DRB -	-01885	TDSW	✓	Total Ø
Hearing date JAN. 08, '03				$ 4010.00

3,735

Bradley Bingham 12/12/02
Planner signature / date

Project # 1002384

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat on mylars
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule) $3,500
- __ Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

❑ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

SCOTT STEFFEN
Applicant name (print)

Scott Steffen
12/12/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB - _____ - 01879
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date

Project # 1002384

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☑ **VACATION OF PUBLIC RIGHT-OF-WAY**
☑ **VACATION OF PUBLIC EASEMENT**

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

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

❑ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**
❑ **SIDEWALK DESIGN VARIANCE**
☑ **SIDEWALK WAIVER**

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

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

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

❑ **VACATION OF PRIVATE EASEMENT**

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

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

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

SCOTT STEFFEN
Applicant name (print)

Scott J Steffen
12/12/02
Applicant signature / date

.pdf Form revised Sept. 2001

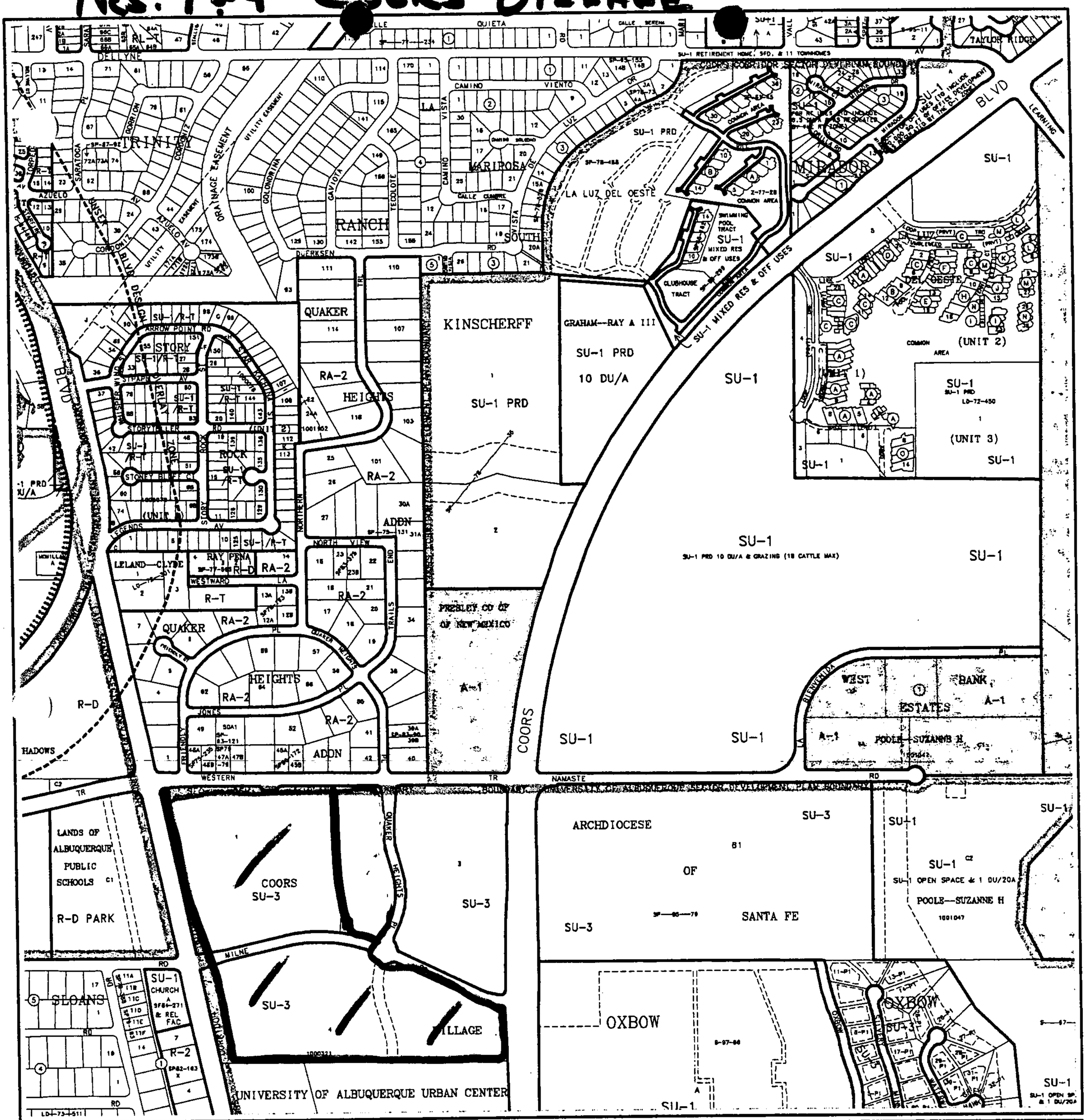
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

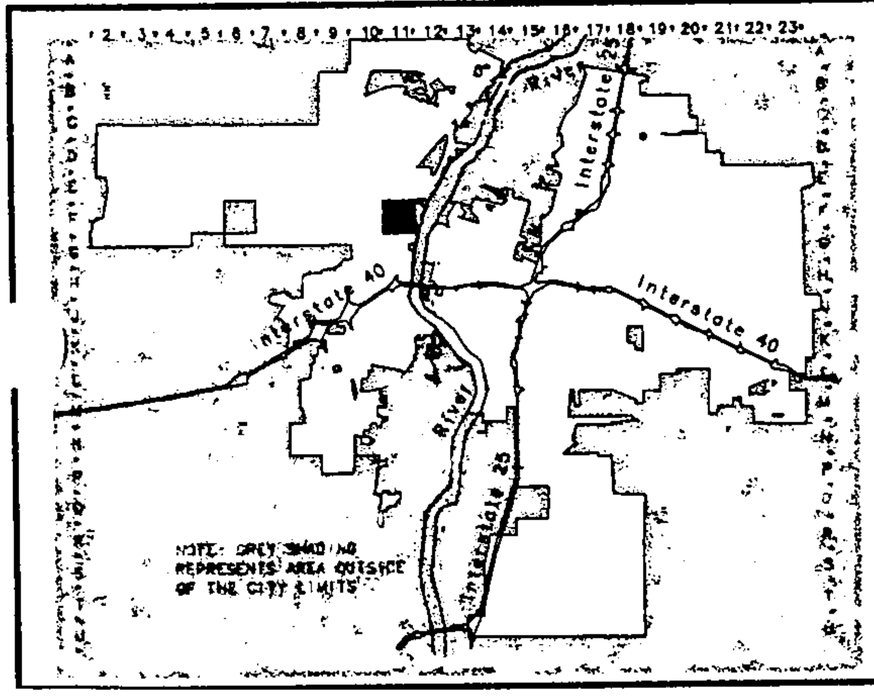
Application case numbers
02DRB - ____ - 01880
02DRB - ____ - 01883
02DRB - ____ - 01884
02DRB ____ 01885

Planner signature / date 12/12/02

Project # 1002384

TRS. 1 & 4 COORS VILLAGE





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through April 03, 2002

Bohannan ^ Huston

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

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: Bohannan Huston, 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, Cobre 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: Shan Lewis
PO Box 66328 / 87193
301-5995 (cell)
Dena Prescott
PO Box 66328 / 87193
839-5072 (w)

Taylor Ranch
Neighborhood Association
Contacts: Cecil van Berkel
5716 Morgan Ln NW / 87120
899-3738 (h) x45-9565 (w)
Jolene Wolfley
6804 Stagthorn Dr NW
890-9414 (h) 87120-4806

See reverse side for additional Neighborhood Association Information: YES {X} 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 R Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

Additional Neighborhood Association Information

Quaker Heights
Neighborhood Association
Contacts: Matthew Baca
5125 Northern Trail NW
352-9423 (w) 87120
Milone Matthews
2301 Coors Rd. NW # R300
352-5645 (h) 87120

Neighborhood Association
Contacts

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:

Bohannan ▲ Huston INC.

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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 Bohannan 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,
Bohannan Huston,Inc

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

mls
Enclosures

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

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 13, 2002

Ms. Jolene Wolfley
6804 Staghorn Drive NW
Albuquerque, New Mexico 87120

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

Dear Ms. Wolfley:

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

This letter is to advise you that Bohannan 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,
Bohannan Huston,Inc

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

mls
Enclosures

a:/msnyder/020206/data/003\onc.lt

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 13, 2002

Ms. Ceil VanBerkel
5716 Morgan Land NW
Albuquerque, New Mexco 87120

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

Dear Ms. VanBerkel:

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

This letter is to advise you that Bohannan 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,
Bohannan Huston,Inc

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

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 13, 2002

Mr. Ray Graham
One Wind N.W.
Albuquerque, New Mexico 87120

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

Dear Mr. Graham:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz del Sol Neighborhood Association.

This letter is to advise you that Bohannan 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,
Bohannan Huston,Inc

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

mls
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a:/msnyder/020206/data/003\onc.lt

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 13, 2002

Matthew Baca
5125 Northern Trail NW
Albuquerque, New Mexico 87193

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

Dear Mr. Baca:

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

This letter is to advise you that Bohannan 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,
Bohannan Huston,Inc

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

mls
Enclosures

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Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 13, 2002

Melanie Matthews
3301 Coors Road NW, #R300
Albuquerque, New Mexico 87193

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

Dear Ms. Matthews

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

This letter is to advise you that Bohannan 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,
Bohannan Huston,Inc

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

mls
Enclosures

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 13, 2002

Ms. Tena Prescott
P.O. Box 66328
Albuquerque, New Mexco 87193

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

Dear Ms. Prescott:

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 Bohannan 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,
Bohannan Huston,Inc

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

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

Sent To: Tina Prescott
Street, Apt. No.; or PO Box No.: Bx 66328
City, State, ZIP+4: ABQ NM 87193

PS Form 3800, January 2001 — See Reverse for Instructions

7001 1140 0005 9518 5978

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

Recipient's Name (Please Print Clearly) (To be completed by mailer): Melonie Matthews
Street, Apt. No.; or PO Box No.: 3301 Coors Rd NW #R300
City, State, ZIP+4: ABQ NM 87120

PS Form 3800, February 2000 — See Reverse for Instructions

7001 1140 0005 9518 5972

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

Sent To: Shari Lewis
Street, Apt. No.; or PO Box No.: Bx 66328
City, State, ZIP+4: ABQ NM 87193

PS Form 3800, January 2001 — See Reverse for Instructions

7001 1140 0005 9518 5989

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

Sent To: Jolene Wolfley
Street, Apt. No.; or PO Box No.: 6804 Slayton
City, State, ZIP+4: ABQ NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

7001 1140 0005 9518 5996

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

Sent To: Matthew Baca
Street, Apt. No.; or PO Box No.: 5125 Northern Blvd
City, State, ZIP+4: ABQ NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

7001 1140 0005 9518 6005

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

Sent To: Ray Graham
Street, Apt. No.; or PO Box No.: Rue Wind NW
City, State, ZIP+4: ABQ NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

7001 1140 0005 9518 5988

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

Sent To: Cecil Van Bechel
Street, Apt. No.; or PO Box No.: 5716 Morgan Dr. NW
City, State, ZIP+4: ABQ NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

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
Parcel Size (acres / sq.ft.) 16.40

Legal Description -
Lot or Tract # TRS 1 AND 4 Block #
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 Scott Sc 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.**

Tony Loyd — TRAFFIC ENGINEER
12-12-02 — 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. TL
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.**

B.A. for EHD — ENVIRONMENTAL HEALTH
12/12/02 * — DATE

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

TIS	**- SUBMITTED**	__/__/__	Tony Loyd — TRAFFIC ENGINEER	12-12-02 — DATE
	- FINALIZED	7/__/95 2/__/00 UPDATE		
AQIA	**- SUBMITTED**	__/__/__	_____ — ENVIRONMENTAL HEALTH	_____ — DATE
	- FINALIZED	__/__/__		

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME RANCHO ENCANTADO NORTE, SUR AND CONDOMINIUM SUBDIVISIONS

AGIS MAP # F-11

LEGAL DESCRIPTION TRACTS 1 AND 4, COORS VILLAGE

XXX **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 11/26/02 [date].

Scott Steffen — Applicant / Agent — 12/12/02 — Date

Brad L. Bjorkman — Hydrology Division Representative — 12/12/02 — Date

XX **WATER AND SEWER AVAILABILITY STATEMENT**

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

Scott Steffen — Applicant / Agent — 12/12/02 — Date

Brad L. Bjorkman — Utilities Division Representative — 12/12/02 — Date

proj.# 1002384

DRB# 02DRB-01879

020296 001

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 1, 2002

Bohannan-Huston
7500 Jefferson NE
Albuquerque, New Mexico 87109
Attn: Scott Steffen

Re: Water / Sewer Seviceability / Coors Village Tracts 1 and 4A F-11

Mr. Steffen:

Existing Conditions: The property includes approximately 35-acres at the southwest corner of Coors and Western Trail. General requirements for service remain as discussed in prior correspondence, copies of which are attached for reference. As you know infrastructure requirements for the internal roadways: Milne Road and Quaker Heights Road were deferred via bulk land variance. See project #1000032.

Proposed: You are proposing to subdivide tract 4 and develop the portion west of Quaker Heights Place, along with Tract 1, as single family residential. (Note: Approximately 2-acres of this area is reserved for a park.) No sketch plat was provided. Single family development of proposed Tract 4A appears to conflict with adopted plans calling for densification along the Coors corridor. Also, it may require action by the Environmental Planning Commission 'EPC'. I recommend reviewing this with the Planning Department.

Service: There is little to add to previous discussions. 'Off-site' requirements will be limited to the sanitary outfall and water line loop across Coors, both of which will be required for the proposed development and / or platting. The sanitary sewers must be of depths sufficient to provide gravity service to all of Coors Village. On-site lines, other than Milne and Quaker Heights Place, will generally be looped 6-inch water lines and 8-inch sanitary collectors in standard locations in all internal streets. Final sizing, alignment, and looping requirements will be established during platting.

Design and construction of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' Public Works Department via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Its validity is in part contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

John F. McDonough
Associate Planner
Development Services
Public Works Department

Attachment: Prior correspondence, Letters of 7/24/95, 11/19/99, 3/2/2000

c: f/ #1000032
f/ readers #20312
f/ availability F-11

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

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 24, 1995

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM 87108

Re: WATER AND SANITARY SEWER AVAILABILITY STATEMENT, F-11

Dear Fred:

This statement of availability is issued in response to your inquiry of July 7, 1995. All statements made herein are contingent upon the information provided in that inquiry.

Subject Property: Tract A-1-A, University of Albuquerque Urban Center

Proposed Development: Unspecified

WATER SERVICE:

Water service is available contingent upon developer construction of a 12-inch waterline in the proposed roadway from the existing 14-inch line in Western Trail to the existing 16-inch line in Atrisco. Further, the developer is responsible for construction of a 12-inch waterline in the proposed roadway which connects to Coors Blvd. See attached map. Actual service connection(s) must be coordinated through Customer Services Meter Sales Office at 768-2840. Water service will be subject to Utility Expansion Charges.

SANITARY SEWER SERVICE:

Sanitary sewer service is available contingent upon developer construction of 8-inch sanitary sewer lines in all of the proposed roadways. The outfall, based on the topography, appears to be the existing 48-inch interceptor in Milne Rd. to the west of the subject property. This will require the developer to extend an 8-inch sanitary sewer line in Milne Rd. from the existing 48-inch line to Atrisco. Also, there is an existing 36-inch line in Western Trail available as an outfall. Actual service connection(s) must be coordinated through a licensed plumber. Installation must conform to the plumbing code as adopted, and to effective Department connection requirements.

Design and construction of the required facilities will be at the developer's expense and must be coordinated through the Public Works Department Engineering Group. Designs must be by a New Mexico Registered Professional Engineer and must be reviewed and approved by the City's Design Review Committee (DRC). Construction must be by a licensed, bonded Public Utility Contractor under a City Work Order. Upon completion and acceptance of the work, maintenance and operation responsibilities will be taken over by the Public Works Department.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Its validity is in part contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require re-evaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro-rata and standby assessments must be paid at the time service is taken. All charges assessed and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized.

If you have any questions or comments, please do not hesitate to contact me at 768-2730.

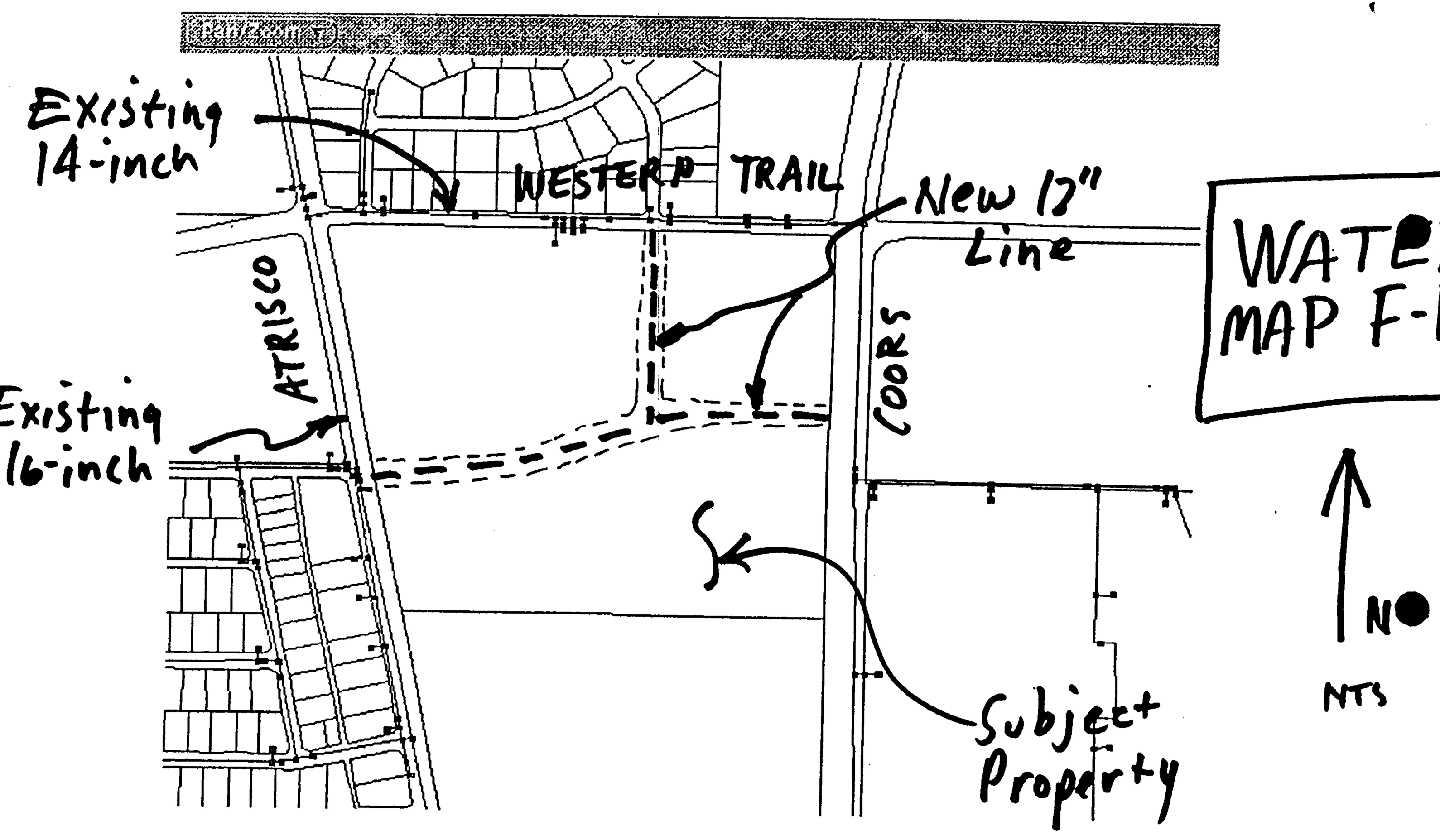
Sincerely,

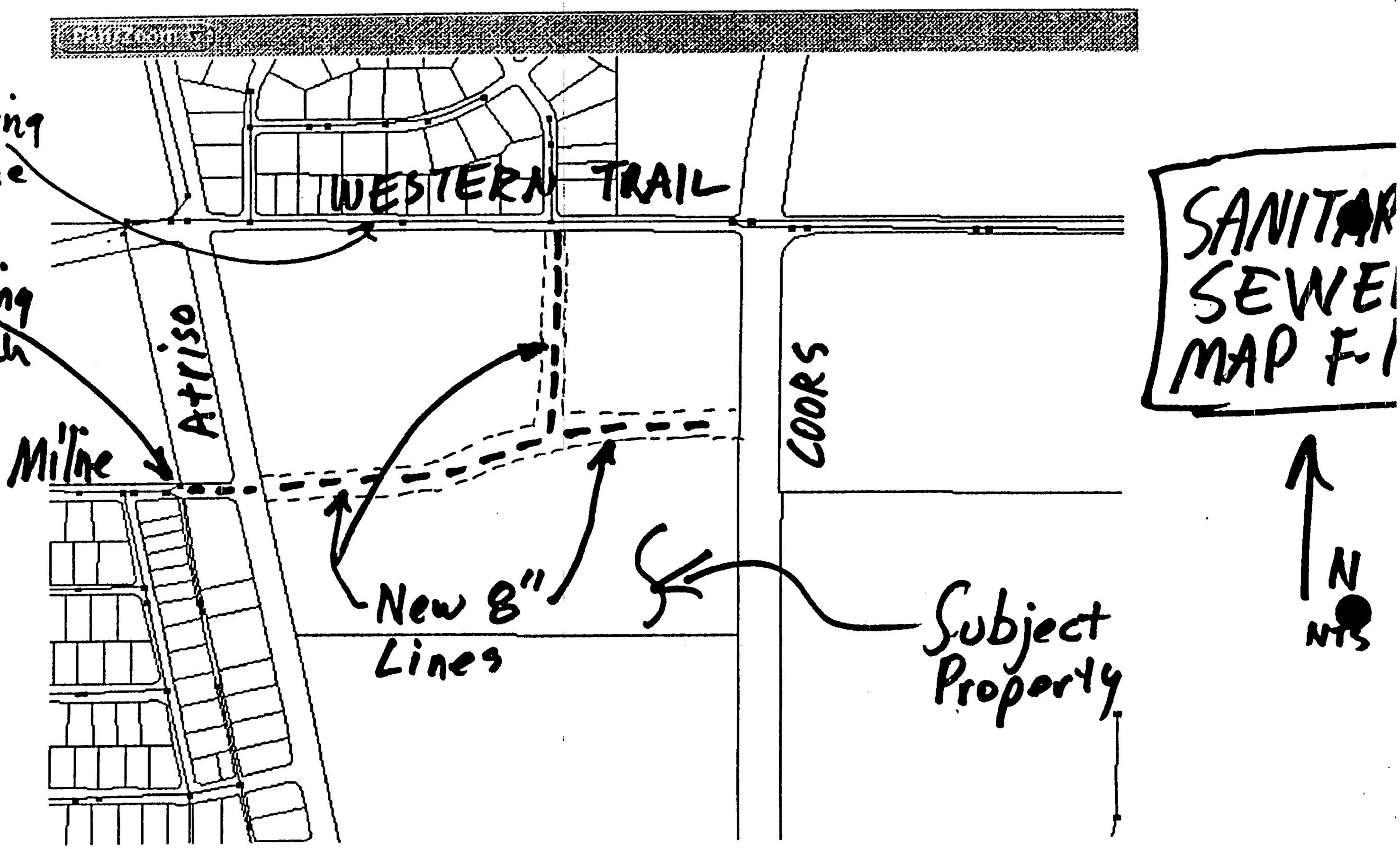
Robert W. Kane

Robert W. Kane, P.E.
Utility Development Division
Public Works Department

Attachments: Systems Maps, F-11

c: Josie Jaramillo
f/ Availability, F-11
f/ Readers #50705


Existing
14-inch
WESTERN TRAIL
New 12"
Line
WATER
MAP F-1
ATRISCO
COORS
Existing
16-inch
N
NTS
Subject
Property



SANITAR
SEWE
MAP F-

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 19, 1999

Thompson Engineering Consultants
2060 Main Street NE / Suite E
Los Lunas, New Mexico 87031
Attn: David Thompson

Re: Water and Sanitary Sewer Availability / Tract A1A, U of A Urban Center
55-acre parcel bounded by Atrisco, Western Trail and Coors
Proposed 5-Tract mixed use Site Plan for Subdivision Z-99-84 F-11

Mr. Thompson:

From a utility standpoint the current proposal is comparable to that considered several years ago. See Z-95-94 / DRB 95-194. Requirements for that proposal were addressed in a statement issued in July of '95. A copy is attached for reference. It remains generally accurate. Except as modified herein it is hereby renewed for one year. It will remain valid through November 2000. (Note: development specific statements will be required for each parcel.)

Water: No master plan lines are required. Given the size of existing perimeter lines the 12-inch internal loops may be over-sized, thus 10-inch lines should be adequate. Construction must include a cross and stub to the south at the future right of way. New on-site lines must be looped to all existing perimeter lines including the 10-inch on the east side of Coors.

Sewer: The 36-inch sanitary sewer in Western Trail has 8-inch lateral stubbed out of some of the existing manholes to service the property if grades allow. Review "as-built" drawings to verify.

Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

John F. McDonough
Associate Planner
Development Services
Public Works Department

c: Josie Jaramillo
f/ availability F-11
f/ readers #91105
f/ DRB 95-195

Attachment: Letter of July 24, 1995
Log #50705

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

City of Albuquerque

March 2, 2000

Thompson Engineering
2060 Main Street NE / Suite E
Los Lunas, New Mexico 87031
Attn: Dave Thompson

Re: U of A Urban Center, Tract A1A, Fire Protection / Lowes Home Center on Proposed Tract 3 at the Southwest Corner of Coors and Western Trail F-11

Sirs:

Background: Development presupposes approval of the site plan for subdivision and platting actions pending before the Development Review Board. See Case #1000032. Infrastructure requirements associated with that subdivision were outlined in previous correspondence. See our letter of November 19, 1999. Upon completion of that infrastructure the individual tracts will be serviceable via routine connection to new internal lines.

Land Use: Per Environmental Planning Commission 'EPC' approval 'commercial' land uses were limited to proposed Tract 3, which was approved as: The 'Neighborhood Commercial area intended to accommodate the surrounding neighborhoods retail, service and restaurant needs in a pedestrian friendly environment.' A 170,000 square foot building supply center would hardly appear to meet that land use description. Site plan amendment and / or zone change will probably be required. This could involve EPC action. I recommend you contact the Planning Department regarding procedures.

Fire Protection: No specifics were provided, but it's assumed development will be comparable to the Lowes proposed for Paseo Del Norte and I-25. The Fire Marshals' requirements for that project called for 2924 GPM to be available within 300-feet. Requirements were based on Type II-N construction with a maximum building area of 165,000 sq. ft. They reflect a 50% credit for full fire sprinklers. The required on-site 10-inch looping lines will provide the required flow. The number and location of hydrants must be approved by the Fire Marshal prior to DRC and or DRB sign off(s). The sprinkler system will require a separate unmetered fire line. This must be stubbed with 'DRC / Work Order' construction. Assuming a site elevation of 5110' msl peak day static pressure should be approximately 85 psi. Under optimum conditions, residual pressure (at 3,000 GPM) should be approximately 65 psi.

Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

John F. McDonough
Associate Planner
Development Services
Public Works Department

Attachment: Letters of 11/19/1999, Log #91105, and
7/24/1995, Log #50705

c: Russell Brito / Case Planner
Janet Stephens / DRC Chair
f/ ~~availability F-11~~
f/ readers #00218
f/ Project #1000032

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION

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 D.R. HORTON HOMES

AGENT BOHANNAN HUSTON, INC.

ADDRESS 7500 JEFFERSON ST. NE

PROJECT NO. 1002384

APPLICATION NO. MULTIPLE

$ 3935 441006 / 4983000 (DRB Cases)

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

$ 75 441018 / 4971000 (Notification)

$ 4010.00 Total amount due

DUPLICATE
City Of Albuquerque
Treasury Division
12/12/2002 3:30PM LOC: ANNX
RECEIPT# 00001614 WS# 006 TRANS# 0031
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt $4,010.00
J24 Misc $3,935.00
Thank You

D.R. HORTON, INC.
PERMIT SOUTHWEST
1901 ASCENSION BLVD., SUITE 100
ARLINGTON, TX 76006
(817) 856-8200

DATE	INVOICE	AMOUNT	

16-66/1220

100870

PAY _____ DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	ACCT. NO.	CHECK NO.	
12-10-02	City of Albuquerque	Plat Fees	7500	100870	$ 4,010.00

K593065

BANK OF AMERICA, N.T. & S.A.
3233 PARK CENTER DRIVE, 2ND FLOOR
COSTA MESA, CA 92626

⑈100870⑈ ⑆122000661⑆ 14261030 35⑈

City Of Albuquerque
Treasury Division
12/12/2002 3:30PM LOC: ANNX
RECEIPT# 00001615 WS# 006 TRANS# 0031
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt $4,010.00
J24 Misc $75.00
CK $4,010.00
CHANGE $0.00
10/28/02

Thank You

counterreceipt.doc

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from Dec. 24th 02 To ~~Dec.~~ JAN 8th 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.

_____, 12/12/02
(Applicant or Agent) (Date)

I issued 4 signs for this application, 12-12-02, B. Derberg
(Date) (Staff Member)

Rev. 11/8/90 CTA

DRB CASE NUMBER: 1002384

0ZDRB-01879
0ZDRB-01880
0ZDRB-01883
~~0ZDRB-01884~~
~~0ZDRB-01885~~