DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002384 AGENDA#: 2 DATE: 1-12-05

1. Name: R P Bohannan Address: _____ Zip: _____
2. Name: Stephanie Stradley Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 12, 2005

2. Project # 1002384
04DRB-01942 Major-One Year SIA

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: 03DRB01369] (F-11)

At the January 12, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 27, 2005, 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 Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Sheran Matson, AICP, DRB Chair

Cc:Bohannan Huston Inc., 7500 Jefferson NE, 87109
D.R. Horton Homes, 4400 Alameda NE, Suite B, 87111
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002384 **AGENDA ITEM NO: 2**

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 Dev. Plan
(14) Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

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 12, 2005

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 12, 2005

Project # 1002384
04DRB-01942 Major-Two Year SIA

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: 03DRB01369] (F-11)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No Association(s).
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	No objection to SIA extension.

Transportation Development

What is lacking? (interior subdivision improvements or exterior?)

Parks & Recreation No objection.

Utilities Development No objection to Extension request.

Planning Department No objection to the one year extension.

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

cc: D.R. Horton Homes, 4400 Alameda Blvd NE, Suite #B, 87111
Bohannan Huston Inc., 7500 Jefferson NE, 87109

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 12, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002384
04DRB-01942 Major-Two Year SIA

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: 03DRB01369] (F-11)

Project # 1003429
04DRB-01950 Major-Preliminary Plat Approval
04DRB-01951 Major-Vacation of Pub Right-of-Way
04DRB-01952 Major-Vacation of Public Easements
04DRB-01953 Minor-Sidewalk Waiver
04DRB-01954 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION,** zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] (N-8)

Project # 1003471
04DRB-01948 Major-Amnd Prelim Plat Approval
04DRB-01949 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10)

Project # 1003172
04DRB-01955 Major-Preliminary Plat Approval
04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9,** zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)

Project # 1002194
04DRB-01915 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION,** zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1003585
04DRB-01958 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **TOWNHOMES @ MASONS LANDING,** zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] (K-17)

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 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.

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 27, 2004.

Completed 1/23/03

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01892 (SPS) 02-01893 (SBP)

Project # **1002384 (3rd Site Plan)**

Project Name: **COORS VILLAGE**

EPC Application No.:02EPC-01170, 01138-01744, Z-99-84

Agent: CONSENSUS PLANNING

Phone No.: 764-9801

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 1/15/03 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): Juanita needs to review + initial
  - ☐ **See comments dated** _____
  - ☐ **EPC comments (name)** _____
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☒ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

(late revision)

Project Number 1002384 (3rd)

#5

January 15, 2003

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Roger Green, Acting DRB Chair

FROM: Juanita Vigil, Planner

SUBJECT: Coors Village, Project # 1002384

After further review of the revised submittal it has been determined that the applicant has met all the conditions placed by the EPC at the September 19, 2002 public hearing for EPC applications 02EPC-01170 & 02EPC-01165.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3349.

Thank you.

#11

January 6, 2003

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Roger Green, Acting DRB Chair

FROM: Juanita Vigil, Planner

SUBJECT: Coors Village, Project # 1002384

Applications 02EPC-01170 & 02EPC-01165 were approved by EPC on September 19, 2002 with conditions. An amendment to the University of Albuquerque Sector Development Plan was also requested by the applicant that requires approval prior to approval of these cases by the DRB. The amendment to the University of Albuquerque Sector Development Plan is on City Council's January 13, 2003 public hearing agenda. This case and any other case proposed within this subdivision should not be approved until City Council's final decision.

The following is a list of deficiencies regarding the submittal to DRB:

Site Development Plan for Subdivision
02EPC-01170

Condition number 6 requires the applicant to specify the building heights for Tract 2 & 3 with assurances that the heights will be consistent with the Comprehensive City Zoning Code and the Coors Corridor Sector Development Plan. The applicant provided a notation that states, "Maximum building heights are 26' but may reach 42 feet in accordance with the provisions of the Comprehensive City Zoning Code and Coors Corridor Sector Development Plan." Without knowing the exact location of the buildings for these two tracts, it is not clear if the buildings on these tracts can be built to 42'. The intent of this condition was to apply general language requiring these two tracts to be in compliance with the Coors Corridor Plan and the Comprehensive City Zoning Code and not to specify the exact heights. The determination of exact heights will be determined when a site development plan for building permit is granted for these tracts.

Condition number 7 has not been satisfied. At this point it is still unclear how the heights of chimneys will be measured.

Site Development Plan for Building Permit
02EPC-01165

Condition number 3 requires the applicant to provide an internal pedestrian/bicycle path and a pedestrian connection at the NW corner. The submittal and the letter responding to the conditions address the pedestrian connection but do not address the pedestrian/bicycle path.

Condition number 9 requires elevation views for all sides of the buildings. The applicant has indicated that elevation views are on sheets EL1, EL2 & EL3. There does not appear to be a sheet labeled EL3.

If you should have any questions regarding this matter, please do not hesitate to call me at 924-3349.

Thank you.

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.

#457

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JANUARY 12, 2005
Zone Atlas Page: F-11-Z
Notification Radius: 100 Ft.

Project# 1002384
App# 04DRB-01942

Cross Reference and Location:

Applicant: D.R. HORTON HOMES
Address: 4400 ALAMEDA BLVD NE, STE# B
ALBUQUERQUE NM 87111

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

Special Instructions:

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

Date Mailed: DECEMBER 23, 2004

Signature: KYLE TSETHLIKAI

```
101106116609131202   LEGAL: TRAC T 2  PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEIN  LAND USE:
                     PROPERTY ADDR: 00000   QUAKER HEIGHTS
                        OWNER NAME: RIO PUERCO II LLC
                        OWNER ADDR: 17875   VON KARMAN                    IRVINE      CA       92614

101106121208831301   LEGAL: TRAC T 3  PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEIN  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: RIO PUERCO II LLC
                        OWNER ADDR: 17875   VON KARMAN                    IRVINE      CA       92614

101106115005031037   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106120501531501   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106033050010716   LEGAL: TR A  PLA T OF OXBOW SUBD CONT 56.5232 AC            LAND USE:
                     PROPERTY ADDR: 00000   ST. JOSEPHS
                        OWNER NAME: ARCHDIOCESE OF SANTA FE
                        OWNER ADDR: 04000   ST JOSEPH                 PL NW ALBUQUERQUE NM       87120

101106115503031032   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106116802331029   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106116302131030   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106117301531028   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106117300431027   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106116600431026   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106019549120846   LEGAL: TRAC T X- 1-A2 PLAT OF TRACTS X-1-A1 & X-1-A2 UNIVER  LAND USE:
                     PROPERTY ADDR: 00000   COORS
                        OWNER NAME: MCMAHON MILDRED W & JOHN T CO
                        OWNER ADDR: 03800   MOURNING DOVE             PL NW ALBUQUERQUE NM       87120
```

101106115005031037 LEGAL: TR 4-A PLAT RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT 1.
PROPERTY ADDR: 00000

OWNER NAME: D.R. HORTON INC
OWNER ADDR: 4400 ALAMEDA BLVD NEM STE# B
ALBUQUERQUE NM 87111

101106115503031032 LEGAL: LOT 1 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT 1.
PROPERTY ADDR: 00000

OWNER NAME: D.R. HORTON INC
OWNER ADDR: 4400 ALAMEDA BLVD NEM STE# B
ALBUQUERQUE NM 87111

101106115701931031 LEGAL: LOT 36 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT 1.
PROPERTY ADDR: 00000

OWNER NAME: D.R. HORTON INC
OWNER ADDR: 4400 ALAMEDA BLVD NEM STE# B
ALBUQUERQUE NM 87111

101106116302131030 LEGAL: LOT 35 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT 1.
PROPERTY ADDR: 00000

OWNER NAME: D.R. HORTON INC
OWNER ADDR: 4400 ALAMEDA BLVD NEM STE# B
ALBUQUERQUE NM 87111

101106116802331029 LEGAL: LOT 34 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT 1.
PROPERTY ADDR: 00000

OWNER NAME: D.R. HORTON INC
OWNER ADDR: 4400 ALAMEDA BLVD NEM STE# B
ALBUQUERQUE NM 87111

101106117301531028 LEGAL: TR G PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT 0.
PROPERTY ADDR: 00000

OWNER NAME: D.R. HORTON INC
OWNER ADDR: 4400 ALAMEDA BLVD NEM STE# B
ALBUQUERQUE NM 87111

101106116600431026 LEGAL: LOT 32 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT 1.
PROPERTY ADDR: 00000

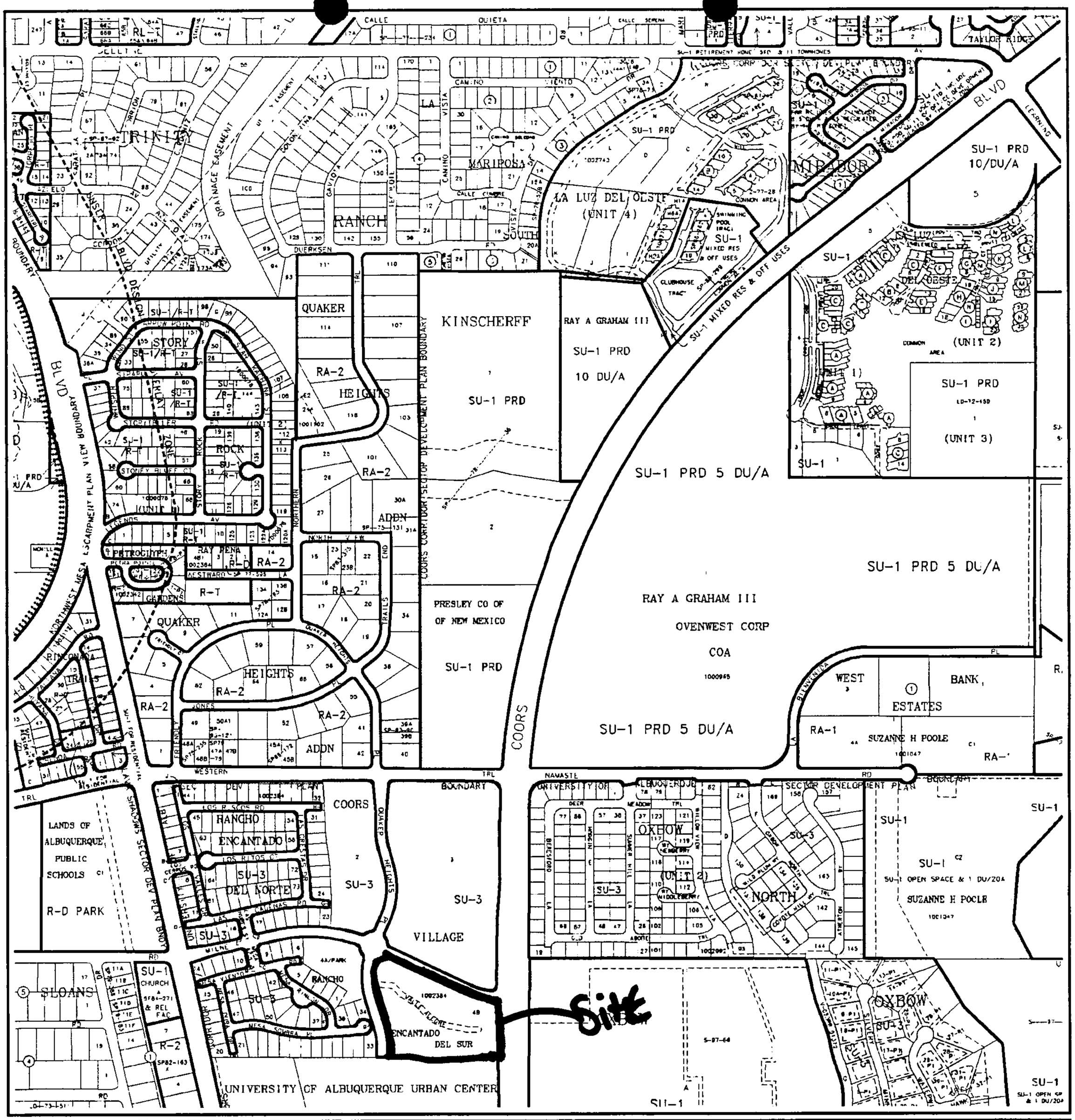
OWNER NAME: D.R. HORTON INC
OWNER ADDR: 4400 ALAMEDA BLVD NEM STE# B
ALBUQUERQUE NM 87111

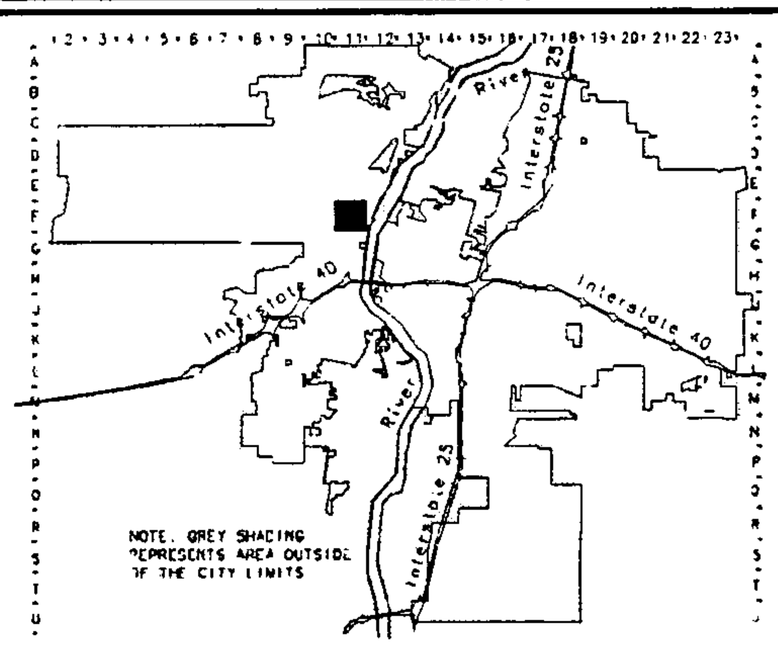
101106116100431025 LEGAL: LOT 31 PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT 1.
PROPERTY ADDR: 00000

OWNER NAME: D.R. HORTON INC
OWNER ADDR: 4400 ALAMEDA BLVD NEM STE# B
ALBUQUERQUE NM 87111

101106120501531501 LEGAL: TR 4-B PLAT OF RANCHO ENCANTADO DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE CONT 1.
PROPERTY ADDR: 00000

OWNER NAME: D.R. HORTON INC
OWNER ADDR: 4400 ALAMEDA BLVD NEM STE# B
ALBUQUERQUE NM 87111





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through December 03, 2004

Bohannan Huston

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

www.bhinc.com

505.823.1000
505.798.7988
800.877.5332

December 16, 2004

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

Re: Extension of Subdivision Improvements Agreement
Rancho Encantado Del Sur: City# 7044.81 DRB# 1002384

Dear Sheran:

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

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

We are requesting an additional one year extension to the existing Subdivision Improvements Agreement. In order to complete this project we need the extension in order to comply with the construction deadline.

Please place this item on the DRB Agenda to be heard on January 12, 2005. If you have any questions or require further information, please contact me.

Sincerely,

Stephanie Stratton

Stephanie Stratton
Community Development and Planning Group

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: D.R. HORTON HOMES — PHONE: 797-4245
ADDRESS: 4400 ALAMEDA NE SUITE B — FAX: 797-9881
CITY: ALBUQUERQUE STATE NM ZIP87111 — 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: EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

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

Subdiv. / Addn. RANCHO ENCANTADO DEL SUR

Current Zoning: SU-3 — Proposed zoning: ____

Zone Atlas page(s): F-11 — No. of **existing** lots: 1 — 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 (DRB jurisdiction.) — 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.): DRB# 1002384 03DRB-01369

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

SIGNATURE Stephanie Stratton DATE 11-15-04

(Print) RICK BELTRAMO ☐ 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
☑ NA Site is within 1000ft of a landfill
☑ NA F.H.D.P. density bonus
☑ NA F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
04DRB - ____ - 01942	SIA	$(2)	$ 50.00
____ - ____ - ____	AD Fee		$ 75.00
____ - ____ - ____	Cm Fee		$ 20.00
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ 145.00

Hearing date 1-12-05

12-16-04
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
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☒ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)
__ **1** copy of each of the following items
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule) 145.00$

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.

Stephanie Stratton
Applicant name (print)
Stephanie Stratton 11-15-04
Applicant signature / date

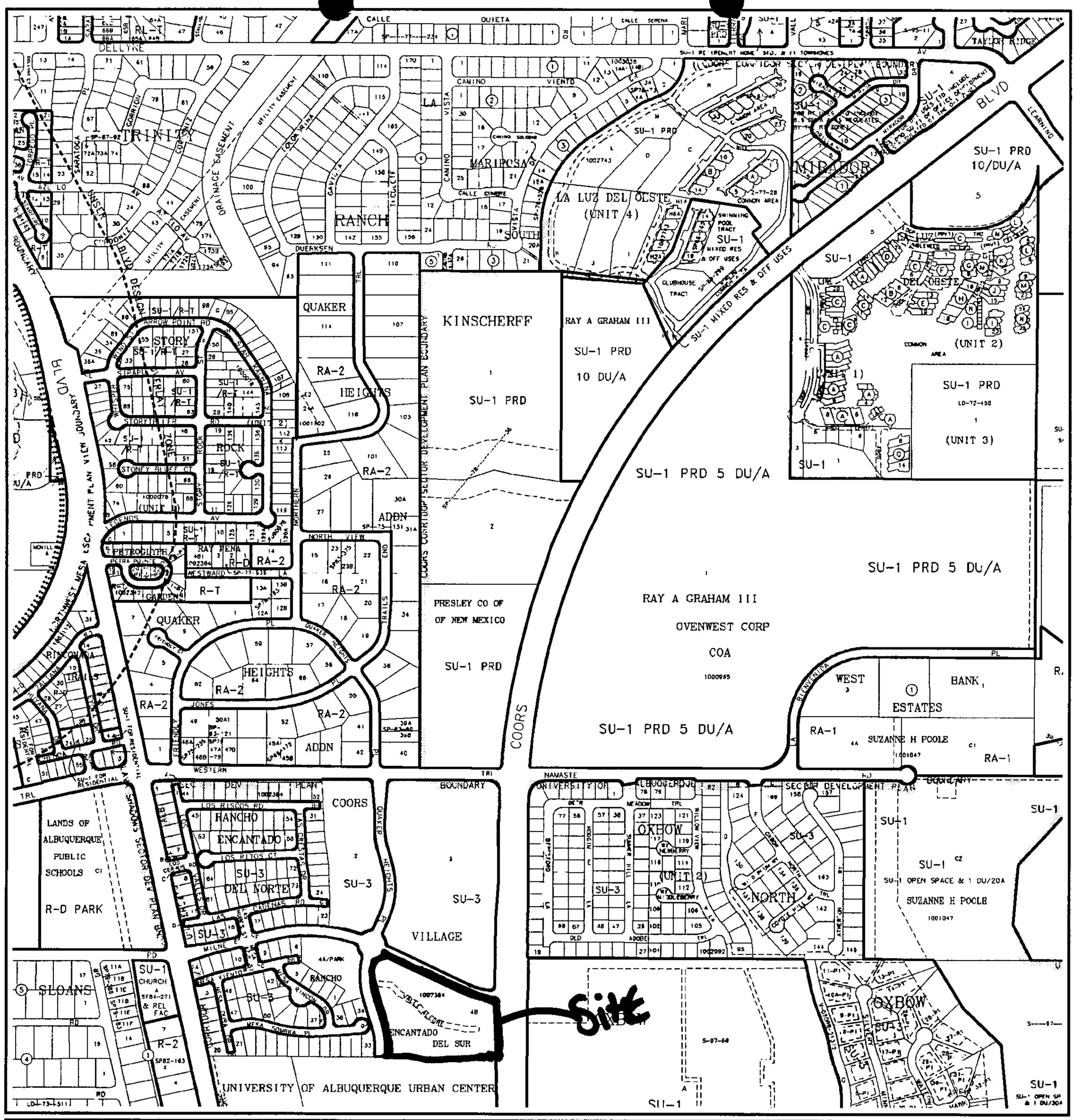
Form revised 11/04

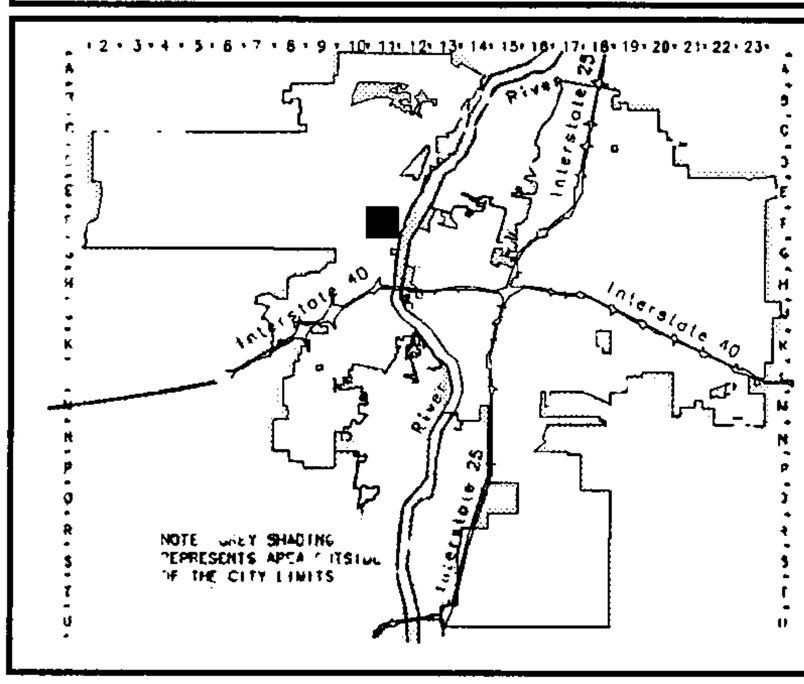
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04 DRB-_____-01942
_____-_____-_____
_____-_____-_____

12-16-04
Planner signature / date

Project # 1002384





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PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through December 03, 2004

Bohannan ^ Huston

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Albuquerque, NM
87109-4335

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facsimile: 505.798.7988
toll free: 800.877.5332

December 16, 2004

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

Re: Extension of Subdivision Improvements Agreement
Rancho Encantado Del Sur: City# 7044.81 DRB# 1002384

Dear Sheran:

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

- Development Review Applications
- Plat reduced to 8 ½ X 11
- Official Notice
- Approved Infrastructure List
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- Neighborhood Notification
- Letter briefly describing, explaining, and justifying the extension
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of $145.00

We are requesting an additional one year extension to the existing Subdivision Improvements Agreement. In order to complete this project we need the extension in order to comply with the construction deadline.

Please place this item on the DRB Agenda to be heard on January 12, 2005. If you have any questions or require further information, please contact me.

Sincerely,

Stephanie Stratton

Stephanie Stratton
Community Development and Planning Group

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

Date: September 20, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001624**
02EPC-01170 Amended SDP – Subdivision

D.R. Horton Homes
4400 Alameda Boulevard, NW
Suite B
Albuquerque, NM 87102

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Tracts 1 - 4, **Coors Village**, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DRIVE NW and COORS BLVD. NW, containing approximately 57.09 acres. (F-11) Juanita Vigil, Staff Planner

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1001624 / 02EPC-01170, an Amended Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for subdivision for Tracts 1-4, Coors Village, containing approximately 57.09 acres and located south of Western Trail between Atrisco DR and Coors Blvd NW.

2. The subject site is located within the boundaries of the *University of Albuquerque Sector Development Plan*. The zoning for the plan area is SU-3 with uses for each parcel delineated on a land use plan table.

3. The applicant is proposing to amend the density allowances for this site within the *University of Albuquerque Sector Development Plan*, which predicates an amendment to the approved site development plan for subdivision.

4. This area was designated an urban center but was never developed as such and the amendment to the *West Side Strategic Plan* removing the urban center designation confirmed that this site will not be built as an urban center in the foreseeable future. Having this site designated as an urban center helped justify allowing higher densities since Policy 5h of the *Comprehensive Plan* encourages higher densities in designated urban centers. This request will further Policy 5h of the *Comprehensive Plan* because this site is no longer designated as an urban center which encourages higher density. (Established Urban)

5. This request also furthers Policy 5a of the *Comprehensive Plan* that allows a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre. This request would bring the site closer to the preferred overall gross density requirement of 5 dwelling units per acre. (Established Urban)

6. The *West Side Strategic Plan* maintains a policy that discourages gated communities on the West Side. Specifically, Policy 4.6 of the *West Side Strategic Plan* on page 142 states "Gated Communities are strongly discouraged on the West Side. They Suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or residential areas, restrict access to transit lines, and complicate provision of emergency services. Gated communities also do not support the overall urban form recommended by this Plan."

7. Albuquerque Public Schools states that this request "will affect Chaparral Elementary School, John Adams Middle School, and West Mesa High School. All planned additions to existing educational facilities are contingent upon taxpayer approval. Regardless of the recent and planned additions to existing educational facilities, the region's growth may well outpace the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large number of students."

8. A recent amendment to the *West Side Strategic Plan* designates Tracts 2, 3 & 4 as a Neighborhood Center Area, which includes this area. Before the recent amendments to the *West Side Strategic Plan*, all of the Tracts shown as Parcel V of the *University of Albuquerque Sector Development Plan* were considered a Village Center Core. Tract 1 was excluded from the designation of a Neighborhood Center Area with the latest amendment to the *West Side Strategic Plan.*

9. The *University of Albuquerque Sector Development Plan* was amended in February of 2000 that will delegate approval of site development plan for building permits for single-family development to the Development Review Board (DRB).

10. This action has strong neighborhood support.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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

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

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

    a. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for. The required TIS mitigation measures, per Transportation Development Staff, must be guaranteed prior to DRB signature of this site development plan for subdivision.

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

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

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

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

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

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

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

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

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

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

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 4, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

for Russell Brito
Victor J. Chavez
Planning Director

VJC/JV/nat

cc: Consensus Planning, 924 Park Avenue SW, Albuq., NM 87102
Ed Swenson, La Luz Del Sol N.A., One Wind NW, Albuq., NM 87120
Ray Graham, La Luz Del Sol N.A., One Wind NW, Albuq., NM 87120
Shari Lewis, Ladera Heights N.A., P.O. Box 66328, Albuq., NM 87193
Tena Prescott, Ladera Heights N.A., P.O. Box 66328, Albuq., NM 87193
Matthew Baca, Quaker Heights N.A., 5125 Northern Trail NW, Albuq., NM 87120
Melonie Matthews, Quaker Heights N.A., 3301 Coors RD NW #R300, Albuq., 87120
Ceil Van Berkel, Taylor Ranch N.A., 5716 Morgan Lane NW, Albuq., 87120
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Dr NW., Albuq., 87120
V.R. Kinney, 6001 Western Trail NW, Albuq., NM 87120
R.P. Bohannan, 4400 Alameda NE, Ste. B, Albuq., NM 87113

ALBUQUERQUE
Making History

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

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

December 15, 2004

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

This letter will serve to notify you that on **December 15, 2004:**

CONTACT NAME: STEPHANIE STRATTON

COMPANY OR AGENCY: BOHANNAN ^ HOUSTON
7500 JEFFERSON ST. NE / 87109
Phone: 823-1000 Fax: 798-7988

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 4, COORS VILLAGE, RANCHO ENCANTADO DEL SUR,** zone map **F-11**

Our records indicate that as of December 15, 2004, there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

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

planningnrnaform(10/27/04)

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
Rancho Encantado Del Sur

City Project #7044.81

8/4/2003

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on April 30, 2003, which was recorded on May 2, 2003, in the records of the Bernalillo County Clerk at Book A55, pages 3952 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 Subdivision; 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: Subdivision Bond#6226125, dated 7-28-03
Amount: $425,247.61
Name of Financial Institution or Surety providing Guaranty: SAFECO Insurance Company
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.

07/02

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SUBDIVIDER:

By (Signature): J. Mark Ferguson
Name: J. Mark Ferguson
Title: Division President
Dated: 7/25/03

CITY OF ALBUQUERQUE:

City Engineer
Dated: 8-4-03

8-1-03
8/4/03

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 25 day of July, 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 Chaus-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 4th day of August, 2003, by Fred J. Aguirre, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Diana X. Saavedra
Notary Public

My Commission Expires:
11-15-2003

07/02

Mary Herrera Bern. Co. AGRE R 13.00
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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.

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FIGURE 16

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

BOND NO. (SURETYS NO.:) 6226125
CONTACT PERSON'S NAME: Kimberly A. Tavernier
Inquiries: (813) 281-2095

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.:] a Delaware Corp. 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) Four Twenty-Five Thousand, Two Hundred Forty-Seven and 61/100 Dollars, (AMOUNT OF FIGURES) $425,247.61), 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 Subdivision del Sur ("NAME OF SUBDIVISION", CITY PROJECT NO. 7044.81; 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:] paving, water, sewer and drainage (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 62, pages 85 through 85, 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, 2005 ("the Construction Completion Deadline"), then this obligaton 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 28th day of July, 2003.

SUBDIVIDER: D.R. Horton, Inc.

By [signature:]
Name: J. Mark Ferguson
Title: Division President
Dated: 7/28/03

SURETY: SAFECO Insurance Company of America

By [signature:]
Name: Kimberly A. Tavernier
Title: Attorney-In-Fact
Dated: July 28, 2003
c/o Willis of Florida
7650 Courtney Campbell Cswy., #920
Tampa, FL 33607
Inquiries: (813) 281-2095

STATE OF Florida)
) ss.
COUNTY OF Hillsborough)

Subscribed and sworn to before me this 28th day of July, 2003.

Notary Public, Anett Cardinale

My Commission Expires:

July 28, 2006

Anett Cardinale
MY COMMISSION # DD103928 EXPIRES
July 28, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

*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 **28th** day of **July**, **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.

020296

No. of Lots: 50
Nearest Major Streets
Coors Blvd. & Atrisco Drive

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 30th day of April, 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 ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Delaware Corporation whose address is 4400 Alameda NE Suite B 87113 and whose telephone number is 797-4245, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts 1 and 4, Coors Village, recorded on June 13, 2000 in the records of the Bernalillo County Clerk at Book 2000-C, pages 155 through xxxxx (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] D.R. Horton, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Rancho Encantado Subdivision describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th day of January, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7044.81.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Type of Financial Guaranty: Final Plat Not Requested At This Time
Amount: $_____ Name of Financial Institution or Surety providing Guaranty: _____
Date City first able to call Guaranty: _____
[Construction Completion Deadline]: _____ 19____
If Guaranty other than a Bond, last day City able to call Guaranty is: _____, 19____
Additional information: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER:

By [Signature]: J. Mark Ferguson
Name: J. Mark Ferguson
Title: Division President
Dated: April 17, 2003

CITY OF ALBUQUERQUE

Fred J. Aguirre
City Engineer
Dated: 4-30-03

4/25/03
4/29/03

SUBDIVIDER'S NOTARY

STATE OF New Mexico
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 17th day of April, 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 April, 2003 by Fred J. Aguirre, City Engineer, ~~Public Works Department~~ Planning Department, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-15-2003

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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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.

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Current DRC
Project No. _____

ORIGINAL

Date Site Plan Approved: (?) 1/15/9_
Date Preliminary Plat Approved: 1/15/03
Date Preliminary Plat Expiers: 1/15/04

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No. 1002384

RANCHO ENCANTADO SUBDIVISION
NORTE, SUR AND CONDOMINIUMS
PRELIMINARY PLAT

APPLICATION NO. 02DRB-01879

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

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

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Inspector	Inspector	
			OFFSITE PUBLIC WATERLINE IMPROVEMENTS						
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MILNE ROAD	ATRISCO DRIVE	QUAKER HEIGHTS PLACE	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MILNE ROAD	UNIT 4B EASEMENT	COORS BOULEVARD	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	QUAKER HEIGHTS PL	MILNE ROAD	WESTERN TRAIL	/	/	/
			OFFSITE PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MILNE ROAD	200' WEST OF ATRISCO DRIVE	300' WEST OF COORS BOULEVARD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	QUAKER HEIGHTS PL	MILNE ROAD	300' SOUTH OF WESTERN TRAIL	/	/	/
			COORS BOULEVARD PUBLIC ROADWAY IMPROVEMENTS						
		12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN	COORS BOULEVARD	ST JOSEPHS DRIVE	450 FEET SOUTH	/	/	/
		12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN *REQUIRED ONLY IF NMSHTD DOES NOT APPROVE LEFT TURN FROM COORS TO MILNE	COORS BOULEVARD	WESTERN TRAIL	350 FEET SOUTH	/	/	/
		12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN *NO IMPROVEMENTS REQUIRED IF NMSHTD APPROVES LEFT TURN FROM COORS TO MILNE	COORS BOULEVARD	WESTERN TRAIL	0 FEET SOUTH	/	/	/
		12' WIDE	ARTERIAL PAVING W/ PCC CURB & GUTTER FOR DECELERATION LANE	COORS BOULEVARD	MILNE ROAD	150 FEET NORTH	/	/	/
		12' WIDE	ARTERIAL PAVING W/MEDIAN CURB & GUTTER FOR SINGLE LEFT TURN *SUBJECT TO NMSHTD APPROVAL	COORS BOULEVARD	MILNE ROAD	240 FEET SOUTH	/	/	/
		6' WIDE	PCC SIDEWALK WEST SIDE ONLY	COORS BOULEVARD	SOUTH PROPERTY LINE	WESTERN TRAIL	/	/	/
			1/4 OF TRAFFIC SIGNALIZATION $56,000	COORS BOULEVARD/ WESTERN TRAIL INTERSECTION			/	/	/
				COORS BOULEVARD	SOUTH OF WESTERN TRAIL		/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement			Inspector

RANCHO ENCANTADO DEL NORTE

ONSITE PUBLIC ROADWAY IMPROVEMENTS

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

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON STUB STREETS

STREET LIGHTS AS PER COA DPM

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location			Inspector	Inspector	Engineer
			ONSITE PUBLIC STORM DRAIN IMPROVEMENTS						
		18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS CERROS ROAD	LADERA POND 16B	LOS RITOS COURT	/	/	/
		18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	LOS VALLES DRIVE	200' SOUTH OF LOS CERROS ROAD	150' NORTH OF LOS CERROS ROAD	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.						
			ONSITE PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD	/	/	/
		6-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS VALLES DRIVE	LAS CADENAS ROAD	WESTERN TRAIL	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS RISCOS ROAD	LOS VALLES DRIVE	EAST STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOS RITOS COURT	LOS VALLES DRIVE	LAS CRESTAS DRIVE	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAS CADENAS ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/
			ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS NUBES STREET	MILNE ROAD	LAS CADENAS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS VALLES DRIVE	LAS CADENAS DRIVE	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS RISCOS ROAD	LOS VALLES DRIVE	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAS CRESTAS DRIVE	LAS CADENAS ROAD	LOS RISCOS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOS RITOS COURT	LOS VALLES DRIVE	LAS CRESTAS DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC.	LAS CADENAS ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement		Inspector	

RANCHO ENCANTADO CONDOMINIUMS (TRACT 4B)

ONSITE PUBLIC ROADWAY IMPROVEMENTS

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

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

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

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

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

ONSITE PUBLIC WATERLINE IMPROVEMENTS

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

ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

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

ONSITE PRIVATE ROADWAY IMPROVEMENTS

24' F-F	RESIDENTIAL PAVING W/ PCC WIDE	TRACT 4B PRIVATE ACCESS EASEMENT	EAST END OF EASEMENT	QUAKER HEIGHTS PL

MILNE/QUAKER HEIGHTS INTERSECTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location			Inspector		

RANCHO ENCANTADO DEL SUR

ONSITE PUBLIC ROADWAY IMPROVEMENTS

704481		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

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

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

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

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	Engineer
			ONSITE PUBLIC WATERLINE IMPROVEMENTS						
	704481	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	/	/	/
			ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA AZUL STREET	MESA VIENTO ROAD	MILNE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA VIENTO ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA DURA DRIVE	SOUTH STUB TERMINUS	MESA VIENTO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA SOMBRA ROAD	MESA DURA DRIVE	CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MESA RINCON DRIVE	MESA VIENTO ROAD	MESA SOMBRA ROAD	/	/	/

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05/02/2003 01:12P
Bk-A55 Pg-3952

SCOTT STEFFEN PREPARED BY: PRINT NAME	01/13/03 DATE	DRB CHAIR (Planning)	1/15/03 DATE	PARKS & RECREATION DEPARTMENT	1/15/03 DATE
BOHANNAN HUSTON INC. FIRM:		TRANSPORTATION DEVELOPMENT	1-15-03 DATE	N/A AMAFCA	DATE
SIGNATURE	1/13/03 DATE	UTILITY DEVELOPMENT	1/15/03 DATE	CITY ENGINEER	1-15-03 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION 1-15-05		N/A NEW MEXICO UTILITIES INC.	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3/27/03			

Mary Herrera Bern. Co. AGRE R 37.00

2003074098
5857108
Page: 14 of 15
05/02/2003 01:12P
Bk-A55 Pg-3952

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

PAID RECEIPT

APPLICANT NAME D. R. HORTON

AGENT Bohannan Huston

ADDRESS 7500 Jefferson

PROJECT & APP # 1002384/04DRB 0194

PROJECT NAME Rancho Encantado Del Sa

City Of Albuquerque
Treasury Division
12/16/2004 2:29PM LOC: ANNX
RECEIPT# 00032760 WS# 006 TRANS# 0024
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $145.00
J24 Misc $50.00
Thank You

$ 20.00 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

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

$ 145.00 TOTAL AMOUNT DUE

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

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

64-1278/611

DATE	INVOICE	AMOUNT	

301920

CHECK AMOUNT

PAY One Hundred forty-five and 00/100 DOLLARS

TO THE ORDER OF City Of Albuquerque Treasury Division

DATE	DESCRIPTION	INVOICE NO.	CHECK NO.
12-15-04	City Fees	1510. 17000.	301920

$ 145.00

City Of Albuquerque
Treasury Division
12/16/2004 2:28PM LOC: ANNX
RECEIPT# 00032759 WS# 006 TRANS# 0024
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $145.00
J24 Misc $20.00
Thank You

12/16/2004 2:29PM LOC: ANNX
RECEIPT# 00032761 WS# 006 TRANS# 0024
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $75.00
J24 Misc $145.00
CK $0.00
CHANGE
Thank You

BANK OF AMERICA, NA

01033021347001

cBee C

⑈301920⑈ ⑆061112788⑆ 3299155511⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK & CARBON STRIP ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 12-28-04 To 1-12-05

5. REMOVAL

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

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

Stephanie Stratton 12-16-04
(Applicant or Agent) (Date)

I issued 3 signs for this application, 12-16-04, [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002384

Rev. 5/9/03

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01892 (SPS) 02-01893 (SBP)

Project # **1002384 (3rd Site Plan)**

Project Name: **COORS VILLAGE**

EPC Application No.:02EPC-01170, 01138-01744, Z-99-84

Agent: CONSENSUS PLANNING

Phone No.: 764-9801

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 1/15/09 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

(late revision)

Project Number

1002384 (3rd)

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S
____ Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	V
____ Variance (Non-Zoning)	

ZONING	Supplemental form Z
____ Annexation & Zone Establishment	
____ Sector Plan	
____ Zone Change	
____ Text Amendment	

SITE DEVELOPMENT PLAN	P
✔ ...for Subdivision Purposes	
✔ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	L

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 Boulevard NE, Suite B FAX: 797-9881
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Consensus Planning PHONE: (505) 764-9801
ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:

DESCRIPTION OF REQUEST: ~~DRB sign-off for EPC approved Site Plan for Subdivision for Coors Village~~ Center and Rancho Encantado Condominiums

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. See Attached 4b 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: 1
Total area of site (acres): Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✔ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
UPC No. See Attached MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Western Trail NW
Between: Atrisco Drive NW and Coors Boulevard NW

CASE HISTORY: Juanita Vigil EPC Planner
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Z-95-94, Z-99-84, DRB-95-195, DRB-96-361, 01138 01744 (#1001624) 02DRB-01879 (2)
02EPC-01170
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☑ Date of review: 3/6/02

SIGNATURE Chris Green. DATE 12-13-02
(Print) Chris Green ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

~~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
☑ NA 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	-	01892	FSOSDP4SD	P(3)	$ Ø
02DRB	-	01893	FSOSDP4BP	P(3)	$ Ø
	-				$
	-				$
	-				$
					Total $ Ø

Hearing date JAN. 8TH 2003

Bakkert 12/13/02
Planner signature / date

Project # 1002384

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAN REVIEW AND COMMENT**

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

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
see DRWS BLD. Blueline __ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
NA Infrastructure List, if relevant to the site plan. w/ prelim. 02DRB-01879 BA.
✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
✓ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
✓ Any original and/or related file numbers are listed on the cover application

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

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

Chris Green
Applicant name (print)

Chris Green. 12-13-02
Applicant signature / date

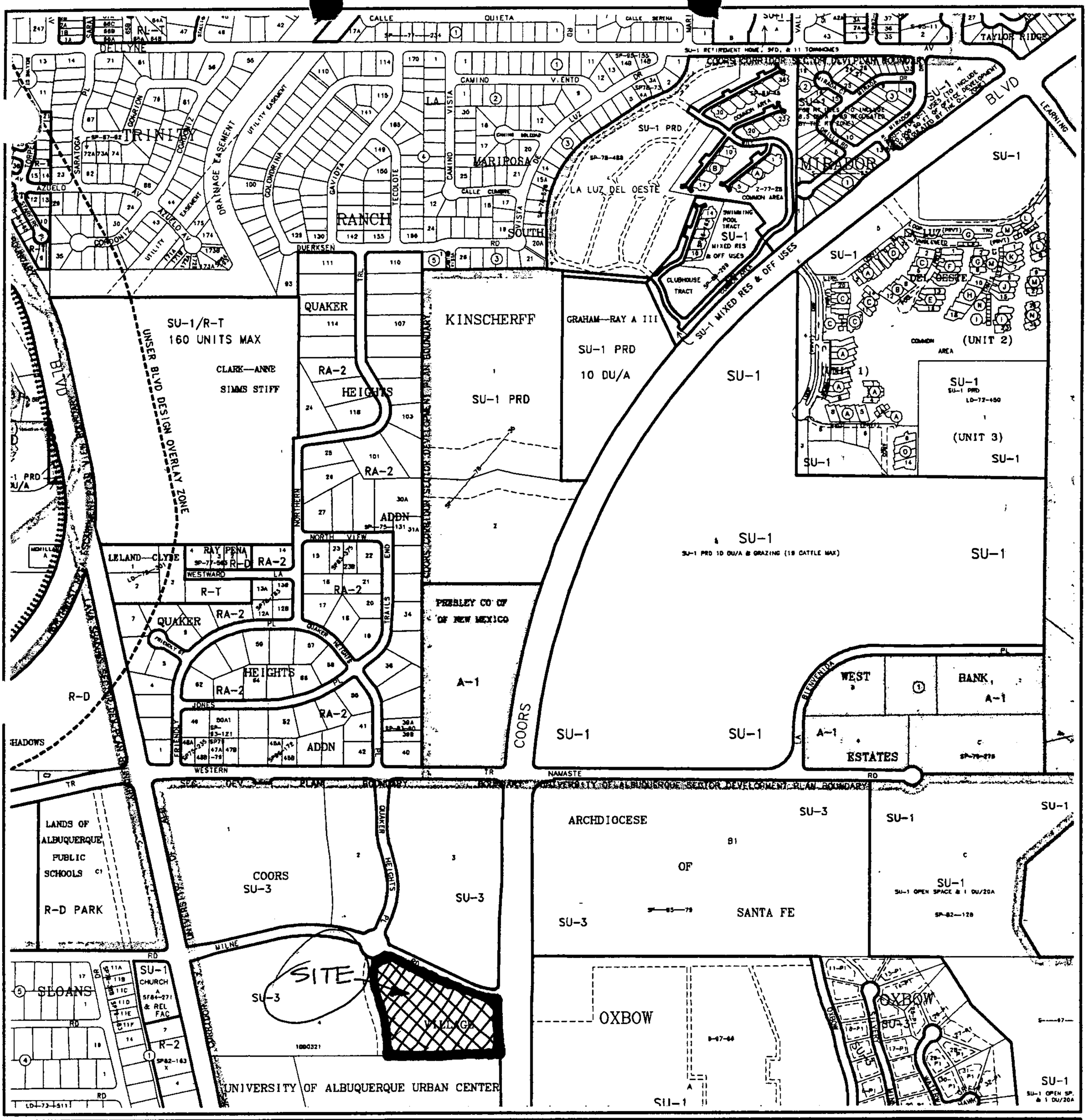
Form revised September 2001

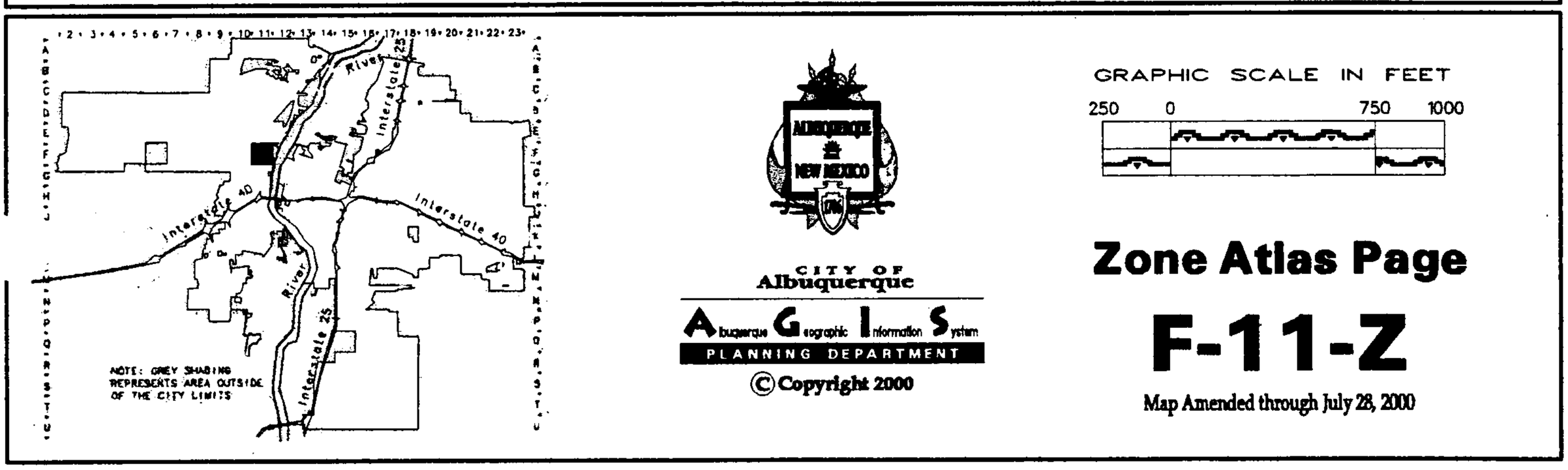
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB - - 01892
02DRB - - 01893
- -

B Herbert 12/13/02
Planner signature / date

Project # 1002384





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2000

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through July 28, 2000

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

December 13, 2002

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

Re: Project #1001624 / 02EPC-01170

Dear Roger:

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

Coors Village Center
Site Plan for Subdivision
EPC Conditions:

Condition 1: The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter is intended to meet this condition.

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

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

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

PRINCIPALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

James K. Strozier, AICP
Principal

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

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

D.R. Horton Homes
4400 Alameda Boulevard, NW
Suite B
Albuquerque, NM 87102

Date: September 20, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001624**
02EPC-01170 Amended SDP – Subdivision

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Tracts 1 - 4, **Coors Village**, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DRIVE NW and COORS BLVD. NW, containing approximately 57.09 acres. (F-11) Juanita Vigil, Staff Planner

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1001624 / 02EPC-01170, an Amended Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for subdivision for Tracts 1-4, Coors Village, containing approximately 57.09 acres and located south of Western Trail between Atrisco DR and Coors Blvd NW.

2. The subject site is located within the boundaries of the *University of Albuquerque Sector Development Plan*. The zoning for the plan area is SU-3 with uses for each parcel delineated on a land use plan table.

3. The applicant is proposing to amend the density allowances for this site within the *University of Albuquerque Sector Development Plan*, which predicates an amendment to the approved site development plan for subdivision.

4. This area was designated an urban center but was never developed as such and the amendment to the *West Side Strategic Plan* removing the urban center designation confirmed that this site will not be built as an urban center in the foreseeable future. Having this site designated as an urban center helped justify allowing higher densities since Policy 5h of the *Comprehensive Plan* encourages higher densities in designated urban centers. This request will further Policy 5h of the *Comprehensive Plan* because this site is no longer designated as an urban center which encourages higher density. (Established Urban)

5. This request also furthers Policy 5a of the *Comprehensive Plan* that allows a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre. This request would bring the site closer to the preferred overall gross density requirement of 5 dwelling units per acre. (Established Urban)

6. The *West Side Strategic Plan* maintains a policy that discourages gated communities on the West Side. Specifically, Policy 4.6 of the *West Side Strategic Plan* on page 142 states "Gated Communities are strongly discouraged on the West Side. They Suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or residential areas, restrict access to transit lines, and complicate provision of emergency services. Gated communities also do not support the overall urban form recommended by this Plan."

7. Albuquerque Public Schools states that this request "will affect Chaparral Elementary School, John Adams Middle School, and West Mesa High School. All planned additions to existing educational facilities are contingent upon taxpayer approval. Regardless of the recent and planned additions to existing educational facilities, the region's growth may well outpace the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large number of students."

8. A recent amendment to the *West Side Strategic Plan* designates Tracts 2, 3 & 4 as a Neighborhood Center Area, which includes this area. Before the recent amendments to the *West Side Strategic Plan*, all of the Tracts shown as Parcel V of the *University of Albuquerque Sector Development Plan* were considered a Village Center Core. Tract 1 was excluded from the designation of a Neighborhood Center Area with the latest amendment to the *West Side Strategic Plan.*

9. The *University of Albuquerque Sector Development Plan* was amended in February of 2000 that will delegate approval of site development plan for building permits for single-family development to the Development Review Board (DRB).

10. This action has strong neighborhood support.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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

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

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

    a. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for. The required TIS mitigation measures, per Transportation Development Staff, must be guaranteed prior to DRB signature of this site development plan for subdivision.

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

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

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

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

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

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

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

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

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

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

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 4, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

for Russell Brito
Victor J. Chavez
Planning Director

VJC/JV/nat

cc: Consensus Planning, 924 Park Avenue SW, Albuq., NM 87102
Ed Swenson, La Luz Del Sol N.A., One Wind NW, Albuq., NM 87120
Ray Graham, La Luz Del Sol N.A., One Wind NW, Albuq., NM 87120
Shari Lewis, Ladera Heights N.A., P.O. Box 66328, Albuq., NM 87193
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Ceil Van Berkel, Taylor Ranch N.A., 5716 Morgan Lane NW, Albuq., 87120
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Dr NW., Albuq., 87120
V.R. Kinney, 6001 Western Trail NW, Albuq., NM 87120
R.P. Bohannan, 4400 Alameda NE, Ste. B, Albuq., NM 87113

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764 9801
Fax 842-5415
cp@consensusplanning.com
www.consensusplanning.com

December 13, 2002

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

Re: Project #1001624 / 02EPC-01165

Dear Roger:

The purpose of this letter is to provide documentation with regard to how each of the EPC conditions has been met with regard to the proposed Site Plan for Building Permit for the Rancho Encantado Condominiums, located at the southwest corner of Coors Boulevard NW and Milne Drive NW. The Official Notification of Decision is attached.

Rancho Encantado Condominiums
Site Plan for Building Permit
EPC Conditions:

Condition 1: The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter is intended to meet this condition.

Condition 2: Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

a) All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for. The required TIS mitigation measures, per Transportation Development Staff, must be guaranteed prior to DRB signature of this site development plan for subdivision.
b) Per the EPC approved University of Albuquerque Sector Development Plan (June 2002), Site Development Plan for Building Permit shall be reviewed and approved by the Development Review Board (DRB).

PRINCIPALS

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

c) An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

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

Agreed on a) and b). c) A grading and drainage plan has been prepared and submitted to City Hydrology Development. The drainage plan is consistent with the approved "Coors Village Drainage Master Plan". The grade of the condominium site will be raised to allow gravity sanitary sewer and storm drain service to the west. The sanitary sewer and storm drains have been designed to a level such that any conflicts that do occur between the two can be addressed during the preparation of construction plans and through the DRC process. At this time it is expected that redundant parallel sanitary collectors will not be required on either side of the storm drain. Finally, the current sanitary sewer and water design for the proposed Condominium site shows that they meet COA design criteria. Therefore, sanitary sewer and water within the Condominium project will be public. (see Sheet C1) d) A meeting was held with COA Utility Development to address the concerns regarding the proposed utility plan. Utility Development comments were incorporated to satisfy looping and pipe size requirements. A water and sewer serviceability letter was requested on March 21, 2002 and was issued by the City on April 1, 2002 (see Sheet C2).

Condition 3: The applicant shall provide an internal pedestrian/bicycle path as specified in policies 1.16 and 6.25 of the *West Side Strategic Plan*. The pedestrian connection at the NW corner shall provide direct access to the internal focus area.

An internal pedestrian/bicycle connection has been provided to the internal focus area at the northwest corner of the site (see Sheet S1).

Condition 4: The submittal shall accurately represent the correct off-street parking calculations consistent with Section 14-16-3-1 (A)(24) of the *Comprehensive City Zoning Code*.

Off-street parking calculations have been revised as requested and included on Sheet S1.

Condition 5: The submittal shall accurately represent the correct useable open space calculations consistent with the R-3 zone of the *Comprehensive City Zoning Code*.

Usable open space calculations have been revised as requested and included on Sheet S1.

Condition 6: The design guidelines portion of the submittal shall contain language regarding signs indicating that the subdivision signage for this development will be consistent with Section 14-16-3-5(C) of the *Comprehensive City Zoning Code*.

Language indicating that signage on this site will be consistent with Section 14-16-3-5(C) of the Comprehensive City Zoning Code has been included, as shown in the revised design guidelines (Sheet DG1, Signage) of this site plan.

Condition 7: The textured surface of the block wall shall face the public right-of-way.

A note to this effect has been added to the Keyed Notes on the Site Plan (Sheet S1).

Condition 8: Each lot or home shall have a storage area for residential automated carts such that the cart will not be visible from the street.

Language to this effect is included in Section R. Solid Waste, of the design guidelines (Sheet DG1).

Condition 9: The applicant shall provide an elevation view for all sides of the condominium buildings.

Complete building elevations are provided on Sheets EL1, EL2 and EL3.

Condition 10: The landscape plan portion of the submittal shall specify landscape maintenance responsibility to be provided by the ownership association after conveyance by the developer.

A note indicating maintenance responsibility as required is included in the notes on the Landscape Plan (Sheet L1).

Based upon the revisions to meet the conditions of approval by the Environmental Planning Commission, we respectfully request that the Development Review Board approve our request for Site Plan for Building Permit for the Rancho Encantado Condominiums.

Sincerely,

James K. Strozier, AICP
Principal

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

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

D.R. Horton Homes
4400 Alameda Boulevard, NW
Suite B
Albuquerque, NM 87102

Date: September 20, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001624**
02EPC-01165 SDP – Building Permit

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Tract(s) 4, **Coors Village,** zoned SU-3, located on WESTERN TRAIL NW between ATRISCO DRIVE NW and COORS BLVD. NW, containing approximately 19.19 acres. (F-11) Juanita Vigil, Staff Planner

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1001624 / 02EPC-01165, a Site Development Plan for Building Permt, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tract 4, Coors Village Coors Village, containing approximately 19.19 acres and located south of Western Trail between Atrisco DR and Coors Blvd NW.

2. The subject site is located within the boundaries of the *University of Albuquerque Sector Development Plan.* The zoning for the plan area is SU-3 with uses for each parcel delineated on a land use plan table.

3. The applicant is proposing a residential condominium development that will include 84 units, on-street parking and landscaped areas in common areas. The applicant has submitted a separate application to amend the site development plan for subdivision to re-plat Tract 4 to provide three separate tracts (Tract 4-A, 4-B, & 4-C) and a public roadway. The proposed area for Tract 4-C, the tract proposed to contain the condominium development, is proposed at 6 acres.

4. This submittal is site controlled, which will ensure that Policy 5e of the *Comprehensive Plan* is furthered by stipulating that new growth where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured. (Established Urban)

5. The applicant has provided detailed design guidelines to control the design of the development furthering Policy 5l, Established Urban of the *Comprehensive Plan* mandating quality and innovation in design in all new development and encouraging design that is appropriate to a plan area.

6. The *West Side Strategic Plan* maintains a policy that discourages gated communities on the West Side. Specifically, Policy 4.6 of the *West Side Strategic Plan*, on page 142, states "Gated Communities are strongly discouraged on the West Side. They Suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or residential areas, restrict access to transit lines, and complicate provision of emergency services. Gated communities also do not support the overall urban form recommended by this Plan."

7. This site is within a Neighborhood Center as identified in the *West Side Strategic Plan* and Policy 1.16 of the WSSP requires pedestrian and bicycle connections to all adjacent neighborhoods, parks, and to the larger open space system. The applicant is not providing any type of internal pedestrian or bicycle path with the development that is contrary to Policy 6.25 of the *West Side Strategic Plan*, which states, "All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted Trails and Bikeways Facility Plan primary trials network when feasible and subject to development impact fee requirements. All subdivision, sector plans, planned communities, and other development plans must demonstrate connectivity of trails and bikeways to adjacent development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations."

8. The applicant is proposing five freestanding signs, which exceeds the one allowed freestanding signs according to section 14-16-3-5(C) of the *Comprehensive City Zoning Code*.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
   a. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for. The required TIS mitigation measures, per Transportation Development Staff, must be guaranteed prior to DRB signature of this site development plan for building permit.
   b. Per the EPC approved *University of Albuquerque Sector Development Plan* (June 2002), site Development Plan for Building Permit shall be reviewed and approved by the Development Review Board (DBR).
   c. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
   d. If the uses and site plans are approved, utility plans will require modifications to meet design standards. In general better and or more looping corridors will be required. Corridors must be at least 20 feet wide, located on a single lot, and free of landscaping or other encroachments. An adequate corridor through the condominium development would require relocated building pads, and changes to the landscape plan. All the grading plans say 'the site generally slopes from east to west.' But that's contradicted by the applicants' topo information. Contours show the site is essentially flat with a low spot at the southeast corner indicating problems for gravity sewer service. Regrading the site to drain west may create conflicts between storm and sanitary sewer designs. In some cases redundant parallel sanitary collectors may be required on either site of storm drains. Given sanitary problems all on-site utilities within the Condominium project may have to be private. Water and sanitary sewer availability statements must be requested and completed prior to DRB actions.

3. The applicant shall provide an internal pedestrian/bicycle path as specified in policies 1.16 and 6.25 of the *West Side Strategic Plan.* The pedestrian connection at the NW corner shall provide direct access to the internal focus area.

4. The submittal shall accurately represent the correct off-street parking calculations consistent with Section 14-16-3-1 (A)(24) of the *Comprehensive City Zoning Code.*

5. The submittal shall accurately represent the correct useable open space calculations consistent with the R-3 zone of the *Comprehensive City Zoning Code.*

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

7. The textured surface of the block wall shall face the public right-of-way.

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

9. The applicant shall provide an elevation view for all sides of the condominium buildings.

10. The landscape plan portion of the submittal shall specify landscape maintenance responsibility to be provided by the ownership association after conveyance by the developer.

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

Sincerely,

For Victor J. Chavez
Planning Director

VJC/JV/nat

cc: Consensus Planning, 924 Park Avenue SW, Albuq., NM 87102
Ed Swenson, La Luz Del Sol N.A., One Wind NW, Albuq., NM 87120
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V.R. Kinney, 6001 Western Trail NW, Albuq., NM 87120
R.P. Bohannan, 4400 Alameda NE, Ste. B, Albuq., NM 87113

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 CONDOMINIUMS

AGIS MAP # F-11

LEGAL DESCRIPTION TRACT 4, COORS VILLAGE

X 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 11-15-02 [date].

Chris Green — 12-13-02

Applicant / Agent — Date

Brad L. Bi[illegible] — 12-13-02

Hydrology Division Representative — Date

___ 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 _____ [date].

Applicant / Agent — Date

Utilities Division Representative — Date

DRB# 1002384

02DRB-01892

02DRB-01893

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Page 2 of 3
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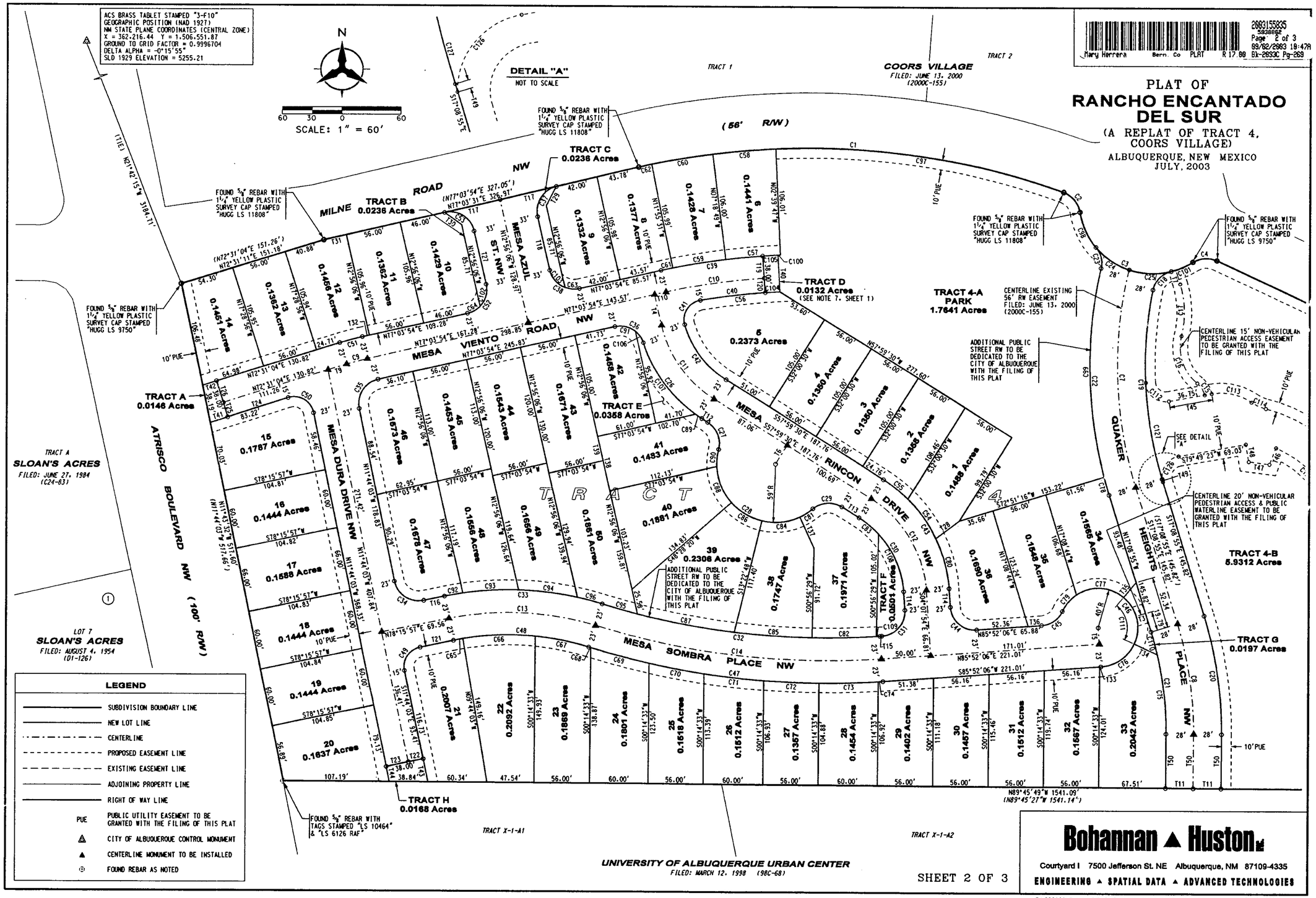
Mary Herrera Bern. Co PLAT R 17.00 Bk-2003C Pg-269

PLAT OF
RANCHO ENCANTADO DEL SUR
(A REPLAT OF TRACT 4, COORS VILLAGE)
ALBUQUERQUE, NEW MEXICO
JULY, 2003



SHEET 2 OF 3

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\020296\Survey\010_SurPlat\graphics\020296_010plat02.dgn
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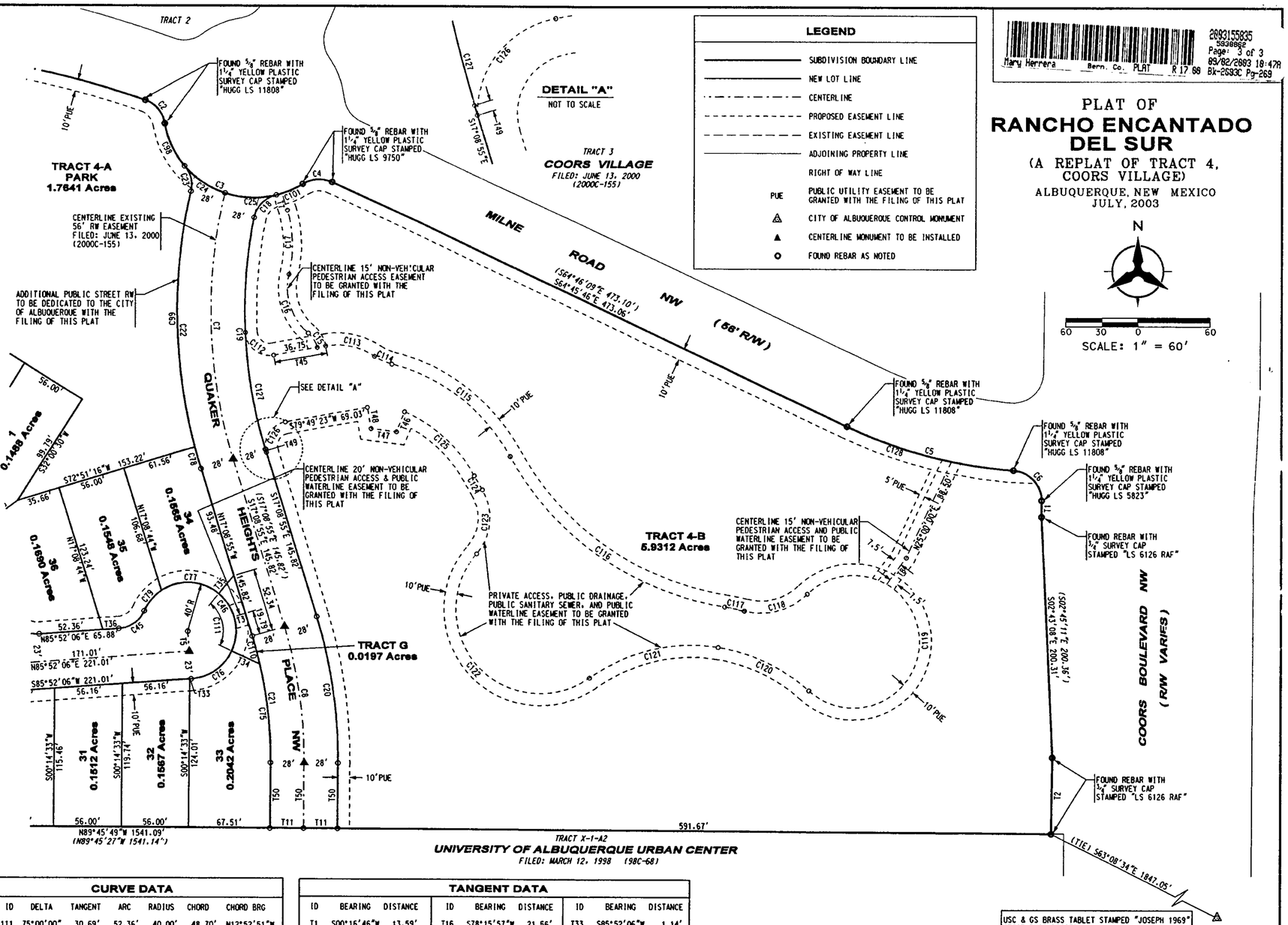
Mary Herrera Bern. Co. PLAT R 17.00

PLAT OF
RANCHO ENCANTADO DEL SUR
(A REPLAT OF TRACT 4, COORS VILLAGE)
ALBUQUERQUE, NEW MEXICO
JULY, 2003



USC & GS BRASS TABLET STAMPED "JOSEPH 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 366,686.82 Y = 1,502,246.75
GROUND TO GRID FACTOR = 0.99967551
DELTA ALPHA = -00°15'24"
SLD 1929 ELEVATION = 5113.852

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	31°58'05"	224.09'	436.49'	782.32'	430.85'	S86°57'26"E
	(30°58'32")	(216.78')	(422.94')	(782.32')	(430.76')	(S86°57'17"E)
C2	61°08'59"	14.77'	26.68'	25.00'	25.43'	S40°23'54"E
	(61°08'59")	(14.77')	(26.68')	(25.00')	(25.43')	(S40°23'58"E)
C3	112°56'02"	113.17'	147.83'	75.00'	125.04'	S66°17'26"E
				(75.00')		
C4	57°59'40"	13.86'	25.30'	25.00'	24.24'	N86°14'24"E
	(57°59'41")	(13.86')	(25.30')	(25.00')	(24.24')	(N86°14'01"E)
C5	21°05'26"	72.64'	143.64'	390.21'	142.83'	S75°18'29"E
	(21°05'54")	(72.67')	(143.69')	(390.21')	(142.88')	(S75°19'06"E)
C6	86°47'10"	23.64'	37.87'	25.00'	34.35'	S42°38'16"E
	(86°32'53")	(23.54')	(37.76')	(25.00')	(34.27')	(S42°35'37"E)
C7	30°31'58"	114.58'	223.71'	419.79'	221.07'	S01°52'56"E
C8	17°23'06"	58.10'	115.30'	380.00'	114.86'	S08°27'22"E
C9	04°32'50"	10.92'	21.82'	275.00'	21.82'	N74°47'29"E
C10	08°46'20"	50.11'	100.03'	653.32'	99.93'	N81°26'14"E
C11	45°03'23"	49.77'	94.37'	120.00'	91.95'	S35°27'48"E
C12	53°51'36"	60.96'	112.80'	120.00'	108.70'	S31°03'42"E
C13	28°38'18"	76.58'	149.95'	300.00'	148.39'	S87°24'54"E
C14	21°02'08"	148.53'	293.71'	800.00'	292.07'	S83°36'50"E
C15	36°48'54"	7.32'	14.14'	22.00'	13.89'	N32°10'43"W
C16	64°10'45"	30.10'	53.77'	48.00'	51.00'	N18°29'47"W
C17	30°23'45"	27.71'	54.11'	102.00'	53.48'	N01°36'17"W
C18	64°24'26"	15.75'	28.10'	25.00'	26.65'	S43°25'54"W
C19	28°22'36"	99.05'	194.04'	391.79'	192.06'	S02°57'37"E
C20	17°23'06"	62.38'	123.80'	408.00'	123.32'	S08°27'22"E
C21	17°23'06"	53.82'	106.81'	352.00'	106.40'	N08°27'22"W
C22	29°51'38"	119.40'	233.37'	447.79'	230.74'	N02°13'06"W
C23	52°41'44"	12.38'	22.99'	25.00'	22.19'	N13°38'10"W
C24	31°30'25"	21.16'	41.24'	75.00'	40.72'	S55°44'14"E
C25	32°52'27"	22.13'	43.03'	75.00'	42.44'	S87°55'40"E
C26	39°42'27"	51.63'	99.10'	143.00'	97.13'	S38°08'16"E
C27	72°05'28"	18.19'	31.46'	25.00'	29.42'	S21°56'46"E
C28	144°10'55"	182.57'	148.47'	59.00'	112.28'	S57°59'30"E
C29	72°05'28"	18.19'	31.46'	25.00'	29.42'	N85°57'46"E
C30	53°51'36"	49.27'	91.18'	97.00'	87.86'	S31°03'42"E
C31	90°00'00"	25.00'	39.27'	25.00'	35.36'	S40°52'06"W
C32	21°02'08"	144.26'	285.27'	777.00'	283.67'	N83°36'50"W
C33	28°34'18"	82.45'	161.45'	323.00'	159.77'	N87°24'54"W
C34	90°00'00"	25.00'	39.27'	25.00'	35.36'	N56°44'03"W
C35	88°47'57"	24.48'	38.75'	25.00'	34.98'	N32°39'55"E
C36	84°39'04"	22.77'	36.94'	25.00'	33.67'	S60°36'34"E
C37	89°59'38"	25.00'	39.27'	25.00'	35.35'	S32°03'43"W
C38	90°00'00"	25.00'	39.27'	25.00'	35.36'	S57°56'06"E
C39	08°46'19"	51.87'	103.54'	676.32'	103.44'	N81°26'14"E
C40	05°53'32"	32.85'	65.64'	638.32'	65.61'	S82°52'38"W
C41	95°25'22"	21.99'	33.31'	20.00'	29.59'	S32°13'11"W
C42	42°30'00"	31.72'	71.95'	97.00'	70.31'	S36°44'30"E
C43	53°51'36"	72.64'	134.43'	143.00'	129.53'	S31°03'42"E
C44	90°00'00"	25.00'	39.27'	25.00'	35.36'	S49°07'54"E
C45	61°30'55"	14.88'	26.84'	25.00'	25.57'	N55°06'39"E
C46	241°30'55"	------	168.61	40.00'	68.75'	S34°53'21"E
C47	21°02'08"	152.80'	302.16'	823.00'	300.46'	N83°36'50"W
C48	28°38'18"	70.70'	138.45'	277.00'	137.02'	N87°24'54"W
C49	90°00'00"	20.00'	31.42'	20.00'	28.28'	S33°15'57"W
C50	95°44'52"	22.11'	33.42'	20.00'	29.67'	N59°36'30"W
C51	04°32'50"	11.83'	23.65'	298.00'	23.64'	N74°47'29"E
C52	90°00'00"	25.00'	39.27'	25.00'	35.36'	N32°03'54"E
C53	90°00'22"	25.00'	39.27'	25.00'	35.36'	N57°56'17"W
C54	19°44'22"	24.88'	49.27'	143.00'	49.02'	S35°30'05"E
C55	12°37'14"	15.81'	31.50'	143.00'	31.44'	S51°40'53"E
C56	07°12'28"	40.20'	80.30'	638.32'	80.25'	N83°32'06"E
C57	04°39'02"	27.46'	54.89'	676.32'	54.88'	N85°00'42"E
C58	04°39'02"	31.77'	63.50'	782.32'	63.48'	S85°00'05"W
C59	04°36'42"	27.23'	54.44'	676.32'	54.42'	N80°22'50"E
C60	04°36'42"	31.50'	62.97'	782.32'	62.95'	S80°22'14"W
C61	01°01'24"	6.04'	12.08'	676.32'	12.08'	N77°33'47"E
C62	01°00'21"	6.87'	13.73'	782.32'	13.73'	S77°33'42"W
C63	34°03'21"	7.66'	14.86'	25.00'	14.64'	N85°54'26"W
C64	34°03'21"	7.66'	14.86'	25.00'	14.64'	S60°02'13"W
C65	02°00'00"	4.84'	9.67'	277.00'	9.67'	S79°15'57"W
C66	15°14'08"	37.05'	73.66'	277.00'	73.44'	S87°53'01"W
C67	11°24'10"	27.65'	55.13'	277.00'	55.04'	S78°47'51"E
C68	00°08'35"	1.03'	2.05'	823.00'	2.05'	S73°10'03"E
C69	04°18'46"	30.99'	61.95'	823.00'	61.94'	N75°23'43"W
C70	03°57'44"	28.47'	56.91'	823.00'	56.90'	N79°31'59"W
C71	04°12'08"	30.19'	60.36'	823.00'	60.35'	N83°36'55"W
C72	03°54'07"	28.03'	56.05'	823.00'	56.04'	N87°40'02"W
C73	04°10'50"	30.04'	60.05'	823.00'	60.03'	S88°17'30"W
C74	00°19'58"	2.39'	4.78'	823.00'	4.78'	S86°02'06"W
C75	13°29'53"	41.66'	82.93'	352.00'	82.73'	S06°30'45"E
C76	61°14'57"	23.68'	42.76'	40.00'	40.75'	N55°14'38"E
C77	73°27'07"	29.84'	51.28'	40.00'	47.84'	N87°06'24"W
C78	02°25'38"	9.49'	18.97'	447.79'	18.97'	S15°56'06"E
C79	31°48'51"	11.40'	22.21'	40.00'	21.93'	N40°15'37"E
C80	21°30'01"	27.15'	53.66'	143.00'	53.35'	S14°52'54"E
C81	15°20'07"	7.94'	15.79'	59.00'	15.74'	S57°35'06"W
C82	04°47'55"	32.56'	65.08'	777.00'	65.06'	N88°32'31"E
C83	15°02'05"	12.80'	25.45'	97.00'	25.38'	N50°28'27"W
C84	38°07'39"	20.39'	39.26'	59.00'	38.54'	S84°18'59"W
C85	05°48'36"	39.43'	78.79'	777.00'	78.76'	S86°09'13"E
C86	35°05'32"	18.65'	36.14'	59.00'	35.57'	N59°04'26"W
C87	07°23'44"	50.22'	100.29'	777.00'	100.22'	S79°33'43"E
C88	38°48'48"	20.78'	39.97'	59.00'	39.21'	N22°07'16"W
C89	03°04'11"	3.83'	7.66'	143.00'	7.66'	S56°27'24"E
C90	16°48'50"	8.72'	17.31'	59.00'	17.25'	S05°41'33"W
C91	50°26'09"	11.77'	22.01'	25.00'	21.30'	N77°43'02"W
C92	03°20'31"	9.42'	18.84'	323.00'	18.84'	N79°56'12"E
C93	10°05'14"	28.51'	56.87'	323.00'	56.79'	N86°39'05"E
C94	10°34'51"	29.91'	59.65'	323.00'	59.56'	S83°00'52"E
C95	02°45'26"	18.70'	37.39'	777.00'	37.39'	N74°28'29"W
C96	04°37'41"	13.05'	26.09'	323.00'	26.08'	N75°24'36"W
C97	21°42'00"	149.94'	296.29'	782.32'	294.52'	S81°49'24"E
C98	30°09'37"	20.21'	39.48'	75.00'	39.03'	S24°54'13"E
C99	27°26'00"	109.30'	214.40'	447.79'	212.36'	S01°00'17"E
C100	00°11'52"	1.17'	2.34'	676.32'	2.34'	N87°14'16"E
C101	18°23'33"	12.14'	24.08'	75.00'	23.97'	N66°26'20"E
C102	55°56'39"	13.28'	24.41'	25.00'	23.45'	N15°02'13"E
C103	55°56'39"	13.28'	24.41'	25.00'	23.45'	N40°54'26"W
C104	01°18'56"	7.33'	14.66'	638.32'	14.66'	S86°28'52"W
C105	01°18'56"	7.77'	15.53'	676.32'	15.53'	N86°28'52"E
C106	34°12'55"	7.69'	14.93'	25.00'	14.71'	S35°23'30"E
C107	36°38'16"	47.35'	91.44'	143.00'	89.89'	S36°36'11"E
C108	38°49'31"	34.18'	65.73'	97.00'	64.48'	S23°32'39"E
C109	00°16'27"	1.86'	3.72'	777.00'	3.72'	S86°00'20"W
C110	03°53'13"	11.94'	23.88'	352.00'	23.88'	S15°12'19"E

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C111	75°00'00"	30.69'	52.36'	40.00'	48.70'	N12°52'51"W
C112	97°25'03"	22.77'	34.01'	20.00'	30.05'	S51°28'06"E
C113	44°11'18"	22.33'	42.42'	55.00'	41.37'	S78°04'58"E
C114	20°11'08"	8.01'	15.85'	45.00'	15.77'	S66°04'53"E
C115	47°31'46"	68.25'	128.58'	155.00'	124.92'	S52°24'35"E
C116	52°38'29"	121.20'	225.10'	245.00'	217.26'	S54°57'56"E
C117	05°22'43"	8.41'	16.80'	179.00'	16.80'	S78°35'50"E
C118	58°33'18"	30.84'	56.21'	55.00'	53.79'	N74°48'53"E
C119	266°32'21"	-----	255.86'	55.00'	80.10'	S01°11'35"E
C120	33°21'46"	43.45'	84.43'	145.00'	83.24'	N64°36'18"W
C121	44°30'53"	59.34'	112.65'	145.00'	109.84'	S76°27'23"W
C122	161°02'21"	616.26'	204.08'	70.00'	139.11'	N42°16'53"W
C123	72°39'44"	33.09'	57.07'	45.00'	53.32'	N04°54'26"E
C124	02°46'44"	6.77'	13.53'	279.00'	13.53'	N30°02'04"W
C125	38°08'41"	41.83'	80.56'	121.00'	79.08'	N47°43'02"W
C126	96°58'18"	22.59'	33.85'	20.00'	29.95'	S31°20'14"W
C127	14°23'21"	49.46'	98.39'	391.79'	98.13'	N09°57'15"W
C128	13°30'35"	46.22'	92.01'	390.21'	91.79'	S71°31'04"E

TANGENT DATA

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S00°16'46"W	13.59'	T16	S78°15'57"W	21.56'	T33	S85°52'06"W	1.14'
	(S00°40'50"W)	(13.85')	T17	N77°03'31"E	58.00'	T34	N65°22'51"W	25.53'
T2	S00°40'28"W	64.00'	T18	S12°56'06"E	55.98'	T35	S39°37'09"W	19.40'
	(S00°40'50"W)	(64.00')	T19	S04°10'36"E	23.00'	T36	S85°52'06"W	13.52'
T3	S72°51'05"W	9.68'	T20	S04°10'36"E	15.00'	T37	N24°44'51"W	34.80'
T4	S12°56'06"E	32.34'	T21	S78°15'57"W	34.56'	T38	N12°56'06"W	56.00'
T5	N04°07'54"W	17.00'	T22	S78°15'57"W	15.00'	T39	N12°56'06"W	25.00'
T6	N32°00'30"E	22.17'	T23	S78°15'57"W	23.00'	T40	N02°51'40"W	38.00'
T7	N16°48'09"W	15.21'	T24	S72°31'04"W	64.52'	T41	S72°31'04"W	18.70'
T8	N36°00'00"E	27.63'	T25	N17°28'56"W	15.00'	T42	S72°31'04"W	14.87'
T9	N72°31'04"E	19.56'	T26	N17°28'56"W	23.00'	T43	N11°44'03"W	23.31'
T10	N77°03'54"E	12.00'	T27	N12°56'06"W	55.97'	T44	N11°44'03"W	15.26'
T11	N89°45'49"W	28.00'	T28	S53°20'05"W	29.44'	T45	N79°49'23"E	43.85'
T12	S57°59'30"E	7.13'	T29	S28°16'59"W	21.24'	T46	S21°58'09"W	17.87'
T13	S57°59'30"E	20.76'	T30	N54°11'11"W	21.24'	T47	N82°51'03"W	21.22'
T14	S04°07'54"E	18.81'	T31	S77°03'31"W	23.19'	T48	N10°10'07"W	17.78'
T15	S85°52'06"W	2.00'	T32	S77°03'54"W	7.28'	T49	N17°08'55"W	2.90'
						T50	S00°14'11"W	54.77'

SHEET 3 OF 3

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

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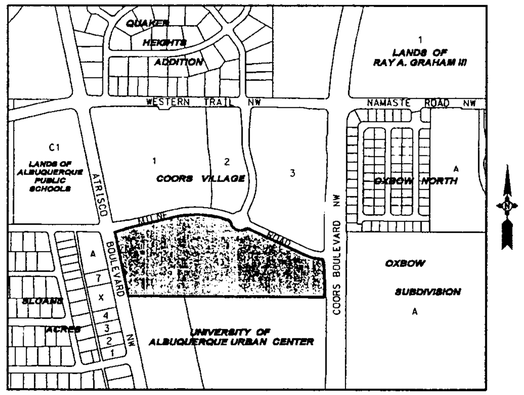

LOCATION MAP

ZONE ATLAS INDEX MAP No. F-11-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. F-11-Z.
3. Gross Subdivision Acreage: 19.1802 Acres.
4. Total Number of Lots/Tracts created: Fifty (50) Lots and Ten (10) Tracts.
5. Total Mileage of full width Streets created: 0.5322 mile.
6. Date of Survey: February, 2003
7. Plat is located within the Town of Albuquerque Grant and within projected Section 35, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to Subdivide all of Tract 4 of the PLAT OF TRACTS 1 THRU 4, COORS VILLAGE, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 2000 in Volume 2000C, Page 155 as Document No. 2000057414 into Fifty (50) Lots and Ten (10) Tracts, to dedicate additional public right-of-way to the City of Albuquerque, to vacate easements, and to grant easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, Locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet(10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Albuquerque Grant, within projected Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 4 of the plat of TRACTS 1 THRU 4, COORS VILLAGE, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 2000 in Book 2000C, Page 155 as Document No. 2000057414 and being more particulary described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the southeast corner of said Tract 4, a point on the westerly right-of-way line of Coors Boulevard NW, whence the Albuquerque City Survey (ACS) monument "JOSEPH", a standard USC&GS brass tablet set in top of a concrete post, having New Mexico State Plane Grid Coordinates (Central Zone NAD 1927) of X=366,686.82 and Y=1,502,246.75 bears S63°08'34"E, a distance of 1847.05 feet and from said point of beginning leaving said right-of-way line and running thence along the southerly boundary line of said Tract 4, N89°45'49"W, a distance of 1541.09 feet to southwest corner of said Tract 4, a point on the easterly right-of-way line of Atrisco Drive NW, thence running along the westerly boundary line of said Tract 4 and also along said right-of-way line,
N11°43'32"W, a distance of 517.60 feet to the northwest corner of said Tract 4, a point on the southerly right-of-way line of Milne Road NW, thence running along the northerly boundary line of said Tract 4 and also along said right-of-way line,
N72°31'11"E, a distance of 151.18 feet to a point; thence,
N77°03'31"E, a distance of 326.97 feet to a point of curvature; thence,
436.49 feet along the arc of a curve to the right having a radius of 782.32 feet and a chord which bears S86°57'26"E, a distance of 430.85 feet to a point of compound curvature; thence,
26.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears S40°23'54"E, a distance of 25.43 feet to a point of reverse curvature; thence,
147.83 feet along the arc of a curve to the left having a radius of 75.00 feet and a chord which bears S66°17'26"E, a distance of 125.04 feet to a point of reverse curvature; thence,
25.30 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears N86°14'24"E, a distance of 24.24 feet to a point of tangency; thence,
S64°45'46"E, a distance of 473.06 feet to a point of curvature; thence,
143.64 feet along the arc of a curve to the left having a radius of 390.21 feet and a chord which bears S75°18'29"E, a distance of 142.83 feet to a point of reverse curvature (non-tangent); thence,
37.87 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears S42°38'16"E, a distance of 34.35 feet to a point of non-tangency on the westerly right-of-way line of Coors Boulevard Nw, thence running along the easterly boundary line of said Tract 4 and also along said right-of-way line,
S00°16'46"W, a distance of 13.59 feet to a point; thence,
S02°43'08"E, a distance of 200.31 feet to a point; thence,
S00°40'28"W, a distance of 64.00 feet to the point and place of beginning.

Tract contains 19.1802 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and are the same as shown on the PLAT OF TRACTS 1 THRU 4, COORS VILLAGE, Albuquerque, New Mexico, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 2000 in Volume 2000C, Page 155 as Document No. 2000057414.
2. Distances are ground distances.
3. Record bearings & distances are shown in parenthesis ( ).
4. All easements of record are shown.
5. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
6. Tracts A thru H inclusive are to be reserved for and granted to the Rancho Encantado Homeowners Association and its assigns by separate document.
7. Tract D is subject to a non-vehicular pedestrian access easement to be granted with the filing of this plat.
8. The front (adjacent to street right-of-way) Lot Corner will not be staked. A witness corner projected along the property line (10' offset), being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL SURVEYOR

A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: July 21, 2003

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within the Town of Albuquerque Grant within projected Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 4 of the PLAT OF TRACTS 1 THRU 4, COORS VILLAGE, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 2000 in Volume 2000C, Page 155 as Document No. 2000057414 now Comprising Lots 1 through 50 inclusive and Tracts A, B, C, D, E, F, G, H, 4-A and 4-B, PLAT OF RANCHO ENCANTADO DEL SUR, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate public right-of-way to the City of Albuquerque in Fee Simple with warranty covenants and do hereby grant all access, Utility, and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried and overhead distribution lines, conduits, pipes for underground and/or overhead Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If Work affects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

D.R. HORTON, INC.

BY: _____
Mark Ferguson, Vice President
D.R. Horton, Inc.

State of New Mexico)
SS
County of Bernalillo)

OFFICIAL SEAL
KATHRYN CHAVEZ-ELWELL
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-14-05

This instrument was acknowledged before me on 22nd day of July, 2003 by Mark Ferguson, Vice President of D.R. Horton, Inc., a Delaware Corporation.

My Commission Expires: 10-14-05

Kathryn Chavez-Elwell
Notary Public

Mary Herrera Bern. Co. PLAT R 17.00
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Page: 1 of 3
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PLAT OF
RANCHO ENCANTADO DEL SUR

(A REPLAT OF TRACT 4, COORS VILLAGE)

ALBUQUERQUE, NEW MEXICO
JULY, 2003

PROJECT NUMBER 1002384

APPLICATION NUMBER 03DRB-01369

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS	DATE 7-30-03
COMCAST CABLE	DATE 7-30-03
PNM ELECTRIC SERVICES	DATE 7-30-03
PNM GAS SERVICES	DATE 7-30-03

CITY APPROVALS:

CITY SURVEYOR	DATE 7-28-03
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 8-27-03
UTILITIES DEVELOPMENT	DATE 8/27/03
PARKS & RECREATION DEPARTMENT	DATE 8-27-03
A.M.A.F.C.A.	DATE 8/27/03
CITY ENGINEER	DATE 8/29/03
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT N/A	DATE

TAX CERTIFICATION

101106115102431001

PROPERTY OWNER OF RECORD RIO PUERCO II LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE 9/2/03

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SHEET 1 OF 3

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