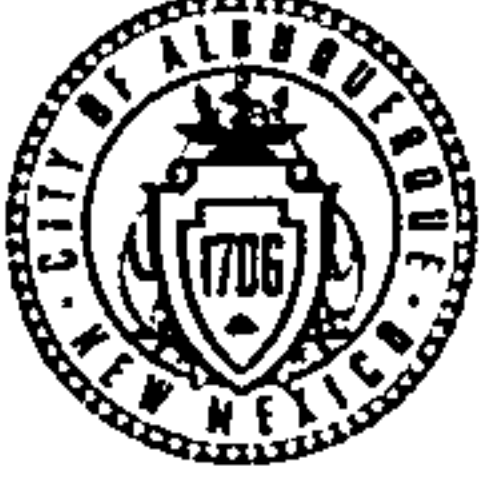


#17



Completed
6/10/05

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00907 (P&F)

Project # 1002423

Project Name: EL RANCHO GRANDE UNIT 11

Agent: Bohannan Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/8/05 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): _____

X

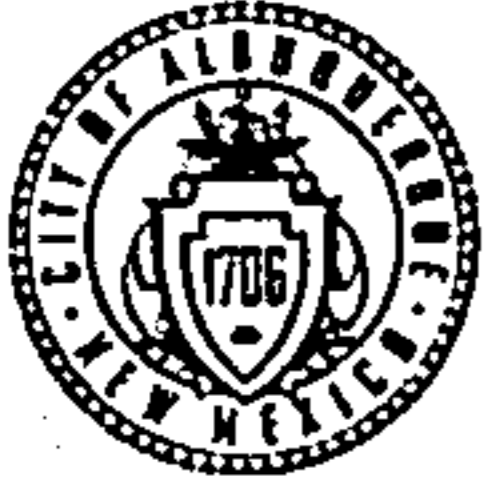
Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- 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.
- AGIS DXF File approval required. *OK*
- Copy of recorded plat for Planning.

Project Number

1002423

#17



DRB

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00907 (P&F)

Project # 1002423

Project Name: EL RANCHO GRANDE UNIT 11

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/8/05 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): _____

X

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- Tax certificate from the County Treasurer.
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- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OK

Project Number

1002423



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 8, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:30 P.M.

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

1. **Project # 1001004**
05DRB-00813 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WEST BLUFF LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 8 & 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 03DRB00521, 03DRB00357, 01DRB00498] (H-11)
TWO-YEAR SIA WAS APPROVED.

2. **Project # 1001228**
05DRB-00801 Major-Two Year SIA

JANE ALICE BLACK DAVIDSON request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS**, zoned RA-1, located on GABALDON DR NW, between MOUNTAIN RD NW and I-40 containing approximately 4 acre(s). [REF: 03DRB00875, DRB-97-528, DRB-93-136, AX-87-16] (H-12) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1001376**
05DRB-00806 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS NORTH**, zoned RD, located on WYOMING BLVD NE, between BEVERLY HILLS NE and FLORENCE NE containing approximately 33 acre(s). [REF:02DRB01363, 02DRB01965, 02DRB01966, 02DRB01967, 02DRB01968] (B-19) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1001306**
05DRB-00804 Major-Vacation of
Public Easements
05DRB-00805 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE**, zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

5. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way - **WITHDRAWN**

CITY OF ALBUQUERQUE agent(s) for BRAKE
MASTERS, INC. request(s) the above action(s) for all of a
portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**,
zoned C-2, located on WYOMING BLVD NE, between
PROSPECT AVE NE and MENAUL BLVD NE containing
approximately 5 acre(s). [REF: 03DRB02088,
03DRB02089] [Deferred from 4/13/05 & 5/11/05 & 5/25/05]
(H-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003856**
05DRB-00721 Major-Preliminary Plat
Approval
05DRB-00722 Minor-Subd Design
(DPM) Variance
05DRB-00723 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for
MICHAEL'S HOMES request(s) the above action(s)
for all or a portion of Tract(s) 8B1A1 & 10A2A,
M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known
as **IZABEL SUBDIVISION**) zoned RA-2, located on
WEST GLEN SW, between METZGAR SW and
WEST LEA SW containing approximately 9 acre(s).
[REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05]
(Q-10) **DEFERRED AT THE AGENT'S REQUEST
TO 6/15/05.**

05DRB-00827 Minor-SiteDev Plan
Subd

COMMUNITY SCIENCES CORP agent(s) for
MICHAEL'S HOMES request(s) the above action(s)
for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A,
MRGCD MAP 52 (DON FELIPE #2) (to be known as
IZABEL SUBDIVISION), zoned RA-2, located on
WEST GLEN SW, between METZGAR SW and
WEST LEA SW containing approximately 9 acre(s).
[REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05]
(Q-10) **DEFERRED AT THE AGENT'S REQUEST TO
6/15/05.**

7. **Project # 1004184**
05DRB-00810 Major-Bulk Land
Variance
05DRB-00811 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENT LANGUAGE AND AMAFCA CONCURRENCE.**

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

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

8. **Project # 1000651**
05DRB-00910 Minor-SiteDev Plan
BldPermit/EPC

HERMAN HOOD agent(s) for D & B GLASS COMPANY request(s) the above action(s) for Tract(s) A-29-A3, **NORTHEAST UNIT, TOWN OF ATRISCO GRANT**, zoned SU-1/PDA, C, & OFFICE USES, located on COORS BLVD NW, between REDLANDS RD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 05EPC-00585, ZA-88-472] [David Stallworth, EPC Case Planner] (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LABELING DIMENSIONS AND TO PLANNING FOR CASE PLANNERS SIGNATURE AND WALL DESIGN.**

9. **Project # 1004095**
05DRB-00912 Minor-SiteDev Plan
BldPermit/EPC
05DRB-00976 Minor-Site Dev Plan
Subdivision/EPC

ALEX HARRISON ARCHITECT agent(s) for DIONS request(s) the above action(s) for all or a portion of Tract(s) E1, **HUBBELL PLAZA ADDITION**, zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and BLUEWATER RD NW containing approximately 1 acre(s). [REF:DRB-96-221, Z-86-24-1] **[Carmen Marrone, EPC Case Planner] (K-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSION LABELING AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1004237**
05DRB-00913 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for ALBUQUERQUE VAULT COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-2, **ATRISCO BUSINESS PARK , UNIT 1**, zoned SU-1, located on COORS BLVD NW, between CENTRAL NW and BLUEWATER NW containing approximately 3 acre(s). (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan
BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05 & 6/8/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

12. **Project # 1004231**
05DRB-00886 Minor-SiteDev Plan
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] [*Deferred from 6/1/05*] (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DIMENSION LABELING AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1003655**
05DRB-00916 Minor-Subd Design (DPM)
Variance

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17 & PORTION OF Lot 18, NORTH ALBUQUERQUE ACRES, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

14. **Project # 1003057**
05DRB-00893 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A-2-C, **BLOCK 1, UNIT 3, CLIFFORD WEST BUSINESS PARK**, zoned IP industrial park zone, located on UNSER BLVD NW, between OLIVER ROSS DR NW and SAUL BELL RD NW containing approximately 12 acre(s). [REF: 03DRB01903, 01902, 01904] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004159**
05DRB-00891 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between SNAPROLL ST NE and HAWKINS ST NE containing approximately 4 acre(s). [REF: 05DRB00795] [*Listed under Project #1003572 in error*] (D-17) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS/DRAINAGE TO THE EAST LOT 7.**

16. **Project # 1004241**
05DRB-00915 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARRETT SMITH request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 7 & 8, Block(s) C, **HIGHLAND ADDITION SOUTH** and Lot(s) 7, Block(s) 4, **LEWIS & SIMONDS ADDITION**, zoned SU-2, located on HAZELDINE AVE SE, between BROADWAY BLVD SE and SANTA FE SE containing approximately 1 acre(s). [REF: DRB-97-433, ZA-79-148] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002423**
05DRB-00907 Major-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 04DRB00702] (N-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003594**
05DRB-00906 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A thru 113A, Tract(s) N, **VENTANA MESA, UNIT 1**, zoned R-LT, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD and PASEO DEL NORTE BLVD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003821**
05DRB-00897 Minor-Final Plat
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON SOUTH**) zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 05DRB00334, 00335] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003822**
05DRB-00898 Major-Final Plat
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTION II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON NORTH**) zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE N E and COMANCHE NE containing approximately 3 acre(s). [REF: 04DRB01888, 00332, 00333] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003886**
05DRB-00908 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EVERGREEN DEVELOPMENT. LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42nd, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS AVE NE, between SELLERS DR NE and EASTERLY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENTS, LABELING DIMENSIONS AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

22. **Project # 100635**
05DRB-00917 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 05DRB00547] (E-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT LABELING.**

23. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat
Approval
05DRB-00705 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 &*

5/18/05 & 5/25/05) (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: PUBLIC ACCESS EASEMENT WILL BE ADDED TO LOT 1. AN OFFSITE DRAINAGE EASEMENT ON LOT 8 SHALL BE GRANTED TO AMAFCA PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN IS REQUIRED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

24. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). [Indef Deferred 9/22/04, *deferred from 6/1/05*] (F-23) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

25. **Project # 1003102**
05DRB-00911 Minor-Sketch Plat or
Plan

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **TRAILHEAD COMMONS**) zoned SU-1 PRD, C-1 (22 du acre), located on the southwest corner of LA GRIMA DE ORO RD NE and JUAN TABO BLVD NE containing approximately 2 acre(s). [REF: 04DRB00236] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001304**
05DRB-00909 Minor-Sketch Plat or
Plan

CHRISTOPHER CALOTT request(s) the above
action(s) for all or a portion of Lot(s) 14, 15, 16, 17-B
and 17-C, Block(s) 18, **PEREA ADDITION**, zoned SU
- SF, located on the northwest corner of ROMA ST
NW and 14TH ST NW containing approximately 1
acre(s). [REF: 01ZHE1659, 02DRB00493,
02LUCC00450] (J-13) **THE ABOVE REQUEST WAS
REVIEWED AND COMMENTS WERE GIVEN.**

27. **ADJOURNED: 12:30 P.M.**



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002423
Application Number: 05DRB-00907

DRB Date: 6/8/2005
Item Number: 17

Subdivision:

Tract A-1, Rosner Tract, El Rancho Grande, Unit 11

Zoning: R-LT

Zone Page: N-08

New Lots (or units) : 107

Request for:

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

Parks and Recreation Comments:

Park Dedication requirements have been met through an agreement for 6.8 acres to be dedicated in El Rancho Grande Unit 17.

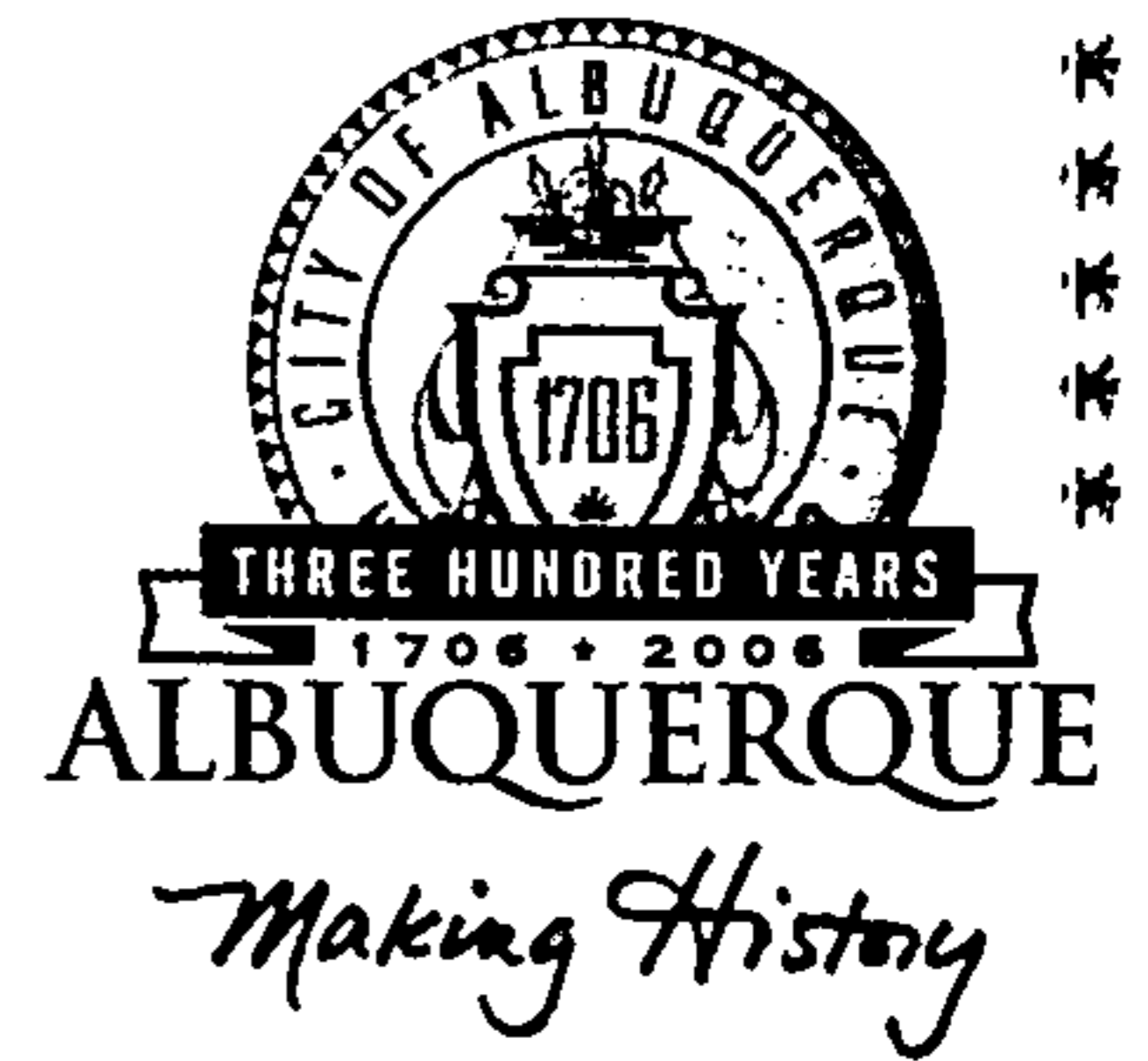
Park development requirements will be met at building permit.

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

1111111111

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002423

AGENDA ITEM NO: 17

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

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

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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: June 8, 2005

PLANNING

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 8, 2005
DRB Comments**

ITEM # 17

PROJECT # 1002423

APPLICATION # 05-00907

RE: Tract A-1, Rosner Tract, El Rancho Grande, Unit 11/fp

✓ The condition of final plat for Unit 10 was: Unit 10 must be recorded prior to recording Unit 11. Has this happened? The Planning file has no recorded copy of Unit 10.

Does the final plat for Unit 11 have any changes from the approved preliminary plat?

Perimeter walls & AGIS dxf are approved.



Sheran A Matson, AICP
924-3880 fax 924-3864
smatson@cabq.gov

2423

DXF Electronic Approval Form

DRB Project Case #: 1002423

Subdivision Name: EL RANCHO GRANDE UNIT 11

Surveyor: TIMOTHY ALDRICH

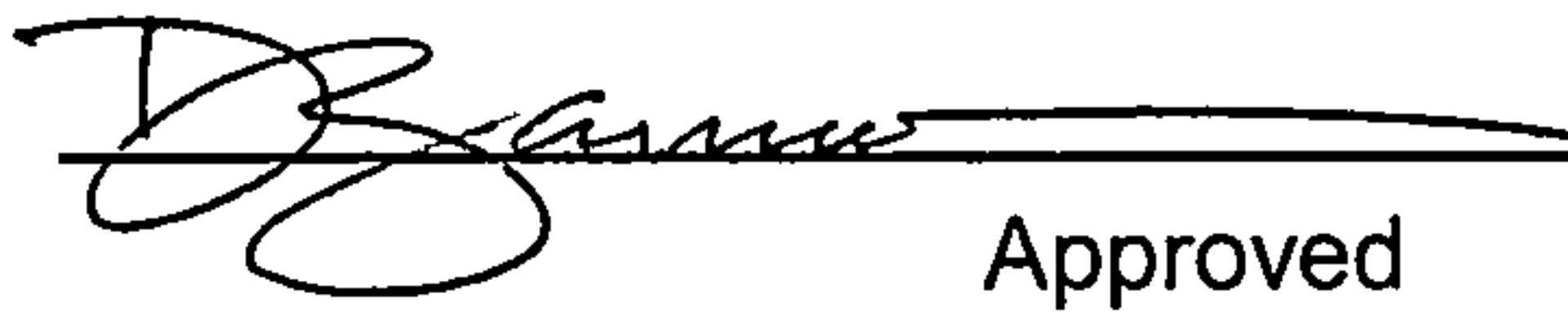
Contact Person: STEPHANIE STRATTON

Contact Information: 798-7965

DXF Received: 5/31/2005

Hard Copy Received: 5/31/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

06-01-2005
Date

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

AGIS Use Only

Copied fc **2423** to agiscov on **6/1/2005** Contact person notified on **6/1/2005**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 19, 2004

11. Project # 1002423
04DRB-00702 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8)

At the May 19, 2004, Development Review Board meeting, a one-year extension of the preliminary plat was approved. This includes approval of the infrastructure listed dated 6/25/03.

If you wish to appeal this decision, you must do so by June 3, 2004 in the manner described below.

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

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



Sheran Matson, AICP, DRB Chair

cc: Curb, Inc., 5160 San Francisco NE, 87109
Bohannon Huston, Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

2. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (Deferred from 5/19/04) (C-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

3. **Project # 1003277**
04DRB-00629 Major-Vacation of Pub
Right-of-Way
04DRB-00630 Major-Vacation of Public
Easements
04DRB-00631 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.

- 04DRB-00677 Minor-SiteDev Plan
Subd/EPC
04DRB-00679 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [**Carmen Marrone, EPC Case Planner**] (C-20)

THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.

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4. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

5. **Project # 1003403**
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04, 4/28/04 & 5/19/04] (N-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

8. **Project # 1002798**
04DRB-00592 Major-Vacation of Pub
Right-of-Way
04DRB-00593 Minor-Vacation of
Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [Deferred from 5-12-04] (G-13)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

9. **Project # 1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public
Easements
04DRB-00555 Major-Vacation of Public
Easements
04DRB-00556 Major-Preliminary Plat
Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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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.

10. **Project # 1003428**
04DRB-00716 Minor-SiteDev Plan
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

11. **Project # 1002423**
04DRB-00702 Minor-Extension of
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**

12. **Project # 1001932**
04DRB-00681 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.

13. **Project # 1002805**
04DRB-00712 Minor-Prelim&Final Plat
Approval

WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12TH STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**
04DRB-00713 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING INC agent(s) for
RONALD L. & JERI J. NASCI request(s) the above
action(s) for all or a portion of Lot(s) 14A, Block(s) 3,
CRYSTAL RIDGE, UNIT 1, zoned R-LT, located on
BARRETT AVE NW, between LOREN AVE NW and
LA CANADA DR NW containing approximately 1
acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred
from 5-19-04) (B-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

16. **Project # 1003111**
04DRB-00715 Major-Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for WINDMILL
MANOR PLACE, LLC request(s) the above action(s)
for all or a portion of Tract(s) B, **WINDMILL MANOR**,
zoned SU-1 PRD, located on DELLYNE AVE NW,
between MARIPOSA DR NW and VALLE VISTA DR
NW containing approximately 4 acre(s). [REF:
04DRB-00377, Z-95-79, Z-98-57, DRB-96-355,
03DRB-01986, 03DRB-01987, 01988, 01989]
(Deferred from 5-19-04) (E-11)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

17. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for
LONGFORD HOMES request(s) the above action(s)
for all or a portion of Tract(s) D, **TAOS @ THE
TRAILS**, zoned R-D residential and related uses
zone, developing area, located on RAINBOW BLVD
NW south of PASEO DEL NORTE NW containing
approximately 20 acre(s). [Ref: 03DRB-01532,
01534, 01536, 01429] (Deferred from 5-19-04) (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

18. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**
03DRB-01899 Minor-Final Plat
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.

20. **Project # 1000325**
04DRB-00640 Minor-Ext of SIA for
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] [Deferred from 5/5/04] (G-17)

A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

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21. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH[®] & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04] (Indefinitely deferred on 4-21-04)* (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

22. **Project # 1002520**
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

**CITY OF ALUBQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 19, 2004
Comments**

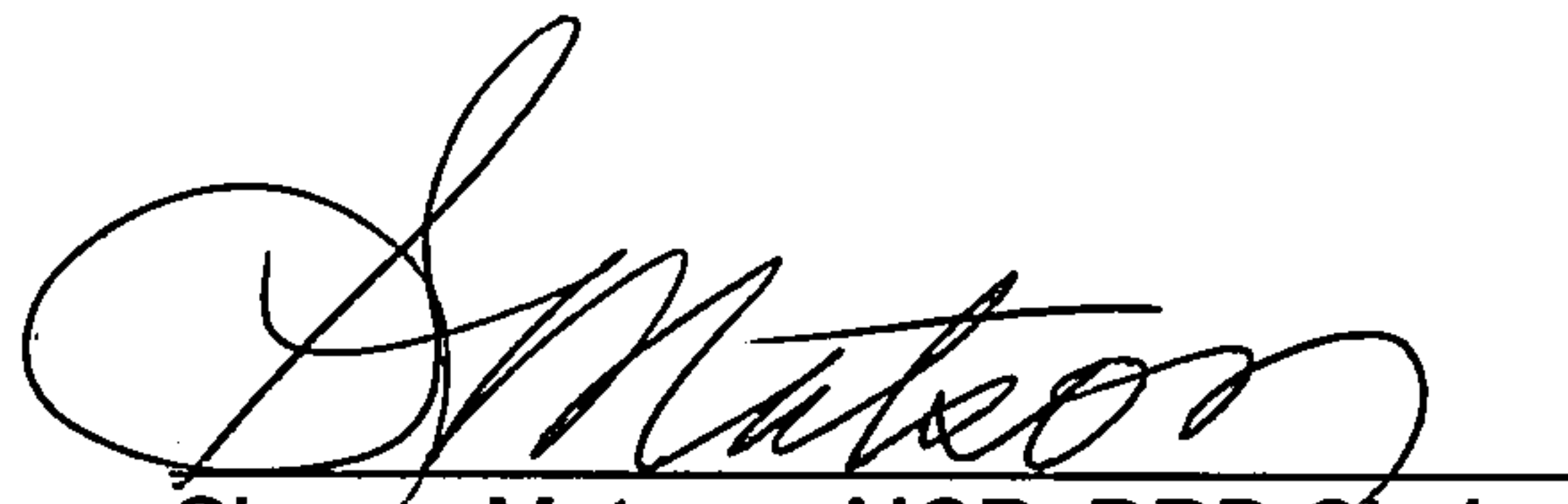
ITEM # 11

PROJECT # 1002423

APPLICATION # 04-002423⁷⁰²

RE: El Rancho Grande, Unit 11/ext of prelim. plat

No objection.



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

City of Albuquerque
Development Review Board
Hydrology Section

Speed Memo

Project no. 1002423

Agenda Item no. 11

Subject:

1. Pre-plat ext
- 2.
- 3.
- 4.
- 5.
- 6.

Comments:

No objection

Resolution:

Approved 1 yr

Signed: Bradley L Bingham
City Engineer/ AMAFCA Designee

Date: 5/19/04



DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00565 (FP)
Project Name: EL RANCHO GRANDE UNIT 10
Agent Bohannan Huston Inc.

Project # 1002423
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/24/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

Project Number 1002423

*Completed
4/22/04
[Signature]*



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.
- AGIS DXF File approval required. *OKan*
- Copy of recorded plat for Planning.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 21, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000131**
04DRB-00460 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT CO. request(s) the above action(s) for all or a portion of **BROADWAY INDUSTRIAL CENTER, UNIT 2**, zoned SU-2 HM, located on SAN JOSE AVE, between BROADWAY BLVD and I-25 containing approximately 45 acre(s). [REF: DRB-97- 271, 04DRB-00383] (M-14) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000364**
04DRB-00448 Major-Two Year SIA

BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 1-B-1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between BURMA NE and LINN AVE NE containing approximately 1 acre(s). [REF: DRB-97-396, 00410-00363] (L-22) **TWO-YEAR EXTENSION OF THE**

3. **Project # 1000515**
04DRB-00444 Major-Two Year SIA –
Procedure "B" Modified

WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) B, **MIREHAVEN ARROYO, THE CROSSING**, zoned SU-2/R-LT, located west of UNSER BLVD NW, between LADERA DR NW and TIERRA PINTADA ST containing approximately 50 acre(s). [REF: 00420-00632, 00440-00631, 02500-00159] (H-9) **TWO-YEAR EXTENSION OF**

4. **Project # 1003354**
04DRB-00458 Major-Vacation of Public
Easements
04DRB-00457 Major-Preliminary Plat
Approval
04DRB-00459 Minor-Temp Defer SDWK
04DRB-00461 Minor-Sidewalk Waiver

ISAACSON & ARFMAN P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, **THE TRAILS**, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**), zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 1002962, 03DRB-01528] (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO CONSTRUCTION TAKING PLACE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAVIER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003353**
04DRB-00454 Major-Vacation of Public Easements
04DRB-00452 Major-Preliminary Plat Approval
04DRB-00456 Minor-Sidewalk Waiver
04DRB-00453 Minor- Temp Deferral of Sidewalk

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, THE TRAILS, (To be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 1002962, 03DRB-01528 (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO CONSTRUCTION TAKING PLACE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER EXHIBIT HAS BEEN REVISED TO SHOW LOT 27 IS NOT TO BE INCLUDED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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 # 1001074**
04DRB-00564 Minor-SiteDev Plan
BldPermit/EPC

LEE GAMELSKY ARCHITECTS P.C. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) R-1A, C1, **ROBERSON RANCH** and Tract(s) F, **MARIAN ROCCO**, zoned SU-1 FOR MPOS, located on COORS BLVD NW, between BOSQUE MEADOWS NW and LA ORILLA NW containing approximately 56 acre(s). [REF: 04EPC-00129, Z-88-20, DRB-94-104, DRB-97-145, V-97-52, 01EPC-00244, 01DRB-00614] [**Debbie Stover, EPC Case Planner**] (D-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1002459**
04DRB-00566 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00567 Minor- SitePlan Subd/EPC

TIERRA WEST LLC agent(s) for SCM PROPERTY COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 358 & 359 and a portion of Tract(s) A21, **W. H. BRUNELL ADDITION & UNIT 8 ATRISCO GRANT**, zoned SU-1 COMMUNITY DEVELOPMENT C-2 USES & TRUCK TERM, located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 8 acre(s). [REF: Z-71-204, Z-77-155, 03EPC-00159, 03EPC-00160, 03EPC-02187] [**Juanita Vigil, EPC Case Planner**] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1003378**
04DRB-00559 Minor-SiteDev Plan
BldPermit

GORDON HALL ARCHITECT agent(s) for JOE GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, for C-1 & IP, located on TODOS SANTOS ST NW, between OURAY RD NW and LADERA DR NW containing approximately 1 acre(s). [REF:Z-80-87-6] [*Deferred from 4/21/04*] (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**

9. **Project # 1003383**
04DRB-00569 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE PC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 3-C, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M1, located on PASEO DEL NORTE FRONTAGE RD NE, between JEFFERSON NE and INTERSTATE 25 containing approximately 2 acre(s). [*Deferred from 4/21/04*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

10. **Project # 1003012**
04DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BILL PADILLA request(s) the above action(s) for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, TOWN OF ATRISCO GRANT, UNIT 3, zoned SU-1 special use zone Church Facility, located on 86th STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] [Mary Piscitelli, EPC Case Planner] [Deferred from 4/14/04] (L-9) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

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

11. ~~Project # 1002423~~
04DRB-00565 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES, request(s) the above action(s) for all or a portion of Tract(s) E-1, EL RANCHO GRANDE, UNIT 10, zoned R-2 for R-T and R-LT, located on CARTAGENA AVE SW, between GIBSON BLVD SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] (N-9) ~~FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.~~

12. **Project # 1002663**
04DRB-00552 Major-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) E, NEW MEXICO CREDIT CORPORATION, EL PORVENIR, zoned C-3, located on BROADWAY NE, between LOMAS BLVD NE and MARBLE NE containing approximately 2 acre(s). (J-14) FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.

13. **Project # 1002798**
04DRB-00572 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) 83-A-2, M.R.G.C.D. MAP 34, Tract(s) A, **RIMA ADDITION**, and Tract(s) A-1, **LANDS OF CONRADO GARCIA**, zoned C-2, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). [REF: Z-72-Z16, 03DRB-01122, 03EPC-01673, 03EPC-01674] (G-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1003381**
04DRB-00561 Minor-Prelim&Final Plat Approval

SURV-TEK, INC agent(s) for CUMMINS ROCKY MOUNTAIN, LLC request(s) the above action(s) for all or a portion of Block(s) 10-A, Tract(s) 6-A, **FRANCISCAN ACRES**, zoned SU-2 / M-1, located on INDIAN SCHOOL RD NE, between COMMERCIAL ST NE and BROADWAY BLVD NE containing approximately 6 acre(s). [REF: DRB-99-240, V-99-78] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTION TO EVALUATE DEDICATION REQUIREMENTS AND RADIUS DEDICATIONS AND PLANNING FOR AGIS DXF FILE.**

15. **Project # 1002848**
04DRB-00571 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for PJ DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERVICE REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DRIVE NE containing approximately 5 acre(s). [REF: 1002201, DRB-95-74, 03DRB-01270] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL SUBMITTAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003384**
04DRB-00570 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) TR.MM-1, **SEVEN BAR RANCH**, zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX-85-28, Z-85-34-1(2) SD-78-3-2, Z-93-35, CZ-85-72] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND NEW MEXICO UTILITIES INC. SIGNATURE ON THE PLAT.**

17. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] [*Deferred from 4/14/04*] (H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003260**
04DRB-00213 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). [*Was Indefinitely deferred at the agent's request on 2/24/04*] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003133**
03DRB-02076 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M,N,P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and CENTRAL NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 1-7-04] *[The Final Plat was Indefinitely Deferred on 1/21/04]* (L-22) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

20. **Project # 1002798**
04DRB-00562 Minor-Sketch Plat or Plan

MARQUEZ SURVEYING, agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION AND Tract(s) A, **LANDS OF CONRADO GARCIA**, zoned C-2, RA-2, located on CANDELARIA NW, between SAN ISIDRO NW and LVA'S LANE NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003280**
04DRB-00568 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 168, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003382**
04DRB-00563 Minor-Sketch Plat or Plan

ENCINO DEVELOPMENT & MANAGEMENT c/o MAC
MANAGEMENT, request(s) the above action(s) for all or a
portion of Tract(s) A-1, **LADERA HEIGHTS SUBDIVISION**,
zoned R-3, located on the east side of LADERA RD NW,
north of SEQUOIA NW and containing approximately 4
acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED
AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for April 7, 2004. **THE APRIL 7, 2004
DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:50 A.M.



DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00565 (FP)

Project # 1002423

Project Name: EL RANCHO GRANDE UNIT 10

Agent Bohannan Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/24/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

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

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

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. *OKan*
- Copy of recorded plat for Planning.

DRB CASE ACTION LOG

Project Number

1002423



K

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City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002423
Application Number: 04DRB-00565

DRB Date: 4/21/04
Item Number: 11

Subdivision:

Tracts E-1, El Rancho Grande, Unit 10

Zoning: R-LT

Zone Page: N-09

New Lots (or units): 123

Request for:

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

Parks and Recreation Comments:

Park Dedication requirements have been met through an agreement for 6.8 acres to be dedicated in El Rancho Grande Unit 17.

Park development requirements will be met at building permit.

Who owns and maintains tract A? Add a maintenance note to the plat for tract A.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
April 221, 2004
Comments**

ITEM # 11

PROJECT # 1002423

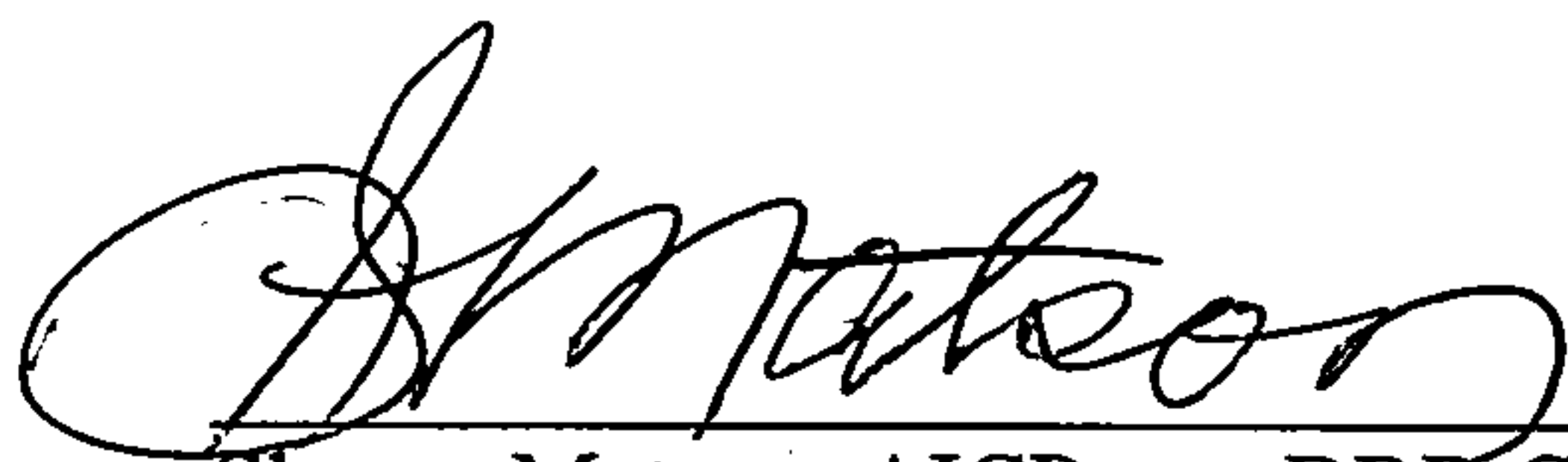
APPLICATION # 04-00565

RE: El Rancho Grande, Unit 10/final plat

Perimeter Wall Design Submittal. Pilasters can be no more than 20' apart. Please indicate on the submittal. A specific color for the split face block should be identified in all areas. In one instance, the line points to smooth face block & indicates split face. The decorative wall pattern is not optional. It either exists or it doesn't.

The existing zoning should be indicated on the plat per the Subdivision Ordinance.

Are there any changes between the preliminary plat & the final plat?



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



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002423

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 21, 2004



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

APRIL 7, 2004

13. Project # 1002423
04DRB-00302 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**, zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] [*Deferred from 3/31/04*] (N-9)

At the April 7, 2004, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by April 22, 2004 in the manner described below.

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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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


Sheran Matson, AICP, DRB Chair

cc: Curb Inc., 5160 San Francisco NE, 87109
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002423

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation 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: April 7, 2004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 10024/23 AGENDA#: 13 DATE: 4.7.04

1. Name: Chris Schultes Address: BHI Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 31, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000269**
04DRB-00312 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER**, zoned SU-1, C-2 USES, located on MERCANTILE AVE NE, and CULTURE AVE NE between MONTANO NE and COMMERCE NE containing approximately 5 acre(s). [REF: 03DRB-01269] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

2. **Project # 1000662**
04DRB-00310 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 3A3A3, **RENAISSANCE CENTER**, zoned SU-1 IP USES, located on MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 03DRB-00469] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000874**
04DRB-00313 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 PERMISSIVE USE, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 10 acre(s). [REF: 03DRB-00444] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

4. **Project # 1001118**
04DRB-00309 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2-NM request(s) the above action(s) for all or a portion of Tract(s) 4A1 & 4A2, **RENAISSANCE CENTER**, zoned SU-1 IP USES, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA-02065] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

5. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] [Deferred from 3/31/04] (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

6. **Project # 1003279**
04DRB-00294 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). [Deferred from 3/31/04] (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

7. **Project # 1002423**
04DRB-00302 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**, zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] [Deferred from 3/31/04] (N-9) **DEFERRED TO 4/7/04 ON A NO SHOW.**

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat
Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat
Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat
Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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*

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.

11. **Project # 1003010**
04DRB-00366 Minor-SiteDev Plan
Subd/EPC
04DRB-00368 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER PERICH SABATINI, agent(s) for ALBUQUERQUE LITTLE THEATER request(s) the above action(s) for all or a portion of Lot(s) 5, 6 & 7, Tract(s) 135-B, 136-A, 137 & 138, Block(s) 4, Unit(s) 2, **SECTION 18, T10N, R3E, NMPM Bernalillo Co., NM PLUS HUNING CASTLE ADDITION**, zoned SU-2 special neighborhood zone, SU-1, Abq. Little Theater, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 03EPC-01670,.71 & 03EPC-01704] **[Makita Hill, EPC Case Planner] (J-13) SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 04DRB-00325 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for LARRY PARKER request(s) the above action(s) for all or a portion of Lot(s) 5, 6, & 7, Block(s) 4, Tract(s) 135B, 136A, 136B, 137 & 138, **HUNING CASTLE ADDITION**, zoned SU-2, SU-1, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 01670, 01671, 03EPC-01704] *[Was indefinitely deferred for the site plan submittal]* (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] [**Debbie Stover, EPC Case Planner**] [*Deferred from 3/31/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

13. **Project # 1000560**
04DRB-00089 Minor-Amnd SiteDev Plan
Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028, 01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] [*Deferred from 3/17/04*] (D-17) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00028 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] [*Deferred from 1/21/04 & 3/17/04*] (D-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04 & 3/24/04*] (P-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/31/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/26/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR PERIMETER WALLS AND EPC CASE PLANNER'S INITIALS.**

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

15. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, **LINDA VISTA ADDITION**, zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void] [*Deferred from 3/31/04*] (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

16. **Project # 1002743**
04DRB-00399 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

17. **Project # 1003308**
04DRB-00380 Minor-Prelim&Final Plat
Approval

FRED FRENCH agent(s) for BROGDON LLC request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 3, 4, & 5, **FAIRGROUNDS ADDITION**, zoned C-3, located on the corner of ACOMA RD SE and CALIFORNIA SE, containing approximately 1 acre(s).(K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF A 20-FOOT RADIUS AND PLANNING FOR A REAPPROVED AGIS DXF FILE.**

18. **Project # 1002645**
04DRB-00400 Minor-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMO DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, SEVILLE SUBDIVISION, UNIT 8, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 03DRB-01465, 03DRB-01440, 01441] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENTS, WATER AND SANITARY SEWER TO CITY OF ALBUQUERQUE, PUBLIC ACCESS MAINTAINED BY HOME OWNERS ASSOCIATION AND PLANNING FOR PERIMETER WALL DESIGN.**

19. **Project # 1002506**
04DRB-00360 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, BLACK RANCH, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

20. **Project # 1001087**
04DRB-00004 Minor- Amended
Preliminary Plat & Final Plat Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12th ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 3/31/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

21. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04*] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE.**

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

22. **Project # 1003303**
04DRB-00361 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned RD-Office, located on LADERA DR NW, between 72ND ST NW and OURAY BLVD NW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003304**
04DRB-00362 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, Section 10, **MARIPOSA SQUARE, UNIT 8**, zoned RD-Office, located on 72ND ST SW, between LADERA DR SW and MIAMI RD SW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 17, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 17, 2004 WERE APPROVED.**

ADJOURNED: 10:50 A.M.

*Refer to 4/7/04
on a show*



DRB PUBLIC HEARING SIGN IN SHEETS

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002423 AGENDA#: 7 DATE: 3.31.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002423

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

4-7-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 31, 2004



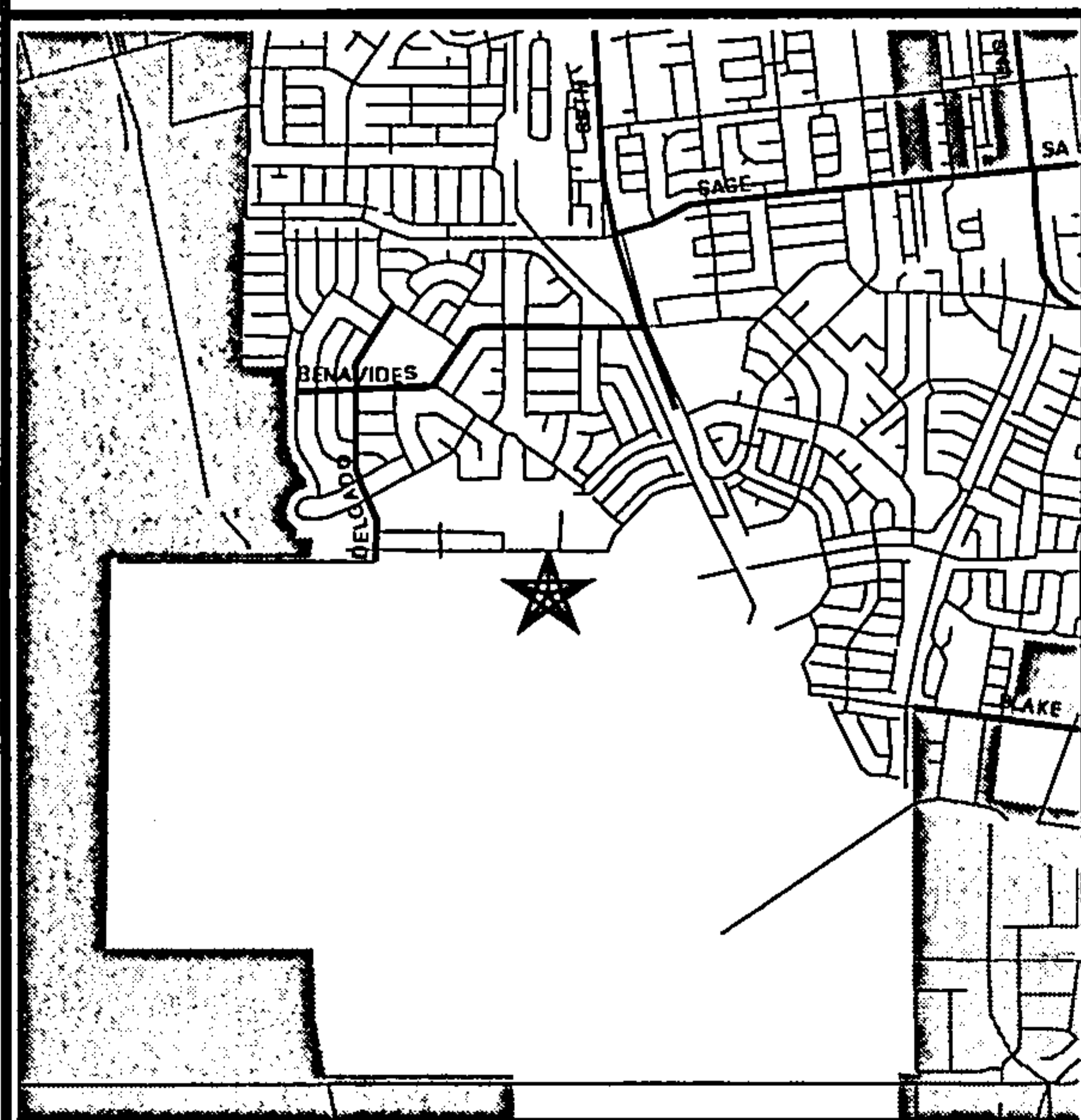
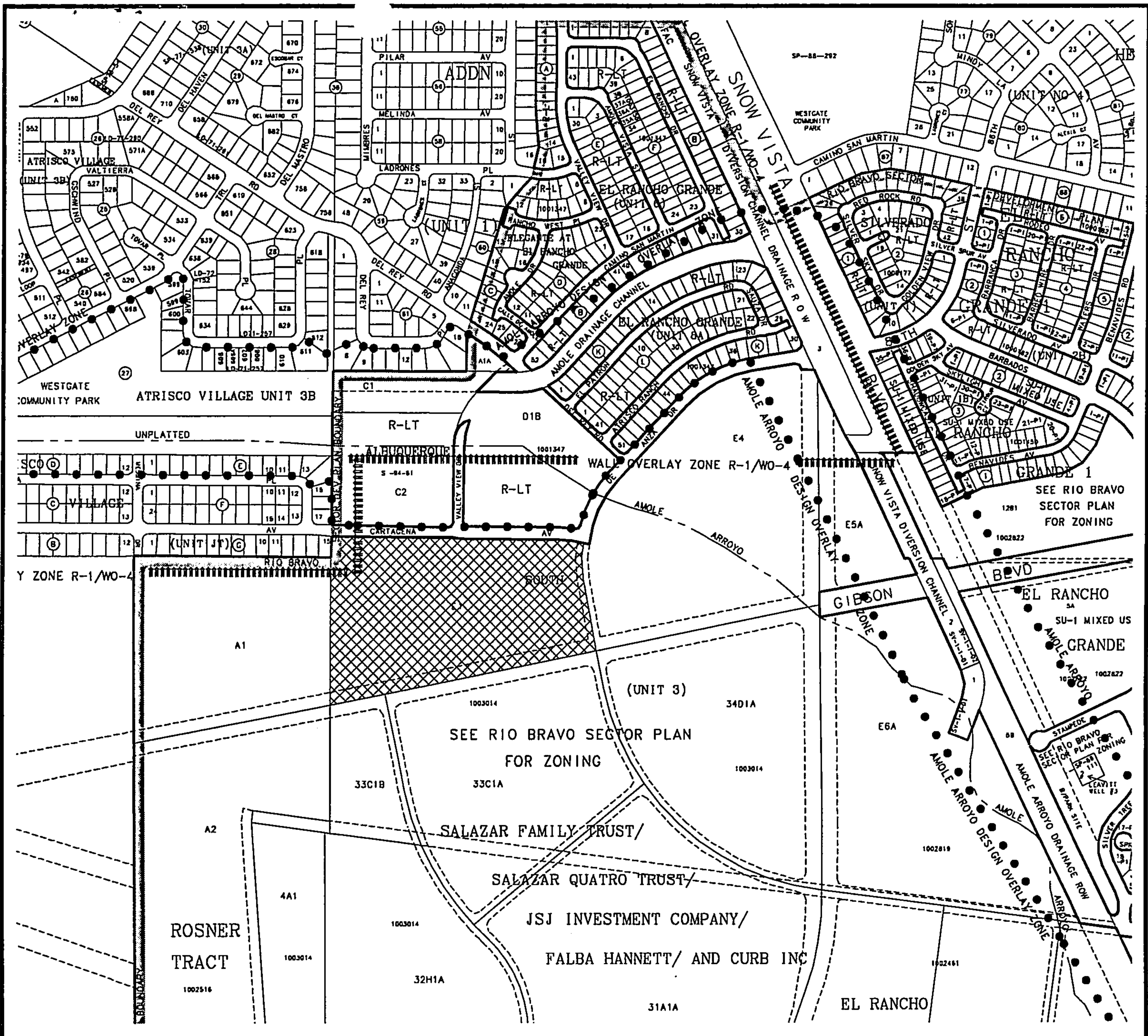
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 31, 2004

Project # 1002423
04DRB-00302 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**, zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] (N-9)

AMAFCA	No comment.
COG	No adverse comment. For information, 98 th Street is identified on the Long Range Roadway System map as a principal arterial. As a result, the required right-of-way for this facility is 156 feet.
Transit	No comments received.
Zoning Enforcement	No comments received.
Neighborhood Coord.	Letter sent to Westgate Heights (R) Neighborhood Assn.
APS	No comments received.
Police Department	No comment.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.



ZONING MAP



Scale 1" = 705'

PROJECT NO.
1002423

HEARING DATE
3-31-04

MAP NO.
N-9

ADDITIONAL CASE NUMBER(S)
04DRB-00302

Note: Shaded area indicates County Not to Scale



ALBUQUERQUE
NEW MEXICO

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

Project # 1002511

03DRB-00858 Major-Preliminary Plat
Approval

03DRB-00859 Major-Vacation of Public
Easements

03DRB-00860 Minor-Temp Defer SDWK

03DRB-00861 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for GARRETT
GROUP INC. request(s) the above action(s) for all or a
portion of Lot(s) 2A, **UNSER DIVERSION CHANNEL
CORRIDOR**, zoned IP industrial park zone, located on the
SOUTH SIDE OF BLUEWATER RD NW, between UNSER
BLVD NW and 90TH ST NW containing approximately 29
acre(s). [REF: 03EPC-00316] (K-9)

Project # 1002581

03DRB-00849 Major-Vacation of Public
Easements

03DRB-00850 Major-Vacation of Pub Right-of-
Way

03DRB-00852 Major-Vacation of Public
Easements

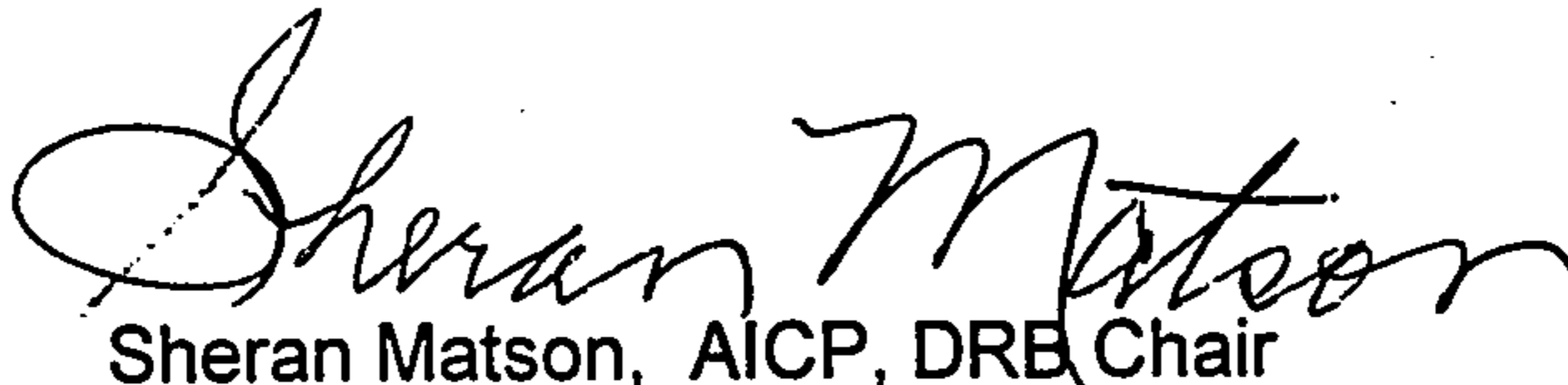
03DRB-00853 Major-Vacation of Public
Easements

03DRB-00856 Major-Vacation of Public
Easements

03DRB-00854 Major-Vacation of Public
Easements

SURVEYS SOUTHWEST, LTD. agent(s) for Z-COIL,
ANDRES GALLEGOS request(s) the above action(s) for all
or a portion of Lot(s) 1-7 & 9A, Block(s) 49, **SKYLINE
HEIGHTS**, zoned M-1 light manufacturing zone, located on
SOUTHERN AVE SE, between CONCHAS ST SE and
EUBANK BLVD SE [REF: 03DRB-00569] (L-20)

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.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 2, 2003.



**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, June 18, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000196

03DRB-00862 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) C1B, **CORONADO SAVINGS & LOAN**, zoned SU-1 for C1, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 02DRB-00845, 02DRB-00450, 02DRB-00641, 02DRB-01815] (G-11)

Project # 1001118

03DRB-00825 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-2 request(s) the above action(s) for all or a portion of Lot(s) 4A1 & 4A2, **RENAISSANCE CENTER III**, zoned SU-1, IP Uses, located on RENAISSANCE BLVD NE, between CULTURE DR NE and MERCANTILE AVE NE containing approximately 9 acre(s). [REF: 01DRB-00342,00343, Z-84-13-5, Z-71-150, DRB-95-399, SV-95-44] (F-16)

Project # 1000162

03DRB-00823 Major-Vacation of Public Easements

SURVEYS SOUTHWEST, LTD. agent(s) for DESERT CREEK APARTMENTS, TIM WHITE request(s) the above action(s) for all or a portion of Tract(s) A, **LUECKING PARK COMPLEX**, zoned R-3 residential zone, located on the WEST SIDE OF BRYN MAWR DR NE, between AMAFCA NORTH DIVERSION CHANNEL and the NORTH 1-25 FRONTAGE RD. NE containing approximately 16 acre(s). [REF: 01DRB-01697 V, 00DRB-00097 FP, 01DRB-00821] (G-16)

Project # 1002423

03DRB-00843 Major-Preliminary Plat Approval
03DRB-00844 Minor-Sidewalk Waiver
03DRB-00845 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) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT residential zone, per Rio Bravo Sector Development Plan, located SOUTH OF CARTAGENA AVE SW, between MESSINA DR SW and containing approximately 19 acre(s). [REF: 03DRB-00059 SK] (N-8)

SEE PAGE 2

PNM Gas Approves.

PNM Electric Approves.

Comcast No comments received.

QWEST No comments received.

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

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer

An approved drainage report is required prior to Preliminary Plat approval. Projects of 1 acre or more are required to file an NOI with the EPA.

Transportation Development

An exhibit showing how the development of this site is coordinated with the development of this area. A traffic distribution layout is needed. Comments on the infrastructure list. How can lot 20 be incorporated in this plat? Contact Transportation Planning with respect to the Gibson right-of-way width issue.

Parks & Recreation This request will be subject to the requirements of the City Park Dedication and Development Ordinance:

Is this project covered Under the El Rancho Grande agreement signed September 24, 2001(the exhibit is hard to read without streets to provide orientation)? The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. No Objection to the sidewalk waiver or deferral.

Utilities Development Need to provide a Utility layout plan. Need a sanitary sewer design analysis for any temporary or permanent sewer outfall to the north. Sidewalks on entrance street can not be deferred.

Planning Department No objection to the requested actions. Final platting action must occur one year for the date of preliminary plat approval.

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

cc:Curb Inc., 6301 Indian School Rd NE, 87110

Bohannon Huston Inc., 7500 Jefferson NE, 87109



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 18, 2003

Project # 1002423

03DRB-00843 Major-Preliminary Plat Approval

03DRB-00844 Minor-Sidewalk Waiver

03DRB-00845 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) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT residential zone, per Rio Bravo Sector Development Plan, located SOUTH OF CARTAGENA AVE SW, between MESSINA DR SW and containing approximately 19 acre(s). [REF: 03DRB-00059 SK] (N-8)

AMAFCA

AMAFCA does not approve Preliminary Plat until issues of construction of major public drainage facilities have been agreed upon among the developer, the City and AMAFCA.

COG

Consistent with established transportation plans and policies.

Transit

No comments received.

Zoning Enforcement

Lots must be 4,000 sq. ft. and 40 feet wide.

Neighborhood Coor.

Letters sent to Westgate Heights (R) and Westgate Vecinos Neighborhood Assns.

APS

No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Burglaries, maintenance of landscaping.

Fire Department

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



OFFICIAL NOTICE OF DECISION

ALBUQUERQUE
NEW MEXICO

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

6-26-2003

8. **Project # 1002423**

03DRB-00843 Major-Preliminary Plat Approval
03DRB-00844 Minor-Sidewalk Waiver
03DRB-00845 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) A-1, ROSNER TRACT, EL RANCHO GRANDE, UNIT 11, zoned R-LT residential zone, per Rio Bravo Sector Development Plan, located SOUTH OF CARTAGENA AVE SW, between MESSINA DR SW and containing approximately 19 acre(s). [REF: 03DRB-00059 SK] [Deferred from 6/18/03] (N-8)

At the June 25, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 6/25/03 and approval of the grading plan engineer stamp dated 6/19/03 the preliminary plat was approved.

A sidewalk variance was approved as shown on Exhibit C for the waiver of sidewalks. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

03DRB-00749 Major-Preliminary Plat Approval
03DRB-00751 Minor-Temp Defer SDWK
03DRB-00750 Minor-Sidewalk Waiver
03DRB-01021 Minor- Subd Design (DPM) Variance

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) ALL, Tract(s) E-1, **EL RANCHO GRANDE SUBDIVISION, UNIT 10,** ALBUQUERQUE SOUTH, UNIT 3, zoned R-2, located on VALLEY VIEW DR SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00059] *Deferred from 6/4/03 & 6/18/03* (N-9)

At the June 25, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 6/25/03 and approval of the grading plan engineer stamp dated 6/19/03 the preliminary plat was approved with the following condition:

- 1) Unit 10 has to be recorded prior to Unit 11.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file. A sidewalk variance was approved as shown on Exhibit C for the waiver of sidewalks. A sidewalk variance from design standards was approved as indicated on Exhibit C in the Planning file.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

If you wish to appeal this decision, you must do so by July 10, 2003, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

cc:Curb Inc., 6301 Indian School Rd NE, 87110
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Bokay Construction Inc., 5905 Azuelo NW, 87120
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



**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, March 31, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000269

04DRB-00312 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER**, zoned SU-1, C-2 USES, located on MERCANTILE AVE NE, and CULTURE AVE NE between MONTANO NE and COMMERCE NE containing approximately 5 acre(s). [REF: 03DRB-01269] (F-16)

Project # 1000662

04DRB-00310 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 3A3A3, **RENAISSANCE CENTER**, zoned SU-1 IP USES, located on MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 03DRB-00469] (F-16)

Project # 1000874

04DRB-00313 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 PERMISSIVE USE, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 10 acre(s). [REF: 03DRB-00444] (F-16)

Project # 1001118

04DRB-00309 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2-NM request(s) the above action(s) for all or a portion of Tract(s) 4A1 & 4A2, **RENAISSANCE CENTER**, zoned SU-1 IP USES, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA-02065] (F-16)

SEE PAGE 2



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

PAGE 2

Project # 1000766
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] (L-10)

Project # 1003279
04DRB-00294 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). (L-10)

Project # 1002423
04DRB-00302 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**, zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] (N-9)

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 15, 2004.

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

Meeting Date: 10-4-03

Zone Atlas Page: N-9-E

Notification Radius: 100 Ft.

App# <u>13DRB-00749</u>
Proj# <u>1012423</u>
Other# <u>13DRB-00750</u>
<u>13DRB-00751</u>

Cross Reference and Location: _____

Applicant: Carb, Inc. ✓

Address: 10301 Indian School Rd NE, 87110

Agent: Behannon-Huston, Inc. ✓

Address: 7500 Jefferson St NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: May 14, 2003

Signature: K. Tsetalikai

*
*
*
*

100905514007330402 LEGAL: TR D PLAT OF ALBUQUERQUE SOUTH UNIT THREE TRS A TH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ALBUQUERQUE SOUTH GENERAL PTNS ALBUQUERQUE NM 87125
OWNER ADDR: 00000

100905521002532124 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905503104532002 LEGAL: TR C -2 P LAT OF ALBUQUERQUE SOUTH UNIT THREE TRS A LAND USE:
PROPERTY ADDR: 00000 CARTAGENA AVE SW
OWNER NAME: CITY OF ALBUQUERQUE ALBUQUERQUE NM 87103
OWNER ADDR: 00000

100805552402642616 LEGAL: *16 E AT RISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 10205 GUADIANA SW
OWNER NAME: KASAU PETRA MARTINEZ
OWNER ADDR: 00123 58TH ST. NW ALBUQUERQUE NM 87105

100805552401942617 LEGAL: *17 E AT RISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 10201 GUADIANA PL SW
OWNER NAME: MONDRAGON WALDY & VICTORIA
OWNER ADDR: 10201 GUADIANA PL SW ALBUQUERQUE NM 87105

100805552000542214 LEGAL: *14 G AT RISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 10204 CARTAGENA AVE SW
OWNER NAME: GLOMSKI GERALD J & CLARITA N
OWNER ADDR: 10204 CARTAGENA SW ALBUQUERQUE NM 87105

100805552600542215 LEGAL: *15 G AT RISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 10200 CARTAGENA AVE SW
OWNER NAME: PORRAS JAVIER
OWNER ADDR: 10200 CARTAGENA SW ALBUQUERQUE NM 87121

100905407848120401 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100805446943510102 LEGAL: TRAC T A BULK LAND PLAT FOR ROSNER TRACT A & B CONT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100905421242420404 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905409641420403 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE



City of Albuquerque

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

Date: May 7, 2003

TO CONTACT NAME: Stephanie Stratton
 COMPANY/AGENCY: Bohannon Houston Inc
 ADDRESS/ZIP: 7500 Jefferson NE 87109
 PHONE/FAX #: 823-9800 / 798-7988

Thank you for your inquiry of 5-7-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande, Unit 10 Subdivision

zone map page(s) N-9

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

Westgate Heights
 Neighborhood Association
 Contact: Matthew Archuleta
1628 Summerfield SW
834-7251 (h) 87121
Libby McEntosh
1316 Ladrones Ct SW
831-5789 (h) 87121

Neighborhood Association
 Contact: _____

See reverse side for additional Neighborhood Association Information: YES NO

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

Sincerely,

Dalana A. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

XV

Westgate Vecinas

Neighborhood Association

Contacts: Kelly Thomas

1201 Genaro SW / 87121

831-5242 (h) 604-1496 (cell)

Sylvia Hayes

10016 Hadrona SW

836-7358 (h) 87121

Neighborhood Association

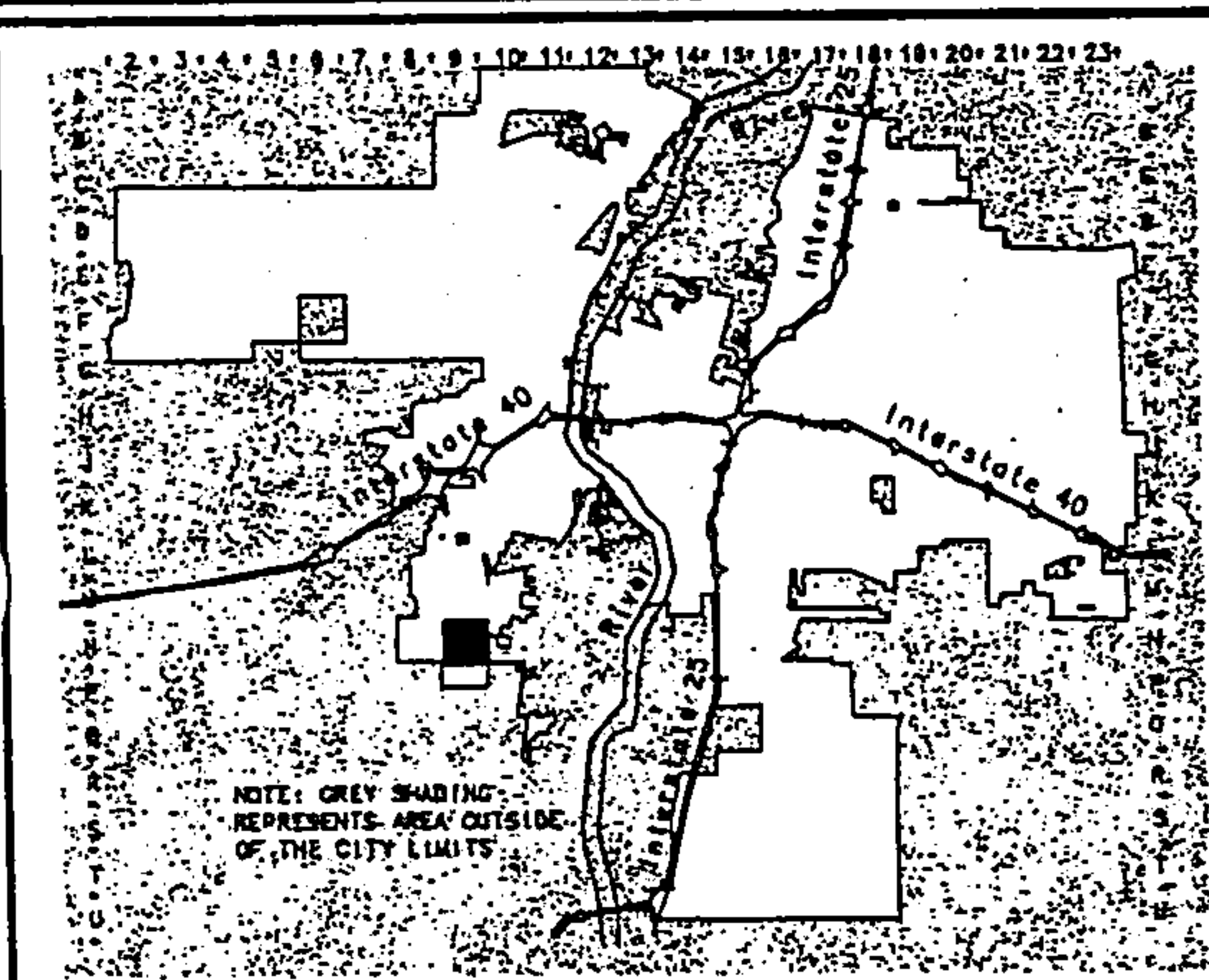
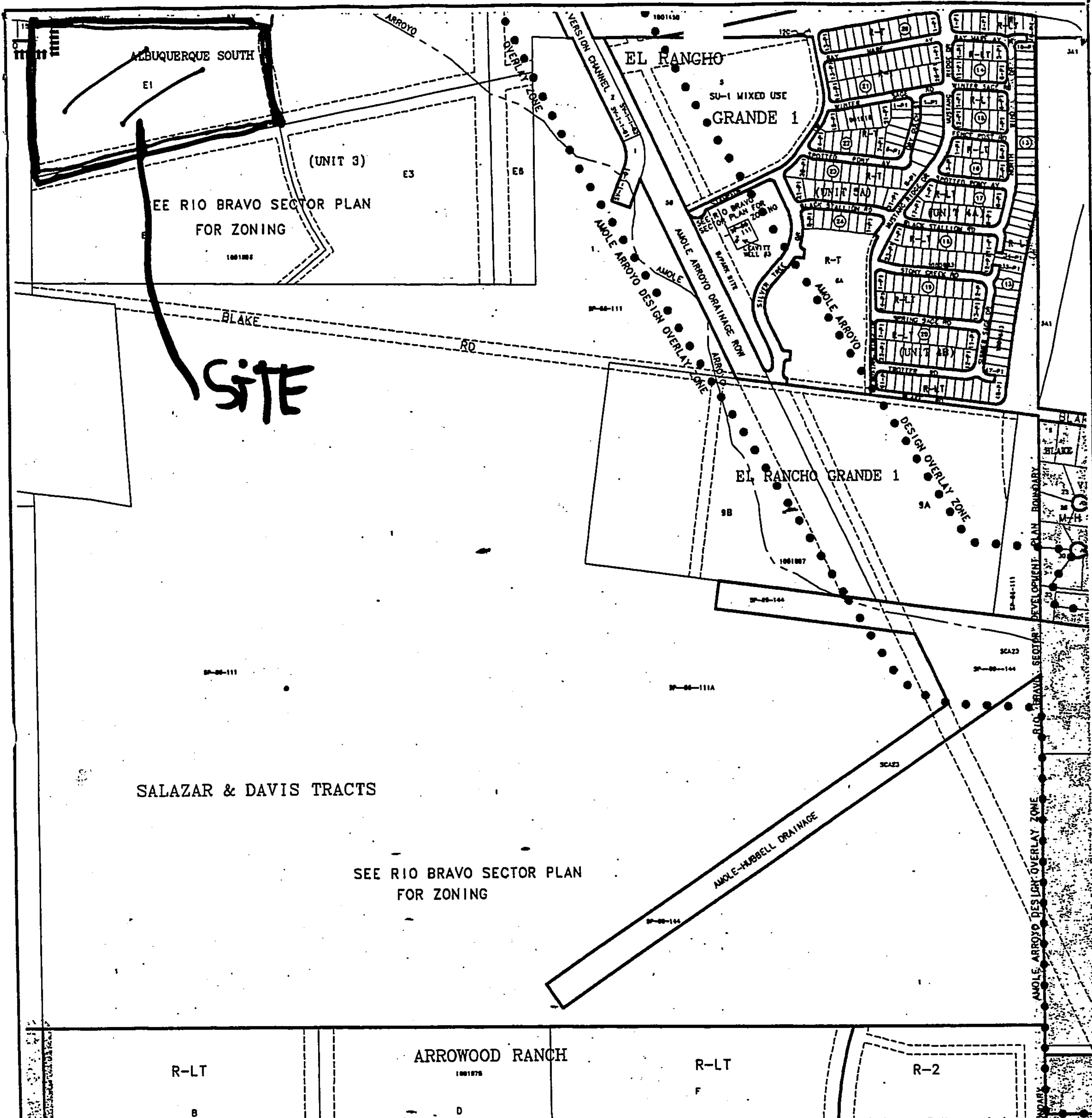
Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
N-9-Z

Map Amended through January 22, 2003

CITY OF ALBUQUERQUE

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

APPLICANT: Curb, Inc. Date of request: 5/9/03 Zone atlas page(s): 11-9

CURRENT:
Zoning _____
Parcel Size (acres / sq.ft.) 19.84

Legal Description -
Lot or Tract # Tract E-1 Block # _____
Subdivision Name El Rancho Grande Unit

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

of units - 123
 Building Size - _____ (sq. ft.)

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

Applicant or Representative [Signature] Date 5/9/03
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: TRAFFIC WAS ADDRESSED UNDER PREVIOUS SUBMITTALS.

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

[Signature] 5-9-03
 TRAFFIC ENGINEER DATE

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

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

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

Notes:

AQIA NOT REQD WHEN TIS IS NOT, THIS UNIT SO. of Gibson West Alignment

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

AQIA PREPARED FOR RIO GRANDE SDPA.

[Signature] 5/9/03
 ENVIRONMENTAL HEALTH DATE

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

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

105

PLANNING DEPARTMENT

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

Meeting Date: 6-18-03

Zone Atlas Page: N-8-E

Notification Radius: 100 Ft.

App# <u>13 DRB-10843</u>
Proj# <u>1002423</u>
Other# <u>13 DRB-10844</u>
<u>13 DRB-10845</u>

Cross Reference and Location: _____

Applicant: Curb, INC

Address: 6801 Indian School NE, 87110

Agent: Behannan-Huster

Address: 7500 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 5/30/03

Signature: K. Seay

RECORDS WITH LABELS

PAGE 1

100805542100542111	LEGAL: *11 B AT RISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10604 CARTAGENA SW OWNER NAME: OLIVAS JOSE & MARTHA OWNER ADDR: 10604 CARTAGENA	LAND USE: SW ALBUQUERQUE	NM 87121
100805542700542112	LEGAL: *12 B AT RISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10600 CARTAGENA AVE SW OWNER NAME: OLIVAS CLARA M OWNER ADDR: 10600 CARTAGENA	LAND USE: AV SW ALBUQUERQUE	NM 87121
100805544000542201	LEGAL: *1 G ATR ISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10512 CARTAGENA AVE SW OWNER NAME: ANDUJO JOSE R & MARIA R OWNER ADDR: 10512 CARTAGENA	LAND USE: AV SW ALBUQUERQUE	NM 87121
100805544700542202	LEGAL: *2 G ATR ISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10508 CARTAGENA AVE SW OWNER NAME: LEYBA RUDOLPH R & YVETTE P OWNER ADDR: 10508 CARTAGENA	LAND USE: AV SW ALBUQUERQUE	NM 87121
100805545300542203	LEGAL: *3 G ATR ISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10504 CARTAGENA AVE SW OWNER NAME: GARCIA MARC A & LAURA JASCOR OWNER ADDR: 10504 CARTAGENA	LAND USE: SW ALBUQUERQUE	NM 87121
100805545900542204	LEGAL: *4 G ATR ISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10500 CARTAGENA AVE SW OWNER NAME: SALAS MIGUEL & LUIS G CHAPARRO OWNER ADDR: 10500 CARTAGENA	LAND USE: AV SW ALBUQUERQUE	NM 87105
100805546500542205	LEGAL: *5 G ATR ISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10412 CARTAGENA AVE SW OWNER NAME: MARTINEZ GINO R & GABRIEL J OWNER ADDR: 01566 PERRY	LAND USE: RD SW ALBUQUERQUE	NM 87105
100805547100542206	LEGAL: *6 G ATR ISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10408 CARTAGENA AVE SW OWNER NAME: LUKESH EARL G & MARYANN OWNER ADDR: 02026 LAKEVIEW	LAND USE: RD SW ALBUQUERQUE	NM 87105
100805547700542207	LEGAL: *7 G ATR ISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10404 CARTAGENA AVE SW OWNER NAME: LUCERO MONICA A OWNER ADDR: 10404 CARTAGENA	LAND USE: SW ALBUQUERQUE	NM 87121
100805548200542208	LEGAL: *8 G ATR ISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 2801 HUNTERS CT SW OWNER NAME: VALENCIA JOEY C OWNER ADDR: 02801 HUNTERS	LAND USE: CT SW ALBUQUERQUE	NM 87105
100805548900542209	LEGAL: *9 G ATR ISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10316 CARTAGENA AVE SW OWNER NAME: ZARRAZOLA ARMANDO & GRISELDA OWNER ADDR: 10316 CARTAGENA	LAND USE: SW ALBUQUERQUE	NM 87121

RECORDS WITH LABELS

PAGE 2

100805549500542210	LEGAL: *10 G AT RISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10312 CARTAGENA AVE SW OWNER NAME: VALENCIANO VERONICA OWNER ADDR: 10312 CARTAGENA	LAND USE: AV SW ALBUQUERQUE	NM 87121
100805550000542211	LEGAL: *11 G AT RISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10308 CARTAGENA AVE SW OWNER NAME: VASQUEZ BEATRIZ OWNER ADDR: 10308 CARTAGENA	LAND USE: SW ALBUQUERQUE	NM 87121
100805550700542212	LEGAL: *12 G AT RISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10304 CARTAGENA AVE SW OWNER NAME: LUJAN GENEVIEVE D & VASQUEZ ER OWNER ADDR: 10304 CARTAGENA	LAND USE: AV SW ALBUQUERQUE	NM 87121
100805551300542213	LEGAL: *13 G AT RISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10300 CARTAGENA AVE SW OWNER NAME: RIVERA REGINA S & PLACIDO D OWNER ADDR: 10300 CARTAGENA	LAND USE: AV SW ALBUQUERQUE	NM 87105
100805552000542214	LEGAL: *14 G AT RISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10204 CARTAGENA AVE SW OWNER NAME: GLOMSKI GERALD J & CLARITA N OWNER ADDR: 10204 CARTAGENA	LAND USE: SW ALBUQUERQUE	NM 87105
100805552600542215	LEGAL: *15 G AT RISCO VILLAGE UNIT J T SUBD PROPERTY ADDR: 00000 10200 CARTAGENA AVE SW OWNER NAME: PORRAS JAVIER OWNER ADDR: 10200 CARTAGENA	LAND USE: SW ALBUQUERQUE	NM 87121
100905407848120401	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100805433741210104	LEGAL: PARC EL 1 OF LANDS OF RIO BRAVO PARTNERS LOCATED IN PROPERTY ADDR: 00000 N/A OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE	NM 87110
100805440141510105	LEGAL: A ST RIP OR GORE OF LAND IN PROTECTED SEC 5 T9N R2E PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE	NM 87110
100805446943510102	LEGAL: TRAC T A BULK LAND PLAT FOR ROSNER TRACT A & B CONT PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE	NM 87110
100905409641420403	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		



City of Albuquerque

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

Date: 5-14-03

TO CONTACT NAME: Stephanie Stratton
 COMPANY/AGENCY: Bohannon-Huston for City of Albuquerque
 ADDRESS/ZIP: 7500 Jefferson St. NE. 87109
 PHONE/FAX #: 823-1000, 798-7980

Thank you for your inquiry of 5-14-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande Unit II Tract A-1

zone map page(s) N-8

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

Westgate Heights
 Neighborhood Association
 Contacts: Matthew Archuleta
1628 Summerfield SW 87121
836-7251
Libby McIntosh
1316 Ladrones Ct SW 87121
831-5189

Westgate Vecinos
 Neighborhood Association
 Contacts: Kelly Thomas
1201 Jenaro SW 87121
831-5242
Sylvie Hayes
10016 Ladrones SW 87121
836-7358

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

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

Sincerely,

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	.92
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To Kelly Thomas
 Street, Apt. No. or PO Box No. 1201 Tenaro SW
 City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

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

OFFICIAL USE

Postage	\$.83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	.92
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To Matthew Archuleta
 Street, Apt. No. or PO Box No. 1201 Summerfield SW
 City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

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

OFFICIAL USE

Postage	\$.83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	.92
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To Xibby Montosh
 Street, Apt. No. or PO Box No. 1216 Lachonis Ct. SW
 City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

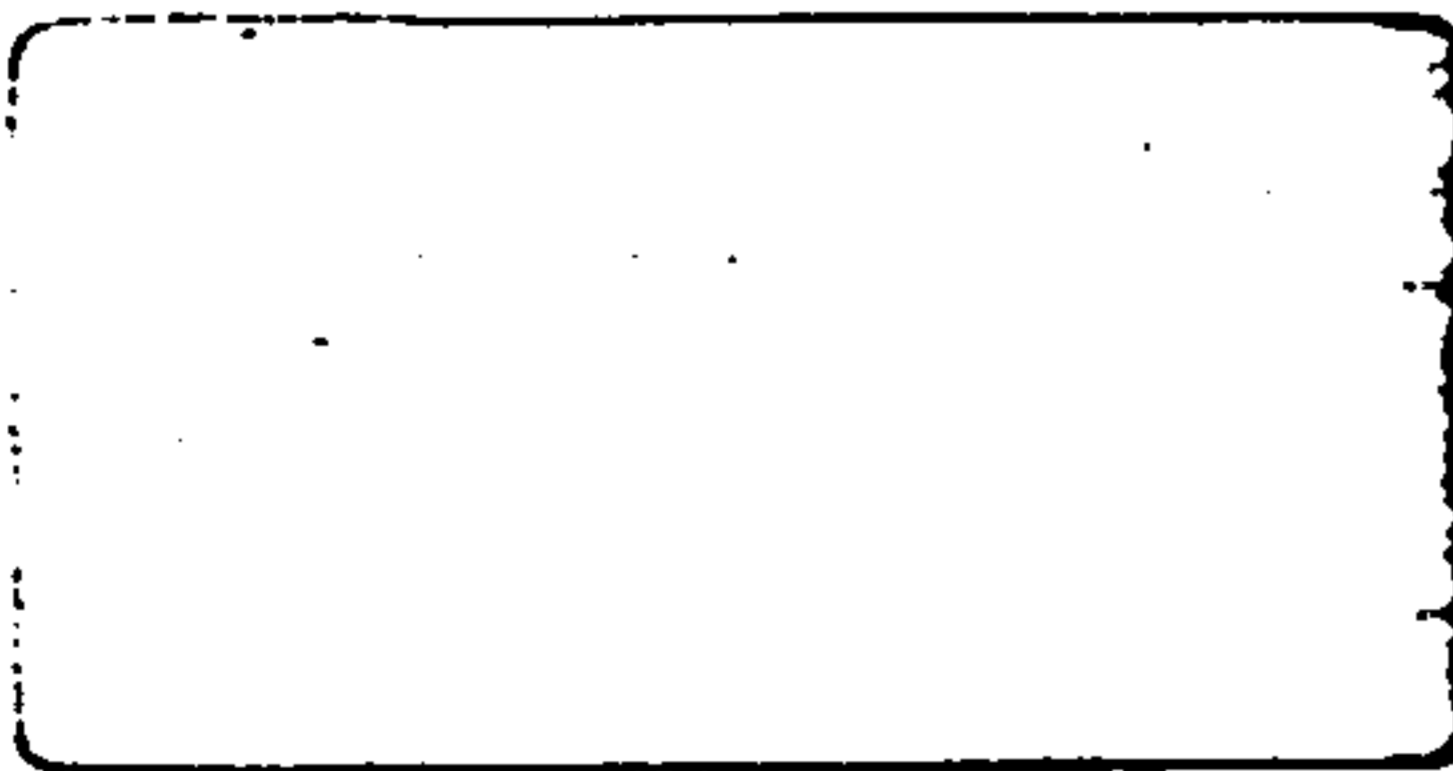
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

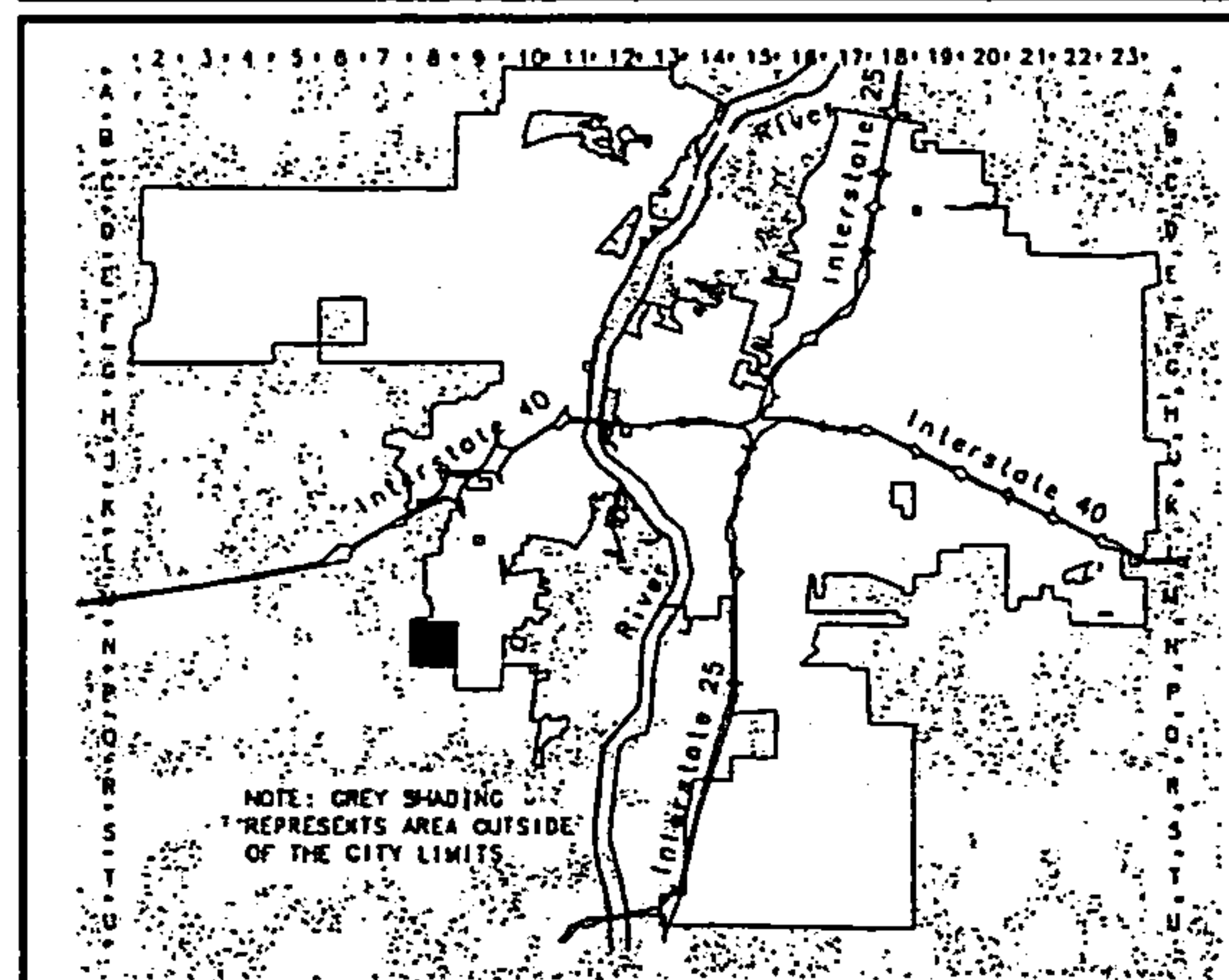
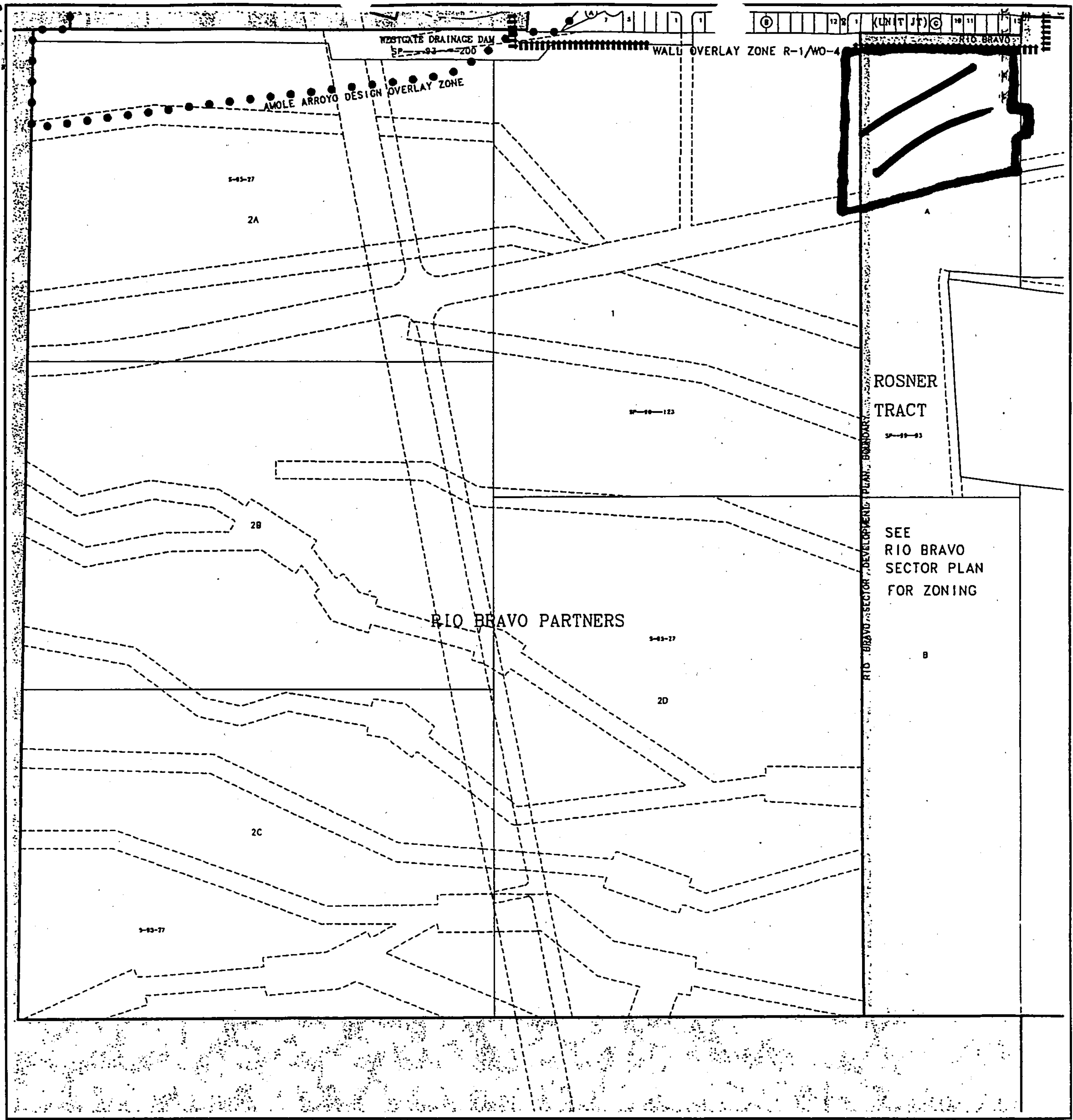
OFFICIAL USE

Postage	\$.83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	.92
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

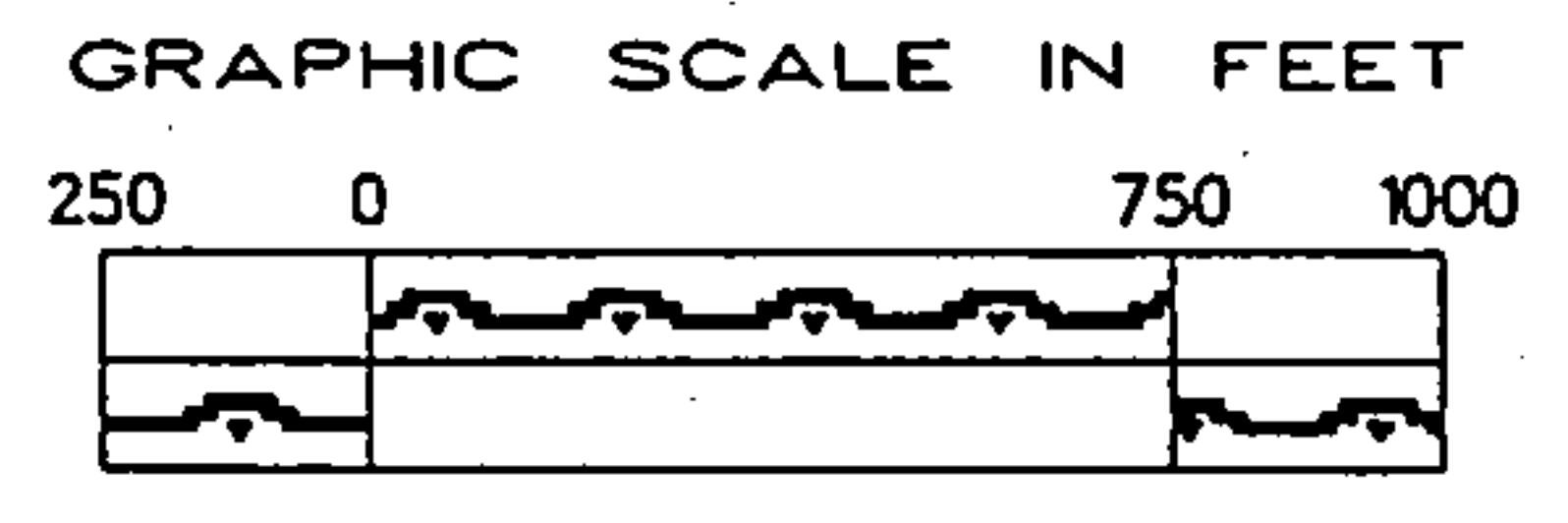
Sent To Sylvie Hayes
 Street, Apt. No. or PO Box No. 10016 Lachonis SW
 City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions





CITY OF
Albuquerque
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page
N-8-Z
Map Amended through January 22, 2003

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
 - SIDEWALK DESIGN VARIANCE**
 - SIDEWALK WAIVER**
 - ✓ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the variance or waiver
 - ✓ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the deferral or extension
 - ✓ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT**
 - ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the vacation
 - ___ Letter of authorization from the grantors and the beneficiaries
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

SCOTT STEFFEN

Scott J. Steffen Applicant name (print)
5/22/03 Applicant signature / date



Form revised April 2003

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

Application case numbers
00844
00845

Baker 5/22/03
 Planner signature / date
 Project # 1002423

March 4, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332Re: Vacation of public easement
El Rancho Grande Unit 10

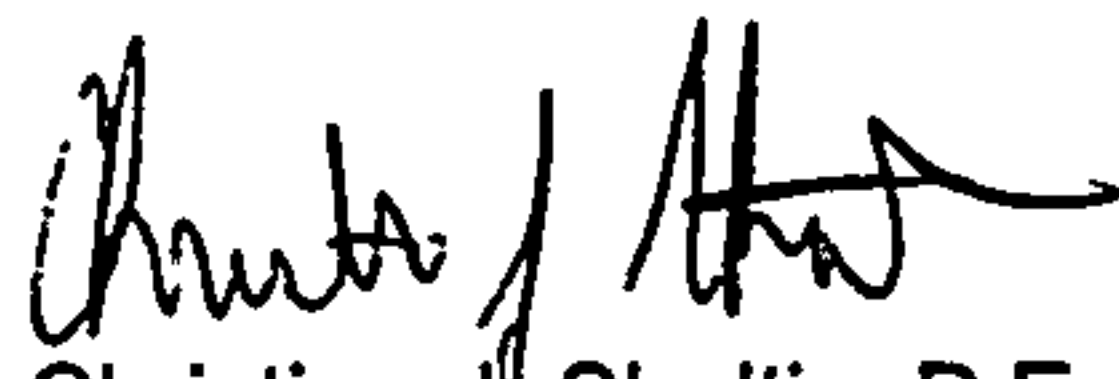
Dear Sheran:

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

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

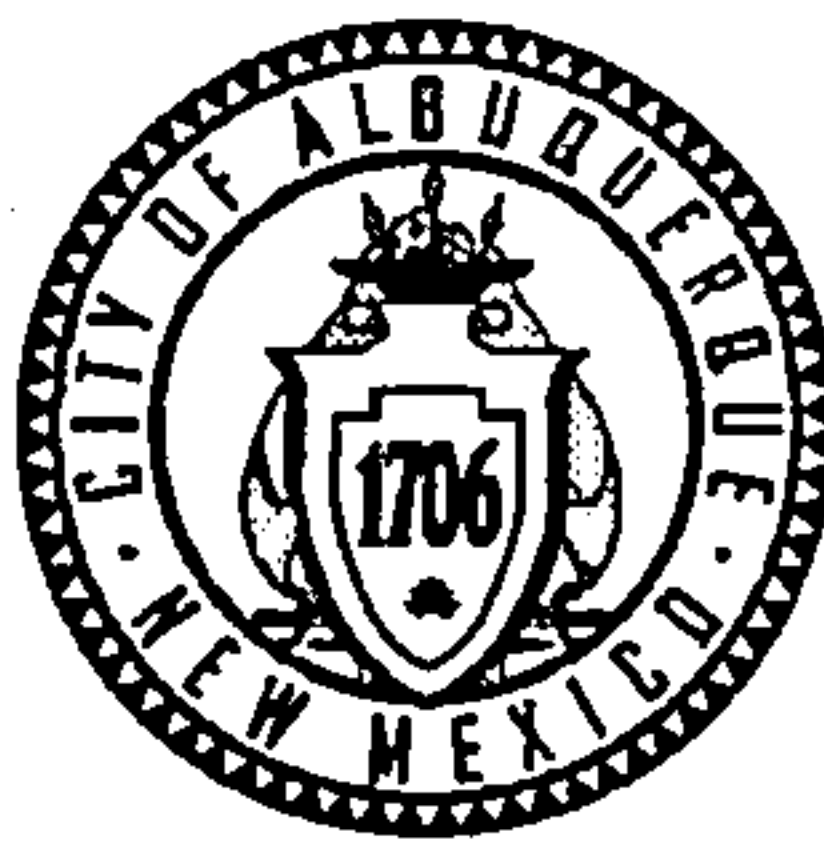
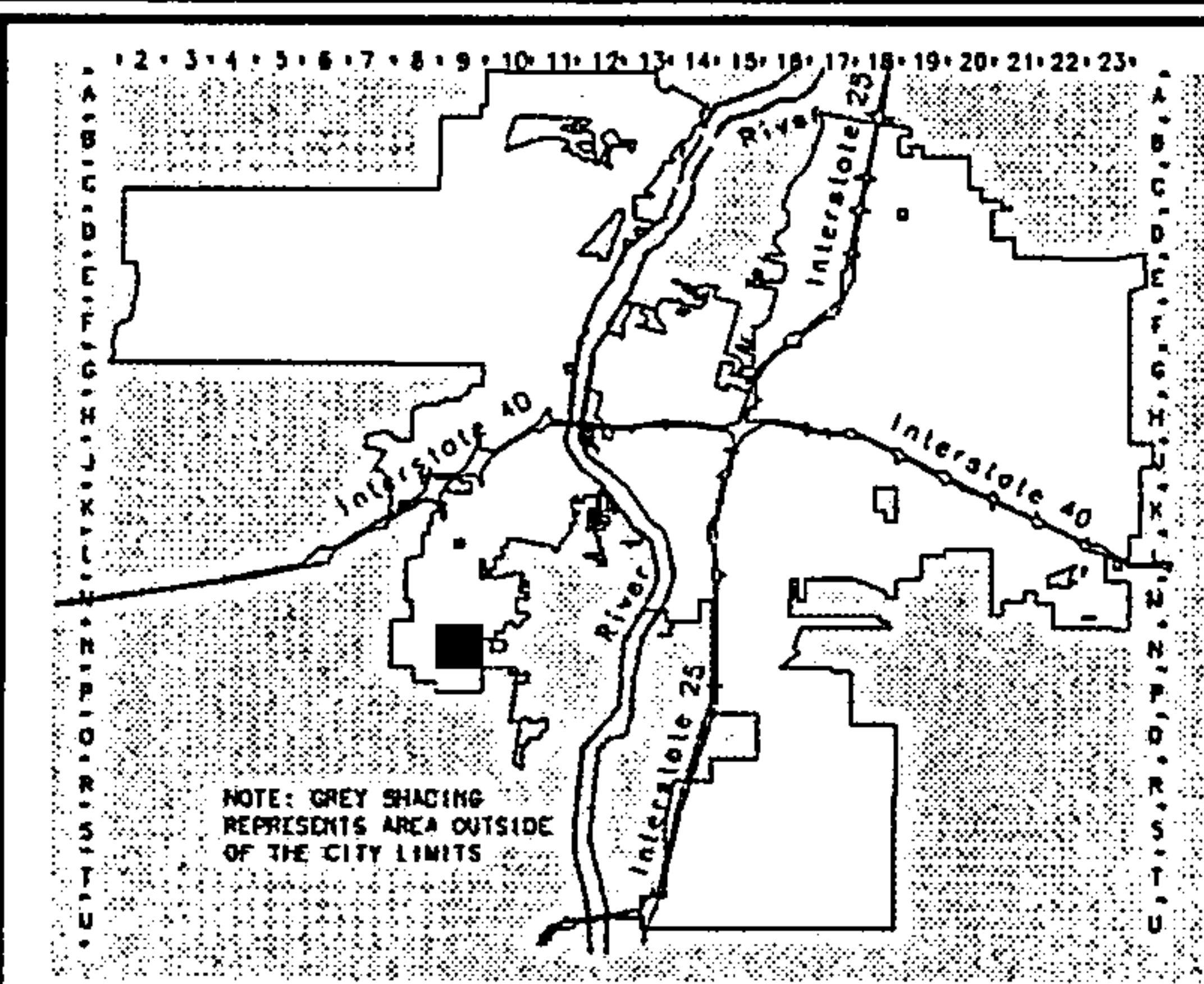
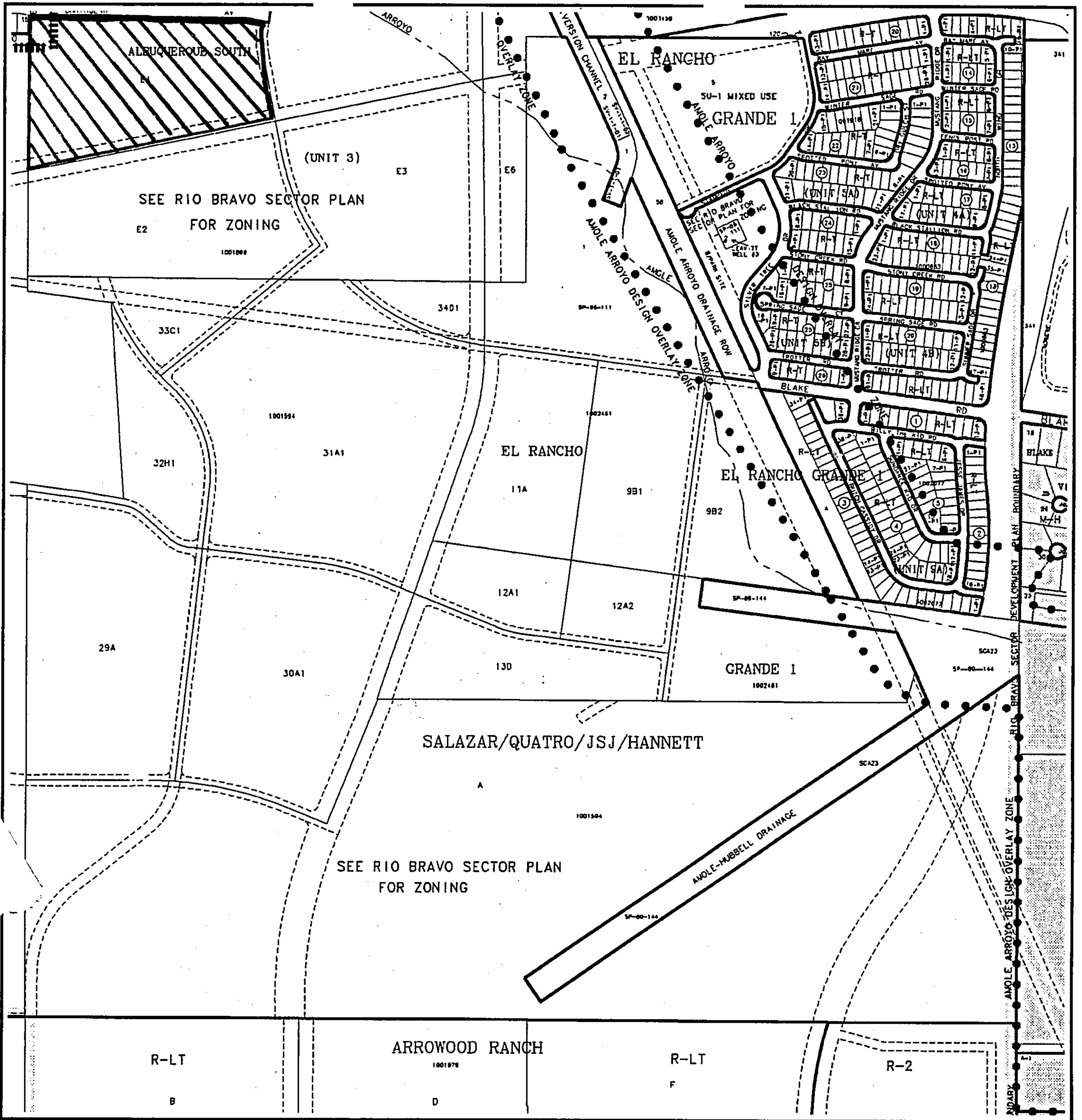
Please place this item on the DRB Agenda to be heard on March 31, 2004. If you have any questions or require further information, please contact me.

Sincerely,

Christian J. Sholtis, P.E.
Project Engineer
Community Development and Planning

Enclosures

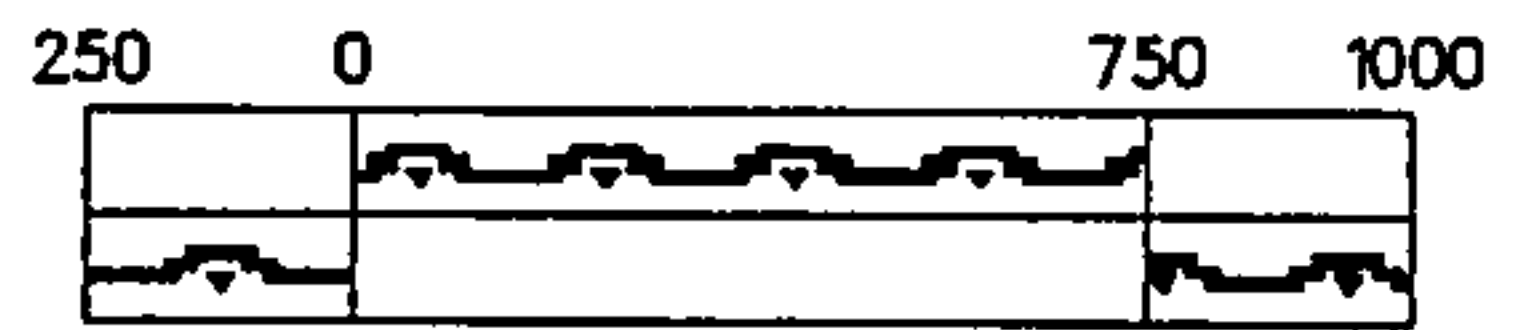
Cc: Bo Johnson, Curb Inc.



Albuquerque Geographic Information System
 PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

N-9-Z

Map Amended through September 03, 2003

Project# 1002423

CURB, INC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

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

MATTHEW ARCHULETA
Westgate Heights Neigh. Assoc.
1628 SUMMERFIELD SW
ALBUQUERQUE NM 87121

LIBBY MCINTOSH
Westgate Heights Neigh. Assoc.
1316 LADRONES CT. NW
ALBUQUERQUE NM 87121

KELLY THOMAS
Westgate Vecinos Neigh. Assoc.
1201 JENARO SW
ALBUQUERQUE NM 87121

SYLVIA HAYES
Westgate Vecino Neigh. Assoc.
10016 LADRONES SW
ALBUQUERQUE NM 87121

100905514007330402

100805552600542215

100805552000542214

ALBUQUERQUE SOUTH GENERAL
PO BOX 25246
ALBUQUERQUE NM 87125

PORRAS JAVIER S & YOLANDA G
10200 CARTAGENA SW
ALBUQUERQUE NM 87121

GLOMSKI GERALD J & CLARITA N
10204 CARTAGENA SW
ALBUQUERQUE NM 87105

100805551300542213

100805550700542212

100805550202042411

RIVERA REGINA S & PLACIDO D
10300 CARTAGENA AV SW
ALBUQUERQUE NM 87105

LUJAN GENEVIEVE D & VASQUEZ
10304 CARTAGENA AV SW
ALBUQUERQUE NM 87121

LOPEZ RAMONA &
10305 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805550902042412

100805550903042413

100805550203042414

MCKINNIS RAYMOND D
10301 CARTAGENA AV SW
ALBUQUERQUE NM 87105

GUERRA EDWIN
202 CROMWELL SE
ALBUQUERQUE NM 87102

VALLES ABDON
10304 GUARDIANA PL SW
ALBUQUERQUE NM 87121

100805552401942617

100805552402642616

100805552403142615

MONDRAGON WALDY & VICTORIA
10201 GUADIANA PL SW
ALBUQUERQUE NM 87105

KASAUS PETRA MARTINEZ
123 58TH ST NW
ALBUQUERQUE NM 87105

CARLEY ESTHER K
10209 GUARDINA PL SW
ALBUQUERQUE NM 87121

100805552303942614

100805551804442613

100805550904442612

QUEZADA DAVID A & CELIN
5736 OSUNA NE
ALBUQUERQUE NM 87109

ARAGON AUGUSTINE D & LISHA M
10217 GUADIANA PL SW
ALBUQUERQUE NM 87121

MARTINEZ SHARLENE FELICIANO
10301 GUADIANA PL SW
ALBUQUERQUE NM 87121

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

OFFICIAL U.S. POSTAGE

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent to Sylvia Hayes
 Street, Apt. No.,
 or PO Box No. 10010 Ladrones SW
 City, State, ZIP+4 Albuquerque, NM 87121
 PS Form 3800, April 2002 See Reverse for Instructions

2002 0850 0003 3253 4052

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

OFFICIAL U.S. POSTAGE

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent to Sidney McIntosh
 Street, Apt. No.,
 or PO Box No. 1316 Ladrones SW
 City, State, ZIP+4 Albuquerque, NM 87121
 PS Form 3800, April 2002 See Reverse for Instructions

2002 0850 0003 3253 4052

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

OFFICIAL U.S. POSTAGE

Postage	\$ 60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent to Matthew Archuleta
 Street, Apt. No.,
 or PO Box No. 10010 Ladrones SW
 City, State, ZIP+4 Albuquerque, NM 87121
 PS Form 3800, April 2002 See Reverse for Instructions

2002 0850 0003 3253 4052

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

OFFICIAL U.S. POSTAGE

Postage	\$ 60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent to Kelly Thomas
 Street, Apt. No.,
 or PO Box No. 1201 Ladrones SW
 City, State, ZIP+4 Albuquerque, NM 87121
 PS Form 3800, April 2002 See Reverse for Instructions

2002 0850 0003 3253 4052



City of Albuquerque

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

Date: 3/4/04

TO CONTACT NAME: Stephanie Stratton
 COMPANY/AGENCY: Bohannon-Huston
 ADDRESS/ZIP: Courtyard 1, 7500 Jefferson St. NE, ABQ 87109
 PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 3/4/04 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at 21 Rancho Grande Unit 10

zone map page(s) N. 9. 2

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

Westgate Heights

Neighborhood Association

Contacts: Matthew Archuleta
1628 Summerfield SW 87121
836-7251

• Lizzy McIntosh

1316 Ladrones Ct SW 87121
831-5189

Westgate Vecinos (NR)

Neighborhood Association

Contacts: Kelly Thomas
1201 Jenaro SW 87121
831-5242

• Sylvia Hayes

10016 Ladrones SW 87121
836-7358

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

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

Sincerely, /

Sharon A. Nelson
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

PLANNING DEPARTMENT

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

Meeting Date: MARCH 31, 2004
Zone Atlas Page: N-9-Z
Notification Radius: 100 Ft.

Project# 1002423
App# 04DRB-00302

Cross Reference and Location: N/A

Applicant: CURB, INC.

Address: ~~6301 INDIAN SCHOOL RD NE~~ *5160 San Francisco NE*
ALBUQUERQUE NM 87110 *87109*

Agent: BOHANNAN HUSTON, INC.

Address: 7500 JEFFERSON ST. NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: MARCH 12, 2004

Signature: KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
N-9	1009054	078-481	201-01	✓ DM DM
		090-414	03	✓ DM
M-9	1009055	131-045	320-02	✓ COP
		140-023	304-02	✓
		210-025	321-24	✓ ml
N-9	1009054	212-424	204-04	✓ ml
N-8	1008054	409-435	101-02	✓ ml
M-8	1008055	521-005	422-15	✓
		520-005	14	✓
		513-005	13	✓
		507-005	12	✓
		502-020	424-11	✓
		509-020	12	✓
		509-030	13	✓
		502-030	14	✓
		524-019	424-17	✓
		524-024	16	✓
		524-031	15	✓
		523-039	14	✓

1008055 518-044 424 13-✓

509-044 12 ✓

LAND USE:

PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GLOMSKI GERALD J & CLARITA N
OWNER ADDR: 10204 CARTAGENA SW

ALBUQUERQUE NM 87105
0100805551300542213
LAND USE:

LEGAL: 13 G ATR ISCO VILLAGE UNIT J T SUBD

PROPERTY ADDR: 00000 CARAGENA
OWNER NAME: RIVERA REGINA S & PLACIDO D
OWNER ADDR: 10300 CARTAGENA AV SW

ALBUQUERQUE NM 87105
0100805550700542212
LAND USE:

LEGAL: 12 G ATR ISCO VILLAGE UNIT J T SUBD

PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: LUJAN GENEVIEVE D & VASQUEZ
OWNER ADDR: 10304 CARTAGENA AV SW

ALBUQUERQUE NM 87121
1 R E C O R D S W I T H L A B E L S PAGE

2
0100805550202042411
LAND USE:

LEGAL: 14 F ATR ISCO VILLAGE UNIT J T SUBD

PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: LOPEZ RAMONA &
OWNER ADDR: 10305 CARTAGENA AV SW

ALBUQUERQUE NM 87121
0100805550902042412
LAND USE:

LEGAL: 13 F ATR ISCO VILLAGE UNIT J T SUBD

PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: MCKINNIS RAYMOND D
OWNER ADDR: 10301 CARTAGENA AV SW

ALBUQUERQUE NM 87105
0100805550903042413
LAND USE:

LEGAL: 12 F ATR ISCO VILLAGE UNIT J T SUBD

PROPERTY ADDR: 00000 GUADIANA
OWNER NAME: GUERRA EDWIN
OWNER ADDR: 00202 CROMWELL SE

ALBUQUERQUE NM 87102
0100805550203042414
LAND USE:

LEGAL: 11 F ATR ISCO VILLAGE UNIT J T SUBD

PROPERTY ADDR: 00000 GUADIANA
OWNER NAME: VALLES ABDON
OWNER ADDR: 10304 GUARDIANA PL SW

ALBUQUERQUE NM 87121
0100805552401942617
LAND USE:

LEGAL: 17 E ATR ISCO VILLAGE UNIT J T SUBD

PROPERTY ADDR: 00000 GUADIANA
OWNER NAME: MONDRAGON WALDY & VICTORIA
OWNER ADDR: 10201 GUADIANA PL SW

ALBUQUERQUE NM 87105
0100805552402642616
LAND USE:

LEGAL: 16 E ATR ISCO VILLAGE UNIT J T SUBD

PROPERTY ADDR: 00000 GUADIANA
OWNER NAME: KASAUS PETRA MARTINEZ
OWNER ADDR: 00123 58TH ST NW

ALBUQUERQUE NM 87105
0100805552403142615
LAND USE:

LEGAL: 15 E ATR ISCO VILLAGE UNIT J T SUBD

PROPERTY ADDR: 00000 GUADIANA
OWNER NAME: CARLEY ESTHER K
OWNER ADDR: 10209 GUARDINA PL SW

ALBUQUERQUE NM 87121

Claire

Date Submitted: June 24, 2003
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 6/25/03
 Date Preliminary Plat Expires: 6/25/04

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 11 SUBDIVISION
PRELIMINARY PLAT

DRB Project No. 1002423
APPLICATION NO. 03DRB-00843

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
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB	GIBSON BOULEVARD	WEST BOUNDARY	EAST BOUNDARY	/	/	/
		30' EOA-EOA	TEMPORARY PAVING	GIBSON BOULEVARD	EAST BOUNDARY	BARBADOS DRIVE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	MESSINA DRIVE	GIBSON BOULEVARD	NORTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	RANGE ROAD	WEST STUB TERMINUS	ROLLING RIDGE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RANGE ROAD	ROLLING RIDGE DRIVE	EAST BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROLLING RIDGE DRIVE	RANGE ROAD	SANDY FLATS AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	ROLLING RIDGE DRIVE	SANDY FLATS AVENUE	NORTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HERMOSA CREEK DRIVE	RANGE ROAD	SANDY FLATS AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	HERMOSA CREEK DRIVE	SANDY FLATS AVENUE	NORTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GILA GULCH ROAD	GIBSON BOULEVARD	RANGE ROAD
40' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SOUTH BRANCH DRIVE	GIBSON BOULEVARD	RANGE ROAD
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	SOUTH BRANCH DRIVE	RANGE ROAD	NORTH STUB TERMINUS

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON NORTH SIDE OF RANGE ROAD STUB, EAST SIDE OF ROLLING RIDGE DRIVE, WEST SIDE OF HERMOSA CREEK DRIVE, AND EAST SIDE OF SOUTH BRANCH DRIVE STUB.
 STREET LIGHTS AS PER COA DPM



ROLLING RIDGE DR.

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	RANGE ROAD	HERMOSA CREEK DRIVE	EAST BOUNDARY
30"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	OFFSITE PUBLIC EASEMENT, TRACT E-1	RANGE ROAD TERMINUS	CENTERLINE OF GIBSON BOULEVARD AT DE ANZA DRIVE
	0.2 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	PORTION OF PARCEL 1 LANDS OF RIO BRAVO PARTNERS		
	6.2 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	TRACT E-3		

/	/	/
/	/	/
/	/	/
/	/	/

* MAYBE FINANCIALLY GUARANTEED WITH EL RANCHO GRANDE UNIT 10

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

NOTE: THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS.

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RANGE ROAD	MESSINA DRIVE	EAST BOUNDARY	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROLLING RIDGE DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HERMOSA CREEK DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GILA GULCH ROAD	ROLLING RIDGE DRIVE	RANGE ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SOUTH BRANCH DRIVE	GIBSON BOULEVARD Range Rd	NORTH STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESSINA DRIVE	GIBSON BOULEVARD	CARTAGENA AVENUE	/	/	/
		8" DIA*	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OFFSITE PUBLIC EASEMENT	EAST BOUNDARY	CARTAGENA AVENUE	/	/	/

* DEFERRED ITEM

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RANGE ROAD	MESSINA DRIVE	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ROLLING RIDGE DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HERMOSA CREEK DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GILA GULCH ROAD	ROLLING RIDGE DRIVE	RANGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SOUTH BRANCH DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OFFSITE PUBLIC EASEMENT	EAST BOUNDARY	DE ANZA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DE ANZA DRIVE	SOUTH SIDE OF GIBSON BOULEVARD	OFFSITE EASEMENT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DE ANZA DRIVE	OFFSITE EASEMENT	CARTAGENA AVENUE	/	/	/

ORIGINAL

SCOTT STEFFEN
PREPARED BY: PRINT NAME

06/24/03
DATE

Darren Matson
DRB CHAIR

6/25/03
DATE

Christina Sandoval
PARKS & RECREATION DEPARTMENT

6/25/03
DATE

BOHANNAN HUSTON INC.
FIRM:

R. Dean
TRANSPORTATION DEVELOPMENT

6-25-03
DATE

AMAFCA

DATE

Scott J. Steffen 6/24/03
SIGNATURE DATE

Roger A. Green
UTILITY DEVELOPMENT

6/25/03
DATE

Brads L. Bigham
CITY ENGINEER

6/25/03
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

6-25-05

NEW MEXICO UTILITIES INC.

N/A

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	8-18-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2	01-20-06	<i>[Signature]</i>	William G. Balch	<i>[Signature]</i>



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: CENTEX HOMES
 ADDRESS: 5120 MASTHEAD NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87109

PHONE: 341-6800
 FAX: 761-9850
 E-MAIL: _____

Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87109

PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT SUBMITTAL

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 A-1 ROSNER TRACT Block: _____ Unit: _____

Subdiv. / Addn. EL RANCHO GRANDE UNIT 11

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): N8 No. of existing lots: 1 No. of proposed lots: 107

Total area of site (acres): 18.42 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. 100805446943510102 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: CARTAGENA AVENUE SW
 Between: MESSINA DRIVE SW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1002423/04DRB-00702

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

SIGNATURE *Chris Sholtis* DATE 5/27/2005

(Print) CHRIS SHOLTIS

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05 DRB - 00907</u>	<u>CFIP</u>	<u>CMF</u>	<u>\$ 20.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>06/08/05</u>				Total <u>\$ 20.00</u>

Sandy Handley 05/31/05
 Planner signature / date

Project # 1002423

EL Ranchito unit 11

ALBUQUERQUE
NEW MEXICO

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

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

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

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

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

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

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

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

PENDE

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

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

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

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

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Christian Shottis
[Signature]

Applicant name (print)
5-26-05
Applicant signature / date



Form revised 11/04

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

Application case numbers
05 DEB- - - - - 00907
- - - - -
- - - - -

Sandy Handberg 05/31/05
Planner signature / date
Project # 1002423

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 26, 2005

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

Re: Final Plat Submittal
El Rancho Grande Unit 11 DRB# 1002423

Dear Sheran:

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

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property
- Fee \$20.00
- SIA Financial Guaranty Information

We are requesting final plat approval of this residential subdivision located at the northeast corner of Gibson Blvd. SW and Messina Drive SW. This subdivision which was approved for Preliminary Plat on June 25, 2004, consists of 107 lots on 18.39+/- acres and is zoned R-2 for R-T and RLT.

Please place this item on the DRB Agenda to be heard on June 8, 2005. If you have any questions or require additional information, please contact me.

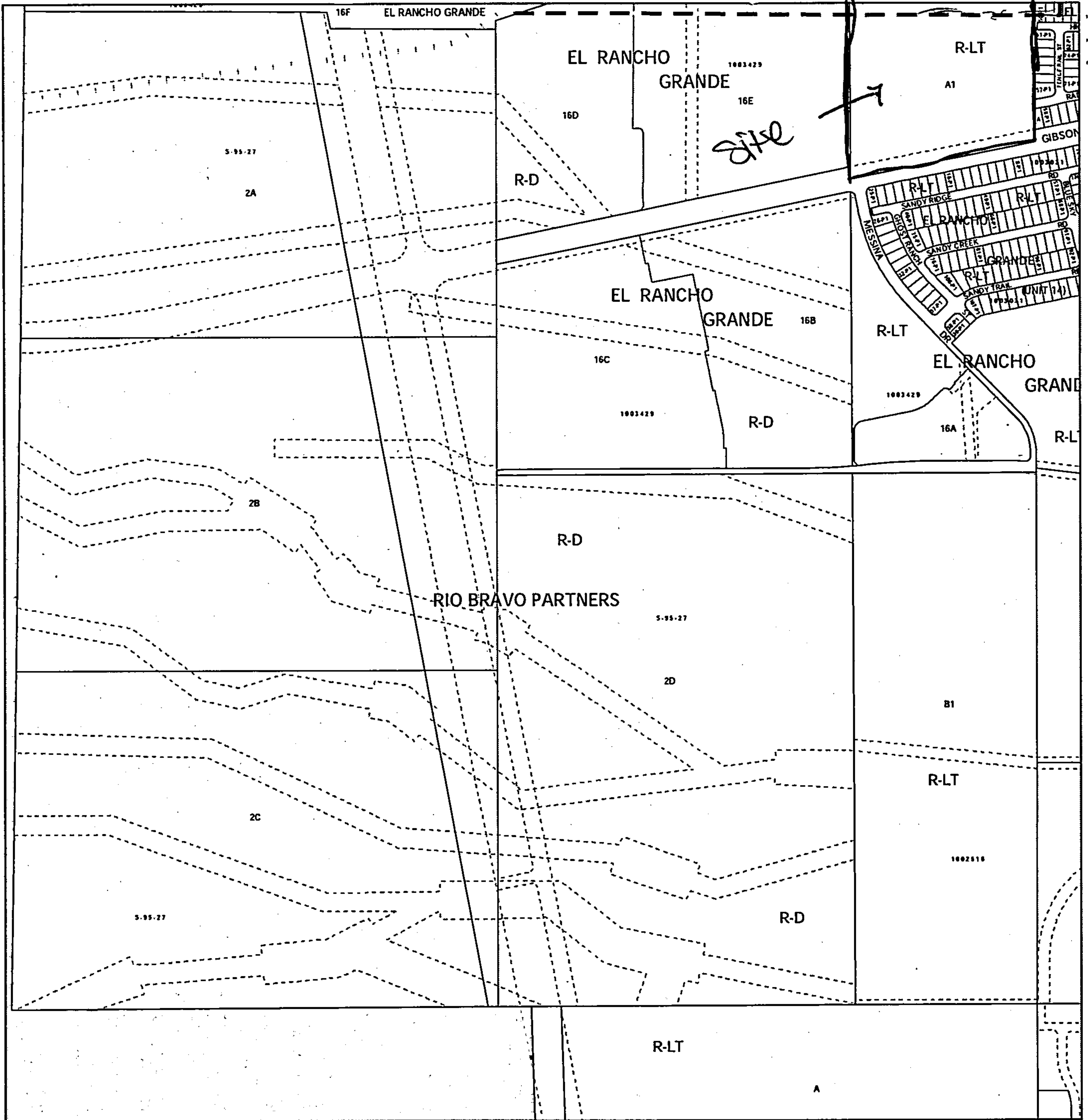
Sincerely,



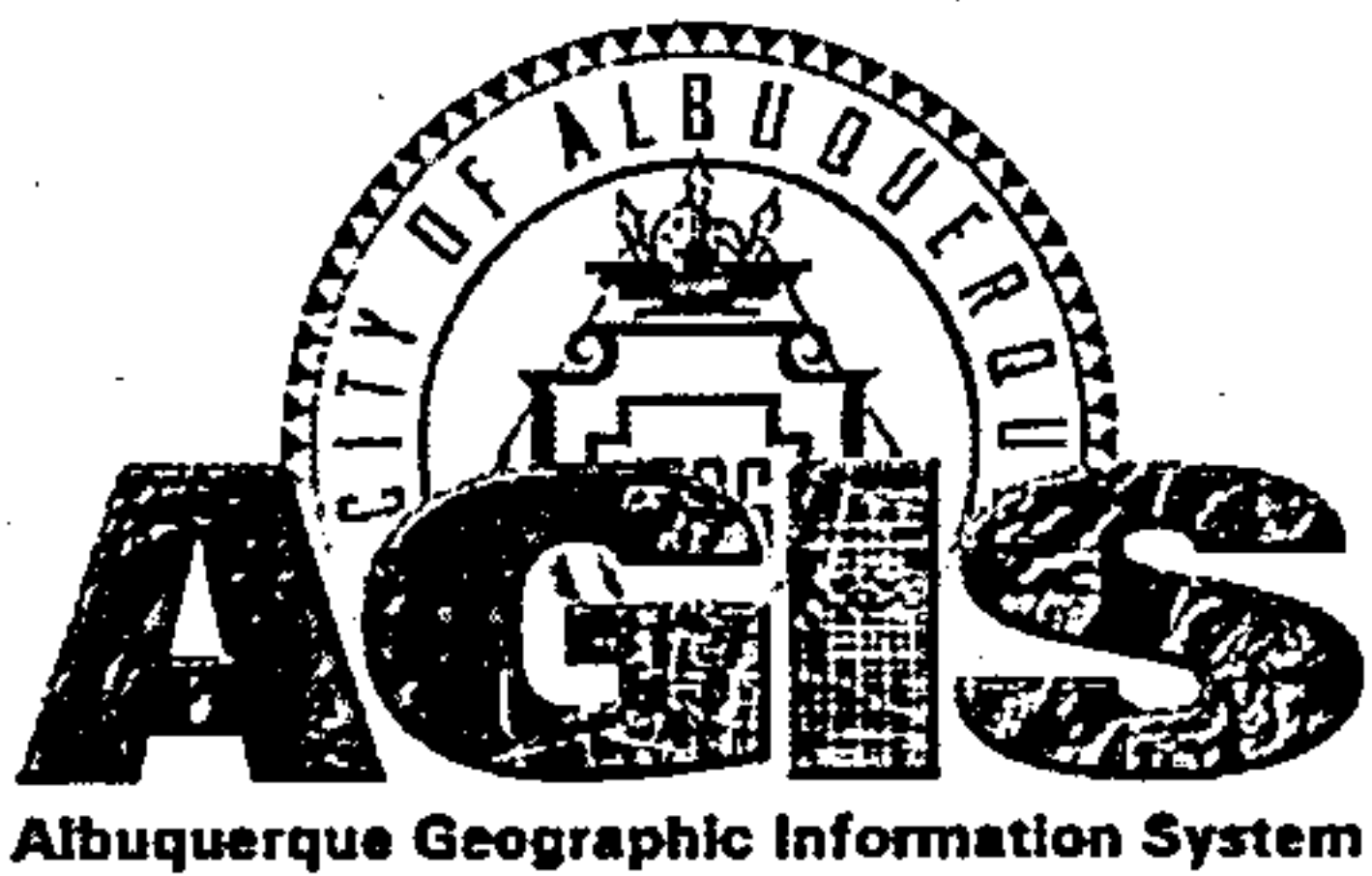
Christian J. Sholtis, P.E.

Project Engineer
Community Development and Planning Group

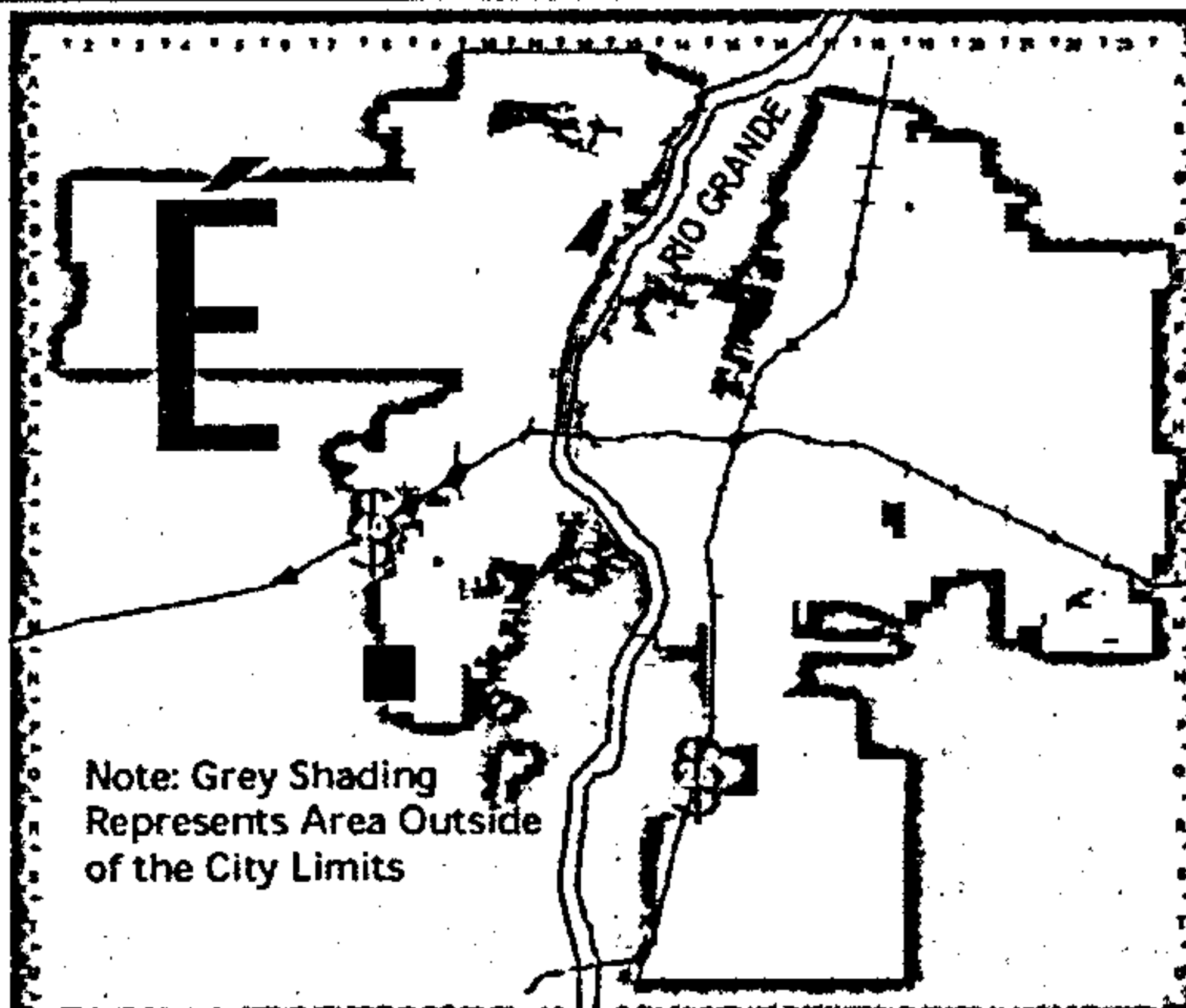
Enclosures



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



Map amended through: Apr 22, 2005

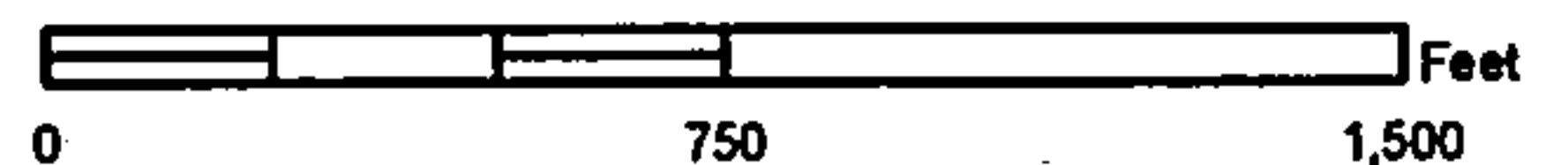


Zone Atlas Page:

N-8-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
El Rancho Grande Unit 11

City Project # 7227.82

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on 11-16-2004, which was recorded on 11-19-2004, in the records of the Bernalillo County Clerk at Book A87, pages 930 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 El Rancho Grande Unit 11; 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 Improvements Bond No. 6287254

Amount: \$ 324,241.75

Name of Financial Institution or Surety providing Guaranty: SafeCo Insurance Company of America

Date City first able to call guaranty: June 25, 2006

Construction Completion Deadline: June 25, 2006

If guaranty other than a Bond, last day City is able to call on Guaranty is: 2006

Additional information: This Amendment includes an Extension

TO A CONSTRUCTION COMPLETION DEADLINE DATE OF June 25, 06

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.



CIRCLE ONE
SUBDIVISION BOND FOR:
SIA SWIS SPCL.AGRMT.

BOND NO. 6287254
CONTACT PERSON'S NAME: Norm Gregory

SUBDIVISION IMPROVEMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That we **CENTEX HOMES**, a Nevada General Partnership as Principal and **SAFECO INSURANCE COMPANY OF AMERICA** 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 SAFECO Plaza, Seattle, WA and whose telephone number is 425/376-6535, are held and firmly bound unto the **City of Albuquerque, NM** in the penal sum of Three Hundred Twenty Four Thousand Two Hundred Forty One and 75/100---(\$324,241.75), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Developments 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 **El Rancho Grande, Unit 11, Project No. 7227.82**; 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; Infrastructure, ("Improvements"). All construction shall be performed in accordance with the Agreement to Construction Public and/or Private Subdivision Improvements Agreement entered into between **CENTEX HOMES** and the **CITY OF ALBUQUERQUE, NM**, as recorded in the office of the Clerk of Bernalillo County, New Mexico in Book Misc. _____ pages _____ through _____, 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 June 25, 2006 (the construction completion deadline), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 4th day of May, 2005.

CENTEX HOMES

By: *Virgil Polk*
Name: NDI DIVISION PRESIDENT
Title: VIRGIL POLK
Dated: MAY 9, 2005

SAFECO INSURANCE COMPANY OF AMERICA

By: *Allyson Dean*
Allyson Dean, Attorney-in-fact

State of NEW MEXICO

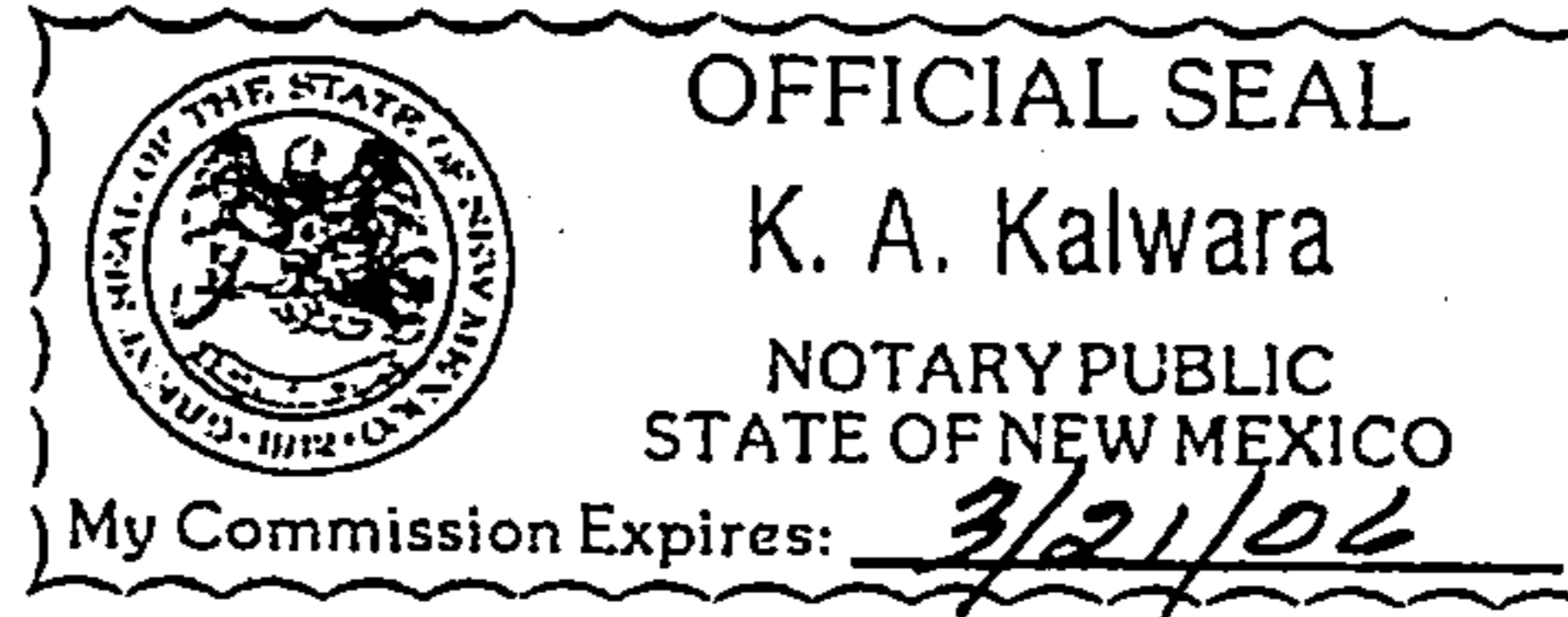
County of BERNALILLO

Subscribed and sworn to before me this 9 day of MAY, 2005.

K. A. Kalwara
Notary Public

My commission expires:

3/21/06



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

PAID RECEIPT

APPLICANT NAME CENTEX HMS
AGENT BOHANNA HUSTON INC
ADDRESS 7500 JEFFERSON NE
PROJECT & APP # 1002423/00907
PROJECT NAME EL RANCHO GRANDE UNIT II

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

5/31/2005 9:57AM LOC: ANNX
RECEIPT# 00041479 WSH# 006 TRANS# 0015
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

Thank You

Claire

Date Submitted: June 24, 2003
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 6/25/03
 Date Preliminary Plat Expires: 6/25/04

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 11 SUBDIVISION
PRELIMINARY PLAT

DRB Project No. 1002423
APPLICATION NO. 03DRB-00843

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
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY <i>MEDIAN CURB</i>	GIBSON BOULEVARD	WEST BOUNDARY	EAST BOUNDARY	/	/	/
		30' EOA-EOA	TEMPORARY PAVING	GIBSON BOULEVARD	EAST BOUNDARY	BARBADOS DRIVE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	MESSINA DRIVE	GIBSON BOULEVARD	NORTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	RANGE ROAD	WEST STUB TERMINUS	ROLLING RIDGE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RANGE ROAD	ROLLING RIDGE DRIVE	EAST BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROLLING RIDGE DRIVE	RANGE ROAD	SANDY FLATS AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	ROLLING RIDGE DRIVE	SANDY FLATS AVENUE	NORTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HERMOSA CREEK DRIVE	RANGE ROAD	SANDY FLATS AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	HERMOSA CREEK DRIVE	SANDY FLATS AVENUE	NORTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

ORIGINAL
From To

Private
Inspector

City
Inspector

City Cnst
Engineer



ROLLING RIDGE DR.

28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GILA GULCH ROAD	GIBSON BOULEVARD	RANGE ROAD	/	/	/
40' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SOUTH BRANCH DRIVE	GIBSON BOULEVARD	RANGE ROAD	/	/	/
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	SOUTH BRANCH DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/

/	/	/
/	/	/
/	/	/
/	/	/

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON NORTH SIDE OF RANGE ROAD STUB, EAST SIDE OF ROLLING RIDGE DRIVE, WEST SIDE OF HERMOSA CREEK DRIVE, AND EAST SIDE OF SOUTH BRANCH DRIVE STUB.

STREET LIGHTS AS PER COA DPM

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	RANGE ROAD	HERMOSA CREEK DRIVE	EAST BOUNDARY	/	/	/
30"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	OFFSITE PUBLIC EASEMENT, TRACT E-1	RANGE ROAD TERMINUS	CENTERLINE OF GIBSON BOULEVARD AT DE ANZA DRIVE	/	/	/
	0.2 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	PORTION OF PARCEL 1 LANDS OF RIO BRAVO PARTNERS			/	/	/
	6.2 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	TRACT E-3			/	/	/

/	/	/
/	/	/
/	/	/
/	/	/

* MAYBE FINANCIALLY GUARANTEED WITH EL RANCHO GRANDE UNIT 10

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

NOTE: THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS.

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RANGE ROAD	MESSINA DRIVE	EAST BOUNDARY	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROLLING RIDGE DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HERMOSA CREEK DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GILA GULCH ROAD	ROLLING RIDGE DRIVE	RANGE ROAD	/	/	/
		4-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SOUTH BRANCH DRIVE	GIBSON BOULEVARD	NORTH STUB TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESSINA DRIVE	GIBSON BOULEVARD	CARTAGENA AVENUE	/	/	/
		8" DIA*	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OFFSITE PUBLIC EASEMENT	EAST BOUNDARY	CARTAGENA AVENUE	/	/	/

* DEFERRED ITEM

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RANGE ROAD	MESSINA DRIVE	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ROLLING RIDGE DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HERMOSA CREEK DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GILA GULCH ROAD	ROLLING RIDGE DRIVE	RANGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SOUTH BRANCH DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OFFSITE PUBLIC EASEMENT	EAST BOUNDARY	DE ANZA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DE ANZA DRIVE	SOUTH SIDE OF GIBSON BOULEVARD	OFFSITE EASEMENT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DE ANZA DRIVE	OFFSITE EASEMENT	CARTAGENA AVENUE	/	/	/

ORIGINAL

SCOTT STEFFEN
PREPARED BY: PRINT NAME

06/24/03
DATE

Sharon Matson
DRB CHAIR

6/25/03
DATE

Christina Sandoval
PARKS & RECREATION DEPARTMENT

6/25/03
DATE

BOHANNAN HUSTON INC.
FIRM:

R. Dean
TRANSPORTATION DEVELOPMENT

6-25-03
DATE

AMAFCA

DATE

Scott J. Steffen
SIGNATURE

6/24/03
DATE

Roger A. Green
UTILITY DEVELOPMENT

6/25/03
DATE

Brads J. Bigham
CITY ENGINEER

6/25/03
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

6-25-05

N/A
NEW MEXICO UTILITIES INC.

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
△	8-18-04	<i>Jan [unclear]</i>	<i>[unclear]</i>	<i>Cheryl [unclear]</i>

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 899-9650
 ADDRESS: 5160 San Francisco NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Behannan 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 Preliminary Plat

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 A-1, Rosner Tract Block: _____ Unit: _____
 Subdiv. / Addn. El Rancho Grande Unit 11
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): N-8 No. of existing lots: 1 No. of proposed lots: 107
 Total area of site (acres): 18.42 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 100805446943510102 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Cartagena Ave. SW
 Between: Messina Dr. SW and _____

CASE HISTORY:

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

DRB# 1002423 / 03DRB-00843

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5-6-04

SIGNATURE Stephanie Stratton DATE 5-6-04
 (Print) Stephanie Stratton _____ Applicant Agent

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

FOR OFFICIAL USE ONLY

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

Application case numbers

04DRB - 00702

Action

EPP

CMF

S.F.

Fees

\$ 50.00

\$ 20.00

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 70.00

Hearing date

May 19, 2004

Jessie Swanceaux

5-6-04

Planner signature / date

Project #

1002423

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Stephanie Stratton

Applicant name (print)

Stephanie Stratton

5-6-04
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers
04DRB - - 00702

Nustie Dwancaux 5-6-04
Planner signature / date

Project # 1002423

May 6, 2004

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

Re: PRELIMINARY PLAT EXTENSION
El Rancho Grande Unit 11 DRB# 1002423

Dear Sheran:

Submitted herewith are the completed Development Review Board Applications and 6 copies of the approved Preliminary Plat, along with the approved Infrastructure List and Notification of Decision from the Development Review Board (DRB) in connection with the above referenced project.

We are at this time requesting a 1 year extension to the Preliminary Plat for El Rancho Grande Unit 11, which was approved by the DRB on June 26, 2003. The client is not ready to proceed to final plat at this time.

Please place this item on the DRB Agenda for hearing on May 19, 2004. If you have any questions or require further information, please call me.

Sincerely,



Christian J. Sholtis, P.E.

Community Development and Planning Group



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

6-26-2003

8. Project # 1002423

03DRB-00843 Major-Preliminary Plat Approval
03DRB-00844 Minor-Sidewalk Waiver
03DRB-00845 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) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT residential zone, per Rio Bravo Sector Development Plan, located SOUTH OF CARTAGENA AVE SW, between MESSINA DR SW and containing approximately 19 acre(s). [REF: 03DRB-00059 SK] *[Deferred from 6/18/03] (N-8)*

At the June 25, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 6/25/03 and approval of the grading plan engineer stamp dated 6/19/03 the preliminary plat was approved.

A sidewalk variance was approved as shown on Exhibit C for the waiver of sidewalks. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

03DRB-00749 Major-Preliminary Plat Approval
03DRB-00751 Minor-Temp Defer SDWK
03DRB-00750 Minor-Sidewalk Waiver
03DRB-01021 Minor- Subd Design (DPM) Variance

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) ALL, Tract(s) E-1, **EL RANCHO GRANDE SUBDIVISION, UNIT 10**, ALBUQUERQUE SOUTH, UNIT 3, zoned R-2, located on VALLEY VIEW DR SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00059] *Deferred from 6/4/03 & 6/18/03] (N-9)*

At the June 25, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 6/25/03 and approval of the grading plan engineer stamp dated 6/19/03 the preliminary plat was approved with the following condition:

- 1) Unit 10 has to be recorded prior to Unit 11.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file. A sidewalk variance was approved as shown on Exhibit C for the waiver of sidewalks. A sidewalk variance from design standards was approved as indicated on Exhibit C in the Planning file.



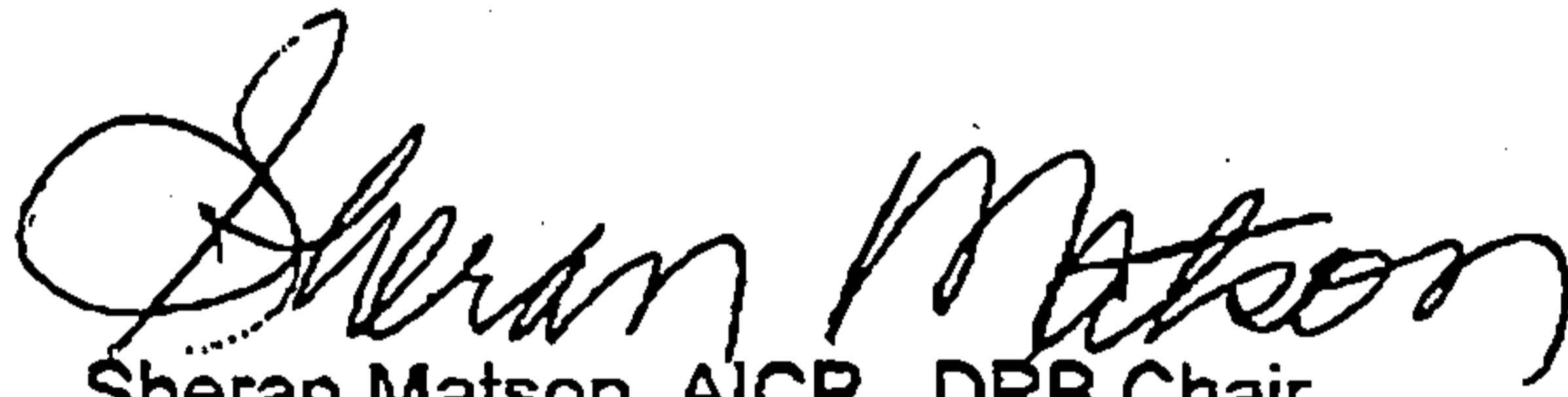
**OFFICIAL NOTICE OF DECISION
PAGE 2**

If you wish to appeal this decision, you must do so by July 10, 2003, in the manner described below.

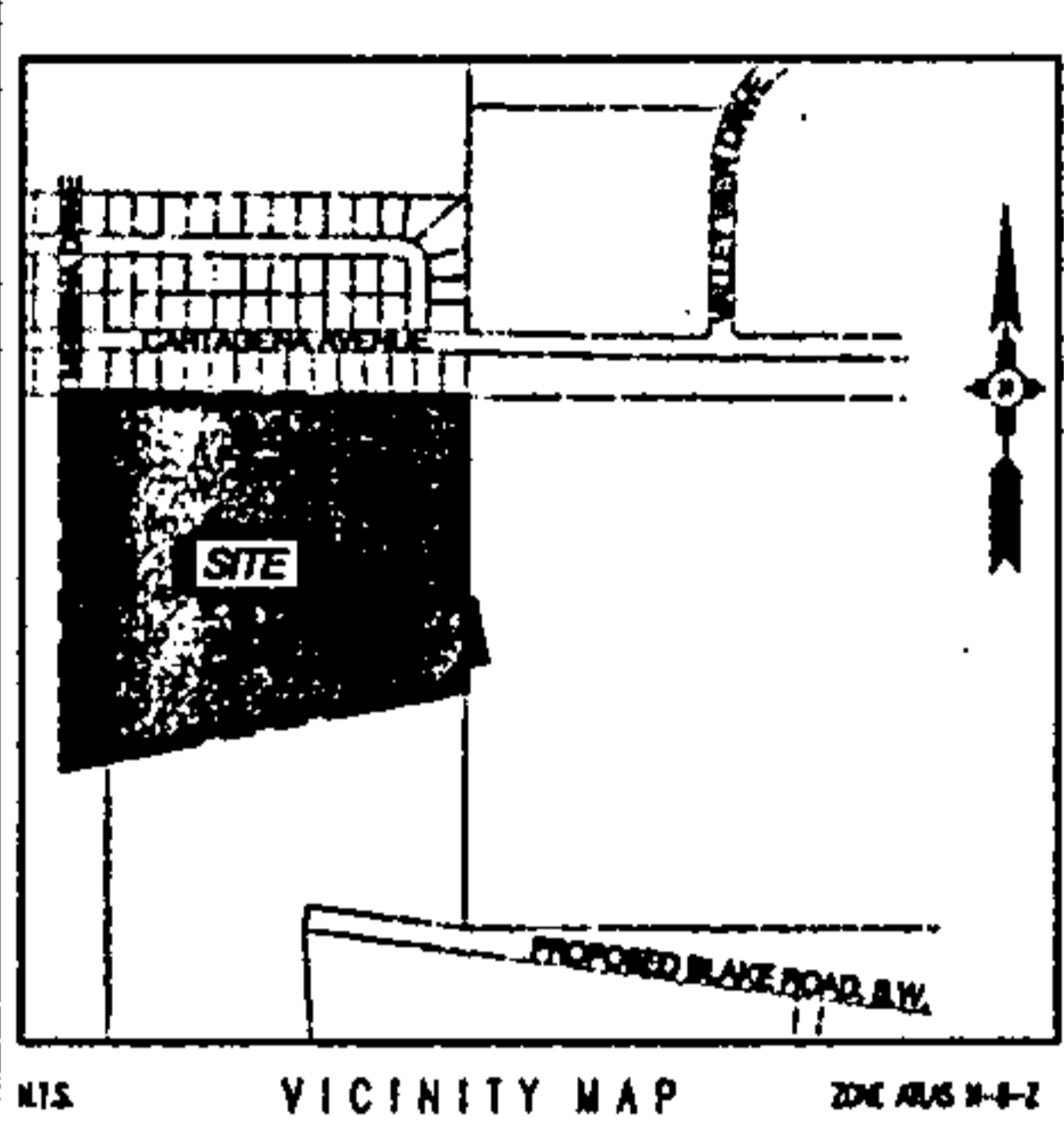
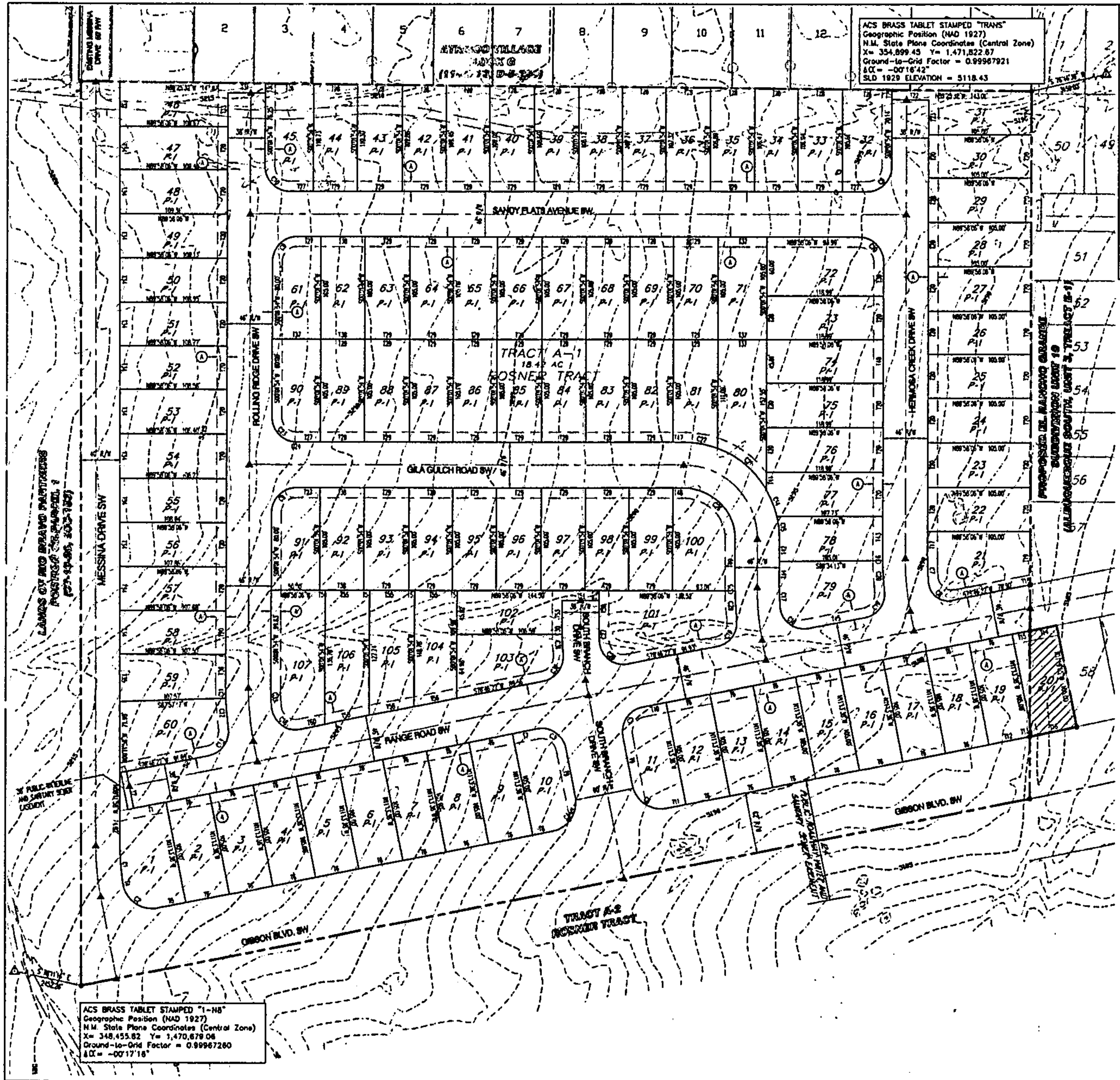
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question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

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

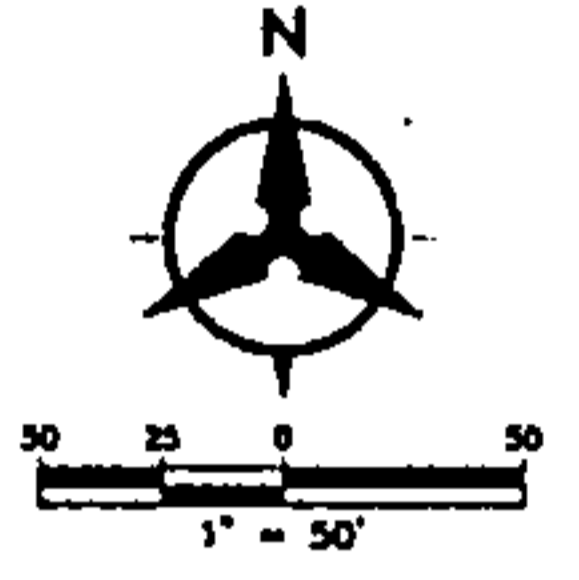
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat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


Sheran Matson, AICP, DRB Chair

cc:Curb Inc., 6301 Indian School Rd NE, 87110
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Bokay Construction Inc., 5905 Azuelo NW, 87120
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



**PRELIMINARY PLAT FOR
EL RANCHO GRANDE
UNIT 11 SUBDIVISION**
TRACT A-1
ROSNER TRACT
WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 5, TOWNSHIP 9 NORTH,
RANGE 2 EAST, NMPM
AND TRACT A
EL RANCHO GRANDE UNIT 10
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
MAY 2003



LEGEND

- SUBDIVISION BOUNDARY LINE
- - - EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- ▲ CONE LINE MONUMENT TO BE INSTALLED
- ▲ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- ▨ TRACT A EL RANCHO GRANDE UNIT 10

KEYED NOTES

① IF PUBLIC UTILITY EXISTENT

Curve Data	Delta	Length	Area	Radius	Chord	Chord Bearing
CH1	18.05	28.45	250.00	90.00	30.00	S82°54'23"N
CH2	30.00	47.12	250.00	150.00	43.17	S85°13'56"N
CH3	45.00	70.71	250.00	225.00	58.37	S86°13'56"N
CH4	60.00	98.42	250.00	300.00	75.00	S85°13'56"N
CH5	75.00	130.17	250.00	375.00	92.71	S82°54'23"N
CH6	90.00	166.00	250.00	450.00	110.00	S78°42'51"N
CH7	105.00	205.85	250.00	525.00	126.43	S72°42'51"N
CH8	120.00	249.75	250.00	600.00	141.43	S64°42'51"N
CH9	135.00	297.75	250.00	675.00	154.43	S54°42'51"N
CH10	150.00	349.85	250.00	750.00	164.86	S42°42'51"N
CH11	165.00	406.10	250.00	825.00	172.17	S28°42'51"N
CH12	180.00	466.55	250.00	900.00	175.86	S12°42'51"N
CH13	195.00	531.25	250.00	975.00	175.50	S5°42'51"E
CH14	210.00	600.15	250.00	1050.00	171.50	S0°00'00"E
CH15	225.00	673.20	250.00	1125.00	164.29	N5°42'51"E
CH16	240.00	750.35	250.00	1200.00	153.43	N12°42'51"E
CH17	255.00	831.55	250.00	1275.00	139.43	N22°42'51"E
CH18	270.00	916.75	250.00	1350.00	112.86	N35°42'51"E
CH19	285.00	1005.90	250.00	1425.00	93.43	N51°42'51"E
CH20	300.00	1100.00	250.00	1500.00	71.86	N70°42'51"E
CH21	315.00	1200.10	250.00	1575.00	48.86	N92°42'51"E
CH22	330.00	1306.25	250.00	1650.00	25.17	S12°42'51"E
CH23	345.00	1418.50	250.00	1725.00	0.00	S35°42'51"E
CH24	360.00	1536.80	250.00	1800.00	-25.17	S60°42'51"E
CH25	375.00	1660.15	250.00	1875.00	-58.43	S87°42'51"E
CH26	390.00	1788.50	250.00	1950.00	-88.43	S116°42'51"E
CH27	405.00	1921.80	250.00	2025.00	-114.86	S147°42'51"E
CH28	420.00	2060.05	250.00	2100.00	-137.17	S170°42'51"E
CH29	435.00	2203.30	250.00	2175.00	-155.86	S185°42'51"E
CH30	450.00	2351.55	250.00	2250.00	-170.50	S192°42'51"E
CH31	465.00	2504.75	250.00	2325.00	-180.86	S190°42'51"E
CH32	480.00	2662.90	250.00	2400.00	-186.50	S179°42'51"E
CH33	495.00	2826.00	250.00	2475.00	-177.86	S159°42'51"E
CH34	510.00	2994.10	250.00	2550.00	-155.43	S130°42'51"E
CH35	525.00	3167.20	250.00	2625.00	-120.17	S92°42'51"E
CH36	540.00	3345.35	250.00	2700.00	-72.50	S36°42'51"E
CH37	555.00	3528.50	250.00	2775.00	-13.86	S5°42'51"E
CH38	570.00	3716.65	250.00	2850.00	75.86	N12°42'51"E
CH39	585.00	3909.80	250.00	2925.00	155.43	N22°42'51"E
CH40	600.00	4107.90	250.00	3000.00	212.86	N35°42'51"E
CH41	615.00	4311.00	250.00	3075.00	247.50	N51°42'51"E
CH42	630.00	4519.10	250.00	3150.00	258.86	N70°42'51"E
CH43	645.00	4732.20	250.00	3225.00	246.50	N92°42'51"E
CH44	660.00	4950.30	250.00	3300.00	210.86	S12°42'51"E
CH45	675.00	5173.40	250.00	3375.00	57.50	S35°42'51"E
CH46	690.00	5401.50	250.00	3450.00	-72.86	S60°42'51"E
CH47	705.00	5634.60	250.00	3525.00	-155.86	S87°42'51"E
CH48	720.00	5872.70	250.00	3600.00	-245.86	S116°42'51"E
CH49	735.00	6115.80	250.00	3675.00	-341.86	S147°42'51"E
CH50	750.00	6363.90	250.00	3750.00	-443.86	S170°42'51"E
CH51	765.00	6617.00	250.00	3825.00	-551.86	S185°42'51"E
CH52	780.00	6875.10	250.00	3900.00	-665.86	S192°42'51"E
CH53	795.00	7138.20	250.00	3975.00	-785.86	S190°42'51"E
CH54	810.00	7406.30	250.00	4050.00	-910.86	S179°42'51"E
CH55	825.00	7679.40	250.00	4125.00	-1040.86	S159°42'51"E
CH56	840.00	7957.50	250.00	4200.00	-1175.86	S130°42'51"E
CH57	855.00	8240.60	250.00	4275.00	-1315.86	S92°42'51"E
CH58	870.00	8528.70	250.00	4350.00	-1460.86	S54°42'51"E
CH59	885.00	8821.80	250.00	4425.00	-1610.86	S12°42'51"E
CH60	900.00	9120.90	250.00	4500.00	-1765.86	S15°42'51"E
CH61	915.00	9426.00	250.00	4575.00	-1925.86	S35°42'51"E
CH62	930.00	9737.10	250.00	4650.00	-2090.86	S60°42'51"E
CH63	945.00	10054.20	250.00	4725.00	-2260.86	S87°42'51"E
CH64	960.00	10377.30	250.00	4800.00	-2445.86	S116°42'51"E
CH65	975.00	10706.40	250.00	4875.00	-2645.86	S147°42'51"E
CH66	990.00	11041.50	250.00	4950.00	-2860.86	S170°42'51"E
CH67	1005.00	11382.60	250.00	5025.00	-3090.86	S185°42'51"E
CH68	1020.00	11729.70	250.00	5100.00	-3335.86	S192°42'51"E
CH69	1035.00	12082.80	250.00	5175.00	-3595.86	S190°42'51"E
CH70	1050.00	12441.90	250.00	5250.00	-3870.86	S179°42'51"E
CH71	1065.00	12807.00	250.00	5325.00	-4160.86	S159°42'51"E
CH72	1080.00	13178.10	250.00	5400.00	-4465.86	S130°42'51"E
CH73	1095.00	13555.20	250.00	5475.00	-4785.86	S92°42'51"E
CH74	1110.00	13938.30	250.00	5550.00	-5120.86	S54°42'51"E
CH75	1125.00	14327.40	250.00	5625.00	-5470.86	S12°42'51"E
CH76	1140.00	14722.50	250.00	5700.00	-5935.86	S15°42'51"E
CH77	1155.00	15123.60	250.00	5775.00	-6415.86	S35°42'51"E
CH78	1170.00	15530.70	250.00	5850.00	-6910.86	S60°42'51"E
CH79	1185.00	15943.80	250.00	5925.00	-7420.86	S87°42'51"E
CH80	1200.00	16362.90	250.00	6000.00	-7945.86	S116°42'51"E
CH81	1215.00	16788.00	250.00	6075.00	-8485.86	S147°42'51"E
CH82	1230.00	17219.10	250.00	6150.00	-9040.86	S170°42'51"E
CH83	1245.00	17656.20	250.00	6225.00	-9610.86	S185°42'51"E
CH84	1260.00	18109.30	250.00	6300.00	-10195.86	S192°42'51"E
CH85	1275.00	18578.40	250.00	6375.00	-10795.86	S190°42'51"E
CH86	1290.00	19063.50	250.00	6450.00	-11410.86	S179°42'51"E
CH87	1305.00	19564.60	250.00	6525.00	-12040.86	S159°42'51"E
CH88	1320.00	20081.70	250.00	6600.00	-12685.86	S130°42'51"E
CH89	1335.00	20614.80	250.00	6675.00	-13345.86	S92°42'51"E
CH90	1350.00	21163.90	250.00	6750.00	-14020.86	S54°42'51"E
CH91	1365.00	21729.00	250.00	6825.00	-14710.86	S12°42'51"E
CH92	1380.00	22310.10	250.00	6900.00	-15415.86	S15°42'51"E
CH93	1395.00	22907.20	250.00	6975.00	-16135.86	S35°42'51"E
CH94	1410.00	23520.30	250.00	7050.00	-16870.86	S60°42'51"E
CH95	1425.00	24149.40	250.00	7125.00	-17620.86	S87°42'51"E
CH96	1440.00	24794.50	250.00	7200.00	-18385.86	S116°42'51"E
CH97	1455.00	25455.60	250.00	7275.00	-19165.86	S147°42'51"E
CH98	1470.00	26132.70	250.00	7350.00	-19960.86	S170°42'51"E
CH99	1485.00	26825.80	250.00	7425.00	-20770.86	S185°42'51"E
CH100	1500.00	27534.90	250.00	7500.00	-21595.86	S192°42'51"E
CH101	1515.00	28260.00	250.00	7575.00	-22435.86	S190°42'51"E
CH102	1530.00	29001.10	250.00	7650.00	-23290.86	S179°42'51"E
CH103	1545.00	29758.20	250.00	7725.00	-24160.86	S159°42'51"E
CH104	1560.00	30531.30	250.00	7800.00	-25045.86	S130°42'51"E
CH105	1575.00	31320.40	250.00	7875.00	-25945.86	S92°42'51"E
CH106	1590.00	32125.50	250.00	7950.00	-26860.86	S54°42'51"E
CH107	1605.00	32946.60	250.00	8025.00	-27790.86	S12°42'51"E
CH108	1620.00	33783.70	250.00	8100.00	-28735.86	S15°42'51"E
CH109	1635.00	34636.80	250.00	8175.00	-29695.86	S35°42'51"E
CH110	1650.00	35505.90	250.00	8250.00	-30670.86	S60°42'51"E
CH111	1665.00	36391.00	250.00	8325.00	-31660.86	S87°42'51"E
CH112	1680.00	37292.10	250.00	8400.00	-32665.86	S116°42'51"E
CH113	1695.00	38209.20	250.00	8475.00	-33685.86	S147°42'51"E
CH114	1710.00	39142.30	250.00	8550.00	-34720.86	S170°42'51"E
CH115	1725.00	40091.40	250.00	8625.00	-35770.86	S185°42'51"E
CH116	1740.00	41056.50	250.00	8700.00	-36835.86	S192°42'51"E
CH117	1755.00	42037.60	250.00	8775.00	-37915.86	S190°42'51"E
CH118	1770.00	43034.70	250.00	8850.00	-39010.86	S179°42'51"E
CH119	1785.00	44047.80	250.00	8925.00	-40120.86	S159°42'51"E
CH120	1800.00	45076.90	250.00	9000.00	-41245.86	S130°42'51"E
CH121	1815.00	46122.00	250.00	9075.00	-42385.86	S92°42'51"E
CH122	1830.00	47183.10	250.00	9150.00	-43540.86	S54°42'51"E
CH123	1845.00	48260.20	250.00	9225.00	-44710.86	S12°42'51"E
CH124	1860.00	49353.30	250.00	9300.00	-45895.86	S15°42'51"E
CH125	1875.00	50462.40	250.00	9375.00	-47095.86	S35°42'51"E
CH126	1890.00	51587.50	250.00	9450.00	-48310.86	S60°42'51"E
CH127	1905.00	52728.60	250.00	9525.00	-49540.86	S87°42'51"E
CH128	1920.00	53885.70	250.00	9600.00	-50785.86	S116°42'51"E
CH129	1935.00	55058.80	250.00	9675.00	-52045.86	S147°42'51"E
CH130	1950.00	56247.90	250.00	9750.00	-53320.86	S170°42'51"E
CH131	1965.00	57453.00	250.00	9825.00	-54610.86	S185°42'51"E
CH132	1980.00	58674.10	250.00	9900.00	-55915.86	S192°42'51"E
CH133	1995.00	59911.20	250.00	9975.00	-57235.86	S190°42'51"E
CH134	2010.00	61164.30	250.00	10050.00	-58570.86	S179°42'51"E
CH135	2025.00	62433.40	250.00	10125.00	-59920.86	S159°42'51"E
CH136	2040.00	63718.5				

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 11 SUBDIVISION
PRELIMINARY PLAT

Date Submitted: June 24, 2003
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6/25/03
Date Preliminary Plat Expires: 6/25/04

DRB Project No. 1002423
APPLICATION NO. 03DRB-00843

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
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB	GIBSON BOULEVARD	WEST BOUNDARY	EAST BOUNDARY	/	/	/
		30' EOA-EOA	TEMPORARY PAVING	GIBSON BOULEVARD	EAST BOUNDARY	BARBADOS DRIVE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	MESSINA DRIVE	GIBSON BOULEVARD	NORTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	RANGE ROAD	WEST STUB TERMINUS	ROLLING RIDGE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RANGE ROAD	ROLLING RIDGE DRIVE	EAST BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROLLING RIDGE DRIVE	RANGE ROAD	SANDY FLATS AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	ROLLING RIDGE DRIVE	SANDY FLATS AVENUE	NORTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HERMOSA CREEK DRIVE	RANGE ROAD	SANDY FLATS AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	HERMOSA CREEK DRIVE	SANDY FLATS AVENUE	NORTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/

Sequence #

Project #

Inspector

Inspector

Signature

28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GILA GULCH ROAD	GIBSON BOULEVARD	RANGE ROAD
40' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SOUTH BRANCH DRIVE	GIBSON BOULEVARD	RANGE ROAD
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	SOUTH BRANCH DRIVE	RANGE ROAD	NORTH STUB TERMINUS

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON NORTH SIDE OF RANGE ROAD STUB, EAST SIDE OF ROLLING RIDGE DRIVE, WEST SIDE OF HERMOSA CREEK DRIVE, AND EAST SIDE OF SOUTH BRANCH DRIVE STUB.

STREET LIGHTS AS PER COA DPM

/	/	/
/	/	/
/	/	/
/	/	/

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	RANGE ROAD	HERMOSA CREEK DRIVE	EAST BOUNDARY
30"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	OFFSITE PUBLIC EASEMENT, TRACT E-1	RANGE ROAD TERMINUS	CENTERLINE OF GIBSON BOULEVARD AT DE ANZA DRIVE
	0.2 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	PORTION OF PARCEL 1 LANDS OF RIO BRAVO PARTNERS		
	6.2 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	TRACT E-3		

* MAYBE FINANCIALLY GUARANTEED WITH EL RANCHO GRANDE UNIT 10

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

NOTE! THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS.

/	/	/
/	/	/
/	/	/
/	/	/

Sequence #

Project #

ONSITE PUBLIC WATERLINE IMPROVEMENTS

8" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

4-8" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

4-8" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

6" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

6" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

4-8" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

8" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

8" DIA* WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

RANGE ROAD MESSINA DRIVE EAST BOUNDARY

ROLLING RIDGE DRIVE RANGE ROAD NORTH STUB TERMINUS

HERMOSA CREEK DRIVE RANGE ROAD NORTH STUB TERMINUS

SANDY FLATS AVENUE ROLLING RIDGE DRIVE HERMOSA CREEK DRIVE

GILA GULCH ROAD ROLLING RIDGE DRIVE RANGE ROAD

SOUTH BRANCH DRIVE GIBSON BOULEVARD NORTH STUB TERMINUS

MESSINA DRIVE GIBSON BOULEVARD CARTAGENA AVENUE

OFFSITE PUBLIC EASEMENT EAST BOUNDARY CARTAGENA AVENUE

* DEFERRED ITEM

/	/	/
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/	/	/

ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

RANGE ROAD MESSINA DRIVE EAST BOUNDARY

ROLLING RIDGE DRIVE RANGE ROAD NORTH STUB TERMINUS

HERMOSA CREEK DRIVE RANGE ROAD NORTH STUB TERMINUS

SANDY FLATS AVENUE ROLLING RIDGE DRIVE HERMOSA CREEK DRIVE

GILA GULCH ROAD ROLLING RIDGE DRIVE RANGE ROAD

SOUTH BRANCH DRIVE RANGE ROAD NORTH STUB TERMINUS

OFFSITE PUBLIC EASEMENT EAST BOUNDARY DE ANZA DRIVE

DE ANZA DRIVE SOUTH SIDE OF GIBSON BOULEVARD OFFSITE EASEMENT

DE ANZA DRIVE OFFSITE EASEMENT CARTAGENA AVENUE

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/	/	/

SCOTT STEFFEN
PREPARED BY: PRINT NAME

06/24/03
DATE

Dherm Norton
DRB CHAIR

6/25/03
DATE

Christina Sandoval
PARKS & RECREATION DEPARTMENT

6/25/03
DATE

BOHANNAN HUSTON INC.
FIRM:

R. Deen
TRANSPORTATION DEVELOPMENT

6-25-03
DATE

AMAFCA

DATE

Scott J Steff
SIGNATURE
6/24/03
DATE

Roger A Green
UTILITY DEVELOPMENT

6/25/03
DATE

Brads J. Bigham
CITY ENGINEER

6/25/03
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

6-25-05

NEW MEXICO UTILITIES INC.

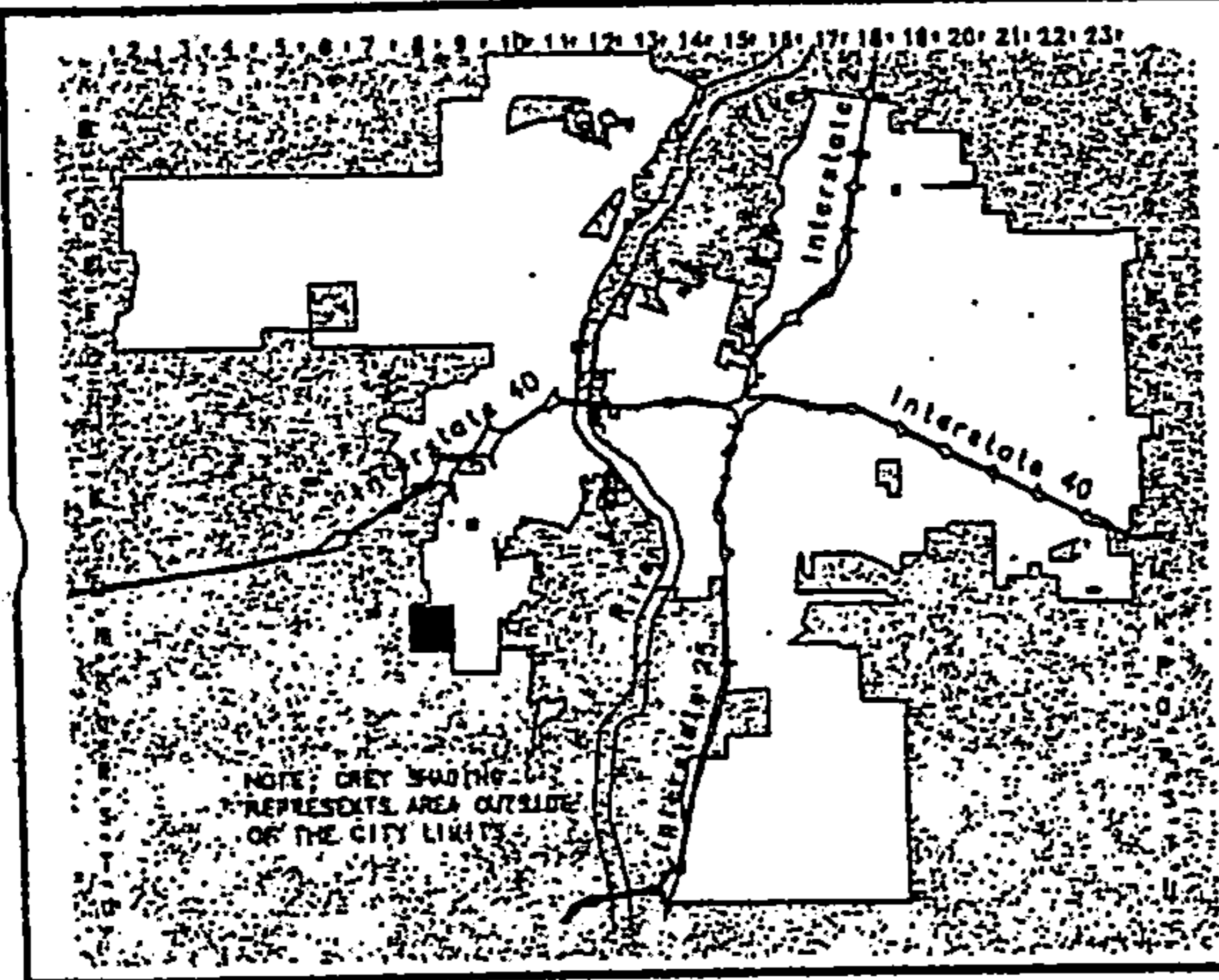
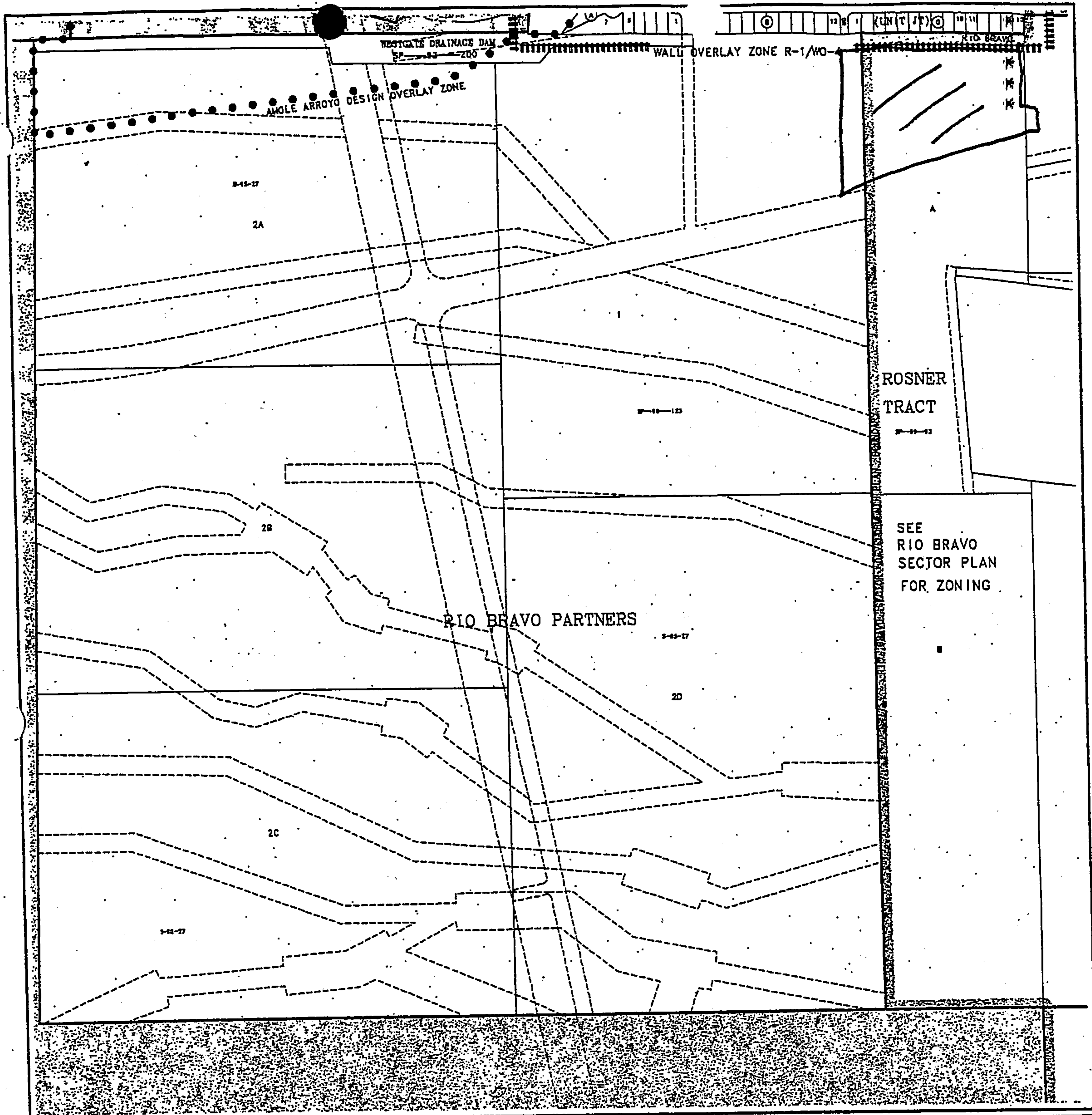
N/A

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

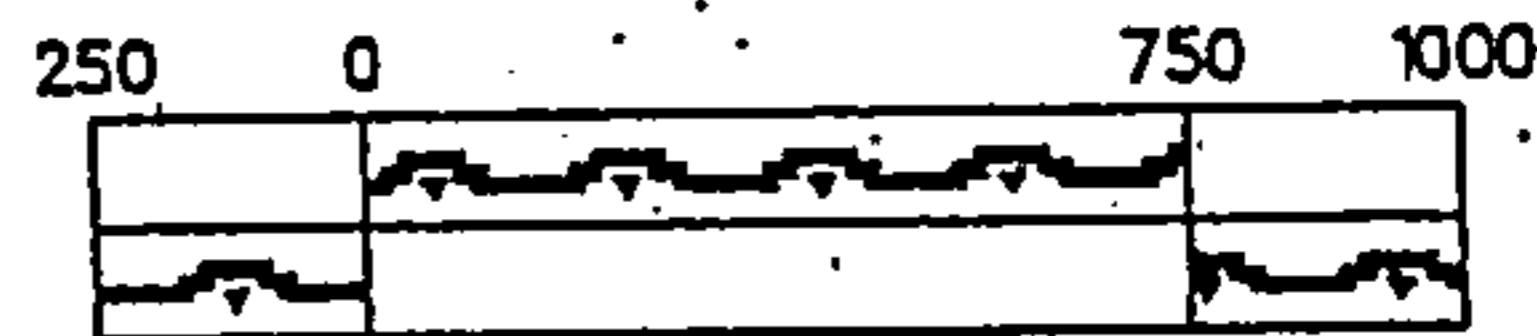


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

N-8-Z

Map Amended through January 22, 2003

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

PAID RECEIPT

APPLICANT NAME CURB, INC.
 AGENT BOHANNAN HUSTON INC.
 ADDRESS 7500 JEFFERSON NE 87109
 PROJECT & APP # 1002423
 PROJECT NAME EI RANCHO GRANDE, Unit 11
 \$ 20.00 469099/4916000 Conflict Management Fee
 \$ 50.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 70.00 TOTAL AMOUNT DUE

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

CURB, INC.
 PH. 881-9190
 6301 INDIAN SCHOOL RD. NE, SUITE 208
 ALBUQUERQUE, NM 87110

95-660/1070 6069
 2025113388
 DATE 5-6-04

PAY TO THE ORDER OF City of Albuquerque \$ 70.00
Seventy No/100 DOLLARS City of Albuquerque Treasury Division

05/06/2004 1:56PM LOC: ANNX
 BANK OF ALBUQUERQUE TRANS# 0044
 Albuquerque, New Mexico Fund 0110
 www.bankofalbuquerque.com
 Activity 4983000 TRSEJA
 MEMO extra charge \$70.00
 +1: 20 70066061: 2025113388 6069
 CK \$50.00
 \$70.00
 \$0.00

05/06/2004 1:55P LOC: ANNX
 RECEIPT# 00022237 USH-006 TRANS# 0044
 Account 469099 Fund 0110
 Activity 4916000 TRSEJA
 Trans Amt \$70.00
 524 MISC \$20.00

Thank You

Thank You

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 **Z**

ZONING & PLANNING

___ Annexation

___ County Submittal

___ EPC Submittal

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Sub Regs)

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: Centex Homes PHONE: 899-910510 / 341-8505

ADDRESS: 5760 SAN FRANCISCO NE 5120 MASTHEAD NE FAX: 875-1723 / 761-9850

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

AGENT (if any): Behanman Huston, Inc. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 708-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Final Plat approval

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

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

Lot or Tract No. TRACT E-1 Block: _____ Unit: _____

Subdiv. / Addn. El Rancho Grande unit 10

Current Zoning: RLT Proposed zoning: _____

Zone Atlas page(s): N-9 No. of existing lots: 1 No. of proposed lots: 123

Total area of site (acres): 19.9532 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 100905407848120401 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Cartagena Ave SW

Between: Gibson Blvd. SW and De Anza Drive SW

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# 1002423

03DRB-00749

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

SIGNATURE Christian J. Sholtis DATE 4-13-04

(Print) Christian J. Sholtis NORMAN A. ENGLEY (CENTEX) ___ Applicant Agent

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

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00565</u>	<u>FP</u>	<u>CMF</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>April 21, 2004</u>				Total \$ <u>20.00</u>
Planner signature / date <u>4-13-04</u>				Project # <u>1002423</u>

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Christian J. Sholtis
Applicant name (print)

Christian J. Sholtis 4-13-04
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

Checklists complete

Fees collected

Case #s assigned

Related #s listed

Application case numbers
04023 - 00565

Les Duran 4-13-04
Planner signature / date

Project # 1002423

3
3
3
3

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 13, 2004

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

Re: Final Plat Approval
Tract E-1 El Rancho Grande Unit 10 DRB# 1002423

Dear Sheran:

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

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

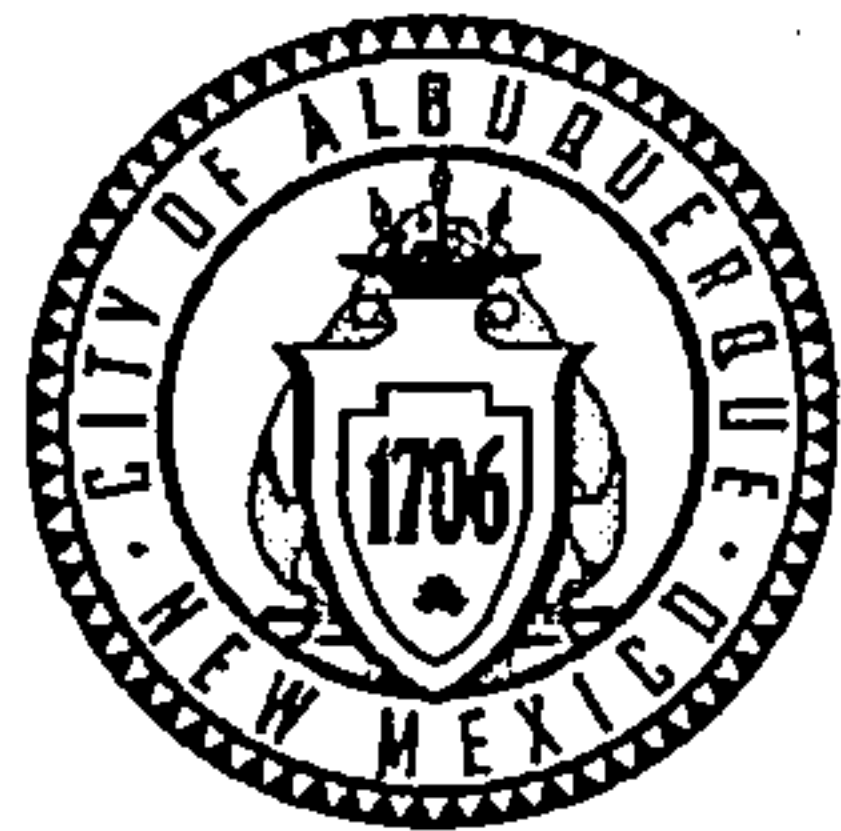
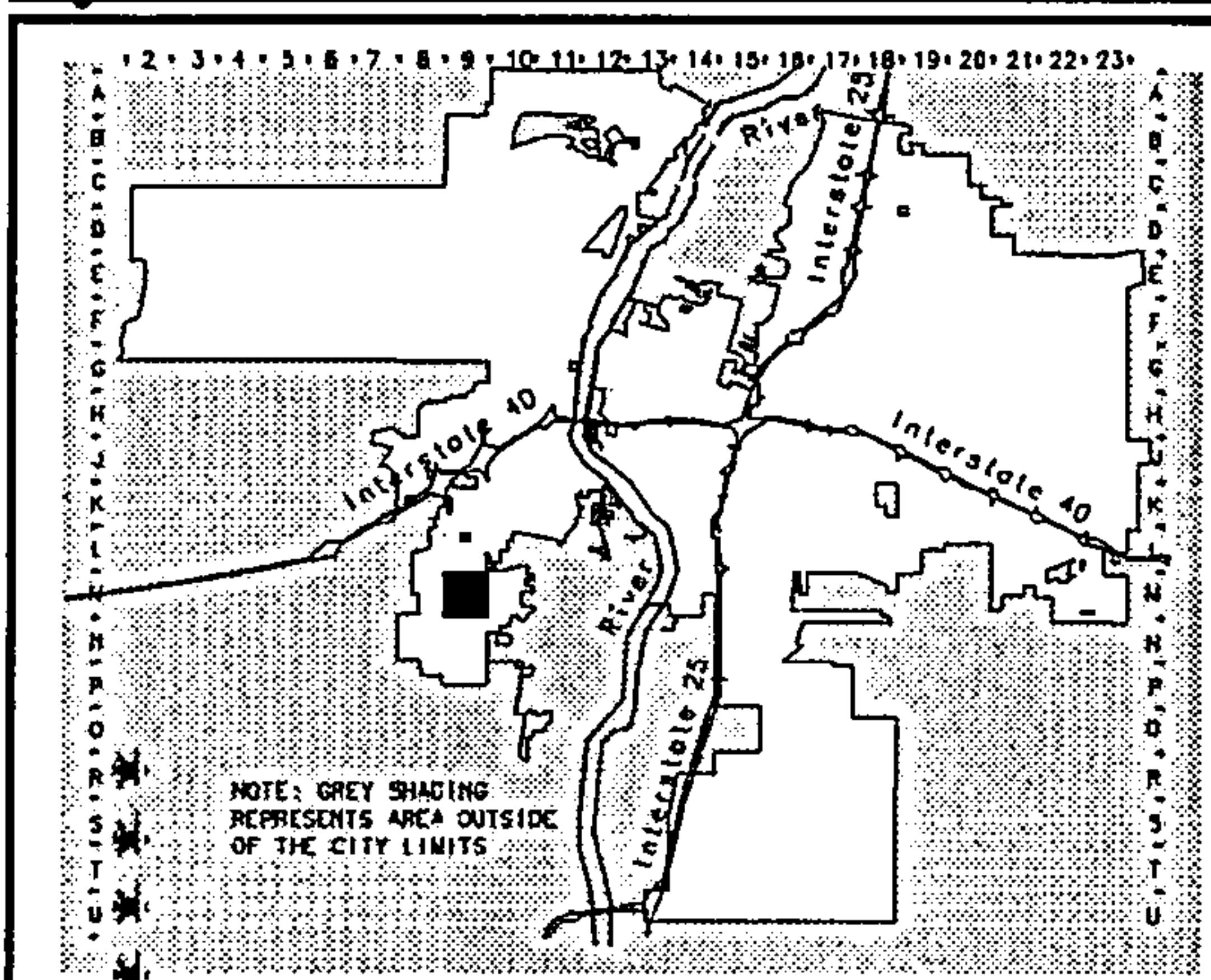
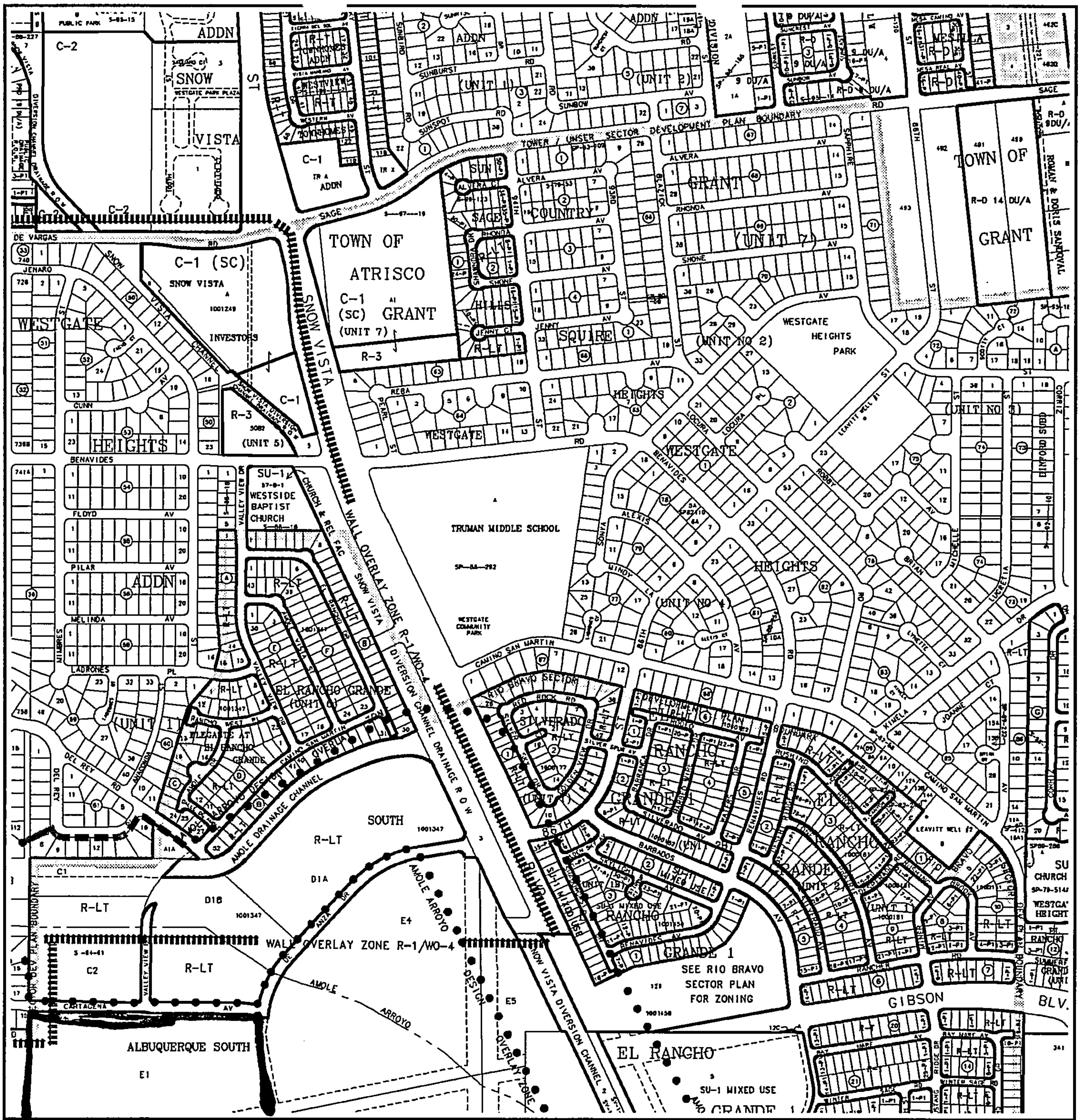
We are hereby requesting final plat approval of this subdivision. This project was approved for preliminary plat on June 25, 2003 and consists of 123 residential lots on 19.9532 acres of land located north of Gibson Blvd. and west of De Anza Drive in southwest Albuquerque. In addition, vacation of the existing City of Albuquerque Blanket Drainage Easement 04DRB-00302 which is located in the far northern portion of the site was approved on April 7, 2004.

Please place this item on the DRB Agenda to be heard on April 21, 2004. If you have any questions or require additional information, please contact me.

Sincerely,



Christian J. Sholtis
Community Development and Planning Group



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
© Copyright 2003


Zone Atlas Page
M-9-Z

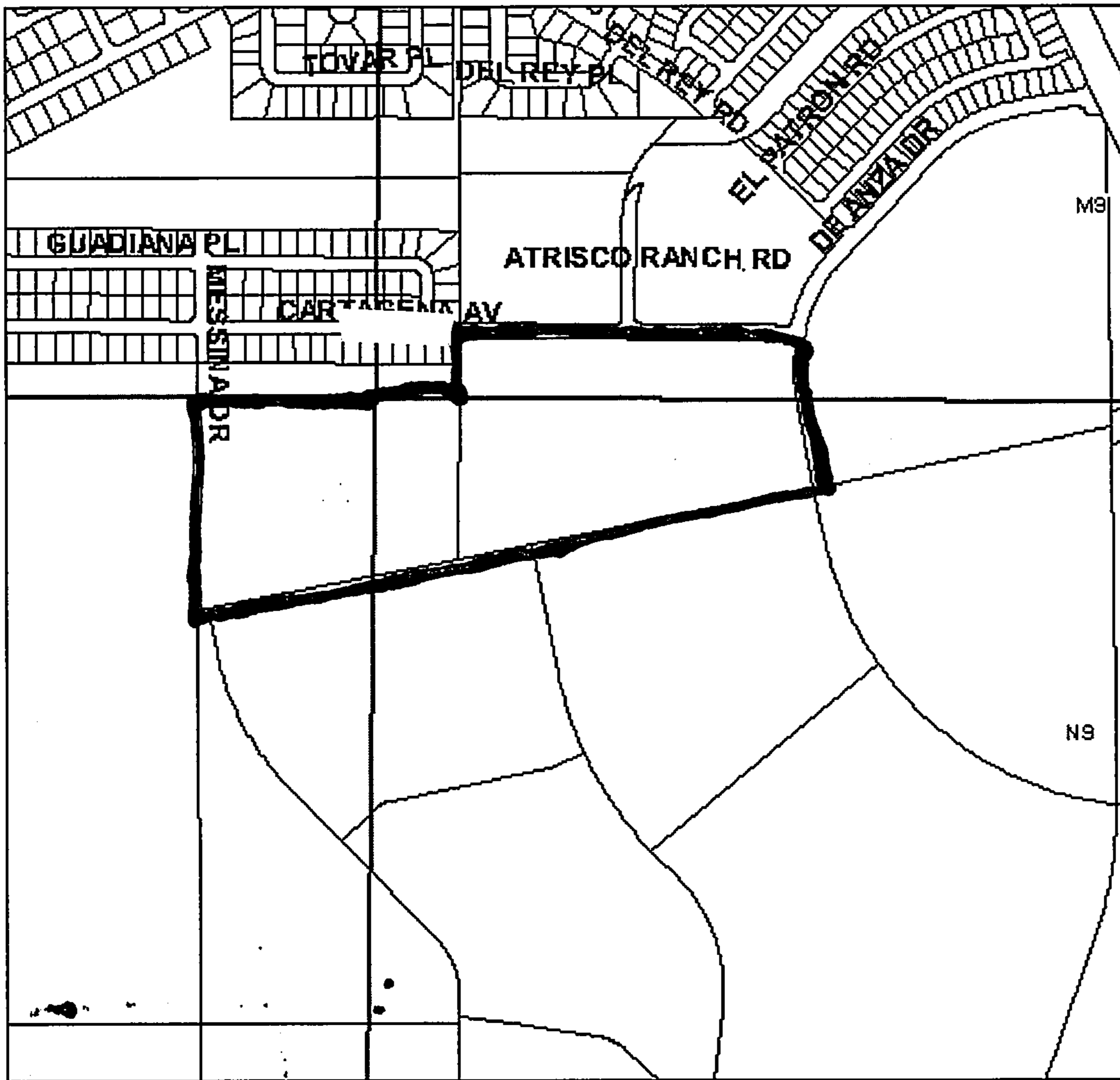
Map Amended through September 03, 2003

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

- Zoom In
- Id Address
- Id ZM
- Pan
- Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLAN
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICT
- FLOOD ZONES (dis)
- PARCELS
- CONTROL STATION
- SENATE DIST.
- REPRESENTATIVE I
- COUNTY COMMISS
- PARCEL ADDRESS
- CRIMINAL ACTIVIT
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILLS/BUFFE
- CRP LOCATIONS



ReDraw Screen

SHOW LOCATION M

SHOW 1999 AERIAL

ZOOM LEVEL MEDIUM TEXT SIZE MEDIUM

NEW GIS QUERY

(c) 2003 City of Albuquerque | Disclaimer | Privacy Statement

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

PAID RECEIPT

APPLICANT NAME Curb, Inc.
AGENT Bohannan Huston, Inc.
ADDRESS 7500 Jefferson NE 87109
PROJECT & APP # 1002423 04DRB-00565
PROJECT NAME Curb, Inc.

\$ 20.00 469099/4916000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

Counterreceipt.doc 12/29/03

04/13/2004 10:35AM LOC: ANN
X
RECEIPT# 00022275 WS# 008 TRANSH 0007
Account 469099 Fund 0110
Activity 4916000 TRSDMM
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

1002423

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
El Rancho Grande Unit 10

City Project # 699385
4/13/04

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on December 15, 2003, which was recorded on 12/16/2003, in the records of the Bernalillo County Clerk at Book A70, pages 2559 thru XXXX, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as El Rancho Grande Unit 10; 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 No. SU 50066010
Amount: \$ 832,597.70
Name of Financial Institution or Surety providing Guaranty: Arch Insurance Company
Date City first able to call guaranty: December 15, 2005
Construction Completion Deadline: December 15, 2005
If guaranty other than a Bond, last day City is able to call on Guaranty is: February 13, 2006.
Additional information: N/A

1002423/13/04

- 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.



2004048347
6861837
Page: 1 of 4
04/13/2004 03:19P
Bk-A75 Pg-8203

**
**
**
**
**

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 16, 2004

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

Re: Request for Vacation of Public Easement
El Rancho Grande Unit 10 (DRB No. 1002423)

Dear Sheran:

This project was approved for preliminary plat on June 25, 2003. Upon later review of the project by our surveyor, it was determined that an existing Blanket Drainage Easement encumbers the site. As per discussions with Mr. Brad Bingham from Hydrology, this easement may not require vacation because the blanket easement will become better defined on the adjacent Tract E-4 when that property is developed. However, we are requesting that the existing Blanket Drainage Easement be vacated from this project site so that this issue does not hinder our final plat approval. Please place this item on the DRB Agenda to be heard on March 31, 2004. If you have any questions or require further information, please contact me.

Sincerely,



Christian J. Stoltis, P.E.
Project Engineer
Community Development and Planning

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 10 SUBDIVISION
PRELIMINARY PLAT

Claire

Date Submitted: June 24, 2003
Date Site Plan Approved: MA
Date Preliminary Plat Approved: 6/25/03
Date Preliminary Plat Expires: 6/25/04
1 11/20/03
DRB Project No. 1002423
APPLICATION NO. 03DRB - 00749

2 3/9/04

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB	GIBSON BOULEVARD	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		30' EOA-EOA	TEMPORARY PAVING	GIBSON BOULEVARD	DE ANZA DRIVE	BARBADOS DRIVE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	DE ANZA DRIVE	GIBSON BOULEVARD	CARTAGENA AVENUE	/	/	/
		24' EOA-F	PERMANENT PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	CARTAGENA AVENUE	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RANGE ROAD	WEST BOUNDARY	EAST STUB TERMINUS	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	HIGH RANGE ROAD	WEST STUB TERMINUS	FENCE RAIL STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HIGH RANGE ROAD	FENCE RAIL STREET	GAIT STREET	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	HIGH RANGE ROAD	GAIT STREET	EAST STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FENCE RAIL STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	DESERT RANGE DRIVE	HIGH RANGE ROAD	CARTAGENA AVENUE	/	/	/

ORIGINAL

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	LONE DRAW STREET	RANGE ROAD	NORTH STUB TERMINUS
48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	DESERT RANCH STREET	GIBSON BOULEVARD	RANGE ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CANTER STREET	RANGE ROAD	HIGH RANGE ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GAIT STREET	RANGE ROAD	HIGH RANGE ROAD

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON SOUTH SIDE OF HIGH RANGE ROAD STUBS.
STREET LIGHTS AS PER COA DPM



~~2 lone Triple RCP Box Street @ Gibson~~
~~culvert Vista Crossing~~
~~sidewalk Blvd.~~

△ moved to Unit 14 1003031

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	RANGE ROAD	WEST BOUNDARY	DE ANZA DRIVE
18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DE ANZA DRIVE	CENTERLINE OF GIBSON BOULEVARD	RANGE ROAD
18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	GIBSON BOULEVARD	50' WEST OF DE ANZA DRIVE	DE ANZA DRIVE
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COA PARK, TRACT C-2	CARTAGENA AVENUE	AMOLE ARROYO
	6.2 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	TRACT E-3		

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

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

NOTE: THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS.

ORIGINAL

SCOTT STEFFEN 06/24/03
 PREPARED BY: PRINT NAME DATE

DRB CHAIR: Sharon Matson 6/25/03
 DATE

PARKS & RECREATION DEPARTMENT
 DATE: Christina Sandora 6/25/03

BOHANNAN HUSTON INC.
 FIRM: R. Ben 6-25-03
 TRANSPORTATION DEVELOPMENT DATE

SIGNATURE: Scott Steffen 6/24/03
 DATE

UTILITY DEVELOPMENT: Roger Anderson 6/25/03
 DATE

AMAFCA
 CITY ENGINEER: Bradley D. Bigham 6/25/03
 DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
6-25-05

NEW MEXICO UTILITIES INC. DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	11/20/03	<i>[Signature]</i>	staff ss	<i>[Signature]</i>
2	13/9/04	<i>[Signature]</i>	staff Sgt Bud Bil	<i>[Signature]</i>



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

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: CURB INC.
 ADDRESS: 5160 SAN FRANCISCO NE
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87109

PHONE: 881-9190
 FAX: 875-1723
 E-MAIL: _____

STATE NM ZIP 87109

PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT

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

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

Lot or Tract No. TRACT E-1 ALBUQUERQUE SOUTH, UNIT 3 Block: _____ Unit: _____

Subdiv. / Addn. EL RANCHO GRANDE UNIT 10 SUBDIVISION

Current Zoning: R-2 Proposed zoning: _____

Zone Atlas page(s): N-9 No. of existing lots: 1 No. of proposed lots: 123

Total area of site (acres): 19.84 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. 101206419046620417; 100905407848120401 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: VALLEY VIEW SW
 Between: CARTAGENA AVE. SW and DE ANZA DR. SW

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# 1002423-03DRB-00749

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

SIGNATURE *Christian J. Sholtis* DATE 3-4-04

(Print) CHRISTIAN J. SHOLTIS Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00302</u>	<u>DRB</u>	<u>V</u>	<u>\$ 45-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>Ad fee</u>	_____	<u>\$ 75-</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20-</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>3/24/04</u>				Total <u>\$ 140-</u>

* *Christian J. Sholtis* 3/4/04
 Planner signature / date

Project # 1002423

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

CHRISTIAN J. SHOLTIS

Christian J. Sholtis

Applicant name (print)

3-4-04

Applicant signature / date



pdf Form revised Sept. 2001

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

Application case numbers

041016 - 00302

W. Bell 3/4/04
Planner signature / date
Project # 1002423

March 4, 2004

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

Re: Vacation of public easement
El Rancho Grande Unit 10

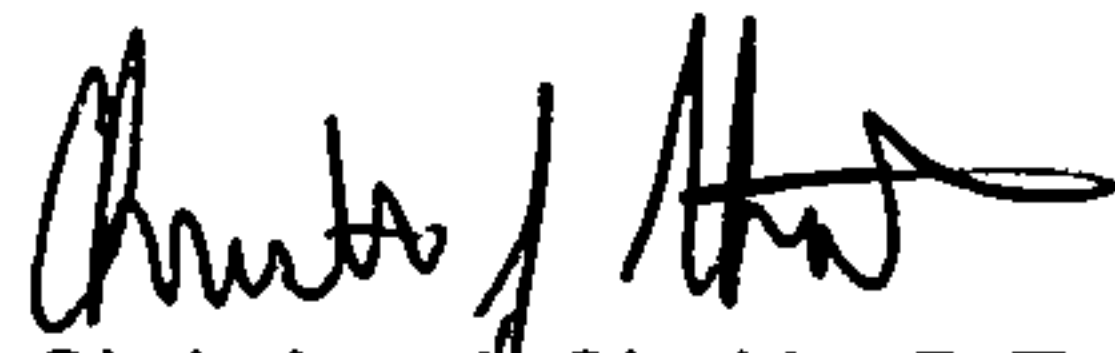
Dear Sheran:

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

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

Please place this item on the DRB Agenda to be heard on March 31, 2004. If you have any questions or require further information, please contact me.

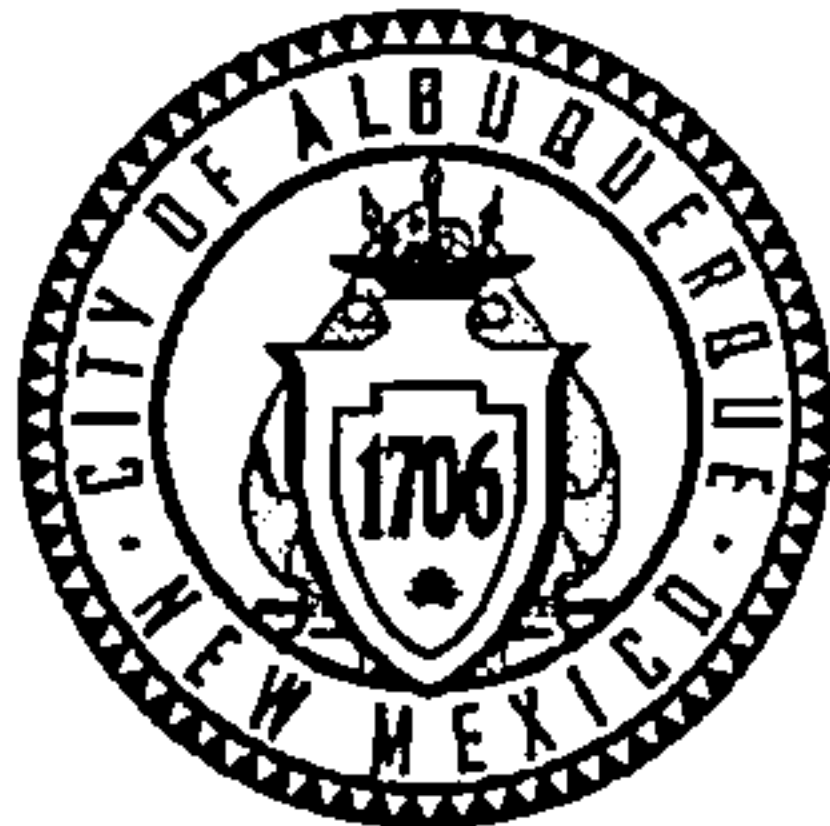
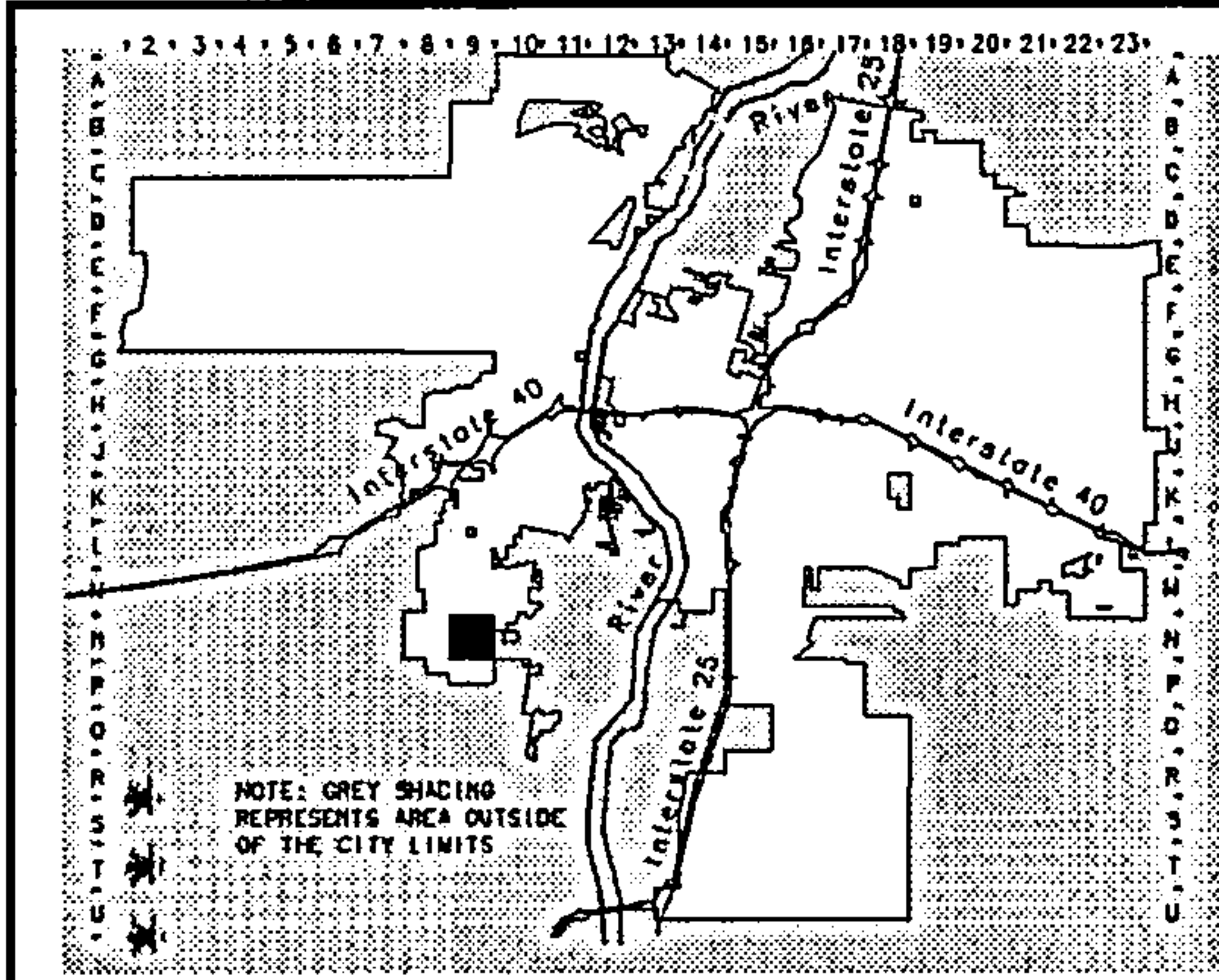
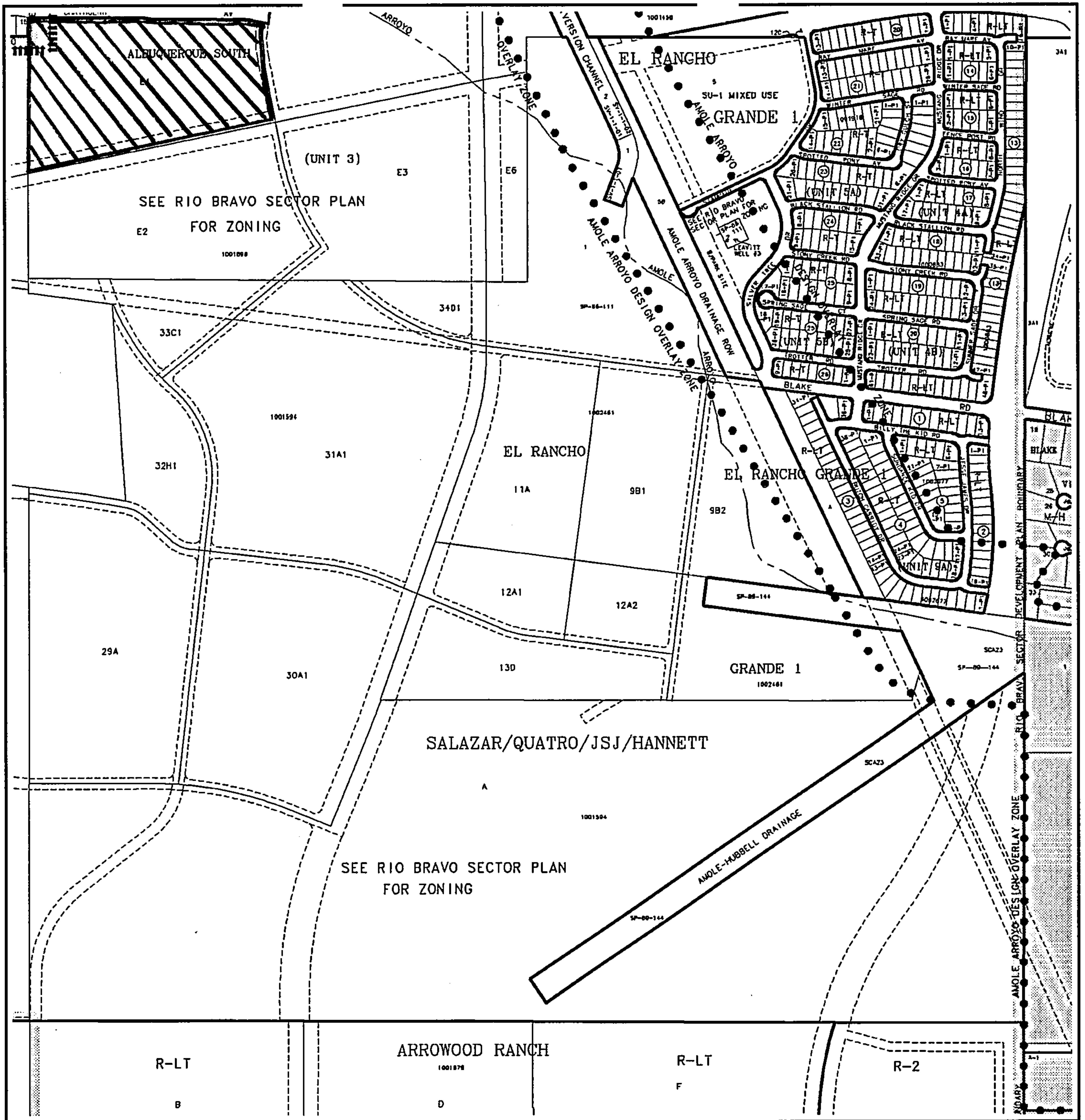
Sincerely,



Christian J. Sholtis, P.E.
Project Engineer
Community Development and Planning

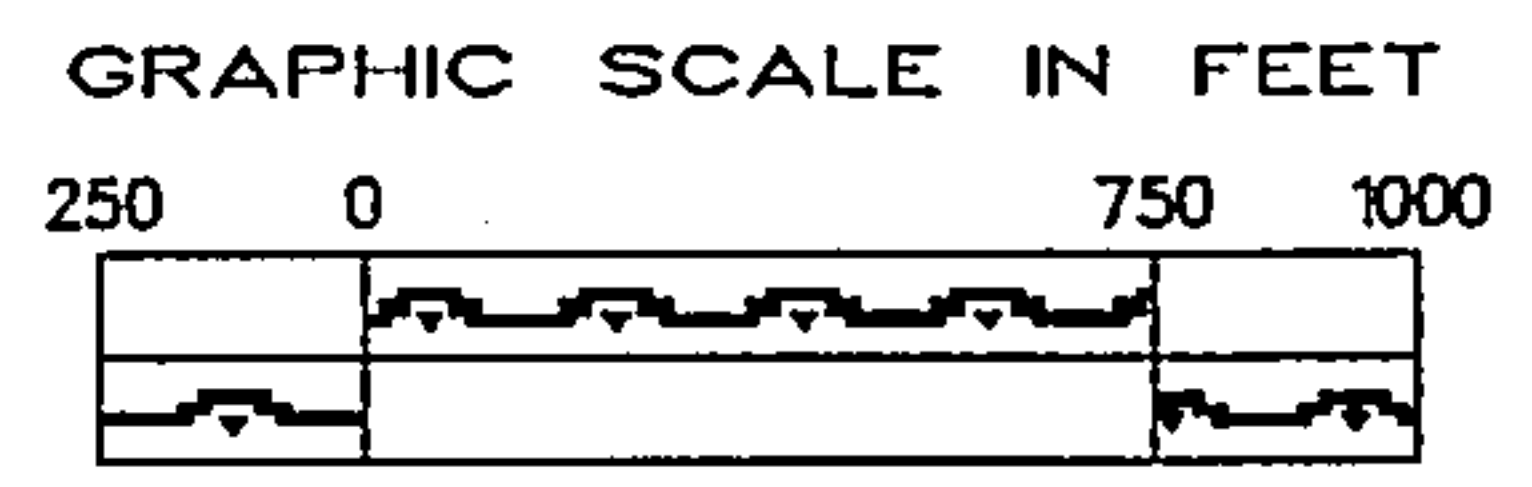
Enclosures

Cc: Bo Johnson, Curb Inc.



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

N-9-Z

Map Amended through September 03, 2003



City of Albuquerque

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

Date: 3/4/04

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannon-Huston
ADDRESS/ZIP: Courtyard 1, 7500 Jefferson St NE, ABQ 87109
PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 3/4/04 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande Unit 10

zone map page(s) N. 9. 2.

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

Westgate Heights

Neighborhood Association

Contact: Matthew Archuleta

1628 Summerfield SW 87121
836-7251

• Libby McIntosh

1316 Ladrones Ct SW 87121
831-5189

Westgate Vecinos (NR)

Neighborhood Association

Contact: Kelly Thomas

1201 Jenaro SW 87121
831-5242

• Sylvia Hayes

10016 Ladrones SW 87121
836-7358

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

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

Sincerely, /

Sharon A. Nelson

* OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

* Planning.recognized.na.form(05/09/01)

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

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

OFFICIAL USE

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent to Sylvia Houps
Street, Apt. No.;
or PO Box No. 10010 Ladrones SW *****
City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, April 2002 See Reverse for Instructions



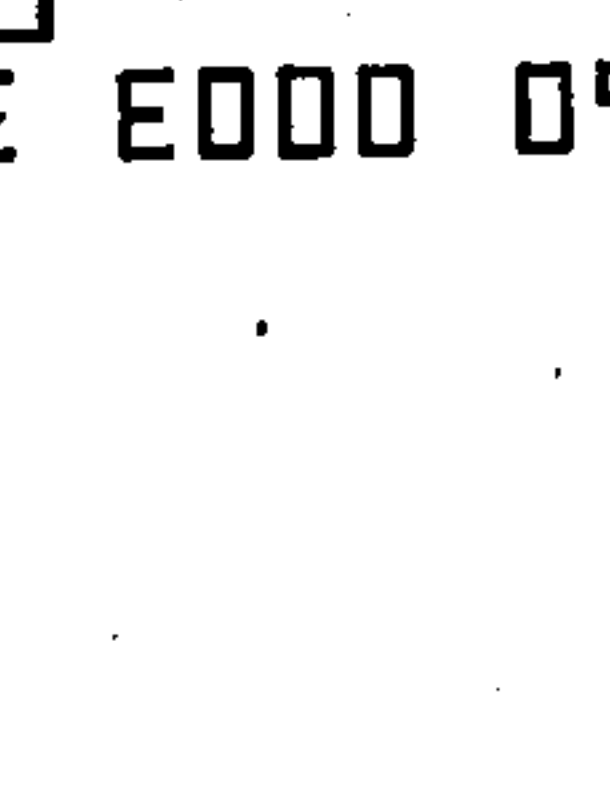
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent to Matthew Archuleta
Street, Apt. No.;
or PO Box No. 10010 Summerfield SW *****
City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, April 2002 See Reverse for Instructions



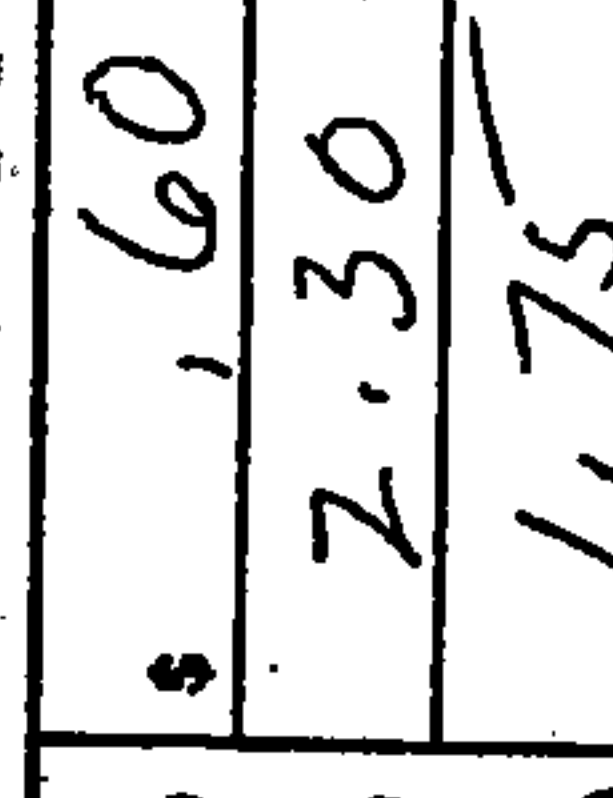
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent to Dobby Martinez
Street, Apt. No.;
or PO Box No. 1306 Ladrones SW *****
City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, April 2002 See Reverse for Instructions



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

OFFICIAL USE

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent to Kelly Thomas
Street, Apt. No.;
or PO Box No. 1201 Denard SW *****
City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, April 2002 See Reverse for Instructions



Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 4, 2004

Sylvia Hayes
10016 Ladrones SW
Albuquerque, New Mexico 87121

RE: Vacation of Public Easement
El Rancho Grande Unit 10

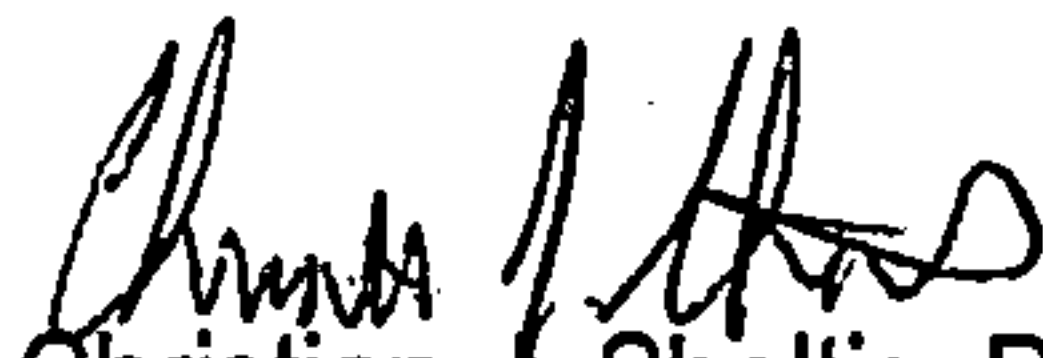
Dear Ms. Hayes:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Vacation of Public Easement for El Rancho Grande Unit 10 Subdivision from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Christian J. Sholtis, P.E.
Community Development and Planning Group

SS
Enclosure

ENGINEERING
SPATIAL DATA

ADVANCED TECHNOLOGIES

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335
www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 4, 2004

Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

RE: Vacation of Public Easement
El Rancho Grande Unit 10

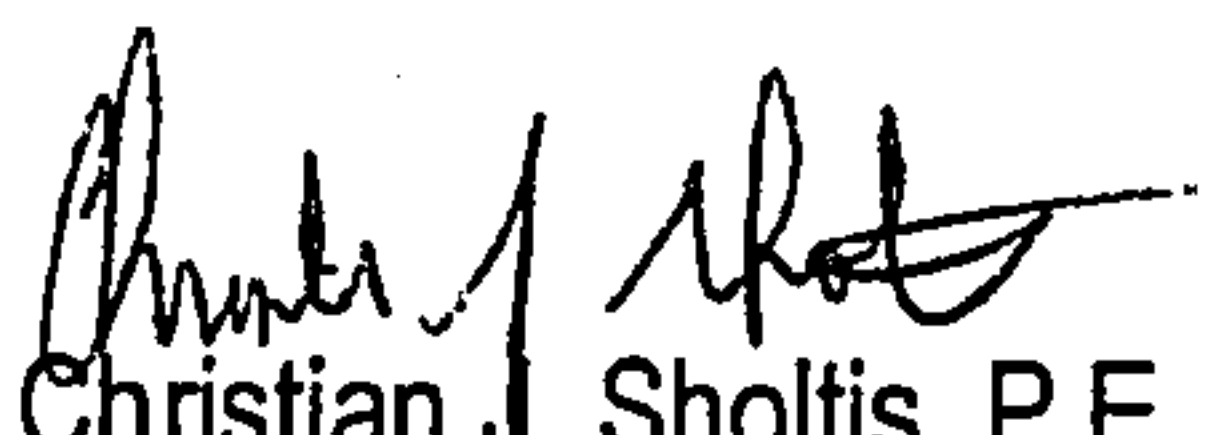
Dear Mr. Archuleta:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Vacation of Public Easement for El Rancho Grande Unit 10 Subdivision from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Christian J. Sholtis, P.E.
Community Development and Planning Group

SS
Enclosure

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7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 4, 2004

Kelly Thomas
1201 Jenaro SW
Albuquerque, New Mexico 87121

RE: Vacation of Public Easement
El Rancho Grande Unit 10

Dear Ms. Thomas:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Curb Inc., is seeking approval of Vacation of Public Easement for El Rancho Grande Unit 10 Subdivision from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Christian J. Sholtis, P.E.

Community Development and Planning Group

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Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 4, 2004

Libby McIntosh
1316 Ladrones Ct. SW
Albuquerque, New Mexico 87121

RE: Vacation of Public Easement
El Rancho Grande Unit 10

Dear Ms. McIntosh:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Vacation of Public Easement for El Rancho Grande Unit 10 Subdivision from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Christian J. Sholtis, P.E.

Community Development and Planning Group

SS
Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

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

PAID RECEIPT

APPLICANT NAME Curb, Inc
 AGENT Bohannon Huston Inc
 ADDRESS 7500 Jefferson NE
 PROJECT & APP # 1002423 04 DRB-00302
 PROJECT NAME El Rancho Grande Unit 10 Subd

RECEIVED
 City of Albuquerque
 Treasury Division
 3:29PM
 LOC: ANNX
 RECEIPT# 00021562 WSH# 007 TRANS# 0054
 ACCOUNT 441018 FUND 0110
 ACTIVITY 4971000 TRSCCS
 TRANS Amt \$140.00
 J24 Misc \$20.00

- \$ 20 469099/4916000 Conflict Management Fee
- \$ 45 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
- \$ 140 TOTAL AMOUNT DUE

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

CURB, INC.
 PH. 881-9190
 6301 INDIAN SCHOOL RD. NE, SUITE 208
 ALBUQUERQUE, NM 87110

95-660/1070
2025113388

5929

DATE 3-3-04

PAY TO THE ORDER OF City of Albuquerque \$ 140.00
One hundred & forty & no/100 DOLLARS

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

vacation fee El RG 10

City Of Albuquerque
Treasury Division

Charles A. Haegeler
 RECEIPT# 00021563 WSH# 007 TRANS# 0054
 Account 441006 Fund 0110

+107006606: 2025113388 5929

RECEIPT# 00021564 WSH# 007 TRANS# 0054
 ACCOUNT 441018 FUND 0110
 ACTIVITY 4971000
 TRANS Amt \$140.00
 J24 Misc \$75.00
 TRSCCS \$140.00
 CHANGE \$0.00

Trans Amt \$140.00
 J24 Misc \$45.00

Thank You

Thank You

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

4. TIME

Signs must be posted from 3/15 To 3/31

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.

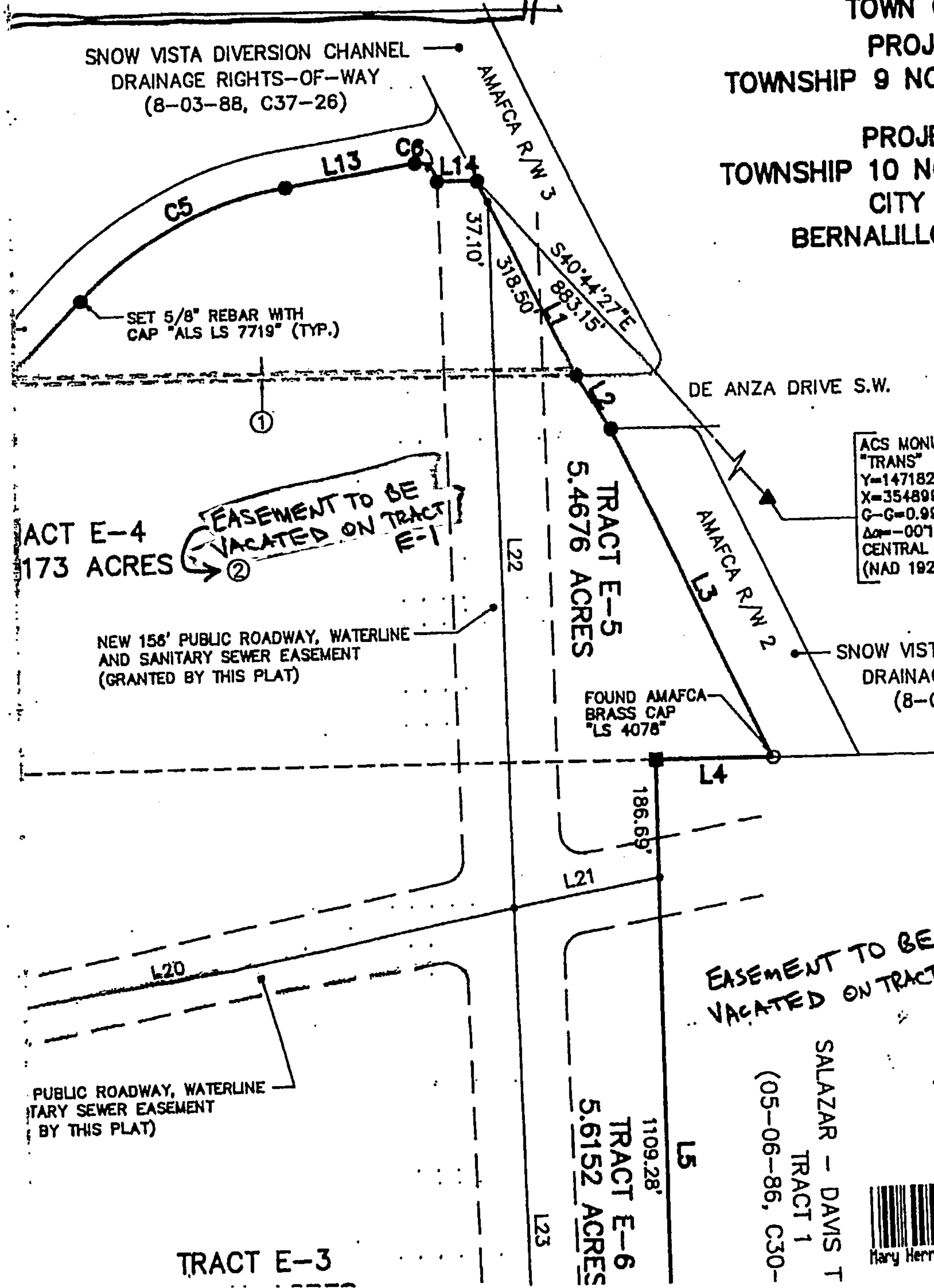
Stephanie Stretton (Applicant or Agent) 3-4-04 (Date)

I issued 1 signs for this application, 3/4/04 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1002423

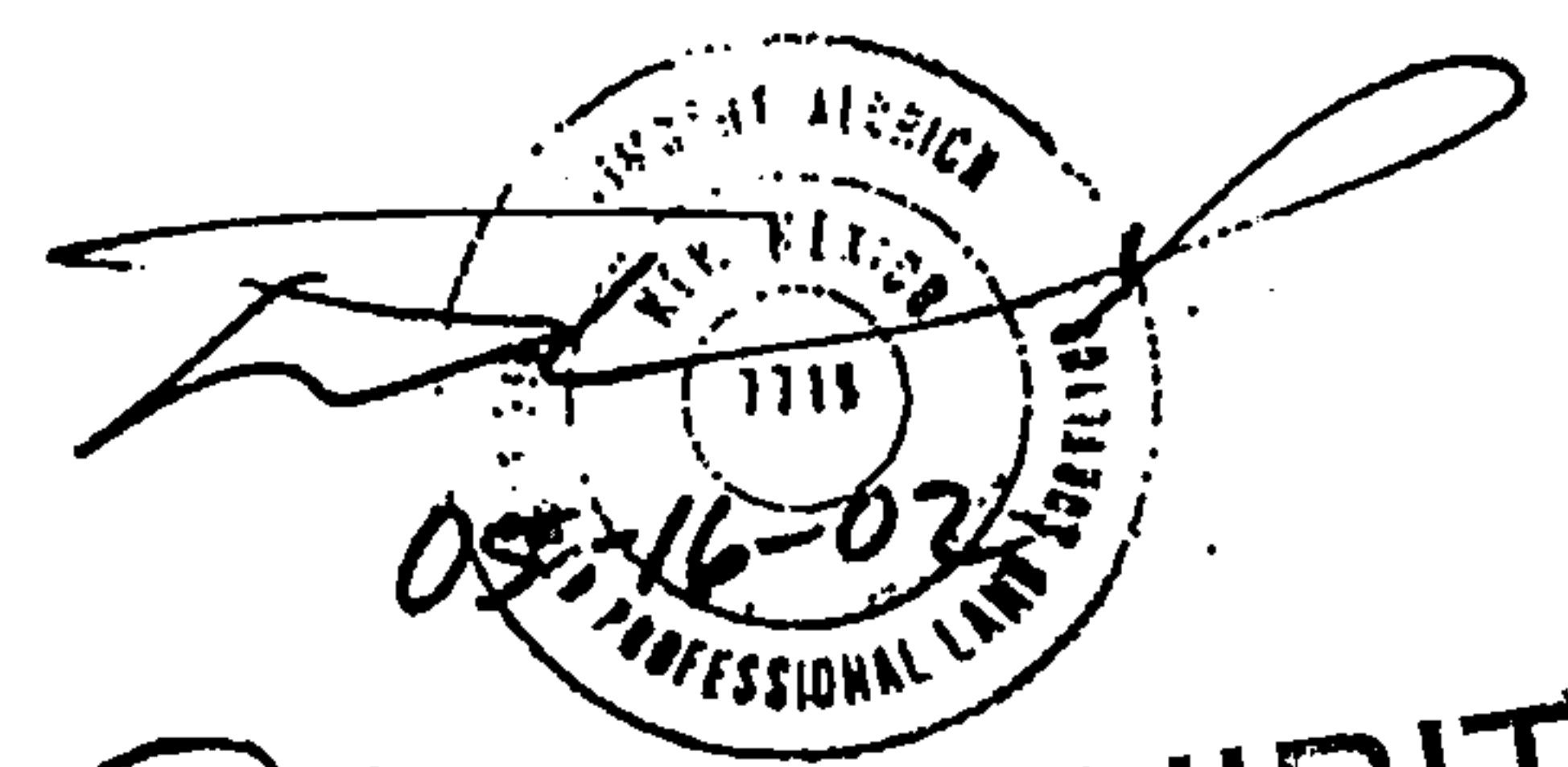
E-5 AND E-6 WILL REQUIRE AN ALL-WEATHER CROSSING AT 98TH STREET AND THE SNOW VISTA CHANNEL.

ALBUQUERQUE SOUTH, UNIT THREE
 TRACTS E-1 THRU E-6
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 AND
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2002



ACS MONUMENT "TRANS"
 Y=1471822.87
 X=354899.45
 G-G=0.99967921
 Δα=-00°16'42"
 CENTRAL ZONE (NAD 1927)

SITE BENCHMARK
 ACS MONUMENT "1-M9"
 ELEVATION = 5147.87 (SLD 1929)



EASEMENT TO BE VACATED ON TRACT E-1

- EASEMENTS Date 3/31/02
- ① 10' PNM & MST&T EASEMENT (DOCUMENT NO. 80-23229) (4-18-80, Bk. Misc. 76d, Pg. 745)
 - ② C.O.A. BLANKET DRAINAGE EASEMENT ACROSS TRACT E (11-28-94, 94C-393)

EXHIBIT B

SALAZAR - DAVIS T
 TRACT 1
 (05-06-86, C30-

TRACT C-2

CARTAGENA AVENUE S.W.
(R/W VARIES)

EXISTING 50' TEMPORARY ACCESS
AND DRAINAGE EASEMENT
(06-23-80, BK.MISC. 780 PGS. 794-803)

ATRISCO VILLAGE UNIT J.-T.
BLOCK G
(11-20-73, D5-200)

VALLEY VIEW DRIVE S.W.
(56' R/W)

FORMER TRACT E

FORMER TRACT E BOUNDARY

EXISTING 60' PUBLIC ROADWAY,
DRAINAGE AND UTILITY EASEMENT
(11-28-94, 94C-393)

EXISTING 7' PUBLIC UTILITY EASEMENT
(02-05-64, D3-89)

SHADED AREA DENOTES PORTION OF
PROPERTY ENCOMBERED BY C.O.A.
BLANKET DRAINAGE EASEMENT
(REC. 11-28-94,94C-393)

TRACT E-1

ROSNER TRACT
TRACT A
(04-30-99, 99C-104)

NEW 124' PUBLIC ROADWAY, WATERLINE
AND SANITARY SEWER EASEMENT
(GRANTED BY THIS PLAT)

**VACATION
EXHIBIT 'A'**

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 11 SUBDIVISION
PRELIMINARY PLAT

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB	GIBSON BOULEVARD	WEST BOUNDARY	EAST BOUNDARY	/	/	/
		30' EOA-EOA	TEMPORARY PAVING	GIBSON BOULEVARD	EAST BOUNDARY	BARBADOS DRIVE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	MESSINA DRIVE	GIBSON BOULEVARD	NORTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	RANGE ROAD	WEST STUB TERMINUS	ROLLING RIDGE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RANGE ROAD	ROLLING RIDGE DRIVE	EAST BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROLLING RIDGE DRIVE	RANGE ROAD	SANDY FLATS AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	ROLLING RIDGE DRIVE	SANDY FLATS AVENUE	NORTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HERMOSA CREEK DRIVE	RANGE ROAD	SANDY FLATS AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	HERMOSA CREEK DRIVE	SANDY FLATS AVENUE	NORTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GILA GULCH ROAD	GIBSON BOULEVARD	RANGE ROAD
40' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SOUTH BRANCH DRIVE	GIBSON BOULEVARD	RANGE ROAD
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	SOUTH BRANCH DRIVE	RANGE ROAD	NORTH STUB TERMINUS

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON NORTH SIDE OF RANGE ROAD STUB, EAST SIDE OF ROLLING RIDGE DRIVE, WEST SIDE OF HERMOSA CREEK DRIVE, AND EAST SIDE OF SOUTH BRANCH DRIVE STUB.
STREET LIGHTS AS PER COA DPM

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	RANGE ROAD	HERMOSA CREEK DRIVE	EAST BOUNDARY
30"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	OFFSITE PUBLIC EASEMENT, TRACT E-1	RANGE ROAD TERMINUS	CENTERLINE OF GIBSON BOULEVARD AT DE ANZA DRIVE
	0.2 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	PORTION OF PARCEL 1 LANDS OF RIO BRAVO PARTNERS		
	6.2 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	TRACT E-3		

/	/	/
/	/	/
/	/	/
/	/	/

* MAYBE FINANCIALLY GUARANTEED WITH EL RANCHO GRANDE UNIT 10

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

NOTE: THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS.

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC WATERLINE IMPROVEMENTS									
1		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RANGE ROAD	MESSINA DRIVE	EAST BOUNDARY	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROLLING RIDGE DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HERMOSA CREEK DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GILA GULCH ROAD	ROLLING RIDGE DRIVE	RANGE ROAD	/	/	/
		4-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SOUTH BRANCH DRIVE	GIBSON BOULEVARD	NORTH STUB TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MESSINA DRIVE	GIBSON BOULEVARD	CARTAGENA AVENUE	/	/	/
		8" DIA*	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OFFSITE PUBLIC EASEMENT	EAST BOUNDARY	CARTAGENA AVENUE	/	/	/

* DEFERRED ITEM

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RANGE ROAD	MESSINA DRIVE	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ROLLING RIDGE DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HERMOSA CREEK DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GILA GULCH ROAD	ROLLING RIDGE DRIVE	RANGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SOUTH BRANCH DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OFFSITE PUBLIC EASEMENT	EAST BOUNDARY	DE ANZA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DE ANZA DRIVE	SOUTH SIDE OF GIBSON BOULEVARD	OFFSITE EASEMENT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DE ANZA DRIVE	OFFSITE EASEMENT	CARTAGENA AVENUE	/	/	/

ORIGINAL

SCOTT STEFFEN
PREPARED BY: PRINT NAME

Sharon M. Peterson
DRB CHAIR

6/25/03
DATE

Christina Sander
PARKS & RECREATION DEPARTMENT

6/25/03
DATE

BOHANNAN HUSTON INC.

06/24/03
DATE

[Signature]
TRANSPORTATION DEVELOPMENT

6-25-03
DATE

AMAFCA

DATE

Scott J. Steffen
SIGNATURE

6/24/03
DATE

Roger A. Johnson
UTILITY DEVELOPMENT

6/25/03
DATE

Bruce J. Bishan
CITY ENGINEER

6/25/03
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

6-25-05

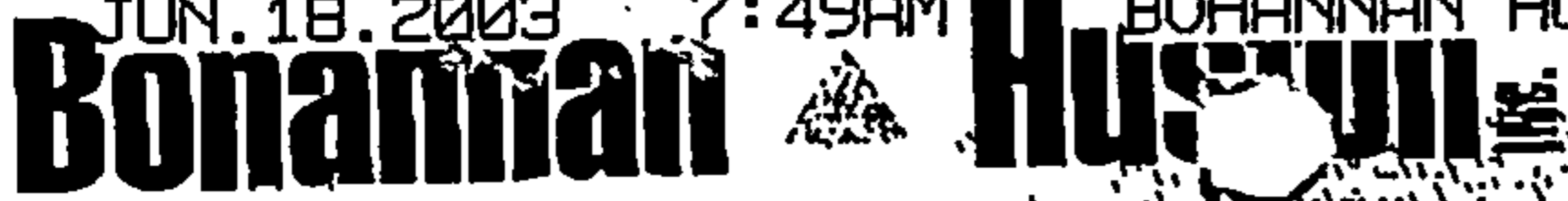
NEW MEXICO UTILITIES INC.

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER



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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

#4

SENT VIA FAX

June 18, 2003

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

Re: Request for Deferral
El Rancho Grande Unit 10 Subdivision, DRB Project #1002423
El Rancho Grande Unit 11 Subdivision, DRB Project #1002423

Dear Sheran:

We request a one week deferral of the referenced applications scheduled for the Development Review Board hearing on June 18, 2003 as Agenda Item No. 4. The additional time is required to address drainage, transportation and utility concerns. Based on this request, we anticipate a DRB hearing on June 25, 2003.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

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

cc: Bo Johnson, Bokay Construction



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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

FACSIMILE TRANSMITTAL COVER SHEET

Date: June ¹⁸ 17, 2003

To: Claire Senova

Company: City of Albuquerque

Fax No.: 924-3864

From: Scott Steffan/ Stephanie Stratton

Project No: Project Name:

Number of Pages (including Cover): 2

Re: Deferral for El Rancho Grande Unit 10 & 11

Comments:

Original to Follow: Yes

If you do not receive all pages, please contact Stephanie at 823-1000.

ENGINEERING •
SPATIAL DATA •
ADVANCED TECHNOLOGIES •

Current DRC
Project No. _____

* * * * *

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 11 SUBDIVISION
PRELIMINARY PLAT

Date Submitted: May 15, 2003

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1002423

APPLICATION NO. _____

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

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

ONSITE PUBLIC ROADWAY IMPROVEMENTS

		24' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY	GIBSON BOULEVARD	WEST BOUNDARY	EAST BOUNDARY	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	MESSINA DRIVE	GIBSON BOULEVARD	NORTH BOUNDARY	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	RANGE ROAD	WEST STUB TERMINUS	ROLLING RIDGE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RANGE ROAD	ROLLING RIDGE DRIVE	EAST BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ROLLING RIDGE DRIVE	RANGE ROAD	SANDY FLATS AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	ROLLING RIDGE DRIVE	SANDY FLATS AVENUE	NORTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HERMOSA CREEK DRIVE	RANGE ROAD	SANDY FLATS AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	HERMOSA CREEK DRIVE	SANDY FLATS AVENUE	NORTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GILA GULCH ROAD	ROLLING RIDGE DRIVE	RANGE ROAD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SOUTH BRANCH DRIVE	GIBSON BOULEVARD	RANGE ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	SOUTH BRANCH DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON NORTH SIDE OF RANGE ROAD STUB, EAST SIDE OF ROLLING RIDGE DRIVE, WEST SIDE OF HERMOSA CREEK DRIVE, AND EAST SIDE OF SOUTH BRANCH DRIVE STUB.							/	/	/
STREET LIGHTS AS PER COA DPM									

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

		18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	RANGE ROAD	HERMOSA CREEK DRIVE	EAST BOUNDARY	/	/	/
			0.2 ACRE-FEET TEMPORARY RETENTION POND	PORTION OF PARCEL 1 LANDS OF RIO BRAVO PARTNERS			/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC WATERLINE IMPROVEMENTS									
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RANGE ROAD	MESSINA DRIVE	EAST BOUNDARY	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ROLLING RIDGE DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HERMOSA CREEK DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GILA GULCH ROAD	ROLLING RIDGE DRIVE	RANGE ROAD	/	/	/
		4-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SOUTH BRANCH DRIVE	GIBSON BOULEVARD	NORTH STUB TERMINUS	/	/	/

ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RANGE ROAD	MESSINA DRIVE	EAST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ROLLING RIDGE DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HERMOSA CREEK DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDY FLATS AVENUE	ROLLING RIDGE DRIVE	HERMOSA CREEK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GILA GULCH ROAD	ROLLING RIDGE DRIVE	RANGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SOUTH BRANCH DRIVE	RANGE ROAD	NORTH STUB TERMINUS	/	/	/

SCOTT STEFFEN 05/15/03
 PREPARED BY: PRINT NAME DATE DRB CHAIR DATE PARKS & RECREATION DEPARTMENT DATE

BOHANNAN HUSTON INC.
 FIRM: TRANSPORTATION DEVELOPMENT DATE AMAFCA DATE

Scott Steffen 5/15/03
 SIGNATURE DATE

UTILITY DEVELOPMENT DATE CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
 IMPROVEMENTS WITHOUT A DRB EXTENSION

[Empty box for maximum time]

NEW MEXICO UTILITIES INC. DATE DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Subdivision Regulations)

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

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

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

APPLICANT INFORMATION:

NAME: CURB, INC. PHONE: 881-9190

ADDRESS: 6301 INDIAN SCHOOL NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER

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

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT FOR MAJOR SUBDIVISION/SIDEWALK WAIVER AND DEFERRAL

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 A-1, ROSNER TRACT Block: _____ Unit: _____

Subdiv. / Addn. EL RANCHO GRANDE UNIT 11 SUBDIVISION

Current Zoning: R-LT Proposed zoning: NA

Zone Atlas page(s): N-8 No. of existing lots: 1 No. of proposed lots: 107

Total area of site (acres): 18.42 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 100805446943510102 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: CARTAGENA AVENUE SW

Between: MESSINA DRIVE SW and ?

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

03DRB-00059/1002423

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

SIGNATURE Scott Steffen DATE 5/22/03

(Print) SCOTT STEEFEN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB</u> - <u>00843</u>	<u>PPA</u>	<u>5(2)</u>	\$ <u>2930.00</u>
<input checked="" type="checkbox"/> All fees have been collected	- - - <u>NOTIFICATION FEE</u>			\$ <u>75.00</u>
<input type="checkbox"/> All case #s are assigned	<u>03DRB</u> - <u>00844</u>	<u>SW</u>	<u>✓</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>03DRB</u> - <u>00845</u>	<u>TDS</u>	<u>✓</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> Case history #s are listed	- - -			\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	- - -			\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>JUNE 18th 03</u>			Total \$ <u>3005.00</u>

Scott Steffen 5/22/03
Planner signature / date

Project # 1002423

*
*
*
*
*

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-3**.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule) **\$2930⁰²**
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

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

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

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

SCOTT STEFFEN

Stephanie Steffen Applicant name (print)
5-22-03 Applicant signature / date



Form revised APRIL 2003

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

Application case numbers
03000 - 00843

B. Lambert 5/22/03
Planner signature / date
Project # 1002423

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ___ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the vacation
 - ___ Letter of authorization from the grantors and the beneficiaries
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

SCOTT STEFFEN

Scott Steffen

Applicant name (print)

5/22/03

Applicant signature / date

Form revised April 2003



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

Application case numbers
 008792 - 00894
 030813 - 00845

Baker 5/22/03

Planner signature / date

Project # 1002423

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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 - VACATION OF PUBLIC EASEMENT**
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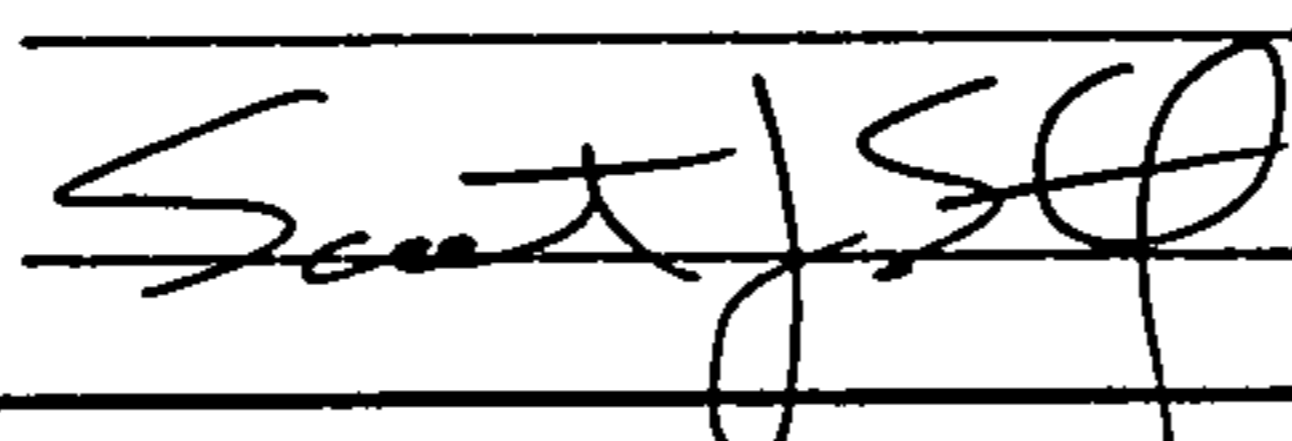
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 - SIDEWALK DESIGN VARIANCE**
 - SIDEWALK WAIVER**
 - ✓ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
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 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT STEFFEN


Applicant name (print)
5/22/03
Applicant signature / date




Form revised April 2003

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

Application case numbers

08DRP - 00844

03DRB - 00845


5/22/03
Planner signature / date
 Project # 1002423



City of Albuquerque

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

Date: 5-14-03

TO CONTACT NAME: Stephanie Stratton
 COMPANY/AGENCY: Bohannon-Huston for City of Albuquerque
 ADDRESS/ZIP: 7500 Jefferson St. NE. 87109
 PHONE/FAX #: 823-1000, 798-7980

Thank you for your inquiry of 5-14-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande Unit II Tract A-1

zone map page(s) N-8

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

Westgate Heights
 Neighborhood Association
 Contacts: Matthew Archuleta
1628 Summerfield SW 87121
836-7251
Libby McIntosh
1316 Ladrones Ct SW 87121
831-5189

Westgate Vecinos
 Neighborhood Association
 Contacts: Kelly Thomas
1201 Jenaro SW 87121
831-5242
Sylvia Hayes
10016 Ladrones SW 87121
836-7358

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

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

Sincerely,

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

May 14, 2003

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

Re: Preliminary Plat, Sidewalk Deferral and Waiver Approval
El Rancho Grande Unit 11 Subdivision, Tract A-1 DRB Project #1002423

Dear Sheran:

We are requesting Preliminary Plat approval for El Rancho Grande Unit 11 Subdivision. The subject property is currently known as Tract A-1, Rosner Tract, located at the northeast corner of Gibson Boulevard and Messina Drive, and contains approximately 18.4 acres. The site is within in the Rio Bravo Sector Plan. Current zoning is R-LT. In addition to the Preliminary Plat approval, we are requesting waiver and deferral of sidewalk (Exhibit B).

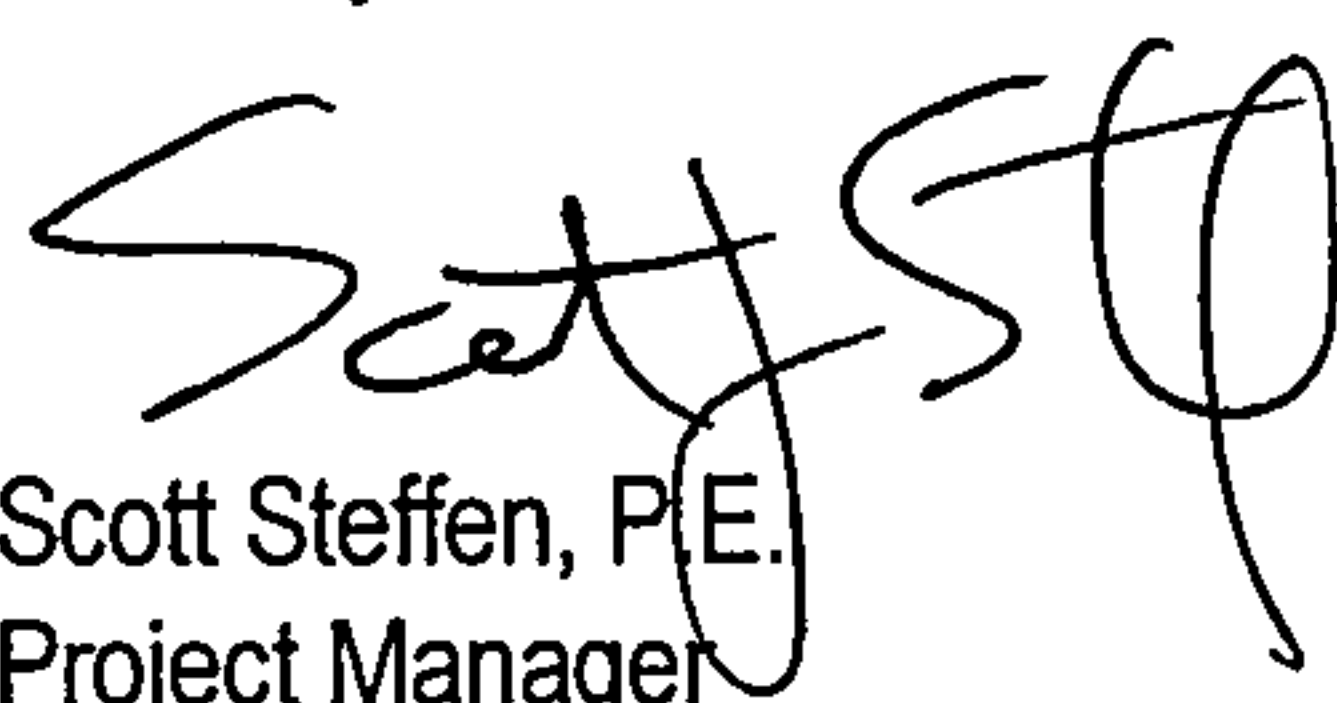
The proposed subdivision consists of 107 single-family residential lots, with a minimum dimension of 45 feet wide by 105 feet deep. Access to the site will be from Range Road to the east and Gibson Boulevard to the south. Sanitary sewer and water service will be taken from the extension of Range Road in El Rancho Grande Unit 10. A grading drainage plan has been submitted to Hydrology Development for their review and approval.

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- ~~Twenty-four~~ (6) copies of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral and Waiver (Exhibit "B")
- Letter from the Office of Neighborhood Coordination
- Forms DR/WS and TIS, and
- Fee in the amount of \$3,005.00

Please place this item on the DRB Agenda to be heard June 11, 2003. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



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

Enclosure

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

FORM DRWS

PROJECT NAME El Rancho Grande Unit II Subdivision

AGIS MAP # N-8

LEGAL DESCRIPTION TRACT A-1, ROSAER TRACT

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 5/9/03 [date].

Scott J. SJO
Applicant / Agent

5/22/03
Date

James R. Martin
Hydrology Division Representative

5/22/03
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].

Stephanie Hutton
Applicant / Agent

5-22-03
Date

* Bob
Utilities Division Representative
letter in file.

5/22/03
Date

DRB# 1002523.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 30, 2003

Bokay Construction Inc.
5905 Azuelo NW
Albuquerque, New Mexico 87120
Attn: Bo Johnson

Re: Water and Sanitary Sewer Availability / Albuquerque South Unit 3, Tract E1, and the North Portion of Lot A, Rosner Tract

N-09

Mr. Johnson:

Existing Conditions: The property includes approximately 35-acres south of Atrisco Village. Land use is governed by the Rio Bravo Sector Plan. Public utilities in the area include a 12-inch zone 2W master plan water line and an 8-inch sanitary collector in Cartagena.

Proposed: The sketch plat provided is for a single family subdivision of approximately 200-lots. Development will require a significant amount of off-site infrastructure. So much so that development in advance of other surrounding projects may not be cost effective.

Water: Service will be contingent on off-site master plan line construction. The bottom of zone 2W 30-inch must be extended south in De Anza to the south boundary of the property. The cross zone 12-inch in Cartagena must be extended east to the new 30-inch, and a mid zone 12 must be extended from Cartagena south to Gibson. Looped distribution lines will be required in standard locations in all streets including an 8-inch in Gibson along the full frontage.

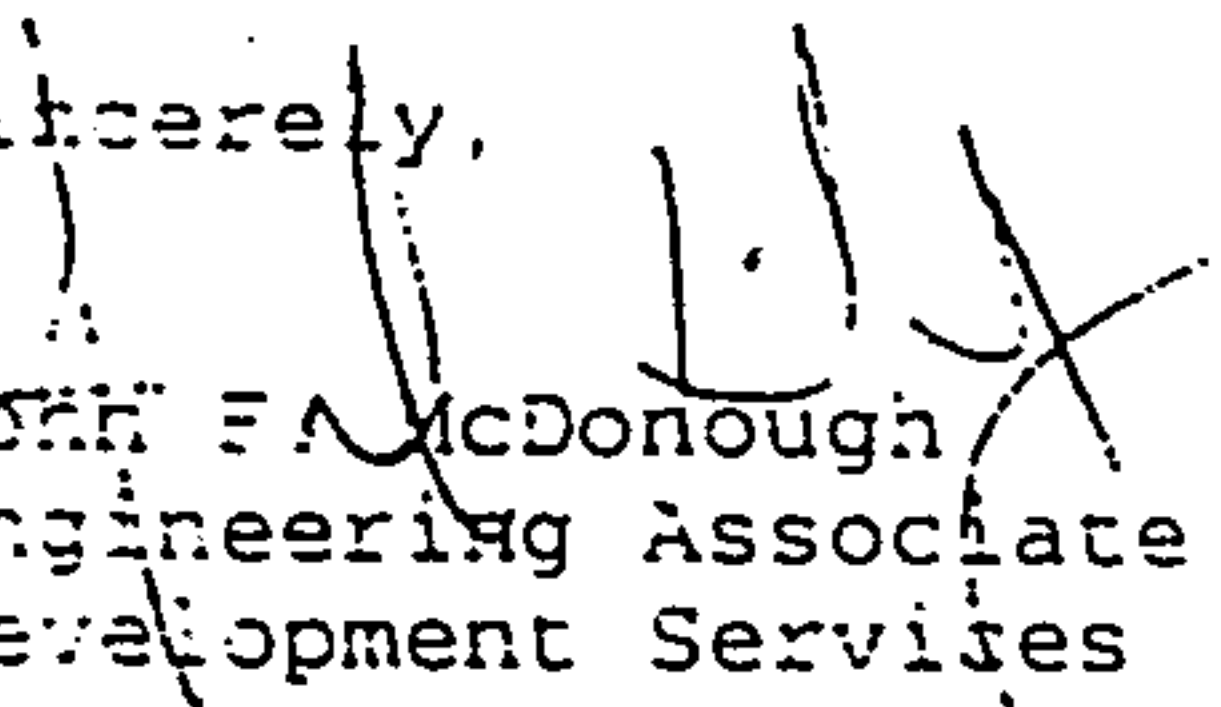
Sanitary: Service in advance of the Southwest Mesa Interceptor will be contingent on construction of an outfall in the Blake Alignment, including reconstruction if necessary, of the existing line required for service to Tract 9A. Construction must include a line from Gibson to the west property line. Sizing west of the future interceptor will require basin analysis. Eight inch collectors will be required in standard locations in all internal streets.

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

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

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

Sincerely,


John F. McDonough
Engineering Associate
Development Services

Attachment: System / Location Map(s)

cc: E/ #1002423
E/ availability N-8/97
E/ readers #30104

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	.92
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To Kelly Thomas
 Street, Apt. No., or PO Box No. 1201 JENARO SW
 City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

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

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

OFFICIAL USE

Postage	\$.83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	.92
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To Lily Montash
 Street, Apt. No., or PO Box No. 1316 LADRONES CT. SW
 City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

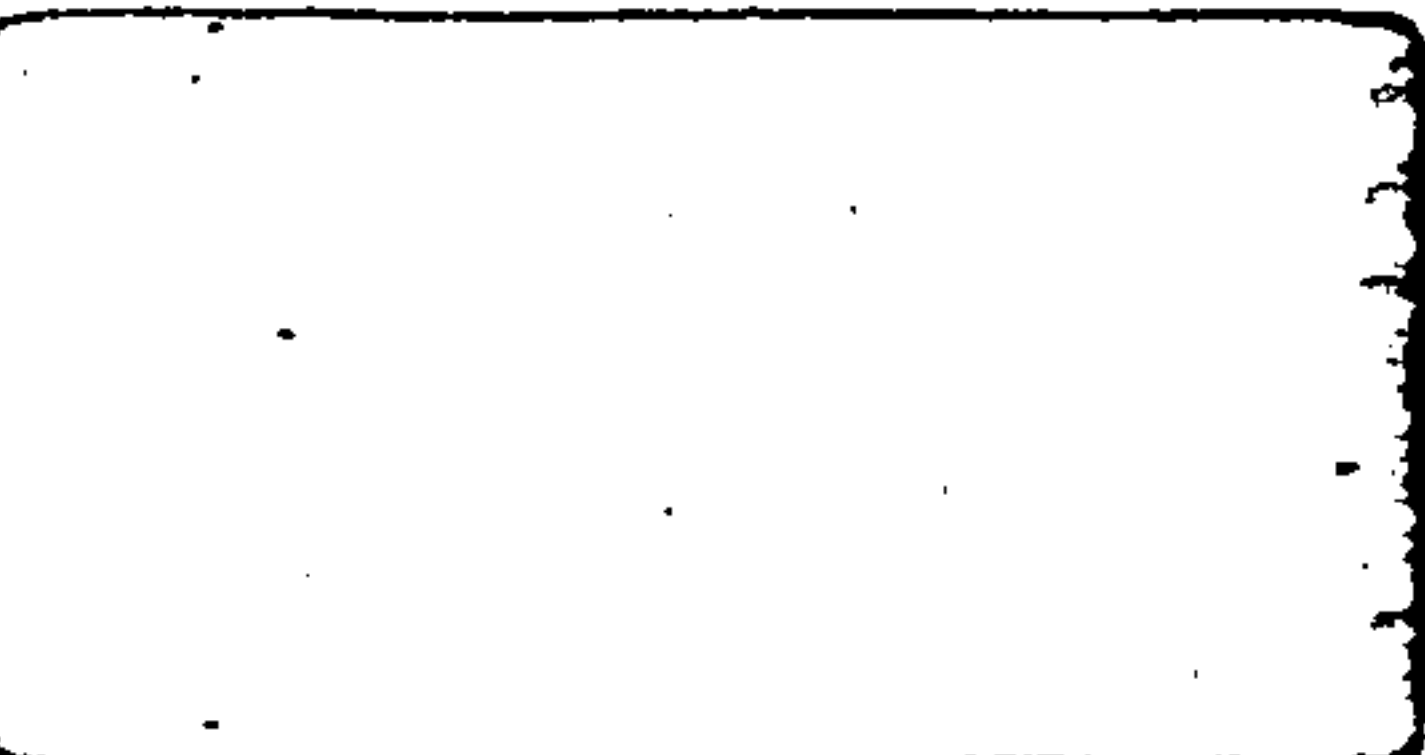
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	.92
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To Matthew Archuleta
 Street, Apt. No., or PO Box No. 1001 Summerfield SW
 City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions



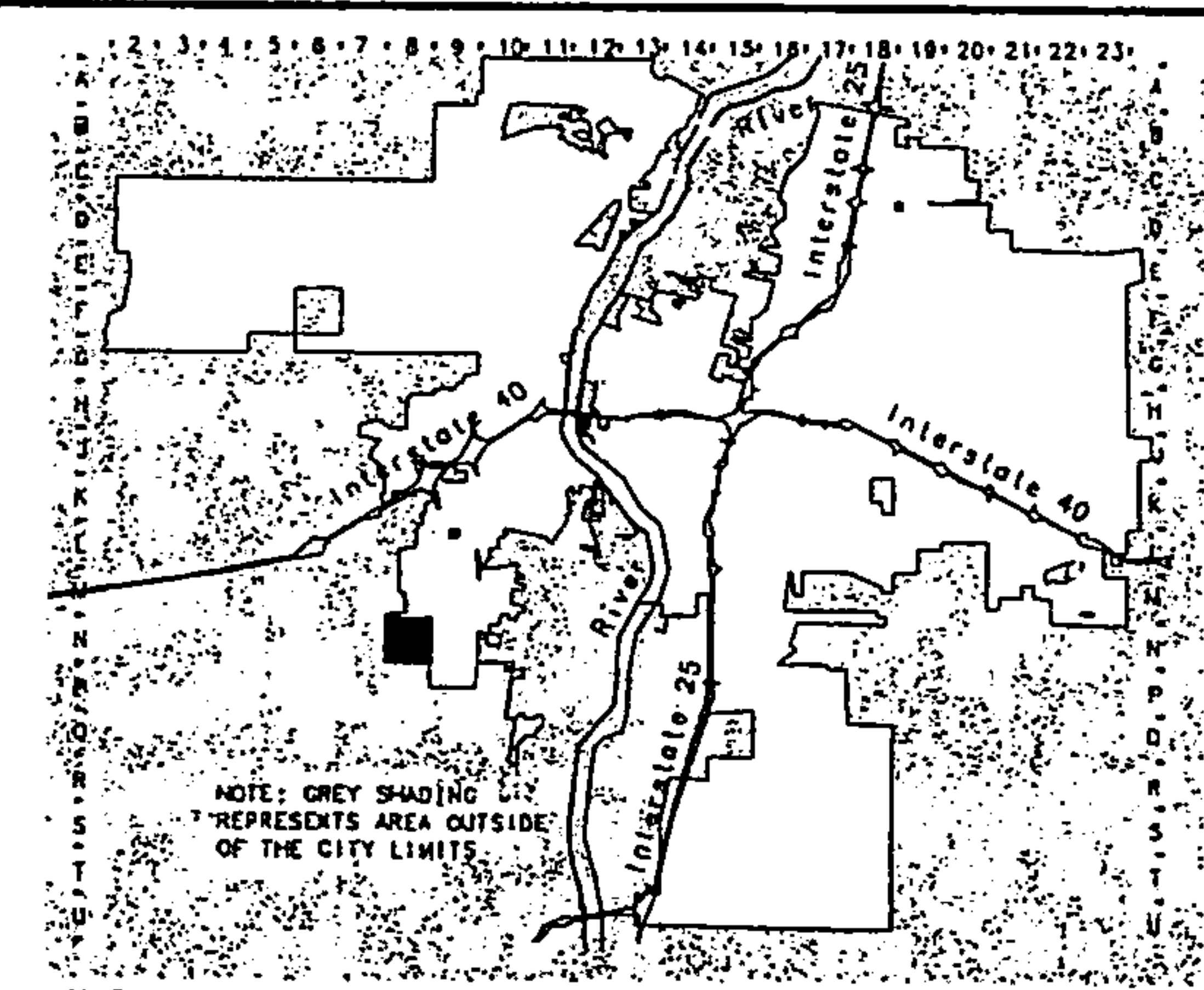
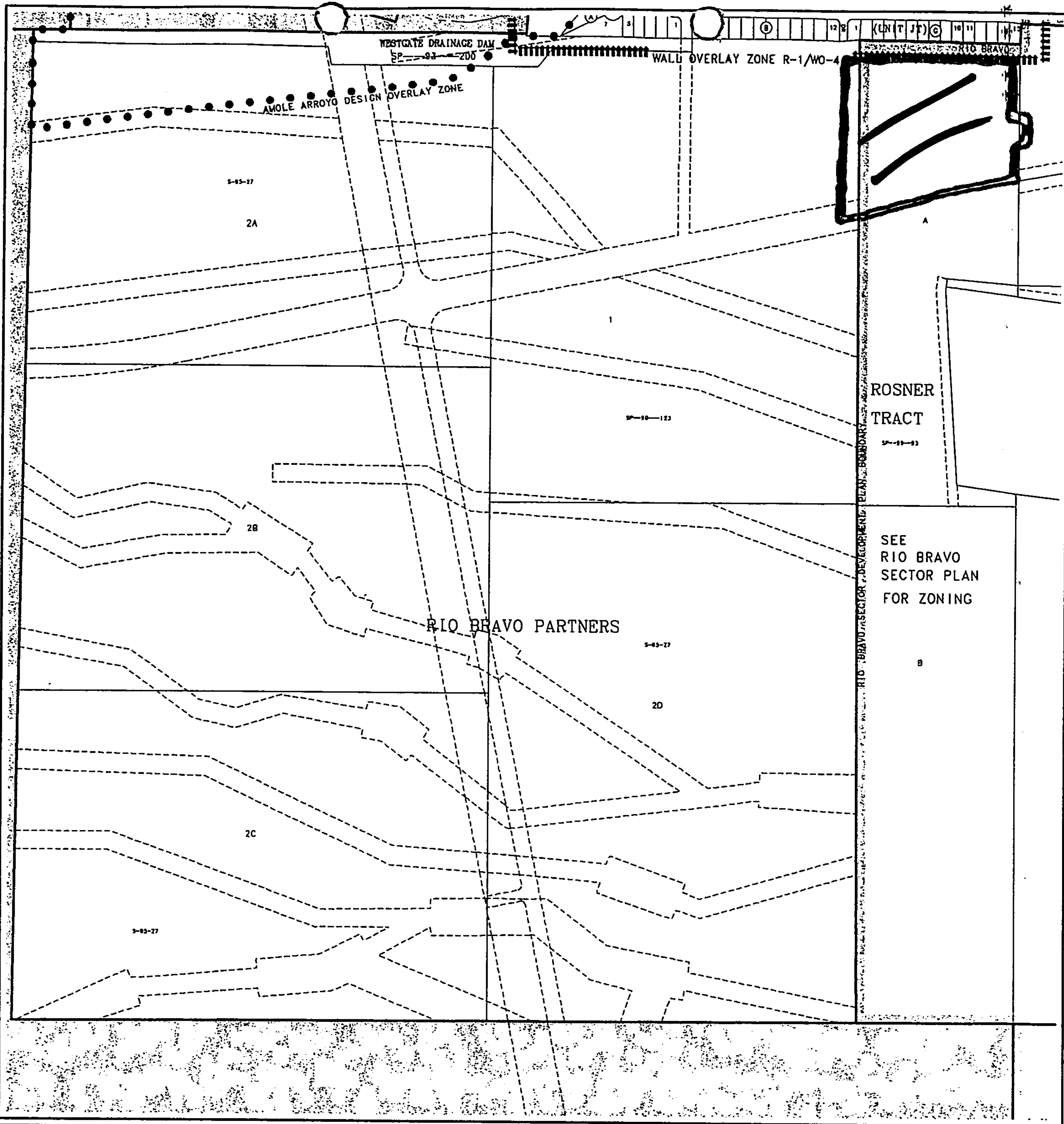
OFFICIAL USE

Postage	\$.83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	.92
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To Sylvie Hayes
 Street, Apt. No., or PO Box No. 1001L LADRONES SW
 City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

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

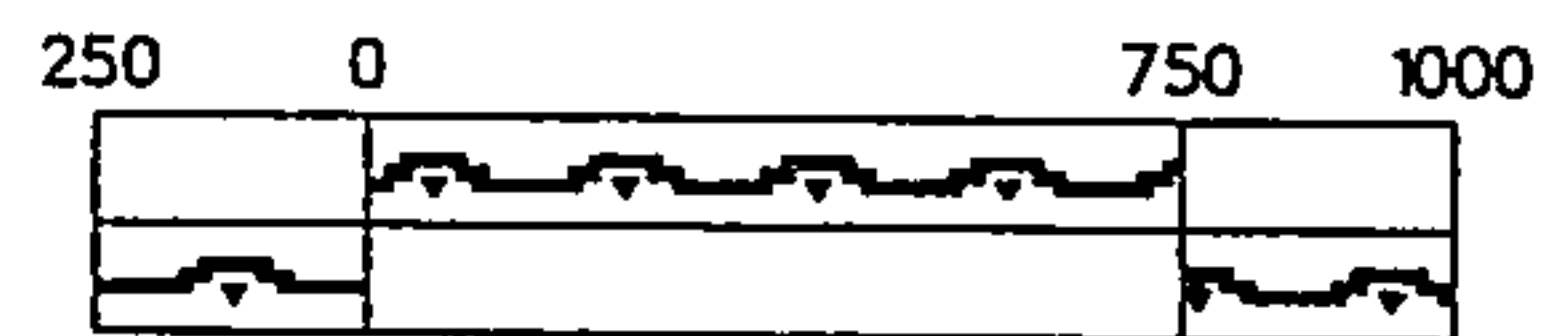


CITY OF
Albuquerque

Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

N-8-Z

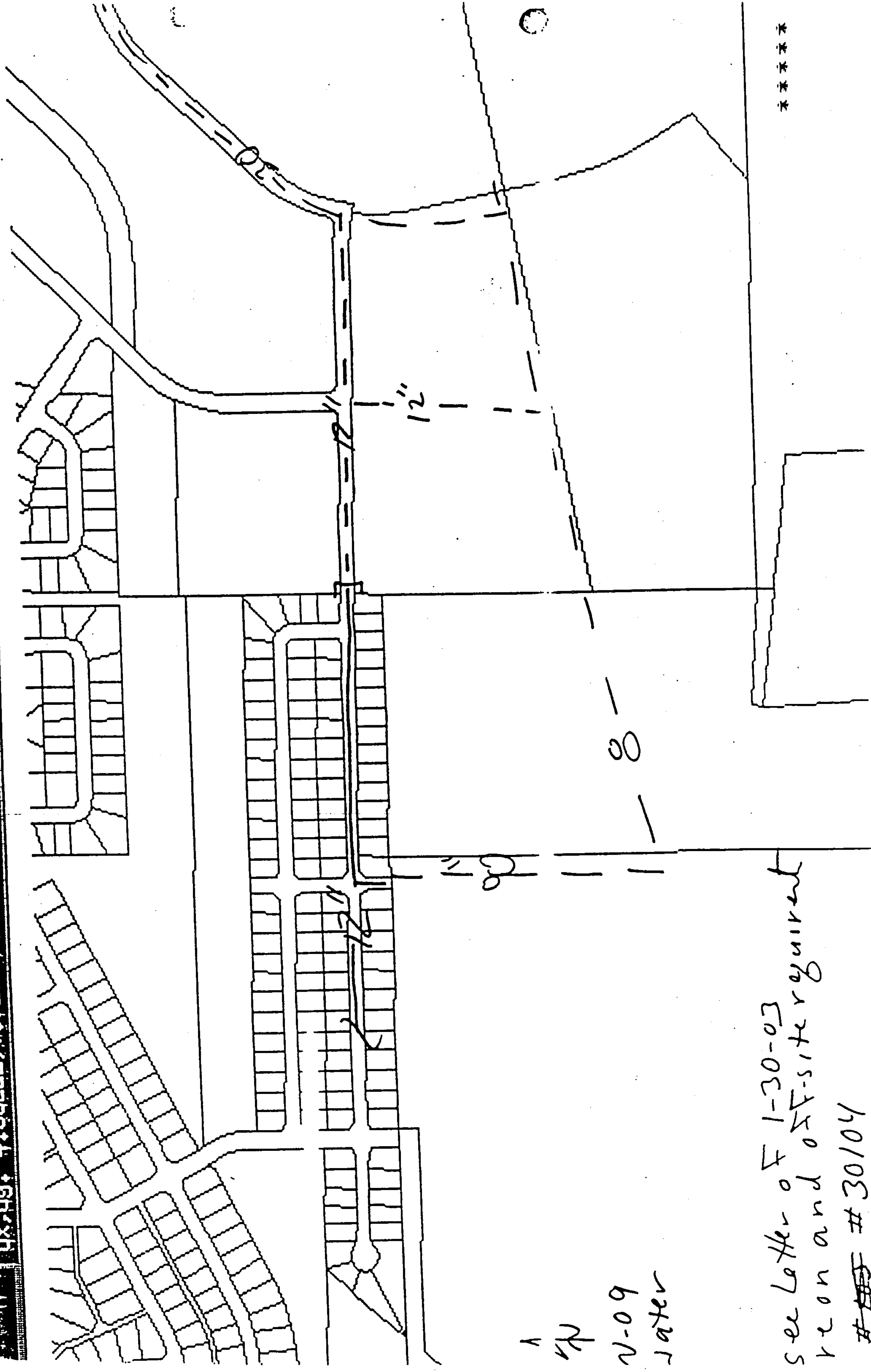
Map Amended through January 22, 2003

Zoom

x,y: 5,70866,5,48720

dx,dy: 4,39222,0,72589

dist: 4,45180



↑
N

N-09
later

see letter of F 1-30-03
 recon and of site requirement
 # ~~30104~~ # 30104

CITY OF ALBUQUERQUE

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

APPLICANT: Curb, Inc. Date of request: 5/22/03 Zone atlas page(s): 17-8*

CURRENT:
Zoning R-LT
Parcel Size (acres / sq.ft.) 18.42

Legal Description -
Lot or Tract # ~~43222~~ A-1 Block #
Subdivision Name El Rancho Grande Unit #1

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 107 lots
 Building Size - _____ (sq. ft.)

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

Applicant or Representative Scott Stf Date 5/22/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes:

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

Tony Jel 5-22-03
 TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

B.D. for EHD 5/22/03
 ENVIRONMENTAL HEALTH DATE

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

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 15, 2003

Sylvia Hayes
10016 Ladrones SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver
El Rancho Grande Unit 11 Subdivision, Tract A-1

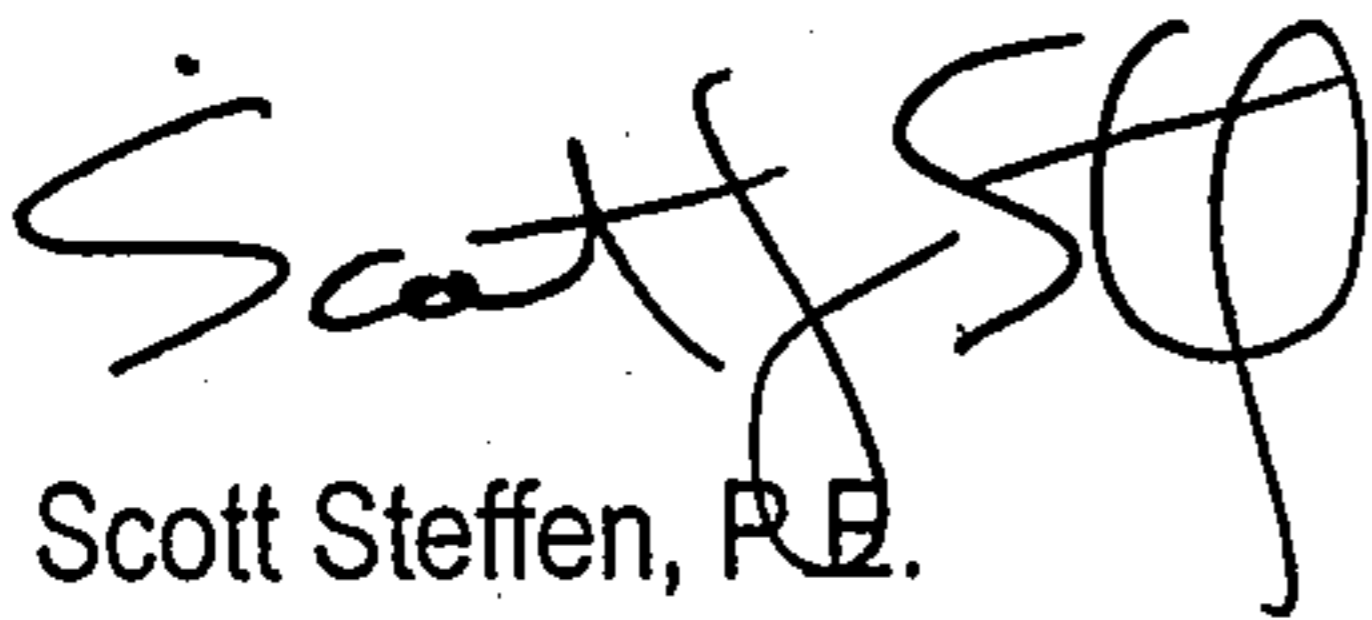
Dear Ms. Hayes:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver for El Rancho Grande Unit 11 Subdivision from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



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

SS
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 15, 2003

Kelly Thomas
1201 Jenaro SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver
El Rancho Grande Unit 11 Subdivision, Tract A-1

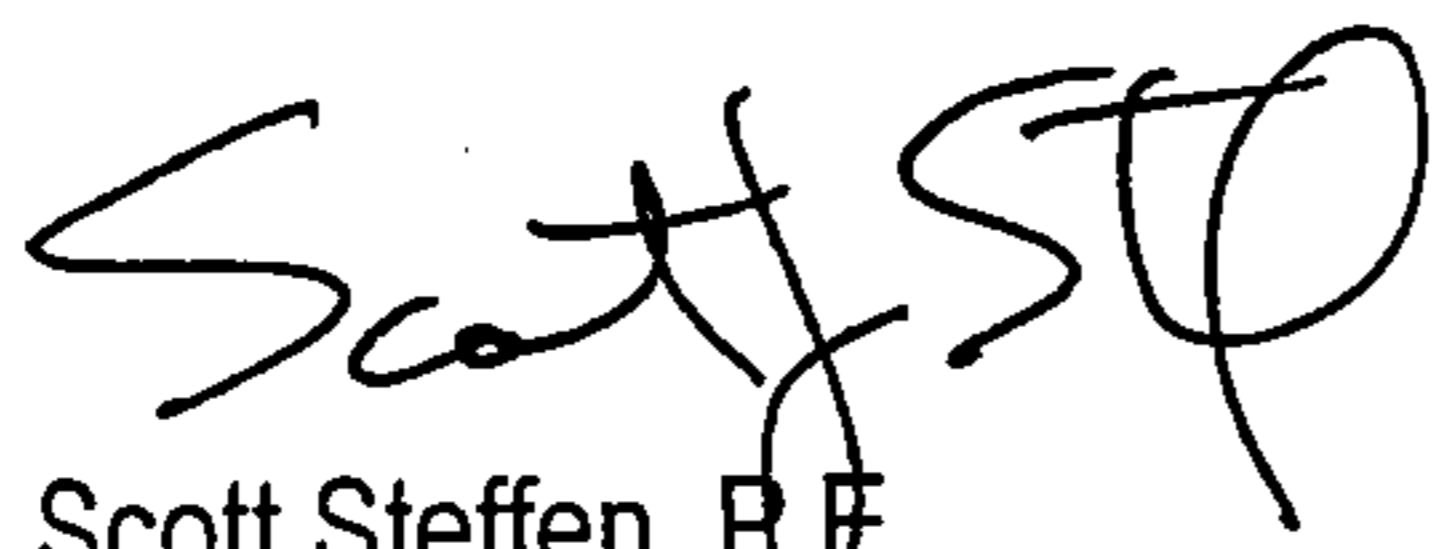
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Sincerely,



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

SS
Enclosure

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 15, 2003

Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver
El Rancho Grande Unit 11 Subdivision, Tract A-1

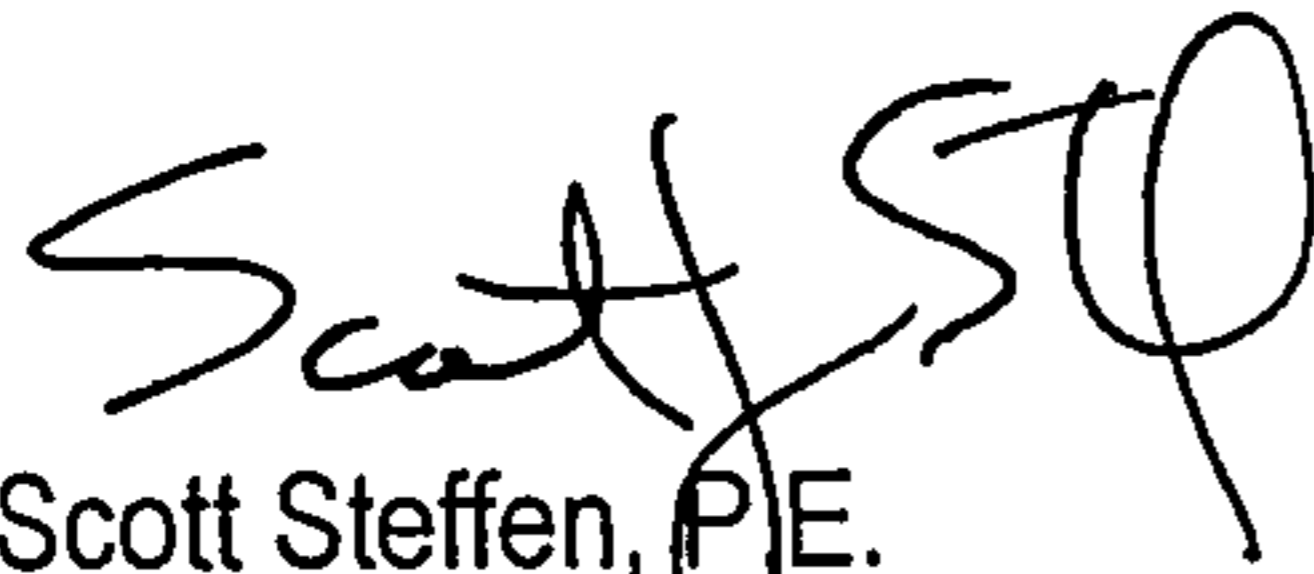
Dear Mr. Archuleta:

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Sincerely,



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

SS
Enclosure

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

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

PAID RECEIPT

APPLICANT NAME CURB, INC.
AGENT BOHANNAN HUSTON, INC.
ADDRESS 7500 JEFFERSON ST, NE
PROJECT NO. 1002423
APPLICATION NO. 03DRD-00843

\$ 2930⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 3005⁰⁰ Total amount due

CURB, INC. 95-660/1070 5349
PH. 881-9190 2025113388
6301 INDIAN SCHOOL RD. NE, SUITE 208
ALBUQUERQUE, NM 87110
DATE 5-1-03

PAY TO THE ORDER OF City of Albuquerque \$ 3005⁰⁰
Three thousand & five & no/100 DOLLARS

BANK OF ALBUQUERQUE ***
Albuquerque, New Mexico
www.bankofalbuquerque.com
MEMO City Treasury Division Chadler A. Valdez MP

1070066064980251103388 5349 05/22/2003 2:50PM LOC: ANNX
RECEIPT# 00009703 WSH 008 TRANSH 0043

Account 441006	Fund 0110	Activity 4983000	TRSDMM	Account 441018	Fund 0110	Activity 4971000	TRSDMM
Trans Amt	\$3,005.00	J24 Misc	\$2,930.00	Trans Amt	\$3,005.00	J24 Misc	\$75.00
				CK			\$3,005.00
				CHANGE			10/28/02 \$0.00

counterreceipt.dof:ank You

Thank You

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 June 3rd 03 To June 1

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.

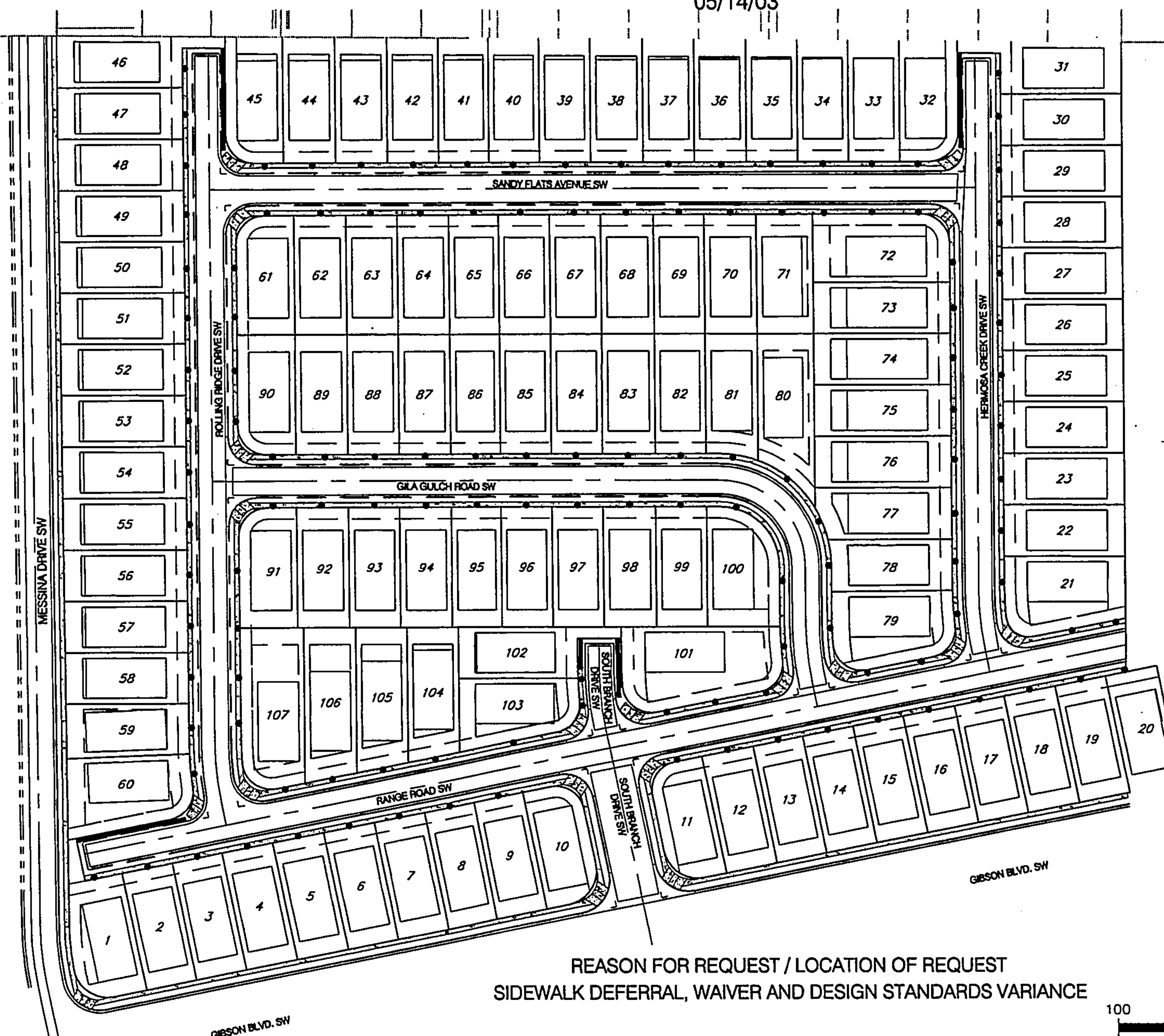
Stephanie Swartz (Applicant or Agent) 5-22-03 (Date)

I issued 1 signs for this application, 5/22/03 (Date), Robert (Staff Member)

DRB PROJECT NUMBER: 1002423

EL RANCHO GRANDE UNIT 11 SUBDIVISION
 SIDEWALK DEFERRAL EXHIBIT "B"

05/14/03



REASON FOR REQUEST / LOCATION OF REQUEST
 SIDEWALK DEFERRAL, WAIVER AND DESIGN STANDARDS VARIANCE

LEGEND

- • • DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED. THE DEFERRAL IS REQUESTED TO REDUCE DAMAGE TO SIDEWALKS DUE TO BUILDING CONSTRUCTION ACTIVITY.
- ▬ SIDEWALKS TO BE WAIVED ON STUB STREET SIDE YARDS.

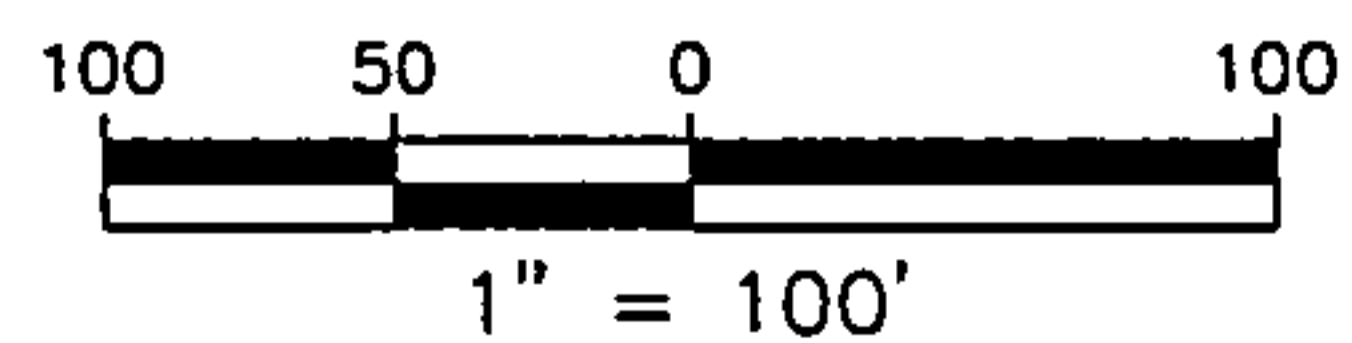


EXHIBIT C
 Date 6/25/03

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

P:\103263\copy\unit_11\General\EXHIBIT B\unit_11_SW-DEFERRAL.dwg
 May 14, 2003 - 02:43 PM
 HZ17

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002423 AGENDA#: 8 DATE: 6.25.03

1. Name: Bill Beltram Address: 7500 J... Zip: 57104

2. Name: Scott Steffen Address: 7500 J... Zip: 57104

3. Name: Rick Squires Address: Bakery Square 5965 NW Zip: 87120

4. Name: Bob Johnson Address: " " Zip: " "

5. Name: Address: Zip:

6. Name: Address: Zip:

7. Name: Address: Zip:

8. Name: Address: Zip:

9. Name: Address: Zip:

10. Name: Address: Zip:

11. Name: Address: Zip:

12. Name: Address: Zip:

13. Name: Address: Zip:

14. Name: Address: Zip:



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002423

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 6-19-03 is on file for Preliminary Plat approval. *Unit 10 & 11*
 Comments on infrastructure list and plat.

RESOLUTION:

signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: June 25, 2003

Approved 6/25/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002423 AGENDA#: 4 DATE: 6.18.03

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002423

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Development projects with land area of 1 acre, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 18, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002423 AGENDA#: 4 DATE: 6.4.03

1. Name: Scott Steffen Address: Curb Inc Zip: _____

2. Name: Rich Bettman Address: Curb Inc Zip: _____

3. Name: Rich Squires Address: Bklyn Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002423

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.
 Development projects with land area of 5 acres, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.
 AMAFCA's review and approval are required for Preliminary Plat approval.

RESOLUTION:

6-18-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: June 4, 2003



OFFICIAL NOTICE OF DECISION

ALBUQUERQUE
NEW MEXICO

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

6-26-2003

8. **Project # 1002423**
03DRB-00843 Major-Preliminary Plat Approval
03DRB-00844 Minor-Sidewalk Waiver
03DRB-00845 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) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT residential zone, per Rio Bravo Sector Development Plan, located SOUTH OF CARTAGENA AVE SW, between MESSINA DR SW and containing approximately 19 acre(s). [REF: 03DRB-00059 SK] [*Deferred from 6/18/03*] (N-8)

At the June 25, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 6/25/03 and approval of the grading plan engineer stamp dated 6/19/03 the preliminary plat was approved.

A sidewalk variance was approved as shown on Exhibit C for the waiver of sidewalks. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

03DRB-00749 Major-Preliminary Plat Approval
03DRB-00751 Minor-Temp Defer SDWK
03DRB-00750 Minor-Sidewalk Waiver
03DRB-01021 Minor- Subd Design (DPM) Variance

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all-or-a-portion of Lot(s) ALL, Tract(s) E-1, **EL RANCHO GRANDE SUBDIVISION, UNIT 10**, ALBUQUERQUE SOUTH, UNIT 3, zoned R-2, located on VALLEY VIEW DR SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00059] *Deferred from 6/4/03 & 6/18/03* (N-9)

At the June 25, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 6/25/03 and approval of the grading plan engineer stamp dated 6/19/03 the preliminary plat was approved with the following condition:

- 1) Unit 10 has to be recorded prior to Unit 11.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file. A sidewalk variance was approved as shown on Exhibit C for the waiver of sidewalks. A sidewalk variance from design standards was approved as indicated on Exhibit C in the Planning file.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

If you wish to appeal this decision, you must do so by July 10, 2003, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

cc:Curb Inc., 6301 Indian School Rd NE, 87110
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Bokay Construction Inc., 5905 Azuelo NW, 87120
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 4, 2003

Project # 1002423

03DRB-00749 Major-Preliminary Plat Approval

03DRB-00751 Minor-Temp Defer SDWK

03DRB-00750 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) ALL, Tract(s) E-1 ALL LOTS IN EL RANCHO GRANDE S/D, UNIT 10, **ALBUQUERQUE SOUTH, UNIT 3**, zoned R-2, located on VALLEY VIEW DR SW, between CARTAGENA AV. SW and DE ANZA DR. SW containing approximately 20 acre(s). [REF: 03DRB-00059] (N-09)

AMAFCA

AMAFCA does not approve Preliminary Plat until issues of construction of major public drainage facilities have been agreed upon among the developer, the City and AMAFCA.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor. Letter sent to Westgate Heights (R) Neighborhood Assn.

APS No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Burglaries, lighting issues, maintenance of landscaping, alarm response i.e. false alarms, etc.

Fire Department No comments received.

PNM Gas Approves.

ALBUQUERQUE

PNM Electric

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required prior to Preliminary Plat approval.
AMAFCA approval required.

Transportation Development

The sidewalks along the main entrances should not be deferred, are sidewalks to be deferred on the west end of Range road? No objection to the sidewalk waiver. The maximum number of lots on a stub street should be 4. Bike lanes may be appropriate for Gibson. A traffic distribution layout is needed. Comments on the infrastructure list. Are these lots to have P-1 designations? Place a note that there is no direct access to Gibson.

Parks & Recreation

The park dedication requirement was met with the dedication of additional park land to Westgate Park. The park development fee will need to be paid at building permit.

Utilities Development

Comments on Infrastructure List, not in compliance with Availability Statement. No objection to Sidewalk Waiver or Deferral

Planning Department

The sidewalk deferral & waiver exhibit is unclear. Please re-submit.
Planning has no objection to the platting action.

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

cc:Bohannon Huston Inc., 7500 Jefferson NE, 87109

Curb Inc., 6301 Indian School Rd NE, 87110

~~Project # 1002423~~

03DRB-00749 Major-Preliminary Plat
Approval

03DRB-00751 Minor-Temp Defer SDWK

03DRB-00750 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for CURB, INC.
request(s) the above action(s) for all or a portion of Lot(s)
ALL, Tract(s) E-1 ALL LOTS IN EL RANCHO GRANDE
S/D, UNIT 10, ALBUQUERQUE SOUTH, UNIT 3, zoned
R-2, located on VALLEY VIEW DR SW, between
CARTAGENA AV. SW and DE ANZA DR. SW containing
approximately 20 acre(s). [REF: 03DRB-00059] (N-09)

Project # 1002643

03DRB-00734 Major-Bulk Land Variance

03DRB-00735 Minor-Prelim&Final Plat

Approval

SURV-TEK INC agent(s) for PARADISE HEIGHTS LLC
request(s) the above action(s) for all or a portion of Tract(s)
A-D, LANDS OF PARADISE HEIGHTS, zoned R-1,
located on DOUGLAS AVE NW, between WESTSIDE
BLVD NW and BROOKLINE BLVD NW containing
approximately 42 acre(s). (A-10)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 20, 2003.



**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, June 4, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001523

03DRB-00757 Major-Vacation of Pub Right-of-Way
03DRB-00758 Minor-Vacation of Private Easements
03DRB-00756 Minor-Prelim&Final Plat Approval
03DRB-00755 Major-Bulk Land Variance

COMMUNITY SCIENCES CORP agent(s) for UNSER/98TH ST and AIM MANAGEMENT request(s) the above action(s) for, **LADERA INDUSTRIAL CENTER**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and OURAY DR NW (VACATED) containing approximately 129 acre(s). [REF: EPC-00152, EPC-00153, EPC-00229, 1002404, 1001523] (H-9, H-10)

Project # 1001543

03DRB-00747 Major-Amnd Prelim Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Tract(s) ALL and(Lots 1-61) and (Parcels 1 & 2), **DESERT RIDGE PLACE -UNIT 1**, zoned R-D, located on HOLLY AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 11 acre(s). [REF: 1001543] (C-20)

Project # 1001939

03DRB-00753 Major-Vacation of Public Easements
03DRB-00752 Major-Preliminary Plat Approval

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B and The Crossing -Unit 2A (Tr A), **CIELO OESTE**, zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] (H-9)

ORIGINAL



Figure 12

INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 10 SUBDIVISION
PRELIMINARY PLAT

Date Submitted: June 24, 2003
Date Site Plan Approved: MA
Date Preliminary Plat Approved: 6/25/03
Date Preliminary Plat Expires: 6/25/04

DRB Project No. 1002423
APPLICATION NO. 03DRB - 00749

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		30' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB	GIBSON BOULEVARD	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		30' EOA-EOA	TEMPORARY PAVING	GIBSON BOULEVARD	DE ANZA DRIVE	BARBADOS DRIVE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	DE ANZA DRIVE	GIBSON BOULEVARD	CARTAGENA AVENUE	/	/	/
		24' EOA-F	PERMANENT PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	CARTAGENA AVENUE	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RANGE ROAD	WEST BOUNDARY	EAST STUB TERMINUS	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	HIGH RANGE ROAD	WEST STUB TERMINUS	FENCE RAIL STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HIGH RANGE ROAD	FENCE RAIL STREET	GAIT STREET	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	HIGH RANGE ROAD	GAIT STREET	EAST STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FENCE RAIL STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	DESERT RANGE DRIVE	HIGH RANGE ROAD	CARTAGENA AVENUE	/	/	/

SIA
Sequence #

COA DRC
Project #

Size	Type of Improvement	Location	From	To
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	LONE DRAW STREET	RANGE ROAD	NORTH STUB TERMINUS
48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	DESERT RANCH STREET	GIBSON BOULEVARD	RANGE ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CANTER STREET	RANGE ROAD	HIGH RANGE ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GAIT STREET	RANGE ROAD	HIGH RANGE ROAD

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON SOUTH SIDE OF HIGH RANGE ROAD STUBS.
STREET LIGHTS AS PER COA DPM

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	RANGE ROAD	WEST BOUNDARY	DE ANZA DRIVE
18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DE ANZA DRIVE	CENTERLINE OF GIBSON BOULEVARD	RANGE ROAD
18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	GIBSON BOULEVARD	50' WEST OF DE ANZA DRIVE	DE ANZA DRIVE
36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	COA PARK, TRACT C-2	CARTAGENA AVENUE	AMOLE ARROYO
	6.2 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	TRACT E-3		

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

NOTE: THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS.

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC WATERLINE IMPROVEMENTS									
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARTAGENA AVE	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		4-12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RANGE ROAD	WEST BOUNDARY	EAST STUB TERMINUS	/	/	/
		4-12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH RANGE ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FENCE RAIL STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DESERT RANGE DRIVE	HIGH RANGE ROAD	CARTAGENA AVENUE	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONE DRAW STREET	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DESERT RANCH STREET	GIBSON BOULEVARD	RANGE ROAD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CANTER STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GAIT STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		8" DIA*	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OFFSITE PUBLIC EASEMENT	WEST BOUNDARY	INTERSECTION OF MESSINA DRIVE AND CARTAGENA AVENUE	/	/	/

* DEFERRED ITEM

30" DIA WATERLINE W/ NEC VALVES, FH'S, MJ'S, RJ'S

DE ANZA DR GIBSON BLVD

CARTAGENA AVENUE

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DE ANZA DRIVE	RANGE ROAD	CARTAGENA AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DE ANZA DRIVE	SOUTH SIDE OF GIBSON BOULEVARD	RANGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARTAGENA AVENUE	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RANGE ROAD	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH RANGE ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FENCE RAIL STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LONE DRAW STREET	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CANTER STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GAIT STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/

ORIGINAL

* SCOTT STEFFEN
PREPARED BY: PRINT NAME

DRB CHAIR

6/25/03

PARKS & RECREATION DEPARTMENT

6/25/03

BOHANNAN HUSTON INC.

DATE

DRB CHAIR

6-25-03

AMAFCA

DATE

Signature: Scott Steffen
DATE: 6/24/03

TRANSPORTATION DEVELOPMENT
UTILITY DEVELOPMENT

DATE: 6/25/03

Signature: Brady J. Bigham
CITY ENGINEER

DATE: 6/25/03

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION
6-25-05

NEW MEXICO UTILITIES INC.

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER

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

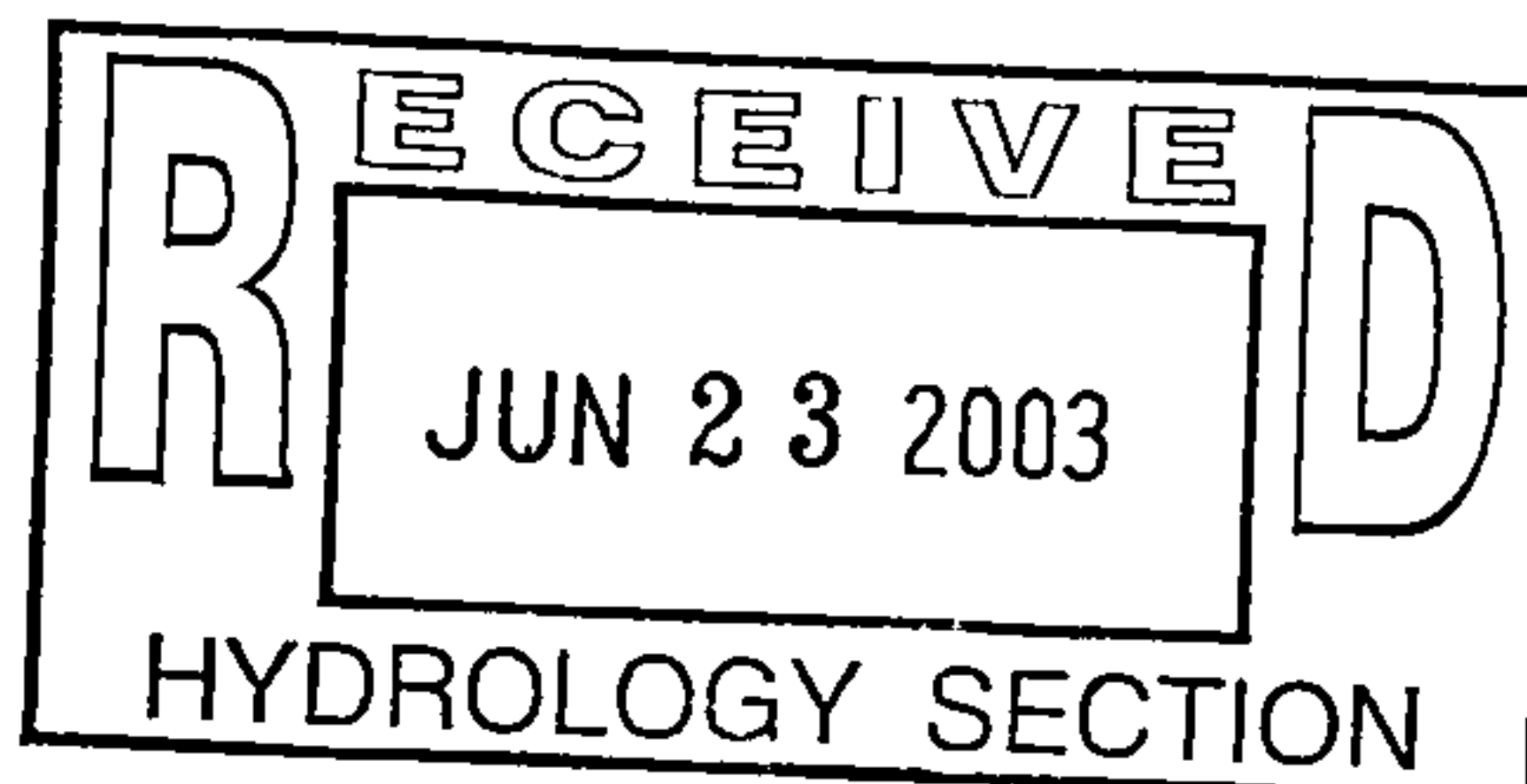
www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

#8

June 23, 2003

Sheran Matson
DRB Chairperson
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103



Re: El Rancho Grande Units 10 & 11 - Preliminary Plats and Sidewalk Deferral/Waiver
DRB #1002423-03DRB-00749 (Unit 10)
DRB #1002423-03DRB-00843 (Unit 11)

Unit 10

Dear Ms. Matson:

We have addressed DRB comments to the Preliminary Plats, Infrastructure Lists and Sidewalk Deferral/Waiver Exhibits for El Rancho Grande Units 10 and 11. These revised items are being submitted for DRB review and approval prior to our scheduled hearing on June 25, 2003.

The Unit 10 preliminary plat has been revised to address Transportation Development's concern with the number of lots fronting Lone Draw Street. Four lots have been changed to face Range Road, leaving three lots fronting Lone Draw. A Design Standards Variance was submitted on June 18, 2003 requesting that the number of lots allowed to front the stub street portion of Range Road be increased from 4 to 6. The "P-1" parking designation has been added to all lots on the Unit 10 and 11 preliminary plats. Notes have been added to the Unit 10 and 11 plats stating that there is no direct access to Gibson Boulevard. Copies of the Unit 10 plat that are being submitted do not have the City Surveyor signature. We will provide a copy of the plat with the Surveyor signature at DRB.

The infrastructure lists have been revised to incorporate Transportation and Utility Development comments. We are still working out drainage issues with Hydrology Development and AMAFCA. There will be additions to the infrastructure lists based on the outcome of a meeting scheduled with the parties for the afternoon of June 23, 2003. However, we wanted to get the road/utility revisions to the DRB members as soon as possible for their review.

Finally, the sidewalk deferral/waiver exhibits have been revised to address DRB comments and clarify what sidewalks are being deferred and what sidewalks are being waived. Those sidewalks that do not have a symbol in the legend are intended to be built with the subdivisions.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

If you have any questions or require further information, please call me at 823-1000.

Sincerely,



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

Enclosure

cc: Bo Johnson, Curb, Inc.
Brad Bingham, COA Hydrology
Christina Sandoval, COA Parks and Recreation
Richard Dourte, COA Transportation
Roger Green, COA Utility



MAY 22 2003

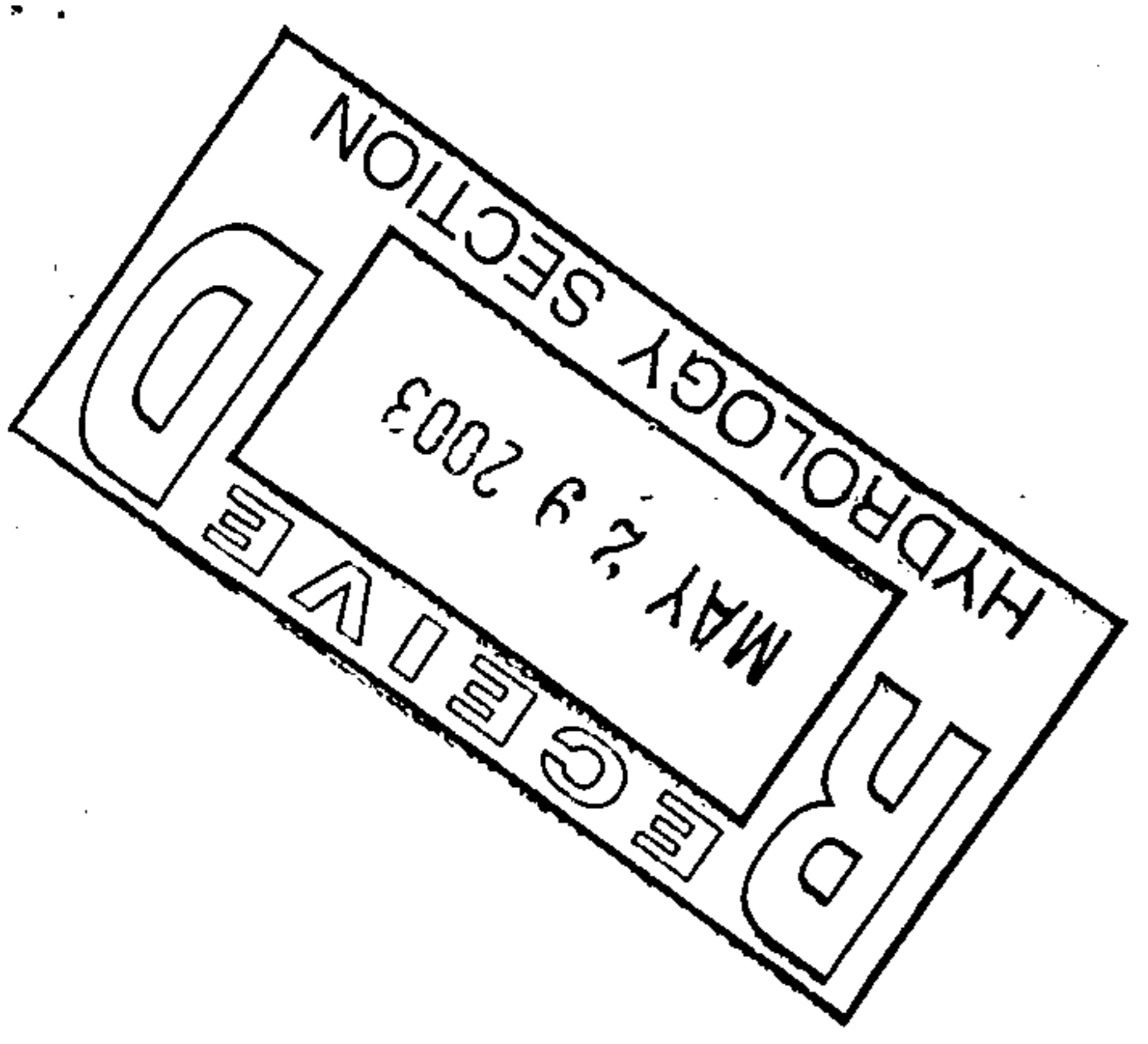
TO DEVELOPMENT REVIEW BOARD:

Re: Project #03DRB-00749 thru 751
PROJECT # 1002423

THE WESTGATE HEIGHTS N/A OPPOSES
THE PRELIMINARY Plat approval for
THE FOLLOWING REASONS:

DEFERRAL OF SIDEWALK CONSTRUCTION
HAS BEEN AN ONGOING
PROBLEM IN NEW DEVELOPMENT ON
THE WESTSIDE.

WGNVA IS ALSO REQUESTING ALL
CURBS BE 8 INCH HIGH. NO ROLL CURBS,
8 INCH CURBS PREVENT PEOPLE
PARKING ON SIDEWALKS.

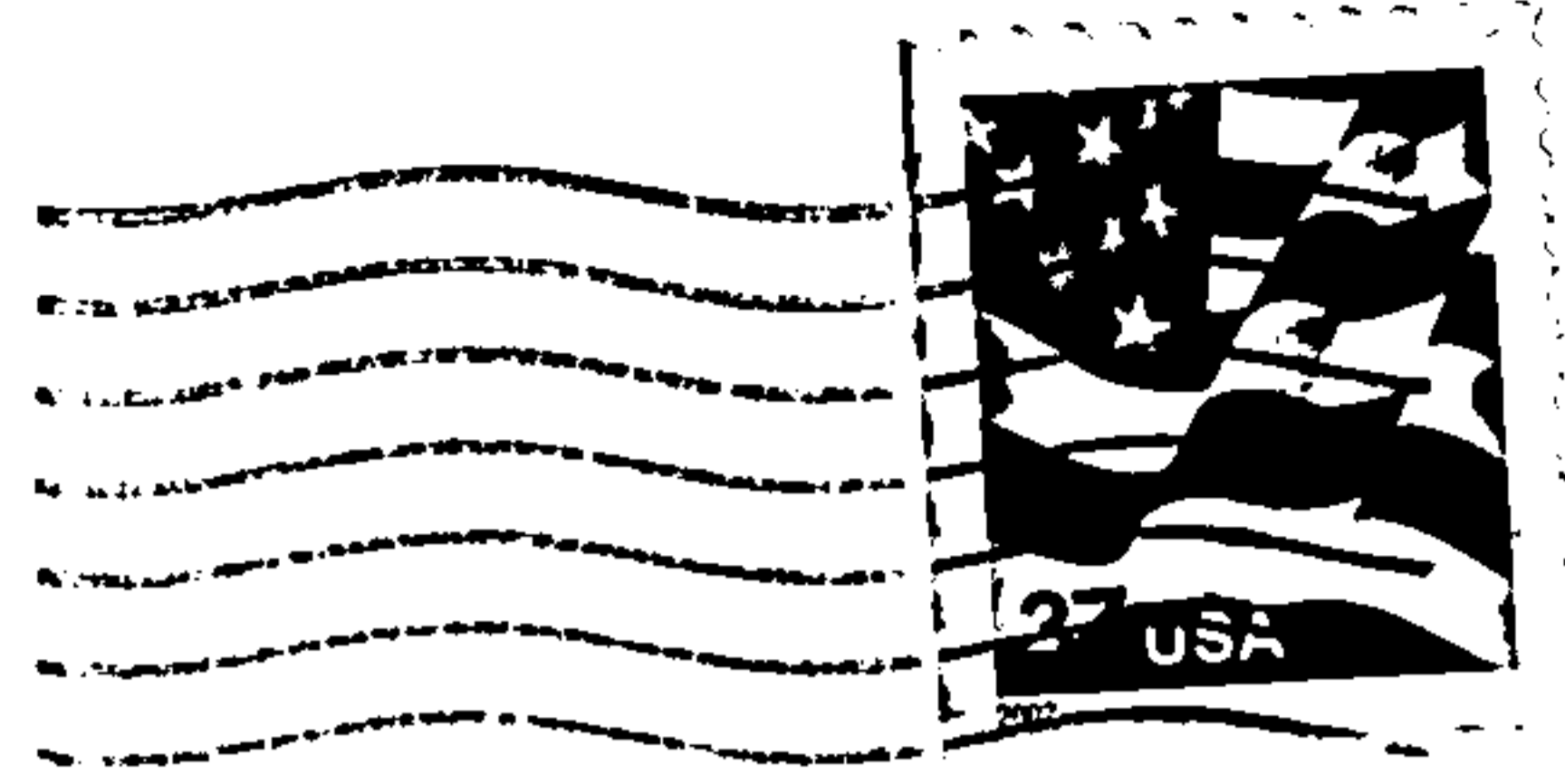


THANK YOU

Jilly McIntosh
for
Art Gonzalez



Mc Intosh
1316 Ladrones Ct. SW
Albuquerque, NM 87121



City of Albuquerque
P.O. Box ~~1292~~ 1293
Abq. N.M. 87103

Development Review Board!

87103/1292



Current DRC
Project No. _____

Date Submitted: May 8, 2003

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1002423

APPLICATION NO. _____



Figure 12

INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 10 SUBDIVISION
PRELIMINARY PLAT

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		24' EOA-F	ARTERIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY	GIBSON BOULEVARD	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	DE ANZA DRIVE	GIBSON BOULEVARD	CARTAGENA AVENUE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	CARTAGENA AVENUE	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RANGE ROAD	WEST BOUNDARY	EAST STUB TERMINUS	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	HIGH RANGE ROAD	WEST STUB TERMINUS	FENCE RAIL STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	HIGH RANGE ROAD	FENCE RAIL STREET	GAIT STREET	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	HIGH RANGE ROAD	GAIT STREET	EAST STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FENCE RAIL STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	DESERT RANGE DRIVE	HIGH RANGE ROAD	CARTAGENA AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	LONE DRAW STREET	RANGE ROAD	NORTH STUB TERMINUS	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

48' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES*

DESERT RANCH STREET GIBSON BOULEVARD

RANGE ROAD

28' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES*

CANTER STREET

RANGE ROAD

HIGH RANGE ROAD

28' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK ON BOTH SIDES*

GAIT STREET

RANGE ROAD

HIGH RANGE ROAD

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON SOUTH SIDE OF HIGH RANGE ROAD STUBS.

STREET LIGHTS AS PER COA DPM

/	/	/
/	/	/
/	/	/
/	/	/

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-42"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

RANGE ROAD

WEST BOUNDARY

DE ANZA DRIVE

18"-42"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

DE ANZA DRIVE

GIBSON BOULEVARD

RANGE ROAD

18"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

GIBSON BOULEVARD

50' WEST OF DE ANZA
DRIVE

DE ANZA DRIVE

6.2 ACRE-FEET TEMPORARY
RETENTION POND

TRACT E-3

NOTE:

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

/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CARTAGENA AVE	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RANGE ROAD	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH RANGE ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FENCE RAIL STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DESERT RANGE DRIVE	HIGH RANGE ROAD	CARTAGENA AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LONE DRAW STREET	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DESERT RANCH STREET	GIBSON BOULEVARD	RANGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CANTER STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GAIT STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/

ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DE ANZA DRIVE	RANGE ROAD	CARTAGENA AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DE ANZA DRIVE	GIBSON BOULEVARD	RANGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CARTAGENA AVENUE	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RANGE ROAD	WEST BOUNDARY	DE ANZA DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH RANGE ROAD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FENCE RAIL STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LONE DRAW STREET	RANGE ROAD	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CANTER STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GAIT STREET	RANGE ROAD	HIGH RANGE ROAD	/	/	/



SCOTT STEFFEN 05/08/03
PREPARED BY: PRINT NAME DATE

Scott Steffen
BOHANNAN HUSTON INC.
FIRM:

DRB CHAIR DATE

PARKS & RECREATION DEPARTMENT DATE

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

SIGNATURE DATE

UTILITY DEVELOPMENT DATE

CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

NEW MEXICO UTILITIES INC. DATE

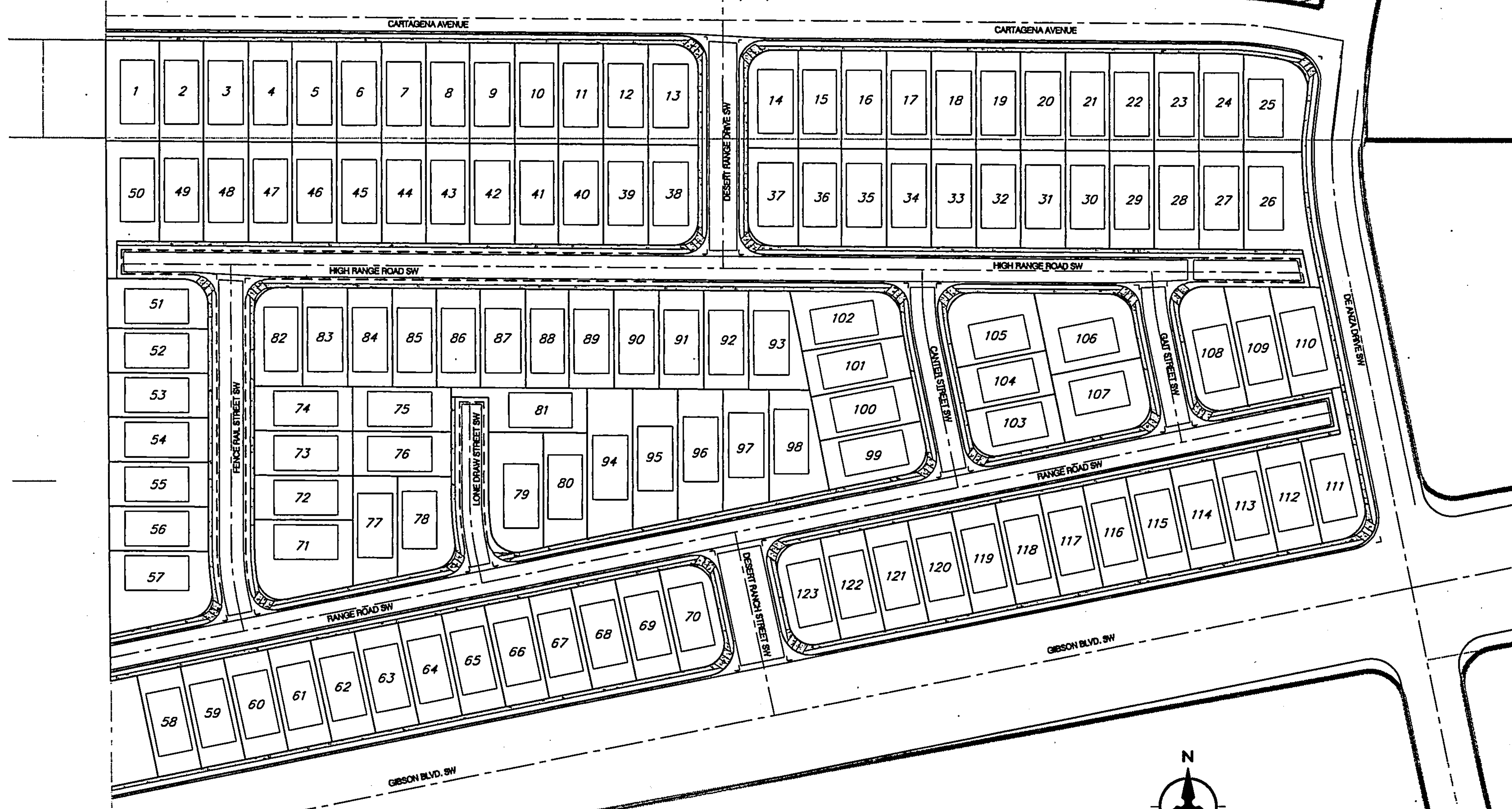
DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

EL RANCHO GRANDE UNIT 10 SUBDIVISION
 DESIGN VARIANCE REQUEST
 06/18/03



THIS DESIGN STANDARDS VARIANCE REQUEST IS TO INCREASE THE NUMBER OF LOTS FRONTING THE RANGE ROAD STUB STREET FROM 4 TO 6. THE REASON FOR THE REQUEST IS TO PROVIDE A UNIFORM APPEARANCE OF LOTS FRONTING/BACKING THE STUB STREET PORTION OF HIGH RANGE ROAD AND RANGE ROAD. IN ADDITION, THIS WILL IMPROVE THE GRADING OF LOTS 108-110. RANGE ROAD WAS SELECTED AS THE ROAD TO FRONT THE ADDITIONAL LOTS BECAUSE THE FACE-TO-FACE STREET WIDTH IS 28 FEET INSTEAD OF 24 FEET FOR HIGH RANGE ROAD.

REASON FOR REQUEST / LOCATION OF REQUEST
 DESIGN STANDARDS VARIANCE



Bohannon & Huston
 Courtyard | 7600 Jefferson Bl. NE Albuquerque, NM 87109-4336
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



June 18, 2003

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

Re: Design Variance from minimum standards of the development process manual
El Rancho Grande Unit 10 Subdivision, DRB Project # 1002423

Dear Sheran:

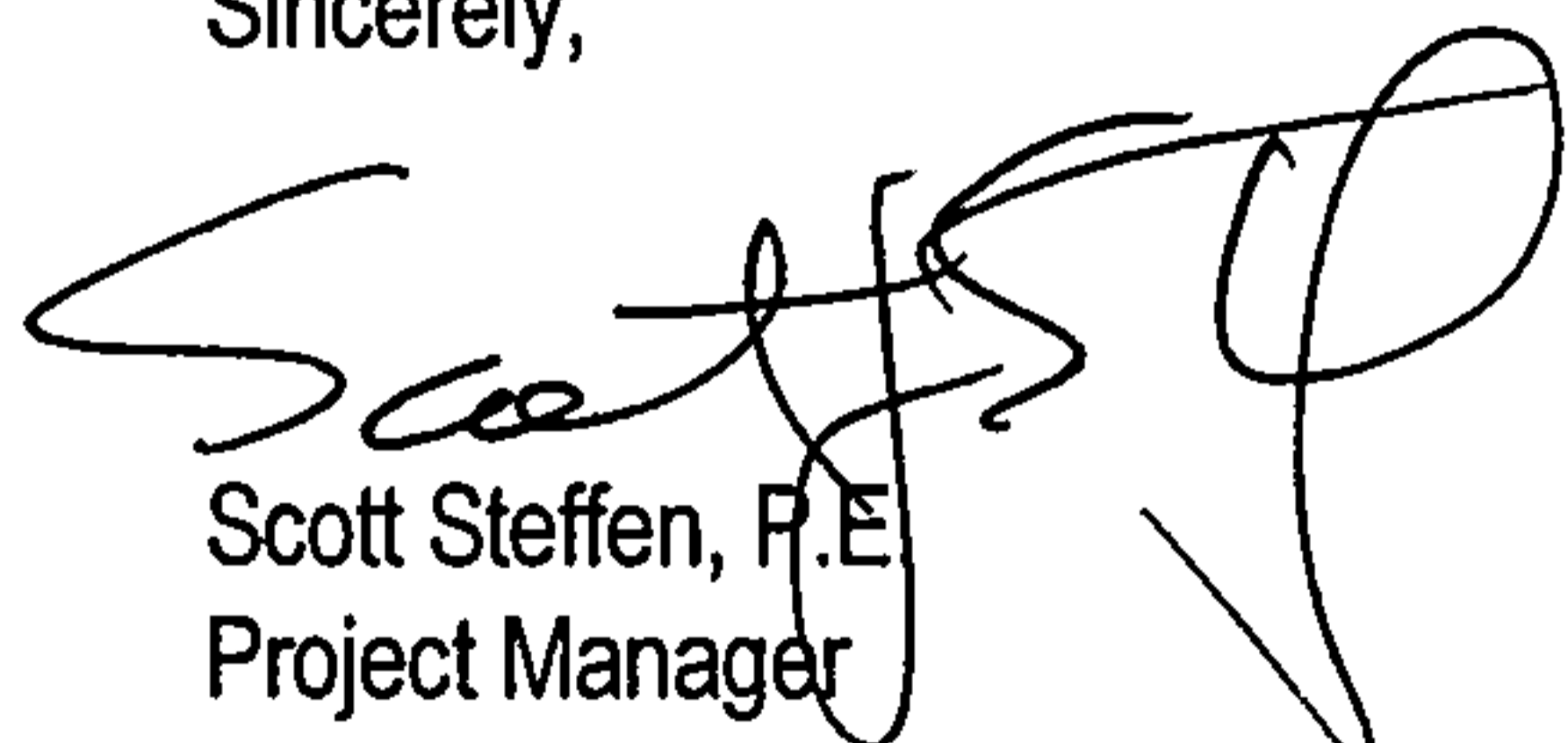
We are requesting a variance from the minimum design standards for stub streets in the El Rancho Grande Unit 10 subdivision. In particular, the request is to increase the number of lots fronting the stub street portion of Range Road from 4 to 6. The reason for the request is to provide a uniform appearance of lots fronting/backing the stub street portions of High Range and Range Roads. In addition, fronting lots 108 through 110 on Range Road will improve the grading and decrease the need for retaining walls on these lots. Range Road was selected for the variance request because the face-to-face street width is 28 feet instead of 24 feet for High Range Road.

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

- Six (6) copies of the Design Standards Variance request exhibit
- Zone Atlas map
- Letter briefly describing, explaining, and justifying the variance

Please place this item on the DRB Agenda to be heard June 25, 2003. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



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

SS
Enclosure

FORM V: SUBDIVISION VARIANCES & VACATIONS

*
*
*
*
*

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

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

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**
- ___ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT**
- ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the vacation
 - ___ Letter of authorization from the grantors and the beneficiaries
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

Unit 10 El Rancho Grande

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 10-18-03 Applicant signature / date



Form revised April 2003

<input type="checkbox"/> Checklists complete	Application case numbers	<u>Oliver Senora</u> 10-18-03
<input type="checkbox"/> Fees collected	<u>03DRB - 01021</u>	Planner signature / date
<input type="checkbox"/> Case #s assigned	_____	Project # <u>1002423</u>
<input type="checkbox"/> Related #s listed	_____	

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

SCOTT STEFFAN

Scott Steffan

Applicant name (print)

6/18/03

Applicant signature / date



pdf Form revised Sept. 2001

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

Application case numbers

03DRB - 010215

Clare Senora 6/18/03

Planner signature / date

Project # 1002423

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-3.

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

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

SCOTT STEFFEN

[Handwritten signature]

Applicant name (print)

5/8/03
Applicant signature / date



Form revised APRIL 2003

- Checklists complete
Fees collected
Case #s assigned
Related #s listed
Application case numbers
03DRB - 00749

[Handwritten signature] 5/9/03
Planner signature / date

Project # 1002423

*
*
*
*
*

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
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VACATION OF PUBLIC RIGHT-OF-WAY

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 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
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- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
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DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

SCOTT STEFFEN

Scott Steffen

Applicant name (print)

5/8/03

Applicant signature / date



Form revised April 2003

Robert 5/9/03

Planner signature / date

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

Application case numbers

03DRB -	00750
03DRB -	00751
-	-

Project # 1002423

1111111111

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 May 20th To June 4th

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 Snodgrass (Applicant or Agent) 5-9-03 (Date)

I issued 2 signs for this application, 5/9/03 (Date), R. J. Jentzen (Staff Member)

DRB PROJECT NUMBER: # 1002423 / 03DRB-00749

CITY OF ALBUQUERQUE

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

APPLICANT: Curb & Inlets Date of request: 5/9/03 Zone atlas page(s): 11-9

CURRENT:
Zoning _____
Parcel Size (acres / sq.ft.) 19.84

Legal Description -
Lot or Tract # Tract E-1 Block # _____
Subdivision Name El Rancho Grande Unit

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

of units - 123
 Building Size - _____ (sq. ft.)

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

Applicant or Representative [Signature] Date 5/9/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: TRAFFIC WAS ADDRESSED UNDER PREVIOUS SUBMITTALS.

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

[Signature] 5-9-03
TRAFFIC ENGINEER DATE

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

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

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

Notes: AQIA NOT REQD WHEN TIS IS NOT, THIS UNIT SO. of Gibson West Alignment

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

[Signature] 5/9/03
ENVIRONMENTAL HEALTH DATE

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

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

May 8, 2003

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

Re: Preliminary Plat, Sidewalk Deferral and Waiver Approval
El Rancho Grande Unit 10 Subdivision, DRB Project # 1002423

Dear Sheran:

We are requesting Preliminary Plat approval for El Rancho Grande Unit 10 Subdivision. The subject property is currently known as Tract E-1, Albuquerque South, Unit 3, located at the northwest corner of the Gibson Boulevard and De Anza Drive, and contains approximately 19.8 acres. The site is within in the Rio Bravo Sector Plan. Current zoning is R-2, allowing R-T and R-LT. In addition to the Preliminary Plat approval, we are requesting waiver and deferral of sidewalk (Exhibit B).

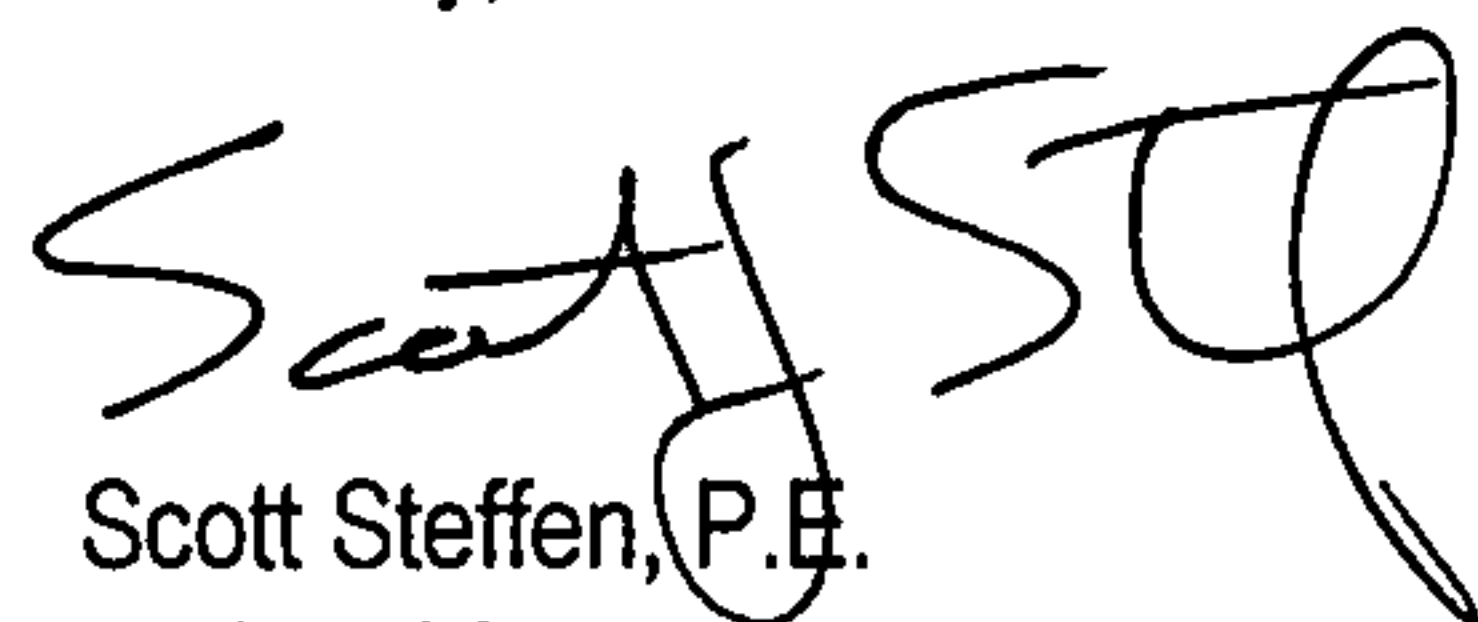
The proposed subdivision consists of 123 single-family residential lots, with a minimum dimension of 45 feet wide by 92 feet deep. Access to the site will be from Cartagena Avenue to the north and Gibson Boulevard to the south. Water service will be taken from the 2WR waterline in De Anza Drive. A grading drainage plan has been submitted to Hydrology Development for their review and approval.

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral and Waiver (Exhibit "B")
- Letter from the Office of Neighborhood Coordination
- Forms DRWS and TIS, and
- Fee in the amount of \$ 3,575.00

Please place this item on the DRB Agenda to be heard June 4, 2003. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Scott Steffen, P.E.
Project Manager

Community Development and Planning Group

SS
Enclosure



City of Albuquerque

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

Date: May 7, 2003

TO CONTACT NAME: Stephanie Stratton
 COMPANY/AGENCY: Bohannon Huston Inc
 ADDRESS/ZIP: 7500 Jefferson NE 87109
 PHONE/FAX #: 823-9800 / 798-7988

Thank you for your inquiry of 5-7-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande, Unit 10 Subdivision

zone map page(s) N-9

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

Westgate Heights
 Neighborhood Association
 Contacts: Matthew Archuleta
1628 Summerfield SW
834-7251 (h) 87121
Libby McEntosh
1316 Radrones Ct SW
831-5789 (h) 87121

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Dalana A. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

XV

Westgate Vecinos

Neighborhood Association

Contacts: Kelly Thomas

1201 Genaro SW / 87121

831-5242 (h) 604-1496 (cell)

Sylvia Hayes

10016 Hadrona SW

836-7358 (h) 87121

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

FORM DRWS

PROJECT NAME FL Rancho Grande Unit 10

AGIS MAP # N-9

LEGAL DESCRIPTION TRACT E-1

 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 5/9/03 [date].

Stephanie Stratton

Applicant / Agent

5-9-03

Date

Brad Bjell

Hydrology Division Representative

5/9/03

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].

Stephanie Stratton

Applicant / Agent

5-9-03

Date

Rogel Acen

Utilities Division Representative

5/9/03

Date

DRB# 1002423

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 7, 2003

Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver
El Rancho Grande Unit 10 Subdivision, Tract E-1

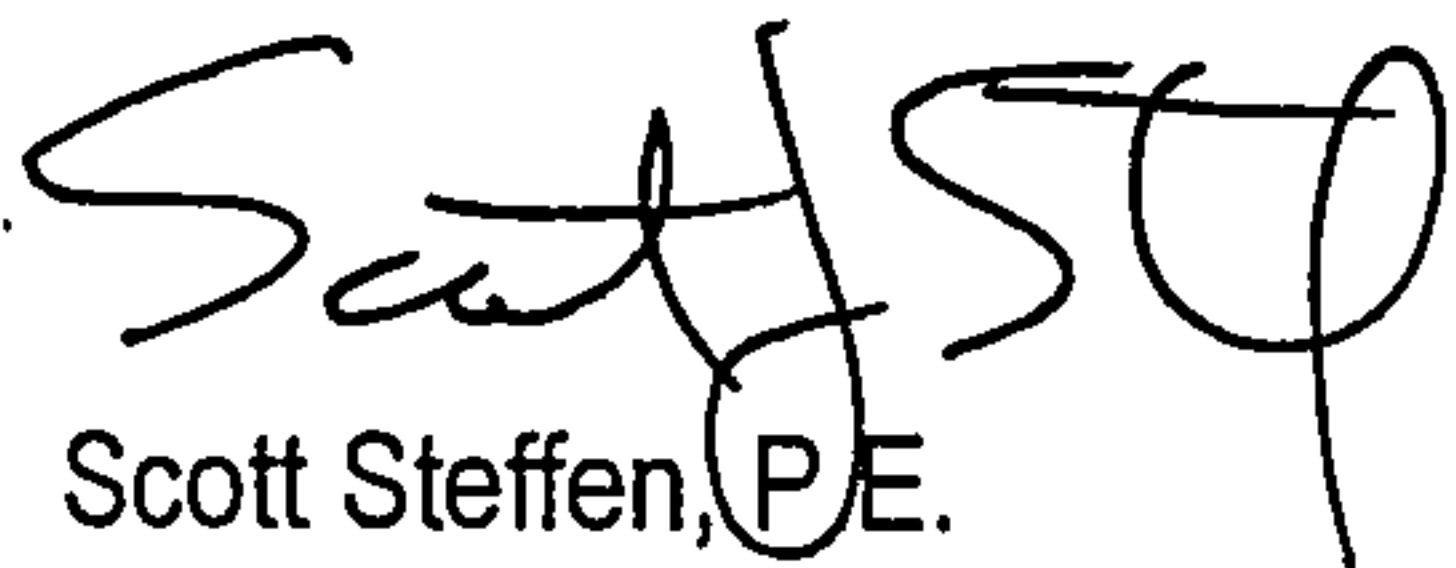
Dear Mr. Archuleta:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver for El Rancho Grande Unit 10 Subdivision from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



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

SS
Enclosure

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 7, 2003

Libby McIntosh
1316 Ladrones Ct. SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver
El Rancho Grande Unit 10 Subdivision, Tract E-1

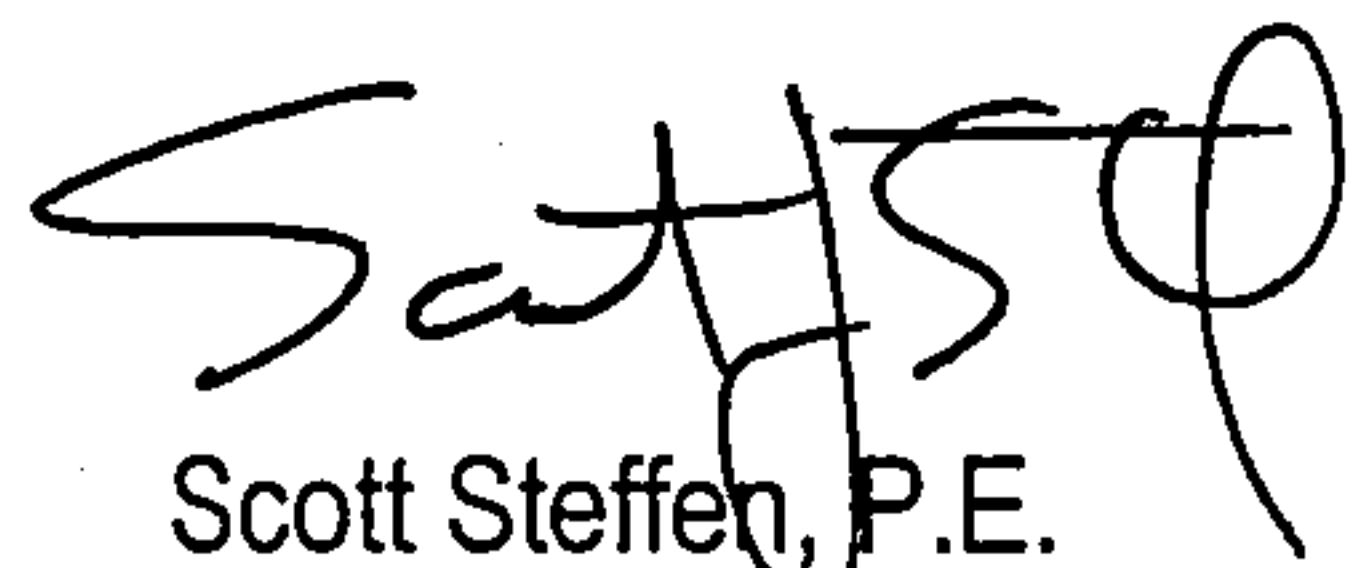
Dear Ms. McIntosh:

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

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

Sincerely,



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

SS
Enclosure

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 7, 2003

Kelly Thomas
1201 Jenaro SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver
El Rancho Grande Unit 10 Subdivision, Tract E-1

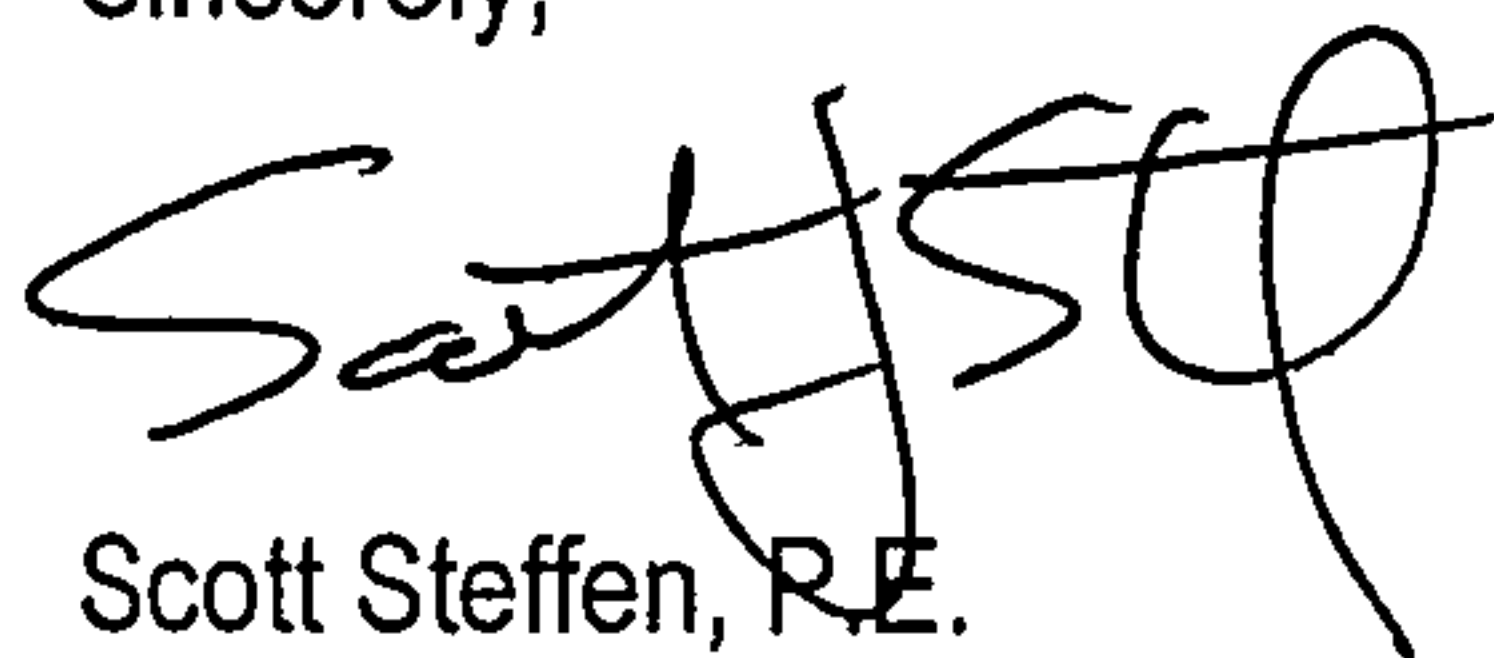
Dear Ms. Thomas:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver for El Rancho Grande Unit 10 Subdivision from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



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

SS
Enclosure

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 7, 2003

Sylvia Hayes
10016 Ladrones SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver
El Rancho Grande Unit 10 Subdivision, Tract E-1

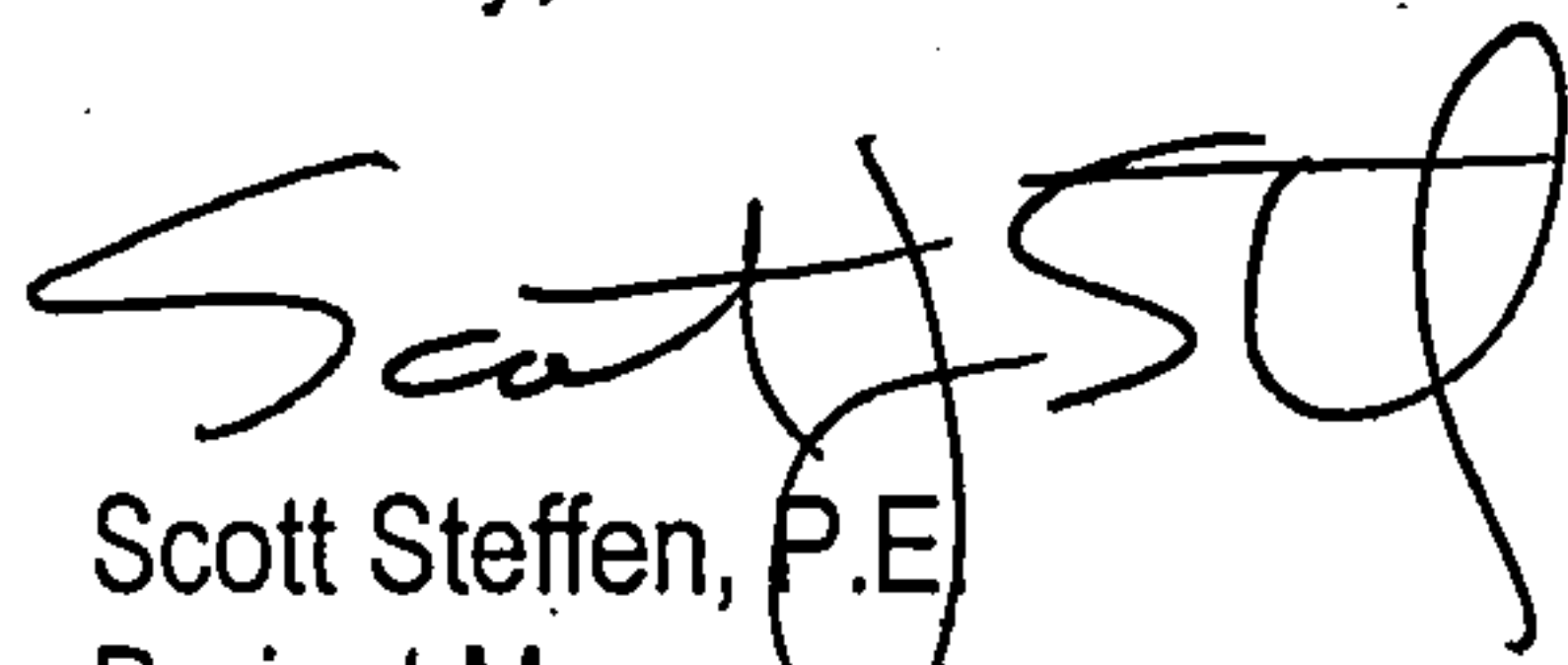
Dear Ms. Hayes:

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This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver for El Rancho Grande Unit 10 Subdivision from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



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

SS
Enclosure

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only, Insurance Coverage Provided)

Postage	\$ 83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	4.88
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To
 Mrs. Silvia Hayes
 Street, Apt. No. 1
 or PO Box No. 10016
 City, State, ZIP+4[®] Albuquerque, NM 87121

PS Form 3800, January 2001

See Reverse for Instructions

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

Postage	\$ 83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	4.88
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To
 Mr. Matthew Arnold
 Street, Apt. No. 1
 or PO Box No. 10016
 City, State, ZIP+4[®] Albuquerque, NM 87121

PS Form 3800, January 2001

See Reverse for Instructions

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

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Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	4.88
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To
 Mrs. Libby Mcintosh
 Street, Apt. No. 1
 or PO Box No. 10016
 City, State, ZIP+4[®] Albuquerque, NM 87121

PS Form 3800, January 2001

See Reverse for Instructions

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

Postage	\$ 83
Certified Fee	3.13
Return Receipt Fee (Endorsement Required)	4.88
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To
 Mrs. Kelly Thomas
 Street, Apt. No. 1
 or PO Box No. 10016
 City, State, ZIP+4[®] Albuquerque, NM 87121

PS Form 3800, January 2001

See Reverse for Instructions

OFFICIAL USE

7001 1940 0005 9521 9898

OFFICIAL USE

7001 1940 0005 9521 9911

OFFICIAL USE

7001 1940 0005 9521 9928

OFFICIAL USE

7001 1940 0005 9521 9904



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 30, 2003

Bokay Construction Inc.
5905 Azuelo NW
Albuquerque, New Mexico 87120
Attn: Bo Johnson

Re: Water and Sanitary Sewer Availability / Albuquerque South Unit 3, Tract E1, and the
North Portion of Lot A, Rosner Tract

N-09

Mr. Johnson:

Existing Conditions: The property includes approximately 35-acres south of Atrisco Village. Land use is governed by the Rio Bravo Sector Plan. Public utilities in the area include a 12-inch zone 2W master plan water line and an 8-inch sanitary collector in Cartagena.

Proposed: The sketch plat provided is for a single family subdivision of approximately 200-lots. Development will require a significant amount of off-site infrastructure. So much so that development in advance of other surrounding projects may not be cost effective.

Water: Service will be contingent on off-site master plan line construction. The bottom of zone 2W 30-inch must be extended south in De Anza to the south boundary of the property. The cross zone 12-inch in Cartagena must be extended east to the new 30-inch, and a mid zone 12 must be extended from Cartagena south to Gibson. Looped distribution lines will be required in standard locations in all streets including an 8-inch in Gibson along the full frontage.

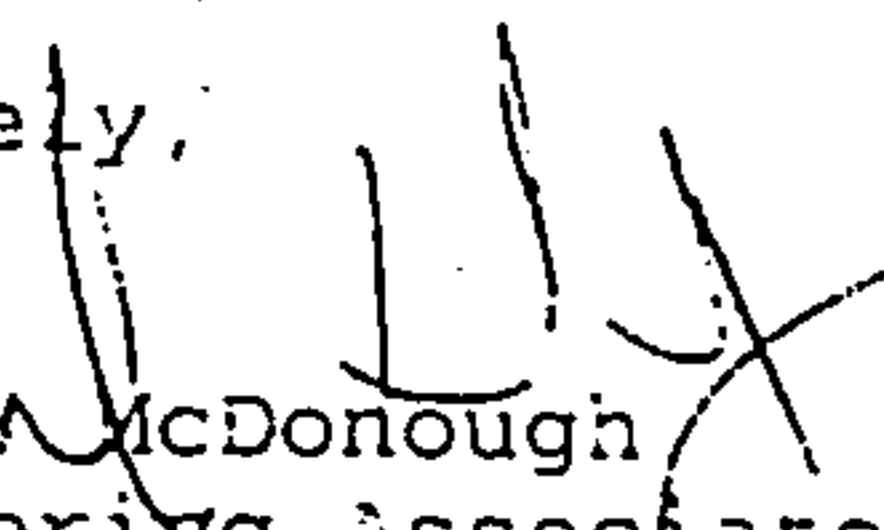
Sanitary: Service in advance of the Southwest Mesa Interceptor will be contingent on construction of an outfall in the Blake Alignment, including reconstruction if necessary, of the existing line required for service to Tract 9A. Construction must include a line from Gibson to the west property line. Sizing west of the future interceptor will require basin analysis. Eight inch collectors will be required in standard locations in all internal streets.

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

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

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

Sincerely,


JOHN F. McDonough
Engineering Associate
Development Services

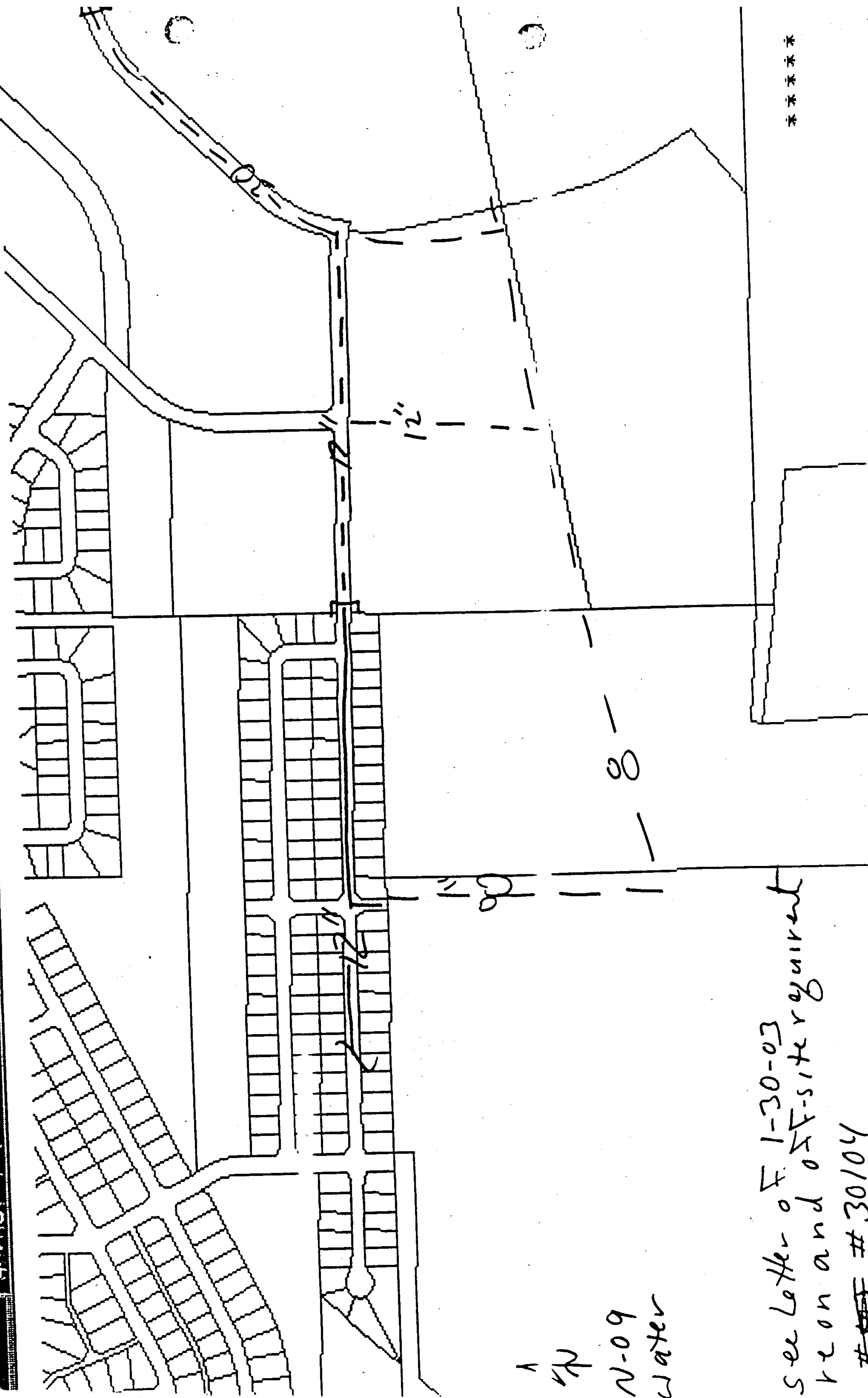
Attachment: System / Location Map(s)

cc: E/ #1002423
E/ availability N-8 97
E/ readers #30104

Zoom

X: 4: 5,70866, 5,48720
dx: dy: 4,39222, 0,72589

dist: 4,45180



↑
N
N-09
water

see letter of F 1-30-03
re on and of site requirement
~~#~~ # 30104

不不不不不

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

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

PAID RECEIPT

APPLICANT NAME

CURB, INC.

AGENT

BOHANNAN HUSTON, INC.

ADDRESS

7500 JEFFERSON

PROJECT NO.

1002423

APPLICATION NO.

03DRR00749
750 & 751

\$ 3500 441006 / 4983000 (DRB Cases)

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

\$ 75 441018 / 4971000 (Notification)

\$ 3575⁰⁰ **Total amount due**

CURB, INC.
 PH. 881-9190
 6301 INDIAN SCHOOL RD. NE, SUITE 208
 ALBUQUERQUE, NM 87110

95-660/1070
 2025113388

5348

DATE 5-1-03

PAY TO THE ORDER OF City of Albuquerque

Three thousand five hundred & seventy five and 00/100 \$ 3575⁰⁰

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

City of Albuquerque
 Treasury Division

El G Unit 10

MEMO

107006606 2025113388 5348

City of Albuquerque
 Treasury Division

Charles A. Hoaglin

12AM

IC: ANN

05/09/2003

X

RECEIPT# 00008899 WS# 008 TRANS# 0027

Account 441006 Fund 0110

Activity 4983000 TRSDMM

Trans Amt \$3,575.00

J24 Misc \$3,500.00

counterreceipt.doc

Thank You

RECEIPT# 00008900 WS# 008 TRANS# 0027

Account Fund 0110

Activity 4971000 TRSDMM

Trans Amt \$3,575.00

J24 Misc \$75.00

CK \$3,575.00

CHANGE 10/28/02 \$0.00

Thank You

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

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

City of Albuquerque
Treasury Division

06/24/2003 2:52PM LOC: ANNX
RECEIPT# 00008669 WSH 006 TRANSH 0024
Account 441006 Fund 0000 TRSKDM
Activity 4983000 \$220.00
Trans Amt \$220.00
J24 Misc CK \$0.00
CHANGE

PAID RECEIPT

APPLICANT NAME

BOHANNAN HUSTON

AGENT

7500 JEFFERSON ST. NE

ADDRESS

ALBQ 87109

PROJECT NO.

1002423 unit 10, #11.

APPLICATION NO.

(DEFERRALS)

\$ 220⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 220⁰⁰ Total amount due

Thank You

Bohannan Huston INC.

COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505 823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO

95-32 1070

127291

6/23/2003

NO 127291

PAY *****220 DOLLARS & *****00 CENTS \$ *****220.00

BOHANNAN-HUSTON INC.

TO THE
ORDER
OF

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103 US



AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈ 127291⑈ ⑆ 107000327⑆ 002865399404⑈

1002423

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
Minor Case Comments
For
January 22, 2003 Meeting

Item # 14

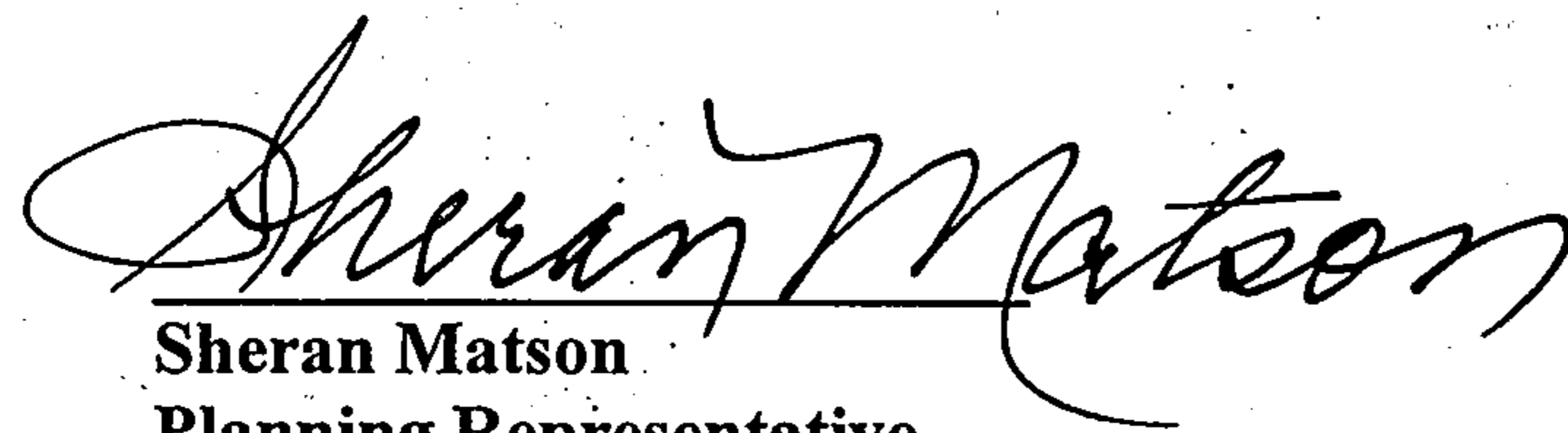
Project # 1002423

Application # 03DRB-00059

Subject: El Rancho Grande 10 & 11/ Sketch Plat

No adverse comment.

Please follow the Rio Bravo Sector Plan requirements in your submittals.



Sheran Matson

Planning Representative

Phone # 924-3880 Fax # 924-3864



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002423
Application Number: 03DRB-00059

DRB Date: 1/22/03
Item Number: 14

Subdivision:

Areas 37 and 36, Units 10 & 11, Rio Bravo Sector Plan

Zoning: RLT

Zone Page: N-9

New Lots (or units) : 245

Request for:

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

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 245 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

I'm not clear from your site exhibit if this subdivision is part of the Executed agreement for El Rancho Grande I.

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002423

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

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 22, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE
NEW MEXICO

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002423

Item No. 14

Zone Atlas N-9

DATE ON AGENDA 1-22-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- (x) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	A traffic distribution layout is needed.
<input type="checkbox"/>	How is access to be provided to this site? No.
<input checked="" type="checkbox"/>	Are we outside the Rio Bravo Sector plan? A TIS may be required.
	<i>→ Crossing of Snow Hill on Gibson</i>

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

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: CURB, INC. PHONE: 881-9190

ADDRESS: 6301 INDIAN SCHOOL N.E. FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER

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

ADDRESS: 7500 JEFFERSON NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND COMMENT

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

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

Lot or Tract No. AREAS 37 AND 36 Block: _____ Unit: 5 10 & 11

Subdiv. / Addn. RIO BRAVO SECTOR PLAN to be known @ EL RANCHO GRANDE

Current Zoning: R-2 AND RLT Proposed zoning: _____

Zone Atlas page(s): N-9 No. of existing lots: 1 No. of proposed lots: 245

Total area of site (acres): 37 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. 101206419046620417 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: NORTH OF BLAKE ROAD SW

Between: _____ and W. OF SNOW VISTA DIVERSION CHANNEL

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): (02DRB-00607) (02DRB-00608) // 1001896

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

SIGNATURE [Signature] DATE _____

(Print) SCOTT STEFFEN Rick Beltramo _____

___ Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>03 DRB - 00059</u>	<u>SK</u>	<u>53</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All checklists are complete				
<input checked="" type="checkbox"/> All fees have been collected				
<input checked="" type="checkbox"/> All case #s are assigned				
<input checked="" type="checkbox"/> AGIS copy has been sent				
<input type="checkbox"/> Case history #s are listed /				
<input type="checkbox"/> Site is within 1000ft of a landfill				
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>JAN 22 2003</u>			Total <u>\$ 0</u>

[Signature] 1/14/03
Planner signature / date

Project # 100 2423

FORM S(3)

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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

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

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

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

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

Rick Beltramo
~~SCOTT STEFFEN~~

[Signature] Applicant name (print)
01/14/03
Applicant signature / date



Form revised September 2001

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

Application case numbers
 02 DRB - 00059

JM 1/14/03
 Planner signature / date
 Project # 1002423

January 14, 2003

Roger Green, Chairman
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Areas 36 and 37, Rio Bravo Sector Plan

Dear Roger:

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

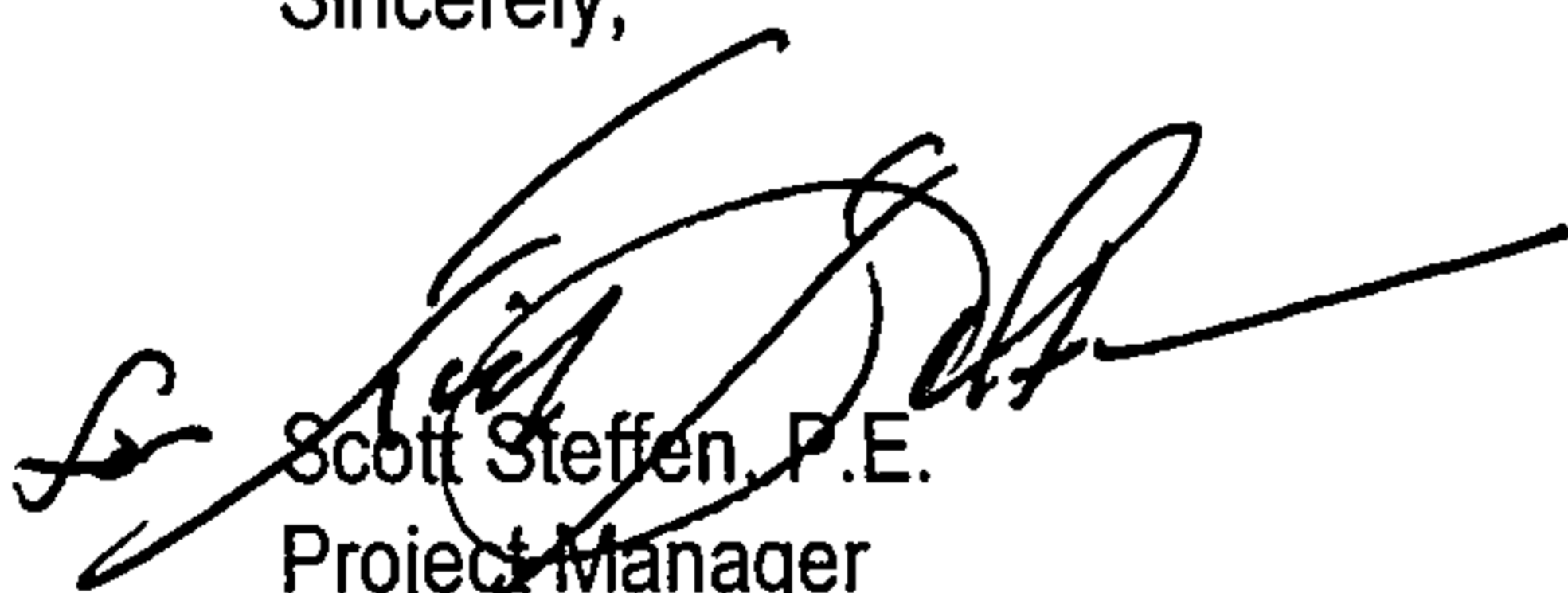
- Development Review Applications
- Exhibit 8, Rio Bravo Sector Plan
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment.

Proposed is a single-family development consisting of approximately 245, 40'x100' lots, planned to be developed in two phases (10 and 11). The subject property consists of approximately 37 acres within the Rio Bravo Sector Plan (Areas 37 and 36 of the revised plan per Illustration 8 attached). Area 37 is zoned RLT and Area 36 is zoned R-2, allowing R-T and RLT.

Please place this item on the DRB Agenda to be heard on January 22, 2003.

Sincerely,

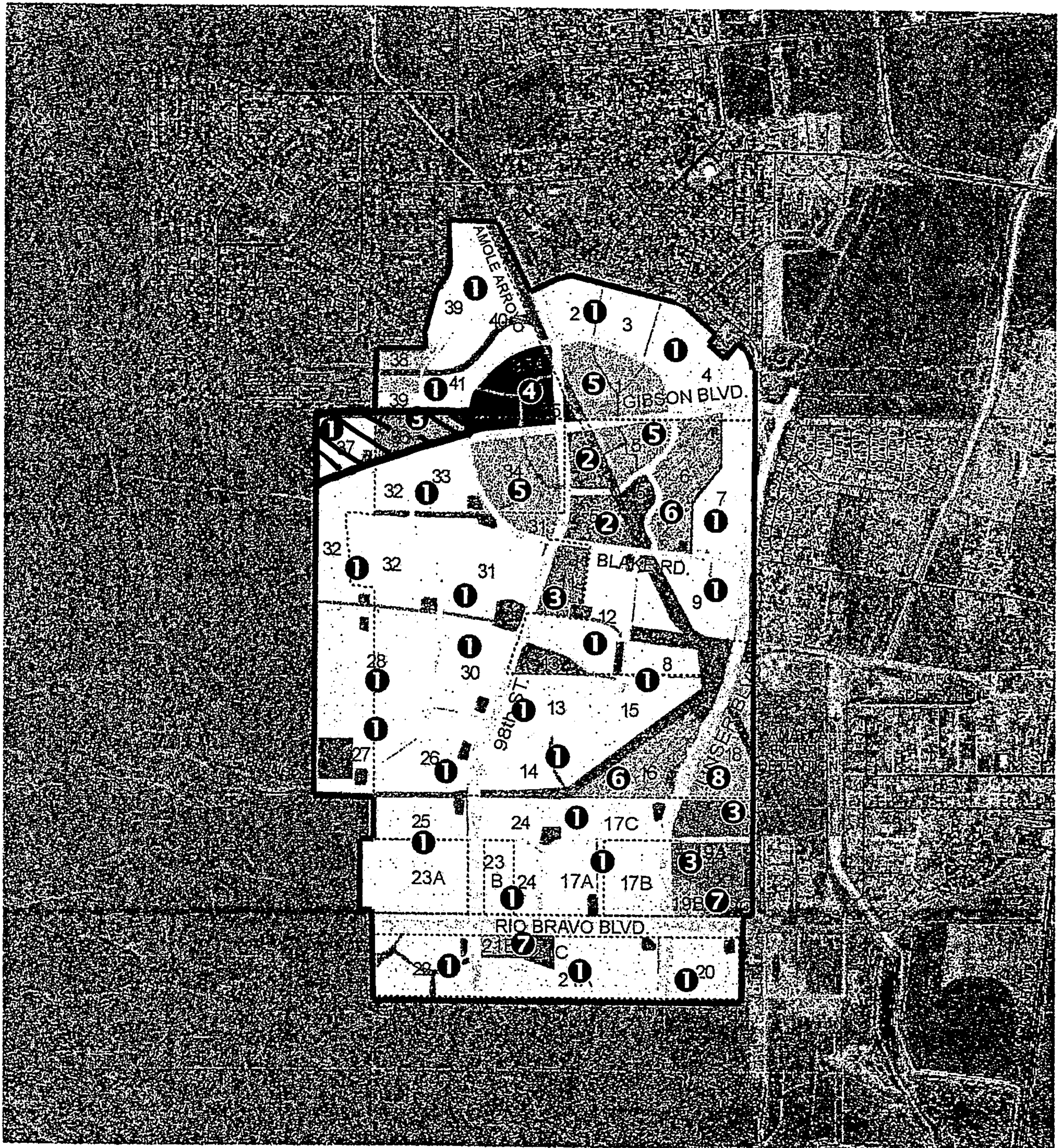


Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

a:\snyder\030265data\001\sketch.plat

RIO BRAVO SECTOR PLAN - AMENDMENT NO. 1 - 1999



Rbbndy.shp
Newowner.dwg

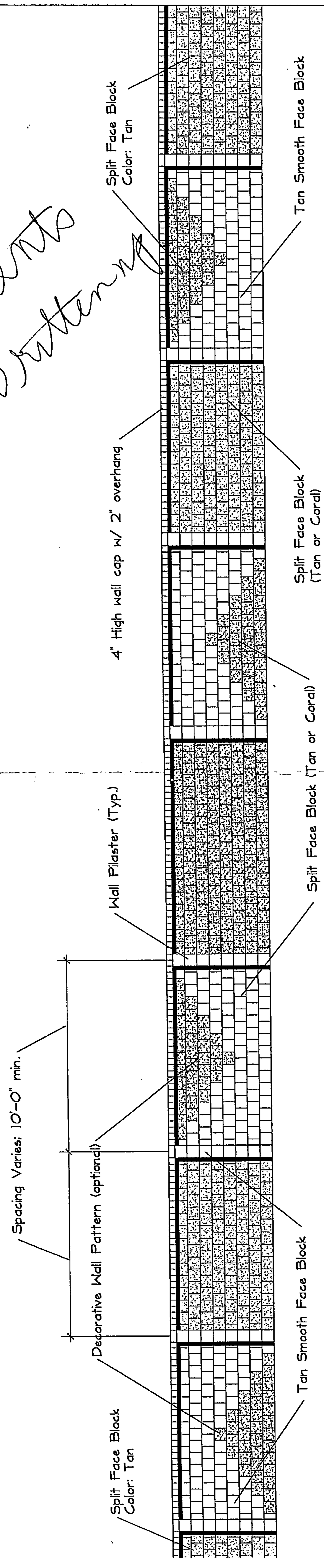


- ① "SU 2-SF" (6 DU/AC) TO RLT ZONE
- ② "SU 3-R-3" (30 DU/AC) TO SU-1, R-2 AND R-T RESIDENTIAL ZONE
- ③ "R-2" (20 DU/AC) TO R-2 ZONE, ALLOWING R-T AND RLT (UNCHANGED)
- ④ "SU 3-C-2" TO C-2 ZONE (UNCHANGED)
- ⑤ "O-1 AND C-2" AND "SU 3-O-1/C-2" TO SU-1 MIXED USE
- ⑥ "O-1" AND SU 3-C-1 AND C-2" TO SU-1 MIXED USE
- ⑦ "SU 1-O-1 AND C-2" AND SU 1-C-1" TO SU-1 C-1 ZONE
- ⑧ "I-P" TO I-P ZONE (UNCHANGED)

ILLUSTRATION 8

LAND USE AND
REVISED
ZONE CLASSES

*Comments
Written*



SUBDIVISION WALL DETAILS

DETAIL B

Subdivision Name: EL RANCHO GRANDE 10

DRB Number: 1002423

Zone Atlas Page: 17-9 N-9

Nearest Intersection: GIBSON & DE ANZA

DATE: _____

Approved: _____