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AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002528 Subdivision Name High Desert, Tracts 054A & 13C1
Surveyor Dwain Weaver Company Bohannon & Huston
Contact person Kevin Patton Phone # 823-1000 email kpatton@bhinc.com

Patricia M. Gert 4-16-03
Approved *Not Approved Date

✓ DXF RECEIVED 4-16-03 DATE
✓ HARD-COPY RECEIVED 4-16-03 DATE
✓ DISCLOSURE STATEMENT

NAD 27 Grid bearings, ground distances

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

File Format and naming

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

Coordinate System

- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information necessary to rotate from ground to grid
- 7) ___ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

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

Comments:

AGIS Use Only: Copied cov 2528 to agiscov on 4/16/03 Client Notified 4/16/03

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DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00567 (P&F)

Project # 1002528

Project Name: THE WILDERNESS @ H.D.

EPC Application No.:

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 4/16/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Sam 4/16/09

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

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

Property Management's signature must be obtained prior to Planning Department's signature.

Copy of final plat AND a DXF File for AGIS is required.
 Copy of recorded plat for Planning.

Project Number

1002528

21



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00567 (P&F)
Project Name: **THE WILDERNESS @ H.D.**
Agent: Bohannan Huston Inc.

Project # **1002528**
EPC Application No.:
Phone No.: 823-1000

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UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

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

Project Number

1002528



K

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

Development Review Board Comments

Project Number: 1002528
Application Number: 03DRB-00567

DRB Date: 4/16/03
Item Number: 21

Subdivision:

Lots OS-4-A and 13-C-1 The Wilderness at High Desert

Zoning: SU-2 HD/RLT

Zone Page: F/23

New Lots (or units) : 0

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:

Open Space has reviewed and the new trail easment is acceptable.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002528

AGENDA ITEM NO: 21

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:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

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 16, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD
4/16/03 Comments**

Item # 21

Project # 1002528

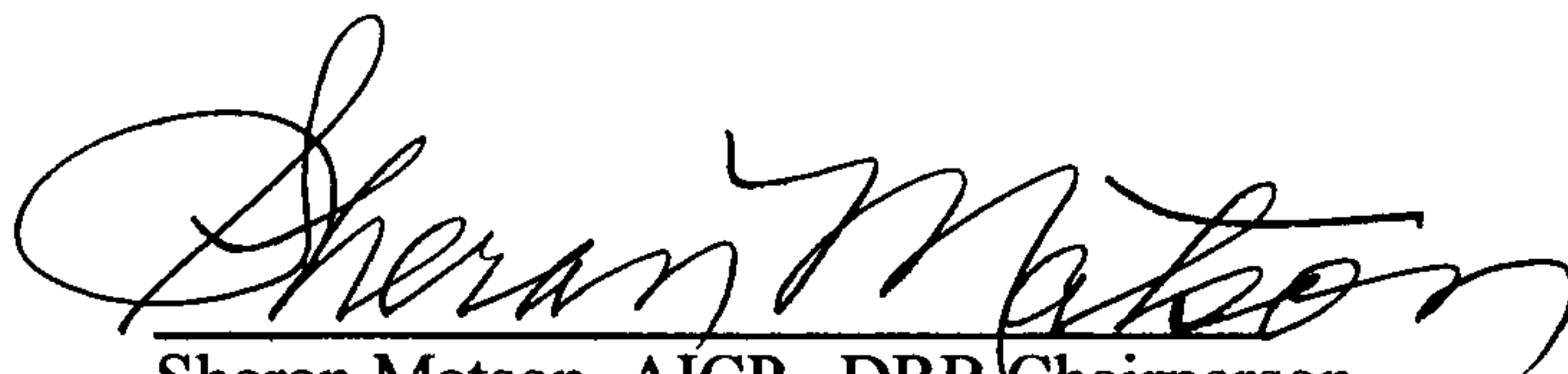
Application # 03DRB-00567

Subject: The Wilderness @ High Desert/ prelim & final plat

No objection to the requested platting actions.

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

AGIS approval of the dxf file and a hard copy of the final plat are required prior to Planning signing the final plat. We cannot store the final mylar while this process is taking place as we have no storage room. Please bring in the final mylar along with the AGIS approval sheet for Planning's signature.



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

21. **Project # 1002528**
~~03DRB-00567~~-Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Lot(s) OS-4-A AND 13-C-1, **THE WILDERNESS @ HIGH DESERT**, zoned SU-2 HD / R-LT, located on EAST OF TRAMWAY NE, between GLENWOOD HILLS SUBDIVISION and U.S. GOVERNMENT LANDS containing approximately 11 acre(s). [REF: 03DRB-00374, 02DRB-01652] (F-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL ~~PLAT-SIGN-OFF-DELEGATED TO PLANNING~~ FOR THE DXF FILE.**

22. **Project # 1001932**
03DRB-00577 Minor-Final Plat
Approval

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION, UNIT 1**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] (G-9, G-10, H-9/H-10) **INDEFINITELY DEFERRED, TO WORK OUT ISSUES, AT THE AGENT'S REQUEST.**

23. **Project # 1001133**
03DRB-00572 Minor-Ext of SIA for Temp
Defer SDWK

THE TRIAD GROUP request(s) the above action(s) for all or a portion of Lot(s) 6, 9, 10, 11, 12, 13, 29, 35 AND 38, AND 18, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB-00373, DRB-94-166] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

24. **Project # 1002539**
03DRB-00532 Minor-Prelim&Final Plat
Approval

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned S-R, located on 15TH ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] (J-13) **INDEFINITELY DEFERRED, TO ADDRESS INFRASTRUCTURE LIST COMMENTS, AT THE AGENT'S REQUEST.**

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

25. **Project # 1002571**
03DRB-00542 Minor-Sketch Plat or
Plan

STEVE WILLIAMS agent(s) for JIM GUTHRIE - STEVE WILLIAMS request(s) the above action(s) for all or a portion of Lot(s) 11-17 and MRGCD Map 32, Tract(s) 89A2 and 89B, **SUNRISE HEIGHTS SUBDIVISION**, zoned M-1, located on MONTANO NE, between EDITH NE and I-25 NE containing approximately 4 acre(s). (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001413**
03DRB-00570 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3 and Y-1A-1A-4, **PINON POINTE @ VENTANA RANCH, UNITS 5 & 6**, zoned R-LT, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and IRVING BLVD NW containing approximately 29 acre(s). [REF:02DRB-00517] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1002579**
03DRB-00561 Minor-Sketch Plat or Plan

RALPH W. ORTIZ request(s) the above action(s) for all or a portion of Lot(s) 8, and 10 feet 8 inches of Lot(s) 6 and 9, Block(s) 4, **WITH ADDITION**, zoned SU-2 special neighborhood zone, S-R, located on FORRESTER AVE NW, between 12TH ST NW and 6TH ST NW containing approximately 1 acre(s). (J-13) **THE APPLICANT/AGENT WAS NOT PRESENT.**

28. **Project # 1002581**
03DRB-00569 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for Z-COIL request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 4, 5, 6, 7 AND 9A, **SKYLINE HEIGHTS**, zoned M-1, located on EUBANK BLVD SE, between SOUTHERN AVE SE and TRUMBULL AVE SE containing approximately 2 acre(s). (L-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN**

29. Approval of the Development Review Board Minutes for April 2, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:20 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 16, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development Roger Green, Utility Development

Brad Bingham, Alternate City Engineer

Christina Sandoval, Parks &
Recreation

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

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

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

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

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

1. **Project # 1000662**
03DRB-00468 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-1, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

03DRB-00469 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-3, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000788**
03DRB-00446 Major-Two Year SIA
(Procedure B Modified)

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for ALL Lot(s), **PARADISE SKIES, UNIT 9**, zoned SU-1 special use zone, R/T, located on MC MAHON BLVD NW, between ROCKCLIFF BLVD NW and STARGAZER AVE NW containing approximately 10 acre(s). [REF: 02DRB-00229] (A-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000874**
03DRB-00444 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 Tract(s) B-1, C-2, C-3 & C-4, **RENAISSANCE CENTER III**, zoned SU-1 special use zone, for C-2 Permissive Uses, located on the SOUTH SIDE OF MONTANO RD NW, between PAN AMERICAN FRWY NE and DESERT SURF CIRCLE NE containing approximately 27 acre(s). [REF: 01DRB-00417, 01DRB-00836, 01DRB-01007, Z-86-66, Z-96-128, DRB-97-8](F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1002249**
03DRB-00445 Major-Vacation of
Public Easements

TIERRA WEST, LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) E1 & F1, **AMERICAN SQUARE**, zoned C-2 community commercial zone; SC, Shopping Center Site, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 23 acre(s). [REF: 02EPC-01475, 02EPC-01476, Z-86-12] (H-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002377**
03DRB-00415 Major-Preliminary Plat
Approval
03DRB-00416 Major-Vacation of Public
Easements
03DRB-00417 Minor-Sidewalk Waiver

03DRB-00574 Minor-SiteDev Plan
Subd/EPC
03DRB-00575 Minor-SiteDev Plan
BldPermit/EPC

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **AGENT WAS NOT PRESENT. DEFERRAL BELOW ALSO APPLIES TO THIS CASE.**

CONSENSUS PLANNING, INC. agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of Tract(s) B-1A, **UNPLATTED LANDS OF JOEL P. TAYLOR AND LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1 special use zone, PDA, located on EAST SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 7 acre(s). [REF: 02EPC-01772 & 01773 under Project #1002359 and 03DRB-00415, 00416 & 00417 under Project #1002377] [Deferred from 4/16/03] (E-12) **DEFERRED AT THE APPLICANT'S REQUEST TO 4/23/03.**

6. **Project # 1002243**
03DRB-00121 Major-Preliminary Plat
Approval
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:02EPC01460] [DEFERRED FROM 4/9/03] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/7/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1002379**
03DRB-00269 Major-Preliminary Plat Approval
03DRB-00270 Major-Vacation of Pub Right-of-Way
03DRB-00271 Major-Vacation of Pub Right-of-Way
03DRB-00272 Major-Vacation of Pub Right-of-Way
03DRB-00273 Major-Vacation of Pub Right-of-Way
03DRB-00274 Minor-Vacation of Private Easements
03DRB-00275 Minor-Vacation of Private Easements
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, PARADISE HEIGHTS, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION**) zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing approximately 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 4/2/03 AND 4/16/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03.**

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

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

8. **Project # 1000831**
03DRB-00562 Minor-SiteDev Plan Subd/EPC
03DRB-00564 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER AND Lot(s) 9, PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) **[Russell Brito, EPC Case Planner]** (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/23/03.**

9. **Project # 1002580**
03DRB-00566 Minor-SiteDev Plan
BldPermit

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29, Block(s) 5, Tract(s) A, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 FRONTAGE RD containing approximately 1 acre(s). (B-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND PLANNING FOR LANDSCAPING REQUIREMENTS AND TO MAKE SURE ENVIRONMENTAL HEALTH CONCERNS ARE SATISFIED.**

10. **Project # 1001104**
03DRB-00288 Minor- SiteDev Plan Subd
03DRB-00289 Minor-Prelim&Final Plat
Approval

03DRB-00522 Minor-Sidewalk Waiver

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, **NORTH ALBUQUERQUE ACRES** (to be known as **OAKLAND MEADOWS SUBDIVISON**) zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/2/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1000074**
03DRB-00392 Minor-SiteDev Plan
Subd/EPC
03DRB-00394 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03 and 4/2/03] (G-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

12. **Project # 1002331**
03DRB-00265 Minor-SiteDev Plan
Subd/EPC
03DRB-00263 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03 and 3/26/03, 4/2/03 Indefinitely Deferred] **[Russell Brito, EPC Case Planner]** (L-23) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMPLETION OF THE SIA AND CHECK FOR STATE HIGHWAY DEPARTMENT DRIVEWAY PERMIT WHICH IS REQUIRED PRIOR TO SIGNOFF BY TRANSPORTATION DEVELOPMENT AND TO PLANNING TO CHECK FOR SITE PLAN NUMBERING, LANGUAGE CLEAN-UP AND SITE PLAN SHEETS IN ORDER.**

- 03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03 and 3/26/03, 4/2/03 Indefinitely Deferred] (L-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

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

13. **Project # 1000501**
03DRB-00546 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 17 and 18, Tract(s) A, Block(s) 8, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [Deferred from 4/16/03]. (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

14. **Project # 1001038**
03DRB-00554 Minor-Ext of SIA for Temp
Defer SDWK

HELMICK SPRADLIN DEVELOPMENT PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-34, **LA CUEVA TIERRA**, zoned R-D residential and related uses zone, developing area, located WEST OF VENTURA ST NE, between CARMEL AVE NE and ANAHEIM AVE NE containing approximately 8 acre(s). [REF: 01DRB-00139, DRB-94-436, S-95-3, V-95-14] (C-20) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT WAS APPROVED FOR THE DEFERRAL OF SIDEWALKS.**

15. **Project # 1002330**
03DRB-00401 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for MONTGOMERY PLACE CHURCH OF GOD request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1, located on MONTGOMERY BLVD NE, between AMAFCA NORTH DIVERSION CHANNEL and CARLISLE BLVD NE containing approximately 5 acre(s). [REF: 03DRB-00347] [Final Plat was indefinitely deferred] (F-16) **THE FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

16. **Project # 1002207**
03DRB-00563 Minor-Final 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 Lot(s) 24 - 27, Block(s) 18, (to be known as **VINEYARD ESTATES, UNIT IV-A**) NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, zoned R-D residential and related uses zone, developing area, located on the NORTH SIDE OF CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 02DRB-01391, Z-94-6] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

17. **Project # 1002271**
03DRB-00565 Minor-Final 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 Lot(s) 7-9 & 24-27 AND Proposed Tract 6A, Block(s) 19, Unit(s) 3, **LOS VIGILS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 3, zoned SU-2 special neighborhood zone, / RT, located on the NORTH SIDE OF CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 8 acre(s).[REF:02DRB-01365, 02DRB-01391, Z-94-6](C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND TO CHECK FOR A HOMEOWNERS ASSOCIATION FOR LOS VIGILS SUBDIVISION TO BE CREATED AND SIGN THE PLAT AND FOR RECORDATION OF TRACT A – VENTURA VILLAGE.**

18. **Project # 1000355**
03DRB-00568 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS, INC. agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 14 & 15, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2 HD/R-T special neighborhood zone, located on SLATERIDGE PL NE, between ACADEMY RD NE AND SPAIN RD NE, EAST OF TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01589] (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGNOFF DELEGATED TO PLANNING FOR DXF FILE.**

19. **Project # 1002351**
03DRB-00560 Minor-Amnd Prelim Plat
Approval

SURV-TEK INC. agent(s) for CURB WEST INC. & WEST FORK LTD. request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C, 1-B-1-D, 1-B-1-E and 1-B-1-G, **SEVILLE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located WEST OF KAYENTA BLVD NW, NORTH OF IRVING BLVD NW and EAST OF UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01381, 02DRB-01250] (A-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN DATED 4/3/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

20. **Project # 1002339**
03DRB-00571 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC. agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Tract(s) 10-A, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, W-7, located on CAMPBELL RD NW, between TRELIS DR NW and GLENWOOD ST NW containing approximately 2 acre(s). [REF: 02DRB-01711, 02DRB-01958] (G-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action <i>PF</i>		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment (Zoning Code/Subdivision Regulations)	
<input type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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

APPLICANT INFORMATION:

NAME: HIGH DESERT INVESTMENT CORPORATION PHONE: 823-9360
 ADDRESS: 13000 ACADEMY RD NE FAX: 823-9611
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY FINAL PLAT APPROVAL

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

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

Lot or Tract No. OS-4-A and 13-C-1 Block: _____ Unit: _____
 Subdiv. / Addn. HIGH DESERT
 Current Zoning: SU-2 HD/R-LT Proposed zoning: _____
 Zone Atlas page(s): F-23 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 10.8213 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. 10230624900340702 102306145823141006 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF TRAMWAY
 Between: GLENWOOD HILLS SUBDIVISION and US GOVERNMENT LANDS

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____

(1002528, 03DRB-00874), V-02DRB-01652) DRB 91-343

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

SIGNATURE [Signature] DATE 4-8-03
 (Print) KEVIN PATTON 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>PF</u>	<u>S3</u>	\$ <u>285.-</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 type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>April 16 2003</u>			\$ <u>285.-</u>

Project # 1002528

[Signature] 4/8/03
 Planner signature / date

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

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

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

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ~~4 copies for internal routing.~~
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - ___ Property owner's and City Surveyor's signatures on the Mylar drawing
 - ___ SIA financial guaranty verification
 - ___ 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) 145 + (70 x 2) 140 285
 - 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. FINAL SIGN OFF**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - ___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - ___ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

KEVIN PATTON
[Signature]

Applicant name (print)

4.8.03

Applicant signature / date



Form revised MARCH 2003

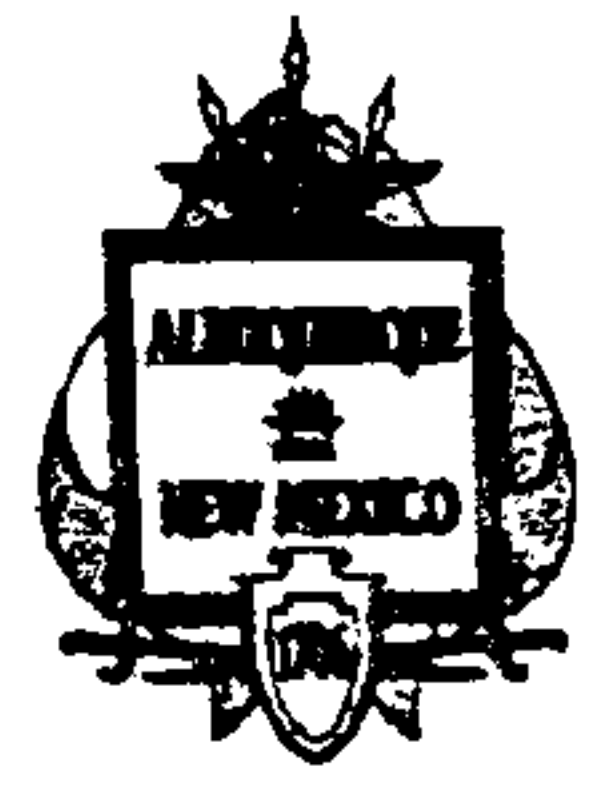
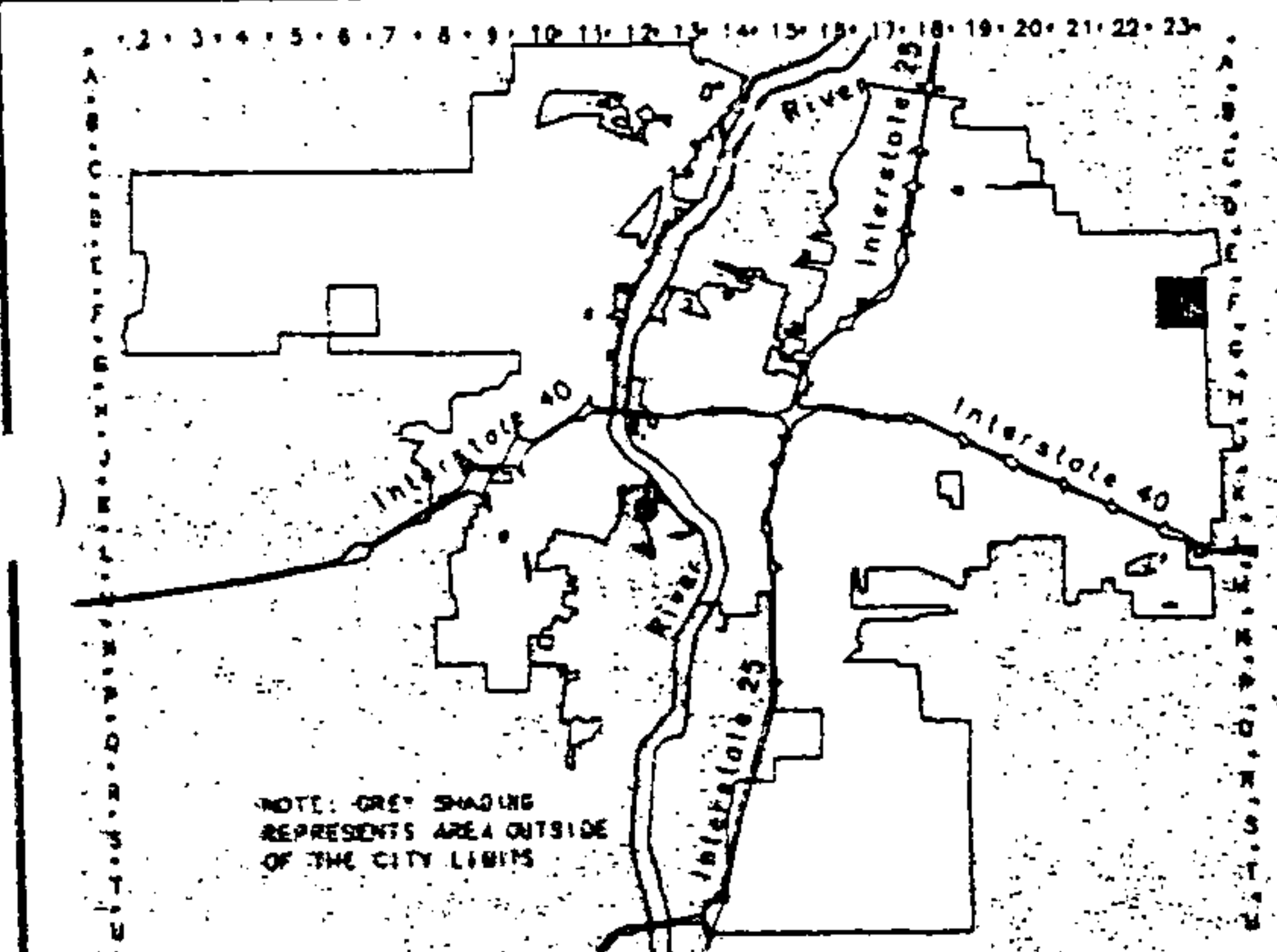
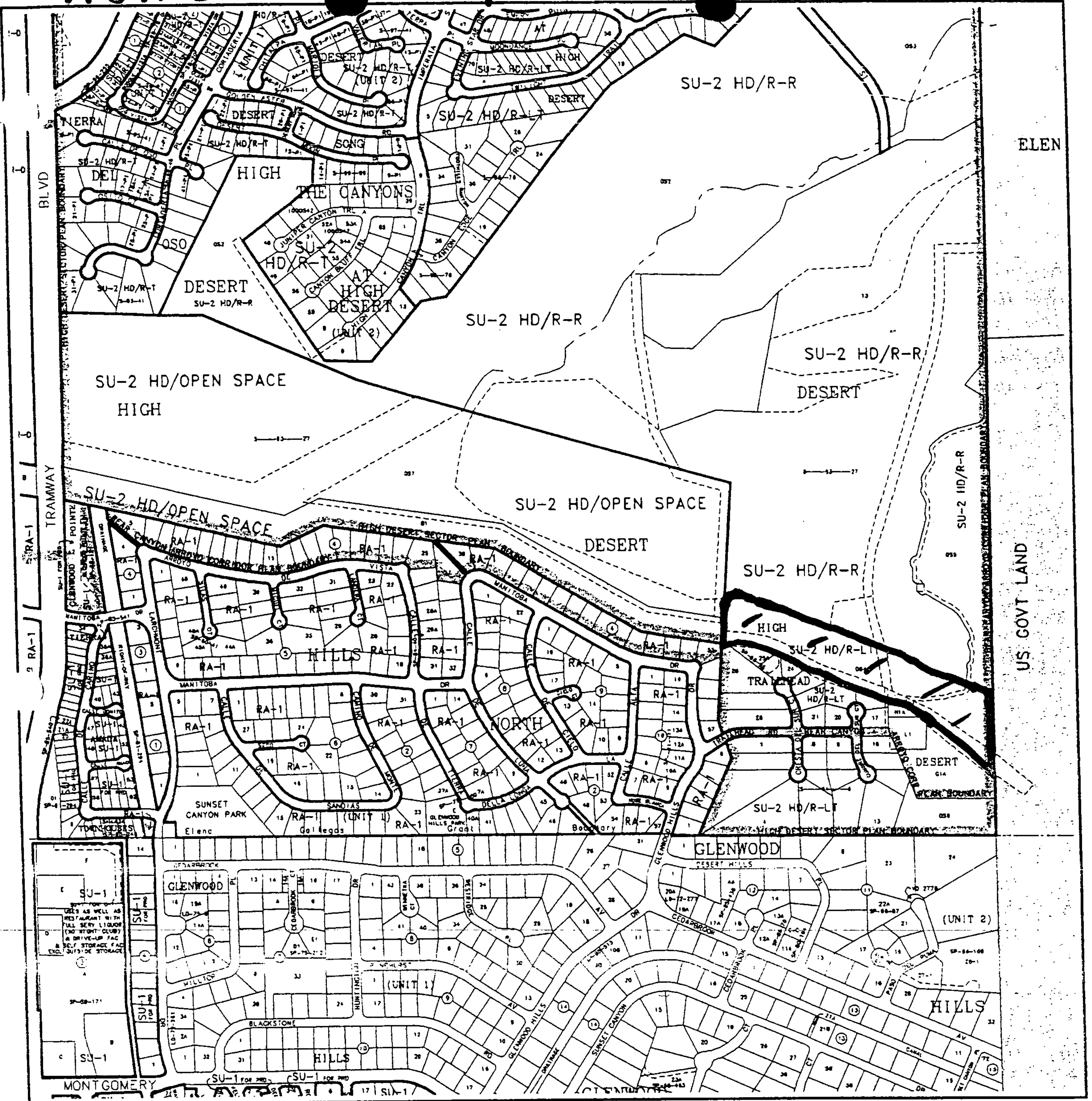
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB - 00567

[Signature] 4/8/03

Planner signature / date

Project # 100 2528

HIGH DESERT OS-4



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

F-23-Z

Map Amended through April 03, 2002

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 8, 2003

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

Re: Preliminary/Final Plat Approval; Tract OS-4-A, High Desert and Tract 13-C-1 The Wilderness
Subdivision, High Desert; DRB Project # 1002528

Dear Sheran:

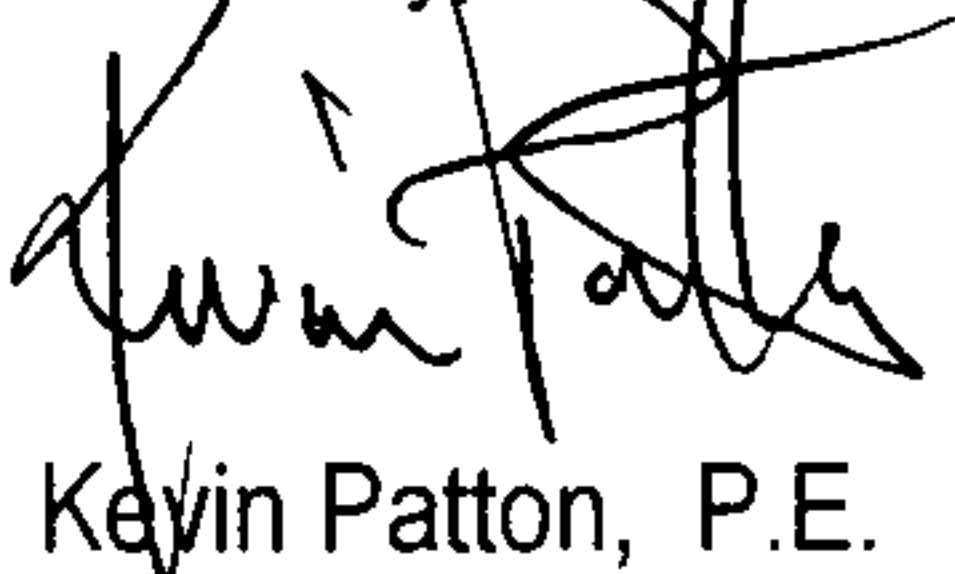
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$ 285.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this preliminary/final plat is to meet the conditions of the vacation action that was approved at the April 2, 2003 DRB meeting. On April 2, 2003, the DRB approved the vacation of a 50 foot wide Waterline Easement and Access Road, a 15 foot and 35 foot Temporary Construction Easement, as well as a floating Trail Easement. A part of the condition to the vacation action approval, a 20 foot wide Public Waterline Easement has been provided on the final plat. The plat also defines a 6 foot wide public pedestrian trail easement that defines the floating trail easement that is being vacated as a part of this platting action.

Please place this item on the DRB Agenda to be heard on April 16, 2003. If you have any questions or require additional information, please contact me.

Sincerely,



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

SS
Enclosures

cc: Doug Collister, HDIC (w/ encl.)

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

4-3-2003

5. Project # 1002528
 03DRB-00374 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) OS-4, **HIGH DESERT SUBDIVISION**, zoned SU-2/HD/RLT, located east of TRAMWAY NE, between GLENWOOD HILLS SUBDIVISION AND U. S. GOVERNMENT LANDS [REF: CSU-89-12, 02DRB-01860, 01652, DRB-91-343] (F-23)

At the April 2, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

1. A 20-Foot wide water line easement shall be retained on the replat.
2. Final disposition shall be through the City Real Estate Office.
3. 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 17, 2003, in the manner described below.

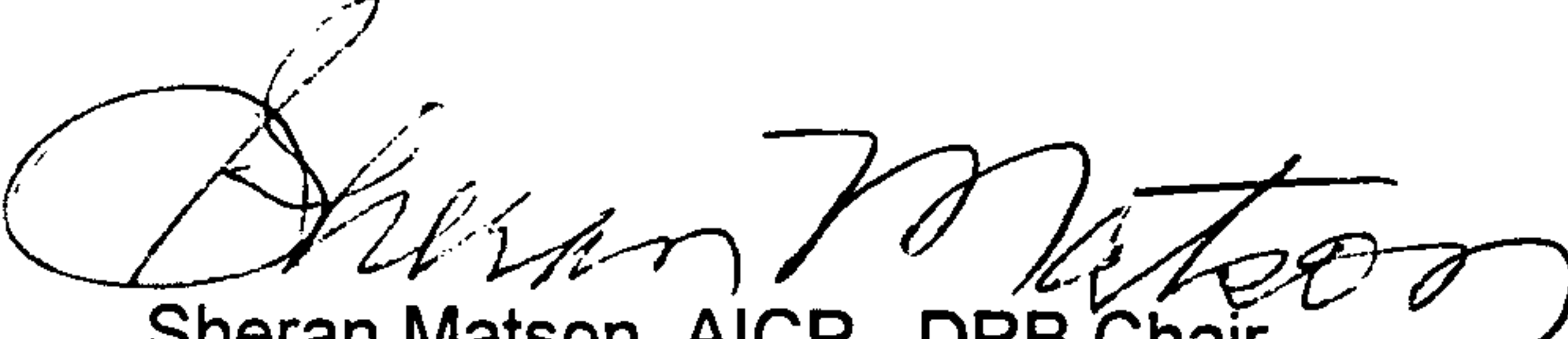


**OFFICIAL NOTICE
PAGE TWO**

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

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

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


Sheran Matson, AICP, DRB Chair

cc: High Desert Investment Corporation, 13000 Academy NE, 87111
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

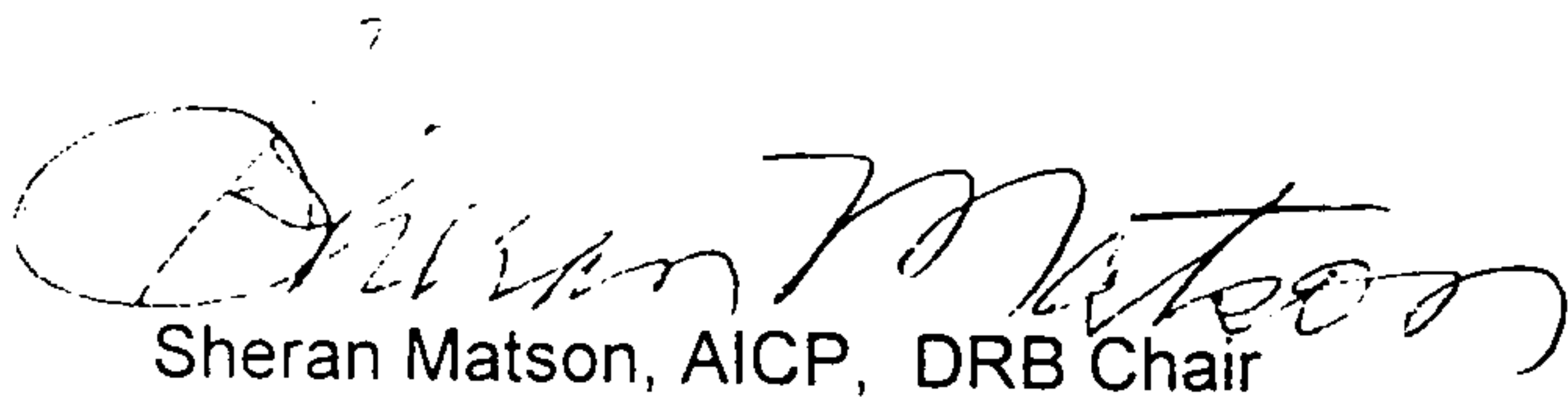


**OFFICIAL NOTICE
PAGE TWO**

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Sheran Matson, AICP, DRB Chair

cc: High Desert Investment Corporation, 13000 Academy NE, 87111
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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 HIGH DESERT INV CORP
AGENT BHI
ADDRESS _____
PROJECT NO. 100 2528
APPLICATION NO. 03 DRB - 00567

\$ 285.- 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)
\$ 285.- **Total amount due**



HIGH DESERT
High Desert Investment Corporation
13000 Academy Road NE PH. 505-823-9360
Albuquerque, NM 87111

BANK OF AMERICA
Albuquerque, New Mexico 87125-0500 95-32 011064
(505) 765-2600 1070

Pay: *****Two hundred eighty-five dollars and no cents

DATE	CHECK NO.	AMOUNT
4-08-03	11064	\$285.00

PAY TO THE ORDER OF City of Albuquerque

TWO SIGNATURES REQUIRED

[Signature]
*****DUPLICATE*****
City of Albuquerque
Treasury Division MP

04/08/2003 10:22AM LOC: ANN
"011064" 1070003271 01 320X1785 6"
RECEIPT# 00007097 WS# 008 TRANS# 0007
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$285.00
J24 Misc \$285.00
CK \$285.00
CHANGE \$0.00



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

4-3-2003

5. Project # 1002528
03DRB-00374 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) OS-4, **HIGH DESERT SUBDIVISION**, zoned SU-2/HD/RLT, located east of TRAMWAY NE, between GLENWOOD HILLS SUBDIVISION AND U. S. GOVERNMENT LANDS [REF: CSU-89-12, 02DRB-01860, 01652, DRB-91-343] (F-23)

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1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
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If you wish to appeal this decision, you must do so by April 17, 2003, in the manner described below.

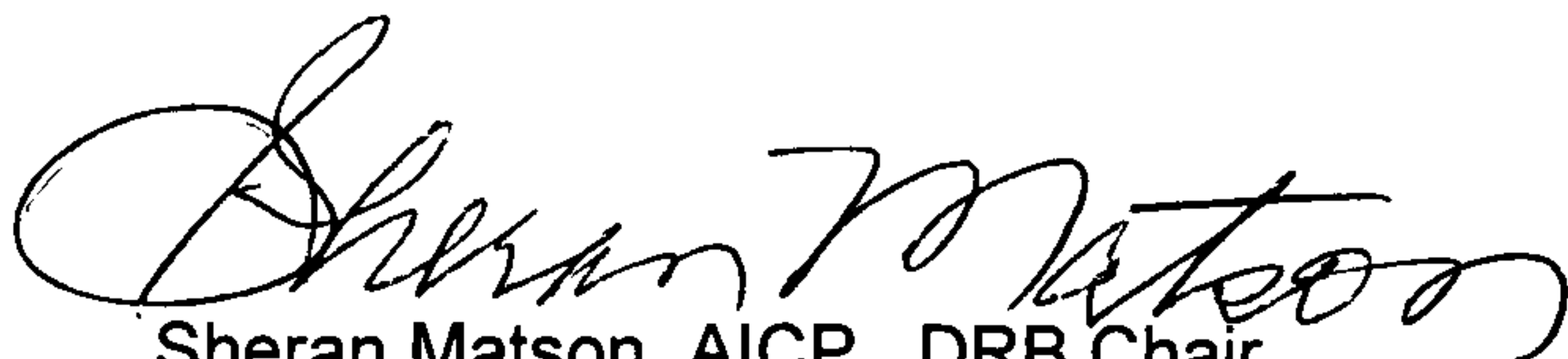


**OFFICIAL NOTICE
PAGE TWO**

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

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

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


Sheran Matson, AICP, DRB Chair

cc: High Desert Investment Corporation, 13000 Academy NE, 87111
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002528

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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 2, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002528 AGENDA#: 5 DATE: 4.2

1. Name: Kym D'Amore Address: BORD academy Zip: 87111

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
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 2, 2003

Project # 1002528
03DRB-00374 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) OS-4, **HIGH DESERT SUBDIVISION**, zoned SU-2/HD/RLT, located east of TRAMWAY NE, between GLENWOOD HILLS SUBDIVISION AND U. S. GOVERNMENT LANDS [REF: CSU-89-12, 02DRB-01860, 01652, DRB-91-343] (F-23)

AMAFCA

No objection to requested actions. AMAFCA will sign the Final Plat.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord.

Letters sent to Glenwood Hills (R) and High Desert Neighborhood Assns.

APS No adverse comments.

Police Department

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

Fire Department No adverse comments.

PNM Gas Approves.

PNM Electric PNM approves vacation requests.

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

OSD has NO ADVERSE COMMENT with regard to the proposed Vacation of Public Easements. However, in order to insure that public-interest is served with regard to the Floating Trail Easement, OSD suggests that, as a Condition of Approval, OSD and other involved entities and agencies are consulted in order to arrive at a mutually agreeable Final Trail Easement. before signature on Final Plat:

City Engineer

The Hydrology section has no objection to the vacation request.

Transportation Development

Refer to Utility development and Parks and Rec. for comments on the vacation actions.

Parks & Recreation

No objection. New plat will have to identify new location of trail easement.

Utilities Development

No objection to Vacation requests with the condition that a 20' wide water line easement be retained on the replat.

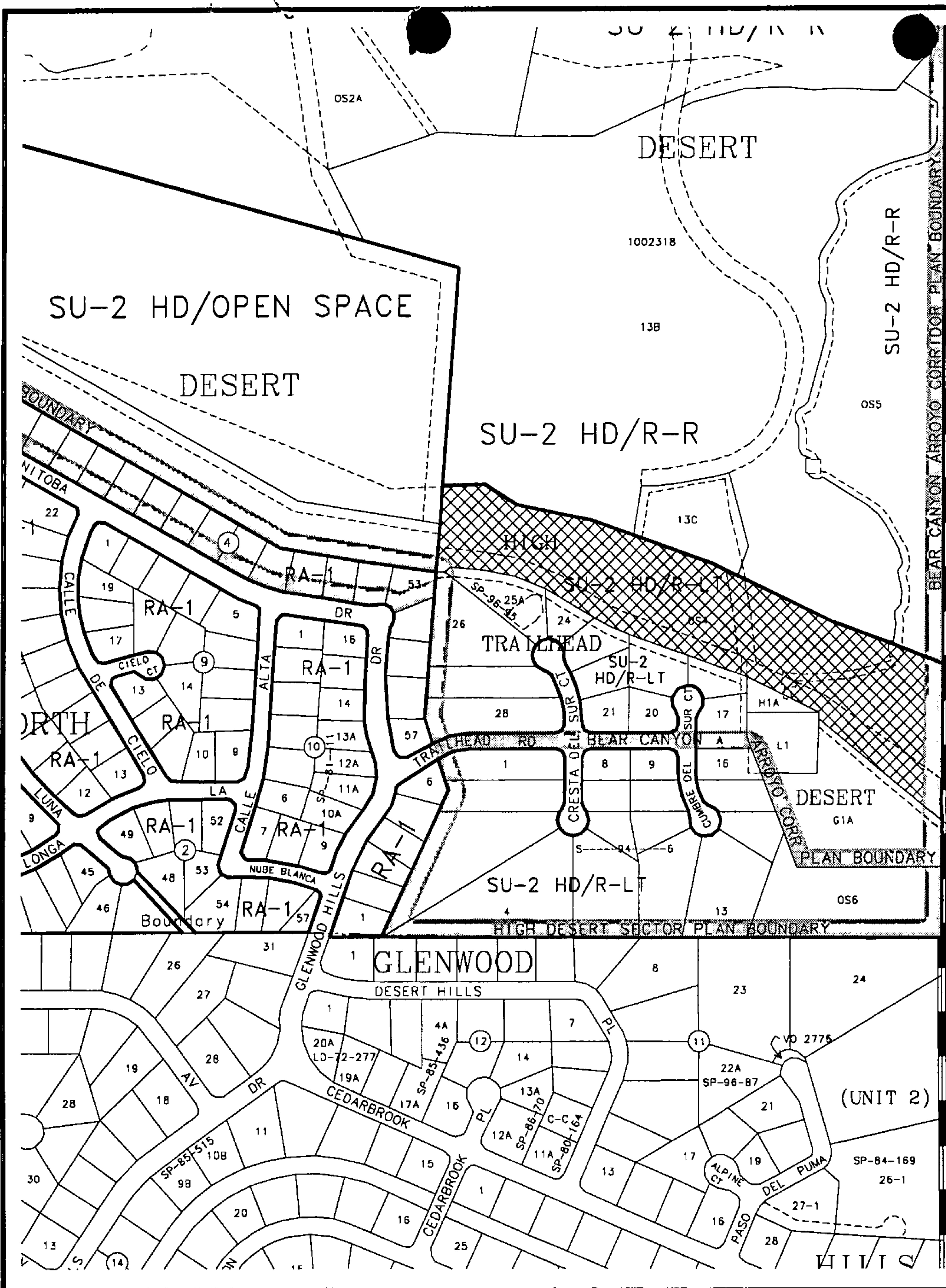
Planning Department

No objection to the requested action. Applicant has one year from approval date to file a plat showing the vacations.

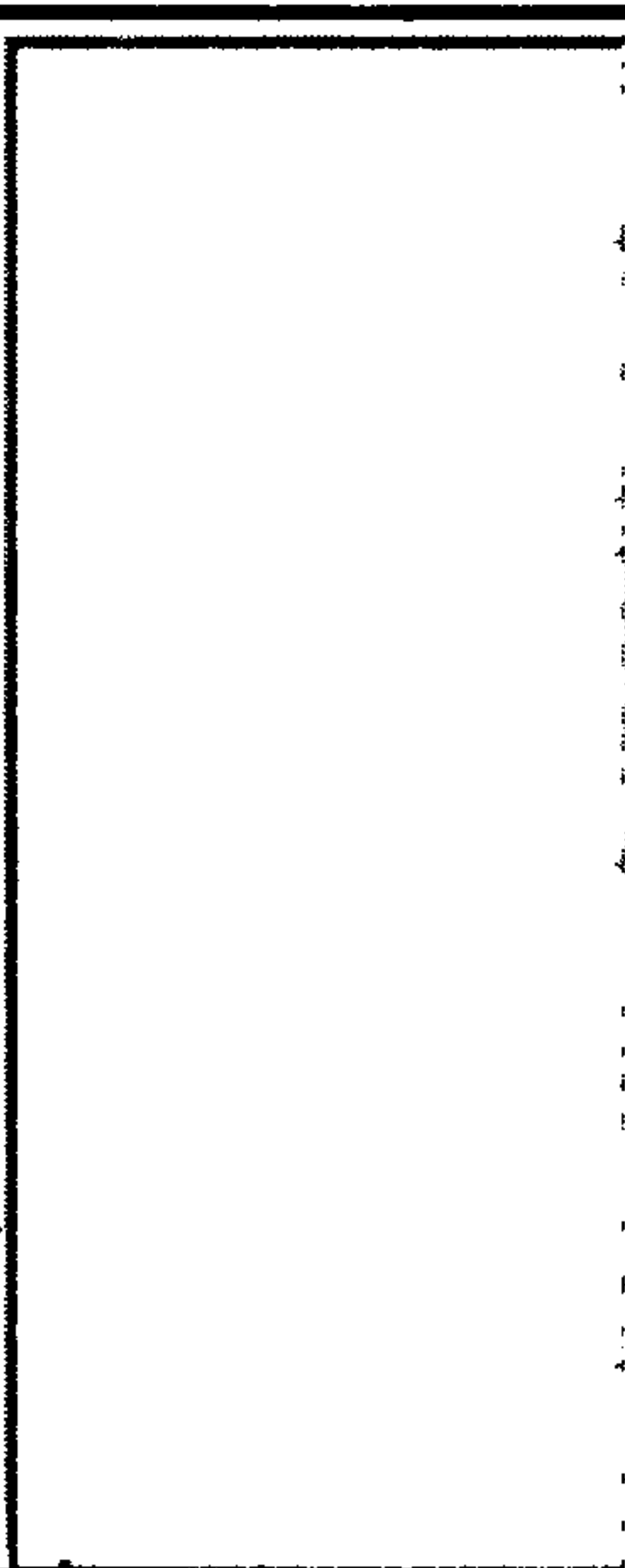
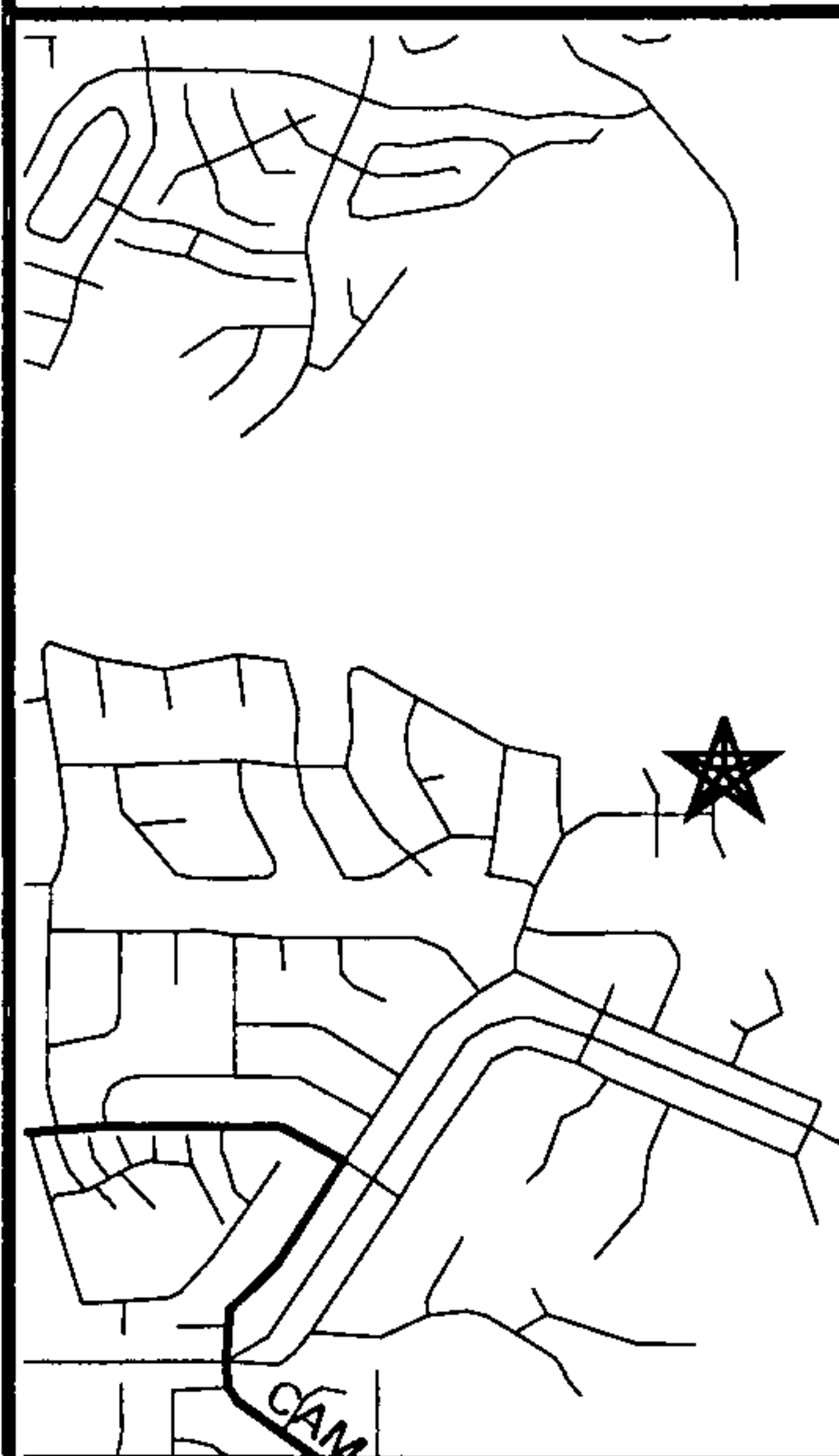
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:High Desert Investment Corp., 13000 Academy Rd NE, 87111

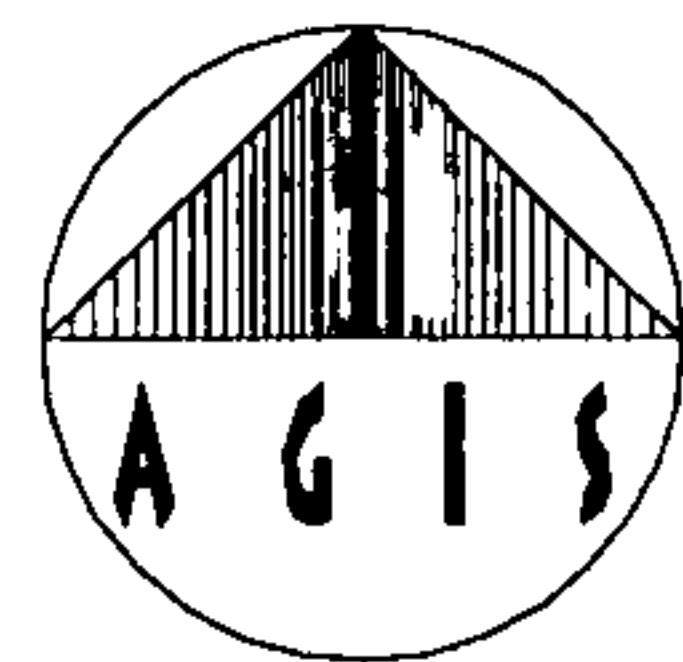
Bohannon Huston Inc., 7500 Jefferson NE, 87109



US GOVT LAND



ZONING MAP



Scale 1" = 504'

PROJECT NO.
1002528

HEARING DATE
4-2-03

MAP NO.
F-23

ADDITIONAL CASE NUMBER(S)
03DRB-00374

Note: Shaded area indicates County

Not to Scale



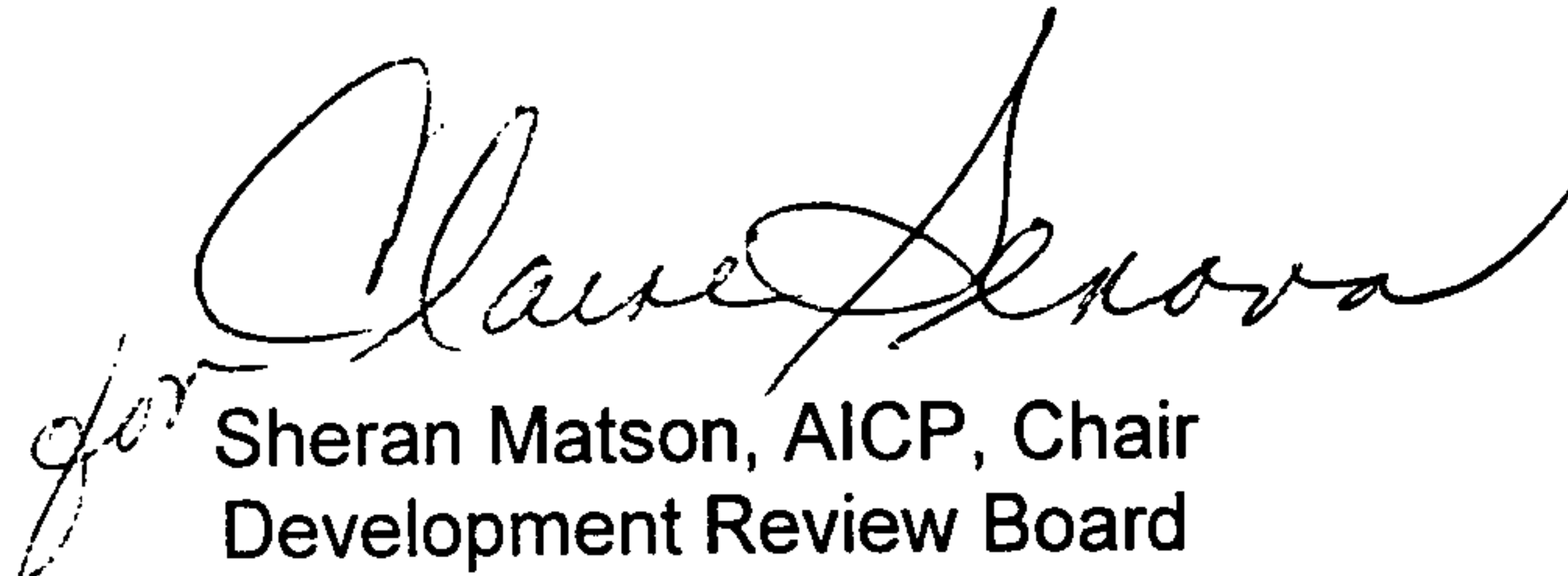
PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002528 -
03DRB-00374 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC. agent(s) for HIGH
DESERT INVESTMENT CORP. request(s) the above
action(s) for all or a portion of Tract(s) OS-4, **HIGH
DESERT SUBDIVISION**, zoned SU-2/HD/RLT, located
east of TRAMWAY NE, between GLENWOOD HILLS
SUBDIVISION AND U. S. GOVERNMENT LANDS
[REF: CSU-89-12, 02DRB-01860, 01652, DRB-91-343]
(F-23)

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.

for 
Sheran Matson, AICP, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 17, 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, April 2, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001012

03DRB-00366 Major-Two Year SIA

LARRY READ & ASSOCIATES, agent(s) for COUNTRY SIDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNSHINE COUNTRY – MOBILE HOME PARK II**, zoned SU-Mobile Home Park, located on BLAKE RD SW, between COORS SW and UNSER SW containing approximately 7 acre(s). [REF: DRB-98-64, 01450-00056] (N-10)

Project # 1001085

03DRB-00372 Major-Two Year SIA

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, **ROSEWOOD SUBDIVISION**, zoned R-D (15DU/A) located on BLOSSOMWOOD NW, between HANOVER NW and I-40 containing approximately 10 acre(s). [REF: 01DRB-00261, S-96-31] (J-10)

Project # 1002525

03DRB-00367 Major-Vacation of Pub
Right-of-Way

03DRB-00368 Major-Vacation of Pub
Right-of-Way

03DRB-00369 Major-Vacation of Public
Easements

03DRB-00370 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 10 – 23, Block(s) 19, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, VINEYARD COURT ESTATES**, zoned RD, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 02EPC-01353, 02EPC-01354, 02EPC-01355] (C-20)

Project # 1002527

03DRB-00373 Major-SiteDev Plan
BldPermit

ABQ ENGINEERING INC agent(s) for CARLA GALLIPOLI request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 16, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 / IP, located on CARMEL AVE NE, between I-25 NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: Z-87-42] (C-18)

SEE PAGE 2...

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

Meeting Date: 4-2-03

Zone Atlas Page: F-23-2

Notification Radius: 100 Ft.

App# <u>03 DRB-00374</u>
Proj# <u>1002528</u>
Other#

Cross Reference and Location: _____

Applicant: High Desert Investment Corporation ✓

Address: 1300 Academy Rd NE, 80111

Agent: Bahannan Huston, Inc. ✓

Address: 7500 Jefferson NE, 80109

SPECIAL INSTRUCTIONS

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

Date Mailed: 3/11/03

Signature: K. Tseth, Inc.

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page / Of

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-23	1023061	458-231	410-06	✓
		204-309	201-31	✓ COA
		209-349	30	✓ COA
		461-402	101-02	✓ mp
		511-302	03	✓ COA
		478-149	410-04	✓ COA
		478-177	03	✓ COA
		481-195	01	✓ COA
		478-204	02	✓ COA
		465-184	23	✓
		464-192	07	✓ mp
		463-200	24	✓
		461-209	25	✓
		445-213	26	✓
		443-201	27	✓ mp
		430-201	28	✓ mp
		429-211	29	✓
		427-219	30	✓
		418-224	31	✓
				1023061 403-232 410 32 ✓
				393-223 33 ✓
				397-209 34 ✓
				398-200 35 ✓
				343-238 204 50 ✓
				352-237 51 ✓
				361-230 52 ✓
				372-233 53 ✓
				372-223 54 ✓
				372-213 55 ✓
				355-218 409 10 ✓
				1024061 280-328 101 43 ✓

1023061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

102306145823141006 LEGAL: OS-4 PLA T OF HIGH DESERT CONT 9.3919 AC M/L OR 409 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ALBUQUERQUE ACADEMY INC THE
OWNER ADDR: 06400 WYOMING BL NE ALBUQUERQUE NM 87109

102306120630920131 LEGAL: TR B -1 P LAT OF HIGH DESERT CONT 12.7910 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102306120934920136 LEGAL: OS-7 PLA T OF HIGH DESERT CONT 61.6483 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102306146140210102 LEGAL: TRAC T 13 PLAT OF HIGH DESERT CONT 72.7327 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HIGH DESERT INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE ALBUQUERQUE NM 87111

102306151130210103 LEGAL: OS-5 PLA T OF HIGH DESERT CONT 9.4594 AC M/L OR 412 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102306149814941004 LEGAL: OS-6 PLA T OF HIGH DESERT CONT 2.5000 AC M/L OR 108 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102306149817741003 LEGAL: TR G -1-A PLAT OF HIGH DESERT CONT 2.9838 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102306148119541001 LEGAL: TR L -1 P LAT OF HIGH DESERT CONT 0.7816 AC M/L OR 3 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102306147820641002 LEGAL: TR H -1-A PLAT OF HIGH DESERT CONT 0.2030 AC M/L OR LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102306146518641023 LEGAL: LT 1 6 PL AT OF TRAILHEAD SUBD CONT 0.3632 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DAVIS MICHAEL D
OWNER ADDR: 00000 ALBUQUERQUE NM 87199

102306146419241007 LEGAL: TR A PLA T OF TRAILHEAD SUBD CONT 0.1566 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HIGH DESERT INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE ALBUQUERQUE NM 87111

102306146320041024 LEGAL: LT 1 7 PL AT OF TRAILHEAD SUBD CONT 0.3273 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LOEHR JOHN G
OWNER ADDR: 00000 MONTEZUMA NM 87731

102306146120941025 LEGAL: LT 1 8 PL AT OF TRAILHEAD SUBD CONT 0.3119 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 5004 CUMBRE DEL SUR CT N
OWNER NAME: MARTINEZ RUBEN J & KAREN E
OWNER ADDR: 05004 CUMBRE DEL SUR NE ALBUQUERQUE NM 87111

102306144521341026 LEGAL: LT 1 9 PL AT OF TRAILHEAD SUBD CONT 0.5004 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 5005 CUMBRE DE SUR CT NE
OWNER NAME: FESLER WALTER C & LILLIAN
OWNER ADDR: 05005 CUMBRE DEL SUR NE ALBUQUERQUE NM 87111

102306144320141027 LEGAL: LT 2 0 PL AT OF TRAILHEAD SUBD CONT 0.3461 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 5001 CUMBRE DEL SUR CT N
OWNER NAME: CECCHI JOSEPH L & LINDA M
OWNER ADDR: 05001 CUMBRE DEL SUR CT NE ALBUQUERQUE NM 87111

102306143020141028 LEGAL: LT 2 1 PL AT OF TRAILHEAD SUBD CONT 0.3376 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CECCHI JOSEPH L AND LINDA M
OWNER ADDR: 05001 CUMBRE DEL SUR NE ALBUQUERQUE NM 87111

102306142921141029 LEGAL: LT 2 2 PL AT OF TRAILHEAD SUBD CONT 0.3481 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: KELLER DONALD V
OWNER ADDR: 05004 CRESTA DEL SUR CT NE ALBUQUERQUE NM 87111

102306142721941030 LEGAL: LT 2 3 PL AT OF TRAILHEAD SUBD CONT 0.3816 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 5008 CESTA DEL SUR NE
OWNER NAME: LEE IHN P & PHILOMENA
OWNER ADDR: 05008 CRESTA DEL SUR CT NE ALBUQUERQUE NM 87111

102306141822641031 LEGAL: LT 2 4 PL AT OF TRAILHEAD SUBD CONT 0.2714 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: EAGLE RICHARD FREDERICK JR & K
OWNER ADDR: 04707 WINNETKA CT NE ALBUQUERQUE NM 87111

102306140323241032 LEGAL: LT 2 5-A PLAT FOR LT 25-A TRAILHEAD SUBDIVISION CON LAND USE:
PROPERTY ADDR: 00000 5015 CRESTA DEL SUR CT N
OWNER NAME: STAHLY CONRAD L & MARCELLA B R

OWNER ADDR: 05015 CRESTA DEL SUR CT NE ALBUQUERQUE NM 87111

102306139322341033 LEGAL: LT 2 6 PL AT OF TRAILHEAD SUBD CONT 1.1754 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 5009 CRESTA DEL SUR CT N
OWNER NAME: GRAPIN BERTRAM & ELLEN S
OWNER ADDR: 05009 CRESTA DEL SUR CT NE ALBUQUERQUE NM 87111

102306139720941034 LEGAL: LT 2 7 PL AT OF TRAILHEAD SUBD CONT 0.7412 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 5005 CRESTA DEL SUR CT N
OWNER NAME: DAVIS ANDREW SIMON TR FOR DAVI
OWNER ADDR: 05005 CRESTA DEL SUR NE ALBUQUERQUE NM 87111

102306139820041035 LEGAL: LT 2 8 PL AT OF TRAILHEAD SUBD CONT 0.9196 AC M/L OR LAND USE:
PROPERTY ADDR: 00000 5001 CRESTA DEL SUR CT N
OWNER NAME: HESTER REID K & SHANNON L DONA
OWNER ADDR: 05001 CRESTA DEL SUR CT NE ALBUQUERQUE NM 87111

102306134323820450 LEGAL: * 50 4 C ORRECTED & AMENDED REPLAT OF GLENWOOD HILL LAND USE:
PROPERTY ADDR: 00000 13301 MANITOBA DR NE
OWNER NAME: BORDENAVE KRISTINE K & FEENEY
OWNER ADDR: 13301 MANITOBA DR NE ALBUQUERQUE NM 87111

102306135223720451 LEGAL: * 51 4 C ORRECTED & AMENDED REPLAT OF GLENWOOD HILL LAND USE:
PROPERTY ADDR: 00000 13305 MANITOBA DR NE
OWNER NAME: JELLISON JAMES L & VIRGINIA L
OWNER ADDR: 13305 MANITOBA DR NE ALBUQUERQUE NM 87111

102306136123620452 LEGAL: * 52 4 G LENWOOD HILLS NORTH UNIT #1 OF CORRECTED & LAND USE:
PROPERTY ADDR: 00000 13309 MANITOBA DR NE
OWNER NAME: GORE CHESTER D & RUTH M
OWNER ADDR: 13309 MANITOBA NE ALBUQUERQUE NM 87111

102306137223320453 LEGAL: * 53 4 G LENWOOD HILLS NORTH UNIT #1 OF CORRECTED & LAND USE:
PROPERTY ADDR: 00000 5017 GLENWOOD HILLS NE
OWNER NAME: SEGERLUND GLEN L & VIRGINIA
OWNER ADDR: 05018 GLENWOOD HILLS DR NE ALBUQUERQUE NM 87111

102306137222320454 LEGAL: * 54 4 G LENWOOD HILLS NORTH UNIT 1 REPLAT OF GLENW LAND USE:
PROPERTY ADDR: 00000 5014 GLENWOOD HILLS NE
OWNER NAME: STROHACKER FAMILY REVOCABLE TR
OWNER ADDR: 00000 ALBUQUERQUE NM 87191

102306137221320455 LEGAL: * 55 4 G LENWOOD HILLS NORTH UNIT 1 REPLAT OF GLENW LAND USE:
PROPERTY ADDR: 00000 5010 GLENWOOD HILLS DR N
OWNER NAME: GIGLIOTTI KARA B & ANDREW P
OWNER ADDR: 05010 GLENWOOD HILLS NE ALBUQUERQUE NM 87111

102306135521840910 LEGAL: * 16 10 GLENWOOD HILLS NORTH UNIT 1 REPLAT OF GLEN LAND USE:
PROPERTY ADDR: 00000 5013 GLENWOOD HILLS DR N
OWNER NAME: HOWARD DAVID E & DIANA M
OWNER ADDR: 05013 GLENWOOD HILLS DR NE ALBUQUERQUE NM 87111

102406128632810143 LEGAL: T11N R4E SEC 36 EXCEPT PORTION OUT TO TRACT A CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED STATES OF AMERICA C/O U

OWNER ADDR: 00517 GOLD

AV SW ALBUQUERQUE

NM 87102

Proj# 1002528

High Desert Academy Investment Corp.
13000 Academy Rd NE
Albuquerque NM 87111

CINDY O'NIELL
Glenwood Hills Neigh. Assoc.
13212 DELLA LONGA LN. NE
ALBUQUERQUE NM 87111

102306146320041024

LOEHR JOHN G
PO BOX 86
MONTEZUMA NM 87731

102306144320141027

CECCHI JOSEPH L & LINDA M
5001 CUMBRE DEL SUR CT NE
ALBUQUERQUE NM 87111

102306141822641031

EAGLE RICHARD FREDERICK JR &
4707 WINNETKA CT NE
ALBUQUERQUE NM 87111

102306139720941034

DAVIS ANDREW SIMON TR FOR DAV
5005 CRESTA DEL SUR NE
ALBUQUERQUE NM 87111

102306135223720451

JELLISON JAMES L & VIRGINIA L
13305 MANITOBA DR NE
ALBUQUERQUE NM 87111

102306137222320454

STROHACKER FAMILY REVOCABLE
PO BOX 14239
ALBUQUERQUE NM 87191

102406128632810143

UNITED STATES OF AMERICA C/O
517 GOLD AV SW
ALBUQUERQUE NM 87102

Proj# 1002528

BOHANNAN HUSTON, INC
7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

102306145823141006

ALBUQUERQUE ACADEMY INC THE
6400 WYOMING BL NE
ALBUQUERQUE NM 87109

102306146120941025

MARTINEZ RUBEN J & KAREN E
5004 CUMBRE DEL SUR NE
ALBUQUERQUE NM 87111

102306142921141029

KELLER DONALD V
5004 CRESTA DEL SUR CT NE
ALBUQUERQUE NM 87111

102306140323241032

STAHLY CONRAD L & MARCELLA B
5015 CRESTA DEL SUR CT NE
ALBUQUERQUE NM 87111

102306139820041035

HESTER REID K & SHANNON L DON
5001 CRESTA DEL SUR CT NE
ALBUQUERQUE NM 87111

102306136123620452

GORE CHESTER D & RUTH M
13309 MANITOBA NE
ALBUQUERQUE NM 87111

102306137221320455

GIGLIOTTI KARA B & ANDREW P
5010 GLENWOOD HILLS NE
ALBUQUERQUE NM 87111

JERRY HAUSNER
Glenwood Hills Neigh. Assoc.
12925 MANITOBA DR NE
ALBUQUERQUE NM 87111

102306146518641023

DAVIS MICHAEL D
PO BOX 92228
ALBUQUERQUE NM 87199

102306144521341026

FESLER WALTER C & LILLIAN
5005 CUMBRE DEL SUR NE
ALBUQUERQUE NM 87111

102306142721941030

LEE IHN P & PHILOMENA
5008 CRESTA DEL SUR CT NE
ALBUQUERQUE NM 87111

102306139322341033

GRAPIN BERTRAM & ELLEN S
5009 CRESTA DEL SUR CT NE
ALBUQUERQUE NM 87111

102306134323820450

BORDENAVE KRISTINE K & FEENEY
13301 MANITOBA DR NE
ALBUQUERQUE NM 87111

102306137223320453

SEGERLUND GLEN L & VIRGINIA
5018 GLENWOOD HILLS DR NE
ALBUQUERQUE NM 87111

102306135521840910

HOWARD DAVID E & DIANA M
5013 GLENWOOD HILLS DR NE
ALBUQUERQUE NM 87111



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: March 5, 2003

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

Thank you for your inquiry of 3-5-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at High Desert, OS-4

zone map page(s) F-23

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

Glenwood Hills
Neighborhood Association
Contacts: Jeff Hausner
12925 Manitoba Dr NE
296-9399 (w) 87111
Cindy O'Ruell
13212 Della Longa Ln NE
294-9095 (w) 87111

Neighborhood Association
Contacts: _____

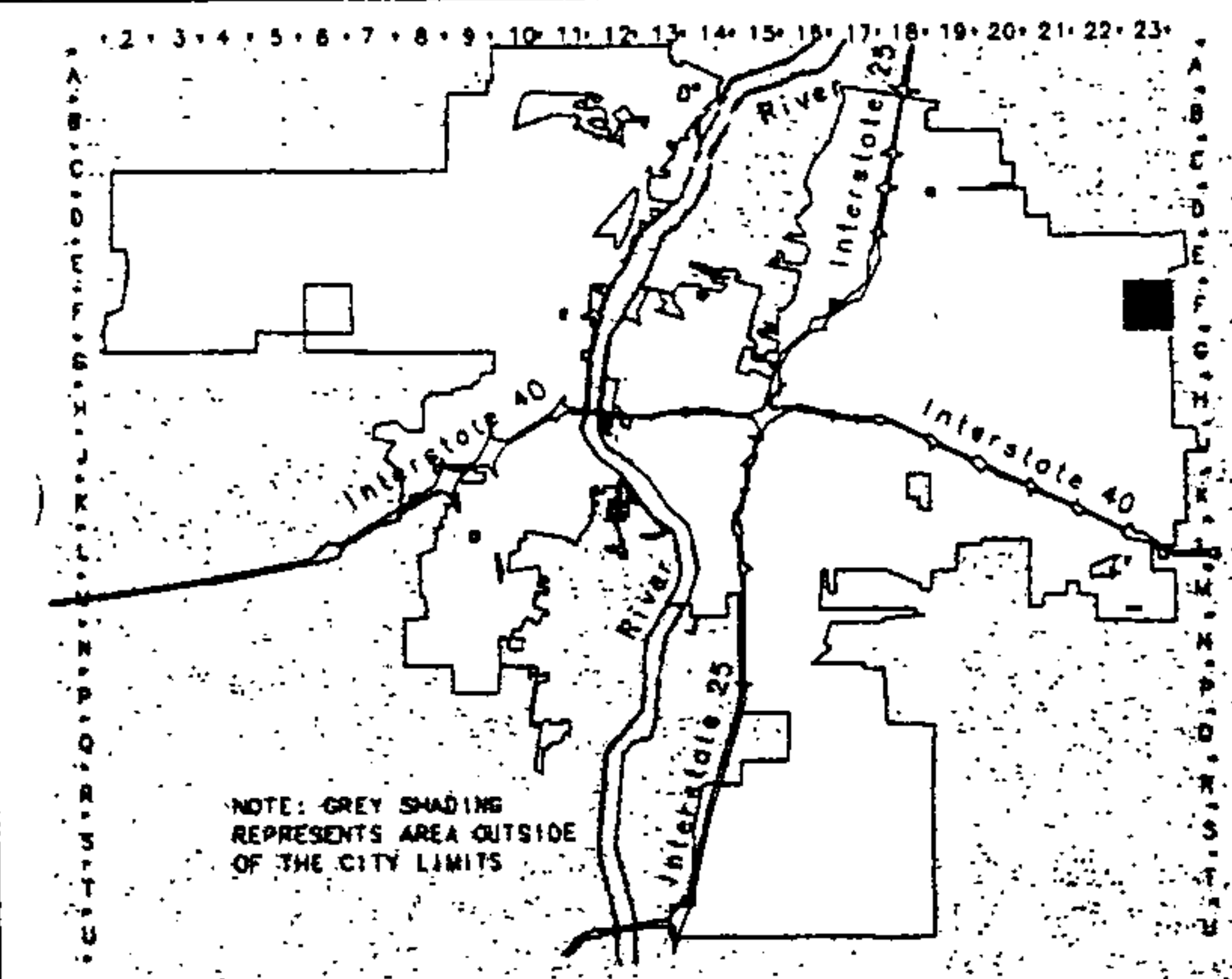
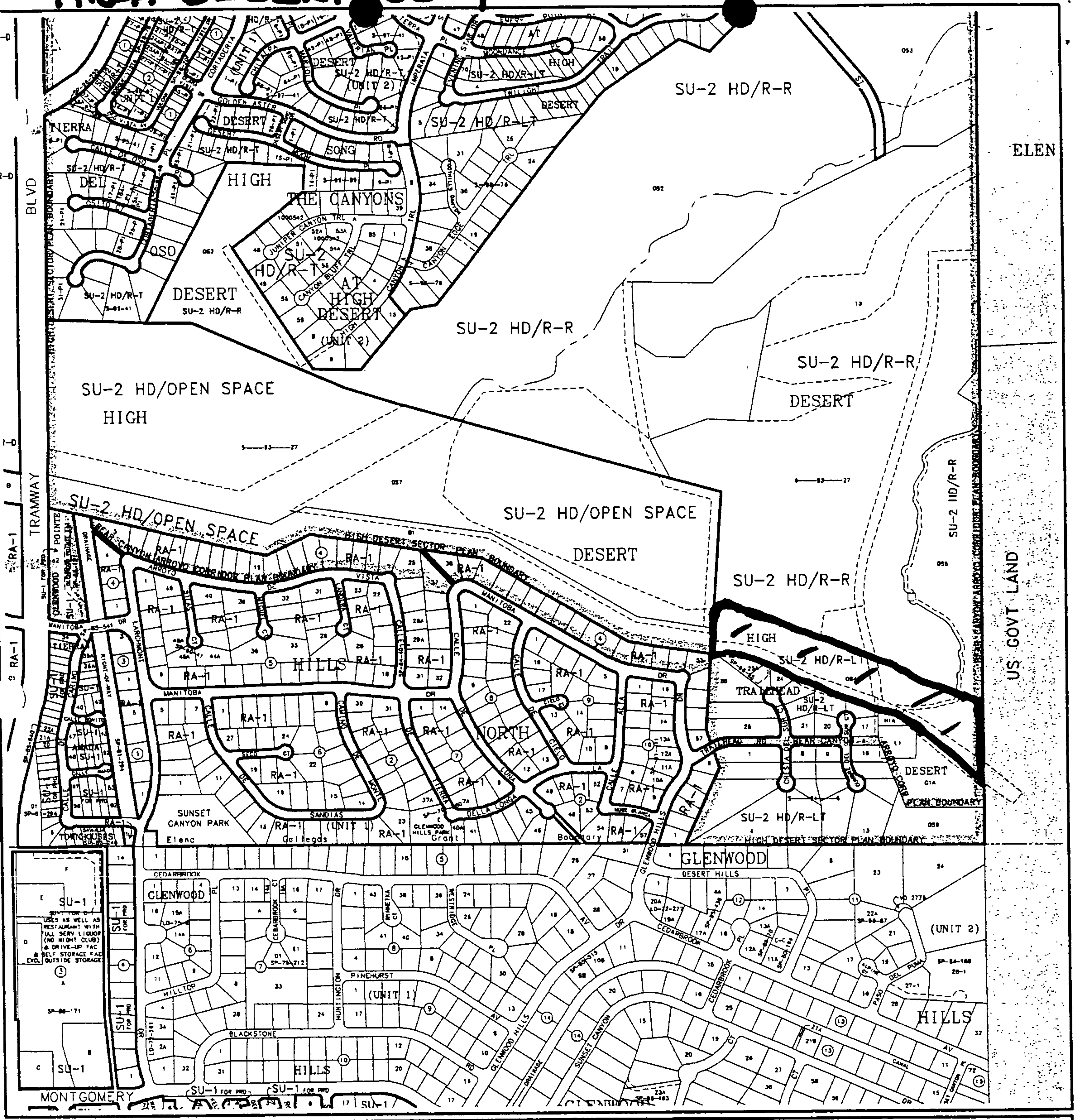
See reverse side for additional Neighborhood Association Information: YES {X} NO { }

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

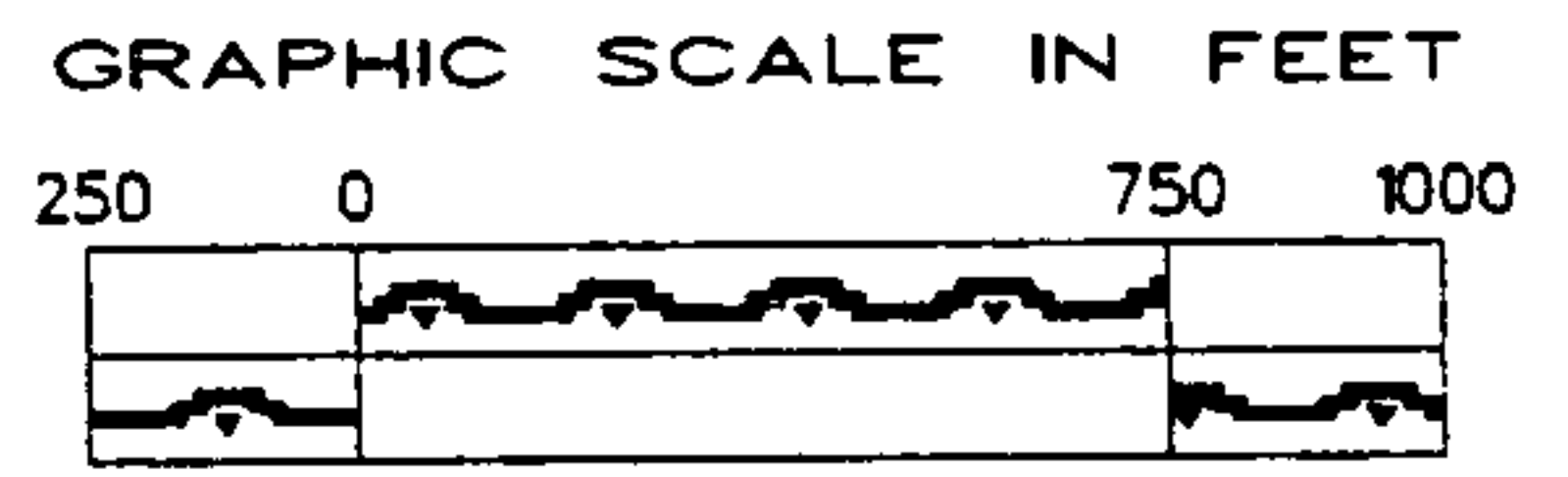
Sincerely,
Dalaina A. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

HIGH DESERT 03-4



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page
F-23-Z
Map Amended through April 03, 2002

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

Supplemental form
ZONING **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: HIGH DESERT INVESTMENT CORPORATION PHONE: 823-9360
 ADDRESS: 13000 ACADEMY NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF EASEMENTS

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

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

Lot or Tract No. OS-4 Block: _____ Unit: _____
 Subdiv. / Addn. HIGH DESERT
 Current Zoning: SU-2 HD/R-LT Proposed zoning: _____
 Zone Atlas page(s): F-23 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No _____, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 10230624900340702 10230614582314100 IRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF TRAMWAY
 Between: GLENWOOD HILLS SUBDIVISION and US GOVERNMENT LANDS

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
(1002318/02DRB-01860),(V-02DRB-01652)DRB 91-343,

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

SIGNATURE [Signature] DATE 3-7-03
 (Print) KEVIN PATTON _____ Applicant Agent

FOR OFFICIAL USE ONLY

pdf Form revised Sept. 2001

INTERNAL ROUTING

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

Application case numbers
03DRB - 00374 (Action VP) S.F. Fees \$ 90.00
 _____ - _____ S.F. _____ \$ _____
 _____ - _____ S.F. _____ \$ _____
 _____ - _____ S.F. _____ \$ _____
 _____ - _____ S.F. _____ \$ 75.00
 Hearing date April 2, 2003 Total \$ 165.00

[Signature]
 Planner signature / date

Project # 1002528

0/1/2

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.

KEVIN PATTON

 Applicant name (print)
 Kevin Patton

 3.7.03
 Applicant signature / date



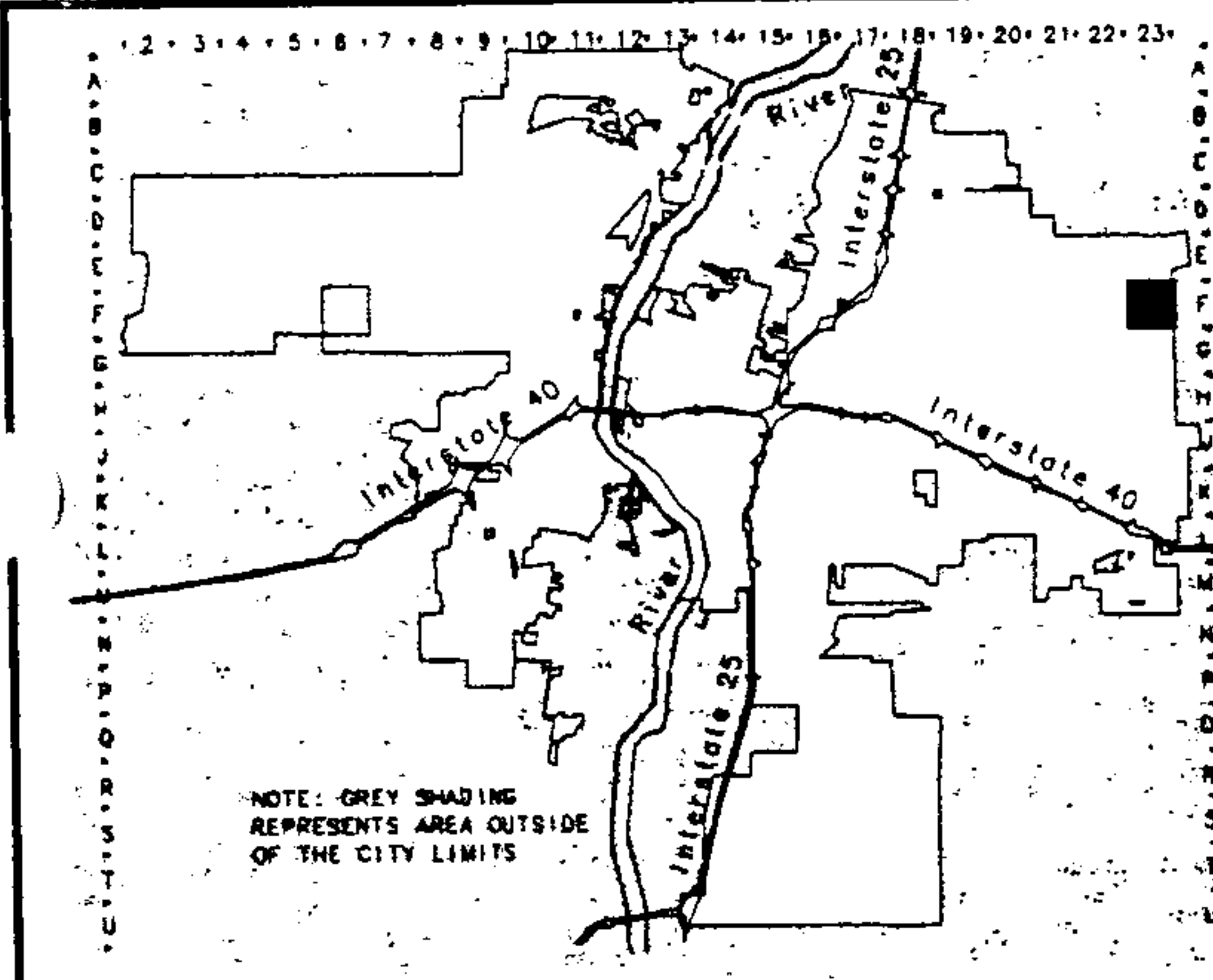
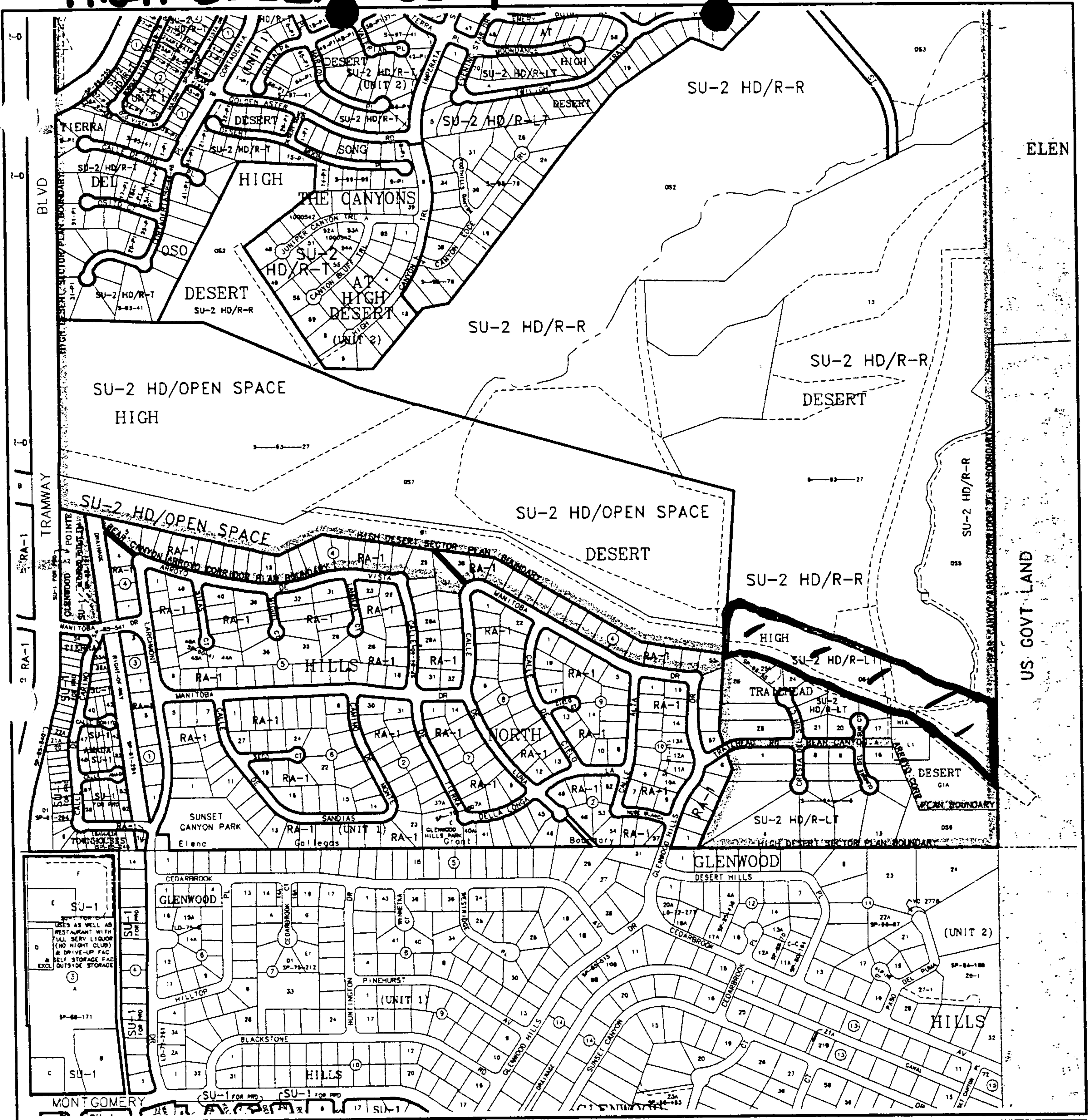
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 03000 - _____ - 00374

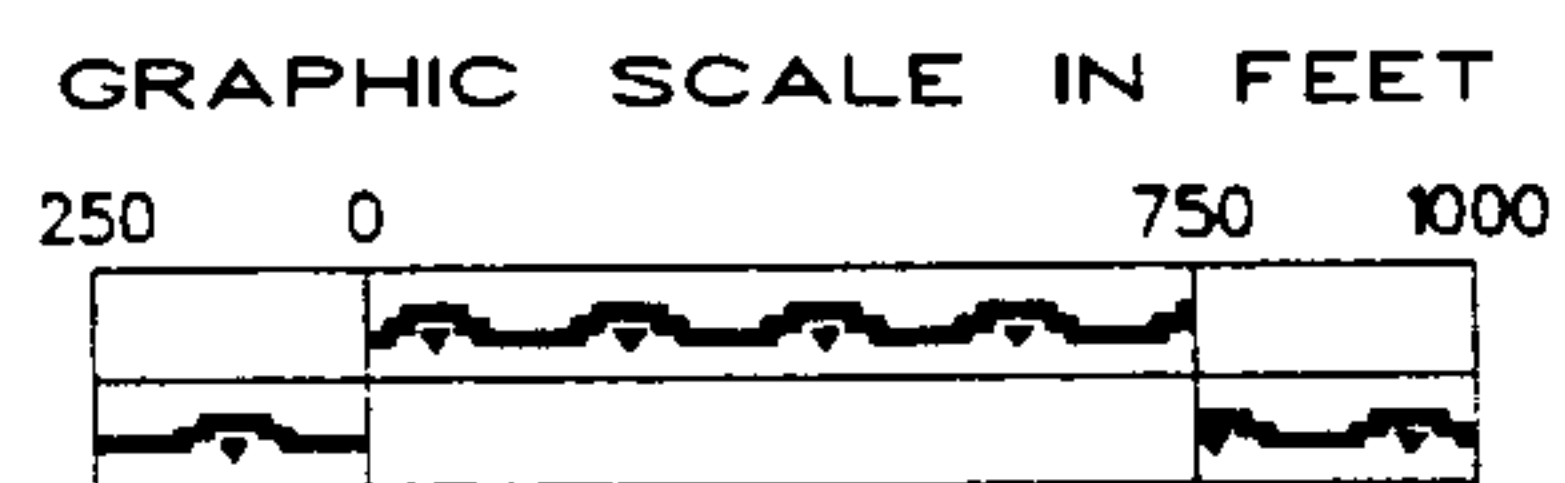
 Pdf Form revised Sept. 2001

 Planner signature / date
 Project # 1002528

High Desert OS-4



CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

F-23-Z

Map Amended through April 03, 2002



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: March 5, 2003

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

Thank you for your inquiry of 3-5-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at High Desert, OS-4

zone map page(s) F-23

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

Glenwood Hills
 Neighborhood Association
 Contacts: Gerrit Hausner
12925 Manitoba Dr NE
296-9399 (W) 87111
Cindy O'Riell
13212 Della Longa Ln NE
294-9095 (W) 87111

Neighborhood Association
 Contacts: _____

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

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

Sincerely,
Dalaina A. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 6, 2003

Mr. Jerry Hausner
12925 Manitoba NE
Albuquerque, NM 87111

Re: Vacation of Public Easements
High Desert, OS-4

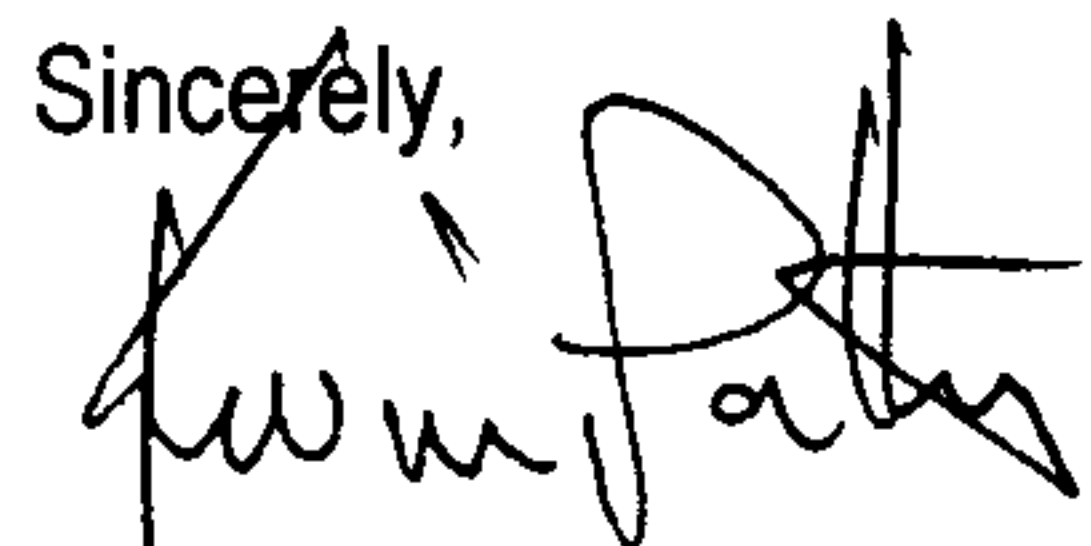
Dear Mr. Hausner:

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

This letter is to advise you that Bohannan Huston, Inc., agent for High Desert Investment Corporation, is seeking Vacation request approval from the City of Albuquerque's Development Review Board (DRB) in connection with the above referenced project.

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

Sincerely,



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

KP/ss
Enclosure

cc: Doug Collier

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 6, 2003

MS. Cindy O'Niell
13212 Della Longa Lane NE
Albuquerque, New Mexico 87111Re: Vacation of Public Easements
High Desert, OS-4

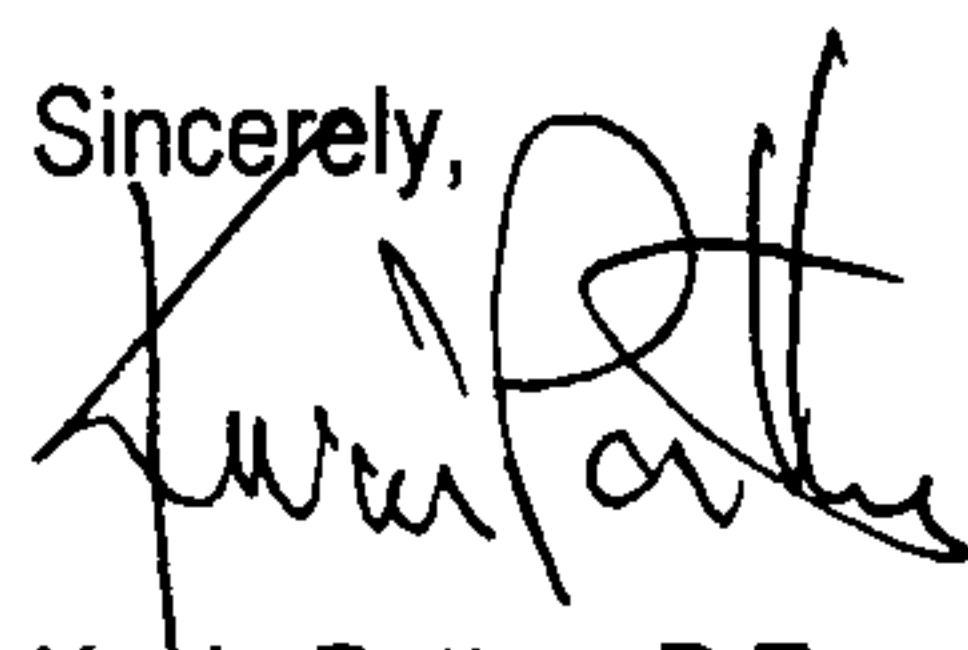
Dear Ms. O'Niell:

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

This letter is to advise you that Bohannon Huston, Inc., agent for High Desert Investment Corporation, is seeking Vacation request approval from the City of Albuquerque's Development Review Board (DRB) in connection with the above referenced project.

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

Sincerely,

Kevin Patton, P.E.
Vice President
Community Development and Planning GroupKP/ss
Enclosure

cc: Doug Collister

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

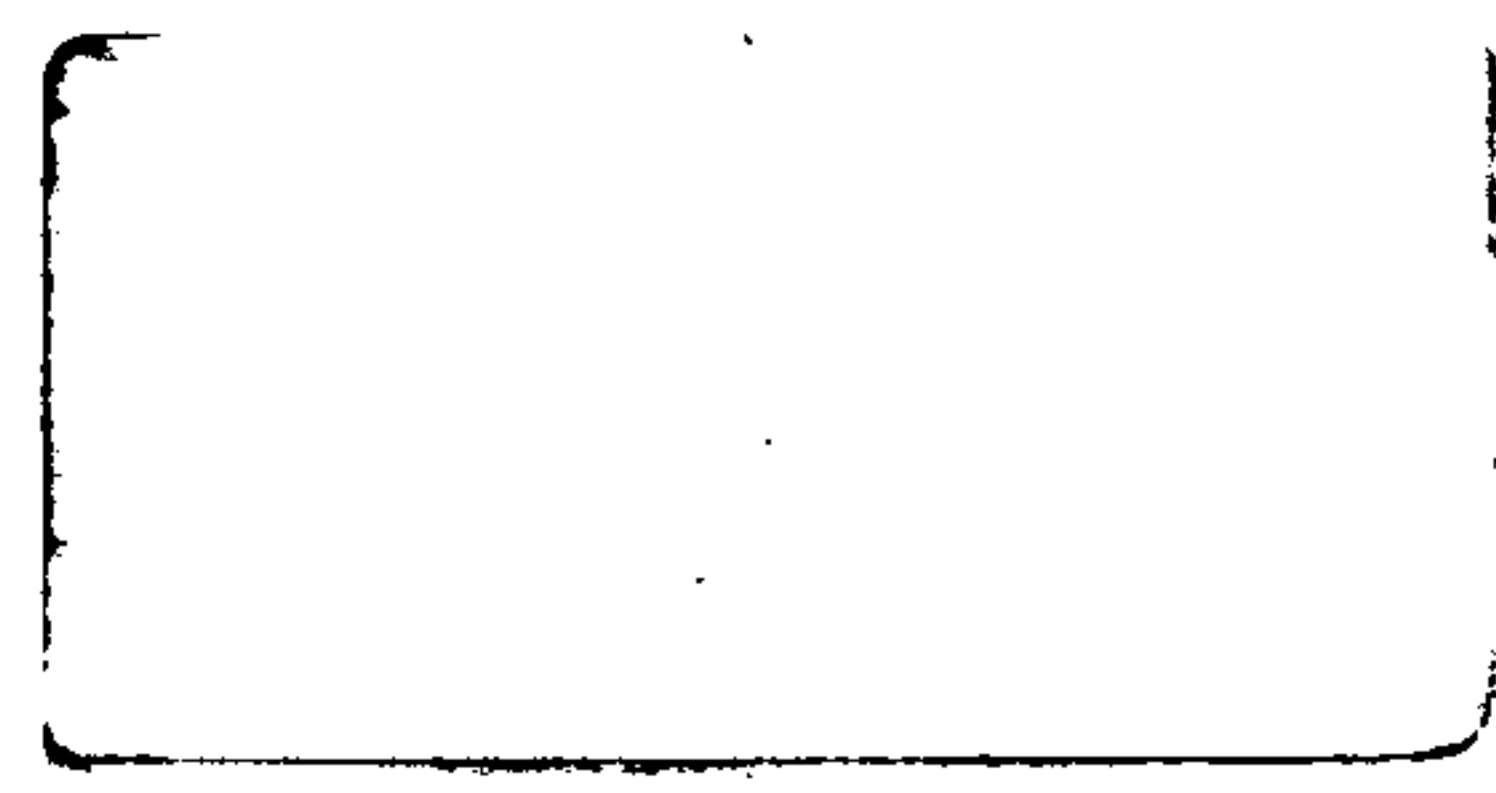
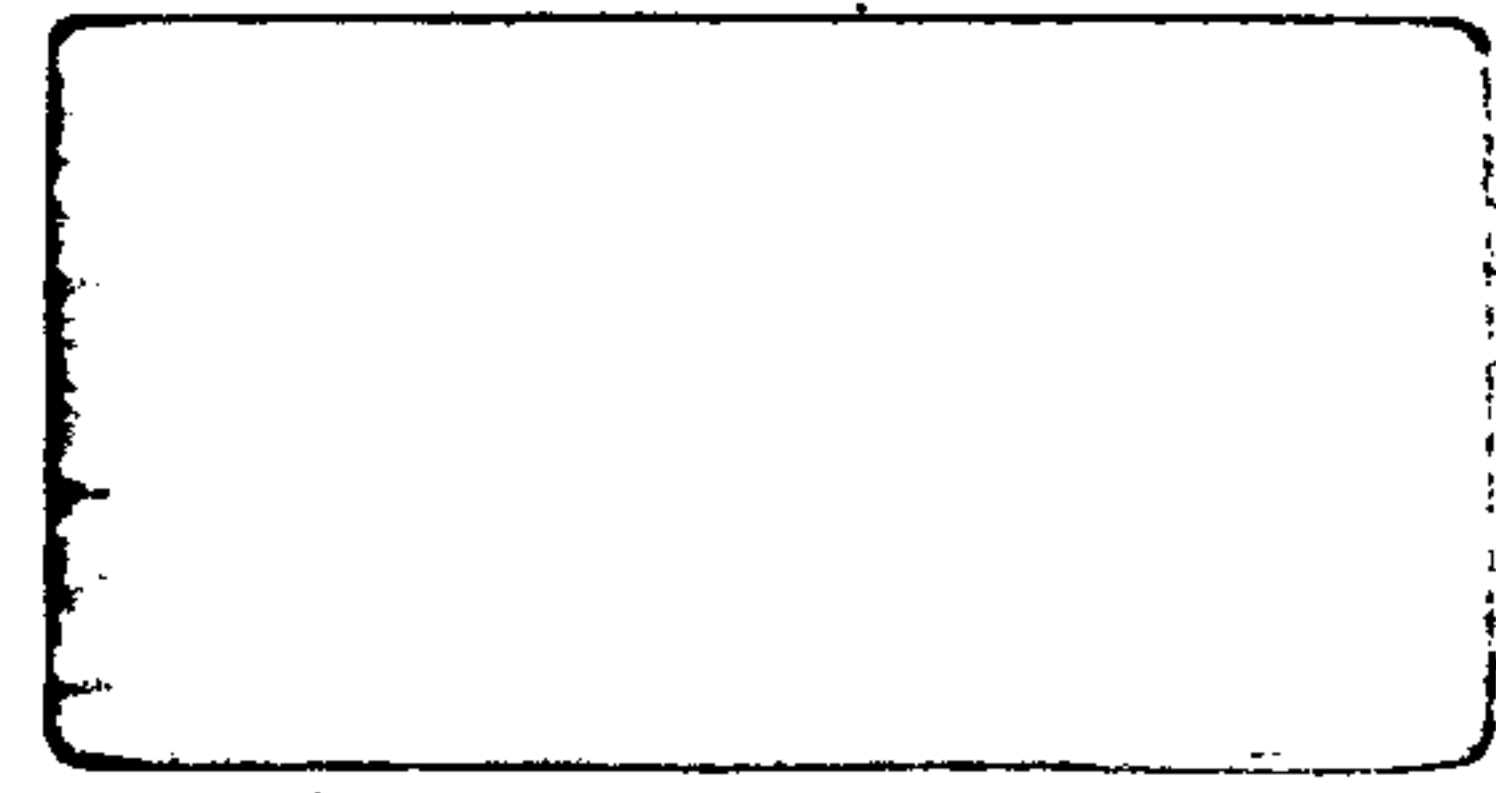
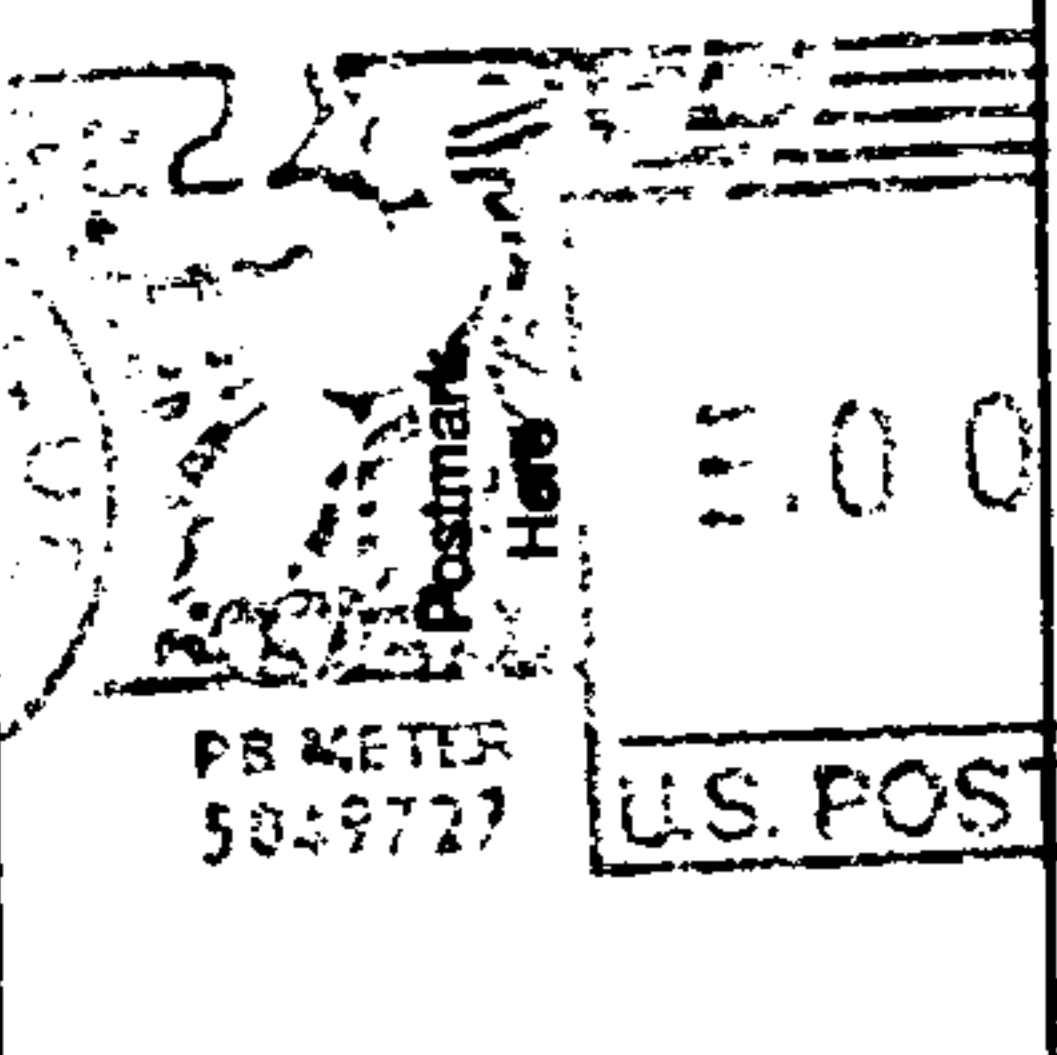
7529 8756 5000 0467 7002

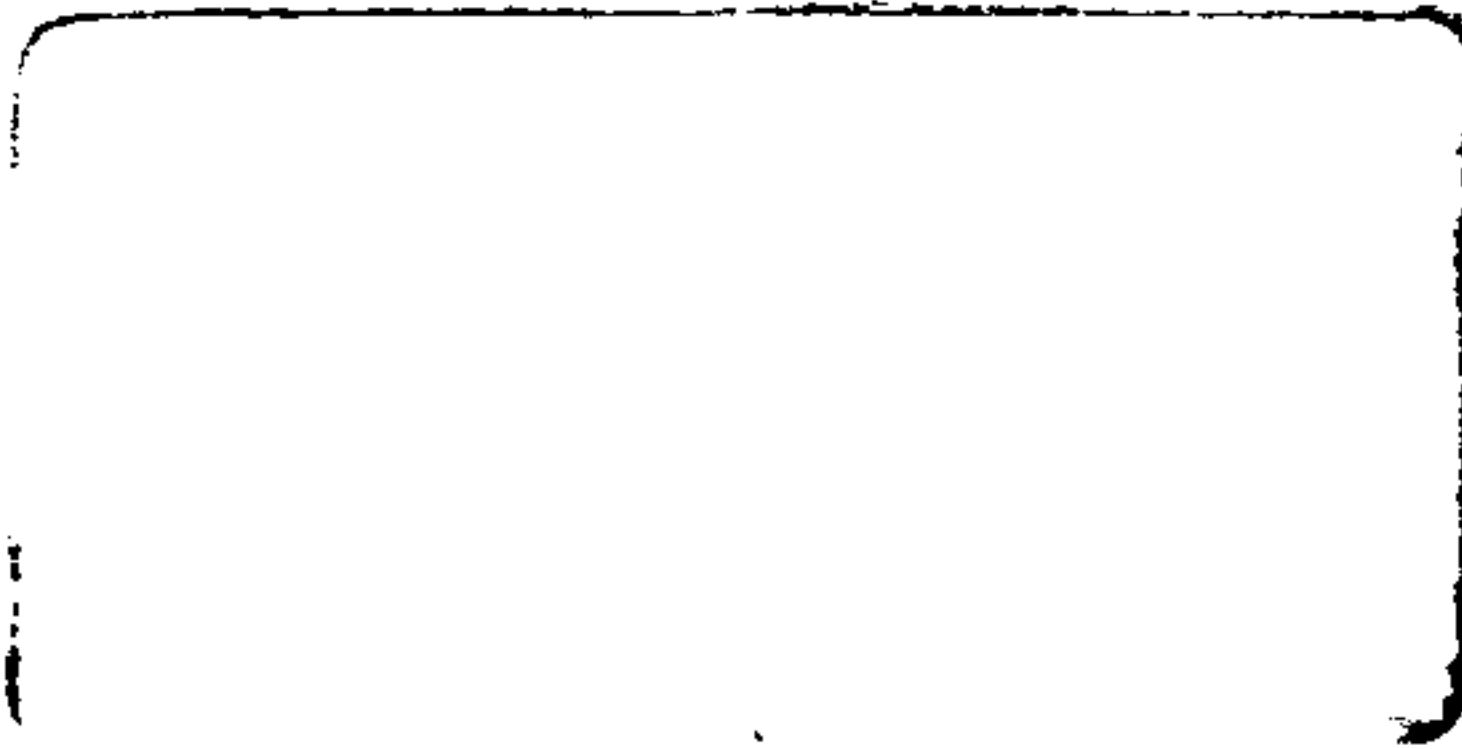
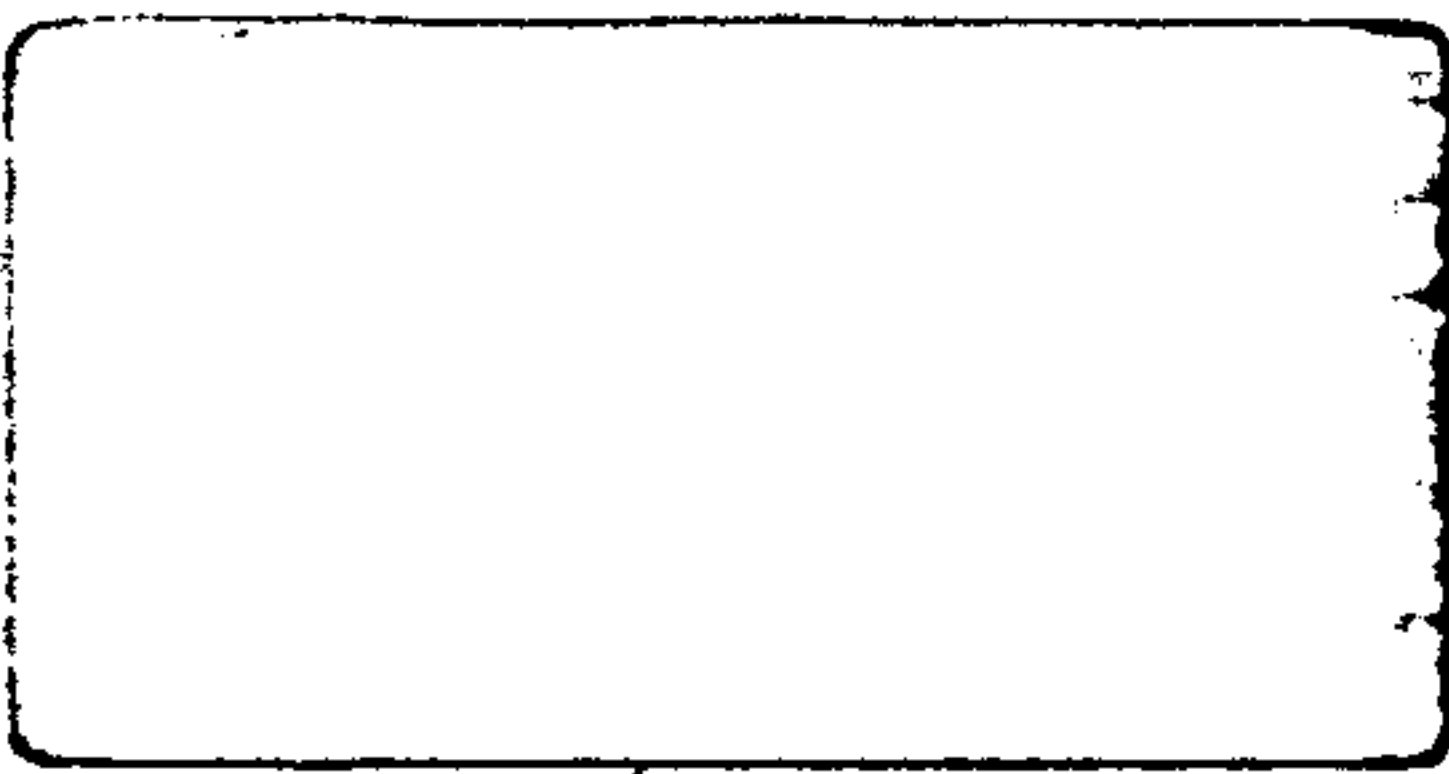
OFFICIAL USE

Postage	\$ 1.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Sent To Cindy O'Neill
 Street, Apt. No. 13212 Della Longa Lane NE
 or PO Box No. 8711
 City, State, ZIP+4 Albuquerque, NM 87111

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	\$ 1.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Postmark Here: [Stamp]

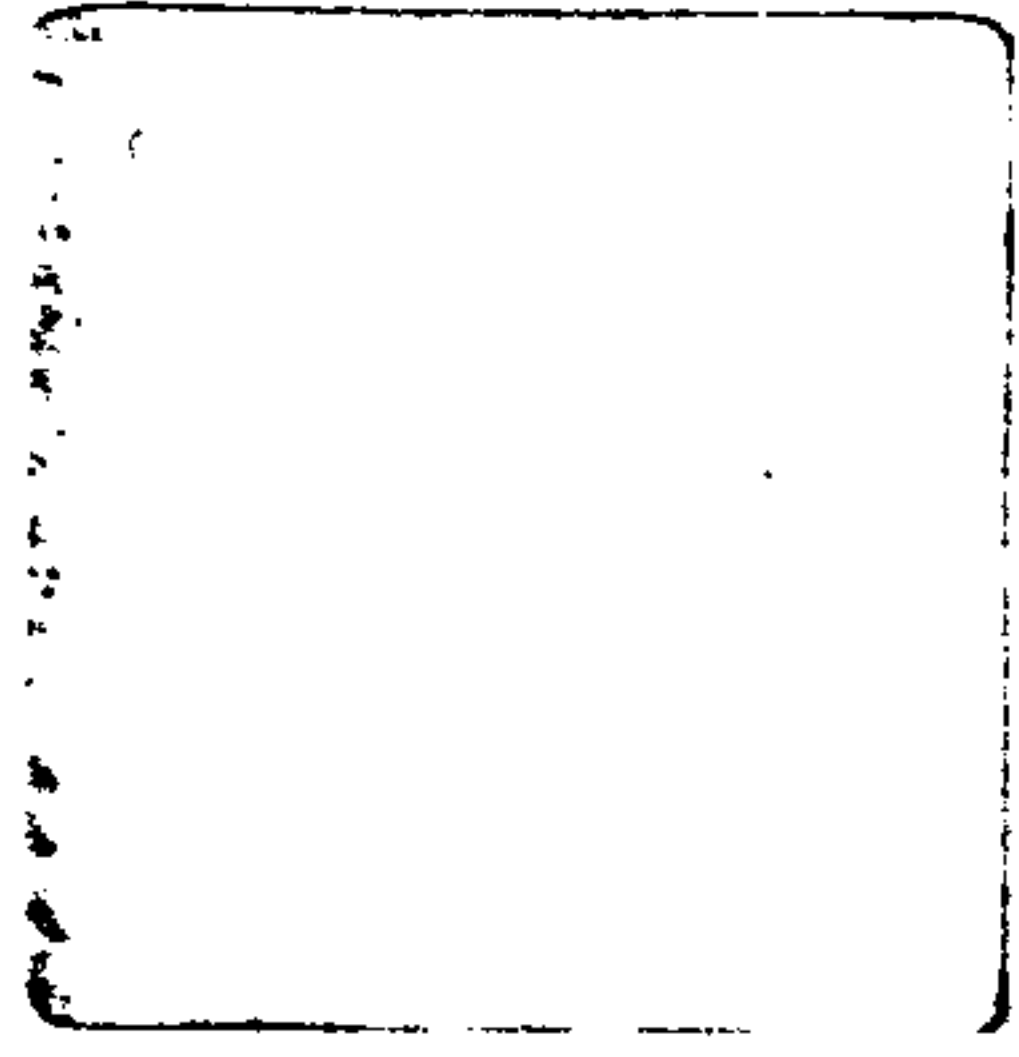
PS Form 3825 5-24-97 27

US POSTAGE

Sent To: Mr. Jerry Hausner
 Street, Apt. No.,
 or PO Box No. 12025 Manitoba
 City, State, ZIP+4 Albuquerque NM 87111

See Reverse for Instructions

7264 2256 5000 0467 7007
 2001 1940 0005 9522 4972



March 7, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Vacation of a 50' Waterline Easement and Access Road, 15' and 35' Temporary Construction Easements and a Floating Trail Easement within Tract OS-4 at High Desert.

Dear Sheran:

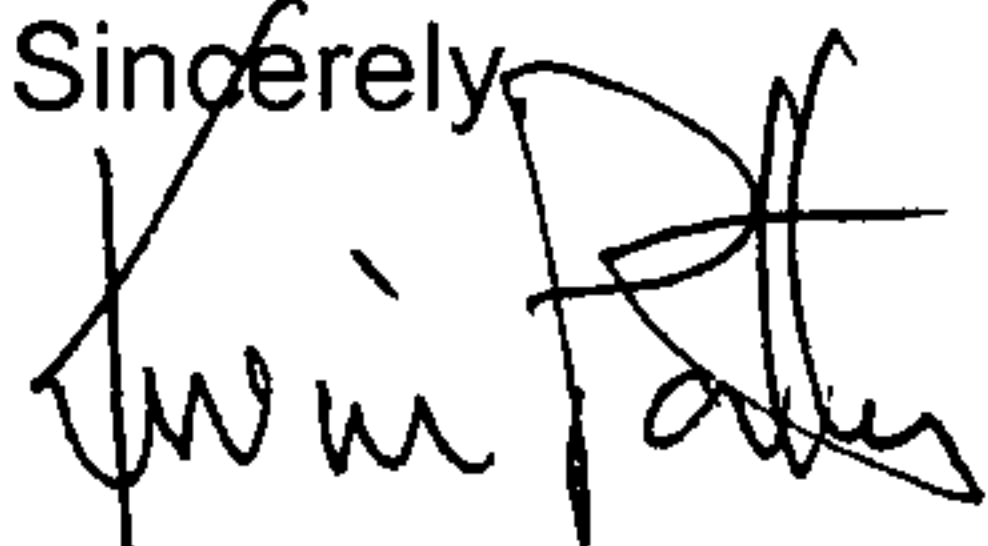
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Application
- 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 \$120.00

The purpose of our vacation request is to remove and redefine easements within Tract OS-4. The 50' Waterline Easement and Access Road, as well as the 15' and 35' Temporary Construction Easements were vacated across Tracts 13 and OS-3 of High Desert (The Wilderness Subdivision at High Desert; DRB Project # 1002318) with the Bulk Land Plat. It is our request to complete the vacation of these easements across Tract OS-4. High Desert Investment Corporation will provide a new public waterline easement for the 10" waterline that was approved with the work order for the Wilderness Estates.

It is also our request to vacate the existing Floating Trail Easement so as to confine and define a new or proposed Trail Easement to the northern edge of Tract OS-4. This trail is being constructed as a part of the approved work order set of construction plans for the Wilderness Estates. Please place this item on the DRB Agenda to be heard April 2, 2003.

Sincerely,

Kevin Patton, P.E.
Vice President
Community Development and PlanningKP
Enclosure

cc: Doug Collister, HDIC (w/ encl.)

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

DUPLICATE
City Of Albuquerque
Treasury Division

03/07/2003 X 12:12PM LOC: ANN
RECEIPT# 00004455 WSH 006 TRANSH 0011
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt \$120.00
J24 Misc \$75.00
CK \$120.00
CHANGE \$0.00

PAID RECEIPT

APPLICANT NAME

High Desert

AGENT

BHI

ADDRESS

7500 Jefferson NE

PROJECT NO.

1002528

APPLICATION NO.

03DR3 00374

\$ 441006 / 4983000 (DRB Cases)

\$ 45⁰⁰ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$120⁰⁰ Total amount due



HIGH DESERT
High Desert Investment Corporation
13000 Academy Road NE PH. 505-823-9360
Albuquerque, NM 87111

BANK OF AMERICA
Albuquerque, New Mexico 87125-0500
(505) 765-2600

95-32
1070

010996

DUPLICATE

DATE March 7, 2003 City Of Albuquerque

CHECK NO. 010996

AMOUNT \$120⁰⁰
100%

03/07/2003
X

12:12PM

LOC: ANN

RECEIPT# TWO SIGNATURES REQUIRED
Account 441006 Fund 0110

Activity 4971000 TRSKDM

Trans Amt \$120.00

J24 Misc \$45.00

PAY TO THE ORDER OF

ONE HUNDRED TWENTY → \$
CITY OF ALBUQUERQUE

[Signature]

⑈010996⑈ ⑈107000327⑈ 01 3201285

Thank You

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from March 18 To April 2, 2003

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

3-7-03
(Date)

I issued 1 signs for this application, 3/7/03

(Date)

[Signature]
(Staff Member)

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 HIGH DESERT
AGENT BOHANNAN HUSTON
ADDRESS 7500 JEFFERSON ST. N.E.
PROJECT NO. 1002528
APPLICATION NO. 03DRB-00374

\$ 45⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 45⁰⁰ Total amount due

bal on vac. Appl.



HIGH DESERT
High Desert Investment Corporation
13000 Academy Road NE PH. 505-823-9360
Albuquerque, NM 87111

BANK OF AMERICA
Albuquerque, New Mexico 87125-0500 95-32 010997
(505) 765-2600 1070

Pay: *****Forty-five dollars and no cents

DATE	CHECK NO.	AMOUNT
3-10-03	10997	\$45.00

DUPLICATE
City Of Albuquerque
Treasury Department
TWO SIGNATURES REQUIRED

03/17/2003 3:09PM LDC: ANMX
RECEIPT# 00004128 AS# 007 TRANS# 0028
* Amt 441006 Fund 0110 MP
Activity 4983000
Trans Amt \$45.00 TRSCCS
J24 Misc \$45.00
CHANGE \$45.00

010997 1070003271 01 3201785 6

70' WIDE WATERLINE EASEMENT
CITY OF ALBUQUERQUE WITH
THIS PLAT.

TRACT 13
72.7327 AC
TRACT 1-2

VACATED EASEMENT
APPROVED OVER
TRACT 13

EXISTING 50' WATERLINE AND ACCESS
ROAD EASEMENT AND 15' & 35'
TEMPORARY CONSTRUCTION EASEMENT.
FILED: JUNE 29, 1982 (C19-183)

RESERVED FOR OPEN SPACE
EASEMENT TO HIGH DESERT
RESIDENTIAL OWNERS
ASSOCIATION, INC.

64.73 WIDE WATERLINE EASEMENT
GRANTED TO THE CITY OF ALBUQUERQUE
WITH THIS PLAT

64.73 WIDE WATERLINE EASEMENT
GRANTED TO THE CITY OF ALBUQUERQUE
WITH THIS PLAT

OS-4
9.3919 AC

EASEMENT (EMBUDITO) GRANTED TO AMAFCA AND
HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128203
BOOK 93-32 PAGES 3843-3866

A FLOATING TRAIL EASEMENT IS GRANTED
TO THE CITY OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT.
SEE NOTE 4, SHEET 13.

70' WIDE WATERLINE
EASEMENT GRANTED TO THE CITY OF
ALBUQUERQUE WITH THE FILING OF

REQUEST
TO BE
VACATED AND RE-DEFINED

50' WIDE PUBLIC ACCESS EASEMENT
ROADWAY FENCING & PEDESTIAN
PATH TO BE MAINTAINED BY THE
CITY OF ALBUQUERQUE PUBLIC WORKS
DEPARTMENT. ACCESS EASEMENT RIGHTS
APPLY TO CITY OF ALBUQUERQUE PARKS &
RECREATION-OPEN SPACE DIVISION, PUBLIC
WORKS DEPARTMENT AND THE U.S. FOREST SERVICE.
FILED: APRIL 2, 1990 (90C-96)

EXISTING 20' UTILITY & ACCESS EASEMENT
CITY OF ALBUQUERQUE
FILED: JAN 9, 1975 BK. 401, PGS. 957-959

30' PUBLIC ACCESS EASEMENT
FILED: APRIL 2, 1990 (90C-96)

EXISTING 20' WIDE
WATERLINE EASEMENT
FILED: JUNE 25, 1982
(183)

FOUND REBAR &
LS 4078 CAP

TRACT H-1A
0.2030 AC.

TRACT L-1
0.7815 AC.

OS-5
9.4594 AC
DEDICATED TO THE CITY OF
ALBUQUERQUE AS OPEN SPACE
WITH THE FILING OF THIS PLAT

SEE NOTE 5 ON SHEET 13.

40' BY 40'
OBSTACLE EASEMENT
PURSUANT TO TRAILS EASEMENT
(FOREST SERVICE)
DOC. NO. 93-069101
FILED: JUNE 30, 1993
BOOK 93-17, PAGES 2845-2853

REQUEST
TO BE VACATED
WITH TRACT OS-4

20' HIKING AND BIKING
EASEMENT GRANTED TO U.S.
FOREST SERVICE WITH THE
PURSUANT TO TRAILS EASEMENT
(FOREST SERVICE)
DOC. NO. 93-069101
FILED: JUNE 30, 1993
BOOK 93-17, PAGES 2845-2853

40' BY 40'
OBSTACLE EASEMENT
PURSUANT TO TRAILS
EASEMENT (FOREST SERVICE)
DOC. NO. 93-069101
FILED: JUNE 30, 1993
BOOK 93-17, PAGES 2845-2853

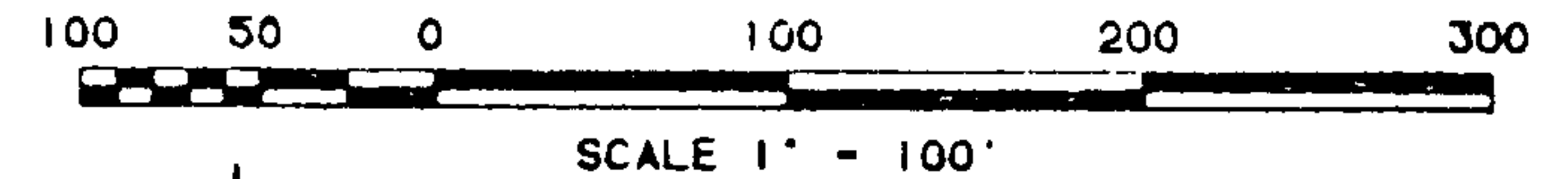
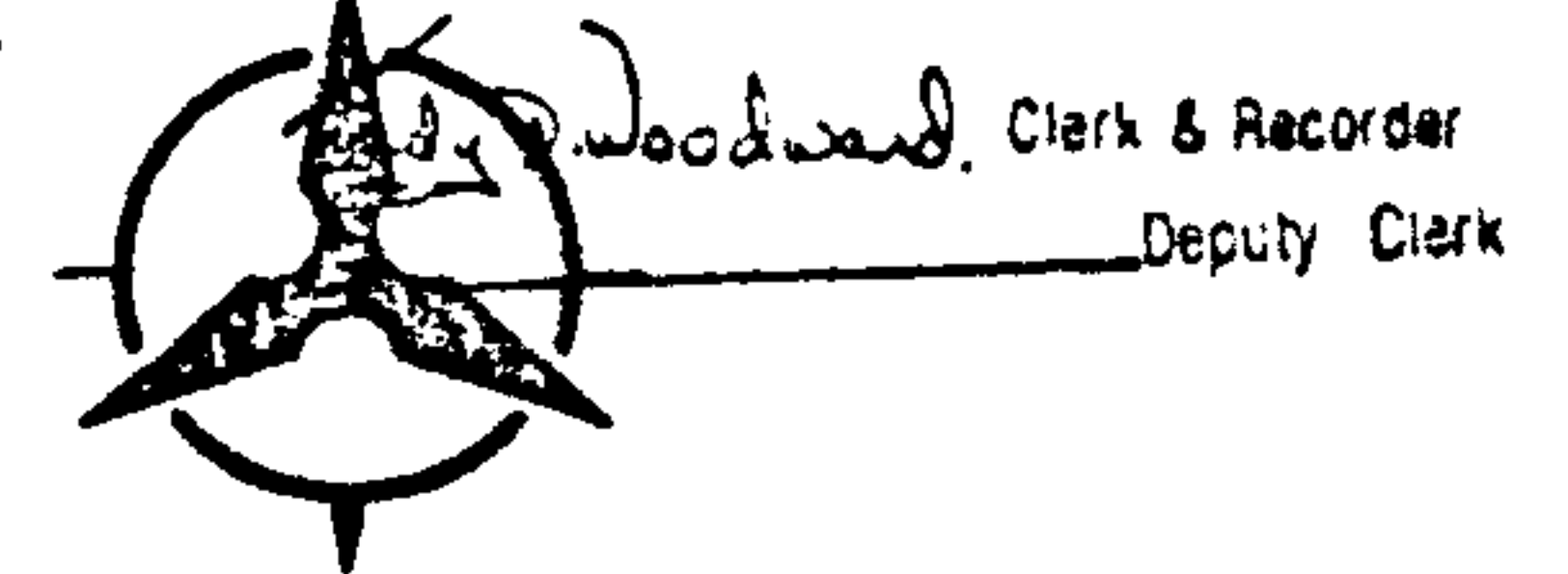
40' BY 40'
OBSTACLE
EASEMENT
PURSUANT TO TRAILS
EASEMENT (FOREST SERVICE)
DOC. NO. 93-069101
FILED: JUNE 30, 1993
BOOK 93-17, PAGES 2845-2853

93138004

**PLAT OF
HIGH DESERT
ALBUQUERQUE
NEW MEXICO
JUNE, 1993**

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

203 JUN 23 1993
3:25 PM
325
of records of said County Folio



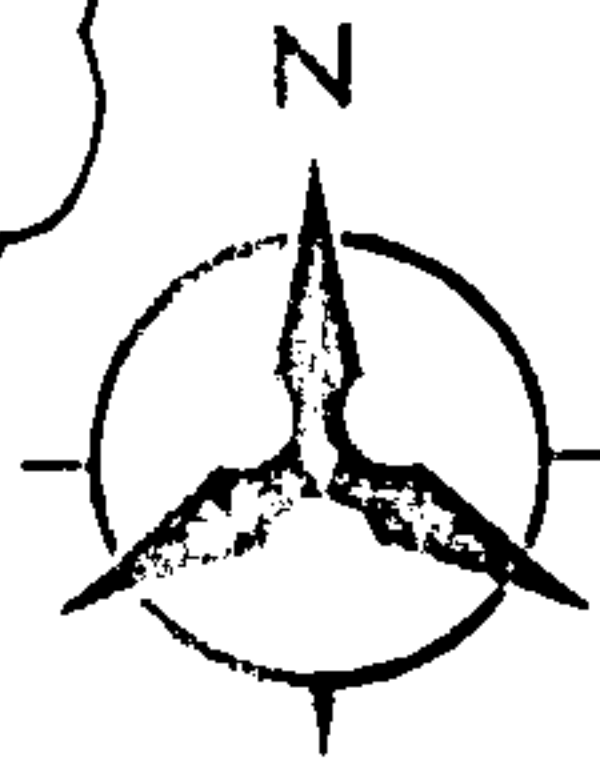
SANDIA MOUNTAIN WILDERNESS
BOUNDARY (AS ESTABLISHED BY
PUBLIC LAW 96-248, ACT OF
MAY 23, 1980, 94 STAT. 355)

Exhibit B
4/2/03

PROJECTED SECTION LINE

CORRECTION PLAT BULK PLAT OF TRACTS 13-A, 13-B, 13-C, OS-2-A & OS-3-A HIGH DESERT
(A REPLAT OF TRACTS 13, OS-2 & OS-3, HIGH DESERT)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2002

CROSS HATCHED AREA DESIGNATES EXISTING 50' WATERLINE & ACCESS ROAD EASEMENT AND 15' & 35' TEMPORARY CONSTRUCTION EASEMENTS FILED: JUNE 29, 1982 (C19-183) VACATED BY VACATION ACTION V-02DRB01652



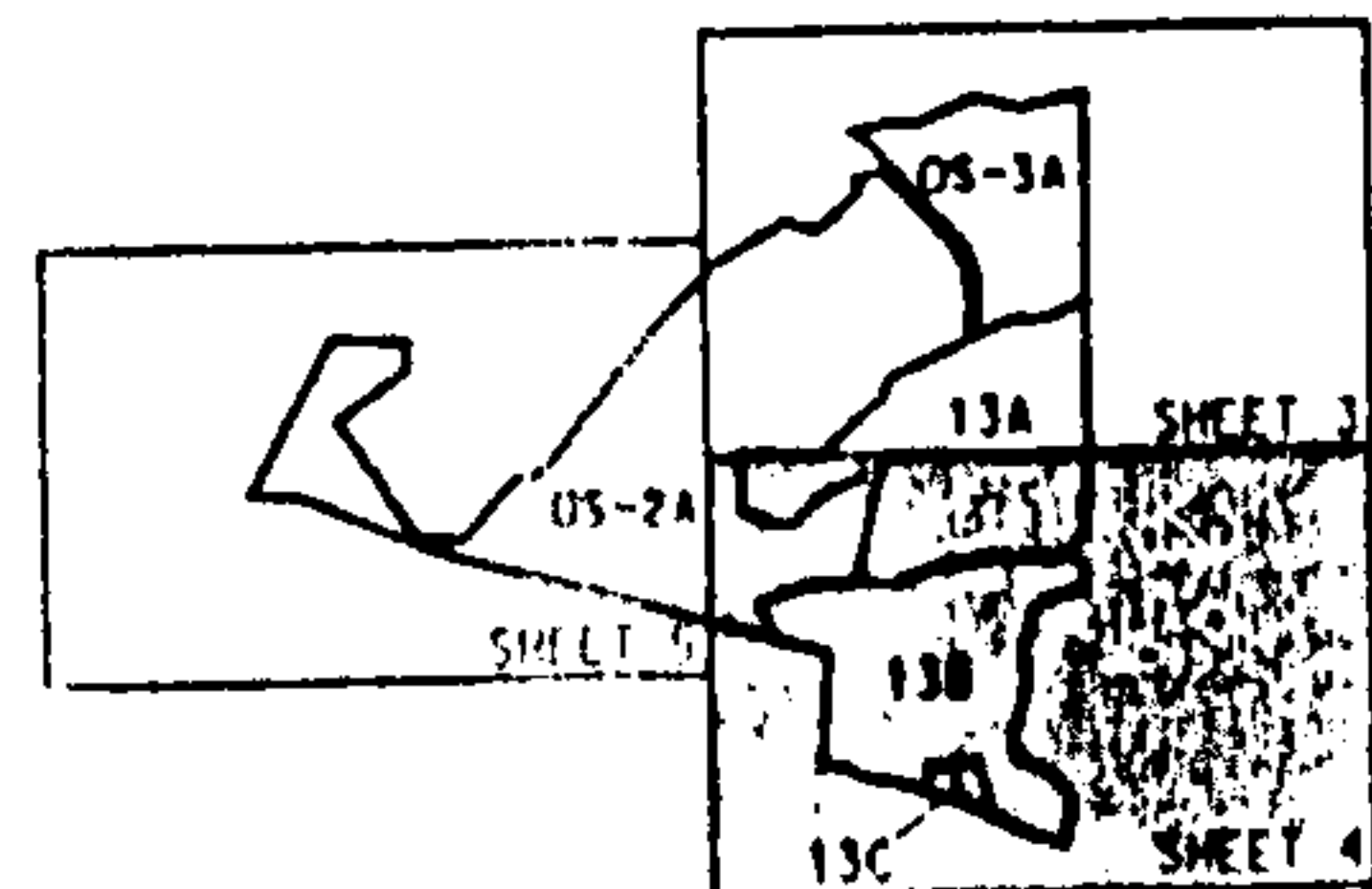
200 100 0 200
SCALE: 1" = 200'

THE PURPOSE OF FILING THIS CORRECTION PLAT IS TO PLACE THE FIFTY (50) FOOT WIDE WATERLINE EASEMENT RECORDED JULY 27, 1994 IN BOOK 94-22 PGS. 3246-3252, AS DOCUMENT NO. 94094254 WITHIN TRACT OS-2-A. (SEE SHEETS 4 & 5) THERE ARE NO OTHER CHANGES OR CORRECTIONS FROM THE ORIGINAL BULK PLAT RECORDED DECEMBER 12, 2002 IN BOOK 2002C, PAGE 397.

TRACT A
US FOREST SERVICE LAND
FILED: JUNE 29, 1982
(C19-183)

OS-5
PLAT OF HIGH DESERT
FILED: NOVEMBER 23, 1993
(93C-325)

OS-4
PLAT OF HIGH DESERT
FILED: NOVEMBER 23, 1993
(93C-325)



Bohannon & Huston

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

SHEET 4 OF 5 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

269A

93133004

PLAT OF
HIGH DESERT
ALBUQUERQUE
NEW MEXICO
JUNE, 1993

NOTE 4 ON SHEET 13
FOR FLOATING TRAIL
EASEMENT

State of New Mexico, SS
County of Bernalillo
This instrument was filed for record on

203 23 1993
Recorded in Vol. 93 C
of records of said County Folio 322

Judy D. Woodward, Clerk & Recorder
Deputy Clerk

NOTES

4. A floating trail easement for a non-motorized vehicular, pedestrian and equestrian trail is granted to the City of Albuquerque with the filing of this plat. The location of the trail easement will be within OS-4. If and when the City of Albuquerque desires to locate a trail within OS-4, the design and improvement by the City of Albuquerque, location, trail width, buffer width and other terms of this trail easement will be determined at a later date by agreement among and between the City of Albuquerque, AMAFCA and Albuquerque Academy, Inc. or its successors and assigns. The parties will consider the City of Albuquerque's (I) design standards for comparable trails, including, without limitation, buffer width, relevant topography, (II) the use or potential use of the property by the underlying landowner, and (III) the cost of construction of the trail. If after determination of the terms of the trail, including the location of the trail, there exists a need for relocation of the trail, the City of Albuquerque, AMAFCA and Albuquerque Academy, Inc. or its successors or assigns, will mutually agree on a new location for the trail easement.

5. OS-5 is dedicated to the City of Albuquerque in fee simple, as Public Open Space with the filing of this plat. The City of Albuquerque, its successors and assigns, will not develop this property and this property will remain in a natural and open condition with natural vegetation, except as otherwise provided in the Bernalillo County/Albuquerque Comprehensive Plan, Trails and Bikeway Facilities Plan, applicable Arroyo Plans and any Open Space Facility Plan adopted and/or amended from time to time by the City. This property is subject to non-motorized vehicular, pedestrian, and equestrian