CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002593 **AGENDA ITEM NO: 9**

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 Dev. Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() 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APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN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: October 6, 2004

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

#9

Prel ✓

Completed 10/7/04 DS

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01502 (~~FP~~)** PLF	Project # **1002593**
Project Name: **VISTA DE ARENAL UNIT 3**	
Agent: Bohannan Huston Inc.	Phone No.: 823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 10/6/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PLANNING (Last to sign): _____
- ❑ _____
- ❑ _____

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

Project Number 1002593

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 6, 2004 9:00 a.m.
MEMBERS:

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

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

****

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

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

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

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

Adjourned: 10:50 a.m.

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

1. **Project # 1001926**
04DRB-01393 Major-Preliminary Plat Approval
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] (J-10) **DEFERRED AT AGENT'S REQUEST TO 10/13/04.**

2. **Project # 1003591**
04DRB-01384 Major-Preliminary Plat Approval
04DRB-01386 Minor-Sidewalk Waiver
04DRB-01387 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES,** zoned R-LT residential zone, located on 98TH ST SW, between BLAKE RD SW and OPEN RANGE AVE SW containing approximately 45 acre(s). [REF: 04DRB-01185] *[Deferred from 10/6/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**

3. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04,9/8/04 & 10/6/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

4. **Project # 1003596**
04DRB-01490 Minor-SiteDev Plan BldPermit/EPC

GOLDEN & ASSOCIATES agent(s) for BREWER OIL CO INC request(s) the above action(s) for all or a portion of Tract(s) 100-C1, **MONTGOMERY HEIGHTS,** zoned SU-1 FOR C-2 WITH WAREHOUSE, located on SAN MATEO BLVD NE and MONTGOMERY BLVD NE containing approximately 1 acre(s). [REF: 04EPC01216] **[Stephanie Shumsky, EPC Case Planner]** (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan Subd/EPC
04DRB-01408 Minor-SiteDev Plan BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat Approval

TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 9/22/04]* (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/6/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

6. **Project # 1003403**
04DRB-01493 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and the TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 04DRB00632, 04DRB00633, 04DRB00634, 04DRB00635, 03DRB01528] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1001523**
04DRB-01491 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER/98TH STREET PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and MARKET ST NW containing approximately 19 acre(s). [REF: 01EPC01405, 02DRB00518, 02DRB00519, 02DRB00519] (H-9/H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

8. **Project # 1002856**
04DRB-01492 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, MEADOWS @ ANDERSON HILLS, (to be known as **BLOSSOM RIDGE ESTATES**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98th STREET SW and UNSER BLVD SW containing approximately 10 acre(s). [REF: 04DRB01156, 04DRB01157, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002593**
04DRB-01502 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 29-35, **VISTA DE ARENAL, UNIT 3,** zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and PAESE PL NW containing approximately 2 acre(s). [REF: 04DRB00911] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD**.

10. **Project # 1002022**
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/20/04.**

11. **Project # 1002718**
04DRB-01498 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 13, **RIVERVIEW ACRES, UNIT 2,** zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 1 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

Project # 1002718
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2,** zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] *[Deferred from 9/22/04]* (H-12) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST.**

12. **Project # 1003051**
04DRB-01496 Minor-Prelim&Final Plat Approval

RAY BACA agent(s) for COSME OLGUIN request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF COSME & HENRIETTA OLGUIN,** zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD NW and CANDELARIA RD NW containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002520**
04DRB-00893 Minor- Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] *[Final Plat Indef. Deferred for SIA]* (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR WALL DESIGN AND AGIS DXF FILE.**

14. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04 & 10/6/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

15. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred]* (F-11/F-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE FEES.**

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

16. **Project # 1003694**
04DRB-01485 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between TRELLIS DR NW and GLENWOOD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001440**
04DRB-01497 Minor-Sketch Plat or Plan

ANDREW MIODUCHOWSKI agent(s) for ILENE MERCHANT request(s) the above action(s) for all or a portion of Tract(s) D3A, **COORS CENTRAL NORTH ADDITION,** zoned SU-1 special use zone, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [REF: DRB-96-27] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003695**
04DRB-01494 Minor-Sketch Plat or Plan

A. BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **ALBUQUERQUE HIGHLANDS,** zoned R-1 residential zone, located on MOUNTAIN RD NE, between SAN MATEO NE and SAN PEDRO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003696**
04DRB-01495 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-17, Tract(s) A, B, C, VINCINTI MONTANO SUBDIVISION & JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on 97TH STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: AX-87-5, DRB-96-529] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003689**
04DRB-01464 Minor-Sketch Plat or Plan

HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION,** zoned SU-2 TH special neighborhood zone, located on 16TH ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. *[Indef. Deferred 9/29/04]* (J-13). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002864**
04DRB-01499 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION,** zoned R-LT residential zone, located on VENTICICELLO DR NW, between PEGGIO AVE NW and BREZZA DULCE AVE NW containing approximately 30 acre(s). [REF: 04DRB00242] (A-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003027**
04DRB-01500 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 1P & 2P, TREMENTINA OESTE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

04DRB-01501 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 14P & 15P, TREMENTINA OESTE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 22, 2004. **THE DRB MINUTES FOR 9/22/04 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50

#9

Prel

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01502 (~~FP~~)** PLF — Project # **1002593**

Project Name: **VISTA DE ARENAL UNIT 3**

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

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 10/6/04 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

Project Number 1002593

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB Comments
October 6, 2004

Item # 9

Project # 1002593 Application # 04-01502

RE: Lots 29 - 35,Vista de Arenal, Unit 3/minor plat

No objection to the lot line adjustments.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3863 smatson@cabq.gov

#15

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00911 (FP)** Project # **1002593**

Project Name: **VISTA DE ARENAL UNIT 3 @ VENTANA RANCH**

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

Project Number 1002593

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 6/23/04 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ UTILITIES: _____
- ❑ CITY ENGINEER / AMAFCA: _____
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- ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ❑ **AGIS DXF File approval required.** OK
- ❑ **Copy of recorded plat for Planning.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 23, 2004 9:00 a.m.

MEMBERS:

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

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

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NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.
NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 12:55 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003471**
04DRB-00826 Major-Preliminary Plat Approval
04DRB-00827 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2.	**Project # 1002247** 04DRB-00830 Major-Vacation of Public Easements 04DRB-00831 Major-Vacation of Public Easements 04DRB-00832 Major-Vacation of Public Easements	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	04DRB-00928 Minor-SiteDev Plan BldPermit/EPC	DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PUBLIC SIDEWALK EASEMENTS AROUND SITE AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. PROVIDE FIRE MARSHAL FIRE FLOW REQUIREMENTS.**
	04DRB-00890 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)* (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/11/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT MUST BE SIGNED BY PNM BEFORE DRB'S APPROVAL. FINAL PLAT MUST REFLECT THE SIDEWALK EASEMENTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

3. **Project # 1003280**
04DRB-00835 Major-Preliminary Plat Approval
04DRB-00870 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE IS REQUIRED ON THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04 & 6/23/04]* [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH,** zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

6. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

7. **Project # 1003236**
04DRB-00802 Major-Vacation of Public Easements
04DRB-00801 Major-Preliminary Plat Approval
04DRB-00799 Minor-SiteDev Plan Subd/EPC
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC
04DRB-00804 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA,** zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] *(Deferred from 6/16/04)* (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 66/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE VACATION ACTION SHALL BE SHOWN ALONG PARADISE BLVD NW. THE LOTS SHALL BE LABELED P-1. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

8. **Project # 1003220**
04DRB-00922 Minor-SiteDev Plan BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL,** zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] **[Makita Hill, EPC Case Planner]** *[Deferred from 6/23/04](*G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1001157**
04DRB-00931 Minor-SiteDev Plan BldPermit/EPC

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for **UNPLATTED - UNM,** zoned SU-1 AIRPORT AND RELATED FACILITIES, located on CLARK CARR BLVD SE, between SPIRIT DR SE and ACCESS RD C containing approximately 6 acre(s). [REF: 03EPC-00075, 01EPC-00428, 01DRB-01066, 01DRB-01067, 01DRB-01068, 01DRB-00054 (SK) 02DRB-01058 (P&F) heard under Project #1000270] **[Chris Hyer, EPC Case Planner]** (N-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECTIONS TO UTILITIES SITE PLAN. REVISE UTILITY PLAN TO ADDRESS SAS. CANNOT DRAIN SURFACE WATER/OR WASH DOWN AREAS TO SEWER WITHOUT APPROVAL FROM STUART REEDER.**

10. **Project # 1003239**
04DRB-00899 Minor-SiteDev Plan Subd/EPC
04DRB-00900 Minor-SiteDev Plan BldPermit
04DRB-00947 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner]** *(Deferred from 6/16/04 & 6/23/04)* (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

11. **Project # 1000367**
04DRB-00918 Minor-Ext of SIA for Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2 @ HIGH DESERT,** zoned SU-2/HD-RT, located on GOLDEN ASTER RD NE, between IMPERATA ST NE and CORTADERA NE containing approximately 9 acre(s). [REF: 02DRB00469,03DRB00972, DRB-94-150,04DRB-00366, 04DRB-00367,01DRB00825] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project # 1001939**
04DRB-00933 Minor-Final Plat Approval

WILSON & COMPANY, INC agent(s) for WESTLAND DEVELOPMENT COMPANY, INC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **CIELO OESTE** and Tract(s) A-1, Unit(s) 2-B, **THE CROSSING,** zoned R-1, located on GUNNISON PL NW, between UNSER BLVD NW and 98th ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 03DRB-00752, 03DRB-00753] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND MAINTENANCE & BENEFICIARIES FOR TRACT A.**

13. **Project # 1002224**
04DRB-00938 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **LOS POBLANOS RANCH,** zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s). [REF: 03DRB01172,03EPC00695, 04DRB00335, 02EPC01482, 02DRB01425] (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002339**
04DRB-00917 Minor-Vacation of Private Easements

PRECISION SURVEYS, INC agent(s) for RICHARD TARANGO & HOLLY ARROYO request(s) the above action(s) for all or a portion of Lot(s) 10-A-1-& 10-A-2, **ALVARADO GARDENS UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between CALLE TRANQUILO NW and ALEJANDRO NW containing approximately 1 acre(s).[REF:03DRB00449,03DRB01035,4DRB00450, 02DRB01711, 02DRB01958, 03DRB00571] (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002593**
04DRB-00911 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, **VISTA DE ARENAL UNIT 3 @ VENTANA RANCH,** zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 03DRB00623,03DRB01186,03DRB01187,03DRB01376, 03DRB00624,03DRB01158,03DRB01188, 3DRB01546, 04DRB00371, 04DRB00372, 00373, 00374] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002743**
04DRB-00927 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: ZONING IS ADDED AS A NOTE ON THE PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

17. **Project # 1003027**
04DRB-00924 Major-Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for DRAGONFLY DEVELOPMENT, PHIL LINBORG request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 5, Block(s) 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, **TREMENTINA OESTE,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 03DRB01721,03DRB02159,03DRB02161.02172/02173, 04DRB0090] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, DETACHED OPEN SPACE PAYMENT AND OPEN SPACE NOTE ON THE PLAT.**

18. **Project # 1003494**
04DRB-00925 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 6, 7-11 and 32-39 and Block(s) 1 **MESA VERDE,** zoned C-2, located on CENTRAL AVE NE, between RHODE ISLAND ST NE and PENNSYLVANIA ST NE containing approximately 2 acre(s). [REF: Z-73-66, Z-73-66-1] (K-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

20. **Project # 1003495**
04DRB-00932 Minor-Sketch Plat or Plan

PAUL BENNETT request(s) the above action(s) for all or a portion of Tract(s) 18-P1, **PASEO DE ESTRELLA,** zoned R-1, located on VISTA DEL NORTE NW between PASEO DEL NORTE NW and OSUNA NW. (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002250**
04DRB-00926 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES,** zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA ROAD NW and containing approximately 7 acre(s). [REF: 02DRB-01886, 02DRB-01882, 02DRB-01887, 02DRB-01890, 02DRB-01891] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002473**
04DRB-00921 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES TRACT 3, (to be known as **DESERT VISTA SUBDIVISION,** zoned R-D 5 DU/A, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB-00207] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002962**
04DRB-00929 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) G & J, THE TRAILS and a portion of Tract(s) 4, BLACK RANCH, TOWN OF ALAMEDA GRANT, (to be known as **THE TRAILS PHASE II,** zoned RD, located on PASEO DEL NORTE, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 03DRB-01527,03DRB-01528, 03DRB-01529, 03DRB-01530] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003475**
04DRB-00842 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION,** zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] *(Deferred from 6/16/04)* (B-10 & B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

25. Approval of the Development Review Board Minutes for May 12, May 19, May 26 and June 2, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 12, MAY 19, MAY 26 AND JUNE 2, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002593	**DRB Date:** 6/23/04
Application Number: 04DRB-00911	**Item Number:** 15

Subdivision:

Tract 29B & 29 D, Vista De Arenal Unit 3 @ Ventana Ranch

Zoning: RLT

Zone Page: B-09

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
- [x] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

The park dedication requirements have been met by an existing agreement.

The park development requirement will be paid at building permit and paid back to the developer after first phase development of the park.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002593 **AGENDA ITEM NO: 15**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 23, 2004

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 23, 2004 DRB
Comments

ITEM # 15

PROJECT # 1002593 **APPLICATION # 04-00911**

RE: Vista de Arenal Unit 3 @ Ventana Ranch/final plat

No objection to the approval of the final plat once the current zoning is listed under Subdivision Data.

There were no conditions of final plat.

Planning must file the plat AGIS dxf approval has occurred.

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

#15

2593

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002593

Subdivision Name: Vista De Arenal Subdivision Unit 3 at Ventana Ranch

Surveyor: A Dwain Weaver

Company/Agent: Bohannan Huston, Inc.

Contact Person: Stephanie Stratton E-mail: sstratton@bhinc.com

Phone: 798-7965 Fax:

☒ DXF Received Date: 6/16/2004

☒ Hard-Copy Date: 6/16/2004

Coordinate system: ☐ NMSP Grid (NAD 83) ☐ NMSP Grid (NAD 27) ☒ Ground rotated to NMSP Grid ☐ Other

Approved

6/16/04
Date

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

AGIS Use Only

Copied cov2593 to agiscov on 6/16/2004. Contact person notified on 6/16/2004

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

APRIL 14, 2004

2. Project # 1002593
04DRB-00372 Major-Vacation of Public Easements
04DRB-00371 Major-Preliminary Plat Approval
04DRB-00373 Minor-Sidewalk Waiver
04DRB-00374 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD., PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, VENTANA RANCH SUBDIVISION (to be known as **VISTA DE ARENAL, UNIT 3,** zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-00624] (B-9)

At the April 14, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

4. Final disposition shall be through the City Real Estate Office.

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 4/14/04 and approval of the grading plan engineer stamp dated 3/19/04 the preliminary plat was approved.

The sidewalk waiver was withdrawn at the agent's request.

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

If you wish to appeal this decision, you must do so by April 29, 2004 in the manner described below.

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

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

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: Bohannan Huston Inc., 7500 Jefferson NE, 87109
Las Ventanas Ltd Partnership, #10 Tramway Loop NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002593 **AGENDA ITEM NO: 2**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 3-19-04 is on file for Preliminary Plat approval.
Comments on the infrastructure list.

RESOLUTION: signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 14, 2004

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1 002593 AGENDA#: 2 DATE: 4.14.04

1. Name: KEVIN PATTON Address: COURTYARD I 7500 Jefferson St Zip: 87109

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: _____

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 14, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000662 04DRB-00370 Major-Two Year SIA	TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST request(s) the above action(s) for all or a portion of Tract(s) 3A3A1, **RENAISSANCE CENTER,** zoned SU-1 special use zone FOR IP, located on MISSION BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE [REF:03DRB-00468, 00469] (F-16)
Project # 1002593 04DRB-00372 Major-Vacation of Public Easements 04DRB-00371 Major-Preliminary Plat Approval 04DRB-00373 Minor-Sidewalk Waiver 04DRB-00374 Minor-Temp Defer SDWK	BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD., PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, VENTANA RANCH SUBDIVISION (to be known as **VISTA DE ARENAL, UNIT 3,** zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-00624] (B-9)
Project # 1003111 04DRB-00377 Major-Vacation of Public Easements	ISAACSON & ARFMAN, P.A. agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR,** zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 03DRB-01988, 03DRB-01989] (E-11)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 29, 2004.

DRB ACTIONS

PROJECT NAME & NUMBER Vista de Arenal, Unit III

LOCATION Spring between Rainbow + Vendaval, NW (B-9)

Hearing Date	Action Requested	Action Taken & Date
2/11/04	Sketch	Comments

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
February 11, 2004 Comments

ITEM # 8 1002593

PROJECT # 1003230 **APPLICATION # 04-00136**

RE: Tracts 29B & 29D, Ventana Ranch/sketch

Comments given at meeting.

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

City of Albuquerque

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003230 1002593 **AGENDA ITEM NO: 8**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 11, 2004

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

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

1002593

DRB- 1003230 Item No. 8 Zone Atlas 8-9

DATE ON AGENDA 2-11-04

INFRASTRUCTURE REQUIRED (X) YES ( ) NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT

( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION

( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
(1)	STANDARD INFRASTRUCTURE REQ'D
(2)	HAS IRVING BLVD BEEN ACCEPTED?
(3)	ARE LOTS PI DESIGNATION?
(4)	NEED TRAFFIC DISTRIBUTION MAP
(5)	PLEASE PLACE MAY NEED TO BE WIDER UNTIL INTERSECTION OF SALERNO ST.
(6)	OFF-SITE MITIGATION?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

F

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

Development Review Board Comments

1002599

Project Number:	1002230
Application Number:	04DRB-00136

DRB Date: 2/11/04

Item Number: 8

Subdivision: Vista De Arenal

Tracts 29B and 29D,Ventanna Ranch

Zoning: R-LT

Zone Page: B-9

New Lots (or units) : 78

Request for:

- [x] 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:

The park dedication requirement has been met through the dedication of 5 parks within the Ventana Ranch community. The park development fee will be paid at building permit and reimbursed after the construction of the park is complete, per the park development agreement.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
September 24, 2003 Comments

ITEM # 9

PROJECT # 100~~2503~~ 2693 **APPLICATION # 03DRB-01546**

RE: Vista de Arenal, Unit II/Final Plat

No objection provided there are no changes from the preliminary plat to final plat.

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

9

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.: **03-01546 (FP)**	Project # **1002593**
Project Name: **VISTA DE ARENAL**	EPC Application No.:
Agent: Bohannan Huston Inc.	Phone No.: 823-1000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 9/24/03 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1002593

#9

2593

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002593 Subdivision Name Vista De Arenal unit II

Surveyor Dwain Weaver Company Bohannan-Huston

Contact person_____ Phone #_____ email_____

Barbara A. Romero _____ 9-23-03

Approved *Not Approved Date

✓ DXF RECEIVED 9-23-03 DATE
✓ HARD-COPY RECEIVED 9-23-03 DATE
✓ DISCLOSURE STATEMENT

NAD 27 Ground

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2593 to agiscov on 9-23-03 Client Notified IN PERSON

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 24, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 10:55 A.M.

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

1. **Project # 1002322**
   03DRB-00420 Major - Preliminary Plat Plat Approval and Major - Final Plat Approval

   MULE BARN ENTERPRISE agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIG. SITE OF WESTLAND,** zoned SU-2 special neighborhood zone- IP, located on the westside of 90th ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 9 acre(s). [REF: 02DRB-01666 SK, 03DRB-00420 PP, 03DRB-00349 PUFF] **[NO NEW SUBMITTAL]** (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/24/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/22/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

2. **Project # 1002933**
   03DRB-01443 Major-Vacation of Public Easements
   03DRB-01446 Minor- Preliminary & Final Plat Approval
   03DRB-01444 Minor-Sidewalk Waiver

   JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 28, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **VINYARD ESTATES, UNIT IV-B**, zoned RD (5 DU/A), containing approximately 2 acre(s). (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/24/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/28/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAN WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002934**
03DRB-01445 Major-Vacation of Pub Right-of-Way

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). *[Deferred from 9/24/03]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

4. **Project # 1002935**
03DRB-01447 Major-Bulk Land Variance
03DRB-01449 Major-Vacation of Pub Right-of-Way
03DRB-01450 Major-Preliminary Plat Approval
03DRB-01451 Minor-SiteDev Plan Subd
03DRB-01452 Minor-Temp Defer SDWK
03DRB-01453 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) *[Deferred from 9/24/03]*. (J-9/8 & H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

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

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

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

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

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

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

6. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval
03DRB-01362 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03]* (H-10) **THE TEMPORARY DEFERRAL OF SIDEWALKS WAS WITHDRAWN. DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

Project # 1001523
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03]* **[RUSSELL BRITO, EPC CASE PLANNER]** (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

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.

7. **Project # 1002716**
03DRB-01549 Minor-SiteDev Plan Subd/EPC
03DRB-01550 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A,** zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP) *[Deferred from 9/24/03]* **[CARMEN MARRONE, EPC CASE PLANNER]** (D-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

8. **Project # 1002964**
03DRB-01548 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK,** zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] *[Deferred from 9/24/03]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

9. **Project # 1002593**
03DRB-01546 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for **VISTA DE ARENAL, UNIT II**, TRACT 29C, VENTANA RANCH, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 03DRB-01376 (PP)] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002738**
03DRB-01519 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for FRANCES MUNOZ request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) M, **EASTERN ADDITION,** zoned SU-2 special neighborhood zone, NCR, located on DAN AV SE, between JOHN ST. SE and BROADWAY BLVD. SE containing approximately 1 acre(s). [REF: 03DRB-00980 SK, Z-76-81] (L-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1002743**
03DRB-01544 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) ALL, **LA LUZ DEL OESTE,** zoned SU-1 special use zone, PRD, located on SOUTH SIDE OF DELLYNE AVE NW, between COORS BLVD NW and VISTA DE LUZ NW containing approximately 16 acre(s). [REF: Z-77-28-1, 03DRB-00989 SK] (F-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR: LABEL NEW EASEMENTS "GRANTED BY THIS PLAT", ADD PUBLIC WATERLINE EASEMENT ON TRACT N AND CHECK FOR AGIS DXF FILE, AND TRANSPORTATION DEVELOPMENT FOR: NOTE BENEFICIARIES ON THE PLAT, DOCUMENT THE HOMEOWNER'S ASSOCIATION RULES ETC.**

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

12. **Project # 1001087**
03DRB-01547 Minor-Sketch Plat or Plan

STEVE HALE. agent(s) for HALE & SUN CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 2 & 3 W.1/3, **MAJOR ACRES SUBDIVISION,** zoned SU-2 special neighborhood zone, R-T, located on 12TH ST & MAJOR ST NW, between MATTHEW AVE NW and CANDELARIA RD NW containing approximately 7 acre(s). [REF: (1002231) 02ZHE-01435, (1001087) 01DRB- 00268 SK, 01DRB-01891 SECTOR PLAN] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for September 10, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:55 A.M.

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002593
Application Number: 03DRB-01546

DRB Date: 9/24/03
Item Number: 9

Subdivision: Vista De Arenal, Unit II
Tract 29C, Ventana Ranch

Request for:

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

Zoning: R-LT

Zone Page: B-9

New Lots (or units) : ~~40~~ 44

Parks and Recreation Comments:

No objection to the final plat.

The park dedication and development requirements have been met through an existing agreement for Ventana Ranch.

Signed: CS

Christina Sandoval, (PRD)

Phone: 768-5328

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002593 **AGENDA ITEM NO: 9**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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: September 24, 2003

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

9-18-2003

2. Project # 1002593
03DRB-01376 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) 29C, VENTANA RANCH, (to be known as **VISTA DE ARENAL @ VENTANA RANCH**) zoned R-LT residential zone, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 03DRB-01186 PP, 02DRB-01009, 03DRB-00624, 03DRB-01158 SK] (B-9)

At the September 17, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

4. Final disposition shall be through the City Real Estate Office.

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by October 2, 2003, in the manner described below.

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

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

Please note that 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: Bohannan Huston Inc., 7500 Jefferson NE, 87109
Las Ventanas Limited Partnership, #10 Tramway Loop NE, 87122
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002593 AGENDA#: 2 DATE: 9.17.03

1. Name: Keven Patton Address: BHI Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002593 **AGENDA ITEM NO: 2**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(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 X; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 17, 2003

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 17, 2003

Project # 1002593
03DRB-01376 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) 29C, VENTANA RANCH, (to be known as **VISTA DE ARENAL @ VENTANA RANCH**) zoned R-LT residential zone, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 03DRB-01186 PP, 02DRB-01009, 03DRB-00624, 03DRB-01158 SK] (B-9)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	Letter sent to Ventana Ranch (R) Neighborhood Assn.
APS	No comments received.
Police Department	No comments received.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer The . .ydrology section has no objection to the vacation request.

Transportation Development

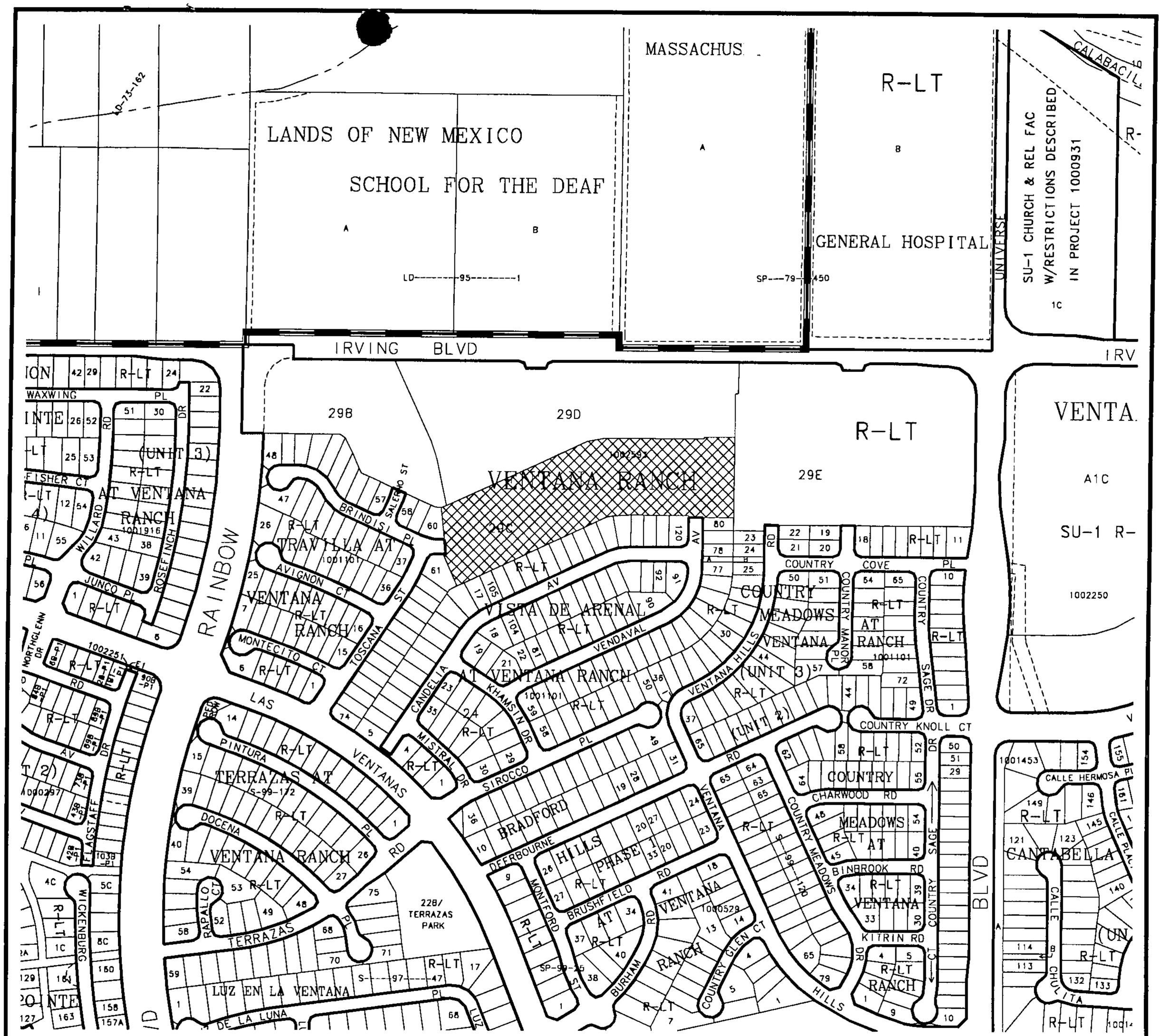
Refer to Hydrology for comments on the vacation action.

Parks & Recreation Defer to Hydrology.

Utilities Development Defer to Hydrology.

Planning Department No objection to the vacation. Defer to Hydrology.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Las Ventanas Limited Partnership, #10 Tramway Loop NE, 87122
Bohannan Huston Inc., 7500 Jefferson NE, 87109



ZONING MAP

Note: Shaded area indicates County

Not to Scale

AGIS

Scale 1"= 505 '

PROJECT NO.
1002593

HEARING DATE
9-17-03

MAP NO.
B-9

ADDITIONAL CASE NUMBER(S)
03DRB-01376

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, September 17, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000934
03DRB-01421 Major-Two Year SIA Procedure "B" Extension

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for **SUNRISE RANCH WEST, UNIT 2,** zoned R-D, (9DU/AC) located on SUNSET GARDENS RD SW, between EUCARIZ AVE SW and 106th ST SW containing approximately 11 acre(s). [REF: 01DRB-00190 SK, 01DRB-01017 PPA, 01DRB-01686 FP, 02DRB-00038] (L-8)

Project # 1002593
03DRB-01376 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) 29C, VENTANA RANCH, (to be known as **VISTA DE ARENAL @ VENTANA RANCH**) zoned R-LT residential zone, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 03DRB-01186 PP, 02DRB-01009, 03DRB-00624, 03DRB-01158 SK] (B-9)

Project # 1000997
03DRB-01410 Major-Preliminary Plat Approval
03DRB-01412 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, VILLA DEL RIO (to be known as **RIVERVIEW ACRES),** zoned RA-1 residential and agricultural zone, semi-urban area, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). (H-12)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 1, 2003.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-14-2003

3. Project # 1002593
03DRB-01186 Major-Preliminary Plat Approval
03DRB-01188 Minor- Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29C, **VISTA DE ARENAL UNIT 2 @ VENTANA RANCH,** zoned R-LT residential zone, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 7 acre(s). [REF: 1001101 - 02DRB-01009, 1002593 - 03DRB-00624, 03DRB-01158] (B-9)

At the August 13, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/13/03 and approval of the grading plan engineer stamp dated 8/7/03 the preliminary plat was approved.

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

If you wish to appeal this decision, you must do so by August 28, 2003, in the manner described below.

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

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

Roger A Green

For Sheran Matson, AICP, DRB Chair

cc:Las Ventanas Limited Partnership, #10 Tramway Loop NE, 87122
Bohannan 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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002593 AGENDA#: 3 DATE: 8.13.03

1. Name: Pam Gless Address: BH Jr Zip: _____
2. Name: Kenn Patton Address: BH Jr Zip: _____
3. Name: Kurt Browning Address: Las Venturas Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002593 **AGENDA ITEM NO: 3**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 8-7-03 is on file for Preliminary Plat approval.
Comments on infrastructure list.

RESOLUTION: signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 13, 2003

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 13, 2003

Project # 1002593
03DRB-01186 Major-Preliminary Plat Approval
03DRB-01188 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29C, **VISTA DE ARENAL UNIT 2 @ VENTANA RANCH,** zoned R-LT residential zone, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 7 acre(s). [REF: 1001101 - 02DRB-01009, 1002593 - 03DRB-00624, 03DRB-01158] (B-9)

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

COG No adverse comments.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor. Letter sent to Ventana Ranch (R) Neighborhood Assn.

APS No comments received.

Police Department

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

Fire Department All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas Approves.

PNM Electric Approves.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer

An approved drainage report and infrastructure list is required for Preliminary Plat approval. No objection to SIA extension.

Transportation Development

No objection to the sidewalk deferral. No preliminary plat was included with the submittal that I received.

Parks & Recreation

The Park Dedication and Development requirements have been met through an existing agreement. No objection to the sidewalk deferral.

Utilities Development

No objection to Preliminary Plat approval. No objection to Sidewalk Deferral.

Planning Department No objection to the plat or the deferral of sidewalks.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Las Ventanas Limited Partnership, #10 Tramway Loop NE, 87122
Bohannan Huston Inc., 7500 Jefferson NE, 87109

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 13, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000363
03DRB-01184 Major-Vacation of Pub Right-of-Way
03DRB-01185 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for Tract(s) G-2-A, **BALLOON FIESTA PARK,** zoned SU-2 special neighborhood zone, located on BALLOON MUSEUM DR NE, between ALAMEDA BLVD NE and JEFFERSON ST NE containing approximately 7 acre(s). (B-17)

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

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7,** zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). (A-10)

Project # 1002593
03DRB-01186 Major-Preliminary Plat Approval
03DRB-01188 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29C, **VISTA DE ARENAL UNIT 2 @ VENTANA RANCH,** zoned R-LT residential zone, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 7 acre(s). [REF: 1001101 - 02DRB-01009, 1002593 - 03DRB-00624, 03DRB-01158] (B-9)

Project # 1002821
03DRB-01189 Major-Preliminary Plat Approval
03DRB-01191 Major-Vacation of Pub Right-of-Way
03DRB-01192 Minor-Temp Defer SDWK

RAY HENSLEY agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on CORONADO NE, between EUBANK NE and HOLBROOK NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114] (D-21)

Project # 1002819
03DRB-01180 Major-Bulk Land Variance
03DRB-01183 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **SALAZAR-DAVIS TRACTS** *AND* Tract(s) E-5-A AND E-6-A, **ALBUQUERQUE SOUTH, UNIT 3,** zoned C-2 community commercial zone & SU-1 (R-2 & R-T), located on SNOW VISTA CHANNEL SW, between DE ANZA DR SW and BLAKE RD SW containing approximately 37 acre(s). [REF: SP-86-111, 02DRB-00608 (west of Proj. area)] (M-9/N-9)

Project # 1002822
03DRB-01190 Major-Bulk Land Variance
03DRB-01193 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **EL RANCHO GRANDE, UNIT 5A**, PARCEL 5, TRACT 12-B AND TRACT 12-C, **EL RANCHO GRANDE,** zoned SU-1 special use (MIXED USE) zone, located on GIBSON BLVD SW, between SNOW VISTA CHANNEL, SW and BARBADOS AVE SW containing approximately 27 acre(s). [REF: 01EPC-00422, 01EPC-01443, 01EPC-01443, 02DRB-01395, PRJ. # 1000152)(M-9/N-9)

SEE PAGE TWO . . . . . .

Project # 1002480
03DRB-01194 Major-Preliminary Plat Approval
03DRB-01195 Major-Vacation of Public Easements
03DRB-01196 Major-Vacation of Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] (P-9)

Project # 1002480
03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Pub Right-of-Way
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

Project # 1002480
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 28, 2003.

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

App# 03DRB-01184
Proj# 1002593
Other# 03DRB-01188

Meeting Date: 8-13-03

Zone Atlas Page: B-9-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Las Ventanas Limited Partnership

Address: 10 Tramway Loop NE, 87122

Agent: Bohannan Huston

Address: 7500 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 7-25-03

Signature: K. Tsoukalai

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100906539850412901   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906531847212201   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906532447012202   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906533146912203   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906539846612125   LEGAL: LOT  116  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
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                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                 LP NE ALBUQUERQUE       NM 87122

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                        OWNER ADDR: 00010   TRAMWAY                 LP NE ALBUQUERQUE       NM 87122

100906541846712129   LEGAL: LOT  120  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6801 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                 LP NE RIO RANCHO        NM 87124

100906539346612124   LEGAL: LOT  115  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6811 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
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                        OWNER ADDR: 00010   TRAMWAY                 LP NE ALBUQUERQUE       NM 87122

100906537745712120   LEGAL: LOT  111  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6827 CANDELIA AVE NW
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                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
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100906531945312412   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906537245612119   LEGAL: LOT  110  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6831 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
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                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                 LP NE ALBUQUERQUE       NM 87122

100906533245212143   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906536445212117   LEGAL: LOT  108  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6839 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
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100906536045012116   LEGAL: LOT  107  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6843 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                 LP NE ALBUQUERQUE       NM 87122

100906535644812115   LEGAL: LOT  106  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6847 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                 LP NE RIO RANCHO        NM 87124

100906535244612114   LEGAL: LOT  105  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6851 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                 LP NE RIO RANCHO        NM 87124

100906533044812142   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906534844412113   LEGAL: LOT  17 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000    6853 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                 LP NE RIO RANCHO        NM 87124
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100906534244212112   LEGAL: LOT  16 P LAT OF VIS.. DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000    6855 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                  LP NE RIO RANCHO       NM 87124

100906532744412141   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906533843812111   LEGAL: LOT  15 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000    6859 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE      NM 87122
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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: July 17, 2003

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannan Huston Inc
ADDRESS/ZIP: 7500 Jefferson St NE 87109
PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 7-17-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Vista De Arenal Unit II (Tract 39C)

zone map page(s) B-9.

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (h) 87114
Bruce Nyberg
6824 Brushfield Rd NW
890-6559 (h) 87114

Neighborhood Association
Contacts:

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

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 L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association

(05/08/01)

ITY OF ALBUQUERQ E

TRAFFIC IMPAC I STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Los Ventanas Limited Partnership **Date of request:** 7/18/03 **Zone atlas page(s):** B9

CURRENT:
Zoning RLT
Parcel Size (acres / sq.ft.) 4.7

Legal Description -
Lot or Tract # 29C Block #
Subdivision Name Vista Del Arenal Unit II

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:
No construction / development [ ]
New Construction [ ]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - _____
Building Size - _____(sq. ft.)

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

Applicant or Representative Pamela Shiers Date 7/17/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

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

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

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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

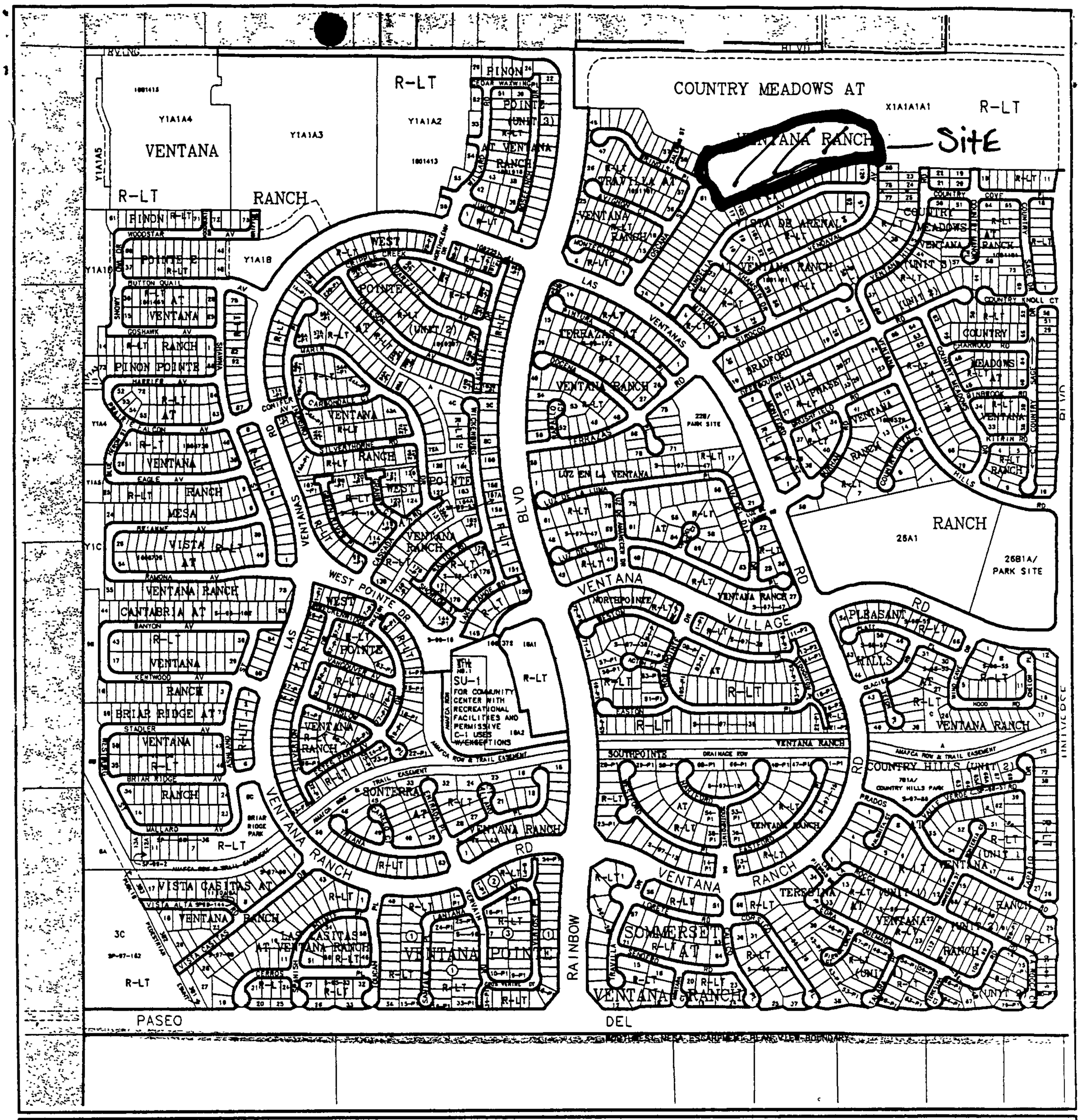
THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes:

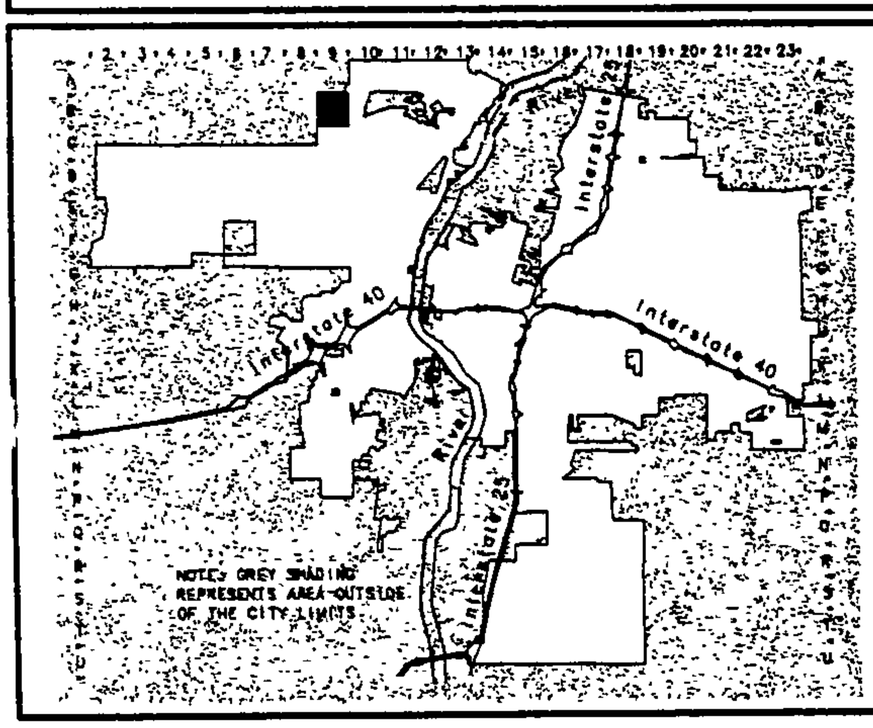
IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

ENVIRONMENTAL HEALTH DATE

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

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





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through January 21, 2003

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.

PAM THIES
Applicant name (print)

Pam Thies 7/17/03
Applicant signature / date

pdf Form revised Sept. 2001

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

Application case numbers
03DRB - 01186
03 - - 01188
- -

Claire Jeans 7/18/03
Planner signature / date

Project # 1002593

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

App#	03DRB-01326
Proj#	1002593
Other#	

Meeting Date: 9-17-03

Zone Atlas Page: B-9-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Las Ventanas Limited Partnership

Address: 10 Tramway Loop NE, 87122

Agent: Bohannan Huston

Address: 7500 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 8-29-03

Signature: JT Joseph Lucas

R E C O R D S W I T H B E L S PAGE 1

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R E C O R D S W I T H L A B E L S PAGE 2

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                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE       NM 87122

100906535644812115   LEGAL: LOT  106  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6847 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                  LP NE RIO RANCHO        NM 87124

100906535244612114   LEGAL: LOT  105  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6851 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                  LP NE RIO RANCHO        NM 87124

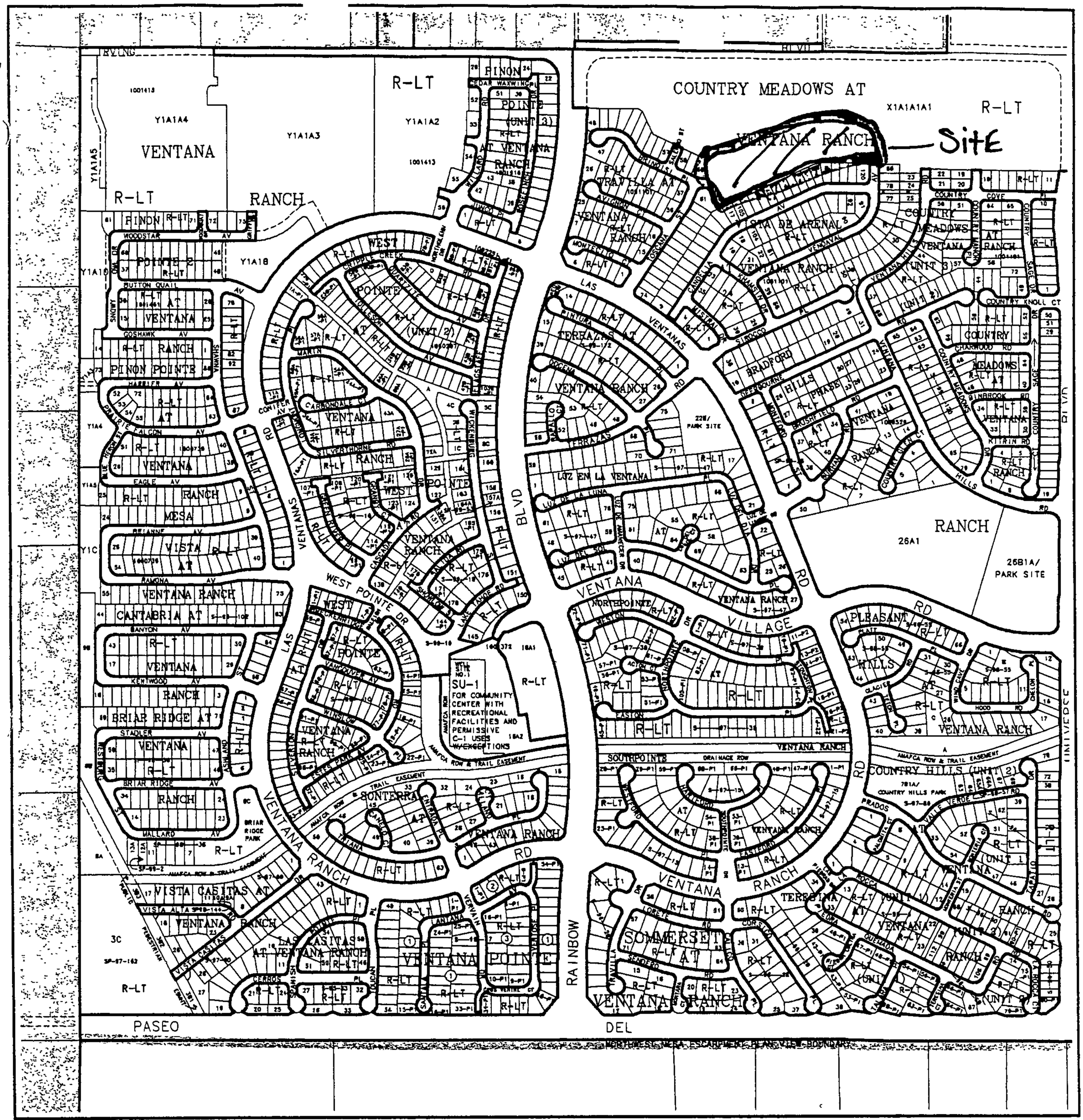
100906533044812142   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

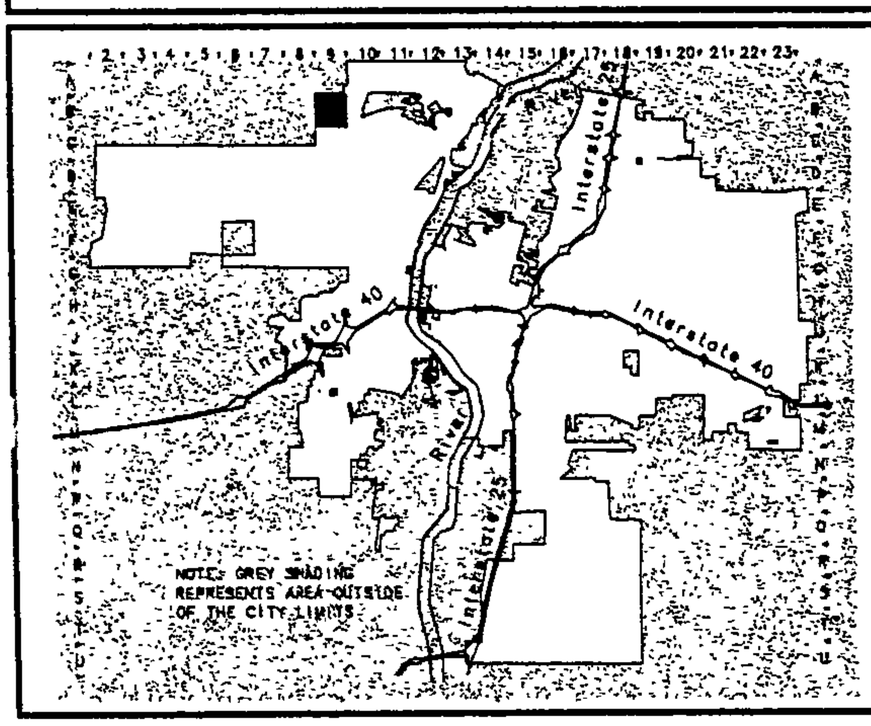
100906534844412113   LEGAL: LOT  17 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000    6853 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                  LP NE RIO RANCHO        NM 87124
```

100906534244212112 LEGAL: LOT 16 P LAT OF A DE ARENAL SUBDIVISION AT VENT LAND USE:
PROPERTY ADDR: 00000 6855 CANDELIA AVE NW
OWNER NAME: VANTAGE HOMES INC
OWNER ADDR: 04011 BARBARA LP NE RIO RANCHO NM 87124

100906532744412141 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906533843812111 LEGAL: LOT 15 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT LAND USE:
PROPERTY ADDR: 00000 6859 CANDELIA AVE NW
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through January 21, 2003

+1 1968

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: APRIL 14, 2004
Zone Atlas Page: B-9-Z
Notification Radius: 100 Ft.

Project# 1002593
App# 04DRB-00371
App# 04DRB-00372
App# 04DRB-00373
App# 04DRB-00374

Cross Reference and Location: N/A

Applicant: LAS VENTANAS LIMITED PARTNERSHIP
Address: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

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

Special Instructions:

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

Date Mailed: MARCH 26, 2004

Signature: KYLE TSETHLIKAI

```
100906643206740120   LEGAL: TR " A" L AND DIVISION PLAT "LANDS OF MASSACHUSETTS   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: PANGER DANIEL & MINER MARY ANN
                        OWNER ADDR: 00829   HILL                    ST    SANTA MONICACA       90405

100906630604840105   LEGAL: TR A  PLA T OF TRS A & B LANDS OF NEW MEXICO SCHOOL   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: BOARD OF EDUCATION OF CITY OF
                        OWNER ADDR: 00000                           ALBUQUERQUE NM       87125

100906636904840132   LEGAL: TR B  PLA T OF TRS A & B LANDS OF NEW MEXICO SCHOOL   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: NM SCHOOL FOR THE DEAF
                        OWNER ADDR: 01060   CERRILLOS               RD    SANTA FE    NM       87501

100906624803430121   LEGAL: SEC  4 T1 1N R2E TR IN E/2 SE/4 SE/4 SW/4 CONT 5.0 A  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: GOLDSWORTHY VERNON P & BETTY L
                        OWNER ADDR: 12209   OAKLAND                 AV NE ALBUQUERQUE NM       87122

100906539850412901   LEGAL: TR X -1-A -1-A-1-A-1 PLAT OF COUNTRY MEADOWS SUBDIVI  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                        OWNER ADDR: 00010   TRAMWAY                 LP NE ALBUQUERQUE NM       87122

100906524652122507   LEGAL: LT 2 3 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V  LAND USE:
                     PROPERTY ADDR: 00000   ROSEFINCH
                        OWNER NAME: VALENCIA MATTHEW T
                        OWNER ADDR: 10532   ROSEFINCH               DR NW ALBUQUERQUE NM       87114

100906524951522508   LEGAL: LT 2 2 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V  LAND USE:
                     PROPERTY ADDR: 00000   ROSE FINCH
                        OWNER NAME: SIVAGE THOMAS HOMES INC
                        OWNER ADDR: 05141   MASTHEAD                DR NE ALBUQUERQUE NM       87109

100906524951022509   LEGAL: LT 2 1 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V  LAND USE:
                     PROPERTY ADDR: 00000   ROSE FINCH
                        OWNER NAME: PULTE HOMES OF NEW MEXICO INC
                        OWNER ADDR: 07445   PAN AMERICAN            FW NE ALBUQUERQUE NM       87109

100906524950422510   LEGAL: LT 2 0 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PULTE HOMES OF NM INC
                        OWNER ADDR: 07445   PAN AMERICAN            FW NE ALBUQUERQUE NM       87109

100906524949822511   LEGAL: LT 1 9 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V. LAND USE:
                     PROPERTY ADDR: 00000   ROSEFINCH
                        OWNER NAME: JARAMILLO HILARIO I & THERESA
                        OWNER ADDR: 10516   ROSEFINCH               DR NW ALBUQUERQUE NM       87114

100906527149512301   LEGAL: LT 4 8 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000   BRINDISI
                        OWNER NAME: RAYLEE HOMES INC
                        OWNER ADDR: 04011   BARBARA                 LP NE RIO RANCHO  NM       87124
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100906527549512302   LEGAL: LT 4 9 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000   BRINDISI
                        OWNER NAME: MILLHOLLON DREW A
                        OWNER ADDR: 07135   BRINDISI                PL NW ALBUQUERQUE NM       87114

100906527949512303   LEGAL: LT 5 0 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000   BRINDISI
                        OWNER NAME: ARMY NICK & ANGELA VELOZ
                        OWNER ADDR: 07131   BRINDISI                PL NW ALBUQUERQUE NM       87114

100906528349512304   LEGAL: LT 5 1 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000   BRINDISI
                        OWNER NAME: RAYLEE HOMES INC
                        OWNER ADDR: 04011   BARBARA                 LP NE RIO RANCHO  NM       87124

100906528849412305   LEGAL: LT 5 2 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                        OWNER ADDR: 00010   TRAMWAY                 LP NE ALBUQUERQUE NM       87122

100906529149112306   LEGAL: LT 5 3 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000   BRINDISI
                        OWNER NAME: MONTOYA JEREMIAH JOSEPH
                        OWNER ADDR: 07119   BRINDISI                PL NW ALBUQUERQUE NM       87114

100906524949322512   LEGAL: LT 1 8 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PULTE HOMES OF NM INC
                        OWNER ADDR: 07445   PAN AMERICAN            FW NE ALBUQUERQUE NM       87109

100906529548812307   LEGAL: LT 5 4 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                        OWNER ADDR: 00010   TRAMWAY                 LP NE ALBUQUERQUE NM       87122

100906524848722513   LEGAL: LT 1 7 PL AT OF PINON POINTE SUBDIVISION UNIT 3 AT V  LAND USE:
                     PROPERTY ADDR: 00000   ROSEFINCH
                        OWNER NAME: SIVAGE THOMAS HOMES INC
                        OWNER ADDR: 05141   MASTHEAD                DR NE ALBUQUERQUE NM       87109

100906529848512308   LEGAL: LT 5 5 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                        OWNER ADDR: 00010   TRAMWAY                 LP NE ALBUQUERQUE NM       87122

100906530248112309   LEGAL: LT 5 6 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                        OWNER ADDR: 00010   TRAMWAY                 LP NE ALBUQUERQUE NM       87122

100906530647812310   LEGAL: LT 5 7 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: RAYLEE HOMES INC
                        OWNER ADDR: 04011   BARBARA                 LP NE RIO RANCHO  NM       87124
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100906531847212201   LEGAL: LT 5 8 PL AT OF TRA    A SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: RAYLEE HOMES INC
                        OWNER ADDR: 04011   BARBARA                  LP NE RIO RANCHO  NM       87124

100906532447012202   LEGAL: LT 5 9 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE NM       87122

100906533146912203   LEGAL: LT 6 0 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE NM       87122

100906539846612125   LEGAL: LOT  116  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: MARIN-KINDELAN LAZARO & PEDRAZ
                        OWNER ADDR: 06809   CANDELIA                 AV NW ALBUQUERQUE NM       87114

100906540446712126   LEGAL: LOT  117  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: MICHAUD ANDREW J & CARM L SAND
                        OWNER ADDR: 06807   CANDELIA                 AV NW ALBUQUERQUE NM       87114

100906540846712127   LEGAL: LOT  118  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: CROUCH KONICA M & CROUCH JACK
                        OWNER ADDR: 06805   CANDELIA                 AV NW ALBUQUERQUE NM       87114

100906541346712128   LEGAL: LOT  119  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: GUTIERREZ THOMAS M
                        OWNER ADDR: 06803   CANDELIA                 AV NW ALBUQUERQUE NM       87114

100906541846712129   LEGAL: LOT  120  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: SPRINGER ELI B & SAMANTHA K
                        OWNER ADDR: 06801   CANDELIA                 AV NW ALBUQUERQUE NM       87114

100906539346612124   LEGAL: LOT  115  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: VALLA MICHAEL J & WENDY A ROOD
                        OWNER ADDR: 06811   CANDELIA                 AV NW ALBUQUERQUE NM       87114

100906543246911932   LEGAL: LOT  80 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000   VENDAVAL
                        OWNER NAME: DAVIDSON CHRISTOPHER & ERIKA L
                        OWNER ADDR: 10408   VENDAVAL                 AV NW ALBUQUERQUE NM       87114

100906538946312123   LEGAL: LOT  114  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: DYER PATRICK B
                        OWNER ADDR: 06815   CANDELIA                 AV NW ALBUQUERQUE NM       87114
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100906538546112122   LEGAL: LOT  113  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: BROWN QUENTIN G & MARY E
                        OWNER ADDR: 06819   CANDELIA                 AV NW ALBUQUERQUE NM       87114

100906543246411931   LEGAL: LOT  79 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000   VENDAVAL
                        OWNER NAME: CUDNEY JEFFREY A & MINDI S
                        OWNER ADDR: 10404   VENDAVAL                 AV NW ALBUQUERQUE NM       87114

100906544346411947   LEGAL: LT 2 3 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE NM       87122

100906538145912121   LEGAL: LOT  112  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: TANNER PAUL C & RIVERA ALICIA
                        OWNER ADDR: 06823   CANDELIA                 AV NW ALBUQUERQUE NM       87114

100906537745712120   LEGAL: LOT  111  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: WARE DANIEL J & ELIZABETH A
                        OWNER ADDR: 06827   CANDELIA                 AV NW ALBUQUERQUE NM       87114

100906543246011930   LEGAL: LOT  78 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000   VENDAVAL
                        OWNER NAME: VALDEZ RHONDA C
                        OWNER ADDR: 10400   VENDAVAL                 AV NW ALBUQUERQUE NM       87114

100906544346011946   LEGAL: LT 2 4 PL AT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 A  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: FULLER HOMES
                        OWNER ADDR: 00000                                ALBUQUERQUE NM       87192

100906531945312412   LEGAL: LT 3 7 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE NM       87122

100906537245612119   LEGAL: LOT  110  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: DIMAS CHARLES E
                        OWNER ADDR: 06831   CANDELIA                 AV NW ALBUQUERQUE NM       87114

100906536845412118   LEGAL: LOT  109  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: VALLEJOS JUAN S &
                        OWNER ADDR: 06835   CANDELIA                 AV NW ALBUQUERQUE NM       87121

100906533245212143   LEGAL: LT 6 1 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: RAYLEE HOMES INC
                        OWNER ADDR: 04011   BARBARA                  LP NE RIO RANCHO  NM       87124
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100906536445212117   LEGAL: LOT  10_  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  L___ USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: PACHECO HENRY S JR
                        OWNER ADDR: 06839   CANDELIA                AV NW ALBUQUERQUE NM      87114

100906536045012116   LEGAL: LOT  107  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: ST JOHN CHRISTIAN J & MONICA L
                        OWNER ADDR: 06843   CANDELIA                AV NW ALBUQUERQUE NM      87114

100906535644812115   LEGAL: LOT  106  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: ELA CHARLES W & ALICIA S
                        OWNER ADDR: 06847   CANDELIA                AV NW ALBUQUERQUE NM      87114

100906535244612114   LEGAL: LOT  105  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: GONZALES DAVID L & HELGA
                        OWNER ADDR: 06851   CANDELIA                AV NW ALBUQUERQUE NM      87114

100906533044812142   LEGAL: LT 6 2 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: RAYLEE HOMES INC
                        OWNER ADDR: 04011   BARBARA                 LP NE RIO RANCHO  NM      87124

100906534844412113   LEGAL: LOT  17 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: MARES CARMELITA
                        OWNER ADDR: 06853   CANDELIA                AV NW ALBUQUERQUE NM      87114

100906534244212112   LEGAL: LOT  16 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: EL-ABBASSY HANY & KRISTA OLIVA
                        OWNER ADDR: 06855   CANDELIA                AV NW ALBUQUERQUE NM      87114

100906532744412141   LEGAL: LT 6 3 PL AT OF TRAVILLA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000   TOSCANA
                        OWNER NAME: DAWALT MITZI L
                        OWNER ADDR: 10444   TOSCANA                 ST NW ALBUQUERQUE NM      87114

100906533843812111   LEGAL: LOT  15 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000   CANDELIA
                        OWNER NAME: COTA FREDERICO J & RUTH D
                        OWNER ADDR: 06859   CANDELIA                AV NW ALBUQUERQUE NM      87114
```

"Attachment A"

Stephanie Stratton, Bohannan Huston, Inc.
Zone Map: B-9

VENTANA RANCH N.A. (R)
***Laura Horton**
7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)
Bruce Nyberg
6824 Brushfield Rd. NW/87114 890-6559 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 17, 2004

Mr. Bruce Nyberg
6824 Brushfield Rd. NW
Albuquerque, New Mexico 87114

RE: Preliminary plat approval, vacation of public easements, and sidewalk waiver and deferral
Vista De Arenal Unit III

Dear Mr. Nyberg:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a Preliminary plat, vacation of public easements, and sidewalk waiver and deferral. This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

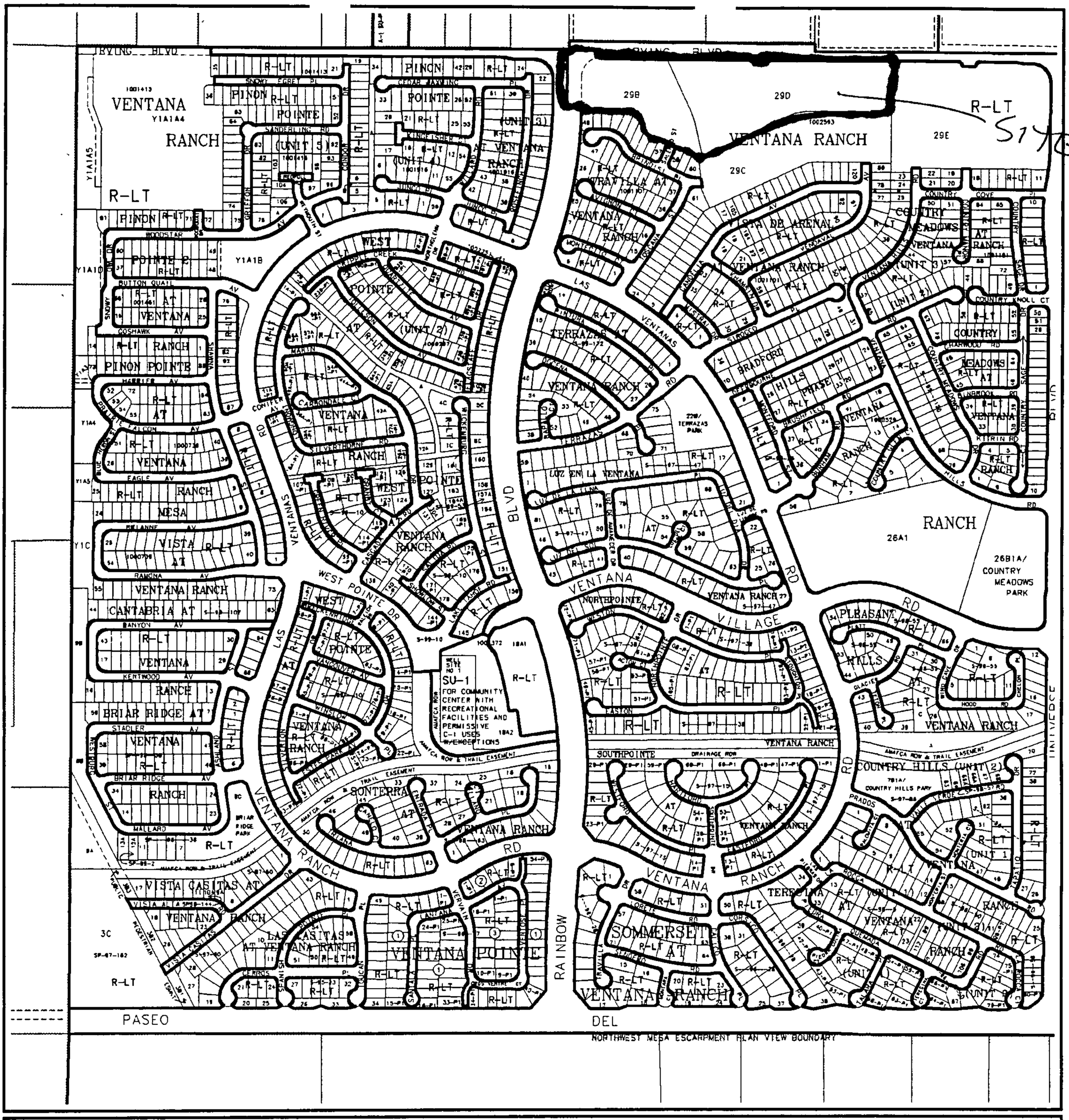
Stephanie Stratton

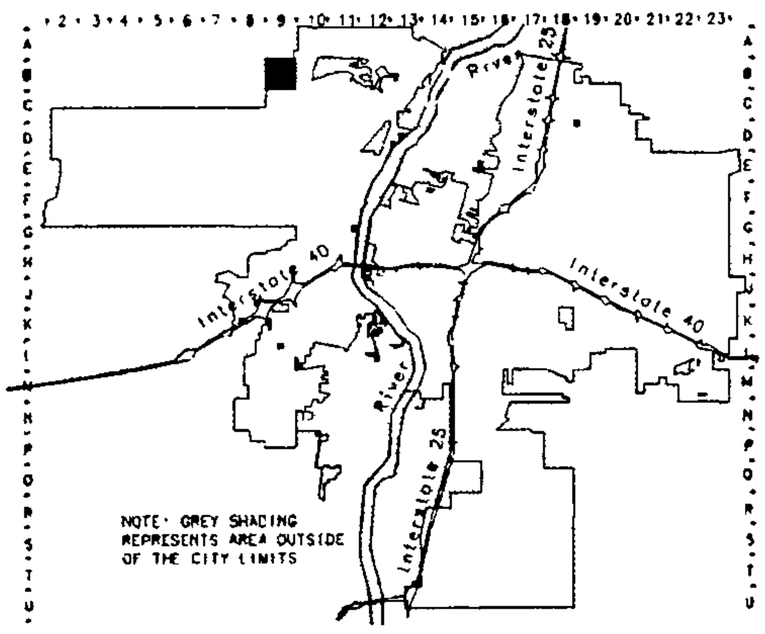
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

P:\040243\cdp\corres\001-prel_plat_&_support_docs\Neighborhood approval letter doc

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through September 02, 2003

C Y OF ALBUQUERQU

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Las Ventanas **Date of request:** 3/19/04 **Zone atlas page(s):** B-9

CURRENT:
Zoning R-LT
Parcel Size (acres / sq.ft.) 13.9012

Legal Description -
Lot or Tract # Tract 2A D+B Block #
Subdivision Name Vista De Arena Unit III

REQUESTED CITY ACTION(S):

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

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

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 76
Building Size - _____(sq. ft.)

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

Applicant or Representative _____ Date 3-18-04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

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

Tony Sigl 3-19-04
TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

TIS **- SUBMITTED** ___/___/___ _____ _____
- FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 14, 2004

Project # 1002593
04DRB-00372 Major-Vacation of Public Easements
04DRB-00371 Major-Preliminary Plat Approval
04DRB-00373 Minor-Sidewalk Waiver
04DRB-00374 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD., PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, VENTANA RANCH SUBDIVISION (to be known as **VISTA DE ARENAL, UNIT 3,** zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-00624] (B-9)

AMAFCA — No adverse comments.

COG — No adverse comment. For information, Rainbow Boulevard is identified on the Long Range Roadway System map as a principal arterial with a required right-of-way width of 156 feet. In addition, the Long Range Bikeway System map identifies a bicycle lane and a bicycle trail/path for this portion of Rainbow. The Long Range Roadway System map identifies this portion of Irving Boulevard as a minor arterial with a minimum right-of-way width of 86 feet. The Long Range Bikeway System map provides for a bicycle lane on Irving.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coord. — Letter sent to Ventana Ranch (R) Neighborhood Assn.

APS — No comments received.

Police Department — No comments at this time.

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

PNM Gas — Approves.

PNM Electric — Approves.

Comcast — No comments received

QWEST — No comments received

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

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer — An approved drainage report is required prior to Preliminary Plat approval. No objection to the vacation request.

Transportation Development

1) Where is sidewalk to be waived? Sidewalk is typically not deferred along sides of lots (ex. Lots 42, 43, 53 etc.)

2) Defer to Hydrology regarding vacation action.

3) Entrance (Catania St.) needs to have 6' sidewalk and 6' planting area.

4) Who maintains tract between lots 60 & 61?

5) List improvements to Rainbow and Irving and denote that they have been built.

6) Where is dedication of right-of-way for Rainbow and Irving (plat at NW corner??)

7) Provide copy of traffic distribution map (section of area only).

Parks & Recreation — Defer to Hydrology regarding the vacation. The Park Dedication requirement has been met through an existing agreement. No objection to sidewalk waivers or deferrals.

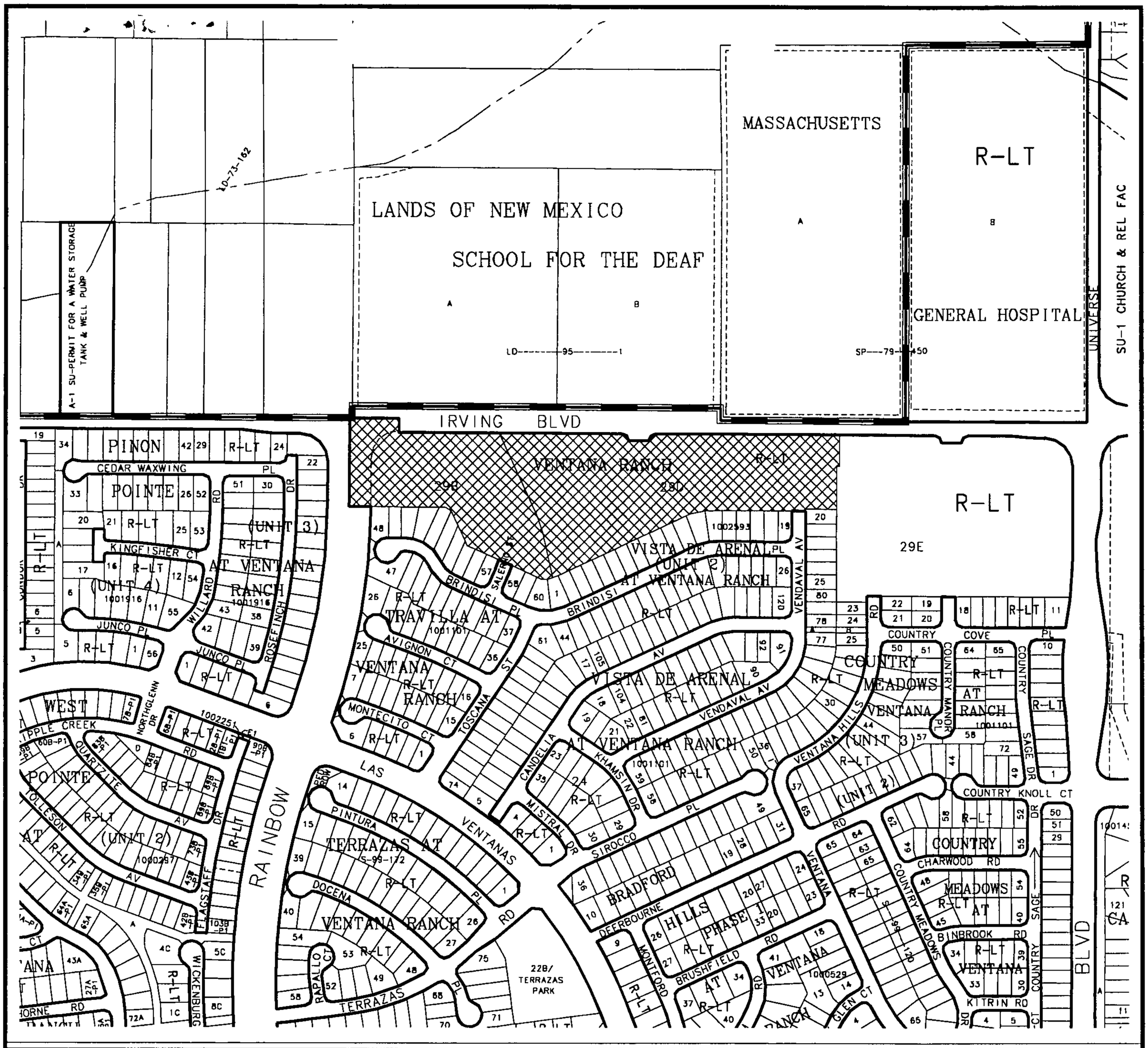
Utilities Development

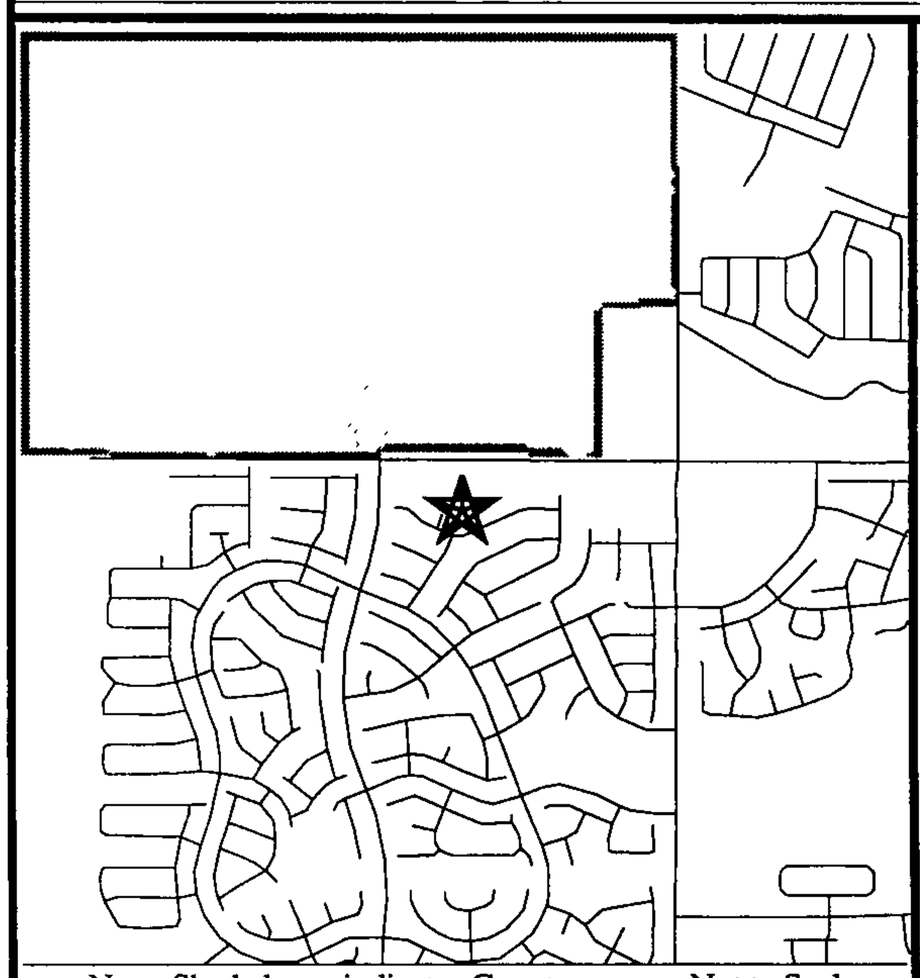
No objection to Vacation request, defer to Hydrology. No objection to Preliminary Plat approval. No objection to Sidewalk Waiver/Deferral.

Planning Department — No objection to the requested vacation.

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

cc:Las Ventanas Limited Partnership, 10 Tramway Loop NE, 87122
Bohannan Huston Inc., 7500 Jefferson NE, 87109





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"= 512 '

PROJECT NO.
1002593

HEARING DATE
4-14-04

MAP NO.
B-9

ADDITIONAL CASE NUMBER(S)
04DRB-00371
04DRB-00372
04DRB-00373

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

	Supplemental form
ZONING & PLANNING	**Z**
☐ Annexation	
☐ County Submittal	
☐ EPC Submittal	
☐ Zone Map Amendment (Establish or Change Zoning	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419
ADDRESS: 10 TRAMWAY LP NE FAX: 856-6335
CITY: ALBUQUERQUE STATE NM ZIP87111 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: 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. LOTS 29-35 Block: ____ Unit: 3

Subdiv. / Addn. VISTA DE ARENAL

Current Zoning: R-LT Proposed zoning: ____

Zone Atlas page(s): B9 No. of **existing** lots: 7 No. of **proposed** lots: 7

Total area of site (acres): 1.1141 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. MULTIPLE MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD. NW
Between: RAINBOW BLVD. NW and PAESE PL NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB#1002593/O4DRB-00911

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

SIGNATURE _____ DATE 9/27/04

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

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

Application case numbers	Action	S.F.	Fees
O4DRB - - 01502	PCF	S(3)	$ 635.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 655.00

Hearing date 10-6-04

9-28-04
Planner signature / date

Project # 1002593

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

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

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

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

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

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

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **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.
N/A __ 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
N/A __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ __ Fee (see schedule)
✓ __ Any original and/or related file numbers are listed on the cover application
✓ __ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ __ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** Pending

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

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

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

Amended preliminary plat approval expires after one year

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

Kevin Patton
Applicant name (print)

9/27/04
Applicant signature / date

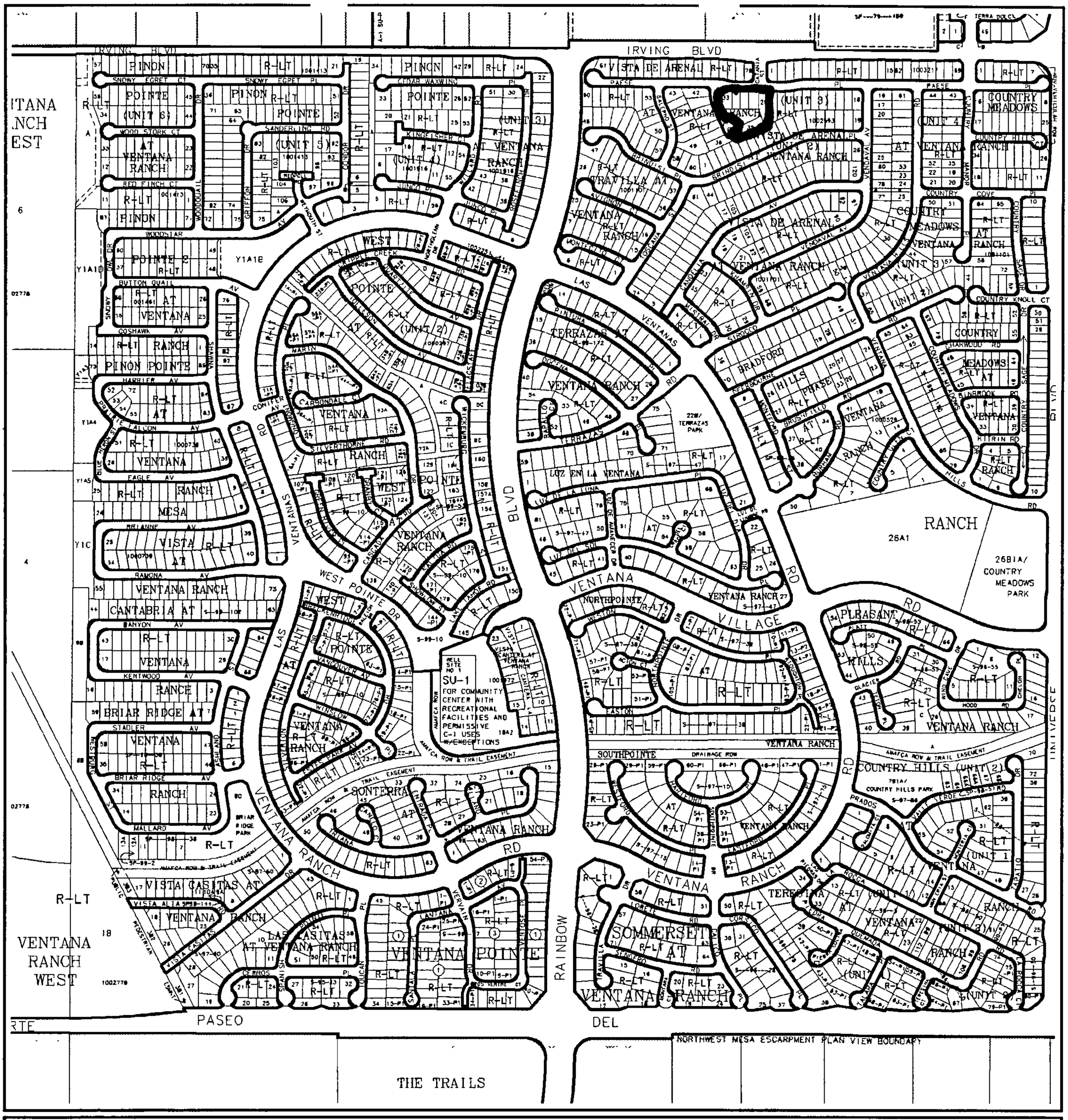
Form revised 3/03, 8/03, 11/03 & 8/04

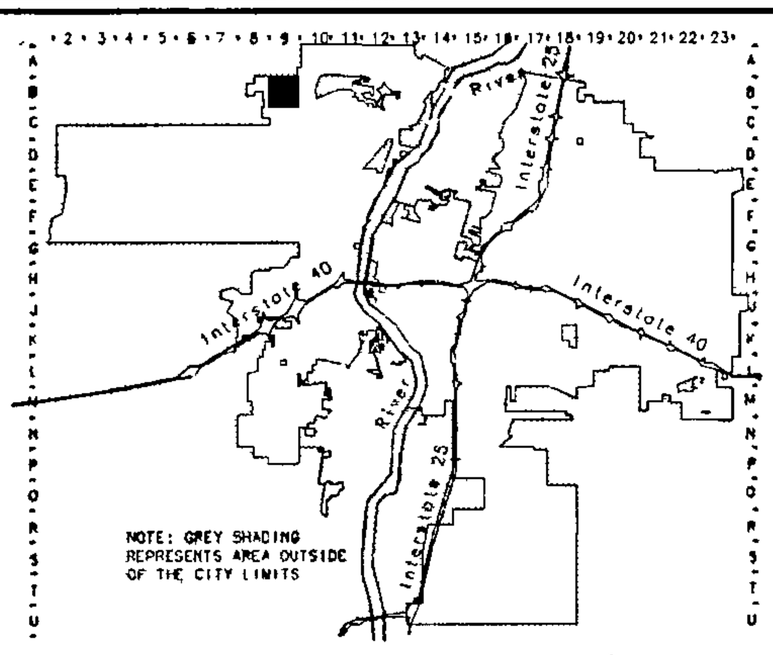
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - ____ - 01502
____ - ____ - ____
____ - ____ - ____

9-28-04
Planner signature / date

Project # 1002593





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through September 01, 2004

Bohannan ^ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 27, 2004

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

Re: Preliminary/Final Plat Approval; Lots 29 – 35; Vista De Arenal Unit 3
DRB# 1002593/ 04DRB-00911

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 $ 655.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of the enclosed preliminary / final plat is to replat seven lots (Lots 20 – 35) within Vista de Arenal Unit 3. We recently discovered that the back lots lines of these lots did not correspond to the approved grading plan. Therefore, we are requesting to replat the back lot lines in accordance with the approved grading plan.

Please place this item on the DRB Agenda to be heard on October 6, 2004. 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

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

No. of Lots: 78
Nearest Major Streets
IRVING/RAINBOW

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 27th day of MAY, 20 04, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and SANDIA PROPERTIES LTD., CO. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A NM LIMITED LIABILITY CO., whose address is 10 TRAMWAY LOOP NE, ABQ., NM 87122 and whose telephone number is 856-6419, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACTS 29B & 29D VENTANA RANCH, recorded on JUNE 3, 2003 in the records of the Bernalillo County Clerk at Book 2003-D, pages 159 through N/A (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] LAS VENTANAS LIMITED PARTNERSHIP ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as VISTA DE ARENAL UNIT 3 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1ST day of MAY, 20 05 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No: 664383.

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

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Page: 1 of 10
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the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

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

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

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

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

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

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

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

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

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

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

Type of Financial Guaranty: BOND #929328832
Amount: $245,855.65 Name of Financial Institution or Surety
Date City first able to call Guaranty: MAY 1, 2005
[Construction Completion Deadline]: MAY 1 2005
If Guaranty other than a Bond, last day City able to call Guaranty is: , 20
Additional information: ONSITE INFRASTRUCTURE

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

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

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Page: 3 of 10
05/28/2004 01:18P
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8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

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

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

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

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

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

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

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

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

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Page: 4 of 18
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11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

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

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

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

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

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

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

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

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

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

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

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Page: 5 of 10
05/28/2004 01:18P
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AGRE R 27.00

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

SUBDIVIDER: SANDIA PROPERTIES LTD., CO.

By [Signature]: _____
Name: ROBERT M. MURPHY
Title: PRESIDENT
Dated: 5/13/04

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 5-27-04

5/13/04 5/27/04

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 13th day of MAY, 20 04 by [name of person:] ROBERT M. MURPHY, [title or capacity, for instance, "President" or "Owner":] PRESIDENT of [Subdivider:] SANDIA PROPERTIES LTD., CO.

Lisa K. Kilbreth
Notary Public

My Commission Expires:

OFFICIAL SEAL
LISA K. KILBRETH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-11-04

CITY'S NOTARY

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

This instrument was acknowledged before me on 27th day of May, 20 04 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

2004073965
6087456
Page: 6 of 18
05/28/2004 01:18P
Bk-A78 Pg-3766
Mary Herrera Bern. Co AGRE R 27.00

Date Submitted: 4/14/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 4/14/04
Date Preliminary Plat Expires: 4/14/05

Current DRC Project # ~~ORIGINAL~~

DRB Project No. 1002593

Application # 04-00371

Figure 12

INFRASTRUCTURE LIST

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

VISTA DE ARENAL UNIT III AT VENTANA RANCH
(TRACTS 29B & 29D, VENTANA RANCH)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		20' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CATANIA ST (ENTRANCE ROAD)	IRVING BOULEVARD	PAESE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PAESE PLACE	WEST CUL-DE-SAC TERMINUS	TRIESTE COURT	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PAESE PLACE	TRIESTE COURT	EAST PROPERTY BOUNDARY	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SALERNO STREET	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VENDAVAL AVENUE	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TRIESTE COURT	SOUTH CUL-DE-SAC TERMINUS	PAESE PLACE	/	/	/

*SIDEWALKS TO BE DEFERRED
STREET LIGHTS AS PER COA DPM

2004073965
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Page: 7 of 10
05/28/2004 01:18P
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Mary Herrera Bern. Co. AGRE R 27.00

Post-it® Fax Note 7671	Date 5-6-04	# of pages ▶ 3
To Kurt Browning	From Yolanda Padilla	
Co./Dept. Sandia Properties	Co. BHI	
Phone #	Phone # 823-1000	
Fax # 856-6335.	Fax #	

NO.843 P.1/3

ORIGINAL

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

PUBLIC IMPROVEMENTS

NOTE: OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LVLP AND COA (FOR VENTANA RANCH) DATED MAY 31, 1998 (RECORDED DOCUMENT # 1998067843) AND RELEASED BY COA AUGUST 12, 1999 (RECORDED DOC # 1999106968). SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.

NOTE: THAT PORTION (FROM LOT 50 TO IRVING BLVD) OF RAINBOW BLVD. INFRASTRUCTURE IMPROVEMENTS ADJACENT TO THIS DEVELOPMENT WAS CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE UNDER COA WORK ORDER 687281

NOTE: THAT PORTION (FROM RAINBOW BLVD TO LOT 15) OF IRVING BLVD. INFRATRUCTURE IMPROVEMENTS ADJACENT TO THIS DEVELOPMENT WAS CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE UNDER COA WORK ORDER 705381.

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETSCAPE-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. IRRIGATION FOR LANDSCAPING EXISTS FROM PREVIOUSLY APPROVED STREETSCAPE.

PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PAESE PLACE	WEST CUL-DE-SAC TERMINUS	EAST PROPERTY BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SALERNO STREET	SOUTH PROPERTY BOUNDARY	PAESE PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRIESTE COURT	SOUTH CUL-DE-SAC TERMINUS	PAESE PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENDAVAL AVENUE	SOUTH PROPERTY BOUNDARY	PAESE PLACE

PUBLIC (NMUI) WATERLINE IMPROVEMENTS

6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PAESE PLACE	EAST CUL-DE-SAC TERMINUS	SALERNO STREET
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PAESE PLACE	SALERNO STREET	EAST PROPERTY BOUNDARY
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SALERNO STREET	SOUTH PROPERTY BOUNDARY	PAESE PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CATANIA STREET	IRVING BLVD	PAESE PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRIESTE COURT	SOUTH CUL-DE-SAC TERMINUS	PAESE PLACE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENDAVAL AVENUE	SOUTH PROPERTY BOUNDARY	PAESE PLACE

2004073965
6887456
Page: 8 of 10
05/28/2004 01:18P
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ORIGINAL

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

PUBLIC STORM SEWER IMPROVEMENTS - CURRENTLY BEING CONSTRUCTION UNDER EXISTING WORK ORDERS

NOTE: A 36" RCP W/ NECESSARY MANHOLES AND LATERALS IS REQUIRED WITHIN PAESE PLACE ARE CURRENTLY BEING CONSTRUCTED UNDER COA WORK ORDER #688842.

NOTE: FINANCIAL GUARANTEES WILL NOT BE RELEASE UNTIL THE NECESSARY STORM DRAIN OUTFALL CURRENTLY BEING CONSTRUCTED UNDER COA WORK ORDER #654382 (VISTA DE ARENAL UNIT 2) AND COA WORK ORDER #708381 (IRVING BLVD IMPROVEMENTS ARE BUILT AND ACCEPTED BY THE COA.

PUBLIC STORM SEWER IMPROVEMENTS

18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PAESE PLACE	PROPERTY LINE LOT 19/20	VENDAVAL AVENUE
18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	VENDAVAL AVENUE	PAESE PLACE	LOT 16

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

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

	DRB CHAIR	4/14/04 DATE	Christina Sandoval, PARKS & GENERAL SERVICES — 4/14/04 DATE
	TRANSPORTATION DEVELOPMENT	4-14-04 DATE	AMAFCA — DATE
	UTILITY DEVELOPMENT	4/14/04 DATE	NEW MEXICO UTILITIES INCORPORATED — 4-14-04 DATE
	CITY ENGINEER	4/14/04 DATE	DATE

KEVIN PATTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC
FIRM

4-14-04
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT		AGENT/OWNER

2004073965
6087456
Page: 9 of 18
05/28/2004 01:18P
Bk-A78 Pg-3766
Mary Herrera Bern. Co. AGRE R 27.00

APR. 0.2004 3:03PM BOHANNAN HUSTON NO.643 P.3/3

KURT B.

FINANCIAL GUARANTY AMOUNT

05/05/2004

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

Project Description:

Project ID #: 664383, Vista De Arenal Unit III @ VR, Phase/Unit #: 3

Requested By: Yolanda Padilla, PE w/ Bohannan Huston

Approved estimate amount:		$171,160.43
Contingency Amount:	0.00%	$.00
Subtotal:		$171,160.43
NMGRT	5.8125%	$9,948.70
Subtotal:		$181,109.13
Engineering Fee	6.60%	$11,953.20
Testing Fee	2.00%	$3,622.18
Subotal:		$196,684.52
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		$245,855.65

APPROVAL: DATE:

05-05-2004

Notes: Prior to release of financial guaranty, require certification for grading & drainage and acceptance of SD outfall constructed in CPNs 664382 & 706381.

5/1/05

2004073965
6887456
Page: 10 of 10
05/28/2004 01:18P
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Mary Herrera Bern. Co. AGRE R 27.00

FIGURE 16

SUBDIVISION BOND

(Procedure B)

Bond No. [Surety's No:] 929328832

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Sandia Properties Ltd. Co.. a [state type of business entity, for Instance, "New Mexico corporation," "general partnership," joint venture", "Individual," etc:] NEW MEXICO LIMITED LIABILITY COMPANY as "Principal," and Western Surety Company a corporation organized and existing under and by virtue of the laws of the State of SOUTH DAKOTA and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE In the penal sum of TWO HUNDRED FORTY FIVE THOUSAND EIGHT HUNDRED FIFTY FIVE AND SIXTY FIVE CENTS Dollars, $245,855.65), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made,, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

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

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as VISTA DE ARENAL UNIT 3 ("Subdivision"), City Project No. 6643.83, and

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

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

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Sandia Properties Ltd. Co.. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. _____ pages _____ through _____, as amended by change orders or amendments to the Agreement.

Bond No. [surety's No:] 929328832

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before MAY 1, 2005 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 7TH day of MAY 20 04

SUBDIVIDER Sandia Properties LTD CO.

By [signature:]
Name: Robert M murphy
Title- President
Dated : 5-7-04

SURETY

By [signature:]
Name: SHERRYL L. QUINT
Title: ATTORNEY-IN-FACT
Dated: SEPTEMBER 11, 2003

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

Subscribed and sworn to before me this 7TH day of MAY, 20 04

My Commission Expires:
9-30-2007

Susan J Weeks
Notary Public

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

OFFICIAL SEAL
SUSAN J. WEEKS
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9-30-2007

Figure 16 - Page 2

Rev. 2/1/88

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Roger N Downey, Kathryn L Corcoran, Sherryl L Quint, Individually

of Albuquerque, NM, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Senior Vice President and its corporate seal to be hereto affixed on this 11th day of July, 2003.

WESTERN SURETY COMPANY

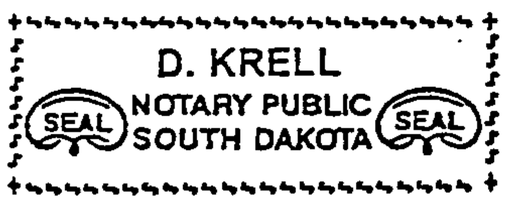
Paul T. Bruflat, Senior Vice President

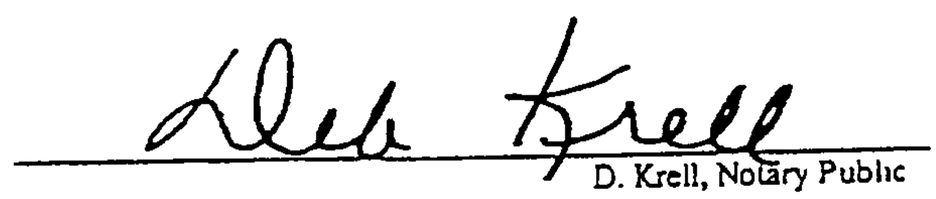
State of South Dakota
County of Minnehaha } ss

On this 11th day of July, 2003, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Senior Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

November 30, 2006





D. Krell, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 7th day of May, 2004.

WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Form F4280-01-02

60

POWER OF ATTORNEY

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

LAS VENTANAS LIMITED PARTNERSHIP, a New Mexico limited partnership ("Owner") of 10 Tramway Loop, NE, Albuquerque, New Mexico 87122, hereby makes, constitutes and appoints SANDIA PROPERTIES LTD., CO., a New Mexico limited liability company, as its Agent, giving unto the Agent full power to do and perform all and every act that it may legally do through an attorney in fact, and every proper power necessary to meet the city of Albuquerque's ("City") subdivision requirements regarding the real estate owned by it and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Agent lawfully does or causes to be done by virtue of the power herein conferred upon the Agent.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

LAS VENTANAS LIMITED PARTNERSHIP,
a New Mexico limited partnership

By: _____
Tony Sciarrillo, Vice President
Sandia Properties Ltd., Co.
a New Mexico limited liability company
Managing Partner

The foregoing instrument was acknowledged before me this 7th day of May, 2004 by Tony Sciarrillo, Vice President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner, Las Ventanas Limited Partnership, a New Mexico limited partnership.

_____
Notary Public

My commission expires:

OFFICIAL SEAL
LISA K. KILBRETH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-11-04

Mary Herrera Bern. Co. PAT R 9.00

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Page: 1 of 1
05/28/2004 01:18P
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POWER OF ATTORNEY

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

LAS VENTANAS LIMITED PARTNERSHIP, a New Mexico limited partnership ("Owner") of 10 Tramway Loop, NE, Albuquerque, New Mexico 87122, hereby makes, constitutes and appoints SANDIA PROPERTIES LTD., CO., a New Mexico limited liability company, as its Agent, giving unto the Agent full power to do and perform all and every act that it may legally do through an attorney in fact, and every proper power necessary to meet the city of Albuquerque's ("City") subdivision requirements regarding the real estate owned by it and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Agent lawfully does or causes to be done by virtue of the power herein conferred upon the Agent.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

LAS VENTANAS LIMITED PARTNERSHIP,
a New Mexico limited partnership

By: _____
Tony Sciarrillo, Vice President
Sandia Properties Ltd., Co.
a New Mexico limited liability company
Managing Partner

The foregoing instrument was acknowledged before me this 7th day of May, 2004 by Tony Sciarrillo, Vice President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner, Las Ventanas Limited Partnership, a New Mexico limited partnership.

_____
Notary Public

My commission expires:

OFFICIAL SEAL
LISA K. KILBRETH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-11-04

Mary Herrera Bern. Co. PAT R 9.00

2004073967
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Page: 1 of 1
05/28/2004 01:18P
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ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME LAS VENTANAS LIMITED

AGENT BOHANNAN HUSTON

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1002593/04DRB01502

PROJECT NAME VISTA DE ARENAL UNIT 3

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 635.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 655.00 **TOTAL AMOUNT DUE**

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

Bohannan ▲ Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

9/28/2004 12:11PM LOC: ANNX
RECEIPT# 00032179 WS# 007 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $655.00
J24 Misc $20.00
Thank You

DUPLICATE
City of Albuquerque
Treasury Division

O THE
ORDER
OF

CITY OF ALBUQUERQUE
PO Box 1313
Albuquerque, NM 87103-1313 US

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

131968

9/28/2004

DUPLICATE 131968

City Of Albuquerque
Treasury Division

******************************655 DOLLARS & ***********00 CENTS $****************655.00

9/28/2004 12:11PM LOC: ANNX
RECEIPT# 00032179 WS# 007 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $655.00
J24 Misc $635.00
CK $655.00
CHANGE $0.00

BOHANNAN-HUSTON INC

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈131968⑈ ⑆107000327⑆ 0028653994⑈ Thank You

**DUPLICATE
City of Alpharetta
Treasury Division
9\28\2004 15:11PM LOC:
RECEIPT# 00035128 RE# 001 TRANS#
ACCOUNT 441035 FUND 0110
ACTIVITY 345400
TRANS AMT $922.00
ASA MISC
TRANS

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

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

	Supplemental form
ZONING & PLANNING	**Z**
___ Annexation	
___ County Submittal	
___ EPC Submittal	
___ Zone Map Amendment (Establish or Change Zoning)	
___ Sector Plan (Phase I, II, III)	
___ Amendment to Sector, Area, Facility or Comprehensive Plan	
___ Text Amendment (Zoning Code/Sub Regs)	
APPEAL / PROTEST of...	**A**
___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: Las Ventanas Limited Partnership PHONE: 856-6419

ADDRESS: 10 Tramway Lp NE FAX: 856-6335

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

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

ADDRESS: 7500 Jefferson NE FAX: 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: Final Plat approval

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

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

Lot or Tract No. Tracts 29B 29D Block: Unit:

Subdiv. / Addn. Vista De Arenal Unit 3 at Ventana Ranch

Current Zoning: R-LT Proposed zoning:

Zone Atlas page(s): B-9 No. of **existing** lots: 1 No. of **proposed** lots: 78

Total area of site (acres): 13.9012 Density if applicable: dwellings per gross acre: dwellings per net acre:

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

UPC No. 100906539850412901 755505122245 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Rainbow Blvd. NW

Between: Irving Blvd. NW and Universe Blvd. NW

CASE HISTORY:

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

DRB# 1002593

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

SIGNATURE DATE 6/7/04

(Print) Kevin Patton ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
04DRB - - 00911	FP	S(3)	$ 0
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date 6-23-04

6-10-04
Planner signature / date

Project # 1002593

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

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

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

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

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

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

Kevin Patton
Applicant name (print)

6/7/04
Applicant signature / date

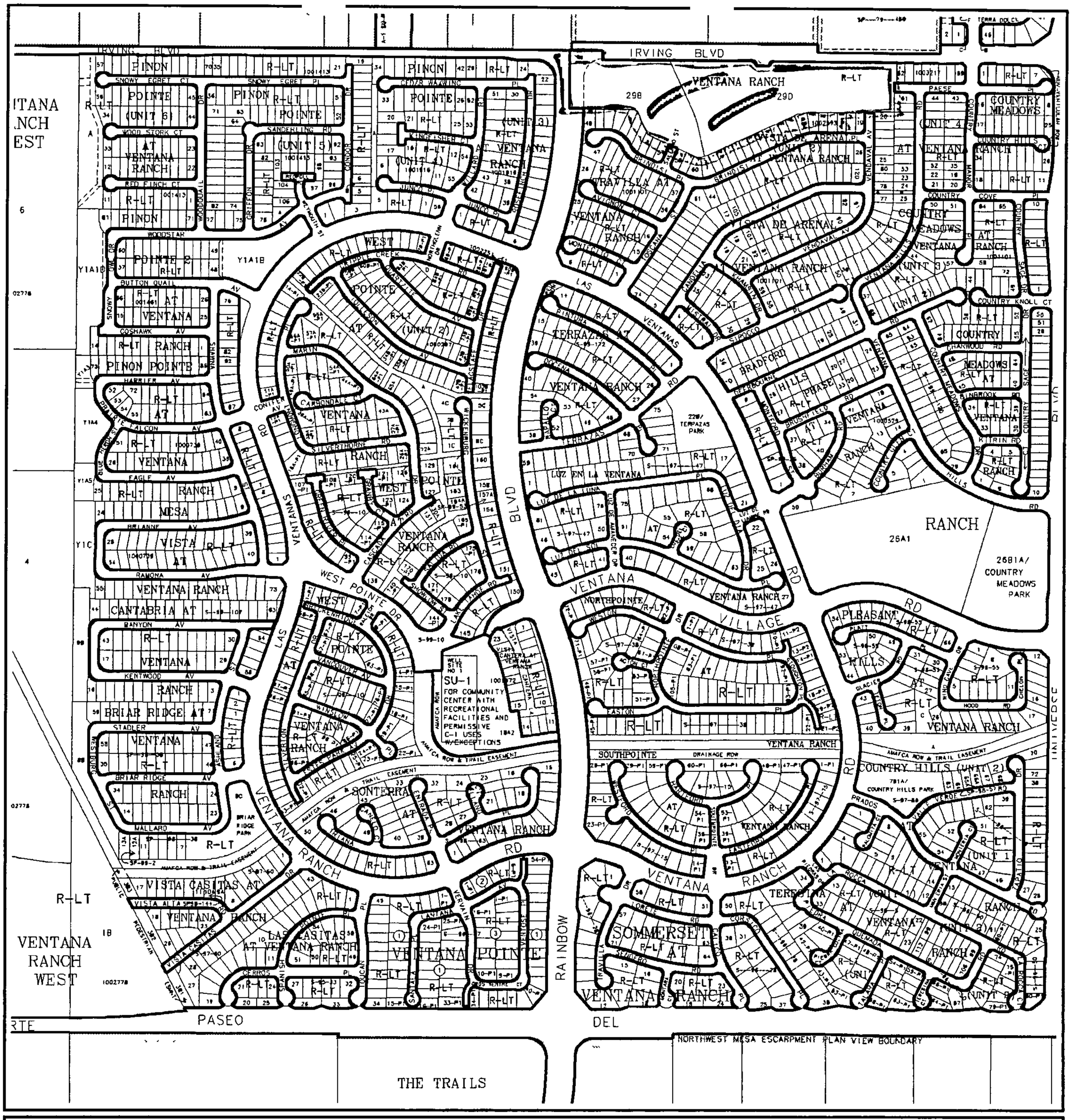
Form revised 3/03, 8/03 and 11/03

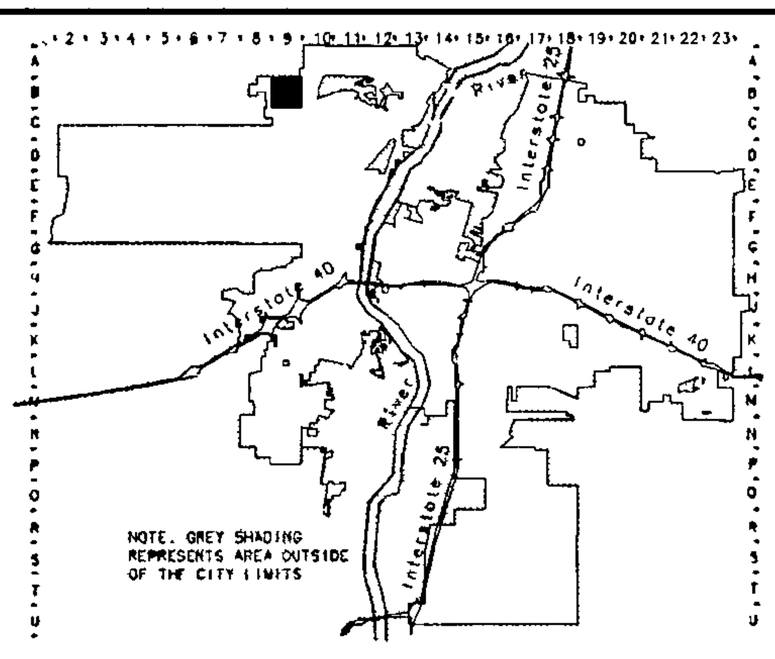
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB-_____-00911
_____-_____-_____
_____-_____-_____

6-10-04
Planner signature / date

Project # 1002593





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through June 02, 2004

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 8, 2004

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

Re: Final Plat Approval; Vista De Arenal Unit 3 DRB# 1002593

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 $ 20.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The preliminary plat and vacation action for this project was approved on April 14, 2004. The final plat conforms to the approved preliminary plat.

Please place this item on the DRB Agenda to be heard on June 16, 2004. 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: Kurt Browning, LVLP (w/ encl.)

KURT B

FINANCIAL GUARANTY AMOUNT

04/22/2004

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 664383, Vista De Arenal Unit III @ VR, Phase/Unit #: 3

Requested By: Yolanda Padilla, PE w/ Bohannan Huston

Approved estimate amount:		$39,829.92
NMGRT	5.8125%	$2,315.11
Subtotal:		$42,145.03
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		$52,681.29

APPROVAL: DATE:

4-22-04

Notes:

5/1/06

KURT B.

FINANCIAL GUARANTY AMOUNT

05/05/2004

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

Project Description:

Project ID #: 664383, Vista De Arenal Unit III @ VR, Phase/Unit #: 3

Requested By: **Yolanda Padilla, PE w/ Bohannan Huston**

Approved estimate amount:		$171,160.43
Contingency Amount:	0.00%	$.00
Subtotal:		$171,160.43
NMGRT	5.8125%	$9,948.70
Subtotal:		$181,109.13
Engineering Fee	6.60%	$11,953.20
Testing Fee	2.00%	$3,622.18
Subotal:		$196,684.52
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		$245,855.65

APPROVAL: DATE:

05-05-2004

Notes: Prior to release of financial guaranty, require certification for grading & drainage and acceptance of SD outfall constructed in CPNs 664382 & 706381.

5/1/05

2004073965
6887456
Page: 10 of 10
05/28/2004 01:18P
Bk-A78 Pg-3766
Mary Herrera Bern. Co. AGRE R 27.00

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

PAID RECEIPT

APPLICANT NAME Las Ventanas Limited Partnership

AGENT Bohannan Huston

ADDRESS 7500 Jefferson NE

PROJECT & APP # 1002593/04DRB 00911

PROJECT NAME Vista De Arenal Unit 3 @ V.R

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

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 2000 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 12/29/03

DUPLICATE
City Of Albuquerque
Treasury Division

06/10/2004 3:06PM LOC: ANNX
RECEIPT# 00024660 WS# 008 TRANS# 0030
Account 469099 Fund 0110
Activity 4916000 TRSIMM
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00

Thank You

Current DRC Project No. ~~ORIGINAL~~

Claire

Date Submitted: 4/14/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 4/14/04
Date Preliminary Plat Expiers: 4/14/05

DRB Project No. 1002593

Application # 04-00371

Figure 12

INFRASTRUCTURE LIST

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

VISTA DE ARENAL UNIT III AT VENTANA RANCH
(TRACTS 29B & 29D, VENTANA RANCH)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		20' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CATANIA ST (ENTRANCE ROAD)	IRVING BOULEVARD	PAESE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PAESE PLACE	WEST CUL-DE-SAC TERMINUS	TRIESTE COURT	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PAESE PLACE	TRIESTE COURT	EAST PROPERTY BOUNDARY	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SALERNO STREET	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VENDAVAL AVENUE	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TRIESTE COURT	SOUTH CUL-DE-SAC TERMINUS	PAESE PLACE	/	/	/
			*SIDEWALKS TO BE DEFERRED STREET LIGHTS AS PER COA DPM				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC IMPROVEMENTS						
		NOTE:	OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LVLP AND COA (FOR VENTANA RANCH) DATED MAY 31, 1998 (RECORDED DOCUMENT # 1998067843) AND RELEASED BY COA AUGUST 12, 1999 (RECORDED DOC # 1999106988). SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.				/	/	/
		NOTE:	THAT PORTION (FROM LOT 60 TO IRVING BLVD) OF RAINBOW BLVD. INFRASTRUCTURE IMPROVEMENTS ADJACENT TO THIS DEVELOPMENT WAS CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE UNDER COA WORK ORDER 687281				/	/	/
		NOTE:	THAT PORTION (FROM RAINBOW BLVD TO LOT 15) OF IRVING BLVD. INFRATRUCTURE IMPROVEMENTS ADJACENT TO THIS DEVELOPMENT WAS CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE UNDER COA WORK ORDER 706381.				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETSCAPE-GIFT AND FREE WORK AGREEMENT A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. IRRIGATION FOR LANDSCAPING EXISTS FROM PREVIOUSLY APPROVED STREETSCAPE.				/	/	/
			PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PAESE PLACE	WEST CUL-DE-SAC TERMINUS	EAST PROPERTY BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SALERNO STREET	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRIESTE COURT	SOUTH CUL-DE-SAC TERMINUS	PAESE PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENDAVAL AVENUE	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PAESE PLACE	EAST CUL-DE-SAC TERMINUS	SALERNO STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PAESE PLACE	SALERNO STREET	EAST PROPERTY BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SALERNO STREET	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CATANIA STREET	IRVING BLVD	PAESE PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRIESTE COURT	SOUTH CUL-DE-SAC TERMINUS	PAESE PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENDAVAL AVENUE	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/

ORIGINAL

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

PUBLIC STORM SEWER IMPROVEMENTS - CURRENTLY BEING CONSTRUCTION UNDER EXISTING WORK ORDERS

NOTE: A 36' RCP W/ NECESSARY MANHOLES AND LATERALS IS REQUIRED WITHIN PAESE PLACE ARE CURRENTLY BEING CONSTRUCTED UNDER COA WORK ORDER #688882.

NOTE: FINANCIAL GUARANTEES WILL NOT BE RELEASE UNTIL THE NECESSARY STORM DRAIN OUTFALL CURRENTLY BEING CONSTRUCTED UNDER COA WORK ORDER #664382 (VISTA DE ARENAL UNIT 2) AND COA WORK ORDER #706381 (IRVING BLVD IMPROVEMENTS ARE BUILT AND ACCEPTED BY THE COA.

PUBLIC STORM SEWER IMPROVEMENTS

		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PAESE PLACE	PROPERTY LINE LOT 19/20	VENDAVAL AVENUE	/ / /
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	VENDAVAL AVENUE	PAESE PLACE	LOT 16	/ / /
							/ / /

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

AGENT/OWNER

KEVIN PATTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC
FIRM

SIGNATURE 4-14-04

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — DATE 4/14/04

TRANSPORTATION DEVELOPMENT — DATE 4-14-04

UTILITY DEVELOPMENT — DATE 4/14/04

CITY ENGINEER — DATE 4/14/04

PARKS & GENERAL SERVICES — DATE 4/14/04

AMAFCA — DATE

NEW MEXICO UTILITIES INCORPORATED — DATE 4-14-04

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE		DRC CHAIR	USER DEPARTMENT		AGENT/OWNER

Current DRC
Project No. _____

ORIGINAL

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expiers: _____
DRB Project No. 1002593

Figure 12

INFRASTRUCTURE LIST

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

VISTA DE ARENAL UNIT III AT VENTANA RANCH
(TRACTS 29B & 29D, VENTANA RANCH)

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		20' F-F (IN) 24' F-F (OUT) W/ 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CATANIA ST (ENTRANCE ROAD)	IRVING BOULEVARD	PAESE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PAESE PLACE	WEST CUL-DE-SAC TERMINUS	TRIESTE COURT	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PAESE PLACE	TRIESTE COURT	EAST PROPERTY BOUNDARY	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SALERNO STREET	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VENDAVAL AVENUE	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TRIESTE COURT	SOUTH CUL-DE-SAC TERMINUS	PAESE PLACE	/	/	/
			*SIDEWALKS TO BE DEFERRED STREET LIGHTS AS PER COA DPM				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC IMPROVEMENTS						
		NOTE:	OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LVLP AND COA (FOR VENTANA RANCH) DATED MAY 31, 1998 (RECORDED DOCUMENT # 1998067843) AND RELEASED BY COA AUGUST 12, 1999 (RECORDED DOC # 1999106968). SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS.				/	/	/
		NOTE:	THAT PORTION OF RAINBOW BLVD. INFRASTRUCTURE IMPROVEMENTS ADJACENT TO THIS DEVELOPMENT WAS CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE UNDER COA WORK ORDER 687281				/	/	/
		NOTE:	THAT PORTION OF IRVING BLVD. INFRATRUCTURE IMPROVEMENTS ADJACENT TO THIS DEVELOPMENT WAS CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE UNDER COA WORK ORDER 706381.				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETSCAPE-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. IRRIGATION FOR LANDSCAPING EXISTS FROM PREVIOUSLY APPROVED STREETSCAPE.				/	/	/
			PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PAESE PLACE	WEST CUL-DE-SAC TERMINUS	EAST PROPERTY BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SALERNO STREET	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRIESTE COURT	SOUTH CUL-DE-SAC TERMINUS	PAESE PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENDAVAL AVENUE	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
			PUBLIC (NMUI) WATERLINE IMPROVEMENTS						
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PAESE PLACE	EAST CUL-DE-SAC TERMINUS	SALERNO STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PAESE PLACE	SALERNO STREET	EAST PROPERTY BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SALERNO STREET	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CATANIA STREET	IRVING BLVD	PAESE PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRIESTE COURT	SOUTH CUL-DE-SAC TERMINUS	PAESE PLACE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENDAVAL AVENUE	SOUTH PROPERTY BOUNDARY	PAESE PLACE	/	/	/
			PUBLIC STORM SEWER IMPROVEMENTS - CURRENTLY BEING CONSTRUCTION UNDER EXISTING WORK ORDERS						
		NOTE:	A 36' RCP W/ NECESSARY MANHOLES AND LATERALS IS REQUIRED WITHIN PAESE PLACE ARE CURRENTLY BEING CONSTRUCTED UNDER COA WORK ORDER #688882.				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM SEWER IMPROVEMENTS						
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PAESE PLACE	PROPERTY LINE LOT 19/20	VENDAVAL AVENUE	/	/	/
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	VENDAVAL AVENUE	PAESE PLACE	LOT 16	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.				/	/	/

AGENT/OWNER

KEVIN PATTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

3-18-04
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	DATE	NEW MEXICO UTILITIES INCORPORATED	DATE
CITY ENGINEER	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT		AGENT/OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☒ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ 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: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419
ADDRESS: 10 TRAMWAY LP NE FAX: 856-6335
CITY: ALBUQUERQUE only owner STATE NM ZIP87122 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL, SIDEWALK WAIVER AND DEFERRAL, VACATION OF PUBLIC EASEMENT
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACTS 29D AND 29B, VENTANA RANCH S/D Block: ____ Unit: ____

Subdiv. / Addn. VISTA DE ARENAL UNIT III

Current Zoning: R-LT Proposed zoning: ____

Zone Atlas page(s): B-9 No. of **existing** lots: 1 No. of **proposed** lots: 78

Total area of site (acres): 13.9012 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. 100906539850412901 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD. NW
Between: UNIVERSE BLVD. NW and RAINBOW BLVD. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1002593 03-00624

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

SIGNATURE ____ DATE 3-18-04

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

~~☐ INTERNAL ROUTING~~	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	04DRB - - 00371	PP	S(2)	$ 2210.00 ✓
☑ All fees have been collected	- -	Adv. FEE		$ 75.00 ✓
☐ All case #s are assigned	- -	CONFL MGMT FEE		$ 20.00 ✓
☑ AGIS copy has been sent	04DRB - - 00372	VPE	✓	$ 45.00
☑ Case history #s are listed	04DRB - - 00373	SW	✓	$ 50.00
☒ Site is within 1000ft of a landfill	04DRB 00374	IDO	✓	Total Ø.00
~~☐ F.H.D.P. density bonus~~	Hearing date April 14th 04			$ 2400.00
~~☐ F.H.D.P. fee rebate~~				

3/19/04
Planner signature / date

Project # 1002593

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) 45.00
✓ 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.

YOLANDA RADILLA
Applicant name (print)

for 3-18-04
Applicant signature / date

pdf Form revised Sept 2001

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

Application case numbers
04DRB - 00372
04DRB - 00373
04DRB - 00374

B Herbert 3/19/04
Planner signature / date

Project # 1002593

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

A **Bulk Land Variance** requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

✓ ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ ✓ Proposed Infrastructure List.
✓ ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ ✓ Letter briefly describing, explaining, and justifying the request
✓ ✓ Property owner's and City Surveyor's signature on the proposed plat
✓ ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ ✓ Sign Posting Agreement
✓ ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ ✓ Fee (see schedule) 1221000
✓ ✓ Any original and/or related file numbers are listed on the cover application

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

✓ Design wall elevations

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

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

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

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

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

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

YOLANDA PADILLA
Applicant name (print)

for 3-18-04
Applicant signature / date

Form revised APRIL 2003

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

Application case numbers
04DRB-_____-00371
_____-_____-_____
_____-_____-_____

3/19/04
Planner signature / date

Project # 1002593

Bohannan △ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 19, 2003

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

Re: Preliminary Plat, vacations of public easement and Sidewalk waiver and deferral
Tract 29B and 29E Ventana Ranch; Vista de Arenal Unit 3

Dear Sheran:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- 1 copy of the Infrastructure List (Exhibit "A")
- Twenty-four (24) copies of the Reason/Location of Request for easement vacation (Exhibit "C")
- Letter from the Office of Neighborhood Coordination
- Sidewalk exhibits for deferral and waiver
- Forms DR/WS and TIS, and
- Fee in the amount of $3330.00

We are requesting preliminary plat approval for 78 single family detached lots. Along with our preliminary plat application we are requesting to defer sidewalks along each lot frontage.

At this time we are also requesting to vacate a public blanket drainage easement within our development. We believe this easement is no longer required because we are developing the site as well as building storm drain which will accept runoff from this site.

I am also enclosing a landscape plan and typical wall sections that have been constructed throughout Ventana Ranch. The same type of wall is proposed with this development as well. The walls will be a Lafarge "Coral" Split Face Block with Ventana Ranch Medalions, notches, sawtooths and stucco wall trail connections, coordinated with the streetscape agreement. The perimeter walls will vary in height (from 4.5 feet to 8 feet) as seen from the public side.

Please place this item on the DRB Agenda to be heard on April 14, 2004. If you have any questions or require further information, please call me at 823-1000.

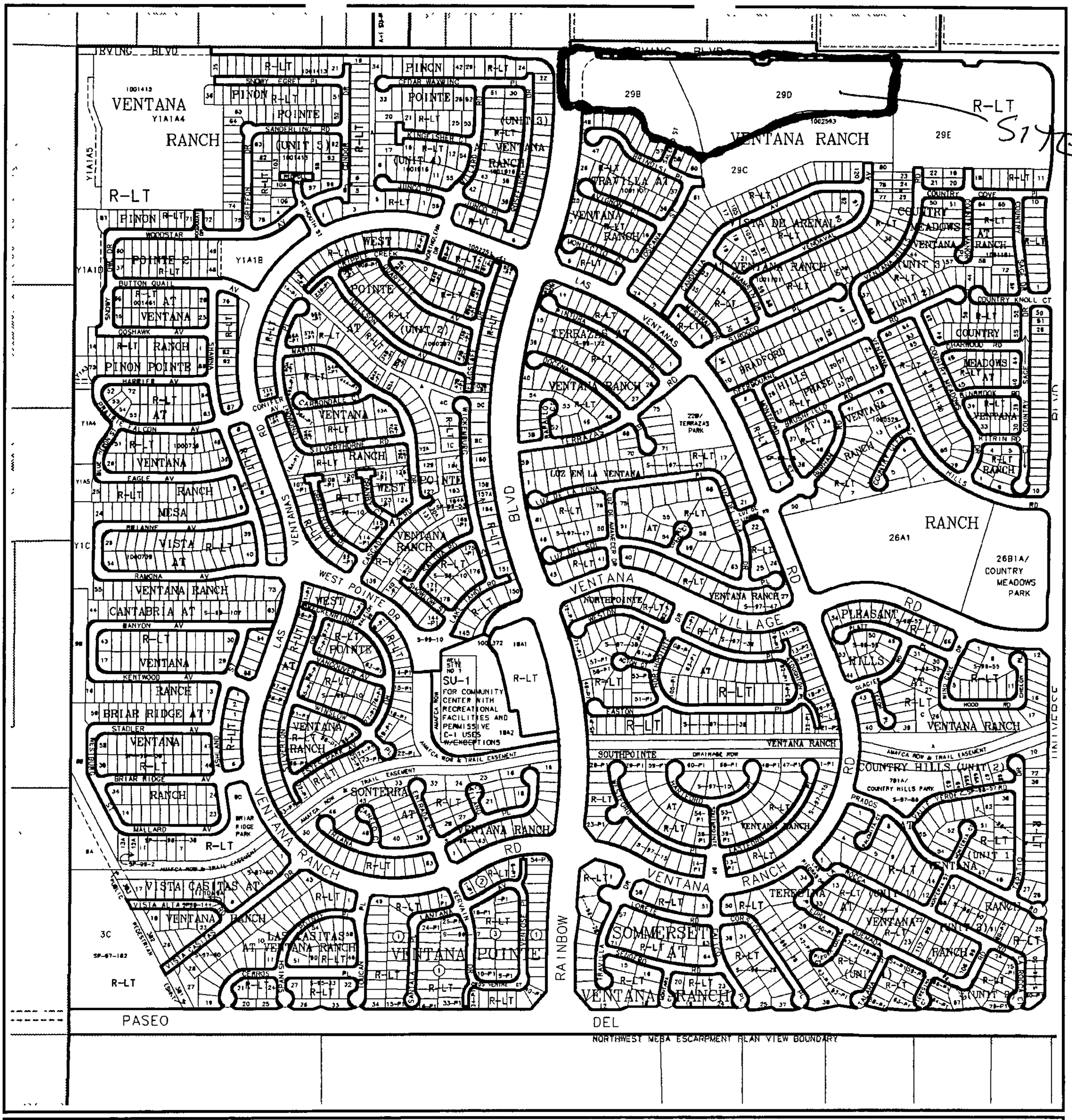
Sincerely,

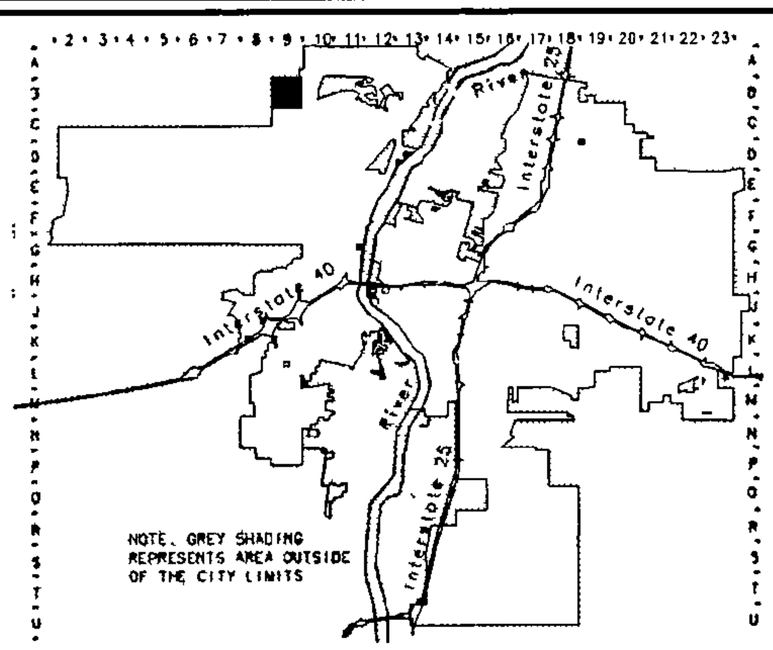
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

Enclosures

Cc: Kurt Browning, LVLP (w/ enclosures)

P \040243\cdp\corres\001-prel_plat_&_support_docs\PRELIMINARY PLAT doc





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through September 02, 2003

'TY OF *ALBUQUERQ*

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Las Ventanas **Date of request:** 3/19/04 **Zone atlas page(s):** B-9

CURRENT:

Zoning R-LT

Parcel Size (acres / sq.ft.) 13.9012

Legal Description -

Lot or Tract # Tract 2A1D-1B Block #

Subdivision Name Vista De Arenal Unit III

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

No construction / development [X]

New Construction [ ]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 76

Building Size - _____(sq. ft.)

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

Applicant or Representative _____ Date 3-18-04

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

Notes: JENTANA RANCH TIS

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

TRAFFIC ENGINEER 3-19-04 DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

TIS **- SUBMITTED** ___/___/___ _____ _____

- FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME Vista De Arenal Unit III

AGIS MAP # B-9

LEGAL DESCRIPTION Tracts 29 B & 29 D

✓ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 3-19-04 [date].

Stephanie Stratton — 3-19-04

Applicant / Agent — Date

(drain. submittal..) rec'd... — 3/19/04

Hydrology Division Representative — Date

____ **WATER AND SEWER AVAILABILITY STATEMENT**

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

Stephanie Stratton — 3-19-04

Applicant / Agent — Date

N/A NMUI NJH — 3-19-04

Utilities Division Representative — Date

DRB#____-_____

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.

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

March 17, 2004

Stephanie Stratton
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Mary:

Thank you for your inquiry of **March 17, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **VISTA DE ARENAL UNIT III,** zone map **B-9.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

"Attachment A"

Stephanie Stratton, Bohannan Huston, Inc.
Zone Map: B-9

VENTANA RANCH N.A. (R)
***Laura Horton**
7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)
Bruce Nyberg
6824 Brushfield Rd. NW/87114 890-6559 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 17, 2004

Mr. Bruce Nyberg
6824 Brushfield Rd. NW
Albuquerque, New Mexico 87114

RE: Preliminary plat approval, vacation of public easements, and sidewalk waiver and deferral
Vista De Arenal Unit III

Dear Mr. Nyberg:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a Preliminary plat, vacation of public easements, and sidewalk waiver and deferral. This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Stephanie Stratton

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

SS
Enclosure

P:\040243\cdp\corres\001-prel_plat_&_support_docs\Neighborhood approval letter.doc

ENGINEERING
SPATIAL DATA
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Bohannan Huston INC.

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7500 Jefferson St. NE
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87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 17, 2004

Ms. Laura Horton
7224 Cascada Rd. NW
Albuquerque, New Mexico 87114

RE: Preliminary plat approval, vacation of public easements, and sidewalk waiver and deferral
Vista De Arenal Unit III

Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a Preliminary plat, vacation of public easement and sidewalk waiver and deferral. This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Stephanie Stratton

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

SS
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

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

7001 1140 0001 0569 1334

OFFICIAL USE

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

PB METER 5049727

U.S. POSTAGE 11.00

Postmark Here

Sent To Bruce Nybery
Street, Apt. No.; or PO Box No. 6824 Brushfield Rd. NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1140 0001 0569 1204

OFFICIAL USE

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

PB METER 5049727

U.S. POSTAGE 11.00

Postmark Here

Sent To Laura Hohon
Street, Apt. No.; or PO Box No. 4824 Cascada Rd. NW
City, State, ZIP+4 Albuquerque NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME LAS VENTANAS LTD.

AGENT BOHANNAN HUSTON, INC.

ADDRESS 7500 JEFFERSON ST. NE.

PROJECT & APP # 1002593 04DRB 00371-374

PROJECT NAME VISTA DE ARENAL, UNIT III

$ 20.00 469099/4916000 Conflict Management Fee

$ 2210.00 441006/4983000 DRB Actions

$ ~~50~~ 45 ~~441006/4971000 EPC~~ VACATION /AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ 830.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 3,230.00 TOTAL AMOUNT DUE

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

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND-NOT A WHITE BACKGROUND

Las Ventanas LTD Partnership
10 Tramway Loop
Albuquerque, NM 87122

Wells Fargo Bank
11199 Montgomery Blvd NE
Albuquerque, NM 87111

95-219/1070

CHECK NO
008452

Three Thousand Two Hundred Thirty Dollars And 00 Cents

DATE 03/16/2004

AMOUNT $3,230.00*

Void after 90 days

Pay to the Order of
CITY OF ALBUQUERQUE
TREASURY DIVISION
P O BOX 27801
ALBUQUERQUE, NM 87125-7801

Two signatures required over $50,000.00

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

⑈008452⑈ ⑆107002192⑆ 106029159 2⑈

DUPLICATE
City Of Albuquerque
Treasury Division

03/19/2004 10:41AM LOC: ANN
X
RECEIPT# 00022493 WS# 007 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $3,230.00
J24 Misc $830.00
CK $3,230.00
CHANGE $0.00

DUPLICATE
City Of Albuquerque
Treasury Division

03/19/2004 10:41AM LOC: ANN
X
RECEIPT# 00022492 WS# 007 TRANS# 0010
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $3,230.00
J24 Misc $75.00

Thank You
DUPLICATE
City Of Albuquerque
Treasury Division

03/19/2004 10:40AM LOC: ANN
X
RECEIPT# 00022491 WS# 007 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $3,230.00
J24 Misc $2,305.00

Thank You
DUPLICATE
City Of Albuquerque
Treasury Division

03/19/2004 10:40AM LOC: ANN
X
RECEIPT# 00022490 WS# 007 TRANS# 0010
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt $3,230.00
J24 Misc $20.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MARCH 30, '04 To April 14th 2004

5. REMOVAL

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

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

Stephanie L Stratton — 3-19-04
(Applicant or Agent) (Date)

I issued 2 signs for this application, 3/19/04, [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002593

Rev. 5/9/03

EXHIBIT "B"

REASON FOR REQUEST/LOCATIOIN OF REQUEST
SIDEWALK DEFERRAL

#100 2593

DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED.

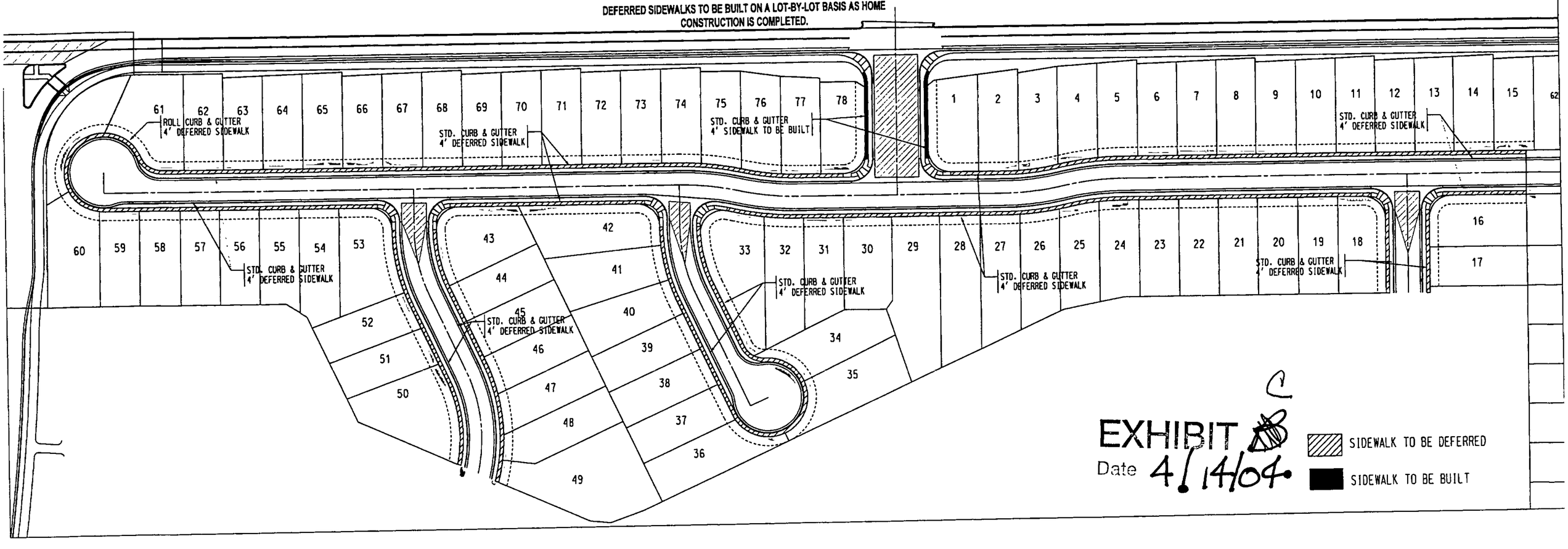


EXHIBIT C
Date 4/14/04

#1002593

1999062158
Judy D. Woodward Bern. Co. PLAT R 12.00 BK-99C Pg-189
05/18/1999 02:08P
Page: 2 of 2

BULK LAND PLAT FOR
TRACTS 25B-1, 28A, 28B, & X-1-A-1
VENTANA RANCH
(A REPLAT OF TRACTS 25B & X-1-A, VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
APRIL, 1999

N

SCALE: 1" = 200'
(HORIZ.)

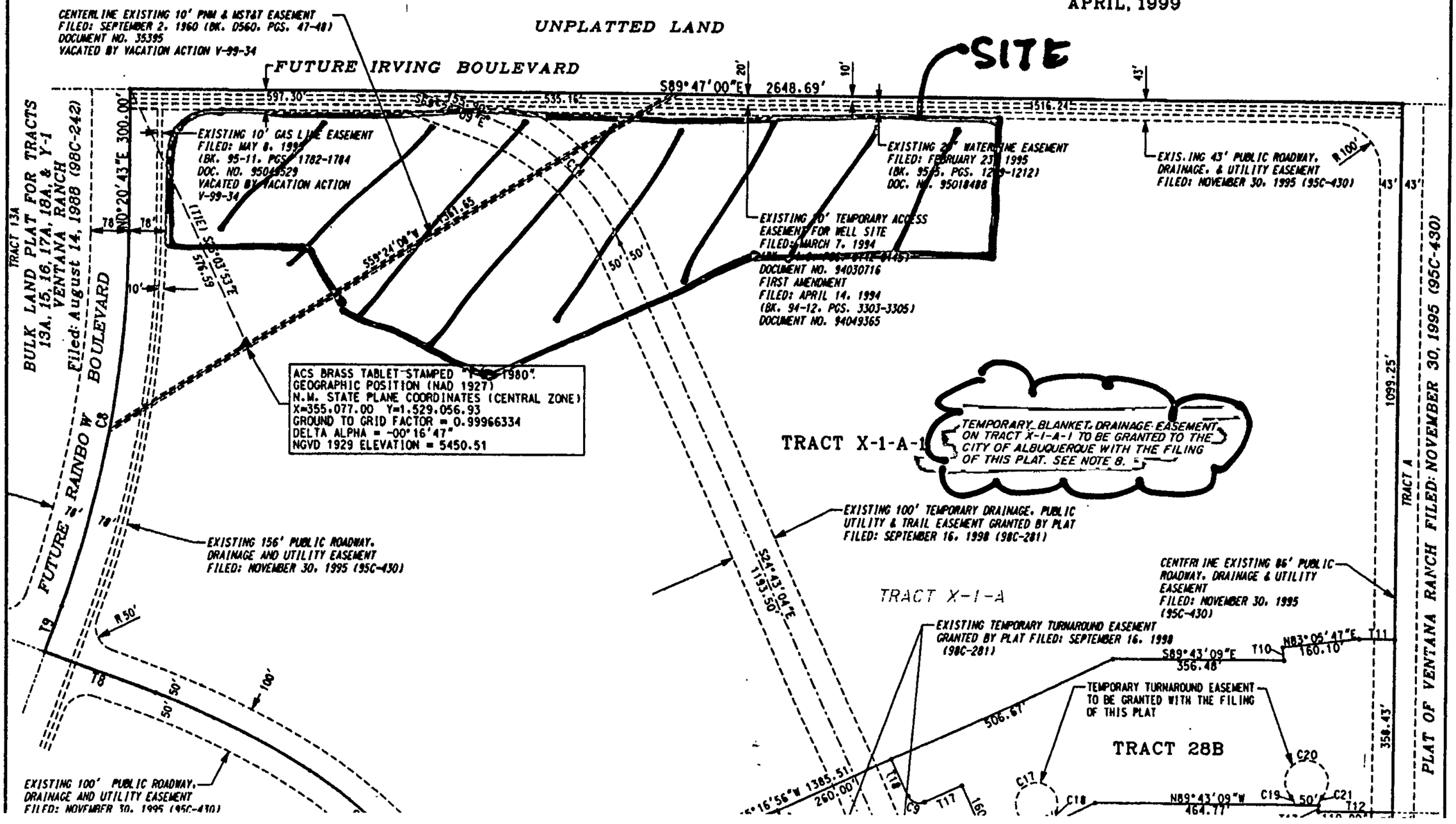


EXHIBIT B
Date 4/14/04

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Subdivision Purposes		☐ Text Amendment	
☐ ...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: SANDIA PROPERTIES, LTD. PHONE: 856-6419
ADDRESS: 10 TRAMWAY LP NE FAX: 856-6335
CITY: ALBUQUERQUE STATE NM ZIP87122 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: SKETCH 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. REPLAT OF TRACT 29B AND 29D Block: ____ Unit: III
Subdiv. / Addn. VISTA DE ARENAL VENTANA RANCH AKA
Current Zoning: R-LT Proposed zoning: ____
Zone Atlas page(s): B-9 No. of **existing** lots: 1 No. of **proposed** lots: 78
Total area of site (acres): 13.22 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. 100906539850412901 ; ~~100906539850412901~~ MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD. NW
Between: RAINBOW BLVD. NW and VENDAVAL AVE NW

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002593 1001101

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

SIGNATURE Stephanie Stratton DATE ____
(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

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

Application case numbers			Action	S.F.	Fees
04DRB	-	00136	Sketch	S(3)	$ 0
	-	-	CMP, Fee		$ 20
	-	-			$
	-	-			$
	-	-			$
					Total $ 20.00

Hearing date Feb 11, 04

Bohannan 02/03/04
Planner signature / date

Project # ~~1003330~~ 1002593

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.

VACANT

✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.

✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

✓ Letter briefly describing, explaining, and justifying the request

✓ Any original and/or related file numbers are listed on the cover application

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

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

Kevin Patton
Applicant name (print)

Stephanie Stratton
Applicant signature / date

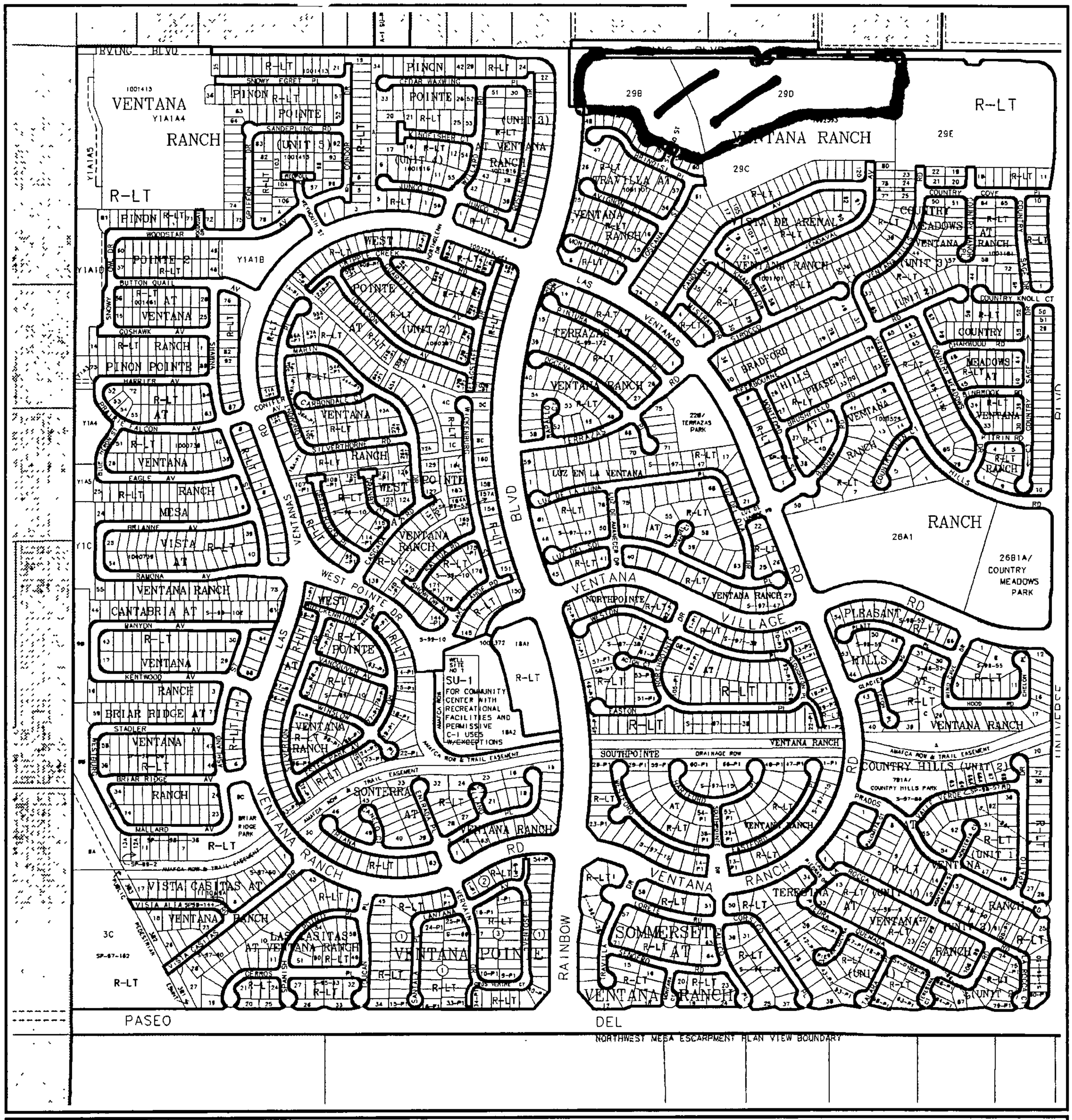
Form revised 10/03

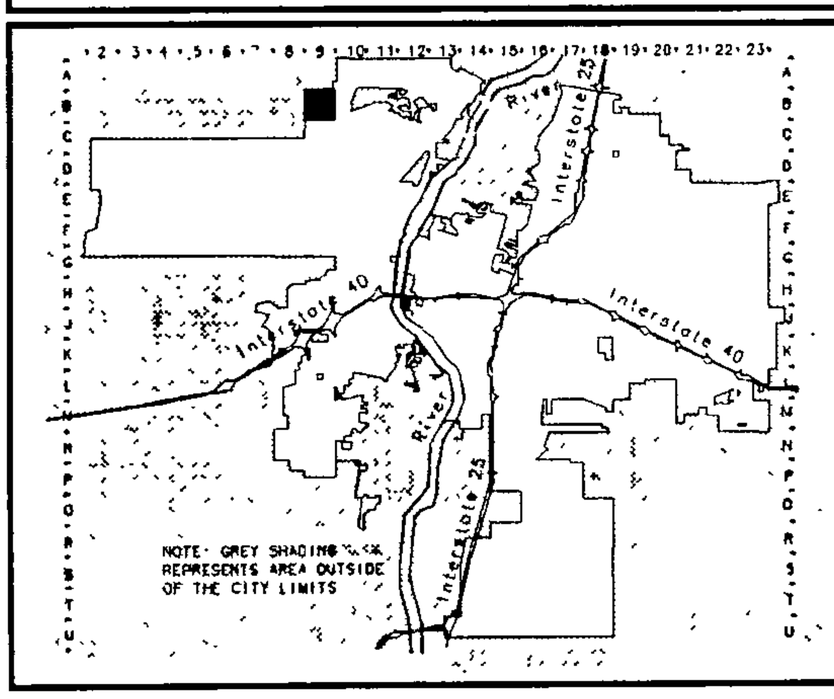
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB - - 00136
- -
- -

B Lambert 02/03/04
Planner signature / date

Project # 1003230





City of Albuquerque New Mexico 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through September 02, 2003

Bohannan Huston INC.

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

February 3, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Vista De Arenal Unit III

Dear Sheran:

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

- Development Review Applications
- Letter explaining, describing, and justifying the request
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment.

Proposed is a single-family development consisting of approximately 78, 45'min wide x 105' min. depth typical lots. The subject property consists of approximately 13.22 acres. Tracts 29B & 29E are located on the southeast corner of Irving Blvd and Rainbow Blvd and is zoned R-LT.

The grading and drainage for this tract will be address in a separate drainage submittal to the City Hydrology department for their review and approval. Irving Boulevard and the existing storm drain were built with Irving Blvd Construction Plans (CPN 706381) and Vista de Arenal Unit 2 (CPN664382) through this proposed subdivision to serve this tract. Design of the waterline and sanitary sewer will be coordinated with Bob Gay of NMUI.

I would appreciate any comments you would have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on February 11, 2004.

Sincerely,

Yolanda Padilla

Yolanda Padilla, P.E.
Project Engineer
Community Development and Planning

yp
Enclosures

Cc: Kevin Patton, BHI (w/o enclosures)
Kurt Browning, Sandia Properties (w/ enclosures)

EX. 12" WL
EX. 20" WL

IRVING BOULEVARD

STREET 2

72' RW

R 45

46' RW

PAESE PLACE

46' RW

50' RW

R 180

R 180

50' RW

45' RW

STREET 1

R 45

50' RW

EX. 8" WL
EX. 42" SD
EX. 8" SAS

EX. 20" WL
EX. 20" WL
EX. GAS LINE

TRAVILLA SUBDIVISION

VISTA DE ARENAL SUBDIVISION UNIT II

COUNTRY MEADOWS SUBDIVISION UNIT IV

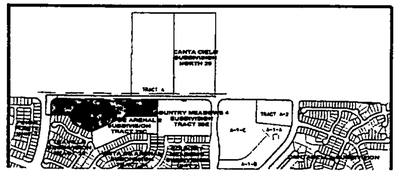
RAINBOW BOULEVARD

R 180

EX. 8" WL

SALERNO ST.

VENDAVAL AVENUE



LOCATION MAP

ZONE ATLAS MAP NO. 8-9
NOT TO SCALE

SKETCH PLAT

VISTA DE ARENAL UNIT III

(REPLAT OF TRACT 29B AND 29D)

ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2004

N

NO SCALE

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

PAID RECEIPT

APPLICANT NAME SANDIA PROP. LTD.

AGENT Bohannan Huston, Inc.

ADDRESS 7500 JEFFERSON ST. NE

PROJECT & APP # 1003230 / 04DRB-00136

PROJECT NAME VISTA DE ARENAL

$ 20.00 469099/4916000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 20.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 12/29/03

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

02/03/2004 11:08AM LOC: ANN
X
RECEIPT# 00019146 WS# 008 TRANS# 0009
Account 469099 Fund 0110
Activity 4916000 TRSDMM
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

✓ Major Subdivision action FPA
___ Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

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

Supplemental form

ZONING & PLANNING Z
___ Annexation
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (Phase I, II, III)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Subdivision Regulations)

APPEAL / PROTEST of... A
___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 856-6419
ADDRESS: 10 TRAMWAY LOOP NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 29C VENTANA RANCH Block: Unit:
Subdiv. / Addn. VISTA DE ARENAL, UNIT II
Current Zoning: R-LT Proposed zoning: NA
Zone Atlas page(s): B-9 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 6.71 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. 100906544349510101 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: LAS VENTANAS ROAD NW
Between: RAINBOW BLVD. NW and UNIVERSE BLVD. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1002593/ 03DRB-01376 PPA
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE Pam Thies DATE 9/16/03
(Print) PAM THIES Applicant X Agent

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

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

Application case numbers			Action	S.F.	Fees
03DRB	-	01546	FP	S(3)	$ Ø
	-	-			$
	-	-			$
	-	-			$
	-	-			$
					Total $ Ø

Hearing date Sept. 24th '03

P Lenkert 9/16/03
Planner signature / date

Project # 1002593

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
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

PAM THIES
Applicant name (print)

Pam Thies 9/16/03
Applicant signature / date

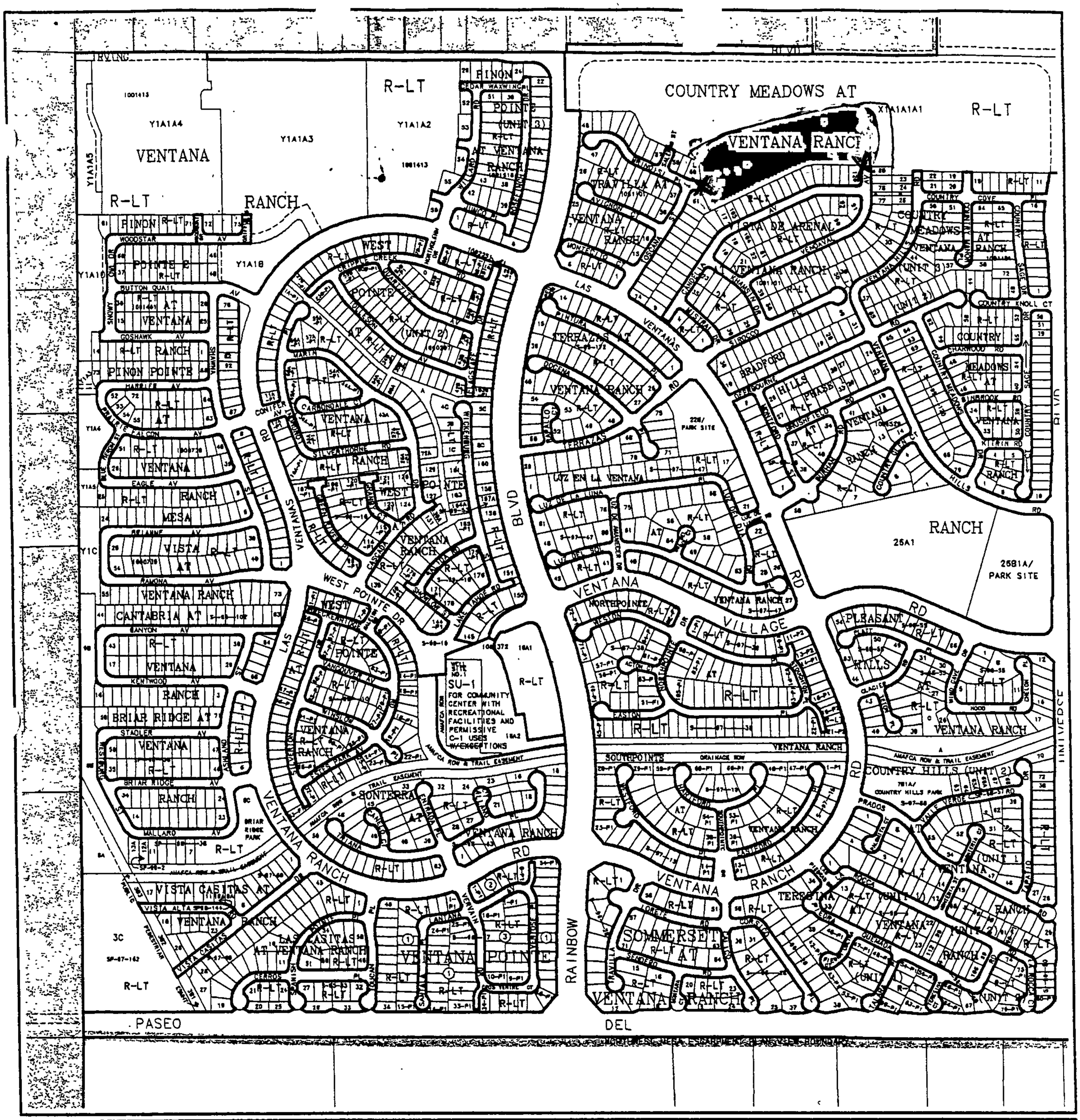
Form revised MARCH 2003

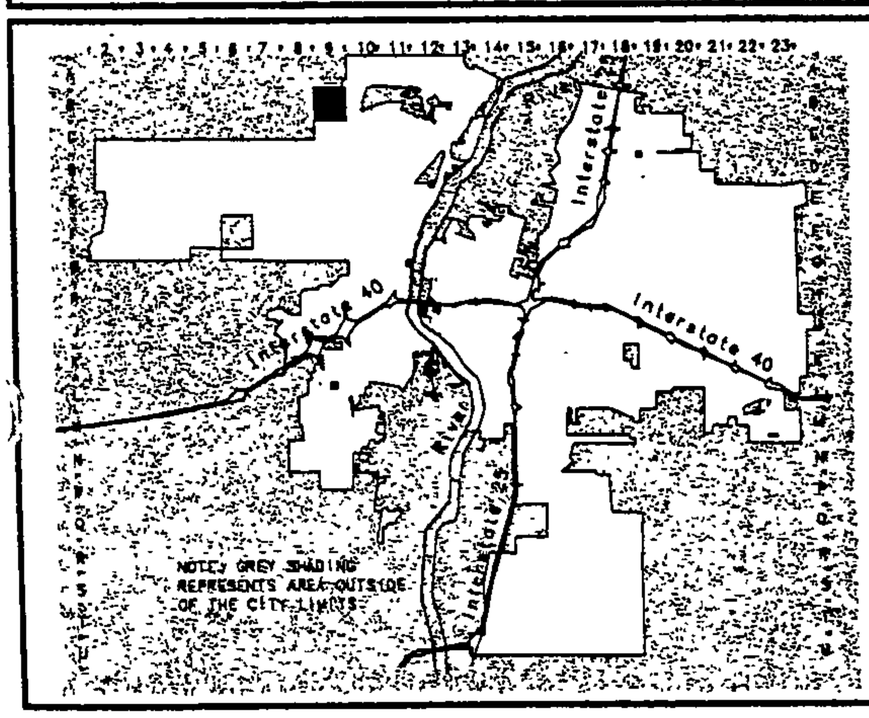
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
03DRB-_____-01546
_____-_____-_____
_____-_____-_____

Planner signature / date 9/16/03

Project # 1002593





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through January 21, 2003

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 15, 2003

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

Re: Final Plat Approval
Vista De Arenal Unit II DRB#1002593

Dear Sheran:

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

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

This tract is located immediately to the north of Vista de Arenal Subdivision and to the east of Travilla Subdivision, both of which are located north of Las Ventanas Road and east of Rainbow Boulevard. This Final plat is a re-plat Tract 29C which is subdivided into 44 single-family home lots, which will now be known as Vista de Arenal, Unit II.

Please place this item on the DRB Agenda to be heard on September 24, 2003 if you have any questions or require additional information, please contact me.

Sincerely,

Pamela Thies

Pamela Thies, P.E.
Project Engineer
Community Development and Planning Group

SS
Enclosure

cc: Kurt Browning, Las Ventanas Ltd. Partnership (w/encl)

No. of Lots: 44
Nearest Major Streets
Las Ventanas Road

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this ____ day of September, 20 03, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Sandia Properties Ltd., Co. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a NM limited liability co., whose address is 10 Tramway Loop, NE, ABQ., NM 87122 and whose telephone number is 856-6419, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 29-C, Ventana Ranch, recorded on June 3, 2003 in the records of the Bernalillo County Clerk at Book 2003-C, pages 159 through N/A (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Las Ventanas Limited Partnership ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Vista De Arenal - Unit 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 13th day of August, 20 05 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 664382.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Type of Financial Guaranty: Bond #929307448, Western Surety Co.
Amount: $391,274.48 Name of Financial Institution or Surety
Date City first able to call Guaranty: August 13, 2005
[Construction Completion Deadline]: August 13, 2005 20_____
If Guaranty other than a Bond, last day City able to call Guaranty is:
_____, 20_____
Additional information: Subdivision Infrastructure

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER: SANDIA PROPERTIES LTD., CO.

By [Signature]: _____
Name: Robert M. Murphy
Title: President
Dated: _____

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: _____

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 16th day of September, 20 03 by [name of person:] Robert M. Murphy, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] Sandia Properties Ltd., Co.

_____
Notary Public

My Commission Expires:
_____

OFFICIAL SEAL
LISA K. KILBRETH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-11-04

CITY'S NOTARY

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

This instrument was acknowledged before me on _____ day of , _____, 20_____ by _____, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
_____

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

FIGURE 16

SUBDIVISION BOND

(Procedure B)

Bond No. [Surety's No:] 929307448

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Sandia Properties Ltd. Co.. a [state type of business entity, for Instance, "New Mexico corporation," "general partnership," joint venture", "Individual," etc:] NEW MEXICO LIMITED LIABILITY COMPANY as "Principal," and Western Surety Company a corporation organized and existing under and by virtue of the laws of the State of SOUTH DAKOTA and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE In the penal sum of THREE HUNDRED NINETY ONE THOUSAND TWO HUNDRED SEVENTY FOUR AND FORTY EIGHT CENTS Dollars, $391,274.48), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made,, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

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

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as VISTA DE ARENAL, UNIT #2 ("Subdivision"), City Project No. 664382, and

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

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

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Sandia Properties Ltd. Co.. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. _____ pages _____ through _____, as amended by change orders or amendments to the Agreement.

Bond No. [surety's No:] 929307448

THEREFORE, if the Principal completes construction of the Improvements facilities and performs the work hereinabove specified to be performed, on or before August 13, 2005 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 11TH day of SEPTEMBER 20 03

SUBDIVIDER Sandia Properties LTD Co.

By [signature:]
Name: Robert M murphy
Title- Pres.
Dated : 9-16-03

SURETY

By [signature:]
Name: SHERRYL L. QUINT
Title: ATTORNEY-IN-FACT
Dated: SEPTEMBER 11, 2003

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

Subscribed and sworn to before me this 11TH day of SEPTEMBER, 2003

My Commission Expires: 6/18/07

Notary Public

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

Rev. 2/1/88

Figure 16 - Page 2

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Roger N Downey, Kathryn L Corcoran, Sherryl L Quint, Individually

of Albuquerque, NM, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Senior Vice President and its corporate seal to be hereto affixed on this 11th day of July, 2003.

WESTERN SURETY COMPANY

Paul T. Bruflat, Senior Vice President

State of South Dakota
County of Minnehaha } ss

On this 11th day of July, 2003, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Senior Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
November 30, 2006

D. KRELL
NOTARY PUBLIC
SOUTH DAKOTA

D. Krell, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 11th day of September, 2003.

WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Form F4280-01-02

FINANCIAL GUARANTY AMOUNT

09/03/2003

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

Project Description:

Project ID #: 664382, Vista deArenalSubd.,@VntnaRnch, Unit 2, Phase/U

Requested By: **Pam Thies, PE w/ Bohannan Huston**

Approved estimate amount:		$247,634.98
Contingency Amount:	10.00%	$24,763.50
Subtotal:		$272,398.48
NMGRT	5.8125%	$15,833.16
Subtotal:		$288,231.64
Engineering Fee	6.60%	$19,023.29
Testing Fee	2.00%	$5,764.63
Subotal:		$313,019.58
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$391,274.48**

APPROVAL: DATE:

9-3-2003

Notes: 10% contingency, plans not approved. Water & SAS by NMUI and not included in this financial guaranty.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: Las Ventanas Limited Partnership PHONE: 505-856-6419
ADDRESS: #10 Tramway Loop FAX: 505-856-6335
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: owner
AGENT (if any): Bohannan Huston PHONE: 505-823-1000
ADDRESS: 7500 Jefferson NE, Courtyard I FAX: 505-798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: Vacation of Blanket Drainage Easement

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

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

Lot or Tract No. Tract 29C, Ventana Ranch Block: Unit:
Subdiv. / Addn. ~~Ventana Ranch~~ Vista de Arenal, Unit II at Ventana Ranch
Current Zoning: RLT Proposed zoning: N/A
Zone Atlas page(s): B-9 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 6.71 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. NA. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Las Ventanas Road NW
Between: Rainbow Blvd. NW and Universe Blvd. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03-DRB-01186 Prel Plat ~~DRB-03-00624~~ 1001101 02DRB-01009 1002593/03DRB-00624, 03DRB-01158 Sketch

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 7-15-03

SIGNATURE Pamela Thies DATE 08/15/03
(Print) Pamela Thies ___ Applicant ✔ Agent

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

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

Application case numbers	Action	S.F.	Fees
03DRB - - 01376	VPE	V	$ 45.00
- -			$
- -	NOTIFIC. FEE		$ 75.00
- -			$
- -			$
			Total $ 120.00

Hearing date Sept. 17th '03

Bradenbert 8/19/03
Planner signature / date

Project # 1002593

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.
* same plat (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.

Pamela Thies
Applicant name (print)

Pamela Thies
Applicant signature / date

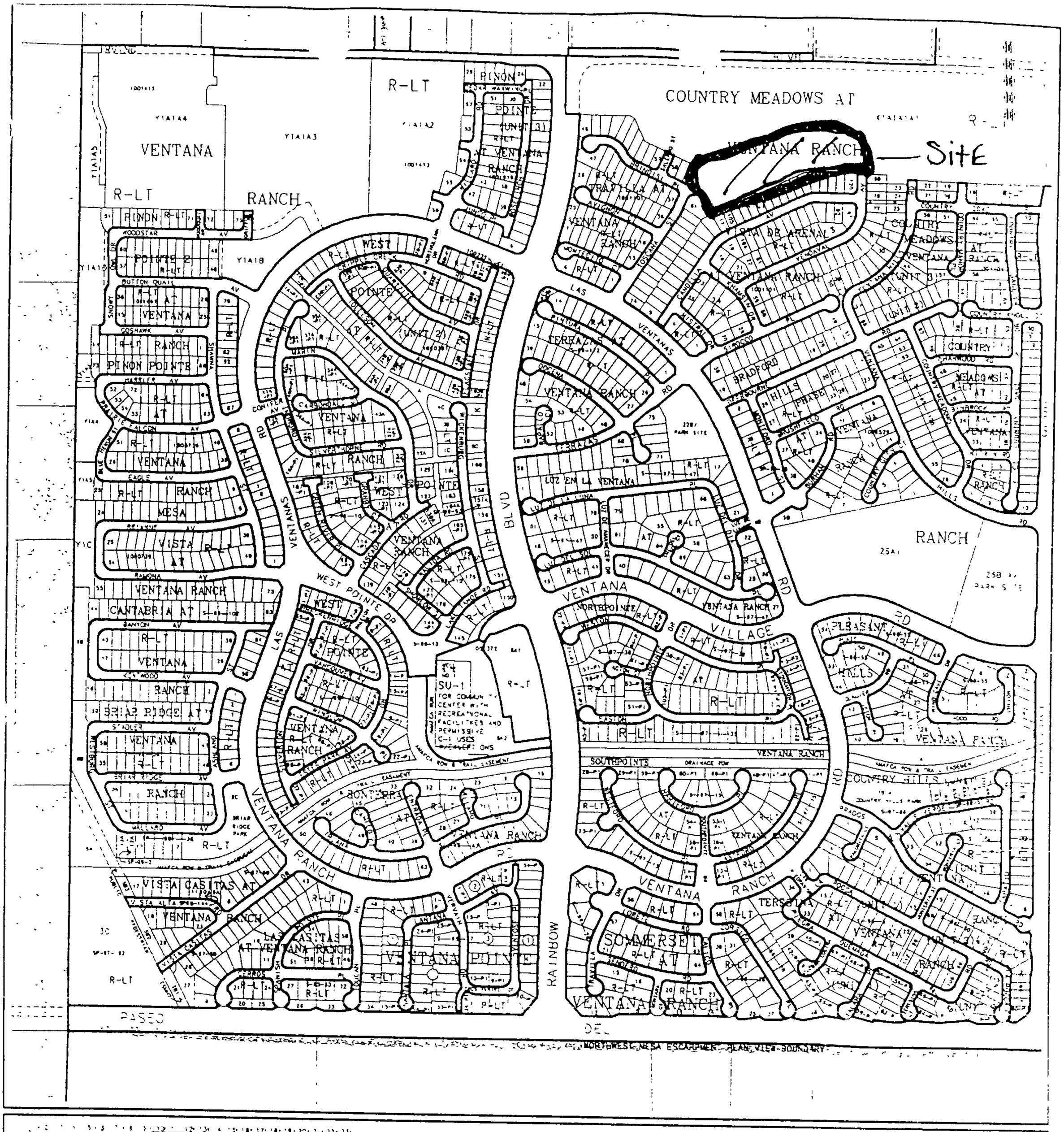
.pdf Form revised Sept. 2001

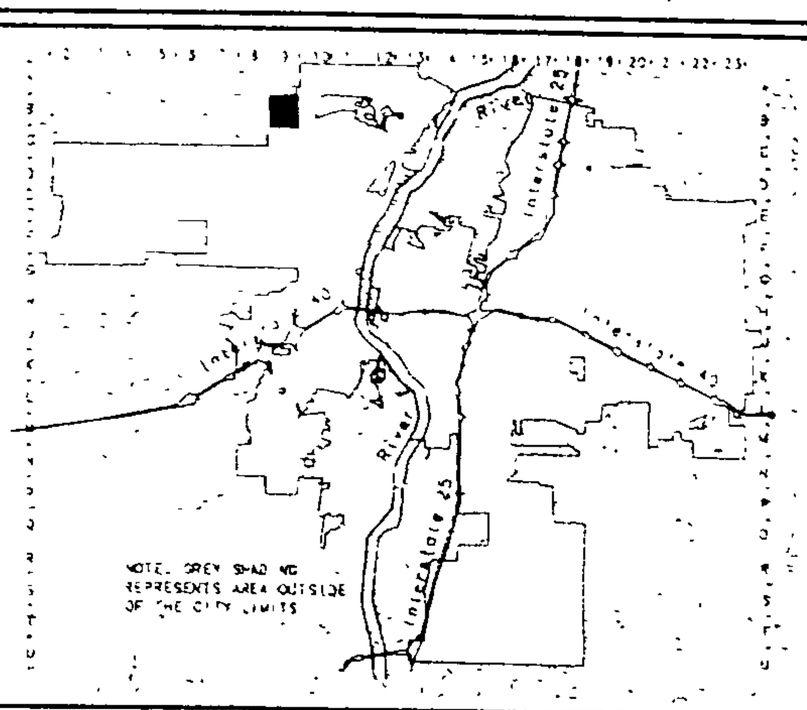
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - ____ - 01376
____ - ____ - ____
____ - ____ - ____

8/19/03
Planner signature / date

Project # 1002593





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through January 21, 2003

No. of Lots: _____
Nearest Major Streets _____

FIGURE 12

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

Campbell Farm CPN 708881

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 2nd day of July, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and North Valley Development, Ltd., Co., LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico LLC, whose address is PO Box 90848, ABQ 87199 and whose telephone number is 797-0258, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 16 & 17, Alvarado Gardens, Unit 1, recorded on 8/15/1932 in the records of the Bernalillo County Clerk at Book C2, pages 10 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] North Valley Development, Ltd., Co., LLC ("Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th day of June, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 708881.

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

Mary Herrera Bern. Co. AGRE R 25.00
2003114952
5897975
Page: 1 of 9
07/02/2003 02:02P
Bk-A59 Pg-4701

TREASURY DIVISION DAILY DEPOSIT
PARKS AND RECREATION DEPARTMENT CASH IN LIEU

Prepared By: Christina Sandoval Phone Number: 768-5328

CHECK AMOUNT	FUND	ACCOUNT	ACTIVITY
$6,133.60	305	461611	7213090

Project Number: 1001866

APP Number: 02DRB01848

Computed as follows:

for Park Land Dedication Cash In Lieu:

Estimate of Value	X	Sq. Ft. Req.	X	# of Lots/Units
$3.28		170		11

for Open Space Dedication Cash In Lieu:

Estimate of Value	X	Remaining Req't. (sq. ft.)
$0.00		0.00

Subdivision: Lots 16 & 17 Alvarado Addition

Known As: Campbell Farms Subdivision

Zone Page: C-13 Cash In Lieu District: North Valley

02DRB-01848

These monies collected as a fee under Zoning Ordinance 14-16-9-3, in-lieu of dedication of land for a park.

These monies collected as a fee under Zoning Ordinance Section 14-16-3-8 in-lieu of decication of land for detached open space.

VALIDATION STAMP:

DUPLICATE
City Of Albuquerque
Treasury Division

08/19/2003 2:59PM LOC: ANNX
RECEIPT# 00011667 WS# 006 TRANS# 0046
Account 461611 Fund 0305
Activity 7213090 TRSEJA
Trans Amt $6,133.60
J24 Misc $6,133.60
CK $6,133.60
CHANGE $0.00

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 Las Ventanas Ltd. Prtnrshp.

AGENT Bohannan Huston

ADDRESS 7500 JEFFERSON ST., NE

PROJECT NO. 1002593

APPLICATION NO. 03DRB- 01376

$ 45.00 441006 / 4983000 (DRB Cases)

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

$ 75.00 441018 / 4971000 (Notification)

$ 120.00 **Total amount due**

Bohannan Huston INC.
COURTYARD I 7500 JEFFERSON STREET NE
ALBUQUERQUE NM 87109-4335
505 823 1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32-1070

127792

8/19/2003

NO 127792

08/19/2003 10:43AM LOC: ANN
X
RECEIPT# 00010897 WS# 007 TRANS# 0011
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $120.00
J24 Misc $45.00

**********120 **********00 **********120.00

Thank You

TO THE ORDER OF

BOHANNAN-HUSTON INC

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103 US

DUPLICATE
City Of Albuquerque
Treasury Division

⑈127792⑈ ⑆107000327⑆ 0028653994⑈

08/19/2003 10:43AM LOC: ANN
RECEIPT# 00010898 WS# 007 TRANS# 0011
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $120.00
J24 Misc 10/28/02 $75.00
CK $120.00
CHANGE $0.00

counterreceipt.doc

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Sept. 2nd '03 To Sept. 17th '03

5. REMOVAL

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

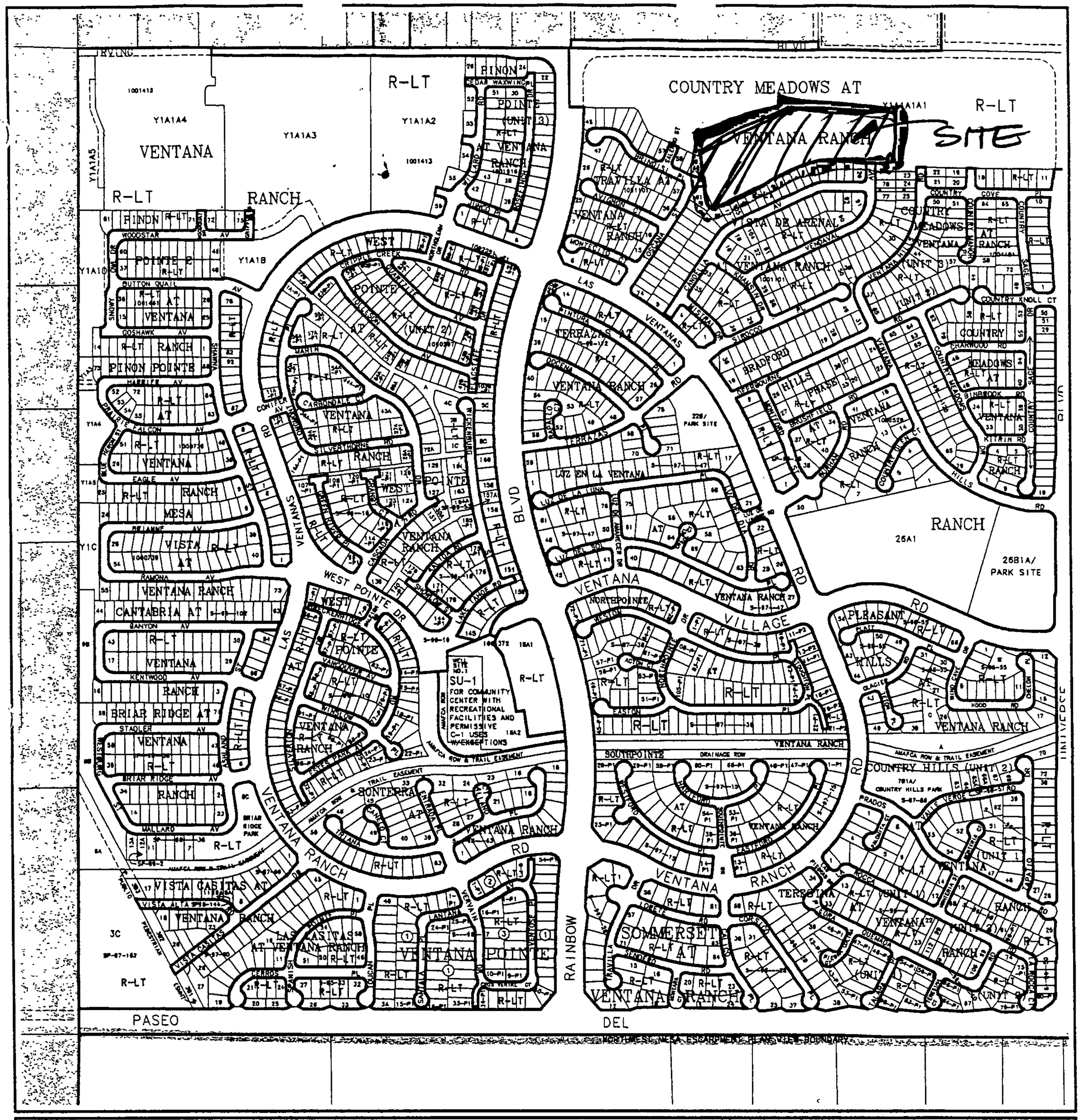
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

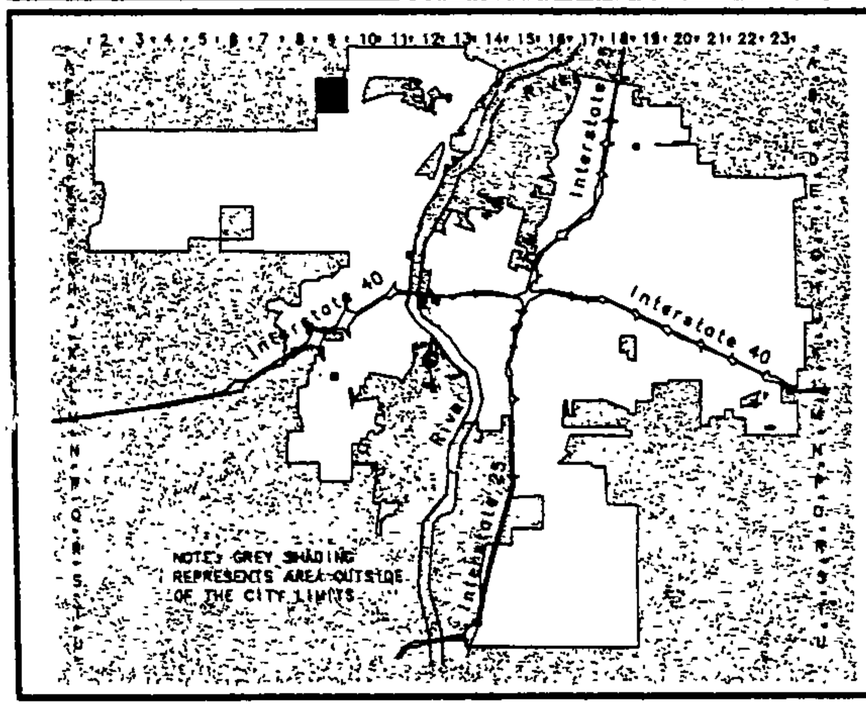
Stephanie Stratton — 8-19-03
(Applicant or Agent) (Date)

I issued 1 signs for this application, 8/19/03 (Date), Bauert (Staff Member)

DRB PROJECT NUMBER: 1002593

Rev. 5/9/03





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through January 21, 2003

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800 877.5332

August 15, 2003

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

Re: Vista De Arenal Unit II Tract 29C; Vacation of Public Easement approval
DRB# 1002593

Dear Sheran:

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

- Applications for Development Review
- Twenty-four (24) copies of the document that created the easement
- Twenty-four (24) copies of the Vacation Exhibit
- Zone Atlas map
- Letter briefly describing the request
- Letter from the Office of Neighborhood Coordination inquiry response, notifying letter
- Fee in the amount of ~~$45~~ 120

This tract is located immediately to the north of Vista de Arenal Subdivision and to the east of Travilla Subdivision, both of which are located north of Las Ventanas Road and east of Rainbow Boulevard. The Blanket Drainage Easement will no longer be necessary due to the roadway and storm drain improvements that will be built with the Subdivision Infrastructure. The Preliminary Plat for this subdivision was approved at DRB on August 13, 2003.

Please place this item on the DRB Agenda to be heard on September 10, 2003. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Pam Thies

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

SS
Enclosure

P:\040079\cdp\corres\001-prel_plat_&_docs\Vacation doc

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: August 18, 2003

TO CONTACT NAME: Stephanie Sirahoy
COMPANY/AGENCY: Bohannan Huston Inc
ADDRESS/ZIP: 7500 Jefferson St. NE 87109
PHONE/FAX #: 823.4000 / 798-7988

Thank you for your inquiry of 8-18-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 29C at Ventana Ranch

zone map page(s) B-9

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (h) 87114
Bruce Nyberg
6824 Brushfield Rd NW
890-6559 (h) 87114

Neighborhood Association
Contacts:

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

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 X Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(below this line for OCNC use only)

Date of Inquiry: 8-18-03 Time Entered: Noon OCNC Rep. Initials: DC

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 15, 2003

Ms. Laura Horton
7224 Cascada Rd. NW
Albuquerque, New Mexico 87114

RE: Vacation of Blanket Drainage Easement (Public Easement)
Vista de Arenal Unit II (Tract 29C)

Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a vacation of a blanket drainage easement for Vista de Arenal Unit II (Tract 29C). This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Pam Thies

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

SS
Enclosure

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 15, 2003

Mr. Bruce Nyberg
6824 Brushfield Rd. NW
Albuquerque, New Mexico 87114

RE: Preliminary Plat Approval
Vista de Arenal Unit II (Tract 29C)

Dear Mr. Nyberg:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a vacation of a blanket drainage easement for Vista de Arenal Unit II (Tract 29C). This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Pam Thies

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

SS
Enclosure

P:\040079\cdp\corres\001-prel_plat_&_docs\Neighborhood approval letter-vacation.doc

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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Sent To Laura Horton
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City, State, ZIP+4 Albuquerque NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

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OFFICIAL USE

Postage	$ 1.20
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.34

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Sent To Bruce Rybera
Street, Apt. No.; or PO Box No. 8824 Bushfield Rd. NW
City, State, ZIP+4 Albuquerque NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

Current DRC
Project No. _____

ORIGINAL

Claire

Date Submitted. 8-13-03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8/13/03
Date Preliminary Plat Expires: 8-13-04

DRB Project No 1002593

Figure 12

INFRASTRUCTURE LIST

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

VISTA DE ARENAL, UNIT II
(TRACT 29-C , VENTANA RANCH)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		VISTA DE ARENAL, UNIT II (TRACT 29-C)							
		PUBLIC ROADWAY IMPROVEMENTS							
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BRINDISI PLACE	WEST PROPERTY LINE	VEDAVAL AVENUE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VENDAVAL AVENUE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
							/	/	/
							/	/	/
		PUBLIC (NMUI) WATERLINE IMPROVEMENTS							
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BRINDISI PLACE	WEST PROPERTY LINE	VEDAVAL AVENUE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VENDAVAL AVENUE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		PUBLIC (NMUI) SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BRINDISI PLACE	WEST PROPERTY LINE	VEDAVAL AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VENDAVAL AVENUE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/

*SIDEWALKS TO BE DEFERRED ON BOTH SIDES OF BRINDISI PL., AND ON EAST SIDE ONLY OF VENDAVAL AV.
STREET LIGHTS AS PER COA DPM

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		VISTA DE ARENAL, UNIT II (TRACT 29-C)							
		PUBLIC STORM SEWER IMPROVEMENTS							
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BRINDISI PLACE	EAST END OF BRINDISI	INTERSECTION WITH VENDAVAL AVENUE	/	/	/
		24" - 42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	VENDAVAL AVENUE	BRINDISI PLACE	NORTH PROPERTY LINE	/	/	/
		42" - 66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC EASEMENT IN TRACTS 29D & E	VENDAVAL AVENUE	IRVING BOULEVARD	/	/	/

AGENT/OWNER

PAM THIES, P E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC
FIRM:

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

8-13-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Carmen Marrone — 8/13/03
~~DRB CHAIR~~ Planning — DATE

R Dourte — 8-13-03
TRANSPORTATION DEVELOPMENT — DATE

Roger Green — 8/13/03
UTILITY DEVELOPMENT — DATE

Bradford L. Bojum — 8/13/03
CITY ENGINEER — DATE

Christina Sandoval — 8/13/03
PARKS & GENERAL SERVICES — DATE

AMAFCA — DATE

8-13-03
NEW MEXICO UTILITIES INCORPORATED — DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 857-8914
ADDRESS: 10 TRAMWAY LOOP NE FAX: 856-6335
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL, Temp Def. of Sidewalk.

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

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

Lot or Tract No. TRACT 29C (REPLAT), Temp Block: Unit:
Subdiv. / Addn. VISTA DE ARENAL UNIT II AT VENTANA RANCH
Current Zoning: RLT Proposed zoning:
Zone Atlas page(s): B-9 No. of **existing** lots: 1 No. of **proposed** lots: 44
Total area of site (acres): 6.7 Density if applicable: dwellings per gross acre: 6.6 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. 100906544349510101 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: LAS VENTANAS RD NW
Between: IRVING BLVD. NW and RAINBOW BLVD. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1001101 02DRB-01009 1002593/03DRB-00624, 03DRB-01158 SKETCH
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 7-15-03

SIGNATURE DATE 7/17/03
(Print) PAM THIES ___ Applicant ✔ Agent

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

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

Application case numbers			Action	S.F.	Fees
03DRB	-	01186	PP	$(2)	$ 1320
03DRB	-	01188	TDS	V	$ 50
	-	NOTIF.	FEE		$ 75
	-				$
	-				$
	-				Total $ 1445.00

Hearing date 8-13-2003

Planner signature / date 7/18/03

Project # 1002593

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

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

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

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

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

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

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

44 Lots
15
220
44
660

565
60
95
1320
75
1395 + 50 S.D.

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

PAM THIES
Applicant name (print)

Pam Thies 7/17/03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB-_____-01186(PP)
03DRB-_____-01188(TPS)
_____-_____-_____

Planner signature / date 7/18/03

Project # 1002593

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.

PAM THIES
Applicant name (print)

Pam Thies 7/17/03
Applicant signature / date

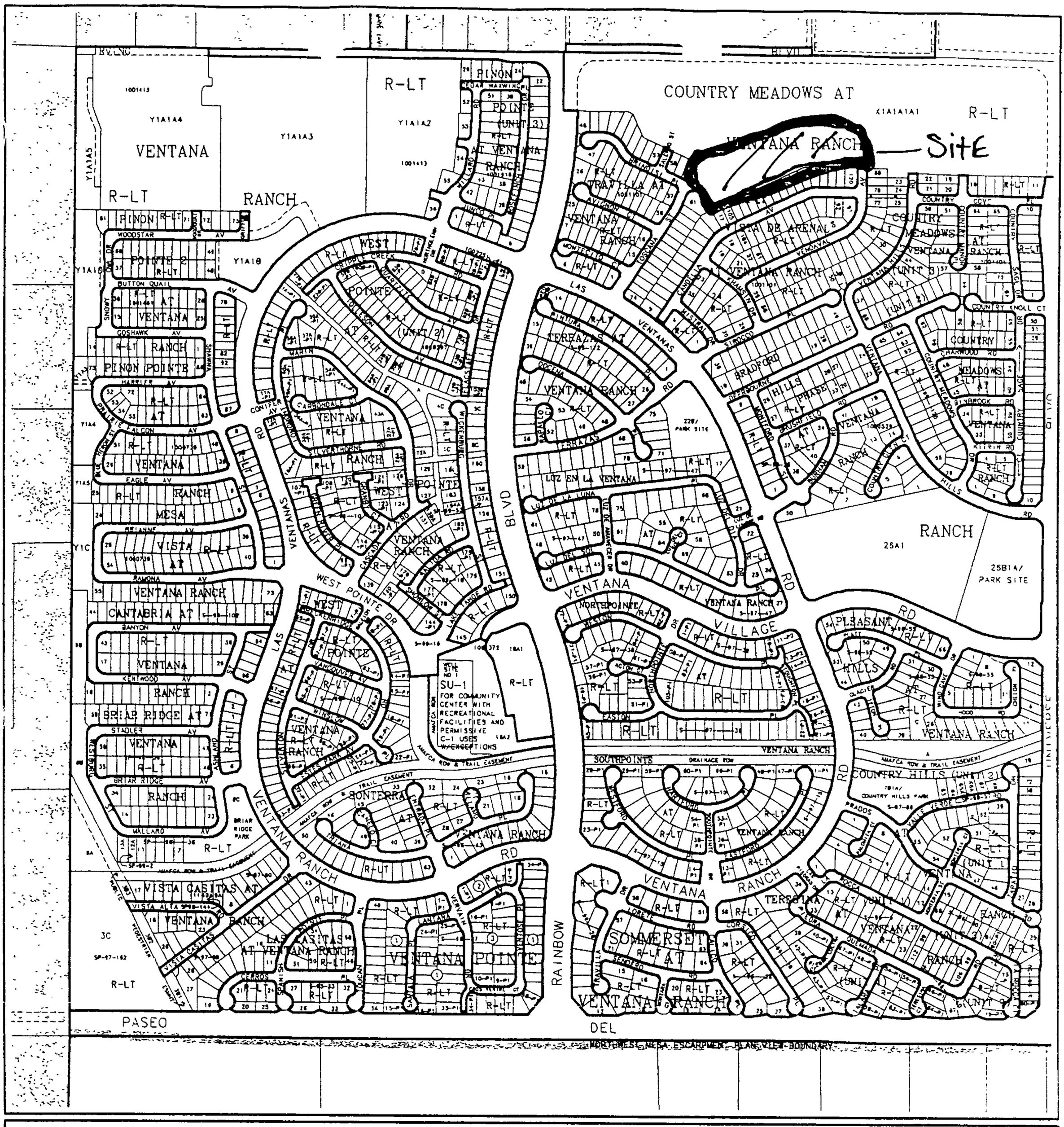
.pdf Form revised Sept. 2001

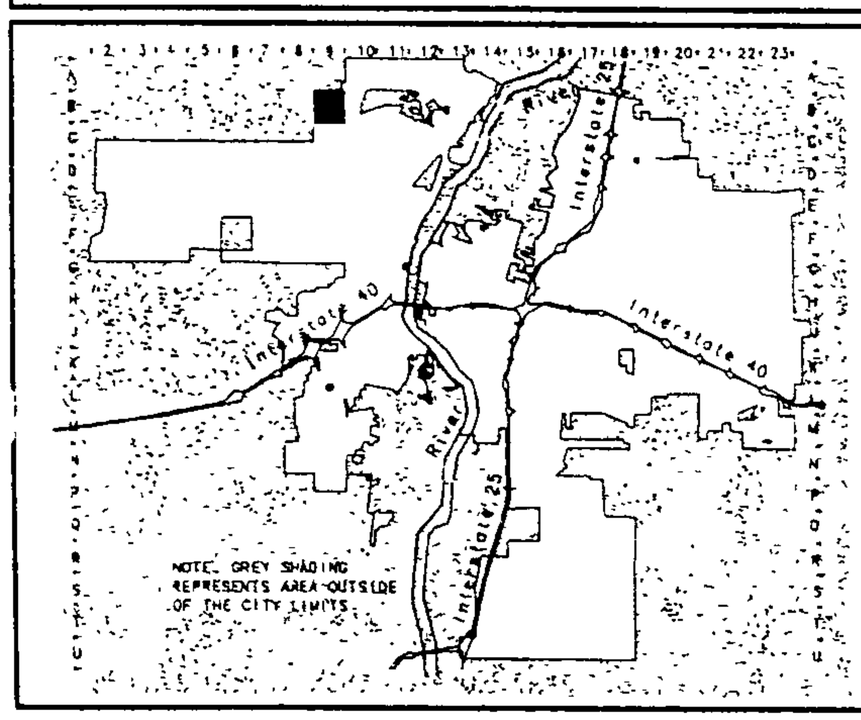
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
03DRB -01186
03 - -01188
- -

Diane Sedora 7/18/03
Planner signature / date

Project # 1002593





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through January 21, 2003

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 17, 2003

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

Re: Vista De Arenal Unit II Tract 29C; Preliminary Plat approval
DRB# 1002593

Dear Sheran:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Copies of the Infrastructure List
- Zone Atlas map
- Letter briefly describing the request
- Property Owner and City Surveyor signature
- Letter from the Office of Neighborhood Coordination inquiry response, notifying letter
- Forms DR/WS and TIS
- TIS/AQIA Traffic Impact Study/Air Quality Impact Assessment Form
- Fee in the amount of $1395
- Sidewalk deferral exhibit A

This tract is located immediately to the north of Vista de Arenal Subdivision and to the east of Travilla Subdivision, both of which are located north of Las Ventanas Road and east of Rainbow Boulevard. Tract 29C will be platted as Vista de Arenal, Unit II and consists of 44 single-family home lots.

Please place this item on the DRB Agenda to be heard on August 13, 2003. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

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

SS
Enclosure

P \040079\cdp\corres\001-prel_plat_&_docs\PRELIMINARY PLAT doc

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 17, 2003

Mr. Bruce Nyberg
6824 Brushfield Rd. NW
Albuquerque, New Mexico 87114

RE: Preliminary Plat Approval
Vista de Arenal Unit II (Tract 29C)

Dear Mr. Nyberg:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a Preliminary Plat Approval for Vista de Arenal Unit II (Tract 29C). This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Pam Thies

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

SS
Enclosure

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 17, 2003

Ms. Laura Horton
7224 Cascada Rd. NW
Albuquerque, New Mexico 87114

RE: Preliminary Plat Approval
Vista de Arenal Unit II (Tract 29C)

Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Las Ventanas Limited Partnership, is seeking approval of a Preliminary plat approval for Vista de Arenal Unit II (Tract 29C). This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Pam Thies

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

SS
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

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

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OFFICIAL USE

Postage	$ .83
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PB METER 5049727

U.S. POSTAGE 11.0 0 111

Postmark Here

Sent To Laura Hotton
Street, Apt. No.; or PO Box No. 7224 Cascade Rd. NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 6466

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
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PB METER 5049727

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Postmark Here

Sent To Bruce Nybera
Street, Apt. No.; or PO Box No. 6824 Brushfield Rd. NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

CITY OF ALBUQUERQUE

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

TO BE COMPLETED BY APPLICANT

APPLICANT: Los Ventanas Limited Partnership **Date of request:** 7/18/03 **Zone atlas page(s):** B9

CURRENT:
Zoning RLT
Parcel Size (acres / sq.ft.) 6.7

Legal Description -
Lot or Tract # 29C Block #
Subdivision Name Vista Del Arenal Unit II

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:
No construction / development [ ]
New Construction [ ]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - _____
Building Size - _____(sq. ft.)

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

Applicant or Representative Pamela Hiles Date 7/17/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

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

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

TRAFFIC ENGINEER _____ DATE _____

ENVIRONMENTAL HEALTH

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

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

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

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

ENVIRONMENTAL HEALTH _____ DATE _____

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

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

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: July 17, 2003

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannan Huston Inc
ADDRESS/ZIP: 7500 Jefferson St NE 87109
PHONE/FAX #: 823-1020 / 798-7988

Thank you for your inquiry of 7-17-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Vista De Arenal Unit 11 (Tract 29C)

zone map page(s) B-9

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (h) 87114
Bruce Nyberg
6824 Brushfield Rd NW
890-6559 (h) 87114

Neighborhood Association
Contacts:

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

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 L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATIONS

(05/08/01)

Attention: Both contacts per neighborhood association

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* * * *

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from July 29 To August 13, 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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Stephanie Fratton — (Applicant or Agent) 7-18-03 — (Date)

I issued 2 signs for this application, 7/18/03 (Date), [illegible] (Staff Member)

DRB PROJECT NUMBER: 1002593

Rev. 5/9/03

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 LAS VENTANAS LTD. PRTNRSHIP.

AGENT BOHANNAN HUSTON

ADDRESS 7500. JEFFERSON NE 87109

PROJECT NO. 1002593

APPLICATION NO. 03DRB-01186
03DRB-01188

$ 1350 (50) 441006 / 4983000 (DRB Cases)

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

$ 75 441018 / 4971000 (Notification)

$ 1445.00 **Total amount due**

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND-NOT A WHITE BACKGROUND

Las Ventanas LTD Partnership
0 Tramway Loop
Albuquerque, NM 87122

Wells Fargo Bank
11199 Montgomery Blvd NE
Albuquerque, NM 87111

95-219/1070

CHECK NO. 008125

DATE	AMOUNT
07/17/2003	$1,395.00

Three Hundred Ninety Five Dollars And 00 Cents

Bohannan Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32/1070

127539

City Of Albuquerque
Treasury Division

07/18/2003 11:42AM LOC: ANN
X
RECEIPT# 00010060 WS# 006 TRANS# 0019
Account 441018
Activity 4971000 TRSEJA
Trans Amt $1,445.00
J24 Misc $75.00
$1,395.00
$50.00
$0.00

PAY ********50 DOLLARS & **********00 CENTS

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103

THE
ER

City Of Albuquerque
Treasury Division

07/18/2003 11:42AM LOC: ANN
X 7/18/2003
RECEIPT# 00010059 WS# 006 TRANS# 0019
Account 441006
Activity 4983000 TRSEJA
Trans Amt $1,445.00
J24 Misc $1,370.00

NO. 127539

$ **********50.00

BOHANNAN-HUSTON INC.

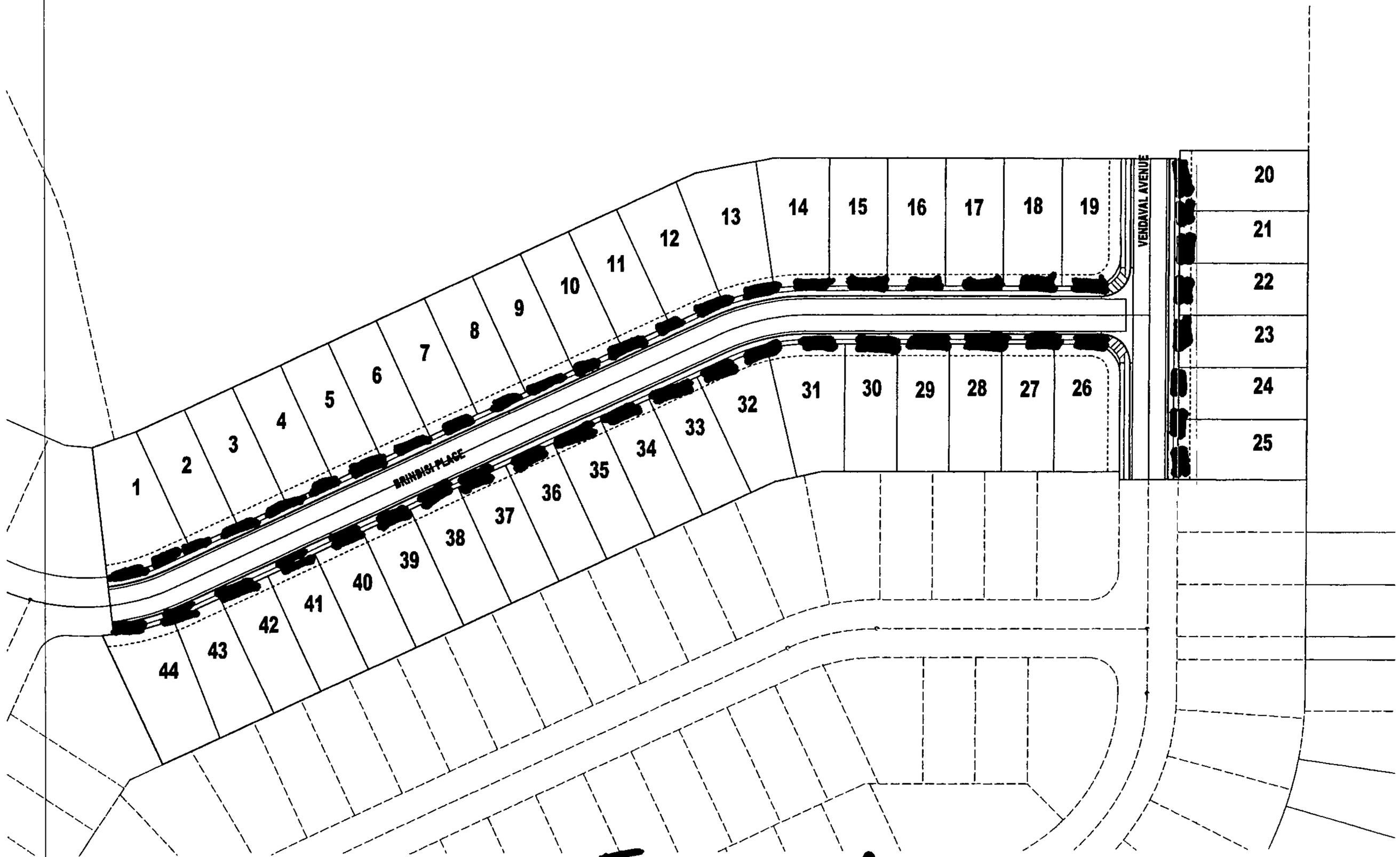


EXHIBIT A

Sidewalk Deferral

(No Scale)

EXHIBIT C

Date 8/6/03

Deferred Sidewalk

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002593 **Item No. 20** **Zone Atlas B-9**

DATE ON AGENDA 7-23-03

INFRASTRUCTURE REQUIRED ( )YES (x)NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	No adverse comment.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____

_____

_____

_____

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

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number:	**1002593**	**DRB Date:**	7/23/03
Application Number:	**03DRB-01158**	**Item Number:**	20

Subdivision: Vista De Arenal, Unit 2

Tract 29C, Ventana Ranch

Zoning: R-LT

Zone Page: B-9

New Lots (or units) : 44

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:

The park dedication and development requirements have been met through an exiting agreement.

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002593 **AGENDA ITEM NO: 20**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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: July 23, 2003

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
July 23, 2003 Comments

Agenda Item: 20

Project: 1002593 Application: 03DRB-01158

RE: Ventana Ranch, Vista de Arenal, Unit 2

Be sure to follow the requirements of RLT zoning as you develop the property.

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

completed
6-3-03
BO

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.: 03-00624
Project Name: COUNTRY MEADOWS
Agent: BOHANNAN HUSTON

Project # 1002593
EPC Application No.:
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/14/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:
☐
☐
☐
☐

☐ UTILITIES:
☐
☐
☐
☐

☐ CITY ENGINEER / AMAFCA:
☐
☐
☐
☐

☐ PARKS / CIP:
☐
☐
☐
☐

☒ PLANNING (Last to sign): dxf file + 15 day appeal period
☐ **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 1002593

#14

Completed 6-3-03

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00797 **(FP)**	Project # **1001453**
Project Name: **SEDONA @ VENTANA RANCH**	EPC Application No.:
Agent: Bohannan Huston Inc	Phone No.: 823-1000

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/28/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION:
  - ❑
  - ❑
  - ❑
  - ❑
- ❑ UTILITIES:
  - ❑
  - ❑
  - ❑
  - ❑
- ❑ CITY ENGINEER / AMAFCA:
  - ❑
  - ❑
  - ❑
  - ❑
- ❑ PARKS / CIP:
  - ❑
  - ❑
  - ❑
  - ❑
- ❑ PLANNING (Last to sign): dxf 6/3/03
  - ❑ **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 1001453

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SKETCH

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 857-8914
ADDRESS: 10 TRAMWAY LOOP NE FAX: 856-6335
CITY: ALBUQUERQUE STATE NM ZIP 87122 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: SKETCH PLAT

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

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

Lot or Tract No. TRACT 29C Block: Unit:
Subdiv. / Addn. VENTANA RANCH
Current Zoning: RLT Proposed zoning:
Zone Atlas page(s): B9 No. of **existing** lots: 1 No. of **proposed** lots: 44
Total area of site (acres): 6.7 Density if applicable: dwellings per gross acre: 6.5 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. 100906544349510101 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: LAS VENTANAS RD. NW
Between: IRVING BLVD. NW and RAINBOW BLVD. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1001101 02DRB-01009
1002593/ 03DRB-00624

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

SIGNATURE Pam Thies DATE 7/14/03
(Print) PAM THIES ___ Applicant ✔ Agent

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

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

Application case numbers			Action	S.F.	Fees
03DRB	-	01158	Sketch	5(3)	$ Ø
	-	-			$
	-	-			$
	-	-			$
	-	-			$

Hearing date JULY 23rd 03

Total $ Ø

Bdesbert 7/15/03
Planner signature / date

Project # 1002593

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.

VACANT 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)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

Amended preliminary plat approval expires after one year.

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

PAM THIES
Applicant name (print)

Pam Thies 7/14/03
Applicant signature / date

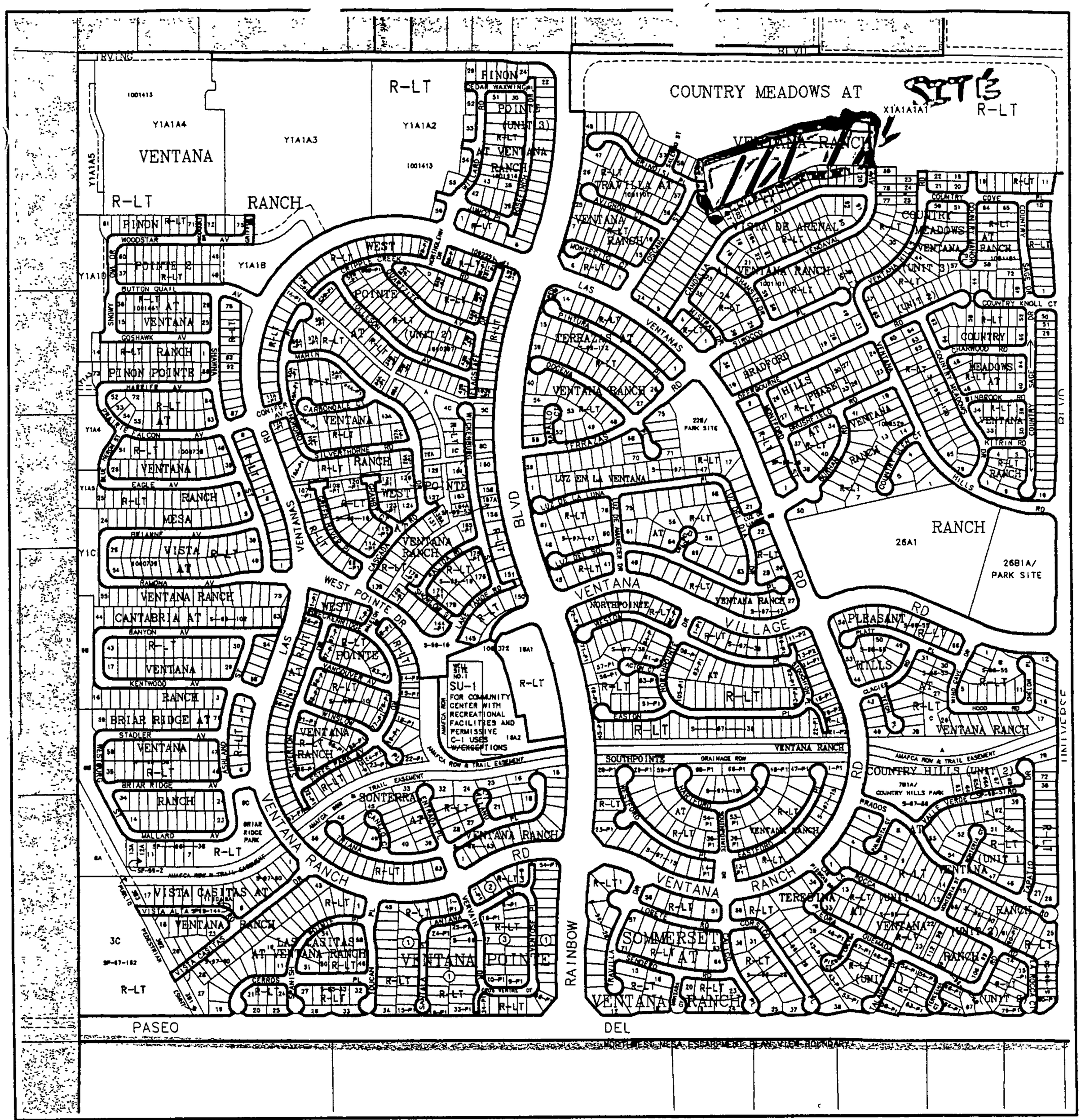
Form revised MARCH 2003

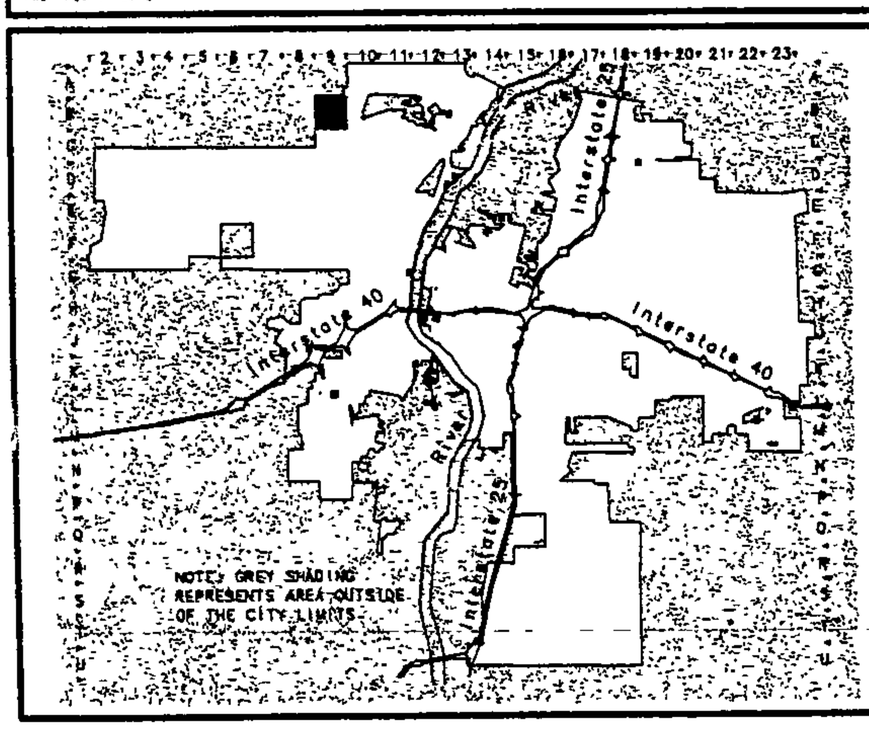
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - ____ - 0158
____ - ____ - ____
____ - ____ - ____

Bo Denbut 7/15/03
Planner signature / date

Project # 1002593





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

Map Amended through January 21, 2003

Bohannan ^ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 14, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Tract 29C, Ventana Ranch, Vista de Arenal, Unit II -1002593

Dear Sheran:

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

- Development Review Applications
- Letter describing request
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment.

This tract is located immediately to the north of Vista de Arenal and east of Travilla Subdivision, both of which are located north of Las Ventanas Road and East of Rainbow Boulevard. Tract 29C will be platted as Vista de Arenal, Unit II and consists of 44 single-family home lots.

Please place this item on the DRB Agenda to be heard on July 23, 2003.

Sincerely,

Pam Thies

Pam Thies
Community Development and Planning Group

2593

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002593 Subdivision Name Ventana Ranch tract 2913

Surveyor Duwain Weaver Company

Contact person Phone # email

Barbara A. Romero — Approved

*Not Approved

6-3-03 — Date

✓ DXF RECEIVED 6-3-03 DATE
✓ HARD-COPY RECEIVED 6-3-03 DATE
✓ DISCLOSURE STATEMENT

***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 TOO LONG drb1002593dxf.c
1002593.dxf

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov_____ to agiscov on_____ Client Notified in person

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

5-14-2003

3. **Project # 1002593**
03DRB-00622 Major-Bulk Land Variance
03DRB-00623 Major-Vacation of Public Easements
03DRB-00624 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A1, **COUNTRY MEADOWS @ VENTANA RANCH - UNIT 3,** zoned R-LT, located on IRVING BLVD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 36 acre(s). [REF: 1001101] (B-9)

At the May 14, 2003, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

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. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The Preliminary Plat was approved with Final Plat sign off delegated to Planning for AGIS dxf file.

If you wish to appeal this decision, you must do so by May 29, 2003, in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

cc: Bohannan Huston, Inc., 7500 Jefferson NE, 87109
Las Ventanas Limited Parnership, 10 Tramway Loop NE, 87122
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

3

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.: 03-00624 | Project # 1002593
Project Name: COUNTRY MEADOWS | EPC Application No.:
Agent BOHANNAN HUSTON | Phone No.: 828-1000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 5/14/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES.
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐
- ☒ PLANNING (Last to sign): dxf file + 15 day appeal period
  - ☐ **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 1002593

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002593 **AGENDA ITEM NO: 3**

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:

See staff report dated 5-14-03.

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: May 14, 2003

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002593 AGENDA#: 3 DATE: 5/14

1. Name: Kevin Patton Address: Courtyard I 7500 Jefferson Zip: 87109

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

May 14, 2003

Project # 1002593
03DRB-00622 Major-Bulk Land Variance
03DRB-00623 Major-Vacation of Public Easements
03DRB-00624 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A1, **COUNTRY MEADOWS @ VENTANA RANCH - UNIT 3,** zoned R-LT, located on IRVING BLVD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 36 acre(s). [REF: 1001101] (B-9)

AMAFCA — No adverse comments.

COG

Rainbow Boulevard adjacent to this property is designated as a Principal Arterial with a right-of-way width of 156 feet on the Long Range Roadway System map and in Annex D (November 2000) of the FAABS. Additionally, the FAABS Long Range Bikeway System map designates Rainbow Boulevard as desirable and feasible for bicycle lanes, trails and/or paths, and as such, bike facilities should be addressed in the site plan and/or application for development.

Irving Boulevard and Universe Boulevard adjacent to this property are designated as Minor Arterials with right-of-way widths of 86 feet on the Long Range Roadway System map and in Annex D (November 2000) of the FAABS. Additionally, the FAABS Long Range Bikeway System map designates Irving Boulevard as desirable and feasible for bicycle lanes, and as such, bike facilities should be addressed in the site plan and/or application for development.

Transit — No adverse comments.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coor. — Letters sent to Ventana Ranch (R) Neighborhood Assn.

APS — No comments received.

Police Department

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

Fire Department — No adverse comments.

PNM Gas — Approves

PNM Electric

Approves the proposed vacation for the preliminary plat design. The developer needs to contact PNM Electric Service Center at 241-3425 to arrange the reroute of the OH electric line and anchor within the easement being released. The contact engineer at PNM has to give this office (Right of Way Dept) a written letter to verify all lines are moved and in new easements before final plat sign off at the Right of Way Dept at PNM electric with Leonard Martinez at 241-4430.

Comcast — No comments received.

QWEST — No comments received.

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

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer — Do all tracts qualify for the variance? No objection to the vacation request.

Transportation Development

How does tract 29C obtain access? No objection to the vacation action.

Parks & Recreation — No Objection to the vacation request. No Objection to the bulk land variance or platting action.

Utilities Development

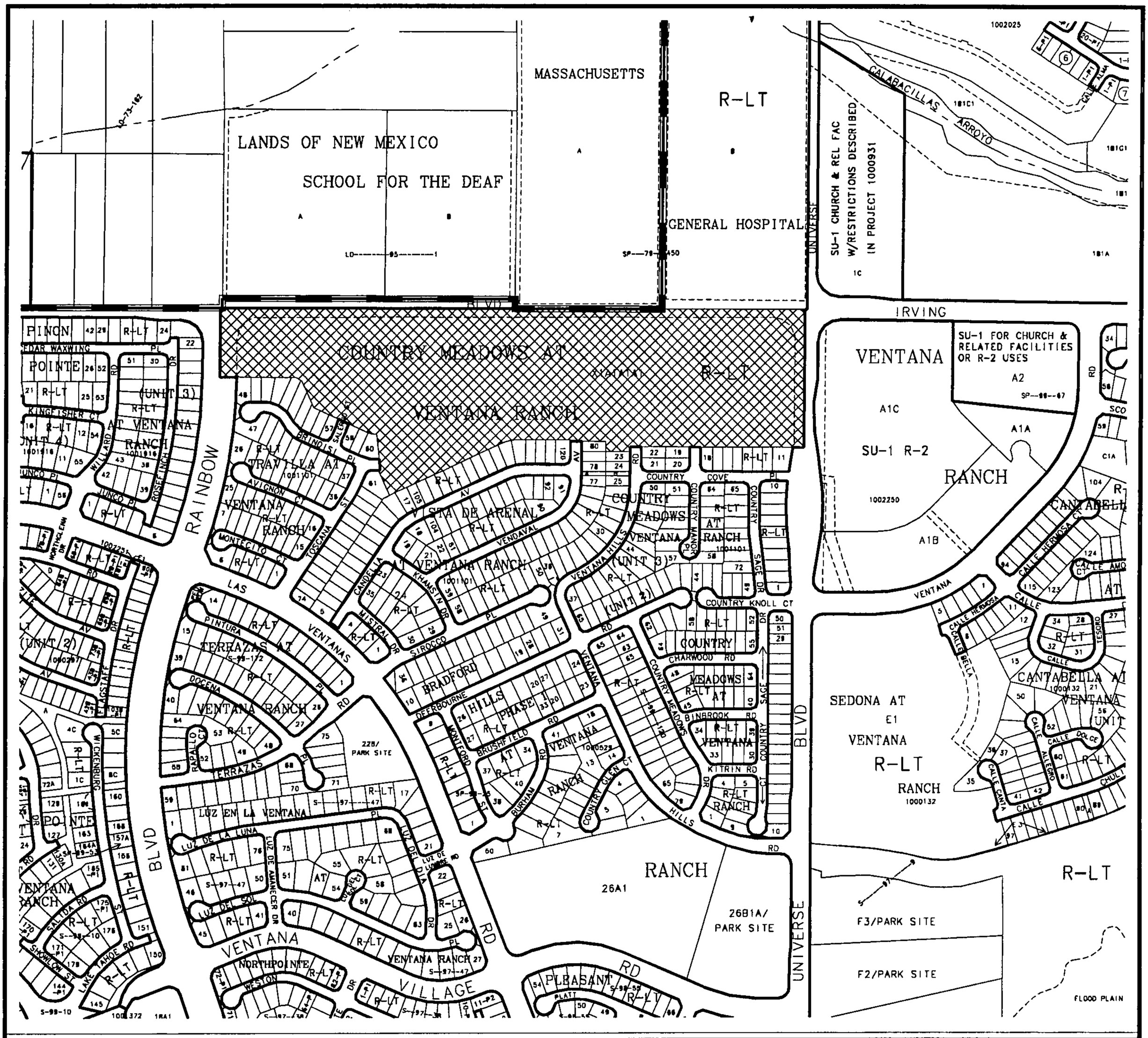
1. Tract 29B does not meet criteria for Bulk Land Variance.
2. No objection to Vacation request.
3. Approval of Preliminary Plat will require infrastructure for Tract 29B.

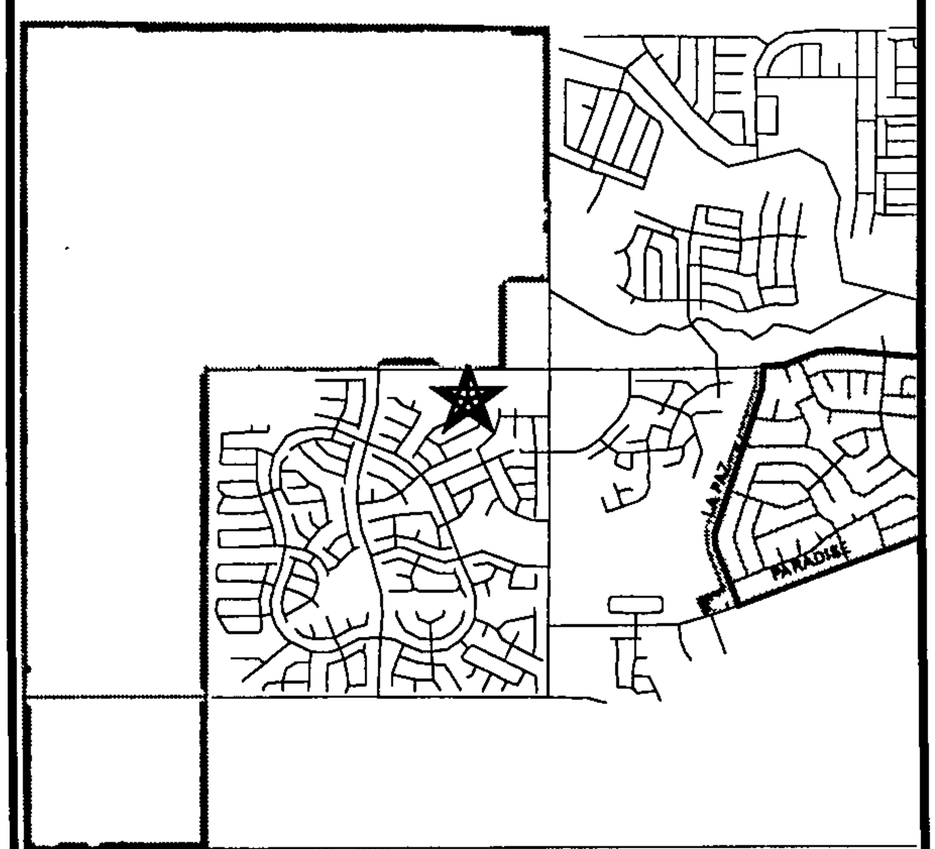
Planning Department

Chapter 2 of the Subdivision Ordinance under "Subdivision Waiver or Variance" states "parcels zoned for single family and/or townhouse use must be five acres or larger in size". Tract 29B is shown on the plat as less than 5 acres.

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

cc: Las Ventanas Limited Partnership, 10 Tramway Loop NE, 87122
Bohannan Huston, Inc., 7500 Jefferson NE, 87109





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1" = 641 '

PROJECT NO.
1002593

HEARING DATE
5-14-03

MAP NO.
B-9

ADDITIONAL CASE NUMBER(S)
03DRB-00622
03DRB-00623
03DRB-00624

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, May 14, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000109 03DRB-00616 Major-SiteDev Plan Subd 03DRB-00617 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for FALCON RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4 & 30-32, Block(s) 1, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, **SANDIA SUNRISE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 3 DU/ AC, located on EAST OF BARSTOW ST NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 8 acre(s). [REF: DRB-99-280,00420-00037, 1460-00881,01410-01142] (C-20)
Project # 1000635 03DRB-00613 Major-Vacation of Public Easements 03DRB-00614 Major-Vacation of Public Easements 03DRB-00615 Minor-Vacation of Private Easements	TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1, 38-2, 38-3, 38-4 and 27B-B1, **TAYLOR RANCH – ECKERD DRUG PLAZA,** zoned SU-1 for C-1, permissive & conditional uses, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194, 03DRB-00454, 03DRB-00455] (E-12)
Project # 1002593 03DRB-00622 Major-Bulk Land Variance 03DRB-00623 Major-Vacation of Public Easements 03DRB-00624 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A1, **COUNTRY MEADOWS @ VENTANA RANCH - UNIT 3,** zoned R-LT, located on IRVING BLVD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 36 acre(s). [REF: 1001101] (B-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 28, 2003.

#7 604S

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

App# 03DRB-00622
Proj# 1002593
Other# 03DRB-00623
03DRB-00624

Meeting Date: 5-14-03

Zone Atlas Page: B-9-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Las Ventanas Limited Partnership

Address: 10 Tramway Loop NE, 87122

Agent: Bohannan Huston, Inc.

Address: 7500 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 4-24-03

Signature: Kristin Kim

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100906649606740125   LEGAL: TR " B" L AND DIVISION PLAT "LANDS OF MASSACHUSETTS   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LIMITED PARTNERSH
                        OWNER ADDR: 00010   TRAMWAY                LP NE ALBUQUERQUE       NM 87122

100906643206740120   LEGAL: TR " A" L AND DIVISION PLAT "LANDS OF MASSACHUSETTS   LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: PANGER DANIEL & MINER M A ETAL
                        OWNER ADDR: 00418   ARAGON                BL    SAN MATEO         CA 94402

101006602604830102   LEGAL: TR 1 -C C ORRECTION PLAT BULKLAND PLAT OF TRACTS 1-A  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WEST FORK LIMITED
                        OWNER ADDR: 06301   INDIAN SCHOOL         RD NE ALBUQUERQUE       NM 87110

100906630604840105   LEGAL: TR A  PLA T OF TRS A & B LANDS OF NEW MEXICO SCHOOL   LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: BOARD OF EDUCATION OF CITY OF
                        OWNER ADDR: 00000                         ALBUQUERQUE       NM 87125

100906636904840132   LEGAL: TR B  PLA T OF TRS A & B LANDS OF NEW MEXICO SCHOOL   LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: NM SCHOOL FOR THE DEAF
                        OWNER ADDR: 01060   CERRILLOS             RD    SANTA FE          NM 87501

100906624803430121   LEGAL: SEC  4 T1 1N R2E TR IN E/2 SE/4 SE/4 SW/4 CONT 5.0 A  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: GOLDSWORTHY VERNON P & BETTY L
                        OWNER ADDR: 12209   OAKLAND               AV NE ALBUQUERQUE       NM 87122

100906513247320105   LEGAL: TRAC T Y- 1A-1A BULK LAND PLAT OF TRACTS Y-1A-1A, Y-  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906544349510101   LEGAL: TRAC T X- 1-A-1-A-1 PLAT OF TRACTS 23, 24 & X-1-A-1-  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

101006506046520201   LEGAL: TRAC T A- 1 BULK LAND PLAT FOR TRACTS A-1 & A-2 (A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906529244910121   LEGAL: TRAC T 23  PLAT OF TRACTS 23, 24 & X-1-A-1-A-1 VENTA  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906539846612125   LEGAL: LOT  116  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6809 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122
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100906540446712126   LEGAL: LOT  117  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6807 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906540846712127   LEGAL: LOT  118  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6805 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906541346712128   LEGAL: LOT  119  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6803 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906541846712129   LEGAL: LOT  120  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6801 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA               LP NE RIO RANCHO        NM 87124

100906539346612124   LEGAL: LOT  115  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6811 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906543246911932   LEGAL: LOT  80 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000   10408 VENDAVAL AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906538946312123   LEGAL: LOT  114  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6815 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906538546112122   LEGAL: LOT  113  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6819 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906543246411931   LEGAL: LOT  79 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000   10404 VENDAVAL AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906538145912121   LEGAL: LOT  112  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6823 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122

100906537745712120   LEGAL: LOT  111  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6827 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY               LP NE ALBUQUERQUE       NM 87122
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100906543246011930   LEGAL: LOT  78 P LAT OF VI.,.. DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000   10400 VENDAVAL AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE       NM 87122

100906537245612119   LEGAL: LOT  110  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6831 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE       NM 87122

100906536845412118   LEGAL: LOT  109  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6835 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE       NM 87122

100906536445212117   LEGAL: LOT  108  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6839 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE       NM 87122

100906536045012116   LEGAL: LOT  107  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6843 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE       NM 87122

100906535644812115   LEGAL: LOT  106  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6847 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                  LP NE RIO RANCHO        NM 87124

100906535244612114   LEGAL: LOT  105  PLAT OF VISTA DE ARENAL SUBDIVISION AT VEN  LAND USE:
                     PROPERTY ADDR: 00000    6851 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                  LP NE RIO RANCHO        NM 87124

100906534844412113   LEGAL: LOT  17 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000    6853 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                  LP NE RIO RANCHO        NM 87124

100906534244212112   LEGAL: LOT  16 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000    6855 CANDELIA AVE NW
                        OWNER NAME: VANTAGE HOMES INC
                        OWNER ADDR: 04011   BARBARA                  LP NE RIO RANCHO        NM 87124

100906533843812111   LEGAL: LOT  15 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000    6859 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE       NM 87122

100906533543312110   LEGAL: LOT  14 P LAT OF VISTA DE ARENAL SUBDIVISION AT VENT  LAND USE:
                     PROPERTY ADDR: 00000    6863 CANDELIA AVE NW
                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
                        OWNER ADDR: 00010   TRAMWAY                  LP NE ALBUQUERQUE       NM 87122
```

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: April 17, 2003

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannan Huston
ADDRESS/ZIP: 7500 Jefferson St. NE
PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 4-17-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 29B, 29C, 29D + 29E, Ventana Ranch

zone map page(s) B-9

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (w) 87114
Bruce Nyberg
6824 Brushfield Rd NW
890-6559 (w) 87114

Neighborhood Association
Contacts:

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

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 L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

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 Las Ventanas LTD

AGENT BHI Pam Thies

ADDRESS

PROJECT NO. 1002593

APPLICATION NO. 03DRB 00622 00623 00624

$ 615.- 441006 / 4983000 (DRB Cases)

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

$ 75.- 441018 / 4971000 (Notification)

$ 690.- **Total amount due**

DUPLICATE
City Of Albuquerque
Treasury Division

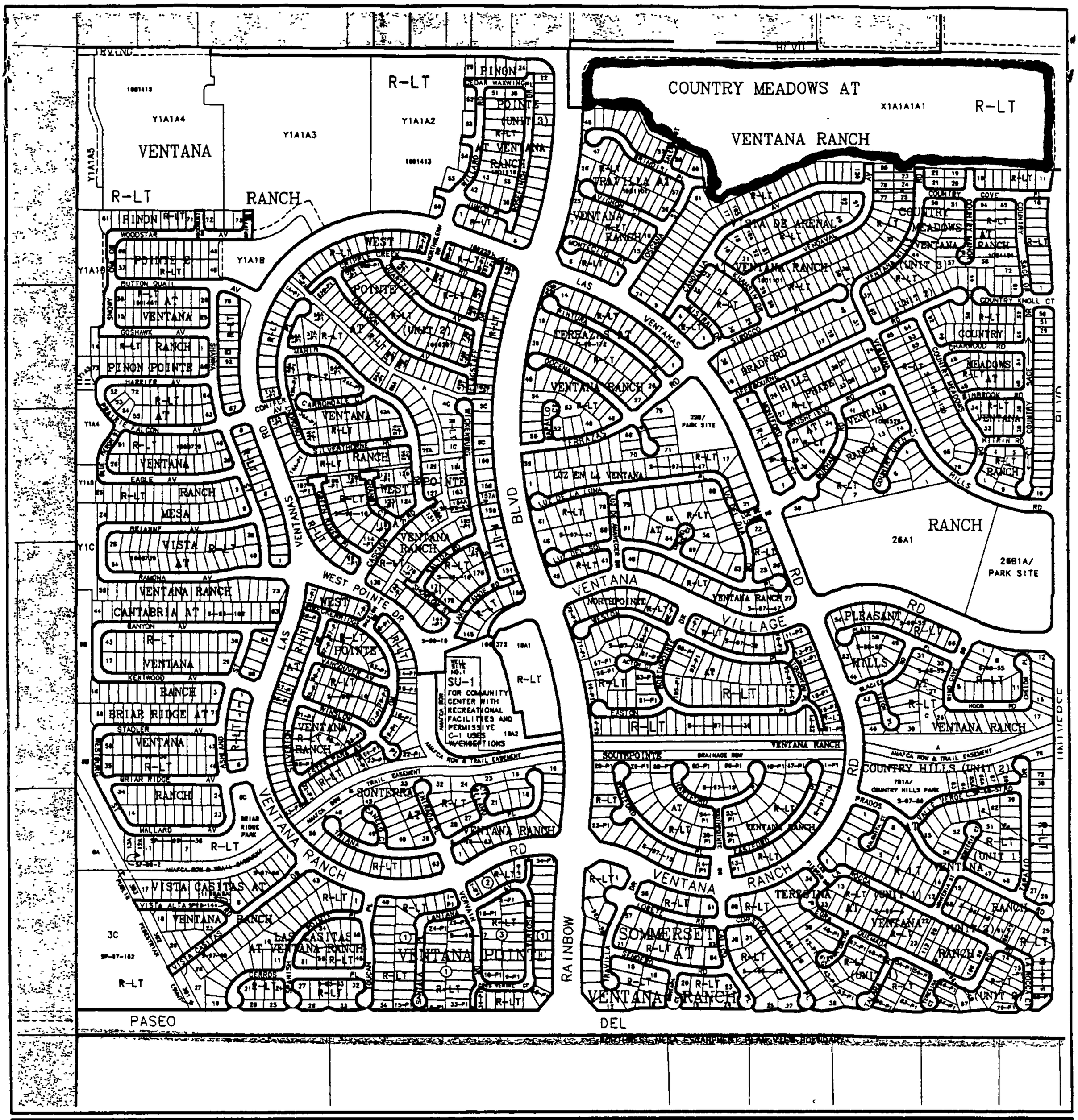
04/18/2003 2:48PM LOC: ANNX
RECEIPT# 00005791 WS# 007 TRANS# 0019
Account 441018 Fund 0110
Activity 4971000 TRSAMC
Trans Amt $690.00
J24 Misc $75.00
CK $690.00

counterreceipt.doc

DUPLICATE
City Of Albuquerque
Treasury Division

04/18/2003 2:47PM LOC: ANNX
RECEIPT# 00005790 WS# 007 TRANS# 0019
Account 441006 Fund 0110
Activity 4983000 TRSAMC
Trans Amt $690.00
J24 Misc $615.00

10/28/02


COUNTRY MEADOWS AT
VENTANA RANCH
VENTANA
RANCH
PINON POINTE
WEST POINTE
VENTANA RANCH
LAS VENTANAS RD
WEST POINTE DR
VILLAGE RD
RAINBOW BLVD
PASEO DEL
SU-1
FOR COMMUNITY CENTER WITH RECREATIONAL FACILITIES AND PERMISSIVE C-1 USES W/EXCEPTIONS
COUNTRY HILLS (UNIT 2)
SOMMERSET AT VENTANA RANCH
VISTA CASITAS AT VENTANA RANCH
LAS CASITAS AT VENTANA RANCH
VENTANA POINTE
SONTERRA
Interstate 40
Interstate 25
Rio Grande River
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS.
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
B-9-Z
Map Amended through January 21, 2003

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.
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__ 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.
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✓ 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 × 4) 280 + 145 = ~~425~~ = 425
✓ Any original and/or related file numbers are listed on the cover application
NA Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

Amended preliminary plat approval expires after one year.

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

Stephanie Stratton
Applicant name (print)

Stephanie Stratton 4-18-03
Applicant signature / date

Form revised MARCH 2003

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

Application case number
-00623
DRB -00623
-00624

4/18/03
Planner signature / date

Project # 1002593

4/21/03

Called Pam + left message that one of tracts (246) is less than the required 3 acres minimum.

S Malson

Bohannan ^ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

5/14/03
#3

May 13, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

RE: Bulk Land Variance and Preliminary/Final Plat Approval
Tracts 29B, 29C, 29D & 29E@ Ventana Ranch
DRB Project # 1002593

Dear Sheran:

I am enclosing a revised copy of the Bulk Land Plat for the above referenced project in Ventana Ranch. The plat was revised to address comments from the board concerning the bulk land variance minimum acreage requirement. I have increased the acreage of Tract 29B from 4.45 acres to approximately 5.17 acres.

Fred Aguirre, City Engineer, had mentioned that we may be able to continue with our request for bulk land variance with a tract less than five acres if we could prove that we would have to come back for further platting. We have a blanket drainage easement over these tracts that require us to vacate this easement prior to any development. After further research and discussion with city staff, Fred indicated (he left me a message last Friday) that we would not be able to request a bulk land variance with a tract less than five acres at this time. Therefore, I have revised the plat so that each tract is five acres or more.

Please incorporate this revision into our submittal package. This item (Item # 3) is scheduled to be heard at DRB tomorrow (Wednesday, May 14, 2003).

Sincerely,

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

KP
Enclosure

cc: Kurt Browning, LVLP

RECEIVED
MAY 13 2003
4:30 pm
HYDROLOGY SECTION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: LAS VENTANAS LIMITED PARTNERSHIP PHONE: 857-8914
ADDRESS: 10 TRAMWAY LOOP FAX: 856-6335
CITY: ALBUQUERQUE STATE NM ZIP 87122 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: BULK LAND VARIANCE, EASEMENT VACATION AND 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. ~~1~~ XIA1A1A1 So Block: Unit:
Subdiv. / Addn. VENTANA RANCH So Country Meadows @ Ventana Ranch - 3
Current Zoning: R-LT Proposed zoning: R-LT
Zone Atlas page(s): B-9 No. of **existing** lots: 1 No. of **proposed** lots: 4
Total area of site (acres): 35.2402 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
So UPC No. Unavailable MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD. NW
Between: RAINBOW BLVD. NW and ~~LAS VENTANAS ROAD NW~~ Universe Blvd.

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB-1001101
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE Pam Thies DATE 4/18/03
(Print) PAM THIES ___ Applicant ✔ Agent

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

☐ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
NO ☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03 DRB - 00622	BLV		$ 145.-
03 DRB - 00623	VPE		$ 45.-
03 DRB - 00624	P/F		$ 425.-
- -			$
- -	Notice		$ 75.-
			Total $ 690.-

Hearing date Apr 29 MAY 14 2003

JM 4/18/03
Planner signature / date

Project # 1002593

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.

PAM THIES
Applicant name (print)

Pam Thies 4/18/03
Applicant signature / date

.pdf Form revised Sept. 2001

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

Application case numbers
03DRB -00622
-00623
-00624

JM 4/18/03
Planner signature / date

Project # 1002593

FORM S(3): SUBDIVISION .R.B. MEETING (UNADVERTISE)R INTERNAL ROUTING

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

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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.**

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__ Fee (see schedule) 145 + (70 × 4) 280 + 145 = 425 = 425
✓ Any original and/or related file numbers are listed on the cover application
NA Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

Stephanie Stratton
Applicant name (print)

Stephanie Stratton 4-18-03
Applicant signature / date

Form revised MARCH 2003

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

Application case numbers
03DRB -00623
-00623
-00624

JM 4/18/03
Planner signature / date

Project # 1002593

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505 823 1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 18, 2003

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

Re: Bulk Land Variance, Easement Vacation and Preliminary/Final Plat Approval
Tracts 29B, 29C, 29D & 29E @ Ventana Ranch

Dear Sheran:

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

- Application for Development Review
- Twenty-Four (24) copies of the Bulk Land Plat
- Fee in the amount of ~~$1,080.00~~ 690.00
- Exhibit for the Vacation Action
- Letter from the Office of Neighborhood Coordination and related data, and
- Zone Atlas Map showing the location of the property.

This tract is currently Tract X-1-A-1-A-1-A-1 of Country Meadows Subdivision Unit 3. We are proposing to dedicate the right-of-way for half of Rainbow Blvd., Universe Blvd., and Irving Blvd., and to subdivide the remainder into 4 large tracts for future residential subdivisions. Rainbow Blvd. and Universe Blvd. construction plans adjacent to this property have been approved by the DRC and are currently being constructed. Irving Blvd. construction plans will be submitted to the DRC on Monday, April 21st.

The Vacation Action being requested will vacate a PNM easement that was dedicated for an overhead electrical line that has since been relocated out of this area. Please refer to the enclosed exhibit for further information.

Please place this item on the Development Review Board Agenda to be heard on May 14th, 2003. If you have any questions or require further information, please contact me.

Sincerely,

Pam Thies

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

Bohannan ^ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505 798.7988
toll free: 800.877 5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

April 18, 2003

Ms. Laura Horton
7224 Cascada Rd. NW
Albuquerque, New Mexico 87114

RE: Bulk Land Variance, Easement Vacation and Preliminary/Final Plat Approval
Tracts 29B, 29C, 29D, & 29E @Ventana Ranch

Dear Ms. Horton:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Sandia Properties Limited Company, is seeking approval of a Bulk Land Variance, Easement Vacation and Preliminary/Final Plat Approval at Ventana Ranch. This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Pam Thies

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

SS
Enclosure

030292
P \~~030305~~\cdp\corres\001-sktch_plt_prel_plt_docs5_6\Neighborhood approval letter doc

Bohannan ^ Huston INC.

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

www.bhinc.com

voice: 505 823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

April 18, 2003

Mr. Bruce Nyberg
6824 Brushfield Rd. NW
Albuquerque, New Mexico 87114

RE: Bulk Land Variance, Easement Vacation and Preliminary/Final Plat Approval
Tracts 29B, 29C, 29D, & 29E @Ventana Ranch

Dear Mr. Nyberg:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Sandia Properties Limited Company, is seeking approval of a Bulk Land Variance, Easement Vacation and Preliminary/Final Plat Approval at Ventana Ranch. This project is for the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Pam Thies

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

SS
Enclosure

030292
P \030305\cdp\corres\001-sktch_plt_prel_plt_docs5_6\Neighborhood approval letter doc

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

7001 1940 0005 9521 9867

OFFICIAL USE

Postage	$ .60
Certified Fee	2.90
Return Receipt Fee (Endorsement Required)	4.65
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here

Sent To: Mr. Bruce Nyberg
Street, Apt. No.; or PO Box No.: 6824 Brushfield Rd. NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9521 9799

OFFICIAL USE

Postage	$ .60
Certified Fee	2.90
Return Receipt Fee (Endorsement Required)	4.65
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here

Sent To: Ms. Laura Horton
Street, Apt. No.; or PO Box No.: 7224 Cascada Rd. NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

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: April 17, 2003

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannan Huston
ADDRESS/ZIP: 7500 Jefferson St. NE
PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 4-17-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 29B, 29C, 29D + 29E, Ventana Ranch

zone map page(s) B-9

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

Ventana Ranch

Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (h) 87114
Bruce Nyberg
6824 Bushfield Rd NW
890-6559 (h) 87114

Neighborhood Association
Contacts:

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

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 L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

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 Las Ventanas LTD

AGENT BHI Pam Thies

ADDRESS

PROJECT NO. 1002593

APPLICATION NO. 03DRB 00672 00623 00624

$ 615.- 441006 / 4983000 (DRB Cases)

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

$ 75.- 441018 / 4971000 (Notification)

$ 690.- **Total amount due**

DUPLICATE
City Of Albuquerque
Treasury Division

04/18/2003 2:48PM LOC: ANNX
RECEIPT# 00005791 WS# 007 TRANS# 0019
Account 441018 Fund 0110
Activity 4971000 TRSAMC
Trans Amt $690.00
J24 Misc $75.00
CK $690.00
CHANGE $0.00

counterreceipt.doc

DUPLICATE
City Of Albuquerque
Treasury Division

04/18/2003 2:47PM LOC: ANNX
RECEIPT# 00005790 WS# 007 TRANS# 0019
Account 441006 Fund 0110
Activity 4983000 TRSAMC
Trans Amt $690.00
J24 Misc $615.00

10/28/02

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 April 29 2003 To May 14 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.

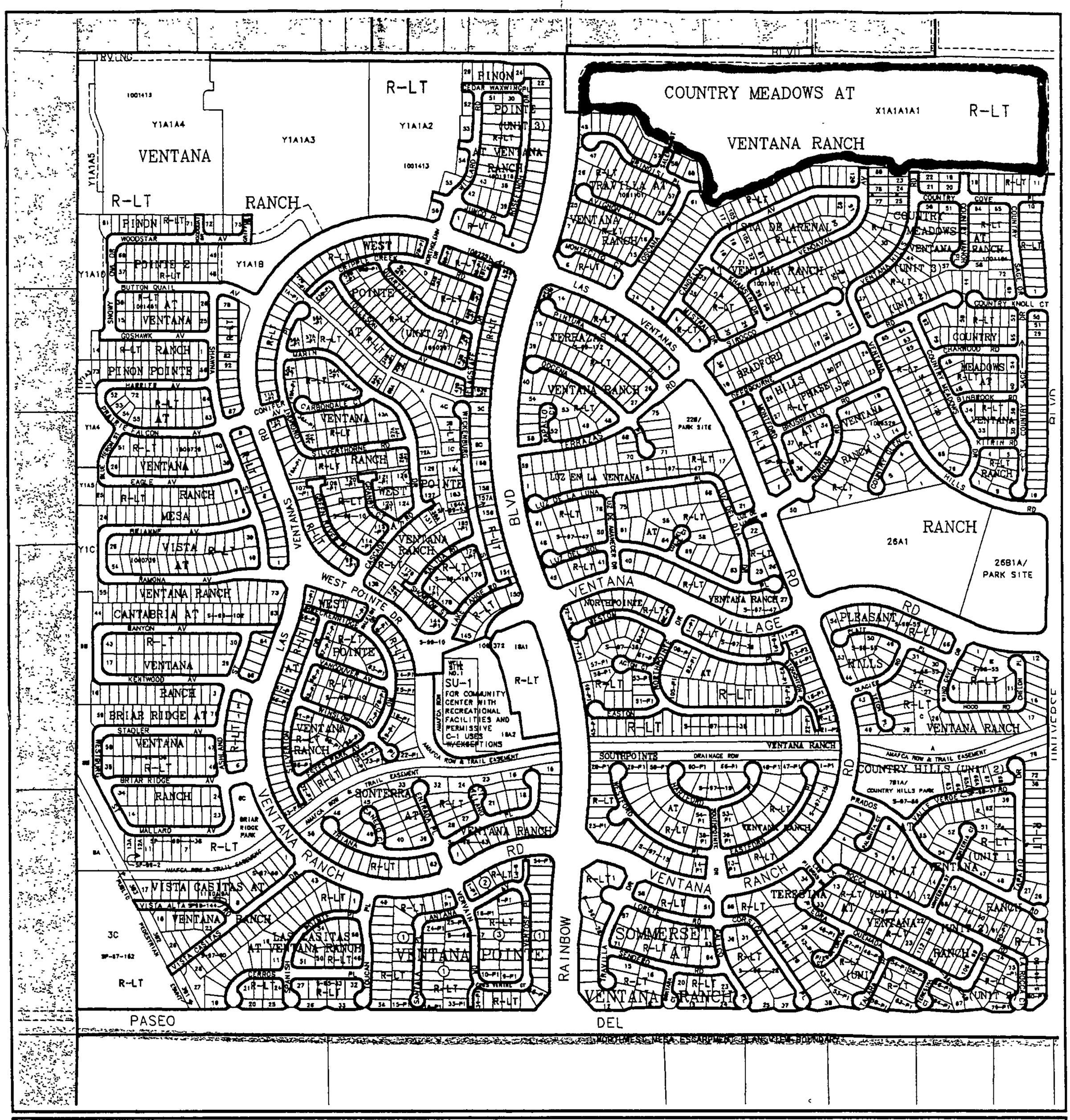
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

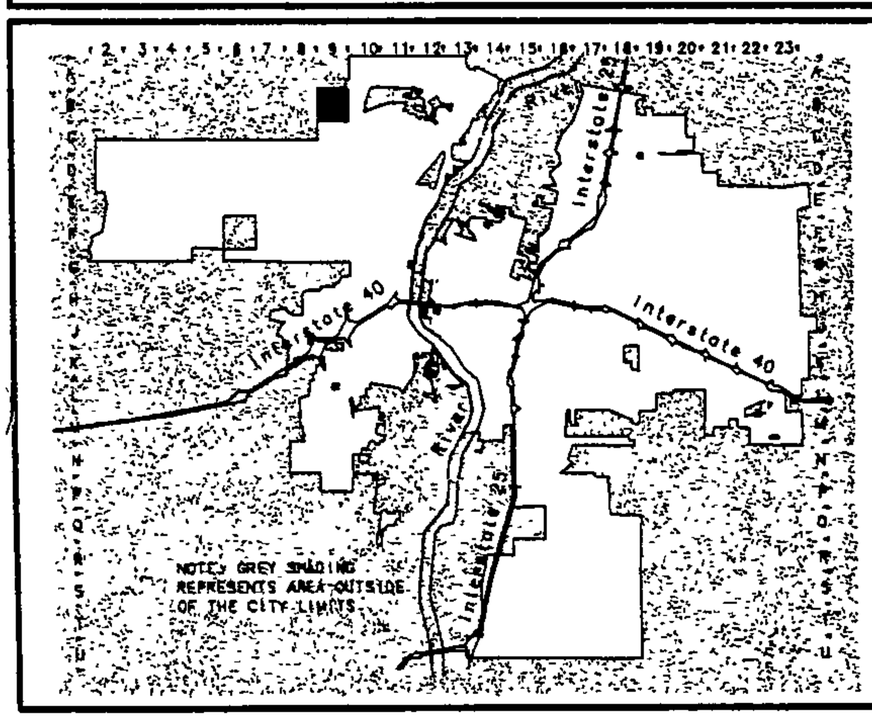
Stephanie Stratton, 4-18-03
(Applicant or Agent) (Date)

I issued 5 signs for this application, 4/18/03, [illegible]
(Date) (Staff Member)

Rev. 11/8/90 GA

DRB CASE NUMBER: 1002593





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-9-Z

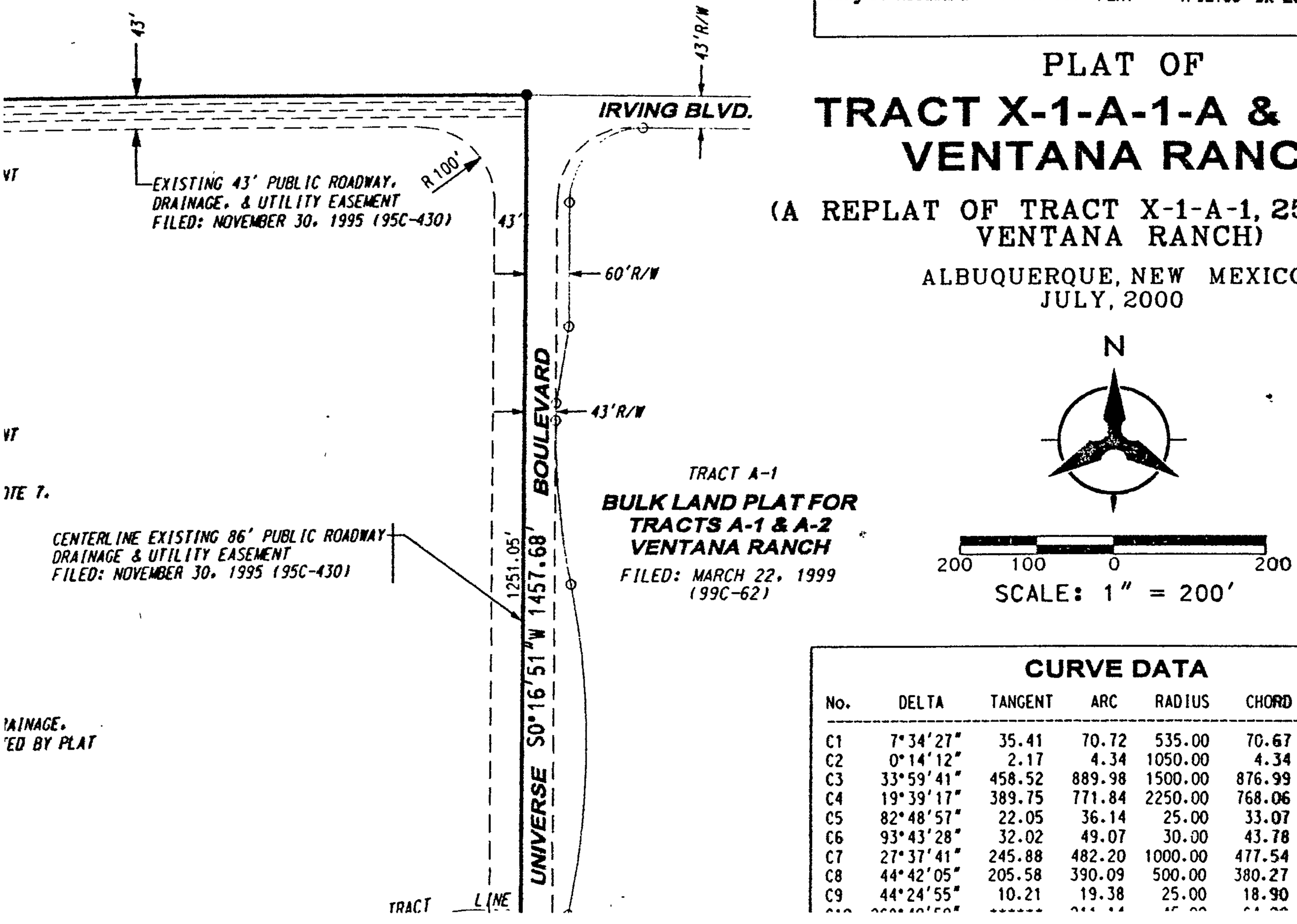
Map Amended through January 21, 2003

2000113957
5435625
Page: 2 of 2
11/16/2000 02:34P
Judy D. Woodward Bern. Co. PLAT R 12.00 Bk-2000C Pg-293

PLAT OF
TRACT X-1-A-1-A & 28B-1 VENTANA RANCH

(A REPLAT OF TRACT X-1-A-1, 25B-1 & 28B, VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
JULY, 2000



CURVE DATA

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	7°34'27"	35.41	70.72	535.00	70.67	S 52°14'26" E
C2	0°14'12"	2.17	4.34	1050.00	4.34	S 56°08'45" E
C3	33°59'41"	458.52	889.98	1500.00	876.99	N 53°00'09" W
C4	19°39'17"	389.75	771.84	2250.00	768.06	N 10°10'22" E
C5	82°48'57"	22.05	36.14	25.00	33.07	S 48°18'41" E
C6	93°43'28"	32.02	49.07	30.00	43.78	N 43°25'07" E
C7	27°37'41"	245.88	482.20	1000.00	477.54	N 38°31'55" W
C8	44°42'05"	205.58	390.09	500.00	380.27	N 47°04'06" W
C9	44°24'55"	10.21	19.38	25.00	18.90	N 87°29'24" E

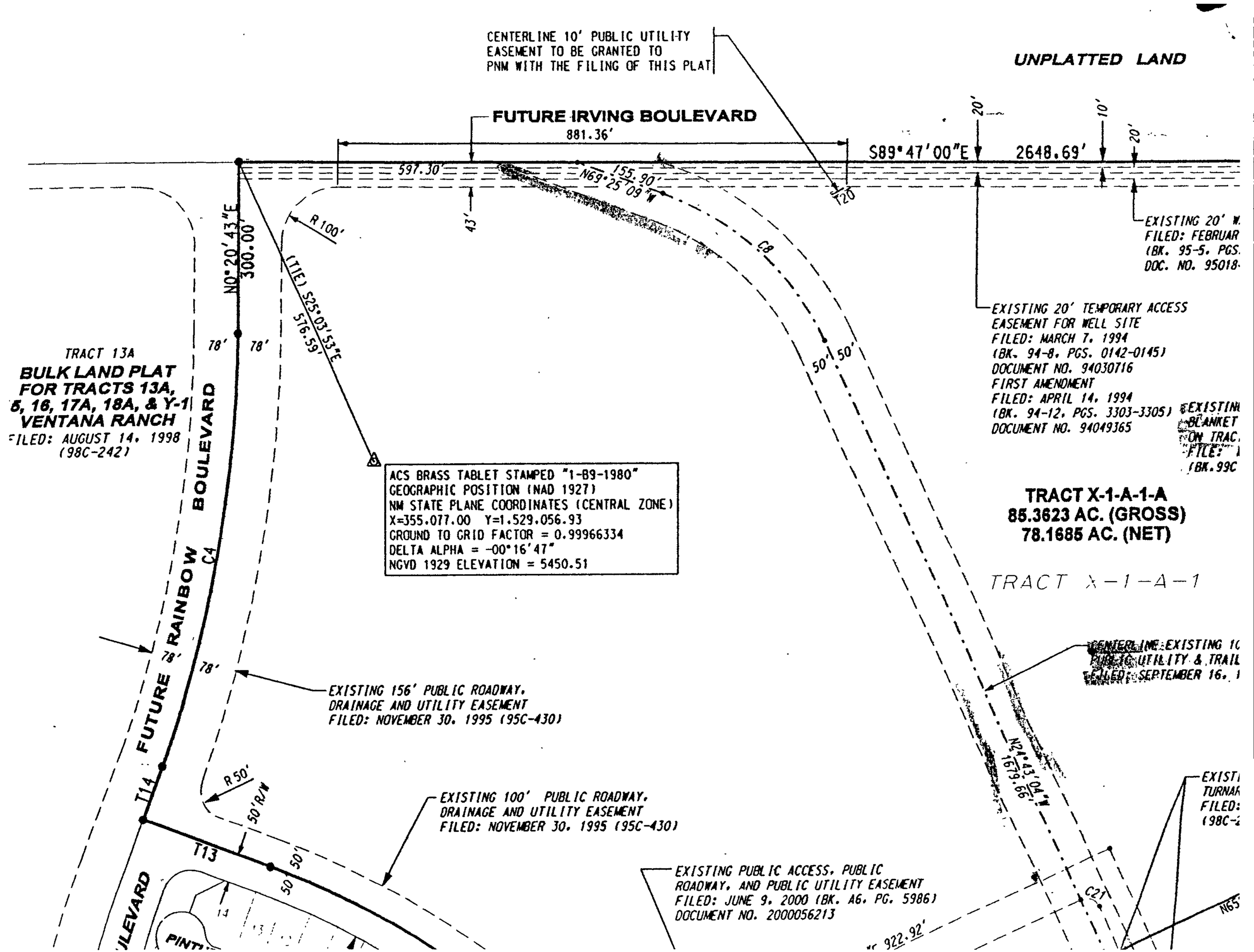

CENTERLINE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED TO PNM WITH THE FILING OF THIS PLAT
UNPLATTED LAND
FUTURE IRVING BOULEVARD
881.36'
S89°47'00"E
2648.69'
597.30'
N69°25'09"W
155.90'
C8
43'
R100'
N0°20'43"E
300.00'
(TIE) S25°03'53"E
576.59'
78'
78'
TRACT 13A
BULK LAND PLAT FOR TRACTS 13A, 5, 16, 17A, 18A, & Y-1 VENTANA RANCH
FILED: AUGUST 14, 1998 (98C-242)
FUTURE RAINBOW BOULEVARD
C4
ACS BRASS TABLET STAMPED "1-B9-1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93
GROUND TO GRID FACTOR = 0.99966334
DELTA ALPHA = -00°16'47"
NGVD 1929 ELEVATION = 5450.51
EXISTING 20' TEMPORARY ACCESS EASEMENT FOR WELL SITE
FILED: MARCH 7, 1994
(BK. 94-8, PGS. 0142-0145)
DOCUMENT NO. 94030716
FIRST AMENDMENT
FILED: APRIL 14, 1994
(BK. 94-12, PGS. 3303-3305)
DOCUMENT NO. 94049365
TRACT X-1-A-1-A
85.3623 AC. (GROSS)
78.1685 AC. (NET)
TRACT X-1-A-1
EXISTING 156' PUBLIC ROADWAY, DRAINAGE AND UTILITY EASEMENT
FILED: NOVEMBER 30, 1995 (95C-430)
R50'
50'R/W
T14
T13
EXISTING 100' PUBLIC ROADWAY, DRAINAGE AND UTILITY EASEMENT
FILED: NOVEMBER 30, 1995 (95C-430)
EXISTING PUBLIC ACCESS, PUBLIC ROADWAY, AND PUBLIC UTILITY EASEMENT
FILED: JUNE 9, 2000 (BK. A6, PG. 5986)
DOCUMENT NO. 2000056213
N24°43'04"W
1679.66'
C21
922.92'

EXHIBIT ~~A~~ B

- VACATION OF PUE -

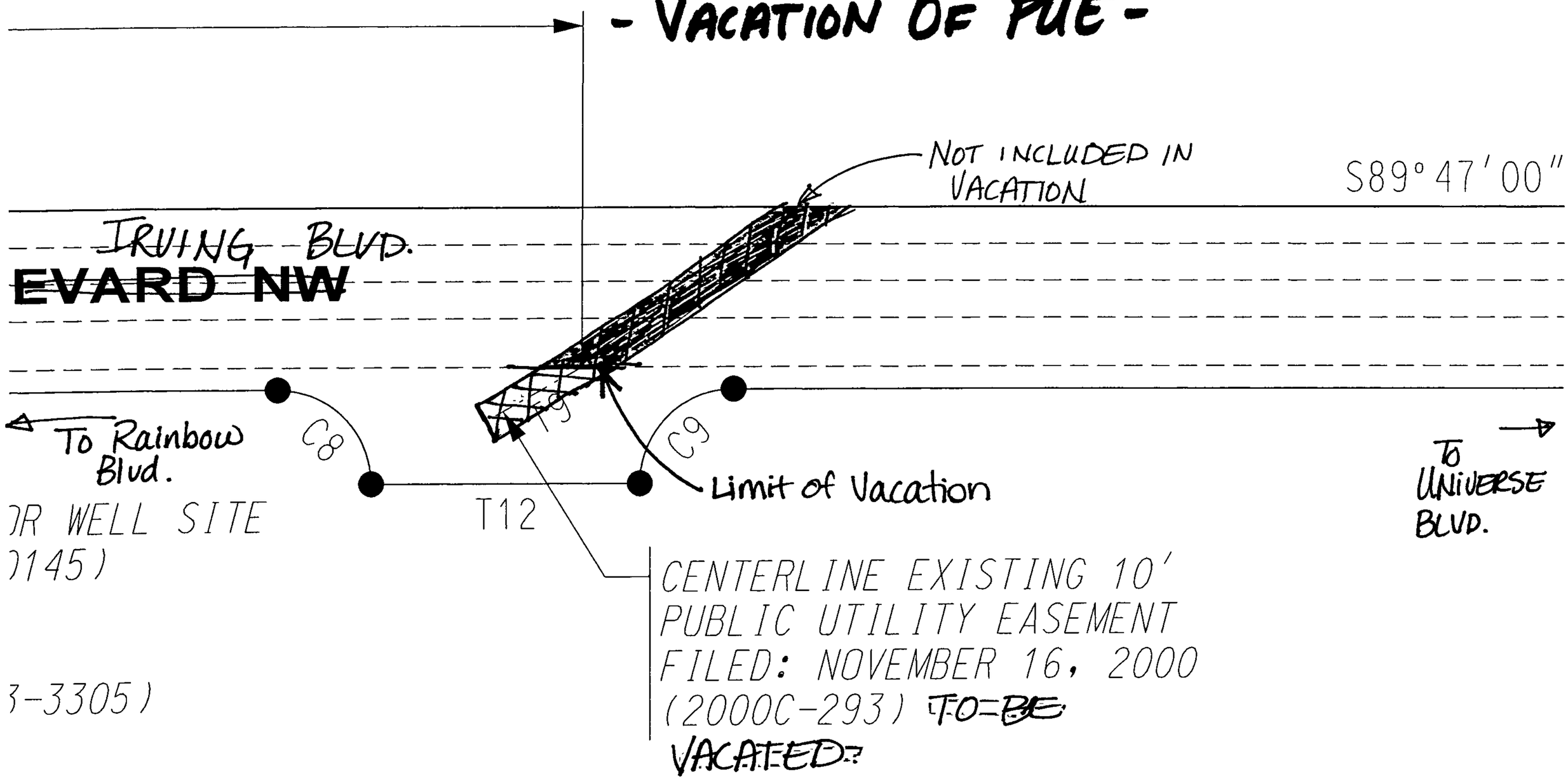


EXHIBIT B
Date 5/14/03

TRACT 29D
8.7268 Acres

1" = 40'

4/17/03

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, May 14, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000109
03DRB-00616 Major-SiteDev Plan Subd
03DRB-00617 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for FALCON RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4 & 30-32, Block(s) 1, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, **SANDIA SUNRISE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, 3 DU/ AC, located on EAST OF BARSTOW ST NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 8 acre(s). [REF: DRB-99-280,00420-00037, 1460-00881,01410-01142] (C-20)

Project # 1000635
03DRB-00613 Major-Vacation of Public Easements
03DRB-00614 Major-Vacation of Public Easements
03DRB-00615 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1, 38-2, 38-3, 38-4 and 27B-B1, **TAYLOR RANCH – ECKERD DRUG PLAZA,** zoned SU-1 for C-1, permissive & conditional uses, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194, 03DRB-00454, 03DRB-00455] (E-12)

Project # 1002593
03DRB-00622 Major-Bulk Land Variance
03DRB-00623 Major-Vacation of Public Easements
03DRB-00624 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A1, **COUNTRY MEADOWS @ VENTANA RANCH - UNIT 3,** zoned R-LT, located on IRVING BLVD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 36 acre(s). [REF: 1001101] (B-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10.00 a.m. and 12 00 p.m. or 2:00 p.m. and 4 00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 28, 2003.

City of Albuquerque

P.O BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

ALBUQUERQUE APR 24'03 NM

PB METER 7131916 .037 U.S. POSTAGE

claire

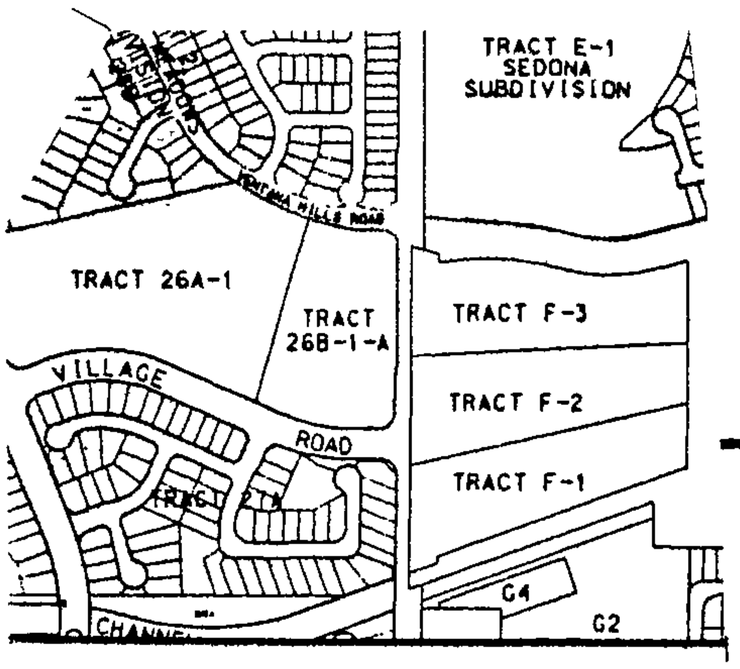
INSUF

RECEIVED MAY 12 2003

1010066026048301 02

WEST FORK LIMITED
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

87100741 33



N MAP

EX MAP No. B-9-Z

SCALE

ON DATA

s.
) Tracts.
treets created: 0.5856 mile

eda Grant, within projected Section 9.

STATEMENT

ct X-1-A-1-A-1-A-1 of the PLAT OF COUNTRY
, Albuquerque, New Mexico, as the same is
corded in the office of the County Clerk
2002 in Book 2002C, Page 239 as Document
edicate additional public street right-of-

AMP

ic Services and Gas Services
ch of the properties shown
t waive nor release any
ch it may be entitled.

EASEMENTS

at are for the common joint use of:

lation, maintenance and service
lines, transformers, and other
related facilities reasonably
ice.

aintenance, and service of natural
t and facilities reasonably

nce, and service of all buried
d equipment and facilities
unication services, including but
s and closures.

maintenance, and service of
equipment and facilities
TV service.

nstallation, maintenance and
itary sewer lines across the

construct, reconstruct, Locate,
operate, and maintain facilities for

2003094260
5877278
Page: 1 of 3
06/03/2003 02:00P
Bk-2003C Pg-159
Maru Herrera Bern. Co. PLAT R 17.00

BULK PLAT OF

TRACTS 29B, 29C, 29D & 29E VENTANA RANCH

(A REPLAT OF TRACT X-1-A-1-A-1-A-1 COUNTRY MEADOWS SUBDIVISION UNIT 3 AT VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
APRIL, 2003

EXHIBIT B
Date 9/10/03

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and are the same as shown on the PLAT OF COUNTRY MEADOWS SUBDIVISION, UNIT 3 AT VENTANA RANCH, Albuquerque, New Mexico, recorded in the office of the County Clerk of Bernalillo County, New Mexico on July 12, 2002 in Book 2002C, Page 239 as Document No. 2002088699
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer, Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.
5. Park dedication requirements shall be met with the Park Site within Tract 26B-1-A in Accordance with the Park Dedication Agreement between the City of Albuquerque and Las Ventanas Limited Partnership Dated: October 23, 1995 and as amended with the 1st. Amendment recorded on January 29, 2001.
6. A temporary Blanket Drainage Easement exists over Tract X-1-A-1-A-1-A-1 recorded by Bulk Land Plat for Tracts 25B-1, 28A, 28B, and X-1-A-1, recorded: May 10, 1999 in Book 99C, Page 109 as Document No. 1999062158. As indicated by that plat the following note applies. In the event Grantor constructs any City-approved temporary improvements (i.e. ponds) within the Temporary Blanket Drainage easement, the City has the right to enter upon Grantor's property at ant time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work affects any Improvements or Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If, in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Maintenance of Grantor temporary improvement is the responsibility of the Grantor.