#3

COMPLETED 02/26/07 SLT

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: **07DRB-00088 (FP)** Project # **1002739**

Project Name **ANDERSON HEIGHTS**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Project Number 1002739

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 2/07/07 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): Record 2/26/07
  ~~AGIS~~
  Pedestrian Access between Lots 9b & 9b.
- ☐

☒ **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.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **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.**

#3

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: **07DRB-00088 (FP)** Project # **1002739**

Project Name **ANDERSON HEIGHTS**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 8/27/07 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): Record
- ☐ ~~AGIS~~
- ☐ Pedestrian Access between Lots 9a + 9b.
- ☐

- ☑ **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: _____
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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 1002739

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 7, 2007 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: 10:45 A.M.

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

1. **Project # 1001396**
   07DRB-00026 Major-Two Year SIA

   MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1A-3A, **ALTA TIERRA DEL NORTE UNIT 1,** zoned R1, located on CALLE MONTANA NE, between VISTA DEL NORTE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 03DRB-02116] (D-16) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07 & 2/7/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

3. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/21/07.**

Project #1002739
07DRB-00088 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCEL 3, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 3**) zoned R-LT residential zone, located on COLOBEL SW, between 118TH ST SW and MESSINA SW containing approximately 18 acre(s). [REF: 06DRB00513] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND TO EXPLORE THE POSSIBILITY OF A PEDESTRIAN ACCESS BETWEEN LOTS 95 & 96.**

4. **Project # 1004526**
07DRB-00013 Major-Preliminary Plat Approval
07DRB-00014 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(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] *[Deferred from 1/31/07]* (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/07 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.**

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.

5. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION,** zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/7/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

6. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION,** zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777]**[Stephanie Shumsky, EPC Planner]***[Def.11/22/06,1/24/07,2/7/07]*(K15)**INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

7. **Project # 1004874**
07DRB-00070 Minor-SiteDev Plan BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION,** zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] **[Maggie Gould, EPC Case Planner]** [Deferred from 1/31/07] (G-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

8. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan Subd/EPC
07DRB-00034 Minor-SiteDev Plan BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07 & 1/31/07]* (K-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNNG FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9.	**Project # 1004354** 06DRB-01426 Minor- Final Plat Approval	TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **MONAHITI SUBDIVISION**, ORIGINAL TOWNSITE OF WESTLAND, zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] *[Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement]* (K-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIGNED NEIGHBORHOOD AGREEMENT ON STREET PAVING AND UTILITIES WITH THE OWNERS TO THE EAST AND TO PLANNING TO RECORD.**

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

10.	**Project # 1003572** 07DRB-00090 Minor-Vacation of Private Easements	SURVEYS SOUTHWEST LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A1-A-4, **PHASE 2, UNIT 2 JOURNAL CENTER,** zoned IP industrial park zone, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE RD NE containing approximately 14 acre(s). [REF: 07DRB00035]. (D-16, D-17) **THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	07DRB-00035 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). *[Indef deferred from 1/24/07]* (D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. Project # 1003469
07DRB-00087 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, P 1, **OAKLAND HEIGHTS,** zoned RD, located on OAKRIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00882, 06DRB01668] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE PAD ELEVATION AND MAINTENANCE AND BENEFICIARIES OF 10-FOOT PEDESTRIAN EASEMENT AND PLANNING TO RECORD.**

12. Project # 1004039
07DRB-00091 Minor-Prelim&Final Plat Approval
07DRB-00092 Minor-Vacation of Private Easements

ISAACSON & ARFMAN agent(s) for RUTLEDGE INVESTMENT COMPANY INC. request(s) the above action(s) for all or a portion of Lot(s) 39 & 48, Tract(s) 5, **THE LEGENDS OF HIGH DESERT,** zoned SU-2/HD/C-1, located on ACADEMY RD NE, between CORTADERIA ST NE and IMPERATA ST NE containing approximately 1 acre(s). [REF: 06DRB-00606] (E-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SET BACK EXHIBIT AND PLANNING TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. Project # 1004679
07DRB-00071 Minor-Prelim&Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07 & 2/7/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

14.	**Project # 1004878** 07DRB-00041 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PLACEMENT OF SIDEWALK.**

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

15.	**Project # 1005348** 07DRB-00093 Minor-Sketch Plat or Plan	CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Tract(s) 9, UNIT 1, **LADERA BUSINESS PARK,** zoned SU-1 FOR LIGHT INDUSTRIAL, located on LA MORADA PL NW, between LADERA DR NW and UNSER BLVD NW containing approximately 7acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 31, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 31, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

2739

DXF Electronic Approval Form

DRB Project Case #: 1002739

Subdivision Name: ANDERSON HEIGHTS UNIT 3

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN P STASIEWICZ

Contact Information:

DXF Received: 1/26/2007 Hard Copy Received: 1/26/2007

Coordinate System: NMSP Grid (NAD 83)

N Weinberg 2/5/07

Approved Date

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

AGIS Use Only

Copied fc **2739** to agiscov on **2/5/2007** Contact person notified on **2/5/2007**

CITY OF ALBUQUERQUE
Planning Department
February 7, 2007
DRB Comments

ITEM # 3

Project # 1002739 Application # 07-00088

RE: Anderson Heights, Unit 3/final plat

The Homeowners Association President must sign the plat.

The plat states there are 93 lots when, in reality, there are 125 lots.

By Planning's calculations, there is about 1,000 feet from the west to the east ends of this plat. So, there should be a pedestrian access added within the 20 foot waterline easement between Lots 95 and 96 and a corresponding break in the wall. The adjacent lots will still be wide enough to allow this newly created tract outside the perimeter wall.

There were no conditions of final plat approval.

The APS form is recorded and in the file.

Planning will take delegation to record the plat and for AGIS dxf approval.

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

#8

DRB CASE ACTION LOG (FINAL PLAT)

Comp KS 3/17/04

REVISED 9/28/05

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.: **06DRB-00268 (FP)**	Project # **1002739**
Project Name **ANDERSON HEIGHTS UNIT 2**	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 3-8-06 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:
- ☒ *rB PLANNING (Last to sign): record the plat.

☒ **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.
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- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002739

#8

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: **06DRB-00268 (FP)** Project # **1002739**

Project Name **ANDERSON HEIGHTS UNIT 2**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3-8-06 by the DRB with delegation of signature(s) to the following departments.

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- ☐ 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.**

Project Number 1002739

CITY OF A UQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739 **AGENDA ITEM NO: 8**

SUBJECT:

Final Plat

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: March 8, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 8, 2006 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: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1002992**
06DRB-00175 Major-Two Year SIA

CALVERT MENICUCCI PC, JOHN REBSTOCK agent(s) for GBH CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB01623, 03DRB02138] (K-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1000390**
06DRB-00162 Major-Vacation of Public Easements
06DRB-00163 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO. agent(s) for STUART C SHERMAN request(s) the above action(s) for all or a portion of Tract(s) H-4-A, **VENTANA SQUARE @ VENTANA RANCH,** zoned SU-1 for restricted C-2 uses, special use zone, located on PARADISE BLVD NW, between UNIVERSE BLVD NW and VIVALDI NW containing approximately 1 acre(s). (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PUBLIC SIDEWALK EASEMENTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

3. **Project # 1000539**
06DRB-00176 Major-Vacation of Public Easements
06DRB-00177 Minor-Vacation of Private Easements
06DRB-00178 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HOPE CHRISTIAN SCHOOL INC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) A, Lot(s) 6, 7, 10 & 26 together with Lot(s) 8A & 9A1, **NORTH ALBUQUERQUE ACRES UNIT A,** zoned SU-1 for private school, special use zone, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: Z-87-42, DRB-95-461, Z-95-4, Z-96-126, Z-98-65] (D-18) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/8/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1002176**
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003470**
06DRB-00165 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1,** located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL COMMENT: THE REQUIRED WATER LINE EASEMENTS ARE RETAINED/GRANTED WITH THE REPLAT.**

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

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

6.	**Project # 1002808** 06DRB-00266 Minor-SiteDev Plan BldPermit	NCA ARCHITECTS agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1,** zoned IP industrial park zone, located on OLIVER ROSS DR NW, between BLUEWATER RD NW and SAUL BELL RD NW containing approximately 2 acre(s). *[Deferred from 3/8/06]* [REF: DRB-95-314] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**
	06DRB-00242 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8-A & 10-A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1,** zoned IP industrial park zone, located on SAUL BELL RD NW, between OLIVER ROSS DR NW and BLUEWATER RD NW containing approximately 6 acre(s). *[Deferred from 3/8/06]* [REF: DRB-95-314] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**
7.	**Project # 1004474** 06DRB-00243 Minor-SiteDev Plan Subdivision/EPC	COMMUNITY SCIENCE CORPORATION agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of parcels of land situated within, Section 9, Township 10 North, Range 3 East, Tract(s) F-1, **LANDS OF MENAUL SCHOOLS** & an Easterly Portion of Tract(s) 1-A-1-B, all of Tract(s) 1-C and 1-A-1-A-2, and a portion of Tract(s) 1-B, zoned SU-1 FOR PRD, located on MENAUL BLVD NE, between BROADBENT PARKWAY NE and BROADBENT BLVD NE containing approximately 17 acre(s). [REF: 05EPC01568, 05EPC01569] *[Deferred from 3/1/06]* **[David Stallworth, EPC Case Planner]** (H-15) **THE SITE PLAN FOR SUBDIVISION WAS**

	APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN.
06DRB-00214 Minor- Prelim&Final Plat Approval	COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36,** zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] *[Deferred from 2/22/06 & 3/1/06]* (H-15) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

8. **Project # 1002739** 06DRB-00268 Major-Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2A, Unit 1A, (to be known as **ANDERSON HEIGHTS, UNIT 2)** zoned R-D, located on 118TH STREET NW NORTH OF DENNIS CHAVEZ NW and containing approximately 25 acre(s). [REF: 05DRB-00681] (P-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004036**
06DRB-00263 Minor-Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] *[Indef deferred from 3/8/06]* (H-12/H-13) **THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

10. **Project # 1004721**
06DRB-00264 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-P1, **OAKLAND HEIGHTS** and Tract(s) A, **OAKLAND NORTH,** zoned R-D, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND PUBLIC DRAINAGE EASEMENT ON LOT 6A AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1004722**
06DRB-00267 Minor-Prelim&Final Plat Approval

DOUG SMITH SURVEYING agent(s) for DAVID GATES request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 8, **EASTRIDGE ADDITION, UNIT 2,** zoned R-1, located on EASTRIDGE CT NE, between HAINES AVE NE and CHELWOOD PARK NE containing approximately 1 acre(s). (J-22) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, MOVING OF LOT LINE AND TO RECORD.**

12. **Project # 1002346**
05DRB-01792 Minor- Final Plat Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 12/7/05] [Final plat was Indef deferred 12/15/06 for SIA]* (B-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTES ON MAINTENANCE OF ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE.**

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

13. **Project # 1004716**
06DRB-00250 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for CHANT LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALLWOODS,** zoned M-1 light manufacturing zone, located on LUMBER AVE NE, between JEFFERSON ST NE and HARDWARE DR NE containing approximately 1 acre(s). (F-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002730**
06DRB-00265 Minor-Sketch Plat or Plan

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned RD, located on CORONA AVE NE, between VENTURA NE and MENDOCINO DR NE containing approximately 4 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004632**
06DRB-00252 Minor-Sketch Plat or Plan

MARK SNAPP agent(s) for AMBERLY PYLES request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 10, **EASTERN ADDITION,** zoned SU-2/MR residential zone, located on ARNO ST SE, between CROMWELL AVE SE and PACIFIC AVE SE containing approximately 1 acre(s). [REF: 06ZHE00037, 06ZHE00038, 06ZHE00039, 06ZHE00040, 06ZHE00041, 06ZHE00049] (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004387**
06DRB-00269 Minor-Sketch Plat or Plan

EDWARD FITZGERALD ARCHITECTS agent(s) for SPRUCE PARK LLC request(s) the above action(s) for all or a portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION,** zoned O-1, located on ENCINO PL NE, between LAS LOMAS NE and ROMA NE containing approximately 1 acre(s). [REF: 05DRB01332] (J-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1004720**
06DRB-00262 Minor-Sketch Plat or Plan

RALPH GREENE request(s) the above action(s) for all or a portion of Lot(s) 2, 3 & 4, Block(s) K, **HIGHLANDS ADDITION SOUTH,** zoned SU-2/NCR, located on BROADWAY BLVD SE and HAZELDINE SE and containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for February 22 and March 1, 2006. **THE DRB MINUTES FOR FEBRUARY 22 AND MARCH 1, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 8, 2006
DRB Comments

ITEM # 8

PROJECT # 1002739 APPLICATION # 06DRB-00268

RE: Anderson Heights, Unit 2/final plat

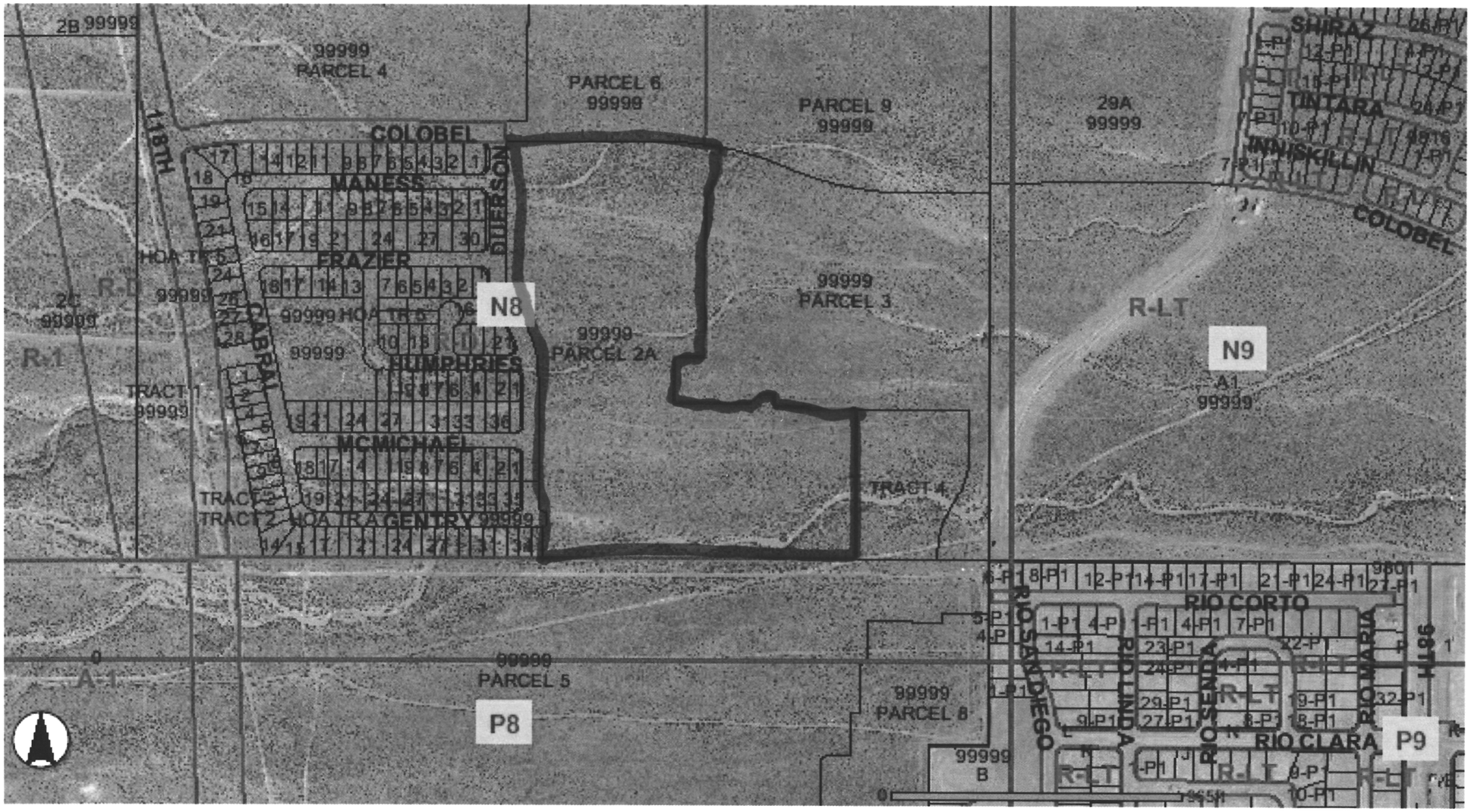
There were no conditions of final plat. AGIS dxf is approved.

Were there any changes from the preliminary plat?

Planning has no objection to the approval of final plat.

Planning will take delegation to record the plat.

Sheran Matson, AICP, DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov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TRACT 2
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Project # 1002739
Rio Grande

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and KB HOME New Mexico, Inc. ("Developer") effective as of this 25 day of January, 2007 and pertains to the subdivision commonly known as ANDERSON HEIGHTS, UNIT 3, and more particularly described as Parcel 3, Anderson Heights, Unit 1, recorded in the Bernalillo County Clerk's office May 4, 2005, Book 2005C, Page 138 (the "Subdivision").

The following individual lots comprise the subdivision:

SEE ATTACHED LIST

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

Maggie Toulouse Bern. Co. AGRE R 19.00
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Rio Grande

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Signature

Gary Jenkins, VP of Land Development
Name (typed or printed) and title

KB HOME New Mexico, Inc.
Developer

Project # 1002739
Rio Grande

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on Jan. 24, 2007, by Gary Jenkins as VP of Land Development of KB HOME New Mexico, Inc., a New Mexico corporation.

(Seal)

OFFICIAL SEAL
VICKY L. PALMER
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12/17/08

Vicky L. Palmer
Notary Public

My commission expires: 12/17/08

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter
Signature

BRAD WINTER EXECUTIVE DIRECTOR FACILITIES
Name (typed or printed) and title

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 1-29-07, 2006, by Brad Winter as EXECUTIVE DIRECTOR FACILITIES of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

OFFICIAL SEAL
Pauline C. Trujillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-20-2010

Pauline C Trujillo
Notary Public

My commission expires: Nov. 20, 2010

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Maggie Toulouse Bern. Co. AGRE R 19.00

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SUBDIVISION PLAT ADDRESSES

Project: Anderson Heights, Unit 3 **Date:** 11/7/06
CPN: 753986 **DRB No.:** 1002739

Lot	Block	Address	
1	21	10600	Hilgenberg Lane SW
2	21	10604	Hilgenberg Lane SW
3	21	10608	Hilgenberg Lane SW
4	21	10610	Hilgenberg Lane SW
5	21	10614	Hilgenberg Lane SW
6	21	10616	Hilgenberg Lane SW
7	21	10618	Hilgenberg Lane SW
8	21	10620	Hilgenberg Lane SW
9	21	10622	Hilgenberg Lane SW
10	21	10624	Hilgenberg Lane SW
11	21	10626	Hilgenberg Lane SW
12	21	10628	Hilgenberg Lane SW
13	21	10630	Hilgenberg Lane SW
14	21	10632	Hilgenberg Lane SW
15	21	2924	Vanhorne Way SW
16	21	2926	Vanhorne Way SW
17	21	2928	Vanhorne Way SW
18	21	2930	Vanhorne Way SW
19	21	2932	Vanhorne Way SW
20	21	10640	Humphries Lane SW
21	21	10644	Humphries Lane SW
22	21	10648	Humphries Lane SW
23	21	10652	Humphries Lane SW
24	21	10656	Humphries Lane SW
35	21	2933	Payton Trail SW
36	21	2931	Payton Trail SW
37	21	2929	Payton Trail SW
38	21	10625	Covert Lane SW
39	21	10623	Covert Lane SW
40	21	10621	Covert Lane SW
41	21	10619	Covert Lane SW
42	21	10617	Covert Lane SW
43	21	10615	Covert Lane SW
44	21	10609	Covert Lane SW
45	21	10605	Covert Lane SW
46	21	10603	Covert Lane SW
47	21	10601	Covert Lane SW
70	13	10622	Covert Lane SW
71	13	10620	Covert Lane SW
72	13	10616	Covert Lane SW

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SUBDIVISION PLAT ADDRESSES

Project: Anderson Heights, Unit 3 **Date:** 11/7/06
CPN: 753986 **DRB No.:** 1002739

Lot	Block	Address	
73	13	10612	Covert Lane SW
74	13	10608	Covert Lane SW
75	13	10606	Covert Lane SW
76	13	10604	Covert Lane SW
77	13	10602	Covert Lane SW
78	13	10600	Covert Lane SW
79	13	2920	Gault Trail SW
80	13	2918	Gault Trail SW
81	13	2916	Gault Trail SW
82	13	2914	Gault Trail SW
83	13	2912	Gault Trail SW
84	13	2910	Gault Trail SW
85	13	2908	Gault Trail SW
86	13	2906	Gault Trail SW
87	13	2904	Gault Trail SW
88	13	2902	Gault Trail SW
89	13	2900	Gault Trail SW
90	13	10601	Thayer Lane SW
91	13	10603	Thayer Lane SW
92	13	10605	Thayer Lane SW
93	13	10607	Thayer Lane SW
94	13	10609	Thayer Lane SW
95	13	10611	Thayer Lane SW
96	13	10615	Thayer Lane SW
97	13	10617	Thayer Lane SW
98	13	10619	Thayer Lane SW
99	13	10601	Hilgenberg Lane SW
100	13	10605	Hilgenberg Lane SW
101	13	10609	Hilgenberg Lane SW
102	13	10615	Hilgenberg Lane SW
103	13	10617	Hilgenberg Lane SW
104	13	10619	Hilgenberg Lane SW
105	13	10621	Hilgenberg Lane SW
106	13	10623	Hilgenberg Lane SW
107	13	10625	Hilgenberg Lane SW
108	13	2912	Vanhorne Way SW
109	13	2910	Vanhorne Way SW
110	13	1908	Vanhorne Way SW
111	13	2906	Vanhorne Way SW
112	13	2904	Vanhorne Way SW

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SUBDIVISION PLAT ADDRESSES

Project: Anderson Heights, Unit 3 **Date:** 11/7/06
CPN: 753986 **DRB No.:** 1002739

Lot	Block	Address	
113	13	2902	Vanhorne Way SW
114	13	2900	Vanhorne Way SW
115	13	2901	Vanhorne Way SW
116	13	2903	Vanhorne Way SW
117	13	2905	Vanhorne Way SW
118	13	2907	Vanhorne Way SW
119	13	2909	Vanhorne Way SW
120	13	2911	Vanhorne Way SW
121	13	2915	Vanhorne Way SW
122	13	2917	Vanhorne Way SW
123	13	2919	Vanhorne Way SW
124	13	2921	Vanhorne Way SW
125	13	2923	Vanhorne Way SW

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ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

DRB Project # (if already assigned) 1002739

Please check one:

☐ Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

☒ Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name Anderson Heights, Unit 3

Location of Project (address or major cross streets) 118th and north of Dennis Chavez Blvd

Proposed # of Units: 93 Single-Family _____ Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name Susan Rasinski

Company Mark Goodwin & Associates, PA

Phone 828-2200

E-mail _____

Please include with your submittal:

☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined

☒ Copy of a plat or plan for the proposed project

☒ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**

☒ Please include DRB project number on the top right corner of all documents

☐ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY
APS Cluster Rio Grande
Preliminary PDFF Date Submitted _____
Preliminary PDFF Date Completed _____

Final PDFF Date Submitted 1/25/07
Final PDFF Date Completed _____

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

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

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

V P L D A

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

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

APPLICANT INFORMATION:

NAME: KB HOME NEW MEXICO, INC. PHONE: 353-5300
ADDRESS: 6330 RIVERSIDE PLAZA LANE NW, SUITE 200 FAX: 897-4479
CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: OWNER **List all owners:**
AGENT (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828-2200
ADDRESS: P.O. BOX 90606 FAX: 797-9539
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: ANDERSON HEIGHTS, UNIT 3 - 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. PARCEL 3 Block: Unit: 3
Subdiv. / Addn. CORRECTED PLAT FOR ANDERSON HEIGHTS UNIT 1 TBK Anderson Hts
Current Zoning: R-LT Proposed zoning: SAME
Zone Atlas page(s): N-8 No. of **existing** lots: No. of **proposed** lots:
Total area of site (acres): 17.7805 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. 100805448808140102 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: ~~118TH STREET SW~~ COLOBEL SW
Between: ~~DENNIS CHAVEZ BLVD SW~~ 118th ST SW and ~~GIBSON BLVD~~ Messina S.W. per Sheran Matson

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002739, 06DRB-00513 (EPP)

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

SIGNATURE Diane Hoelzer DATE 1-26-07
(Print) DIANE L. HOELZER, PE ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ **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
07DRB-00088	FP	5(3)	$0.00
	CMF		$20.00
			$
			$
			$
			$
			Total $20.00

Hearing date 02/07/07

Sandy Handley

Project # 1002739

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.**

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

DIANE L. HOELZER, PE
Applicant name (print)

Diane Hoelzer 1/26/07
Applicant signature / date

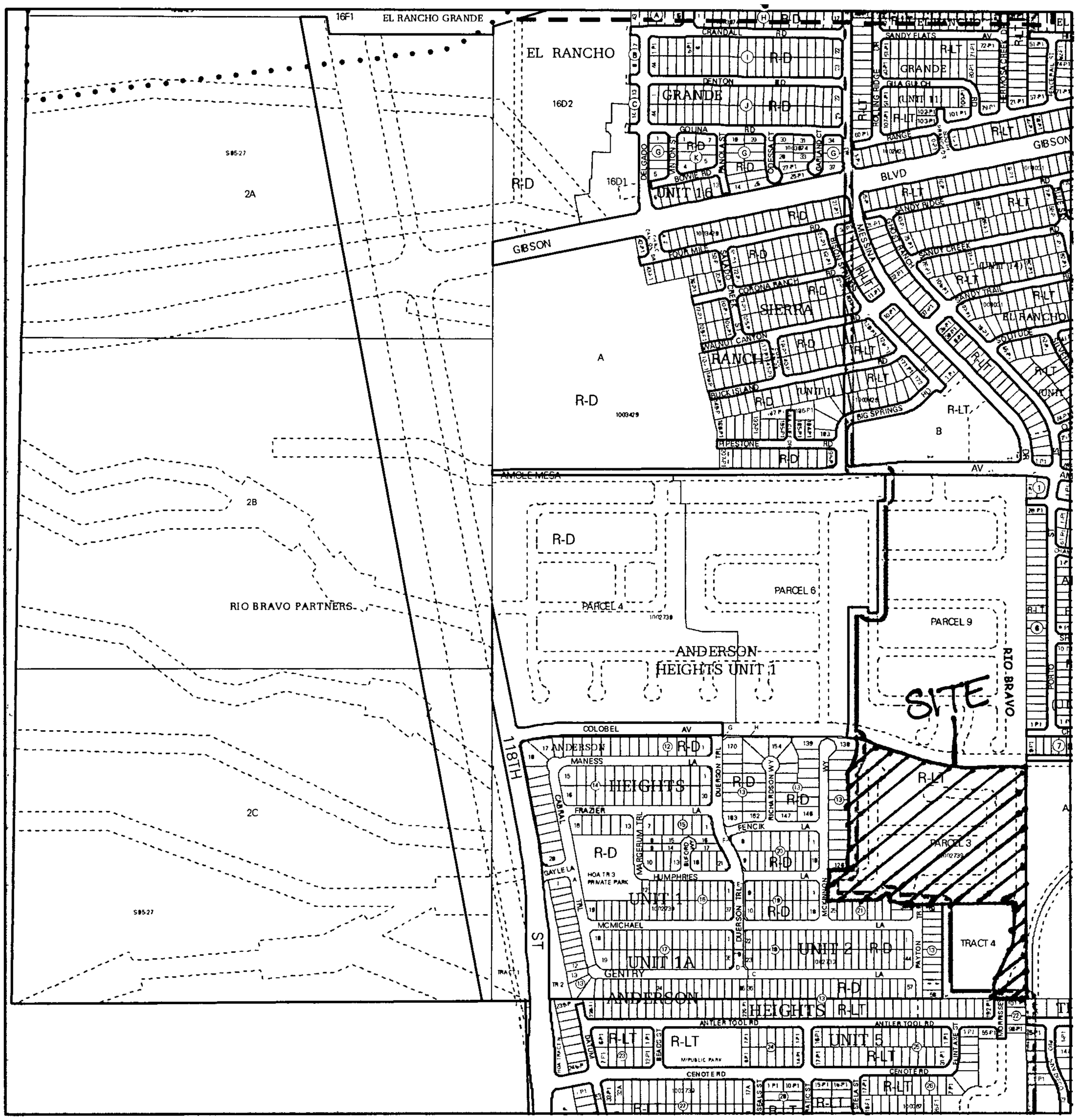
Form revised 8/04, 1/05 ,10/05 & **NOV 06**

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

Application case numbers
07DRB - 00088
___ - ___ - ___
___ - ___ - ___

Sandy Handley 01/30/07
Planner signature / date

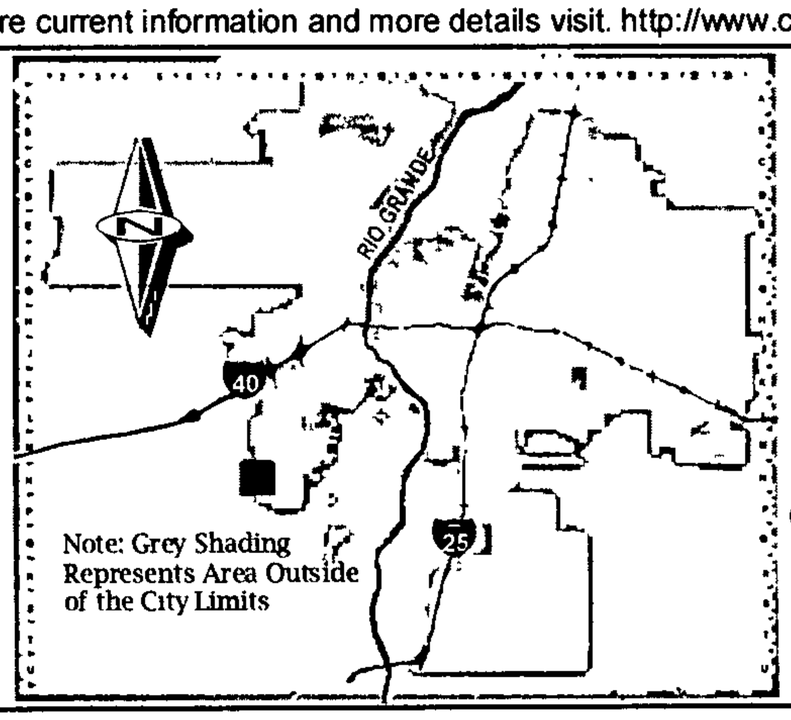
Project # 1002739



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

Albuquerque Geographic Information System

Map amended through: 1/9/2007



Zone Atlas Page:

N-08-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Anderson Heights, Unit 3 CPN 753986

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 16th day of October, 2006, 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 KB HOME New Mexico, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 6330 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120 whose telephone number is 353-5300, 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:] Parcel 3, Anderson Heights, Unit 1, recorded on May 4, 2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 138 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:] KB HOME New Mexico, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as ANDERSON HEIGHTS, 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 15th of October 2008 ("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. 753986.

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

Maru Herrera Bern. Co. AGRE R 19.00
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Page: 1 of 6
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SUBDIVISION PLAT ADDRESSES

Project: Anderson Heights, Unit 3 **Date:** 11/7/06
CPN: 753986 **DRB No.:** 1002739

Lot	Block	Address	
1	21	10600	Hilgenberg Lane SW
2	21	10604	Hilgenberg Lane SW
3	21	10608	Hilgenberg Lane SW
4	21	10610	Hilgenberg Lane SW
5	21	10614	Hilgenberg Lane SW
6	21	10616	Hilgenberg Lane SW
7	21	10618	Hilgenberg Lane SW
8	21	10620	Hilgenberg Lane SW
9	21	10622	Hilgenberg Lane SW
10	21	10624	Hilgenberg Lane SW
11	21	10626	Hilgenberg Lane SW
12	21	10628	Hilgenberg Lane SW
13	21	10630	Hilgenberg Lane SW
14	21	10632	Hilgenberg Lane SW
15	21	2924	Vanhorne Way SW
16	21	2926	Vanhorne Way SW
17	21	2928	Vanhorne Way SW
18	21	2930	Vanhorne Way SW
19	21	2932	Vanhorne Way SW
20	21	10640	Humphries Lane SW
21	21	10644	Humphries Lane SW
22	21	10648	Humphries Lane SW
23	21	10652	Humphries Lane SW
24	21	10656	Humphries Lane SW
35	21	2933	Payton Trail SW
36	21	2931	Payton Trail SW
37	21	2929	Payton Trail SW
38	21	10625	Covert Lane SW
39	21	10623	Covert Lane SW
40	21	10621	Covert Lane SW
41	21	10619	Covert Lane SW
42	21	10617	Covert Lane SW
43	21	10615	Covert Lane SW
44	21	10609	Covert Lane SW
45	21	10605	Covert Lane SW
46	21	10603	Covert Lane SW
47	21	10601	Covert Lane SW
70	13	10622	Covert Lane SW
71	13	10620	Covert Lane SW
72	13	10616	Covert Lane SW

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Page: 4 of 6
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Maggie Toulouse Bern. Co. AGRE R 19.00

SUBDIVISION PLAT ADDRESSES

Project: Anderson Heights, Unit 3 **Date:** 11/7/06
CPN: 753986 **DRB No.:** 1002739

Lot	Block	Address	
73	13	10612	Covert Lane SW
74	13	10608	Covert Lane SW
75	13	10606	Covert Lane SW
76	13	10604	Covert Lane SW
77	13	10602	Covert Lane SW
78	13	10600	Covert Lane SW
79	13	2920	Gault Trail SW
80	13	2918	Gault Trail SW
81	13	2916	Gault Trail SW
82	13	2914	Gault Trail SW
83	13	2912	Gault Trail SW
84	13	2910	Gault Trail SW
85	13	2908	Gault Trail SW
86	13	2906	Gault Trail SW
87	13	2904	Gault Trail SW
88	13	2902	Gault Trail SW
89	13	2900	Gault Trail SW
90	13	10601	Thayer Lane SW
91	13	10603	Thayer Lane SW
92	13	10605	Thayer Lane SW
93	13	10607	Thayer Lane SW
94	13	10609	Thayer Lane SW
95	13	10611	Thayer Lane SW
96	13	10615	Thayer Lane SW
97	13	10617	Thayer Lane SW
98	13	10619	Thayer Lane SW
99	13	10601	Hilgenberg Lane SW
100	13	10605	Hilgenberg Lane SW
101	13	10609	Hilgenberg Lane SW
102	13	10615	Hilgenberg Lane SW
103	13	10617	Hilgenberg Lane SW
104	13	10619	Hilgenberg Lane SW
105	13	10621	Hilgenberg Lane SW
106	13	10623	Hilgenberg Lane SW
107	13	10625	Hilgenberg Lane SW
108	13	2912	Vanhorne Way SW
109	13	2910	Vanhorne Way SW
110	13	1908	Vanhorne Way SW
111	13	2906	Vanhorne Way SW
112	13	2904	Vanhorne Way SW

Maggie Toulouse Bern Co. AGRE R 19.00
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SUBDIVISION PLAT ADDRESSES

Project: Anderson Heights, Unit 3 **Date:** 11/7/06
CPN: 753986 **DRB No.:** 1002739

Lot	Block	Address	
113	13	2902	Vanhorne Way SW
114	13	2900	Vanhorne Way SW
115	13	2901	Vanhorne Way SW
116	13	2903	Vanhorne Way SW
117	13	2905	Vanhorne Way SW
118	13	2907	Vanhorne Way SW
119	13	2909	Vanhorne Way SW
120	13	2911	Vanhorne Way SW
121	13	2915	Vanhorne Way SW
122	13	2917	Vanhorne Way SW
123	13	2919	Vanhorne Way SW
124	13	2921	Vanhorne Way SW
125	13	2923	Vanhorne Way SW

13

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Maggie Toulouse Bern Co. AGRE R 19.00 Bk-A131 Pg-5623

I, MAGGIE TOULOUSE, County Clerk of Bernalillo County, New Mexico, hereby certify that the foregoing is true, correct and full copy of the instrument herewith set out as appears of record in my office.

Dated this 30th day of Jan. 2007

MAGGIE TOULOUSE
Bernalillo County Clerk

By _____

Deputy Clerk

Project # 1002739
Rio Grande

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and KB HOME New Mexico, Inc. ("Developer") effective as of this 25 day of JANUARY, 20 07 and pertains to the subdivision commonly known as ANDERSON HEIGHTS, UNIT 3, and more particularly described as Parcel 3, Anderson Heights, Unit 1, recorded in the Bernalillo County Clerk's office May 4, 2005, Book 2005C, Page 138 (the "Subdivision").

The following individual lots comprise the subdivision:

SEE ATTACHED LIST

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

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Maggie Toulouse Bern Co. AGRE R 19.00

Project # 1002739
Rio Grande

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Signature

Gary Jenkins, VP of Land Development
Name (typed or printed) and title

KB HOME New Mexico, Inc.
Developer

Project # 1002739
Rio Grande

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on Jan. 24, 2007, by Gary Jenkins as VP of Land Development of KB HOME New Mexico, Inc., a New Mexico corporation.

(Seal)

OFFICIAL SEAL
VICKY L. PALMER
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12/17/08

Vicky L. Palmer
Notary Public

My commission expires: 12/17/08

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter
Signature

BRAD WINTER EXECUTIVE DIRECTOR FACILITIES
Name (typed or printed) and title

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 1-29-07, 2006, by Brad Winter as EXECUTIVE DIRECTOR FACILITIES of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

OFFICIAL SEAL
Pauline C. Trujillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-20-2010

Pauline C Trujillo
Notary Public

My commission expires: Nov. 20, 2010

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Page: 3 of 6
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Maggie Toulouse Bern Co. AGRE R 19.00

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

PAID RECEIPT

APPLICANT NAME KB HOMES NEW MEXICO INC

AGENT MARK GOODWIN & ASSOC. PA

ADDRESS PO BOX 90606

PROJECT & APP # 1002739 / 07DRB 00088

PROJECT NAME PARCEL 13 ANDERSON HTS UNIT 1

$ 20.00 **441032/3424000 Conflict Management Fee** TBK - ANDERSON HTS UNIT 3

$ _____ **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 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

1/30/2007 10:16AM LOC: ANNX
RECEIPT# 00075193 WS# 007 TRANS# 0015
Account 441032 Fund 0110
Activity 3424000 TRSM3P
Trans Amt $20.00
J24 Misc $20.00

VI $20.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning) — V
- ___ Sector Plan **(Phase I, II, III)** — P
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L 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: KB HOME NEW MEXICO, INC. PHONE: 353·5300
ADDRESS: 6330 RIVERSIDE PLAZA LN, NW #200 FAX: ___
CITY: ABQ STATE NM ZIP 87120 E-MAIL: ___
Proprietary interest in site: OWNER **List all owners:** ___
AGENT (if any): MARK GOODWIN & ASSOC PHONE: 828·2200
ADDRESS: P.O. BOX 90606 FAX: ___
CITY: ABQ STATE NM ZIP 87199 E-MAIL: ___

DESCRIPTION OF REQUEST: ANDERSON HEIGHTS, UNIT 2 - 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. PARCEL 2A Block: ___ Unit: 1A
Subdiv. / Addn. ANDERSON HEIGHTS unit 2
Current Zoning: R-D Proposed zoning: R·D
Zone Atlas page(s): P·B No. of **existing** lots: 1P No. of **proposed** lots: 16BL, 7T
Total area of site (acres): 24.7062 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. 100805433214030142 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street
Between: N of Dennis Chavez and ___

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002739, DRB-05-00681

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

SIGNATURE Diane Hoelter DATE 2·28-06
(Print) Diane Hoelter ✓ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

		Application case numbers	Action	S.F.	Fees
NA ☐	**INTERNAL ROUTING**				
☑	All checklists are complete	06DRB - - 00268	FP	5(3)	$ -0-
☑	All fees have been collected	- -	CMF		$ 20.00
☑	All case #s are assigned	- -			$
☑	AGIS copy has been sent	- -			$
☑	Case history #s are listed	- -			$
NA ☐	Site is within 1000ft of a landfill	- -			$
NA ☐	F.H.D.P. density bonus				Total
NA ☐	F.H.D.P. fee rebate	Hearing date 3/8/06			$ 20.00

Tim Sims 2/28/06

Project # PD 1002739

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

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

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

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

Amended preliminary plat approval expires after one year

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

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 2-28-06
Applicant signature / date

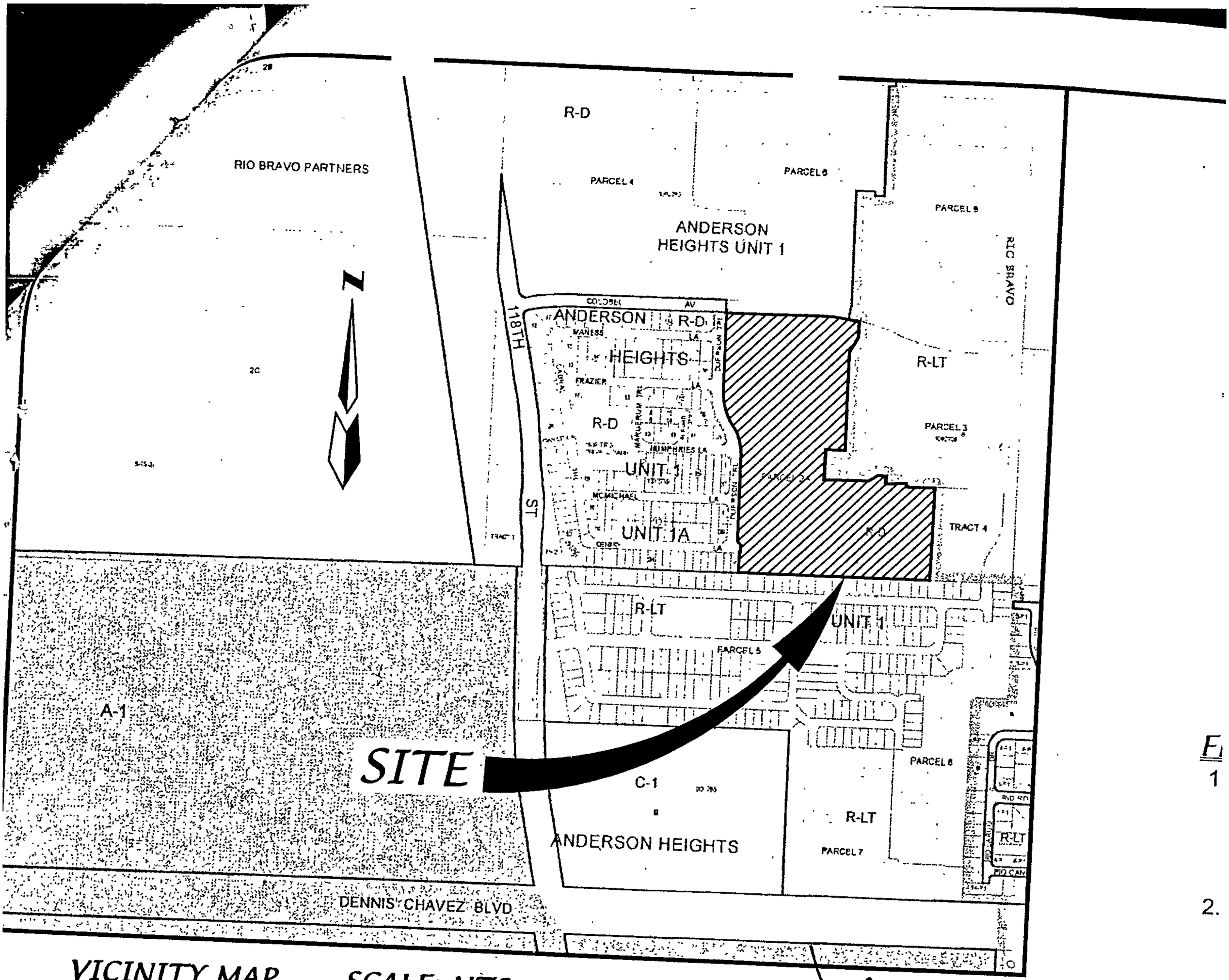
Form revised **11/04**

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

Application case numbers
DRB - - 00261
- -
- -

Kim Sims 2/28/06
Planner signature / date

Project # 1002739



VICINITY MAP SCALE: NTS ZONE ATLAS: N-8, P-8

SUBDIVISION DATA

GROSS ACREAGE	24.7062 Acres
ZONE ATLAS NO.	N-8-Z & P-8-Z
NO. OF EXISTING PARCELS	1 PARCEL
NO. OF LOTS/TRACTS/PARCELS CREATED	168 LOTS, 7 TRACTS 0 PARCEL
NO. OF PARCEL ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.83
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 Acres
DATE OF SURVEY	November, 2003
ZONING	R-D
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2003473085

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance

210

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Anderson Heights, Unit 2 753984

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 17th day of February, 2006, 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 KB HOME New Mexico, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico coporation, whose address is 6330 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120 whose telephone number is 353-5300, 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:] SEE ATTACHED LEGAL DESCRIPTION, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages ____ 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:] KB HOME New Mexico, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Anderson Heights, 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 10th of February 2008 ("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. 753984.

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 21.00
2006024552
6412113
Page: 1 of 7
02/21/2006 04:11P
Bk-A112 Pg-4457

John MacKenzie
Mark Goodwin and Associates, PA
Phone: 505-828-2200
Fax: 505-797-9539
john@goodwinengineers.com

From: Susan Rasinski
Sent: Monday, February 27, 2006 1:30 PM
To: Diane Hoelzer
Cc: John MacKenzie
Subject: FW: Anderson Heights Unit 2

From: Stephen Stasiewicz
Sent: Monday, February 27, 2006 1:29 PM
To: Susan Rasinski
Subject: FW: Anderson Heights Unit 2

From: NWeinberg@cabq.gov [mailto:NWeinberg@cabq.gov]
Sent: Monday, February 27, 2006 1:22 PM
To: Stephen Stasiewicz
Subject: Re: Anderson Heights Unit 2

This dxf has been approved.
Thanks!

Neal Weinberg
AGIS Manager
Planning Department
(505) 924-3807

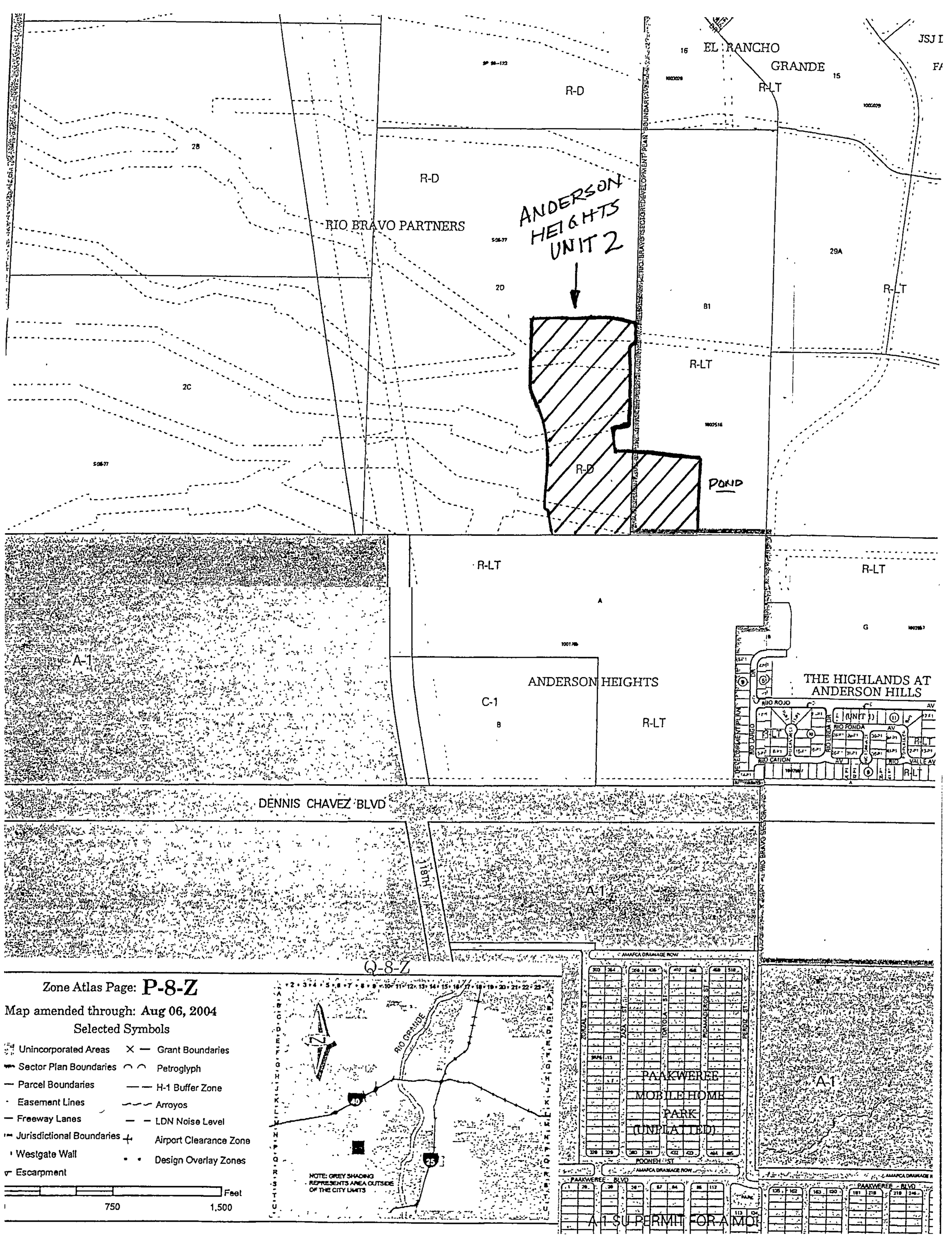
"Stephen Stasiewicz"
<Stephen@goodwinengineers.com>

02/27/2006 10:24 AM

To <NWeinberg@cabq gov>
cc

Subject Anderson Heights Unit 2

PDF Copy of PLat.
AutoCAD V.12 DXF file scale to Grid. Rotated


EL RANCHO GRANDE
JSJ I
R-D
R-D
RIO BRAVO PARTNERS
ANDERSON HEIGHTS UNIT 2
R-LT
R-LT
R-LT
R-D
POND
R-LT
R-LT
A-1
ANDERSON HEIGHTS
C-1
R-LT
THE HIGHLANDS AT ANDERSON HILLS
DENNIS CHAVEZ BLVD
A-1
Q-8-Z
Zone Atlas Page: P-8-Z
Map amended through: Aug 06, 2004
Selected Symbols
Unincorporated Areas
Sector Plan Boundaries
Parcel Boundaries
Easement Lines
Freeway Lanes
Jurisdictional Boundaries
Westgate Wall
Escarpment
Grant Boundaries
Petroglyph
H-1 Buffer Zone
Arroyos
LDN Noise Level
Airport Clearance Zone
Design Overlay Zones
Feet
750
1,500
RIO GRANDE
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
PAAKWEREE MOBILE HOME PARK (UNPLATTED)
A-1
A-1 SU PERMIT FOR A MOB

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

PAID RECEIPT

APPLICANT NAME KB Homes New Mexico Inc

AGENT Mark Goodwin & Assoc.

ADDRESS

PROJECT & APP # 100.2739 / 06DRB-00268

PROJECT NAME Anderson Heights Unit 2

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 20.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

2/28/2006 12:02PM LOC: ANNX
RECEIPT# 00053517 WS# 008 TRANS# 0029
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $20.00
J24 Misc
$20.00
CK $20.00
CHANGE $0.00

Thank You

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 14, 2005

11. Project # 1002739
05DRB-01835 Minor-Amnd SiteDev Plan Subd
05DRB-01832 Minor-Amnd Prelim Plat Approval
05DRB-01834 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 5**) zoned RD/RLT, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 57 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686, 05DRB00639] (N-8/P-8)

At the December 14, 2005, Development Review Board meeting, the amended site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the site plan.

The amended preliminary plat was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

The final plat was approved with final sign off delegated to Planning to record the plat.

Sheran Matson, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA, P.O. Box 90606, 87199
KB Home New Mexico Inc. 6330 Riverside Plaza Lane NW, Suite 200, 87120
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 14, 2005 9:00 a.m.
MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:25 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1.	**Project # 1004360** 05DRB-01736 Major-SiteDev Plan Subd 05DRB-01737 Major-Preliminary Plat Approval	RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] [Deferred from 12/14/05] (J-12) **DEFERRED AT THE BOARD'S REQUEST TO 12/21/05.**

2. **Project # 1003132**
05DRB-01754 Major- Vacation of Public Easements
05DRB-01753 Major- Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3,** zoned SU-2 - HM located on KARSTEN COURT SE, between SAN JOSE SE and GIBSON AVE SE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: THE EXISTING LOTS WILL BE CONSOLIDATED INTO A SINGLE LOT.**

3. **Project # 1001594**
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1,** zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003921**
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). *[Deferred from 9/14/05 & 10/5/05 & 11/9/05 & 12/14/05]* (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

6. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

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 # 1004343**
05DRB-01213 Minor-SiteDev Plan BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05 & 8/10/05 & INDEF DEFERRED ON 9/7/05]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK DIMENSIONING AND SIDEWALK DETAIL AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004097**
05DRB-01790 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1,** zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 12/7/05]* (Q-16/R-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII TURNING TEMPLATES, A COPY OF COUNTY LETTER AND 3 COPIES OF THE SITE PLAN.**

05DRB-01826 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **MESA DEL SOL, EMPLOYMENT CENTER PHASE 1,** zoned SU-2 PLANNED COMMUNITY, located on BOBBY FOSTER SE, between UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s).Q-16,R-15/R-16, S-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A 17-FOOT RIGHT-OF-WAY EXCHANGE WITH THE COUNTY SHALL BE REVISITED PRIOR TO FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1002346**
05DRB-01794 Minor-SiteDev Plan BldPermit/EPC
05DRB-01792 Minor-Prelim&Final Plat Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 12/7/05]* (B-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COORDINATION AND APPROVAL WITH AMAFCA OF MAINTENANCE ROAD**

ACCESS AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: AMAFCAS SIGNATURE ON FINAL PLAT. MAINTENANCE NOTES FOR CROSS ACCESS EASEMENTS ARE ADDED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

05DRB-01830 Minor-SiteDev Plan Subd/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** (B-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CLARIFY TRACT BOUNDARY AND PLANNING FOR 3 COPIES OF SITE PLAN.**

10. Project # 1000871
05DRB-01839 Minor-SiteDev Plan Subd/EPC
05DRB-01840 Minor-SiteDev Plan BldPermit/EPC

DESIGN GROUP agent(s) for JIM JEPPSON request(s) the above action(s) for all or a portion of Lot(s) B-5-B-1, B-5-C-1, **ACADEMY ACRES SUBDIVISION,** zoned SU-1, located on HARPER AVE NE, between I-25 FRONTAGE RD NE and BARNHART ST NE containing approximately 8 acre(s). [REF: 05-EPC-01257, 05-EPC-01261, 05-DRB-01458,05DRB-01715,05DRB-01706] **[David Stallworth, EPC Case Planner]** *[Deferred from 12/14/05]* (E-17, E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

05DRB-01837 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for Tract(s) B-5-B-1 and B-5-C-1, **ACADEMY ACRES SUBDIVISION, UNIT 5,** zoned SU-1, located on HARPER DR NE, between INTERSTATE 25 NE and SAN PEDRO DR NE containing approximately 8 acre(s). *[Deferred from 12/14/05]* (E-17/E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

11. Project # 1002739
05DRB-01835 Minor-Amnd SiteDev Plan Subd
05DRB-01832 Minor-Amnd Prelim Plat Approval
05DRB-01834 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 5**) zoned RD/RLT, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 57 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686, 05DRB00639] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

12. Project # 1003886
05DRB-01831 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 6 acre(s). [REF: 05DRB-00908, 05DRB-01572] (J-20) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 12/14/05 AND APPROVAL OF THE AMENDED GRADING PLAN DATED 11/9/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: REVISED PERIMETER WALL LOCATION MAP. P-1 LOT DESIGNATIONS ARE REQUIRED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. Project # 1001770
05DRB-01232 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] *[Final Plat Indef Deferred for SIA]* (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REMOVAL OF EASEMENT 24 AND EASEMENT 22 SHOULD BE PRIVATE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. Project # 1003655
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 12/14/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/06.**

15. Project # 1003594
05DRB-01827 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A-1 thru 113-A-1 and Tract(s) N-1, **VENTANA MESA SUBDIVISION, UNIT 1, @ VENTANA RANCH WEST,** zoned R-LT, located on PASEO DEL NORTE NW, between CARSON MESA DR NW and VENTANA WEST PARKWAY NW containing approximately 1 acre(s). [REF: 04-DRB-01199] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

16. Project # 1002330
05DRB-01838 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-2-A, **MONTGOMERY COMPLEX,** zoned SU-1 for C-2, located near the AMAFCA NORTH DIVERSION CHANNEL NE, between MONTGOMERY BLVD NE and CARLISLE BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01985, 03DRB-00401, 03DRB-00402, 03DRB-00347] (F-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE AND TRANSPORTATION DEVELOPMENT FOR MEDIAN MODIFICATION ON MONTGOMERY, 15-FOOT RADIUS AND 20-FOOT WATER LINE EASEMENT.**

17. Project # 1004570
05DRB-01828 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). *[Deferred from 12/14/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

18. Project # 1000922
05DRB-01829 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04-DRB-01880, 04DRB-01881] (C-10/C-11/D-10/D-11) **AN EXTENSION OF PRELIMINARY PLAT WAS APPROVED TO APRIL 30, 2006. THE CONDITIONS OF FINAL PLAT STILL APPLY.**

19. **Project # 1001085**
05DRB-01836 Minor-Prelim&Final Plat Approval

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1,** zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and I-40 NW containing approximately 10 acre(s). [REF: 05-DRB-00133, 05DRB00402] (J-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

20. Approval of the Development Review Board Minutes for November 30, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR NOVEMBER 30, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:25 A.M.

#11

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

Comp X 12/21/05

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

DRB Application No.: **05DRB-01834 (FP)** Project # **1002739**

Project Name: **ANDERSON HEIGHTS, UNIT 5**

Agent: MARK GOODWIN & ASSOCIATES Phone No.: 828-2200

Project Number 1002739

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12-14-05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

☒ **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.

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

#11

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
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- ☐ **Copy of recorded plat for Planning.**

Project Number 1002739

2739

DXF Electronic Approval Form

DRB Project Case #: 1002739

Subdivision Name: ANDERSON HEIGHTS UNIT 5

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 12/28/2005 Hard Copy Received: 12/28/2005

Coordinate System: NMSP Grid (NAD 83)

Approved

12/29/05
Date

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

AGIS Use Only

Copied fc **2739** to agiscov on **12/29/2005** Contact person notified on **12/29/2005**

#11

DRB CASE ACTION LOG (AMENDED SITE PLAN SUBD.)

REVISED 9/28/05

Comp KS 12/16/05

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

DRB Application No.: **05DRB-01835 (ASPS)** Project # **1002739**

Project Name: **ANDERSON HEIGHTS, UNIT 5**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

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- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): 3 Copies
- ☐ **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: _____
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  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002739

#11

DRB CASE ACTION LOG (AMENDED SITE PLAN SUBD.)

REVISED 9/28/05

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DRB Application No.: **05DRB-01835 (ASPS)**	Project # **1002739**
Project Name: **ANDERSON HEIGHTS, UNIT 5**	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

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- ☐ PARKS / CIP:
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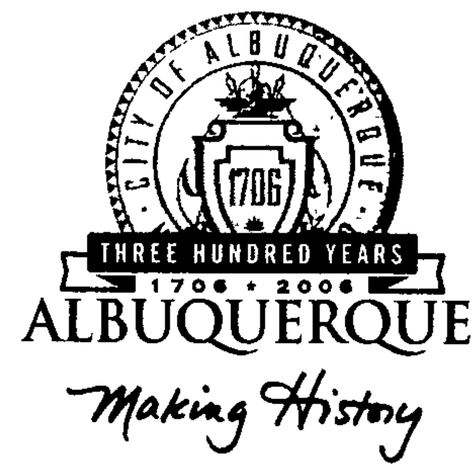
Project Number 1002739

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739 **AGENDA ITEM NO: 11**

SUBJECT:

Site Plan for Subd Amd
Final Plat
Preliminary Plat Amd

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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: December 14, 2005

Claire

Current DRC
Project Number_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted 05/18/2005
Date Site Plan Approved ____
Date Preliminary Plat Approved 05/18/05
Date Preliminary Plat Expires 05/18/06
DRB Project No 1002739
DRB Application No 05-00681

ORIGINAL

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

Anderson Heights, Unit 1A-9
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcel 2-D, Lands of Rio Bravo Partners, Tract B-1, Rosner Tracts and Parcel A, Anderson Heights
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 1A						
			PAVING						
		32' FF	Res Pvmt	Gentry Lane	Cabral Trail	Duerson Trail	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt	Duerson Trail	McMichael Lane	Gentry Lane	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
			WATER						
		6"	Water Line	Gentry Lane	Cabral Trail	Duerson Trail	/	/	/
			STORM DRAIN						
		18",24"	Storm Drain	Gentry Lane at Duerson			/	/	/
			UNIT 2 NEEDS TO BE COMPLETED PRIOR TO UNIT 3						
			PAVING						
		32' FF	Res Pvmt	Humphries Lane SW	McKinnon Way SW	Duerson Trail SW	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt	Fencik Lane SW	Duerson Trail SW	McKinnon Way SW	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32'FF	Res Pvmt	Richardson Way SW	Fencik Lane SW	Terminus	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt	McKinnon Way SW	McMichael Lane SW	Terminus	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt	McMichael Ln SW	Payton Trail SW	Duerson Trail SW	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalks (Both Sides) (1)						
		32' FF	Res Pvmt	Gentry Ln SW	Duerson Trail SW	Payton Trail SW	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalks (Both Sides) (1)						

ORIGINAL

Project name: Anderson Heights Units 1A-9

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' FF	Res Pvmt	Payton Trail SW	Gentry Ln SW	Lot 35	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalks (Both Sides) (1)						
		25' FF	Res Pvmt	Payton Trail	Gentry Lane	Terminus	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalks (East Sides) (1)						
			WATER						
		6"	Water Line	McMichael Ln SW	Payton Trail SW	Duerson Trail SW	/	/	/
		6"	Water Line	Humphries Ln Sw	McKinnon Way SW	Duerson Trail SW	/	/	/
		6"	Water Line	Fencik Ln SW	Duerson Trail SW	McKinnon Way SW	/	/	/
		6"	Water Line	Richardson Way SW	Fencik Ln SW	Colobel Ave SW	/	/	/
		6"	Water Line	McKinnon Way SW	McMichael Ln SW	Colobel Av SW	/	/	/
		6"	Water Line	Payton Trail SW	Terminus	Covert Ln SW	/	/	/
		6"	Water Line	Gentry Way SW	Duerson SW	Payton Trail SW	/	/	/
			STORM DRAIN						
		18",24",36"	Storm Drain	Humphries Ln SW	Duerson Trail SW	McKinnon Way SW	/	/	/
		18",24"	Storm Drain	McKinnon Way SW	McMichael Ln SW	Humphries Ln SW	/	/	/
		18",24"	Storm Drain	Gentry Ln SW	Duerson Trail SW	Payton Trail SW	/	/	/
		18",24",36"	Storm Drain	Payton Trail SW	Gentry Ln SW	Terminus	/	/	/
		36"	Storm Drain	20' SD Easement	Payton Trail SW	Pond	/	/	/
		3 8Ac	Detention Pond w/ Low Flow Swale	Tract 1	With Agreement & Covenant		/	/	/
			SAS						
		8"	SAS	Fencik Ln SW	Lot 8	McKinnon Way SW	/	/	/
		8"	SAS	Richardson Way SW	Fencik Ln SW	Terminus	/	/	/
		8"	SAS	McKinnon Way SW	Humphries Ln SW	Terminus	/	/	/
			UNIT 3						
			PAVING						
		32' FF	Res Pvmt	Humphrew Ln SW	McKinnon Way SW	Vanhorne Way SW	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalks (Both Sides)(1)						
		32' FF	Res Pvmt	Covert Ln SW	Payton Trail SW	Gault Trail SW	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalks (Both Sides)(1)						
		32' FF	Res Pvmt	Gault Trail SW	Covert Ln SW	Thayer Ln SW	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt	Thayer Ln SW	Gault Trail SW	Terminus	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt	Hilgenberg Ln SW	Gault Trail SW	Vanhorne Way SW	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						

ORIGINAL

Project name: Anderson Heights Units 1A-9

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30'E-E	TEMP PVMT w/shoulders	GIBSON Blvd	118TH ST	MERRISA			
		24' FF	Res Pvmt	Morrissey St SW	Colobel Ave SW	North Side of Park	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		40' FF	Res Pvmt	Morrissey St Sw	South Side of Park	North Side of Park	/	/	/
			C & G (Both Sides)						
		6"	Sidewalk (Both Sides)						
		32' FF	Res Pvmt	Vanhorne Way SW	Humphries Ln SW	Terminus	/	/	/
		(Private)	C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
			WATER						
		6"	Water Line	20" WL Easement	Thayer Ln Terminus	Colobel Ave SW	/	/	/
		6"	Water Line	Covert Ln SW	Payton Trail SW	Gualt Trail SW	/	/	/
		6"	Water Line	Gualt Trail SW	Covert Ln SW	Thayer Ln SW	/	/	/
		6"	Water Line	Thayer Ln SW	Gualt Trail SW	Terminus	/	/	/
		6"	Water Line	Hilgenberg Ln SW	Gualt Trail SW	Vanhorne Way SW	/	/	/
		6"	Water Line	Humphries Ln SW	McKinnon Way SW	Vanhorne Way SW	/	/	/
		6"	Water Line	Vanhorne Way SW	Terminus	Humphries Ln SW	/	/	/
		6"	Water Line	30' SAS & WL Esmt	Payton Trail SW	Antler Tool Rd SW	/	/	/
		12"	Water Line	Antler Tool Rd Sw	Morrissey St Sw	30' SAS & WL Esmt	/	/	/
		18"	Water Line	Morrissey St SW	Colobel Ave SW	Antler Tool Rd SW	/	/	/
		6"	Water Line	20' WL Esmt	Vanhorne Way	Colobel Ave SW	/	/	/
			STORM DRAIN						
		18",42"	Storm Drain	Hilgenberg Ln SW	Vanhorne Way SW	Gualt Trail SW	/	/	/
		18",78",84"	Storm Drain	Gualt Trail SW	Thayer Ln SW	20'SD Easement	/	/	/
		84"	Storm Drain	20' SD Easement	Gualt Trail SW	Pond	/	/	/
		78"	Storm Drain	20' SD Easement	Colobel Ave SW	Thayer Ln	/	/	/
		24"	Storm Drain	Morrissey St SW	At North Side of Pond		/	/	/
		24",48",54"	Storm Drain	Morrissey St SW	Antler Tool SW	South Side of Pond	/	/	/
		18",36",42"	Storm Drain	Humphries Ln SW	McKinnon Way SW	Vanhorne Way SW	/	/	/
		18",42"	Storm Drain	Vanhorne Way SW	Humphries Ln SW	Hilgenberg Ln SW	/	/	/
		36"	Storm Drain	Morrissey /30' SAS Arroyo Esmt	Pond	Exist Stub	/	/	/
			SAS						
		8"	SAS	Covert Ln SW	Payton Trail SW	Gualt Trail SW	/	/	/
		8"	SAS	Gualt Trail SW	Covert Ln SW	Thayer Ln SW	/	/	/
		8"	SAS	Thayer Ln SW	Gualt Trail SW	Terminus	/	/	/
		8"	SAS	Hilgenberg Ln SW	Gualt Trail SW	Vanhorne Way SW	/	/	/
		8"	SAS	Vanhorne Way SW	Terminus	Humphries Ln SW	/	/	/
		8"	SAS	Humphries Ln SW	Lot 24	Vanhorne Way SW	/	/	/
		8"	SAS	20' SAS Esmt	Gault Trail SW	Morrissey St SW	/	/	/
		8"	SAS	Morrissey St SW	Colobel Ave SW	20' SAS Esmt	/	/	/
		10"	SAS	Morrissey St SW	20' SAS Esmt	30' SAS & SD Esmt	/	/	/

ORIGINAL

Project name: Anderson Heights Units 1A-9

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 4 NEEDS TO BE COMPLETED PRIOR TO UNIT 6						
			PAVING						
		28' FF	Res Pvmt	Ulu Court SW	Terminus	Basket Maker Sw	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Um Ct SW	Terminus	Basket Maker SW	/	/	/
			C & G (Both Sides)						
			Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Weir Court SW	Terminus	Basket Maker Sw	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt	Cache Rd Sw	Gorget Place SW	Lot 2, Blk 5	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt	Drumlin St SW	Cache Rd SW	Barrow Rd SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt	Barrow Rd SW	Drumlin St SW	Cairn St SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		36' FF	Res Pvmt	Barrow Rd SW	Cairn St SW	Gorget Pl SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (South Side) (1)						
		4'	Sidewalk (North Side) (7)						
		32' FF	Res Pvmt	Bunn Rd SW	Drumlin St SW	Cairn St SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		36' FF	Res Pvmt	Burin Rd SW	Gorget Pl SW	Cairn St SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side) (1)						
		4'	Sidewalk (South Side) (7)						
		36' FF	Res Pvmt	Cairn St SW	Barrow Rd SW	Bunn Rd SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (East Side) (1)						
		4'	Sidewalk (West Side) (7)						
		32' FF	Res Pvmt	Gorget Pl St	Cache Rd SW	Bunn Rd SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt	Gorget Pl SW	Barrow Rd SW	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		30'E-E	TEMP PVMT w/ SHOULDERS	118th ST	Linda Mae	GIBSON BLVD			

ORIGINAL

Project name: Anderson Heights Units 1A-9

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' FF	Res Pvmt	Basket Maker Rd SW	Gorget Pl SW	Lot 9, Blk 7	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		36' FF	Res Pvmt	Gorget Pl SW	Barrow Rd SW	Bunn Rd SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (West Sides) (1)						
		4'	Sidewalk (East Sides) (7)						
		48' FF	Res Pvmt	Drumlin St Sw	Amole Mesa Ave Sw	Cache Rd SW	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		48' FF	Res Pvmt	Barrow Rd SW	Gorget Pl SW	118th St SW	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
		24' FF	Res Pvmt	Amole Mesa Ave	118th St	Lot 2, Blk 5	/	/	/
			C & G (South Side)						
		6'	Sidewalk (South Side)						
			WATER						
		6"	Water Line	Drumlin St SW	Cache Rd SW	Barrow Rd SW	/	/	/
		6"	Water Line	Bunn Rd SW	Drumlin St	Gorget Pl jSW	/	/	/
		6"	Water Line	Cache Rd SW	Gorget Pl SW	Lot 2, Blk 5	/	/	/
		6"	Water Line	Barrow Rd SW	Drumlin St	118th St SW	/	/	/
		6"	Water Line	Gorget Pl SW	Cache Rd SW	Terminus	/	/	/
		6"	Water Line	Basket Maker Rd Sw	Gorget Pl SW	Lot 9, Blk 7	/	/	/
		6"	Water Line	Weir Court SW	Terminus	Basket Maker SW	/	/	/
		6"	Water Line	10' WL Esmt	Gorget Pl Terminus	Colobel Ave	/	/	/
		6"	Water Line	Ulu Court SW	Terminus	Basket Maker SW	/	/	/
		6"	Water Line	15' WL Esmt	Weir Ct at Terminus	Colobel Ave	/	/	/
		6"	Water Line	15' WL Esmt	Ulu Ct Terminus	Colobel Ave	/	/	/
		6"	Water Line	Um Court SW	Terminus	BasketMaker SW	/	/	/
		6"	Water Line	15' WL Esmt	Um Ct Terminus	Colobel Ave	/	/	/
		10"	Water Line	Amole Mesa Ave SW	118th St Sw	Lot 2, Blk 5	/	/	/
		8"	Water Line	Drumlin St SW	Cache Rd SW	Amole Mesa Av SW	/	/	/
		18"	Water Line	118th Street	Amole Mesa Ave	Gibson Blvd	/	/	/
		18"	Water Line	Gibson Blvd	118th St	~~E to Stub~~ DELGADO	/	/	/
MOVE TO UNIT 5		20"	"	DELGADO	GIBSON	N TO STUB			
			STORM DRAIN						
		18"	Storm Drain	30'SAS SD & WL Esmt	Gorget Court SW	Colobel Av SW	/	/	/
		18"	Storm Drain	30'SAS SD & WL Esmt	Weir Court SW	Colobel Av SW	/	/	/
		18"	Storm Drain	30'SAS SD & WL Esmt	Ulu Court SW	Colobel Av SW	/	/	/
		18"	Storm Drain	30'SAS SD & WL Esmt	Um Court SW	Colobel Av SW	/	/	/
		18",24"	Storm Drain	Drumlin St SW	Lot 57, Blk 7	Cache Rd SW	/	/	/
		18",24"	Storm Drain	Cache Rd SW	Drumlin St SW	Lot 2, Blk 5	/	/	/
			SAS						
		8"	SAS	Cache Rd SW	Kula Ring Rd SW	Gorget Pl SW	/	/	/
		8"	SAS	Drumlin St SW	Amole Mesa Av SW	Barrow Rd SW	/	/	/
		8"	SAS	Bunn Rd.SW	Drumlin St Sw	Gorget Pl SW	/	/	/
		8"	SAS	Barrow Rd SW	Drumlin St Sw	Gorget Pl SW	/	/	/
		8"	SAS	Gorget Pl SW	Barrow Rd	30' SAS & SD Esmt	/	/	/

ORIGINAL

Project name: Anderson Heights Units 1A-9

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SAS	Gorget Pl SW	Cache Rd SW	Barrow Rd	/	/	/
		8"	SAS	Basket Maker Rd SW	Gorget Pl SW	Hammerstone SW	/	/	/
		8"	SAS	Weir Court SW	30' SAS &SD Esmt	Lot 40	/	/	/
		8"	SAS	Ulu Court SW	30' SAS &SD Esmt	Lot 29	/	/	/
		8"	SAS	Urn Court SW	30' SAS &SD Esmt	Lot 18	/	/	/
		8"	SAS	30' SAS & SD Esmt	Gorget Pl SW	Colobel Ave SW	/	/	/
		8"	SAS	30' SAS & SD Esmt	Weir Court SW	Colobel Ave SW	/	/	/
		8"	SAS	30' SAS & SD Esmt	Ulu Court SW	Colobel Ave SW	/	/	/
		8"	SAS	30' SAS & SD Esmt	Urn Court SW	Colobel Ave SW	/	/	/
		8"	SAS	Kula Ring St Sw	Cache Rd SW	30' SAS & SD Esmt	/	/	/
		8"	SAS	30' SAS & SD Esmt	Kula Ring Rd SW	Reaves Rd SW	/	/	/
		8"	SAS	Hammerstone St	Basket Maker	Colobel Ave SW	/	/	/
		8"	SAS	40' SD,SAS&WL Esmt	Pitoche Pl Terminus	Colobel Ave SW	/	/	/
		8"	SAS	Pitoche Pl SW	Reaves Rd SW	40'SD, SAS & WL Esmt	/	/	/
			UNIT 6 NEEDS TO BE COMPLETED PRIOR TO UNIT 9						
			PAVING						
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalks (Both Sides) (1)	Teja Ct	Terminus	Basket Maker	/	/	/
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalks (Both Sides) (1)	Nephnte Rd SW	Hammerstone SW	Effigy Mound SW	/	/	/
		28' FF	Res Pvmt C & G (Both Sides) Sidewalks (Both Sides) (1)	Lithic Rd Sw	Effigy Mound SW	Hammerstone	/	/	/
		32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalks (Both Sides) (1)	Basket Maker	Lot 9, Blk 7	Hammerstone St	/	/	/
		32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalks (Both Sides) (1)	Ironstone St	Cache Rd	Reaves Rd	/	/	/
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalks (Both Sides) (1)	Effigy Mound SW	Nephnte Rd SW	Lithic Rd SW	/	/	/
		32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Cache Rd SW	Lot 2, Blk 5	Ironstone	/	/	/
		32' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Hammerstone SW	Cache Rd SW	Colobel Ave SW	/	/	/

ORIGINAL

Project name: Anderson Heights Units 1A-9

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24' F-E	Perm Pvmt	Amole Mesa Ave SW	Lot 2, Blk 5	Lot 26, Blk 5	/	/	/
			C & G (South Sides)						
		6'	Sidewalk (South Sides)						
		48' FF	Perm Pvmt	Colobel Ave SW	Duerson Trail SW	Lot 47	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (Both Sides)						
			WATER						
		6"	Water Line	Teja Ct	Basket Maker	Terminus	/	/	/
		6"	Water Line	15' WL Esmt	Teja Terminus	Colobel Ave	/	/	/
		8"	Water Line	Cache Rd SW	Lot 2, Blk 5	Lot 25, Blk 5	/	/	/
		8"	Water Line	Hammerstone St SW	Cache RD SW	Basket Maker SW	/	/	/
		6"	Water Line	Nephrite Rd SW	Hammerstone SW	Effigy Mound St SW	/	/	/
		6"	Water Line	Lithic Rd SW	Effigy Mound SW	Hammerstone SW	/	/	/
		6"	Water Line	Effigy Mound SW	Lithic Rd SW	Nephrite Rd SW	/	/	/
		6"	Water Line	Hammerstoner St	Basket Maker	Colobel Ave	/	/	/
		6"	Water Line	Basket Maker	Lot 9, Blk 7	Hammerstone SW	/	/	/
		6"	Water Line	Ironstone	Cache RD SW	Reaves Rd	/	/	/
		10"	Water Line	Amole Mesa Ave SW	Lot 2, Blk 5	Lot 25, Blk5	/	/	/
			STORM DRAIN						
		18",24",30",36	Storm Drain	Cache Rd SW	Lot 1	Scarp St SW	/	/	/
		18",24"	Storm Drain	Hammerstone SW	Lot 23	Cache Rd SW	/	/	/
		18"	Storm Drain	Hammerstone St SW	Lot 2	Colobel Ave SW	/	/	/
		18"		TEJA CT	TERMINUS	BASKETMAKER	/	/	/
		18"		30' SAS & SD ESMT	TEJA CT	COLOBEL AVE	/	/	/
			SAS						
		8"	SAS	Hammerstone SW	Cache Rd SW	Basketmaker SW	/	/	/
		8"	SAS	Nephrite Rd SW	Hammertone SW	Effigy Mound SW	/	/	/
		8"	SAS	Lithic Rd SW	Effigy Mound SW	Hammerstone SW	/	/	/
		8"	SAS	Effigy Mound SW	Lithic Rd SW	Nephrite Rd SW	/	/	/
		8"	SAS	Ironstone	Cache Rd SW	Reaves Rd	/	/	/
		8"	SAS	TEJA CT	30' SAS & SD ESMT	LOT 7, BLK 11			
		8"	SAS	30' SAS & SD ESMT	TEJA CT	COLOBLE AVE			
			UNIT 9 PAVING						
		28' FF	Res Pvmt	Pitoche Pl SW	Terminus	Reaves Rd SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Reaves Rd SW	Pitoche Pl SW	Ironstone St SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Situla Rd SW	Pitoche Pl SW	Ironstone St SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Shard Court SW	Terminus	Shard Rd SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						

ORIGINAL

Project name: Anderson Heights Units 1A-9

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmt C & G (Both Sides)	Quem Rd SW	Kula Ring St SW	Ironstone St SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Kula Ring St SW	Quem Rd SW	Cache Rd SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		24' FF	Res Pvmt C & G (Both Sides)	Potshard St SW	Colobel Ave SW	Shard Rd SW	/	/	/
		6'	Sidewalk (Both Sides)						
		32' FF	Res Pvmt C & G (Both Sides)	Shard Rd SW	Ironstone St SW	Pitoche Pl SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		32" FF	Res Pvmt C & G (Both Sides)	Ironstone St SW	Shard Rd Sw	Reaves Rd SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		32' FF	Res Pvmt C & G (Both Sides)	Cache Rd SW	Ironstone St SW	Kula Ring St SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		48' FF	Res Pvmt C & G (Both Sides)	Colobel Ave Sw	Lot 47	Morrssey St SW	/	/	/
		6'	Sidewalk (Both Sides)						
		48' FF	Res Pvmt C & G (Both Sides)	Scarp St	Amole Mesa	Cache Rd	/	/	/
		6'	Sidewalk (Both Sides)						
		24' F-E	Perm Pvmt C & G (South Side)	Amole Mesa Ave	Lot 26,Blk 5	East Prop Line	/	/	/
		6'	Sidewalk (South Side)						
			WATER				/	/	/
		8"	Water Line	Scarp St SW	Amole Mesa	Cache Rd	/	/	/
		6"	Water Line	Pitoche Pl SW	Terminus	Reaves Rd SW	/	/	/
		6"	Water Line	Shard Rd SW	Pitoche Pl SW	Ironstone SW	/	/	/
		6"	Water Line	Situla Rd SW	Pitoche Pl SW	Ironstone SW	/	/	/
		6"	Water Line	Reaves Rd SW	Pitoche Pl SW	Ironstone SW	/	/	/
		~~6"~~	~~Water Line~~	~~Potshard St SW~~	~~Colobel Av SW~~	~~Shard Rd SW~~	/	/	/
		6"	Water Line	Shard Court SW	Terminus	Shard Rd SW	/	/	/
		6"	Water Line	Ironstone St SW	Shard Rd SW	Reaves Rd SW	/	/	/
		6"	Water Line	Quem Rd SW	Ironstone St SW	Kula Ring St SW	/	/	/
		6"	Water Line	Cache Rd SW	Kula Ring Rd SW	Lot 26,Blk 5	/	/	/

ORIGINAL

Project name: Anderson Heights Units 1A-9

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Water Line	Kula Ring St SW	Cache Rd SW	Quern Rd SW	/	/	/
		6"	Water Line	40' SD,SAS & WL Esmt	Colobel Ave	Shard at Terminus	/	/	/
		6"	Water Line	40' SD,SAS & WL Esmt	Colobel Ave	Pitoche Pl Terminus			
		10"	Water Line	Amole Mesa Av SW	Lot 26, Blk 5	E Property Line	/	/	/
			STORM DRAIN						
		18",60",66"	Storm Drain	Pitoche Pl SW	Terminus	Reaves Rd Sw	/	/	/
		18",48"	Storm Drain	Kula Ring St SW	30'SAS & SD Esmt	Cache Rd SW	/	/	/
		18",36",42"	Storm Drain	Cache Rd SW	Ironstone St SW	Kula Ring St SW	/	/	/
		54"	Storm Drain	30' SAS & SD Esmt	Quern Rd SW	Reaves Rd SW	/	/	/
		24"	Storm Drain	40' SAS, SD & WL Esmt	Shard Court SW	Colobel Ave SW	/	/	/
		66"	Storm Drain	40' SAS, SD & WL Esmt	Pitoche Pl SW	Colobel Ave SW	/	/	/
		18", 24"	Storm Drain	Quern Rd SW	Lot 18	Kula Ring St SW	/	/	/
			SAS						
		8"	SAS	Shard Rd SW	Pitoche Pl SW	Ironstone SW	/	/	/
		8"	SAS	Situla Rd SW	Pitoche Pl SW	Lot 1	/	/	/
		8"	SAS	Reaves Rd SW	Pitoche Pl SW	Lot 1	/	/	/
		8"	SAS	Shard Court SW	30' SAS & SD Esmt	Lot 56	/	/	/
		8"	SAS	Ironstone St SW	Shard Rd SW	Reaves Rd SW	/	/	/
		8"	SAS	Quern Rd SW	Lot 29	Kula Ring St SW	/	/	/
		8"	SAS	30' SAS & SD Esmt	Shard Court SW	Colobel Ave SW	/	/	/
			UNIT 5 NEEDS TO BE COMPLETED PRIOR TO UNITS 7+8						
			PAVING						
		28' FF	Res Pvmt	Erratic St SW	Lot 32, Blk 22	Antler Tool SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Beaker Rd SW	Datum St SW	Erratic St SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Bale Seals St SW	Beaker Rd SW	Cenote ~~AntlerTool Rd SW~~ 2	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Feather Edge 2	lot 18, blk 30 ~~Lot 30, Blk 26~~	Groundstone	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		36' FF	Res Pvmt	Bead's St SW	Cenote Rd SW	Antler 2 ~~Cenote Road~~	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (West Side) (1)						
		4	Sidewalk (East Side) (7)						
		36' FF	Res Pvmt	Antler Tool Rd SW	Lot 7, Blk 24	Beads St SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (North Side) (1)						
		4'	Sidewalk (South Side) (7)						
		32' FF	Res Pvmt	Datum	Antler Tool Rd	Cenote 2 ~~Beaker Rd~~	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' F-F	Res Pvmt	MORRISSEY ST	ANTLER TOOL	lot 54, blk 26 2 ~~lot 87, Blk 22~~			
			C&G (Both sides)						
		4'	sidewalk (Both sides) (1)						
		28' F-F	Res Pvmt	Datum	Cenote	Beaker Rd 2			
			C&G (B. Sides)						

Project name: Anderson Heights Units 1A-9 ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40'F-F 6'	Res Pvmt C+G (both sides) SIDEWALK (both sides)	MORRISSEY ST	S. SIDE OF PARK	Antler Tool			
		28' FF	Res Pvmt	Flint Ave	Antler Tool Rd	Cenote Rd	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Cenote Rd	Stella St	Flint Ave	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Antler Tool Rd SW	Lot 7, Blk 24	Morrissey St	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Antler Tool Rd SW	Beads St SW	Datum St SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		48' FF	Perm Pvmt	Cenote Rd SW	Erratic St SW	118th St SW	/	/	/
			C & G (Both Sides)						
		6'	Sidewalk (~~Both Sides~~) South 4' (N side) 2						
		40'-28' FF	Perm Pvmt	Cenote Rd SW	Stela St SW	Erratic St SW	/	/	/
			C & G (Both Sides) 2						
		6'	Sidewalk (Both Sides)						
		25' FF	Perm Pvmt	Datum St SW	Antler Tool Rd SW	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (West Side) (1)						
		28" FF	Res Pvmt	Grayware Rd SW	Erratic St SW	Feather Edge SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28" FF	Res Pvmt	Groundstone Rd SW	Feather Edge SW	Stela St SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28" FF	Res Pvmt	Stela St SW	Groundstone SW	Cenote Rd SW	/	/	/
			C & G (Both Sides)						
		4"	Sidewalk (Both Sides) (1)						
		25" FF	Res Pvmt	Groundstone Rd SW	Feather Edge SW	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
			WATER						
		12"	Water Line	Antler Tool Rd SW	30' SAS & WLEsmt	Datum St SW	/	/	/
		6"	Water Line	Erratic St SW	Cenote Rd SW	Antler Tool Rd SW	/	/	/
		8"	Water Line	Erratic St SW	Beaker Rd SW	Cenote Rd SW	/	/	/
		6"	Water Line	Bale Seals St SW	Beaker Rd SW	Cenote Rd SW	/	/	/
		8"	Water Line	Beaker Rd SW	Erratic St SW	Datum St SW	/	/	/
		12"	Water Line	Datum St SW	Cenote Rd SW	Antler Tool Rd SW	/	/	/
		6"	Water Line	Cenote Rd SW	Erratic St SW	Datum St SW	/	/	/
		8"	Water Line	Cenote Rd SW	Erratic St SW	Stela St	/	/	/
		12"	Water Line	Cenote Rd SW	Stela St	Flint Axe St	/	/	/
		12"	Water Line	Flint Axe St	Cenote Rd SW	Antler Tool Rd SW	/	/	/
		12'	Water Line	Stela St SW	Cenote Rd SW	Groundstone Rd	/	/	/
		12"	Water Line	Groundstone St Sw	Stela St	Feather Edge St	/	/	/
		12"	Water Line	Feather Edge St	Groundstone	Lot 30, Blk 26	/	/	/
		6"	Water Line	Grayware Rd	Feather Edge	Erratic St	/	/	/
		6"	Water Line	Erratic St SW	Grayware	Lot 32, Blk 22	/	/	/
		8"	Water Line	Datum St Sw	Beaker Rd SW	Cenote Rd SW	/	/	/

Project name: Anderson Heights Units 1A-9

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12"	Water Line	Cenote Rd SW	Datum St SW	118th St SW	/	/	/
		12"	Water Line	118th St SW	Cenote Rd SW	Dennis Chavez	/	/	/
		4"	Water Line	Datum St SW	Antler Tool Rd SW	Terminus	/	/	/
		4"	Water Line	Groundstone	Feather Edge	Terminus			
			STORM DRAIN						
		18",24"	Storm Drain	Erratic St SW	Antler Tool Rd SW	Lot 10, Blk 28	/	/	/
		18",30"	Storm Drain	Cenote Rd SW	Lot 14, Blk 24	Lot 20,Public Drain Esmt	/	/	/
		18"	Storm Drain	Antler Tool Rd SW	Lot 27	Erratic St SW	/	/	/
		24"	Storm Drain	Flint Axe	Antler Tool Rd SW	20' DS Esmt	/	/	/
		18",24"	Storm Drain	Antler Tool Rd SW	Lot 6, Blk 25	Flint Axe	/	/	/
		42"	Storm Drain	20' SD Esmt	Flint Axe	Morrissey St SW	/	/	/
			SAS						
		8"	SAS	Microlith	Morrissey	Exist 8" stub at EPL	/	/	/
		8"	SAS	Morrissey	Pithos	Microlith	/	/	/
		8"	SAS	Pithos Rd	Feather Edge	Morrissey	/	/	/
		8"	SAS	Grayware	Erratic St SW	Feather Edge	/	/	/
		8"	SAS	Antler Tool Rd SW	30' WL & SAS Esmt	Datum St SW	/	/	/
		8"	SAS	Cenote Rd SW	Erratic St SW	Datum St SW	/	/	/
		8"	SAS	Erratic St SW	Beaker RD SW	Antler Tool Rd SW	/	/	/
		8"	SAS	Bale Seals St SW	Lot 5	Cenote Rd SW	/	/	/
		8"	SAS	Beaker Rd SW	Erratic St SW	Datum St SW			
		8"	SAS	Datum St SW	Beaker RD SW	Terminus	/	/	/
		8"	SAS	Cenote Rd SW	Lot 17, Blk 29	Flint Axe	/	/	/
		8"	SAS	Flint Axe	Cenote	Antler Tool Rd SW	/	/	/
		8"	SAS	Stela	Lot 18, Blk 29	Cenote Rd SW	/	/	/
		8"	SAS	Groundstone	Stela	Terminus	/	/	/
		8"	SAS	Feather Edge	Groundstone	Pithos Rd	/	/	/
			UNIT 7						
			PAVING						
		28' FF	Res Pvmt	Microlith Rd SW	Morrissey St SW	Erratic	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Megafauna Rd SW	Erratic St Sw	Feather Edge SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28" FF	Res Pvmt	Pictograph Rd SW	Erratic St SW	Feather Edge SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28" FF	Res Pvmt	Erratic St SW	Microlith	Lot 32, Blk 22	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		25" FF	Res Pvmt	Microlith Rd SW	Erratic St SW	Terminus	/	/	/
			C & G (Both Sides)						
		4"	Sidewalk (Both Sides) (1)						

Project name: Anderson Heights Units 1A-9 ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		25' FF	Res Pvmt	Microlith Rd SW	Morrissey St SW	Terminus	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		10'	Asphalt Trail	All along Frontage of Dennis Chavez Blvd					
		6'	Sidewalk	30' Ped Access, SD & WL Esmt	Microlith Rd SW	Dennis Chavez Blvd	/	/	/
			WATER						
		6"	Water	Microlith Rd SW	Erratic St SW	Feather Edge SW	/	/	/
		6"	Water	Erratic St SW	Microlith Rd SW	Lot 32, Blk 22	/	/	/
		6"	Water	Megafauna Rd SW	Erratic St SW	Feather Edge SW	/	/	/
		6"	Water	Pictograph Rd SW	Erratic St SW	Feather Edge SW	/	/	/
		4"	Water	Microlith Rd SW	Erratic St SW	Terminus	/	/	/
		4"	Water	Microlith Rd SW	Morrissey St SW	Terminus	/	/	/
		12"	Water	Microlith Rd SW	Feather Edge SW	Morrissey St SW	/	/	/
		18'	Water	Microlith Rd SW	Morrissey St SW	30' SD & WL Esmt	/	/	/
		18"	Water	30' Ped Access, SD & WL Esmt	Microlith Rd SW	Dennis Chavez Blvd	/	/	/
			STORM DRAIN						
		18",24",54"	Storm Drain	Microlith Rd SW	Lot 81	Terminus (East)	/	/	/
		54"	Storm Drain	30' Ped Access, SD & WL Esmt	Microlith Rd SW	Dennis Chavez row	/	/	/
		54"	Storm Drain	Dennis Chavez ROW	20' SD Esmt	Rio Bravo Channel	/	/	/
			SAS						
		8"	SAS	Microlith Rd SW	West Pl	Morrissey	/	/	/
		8"	SAS	Erratic St SW	Microlith Rd SW	Lot 32, Blk 22	/	/	/
		8"	SAS	Megafauna Rd SW	Erratic St SW	Feather Edge SW	/	/	/
		8"	SAS	Pictograph Rd SW	Lot 9, Blk 30	Feather Edge SW	/	/	/
			UNIT 8						
			PAVING						
		28' FF	Res Pvmt	Morrissey St SW	~~Antler Tool Rd SW~~ LOT 87, BLK 22	Microlith Rd SW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						

Project name: Anderson Heights Units 1A-9

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmt	Pithos Rd SW	Morrissey St SW	Feather Edge SW			
			C & G (Both Sides)				/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt	Feather Edge	Lot 30, Blk 26	Microlith			
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)				/	/	/
			WATER						
		12"	Water Line	Feather Edge	Lot 30, Blk 26	Microlith	/	/	/
		12"	Water Line	Morrissey St SW	Microlith Rd SW	Antler Tool Rd SW	/	/	/
			STORM DRAIN						
		18",24",30"	Storm Drain	Pithos Rd SW	Feather Edge SW	Morrissey St SW	/	/	/
		18",42",48"	Storm Drain	Morrissey St SW	20' SD Esmt	Microlith Rd SW	/	/	/
		18",24"	Storm Drain	Feather Edge St SW	Pictograph Rd SW	Megafauna Rd SW	/	/	/
			SAS						
		8"	SAS	Morrissey St SW	Antler Tool Rd SW	Pithos Rd SW	/	/	/

1 Sidewalks to be deferred

2 Street Lights per DPM

3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants

4 Sanitary sewer to include manholes and service connections

5 Grading & Drainage Certification FOR EACH UNIT per DPM including Perimeter walls as shown on the Grading Plan for Release of SIA and Financial Guarantees Financial Guarantee is not required for this item

6 Stormdrain to include manholes, inlets, riprap and outfall

7 Deferred to park construction

8 All Public streets require landscaping

AGENT / OWNER

Gregory J. Krenik, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

5-18-05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5/18/05
DRB CHAIR - date

Christina Sandoval 5/18/05
PARKS & GENERAL SERVICES - date

5-18-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

5/18/05
UTILITY DEVELOPMENT - date

_____ - date

5/18/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	6-7-05			
2	12/16/06			

New Mexico DEPARTMENT OF
TRANSPORTATION
MOBILITY FOR EVERYONE

District Three Office - Albuquerque

October 27, 2004

Mr. John McKenzie
D. Mark Goodwin & Associates
P. O. Box 90606
Albuquerque, NM 87199-0606

ORIGINAL

Subject: Proposed Anderson Heights Subdivision,
NM 500 West of Coors Boulevard,
Bernalillo County, District Three

Dear Mr. McKenzie:

First, let me apologize for the delay in getting you our comments on the required mitigation effort for the proposed Anderson Heights Subdivision. Back on August 25, 2004, we met to discuss the findings of Traffic Impact Analysis (TIA) that was prepared for the proposed subdivision. The TIA was prepared and submitted by Mr. Terry O. Brown.

I concur with the analysis that was contained in the TIA report. Impacts to the system include, but are not limited to, the following intersections:

- I-25/NM 500 (Rio Bravo) Interchange
- Rio Bravo Boulevard and Broadway Boulevard intersection
- Rio Bravo Boulevard and Isleta Boulevard intersection
- Rio Bravo Boulevard and 2nd Street Intersection
- Rio Bravo Boulevard and Coors Boulevard intersection.
- Coors Boulevard and Arenal intersection
- Coors Boulevard and Blake intersection

In Lieu of making intersection improvements to bring all the effected intersections up to a level equivalent with the no-build level, the following mitigation effort was agreed to:

1. The construction of a third eastbound thru lane on Rio Bravo between the 2nd Street intersection (excluding the R/R crossing) and the South Diversion Channel crossing west of the Broadway Boulevard Intersection (approximately 3000 Feet). The new typical would include the addition of a 12 foot lane and an 8 foot shoulder with slopes of 4:1 or flatter.
2. The pavement section would be consistent with that of other recent projects in the area (such as the Rio Bravo and Prince intersection improvements).
3. Any required adjustments to the bike trail on the south side of Rio Bravo would have to be done concurrent with the construction of the additional lane on eastbound Rio Bravo and would be included in the mitigation effort for the Proposed Anderson Heights Subdivision.

If you have any questions, please feel free to give me a call at 841-2761

Sincerely,

Tony Abbo, P.E.
District Three Traffic Engineer

cc: Julian Vigil Mir Amiri Steve Miller Terry O. Brown File

Bill Richardson
Governor

Rhonda G. Faught P.E.
Cabinet Secretary

Commission

Johnny Cope
Chairman
District 2

David Schutz
Vice Chairman
District 5

Gregory T. Ortiz
Secretary
District 6

Norman Assed
Commissioner
District 3

Jim Franken
Commissioner
District 4

Bud Hettinga
Commissioner
District 1

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- X for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)

V P
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

L A D APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: KB Home New Mexico Inc. PHONE: 353-5300
ADDRESS: 6330 Riverside Plaza, Lane NW Suite 200 FAX: 897-4479
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Mark Goodwin and Associates, P.A. PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Amended Site plan Approval, Amended preliminary plat Approval, and Final plat Approval, Anderson Heights Unit 5

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. Parcel 5 and 8 Block: Unit: 5
Subdiv. / Addn. Anderson Heights Unit 1
Current Zoning: R-O / R-LT Proposed zoning: Same
Zone Atlas page(s): N-8-Z, P-8-Z No. of **existing** lots: 2 Parcels No. of **proposed** lots: 251 Lots/4 Tri/1 Parcel
Total area of site (acres): 56.8167 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. 100805345035010142 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: North at Dennis Chavez 118th St SW
~~Between~~: East of 118th Street and Gibson Blvd SW
Dennis Chavez Blvd SW

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002739
05DRB 00681-05DRB 00683, 05DRB00684, 00685, 00686-05DRB 00639
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE Diane Hoelzer DATE 12-6-05 (ASPS)
(Print) Diane Hoelzer, PE ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ **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
05DRB - - 01832	APP		$ 50.00
05DRB - - 01834	FP		$ -0-
05DRB - - 01835	ASPS		$ 50.00
		CMF	$ 20.00
			$
			Total $ 120.00

Hearing date 12.14.05

Planner signature

Project # 1002739

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

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

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

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

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

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

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

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

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

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

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

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 12-6-05
Applicant signature / date

Form revised **JUNE 2005**

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

Application case numbers
05DRB - 01835 -
___ - ___ -
___ - ___ -

Diane Brown 12/6/05
Planner signature / date

Project # 1002739

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.**

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

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

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

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

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 12-6-05
Applicant signature / date

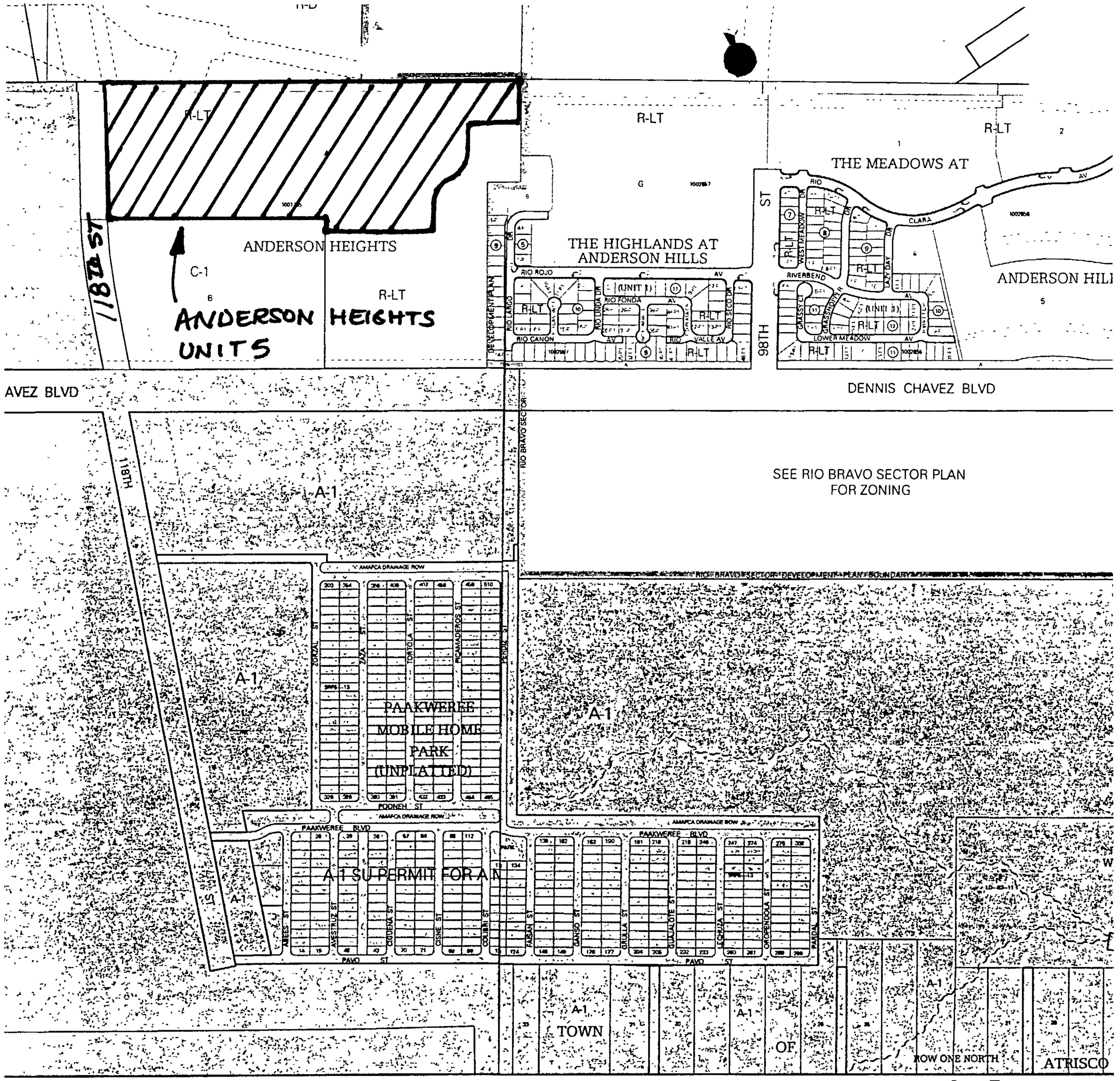
Form revised 11/04

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

Application case numbers
05DRB - - 01834
05DRB - - 01832
- -

Diane Serna 12/6/05
Planner signature / date

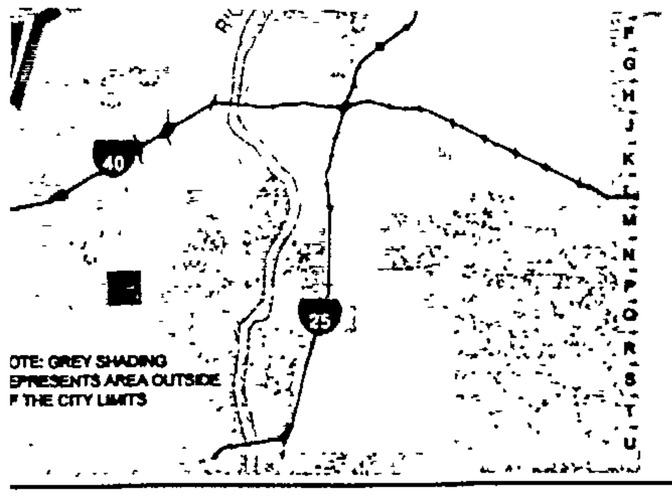
Project # 1002739

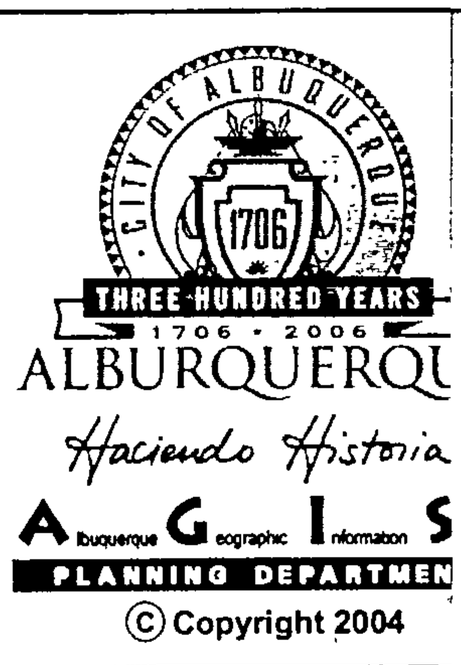


Zone Atlas Page: **P-8-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols





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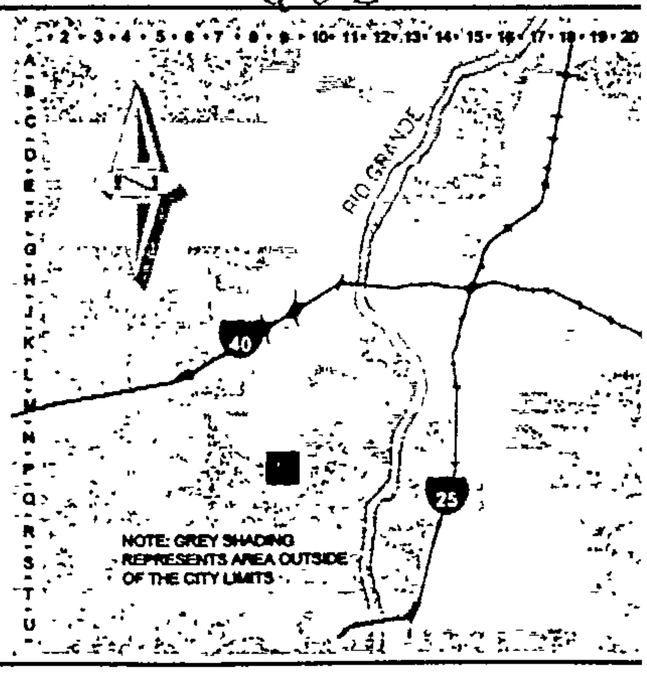
Zone Atlas Page: **P-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



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

PAID RECEIPT

APPLICANT NAME KB Home New Mexico

AGENT Mark Goodwin

ADDRESS

PROJECT & APP # 1002739/05DRB-01832/05DRB01834 05DRB01835

PROJECT NAME Anderson Heights

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

$ 100.00 **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

$ 120.00 **TOTAL AMOUNT DUE**

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

DUPLICATE
City Of Albuquerque
Treasury Division

12/6/2005 11:48AM LOC: ANNX
RECEIPT# 00049309 WS# 008 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $120.00
J24 Misc $100.00
CK $120.00
CHANGE $0.00
Thank You

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

12/6/2005 11:48AM LOC: ANNX
RECEIPT# 00049309 WS# 008 TRANS# 0017
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $120.00
J24 Misc $20.00
Thank You

Susan ING+H.

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Anderson Heights, Unit 5 CPN 753983

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 20th day of October, 2005, 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 KB HOME New Mexico, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 6330 Riverside Plaza, NW, Suite 200, Albuquerque, NM 87120 whose telephone number is 353-5300, 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:] Parcel 5, Anderson Heights, Unit 1, recorded on May 4, 2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 138 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:] KB HOME New Mexico, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as ANDERSON HEIGHTS, UNIT 5 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 5th of October 2007 ("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. 753983.

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

2005156703
6352752
Page: 1 of 6
10/21/2005 10:59A
Bk-A105 Pg-6267
Mary Herrera Bern. Co. AGRE R 19.00

April 14, 2005

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: LETTER OF AGENCY – ANDERSON HEIGHTS

To Whom It May Concern:

Please be advised that representatives from D. Mark Goodwin and Associates are hereby authorized to act on behalf KB Home New Mexico Inc., for site submittal and other related land planning and civil engineering work associated therewith. Please feel free to contact this office if you have any questions.

Best regards,

ROBERT H. COLEMAN, Ph.D.
Director, Land

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

December 6, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Unit 1A-9
PP approved
5/18/05

Unit 1A-9 is for Unit 5 of unit 1A-9

Re: Request Approval of Amended Site Plan, Amended Preliminary Plat, Final Plat
Anderson Heights Unit 5 DRB 102739

Dear Ms. Matson;

The site plan, preliminary plat and final plat were revised in accordance with changes in phase boundaries. Lot 50 thru 54, Block26 and Lot 88 thru 97, Block 22 were removed from Unit 5 and added into Unit 8 and Lots 27 thru 31, Block 26 were removed from Unit 8 and added into Unit 5.

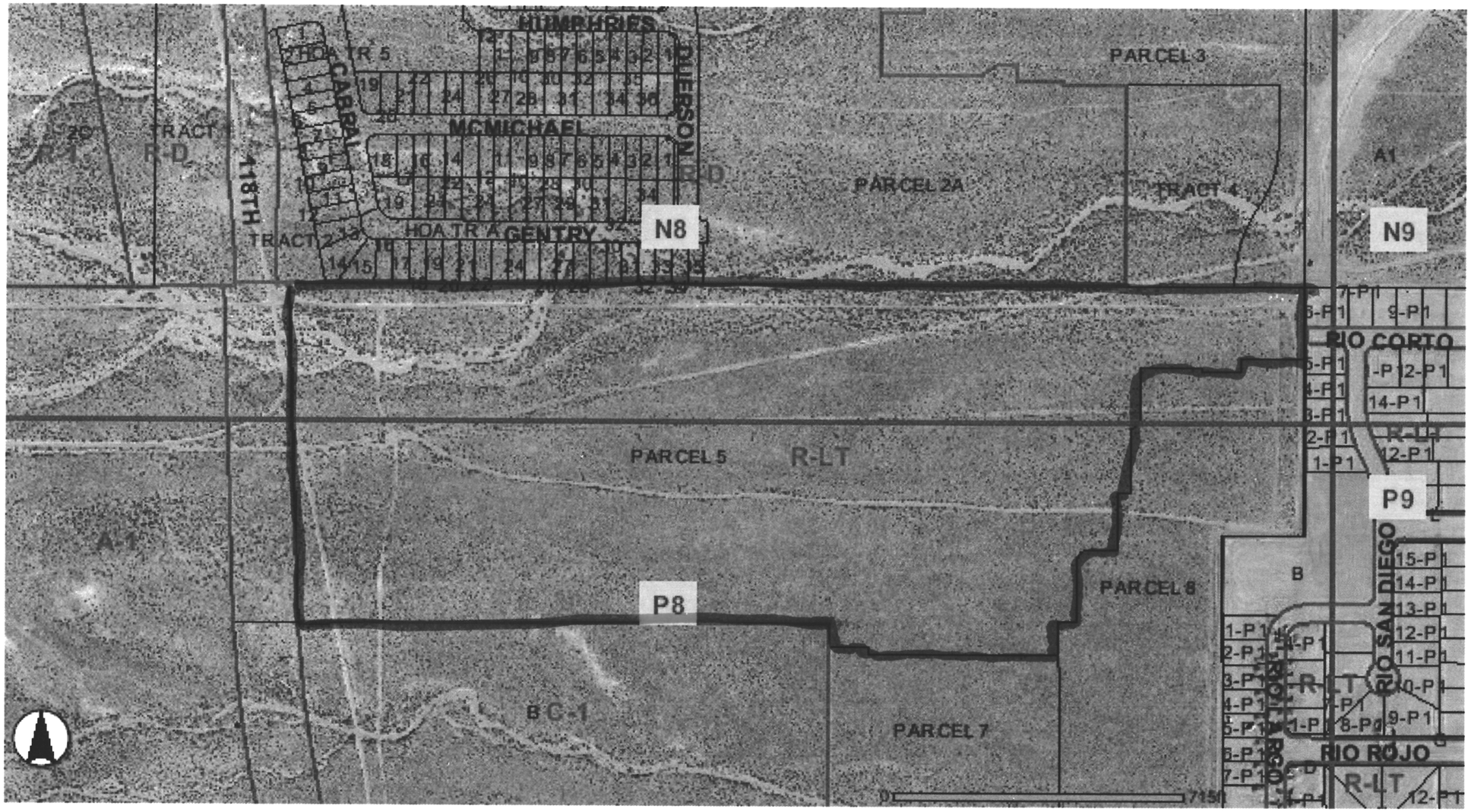
Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

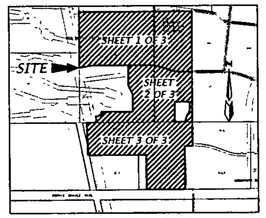
Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\A3080 AndersonHeights\Unit 5 \drb_ltr1.doc


HUMPHRIES
HOA TR 5
CABRAL
JEFFERSON
MCMICHAEL
R-D
PARCEL 3
PARCEL 2A
TRACT 4
A1
TRACT 1
R-1
R-D
118TH
TRACT 2
HOA TR A GENTRY
N8
N9
RIO CORTO
PARCEL 5
R-LT
P9
A-1
B
PARCEL 6
P8
SAN DIEGO
BC-1
PARCEL 7
RIO ROJO
R-LT

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL A, ANDERSON HEIGHTS UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on , in Volume , Folio and containing 208.0850 acres more or less.



ZONE ATLAS: N-8, P-8

EASEMENTS

1. EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
4. EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
5. EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
6. EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
9. EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
11. EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
12. EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
13. EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

PURPOSE OF PLAT

1. SUBDIVIDE PARCEL (A) INTO 1207 RESIDENTIAL LOTS, AND 16 TRACTS ARE FOR JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS TO BE OWN AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. ALL RETURNS ARE 25 FOOT RADIUS UNLESS OTHERWISE SHOWN.

(A) EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. ( )

(B) EXISTING 46' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. ( )

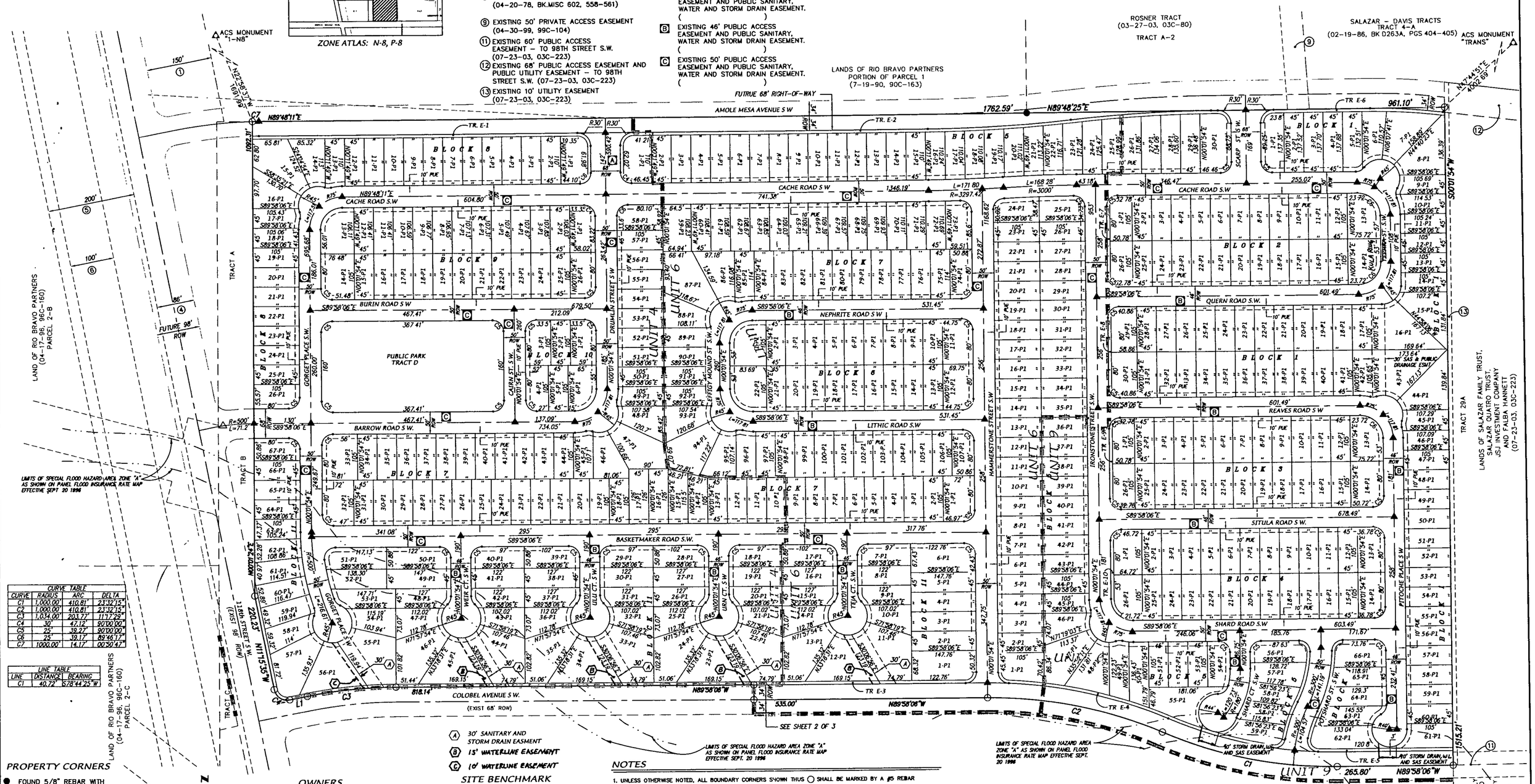
(C) EXISTING 50' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. ( )

SUBDIVISION DATA

GROSS ACREAGE	208.0850 AC
ZONE ATLAS NO.	N-8-Z, AND P-8-Z
NO. OF LOTS CREATED	1207 LOTS
NO. OF TRACTS CREATED	16 TRACTS
NO. OF PARCELS CREATED	0 PARCEL
RIGHT-OF-WAY AREA DEDICATED TO CITY	41.2525 AC
ZONING	R-D/R-LT
DATE OF SURVEY	NOVEMBER, 2003

PRELIMINARY PLAT FOR ANDERSON HEIGHTS UNITS 1A THRU 9

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2005



CURVE TABLE			
CURVE	RADIUS	ARC	DELTA
C1	1,000.00'	410.81'	23°32'15"
C2	1,000.00'	410.81'	23°32'15"
C3	1,034.00'	203.77'	11°17'29"
C4	30'	47.12'	90°00'00"
C5	25'	39.27'	90°00'00"
C6	25'	39.17'	89°46'17"
C7	1000.00'	14.17'	00°50'47"

LINE TABLE		
LINE	DISTANCE	BEARING
C1	40.72'	S78°44'25"W

(A) 30' SANITARY AND STORM DRAIN EASMENT
(B) 15' WATERLINE EASEMENT
(C) 10' WATERLINE EASEMENT

PROPERTY CORNERS

- ● FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- □ FOUND 1" IRON PIPE WITH TAG "LS 11993"
- ■ FOUND BRASS CAP "WST-3"
- ○ FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)

100' 50' 0 100' 200'
SCALE: 1" = 100'

OWNERS

KB HOME New Mexico Inc
6330 Riverside Plaza Lane NW
Suite 200
ALBUQUERQUE, NEW MEXICO 87120
(505) 353-5300

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SITE BENCHMARK

ACS MONUMENT "3-P10"
ELEVATION=4935.735
(SLD 1929)

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, NEW MEXICO 87190
(505) 884-1990

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS S'HOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date 4-14-05

Owner: KB HOME New Mexico Inc
ROBERT COLEMAN, Director of Land — DATE 2/1/05

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
	NEW UNIT LINES

A03J085\A30B0AH\prelim-plat\ORCHID\UNIT2PRELIM_NORTH.dwg - Layout1 (02-01-05) SPS

SHEET 1 OF 3

PRELIMINARY PLAT FOR
ANDERSON HEIGHTS UNITS 1A THRU 9

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2005

TRACT	BENIFICIARY AND MAINTENANCE
TRACT 2, 3, 5, 7, 8, 9, 10	FOR AND TO BE MAINTAINED BY THE HOA
TRACT 4	FOR AND TO BE MAINTAINED BY THE HOA W/ A BLANKET PUBLIC DRAINAGE EASEMENT TO CITY AS ROW BUT MAINTAINED BY HOA
TRACT 6	
TRACT 1	BLANKET DRAINAGE EASEMENT FOR AND TO BE MAINTAINED BY THE CITY OF ALBUQUERUQE

EASEMENTS

(4) EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)

(5) EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)

(6) EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)

(10) EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)

(11) EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)

(13) EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

(D) 50' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT. ( )

CURVE TABLE			
CURVE	RADIUS	ARC	DELTA
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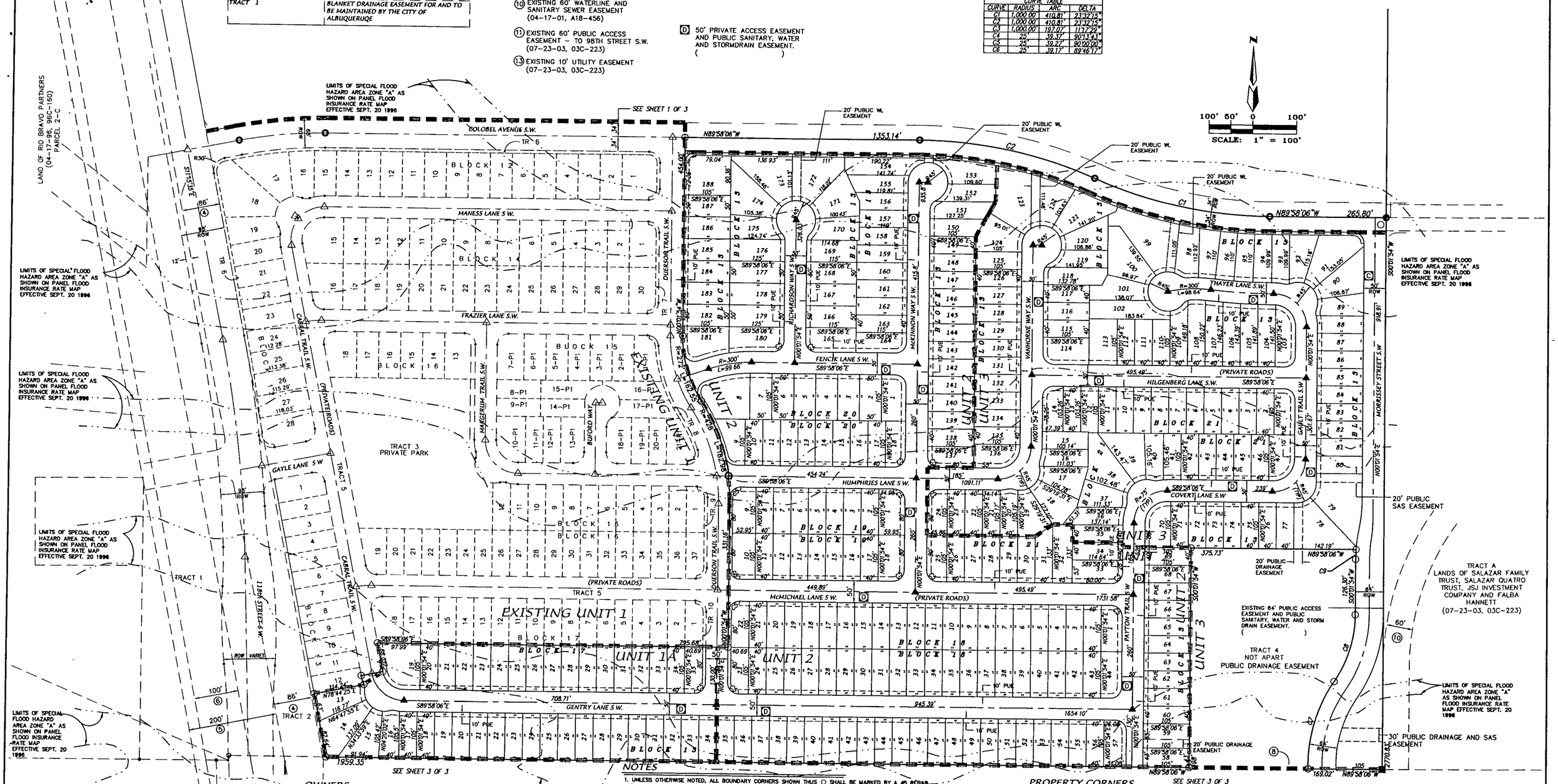
C5	25'	39.27'	90°00'00"
C6	25'	39.17'	89°46'17"



SITE BENCHMARK

ACS MONUMENT "3-P10"
ELEVATION=4935.735
(SLD 1929)

OWNERS

KB HOME New Mexico Inc
6330 Riverside Plaza Lane NW
Suite 200
ALBUQUERQUE, NEW MEXICO 87120
(505) 353-5300

LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
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4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT "K" IS ENCUMBERED WITH PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENTS GRANTED TO COA AND TO BE MAINTAINED BY THE COA. A PRIVATE ACCESS EASEMENT IS GRANTED TO EACH LOT OWNER ACROSS TRACT "K" BY THIS PLAT

PROPERTY CORNERS

- ● FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- □ FOUND 1" IRON PIPE WITH TAG "LS 11993"
- ■ FOUND BRASS CAP "WST-3"
- ○ FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP)

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
▬ ▬ ▬	NEW UNIT LINES

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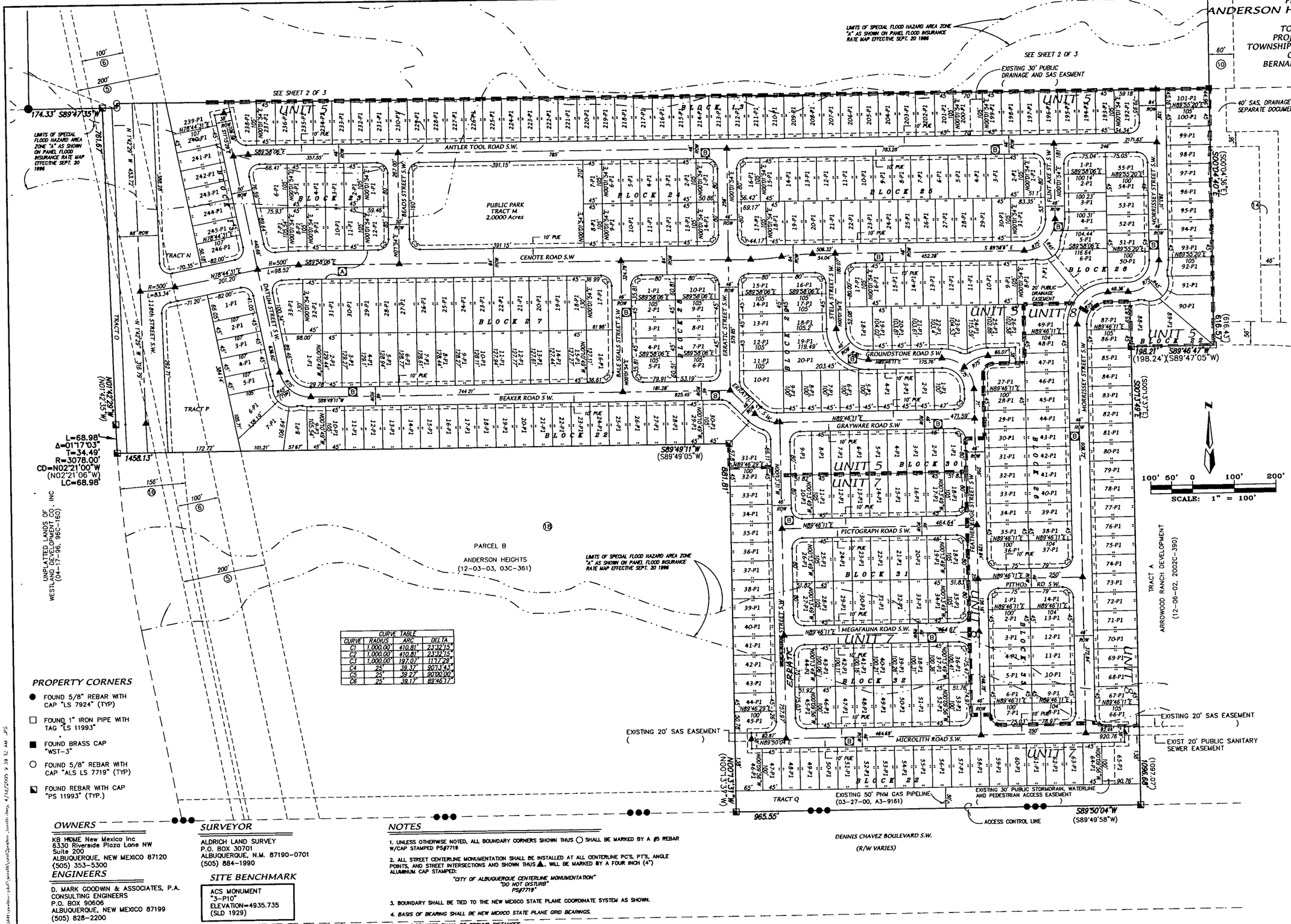
SHEET 2 OF 3

PRELIMINARY PLAT FOR ANDERSON HEIGHTS UNITS 1A THRU 9

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2005



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C4	25'	39.37'	90°13'43"
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C6	25'	39.17'	89°46'17"

EASEMENTS

- (6) EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
- (7) EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
- (10) EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- (11) EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- (13) EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
- (14) EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
- (10) EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- (18) EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361)
- [A] EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. ( )
- [B] EXISTING 46' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. ( )

PROPERTY CORNERS

- ● FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
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- ■ FOUND BRASS CAP "WST-3"
- ○ FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)

LEGEND

- 1-P1 LOT NUMBER
- BLOCK 2 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- NEW UNIT LINES

OWNERS

KB HOME New Mexico Inc
6330 Riverside Plaza Lane NW
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ALBUQUERQUE, NEW MEXICO 87120
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SITE BENCHMARK

ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

NOTES

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5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

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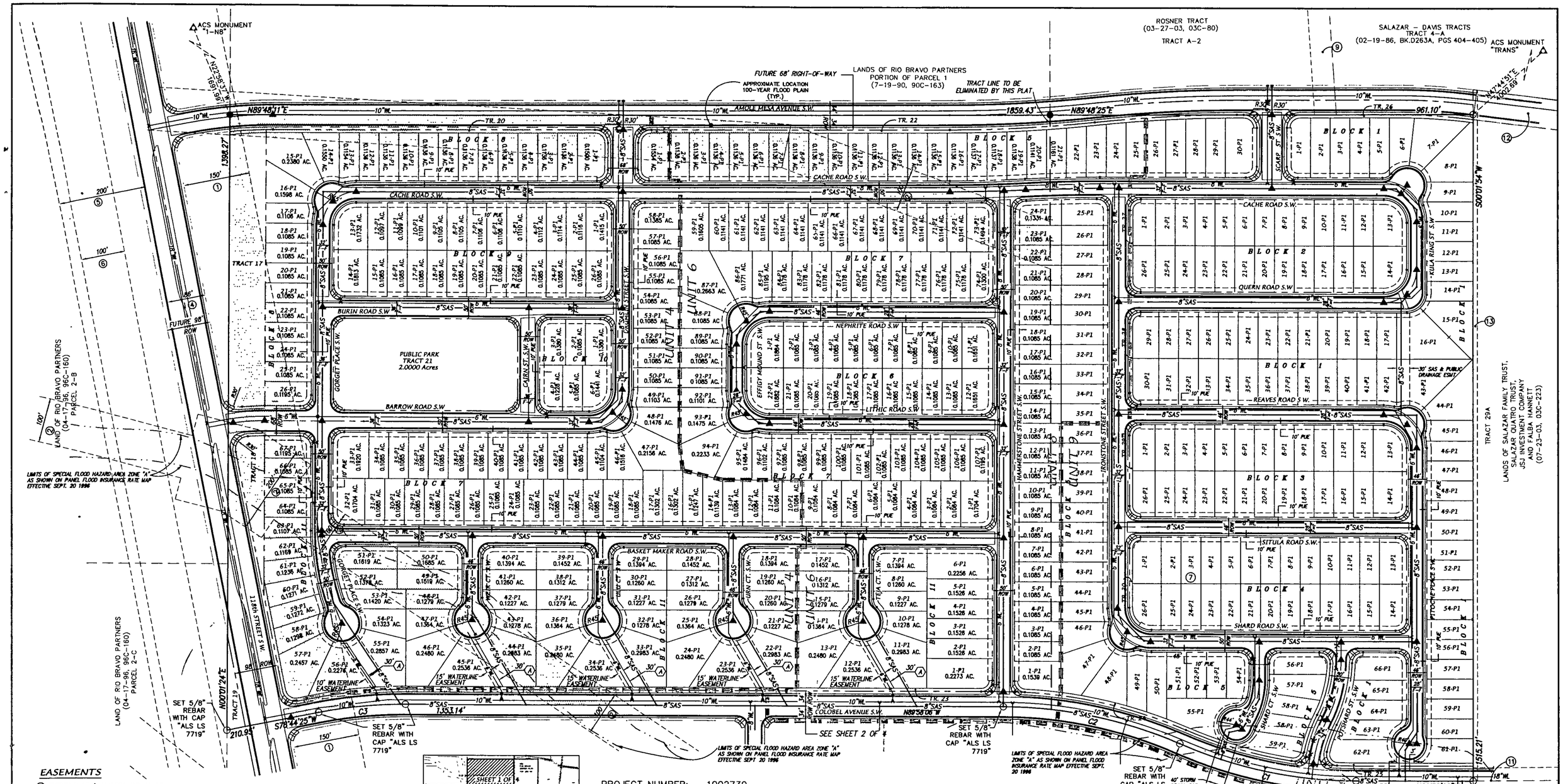

EASEMENTS

1. EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
2. EXISTING 100' OR 200' AMAFCA DRAINAGE EASMENT (07-19-90, 90C-163)
4. EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
5. EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
6. EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
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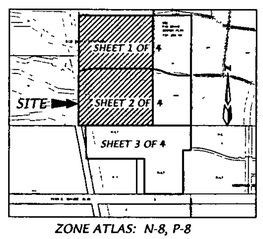
12. EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
13. EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

(A) 30' SANITARY AND STORM DRAIN EASEMENT

SCALE: 1" = 100'



ZONE ATLAS: N-8, P-8

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
	NEW UNIT LINES
	VACATION

PROJECT NUMBER: 1002739
APPLICATION NUMBER: 04DRB-00894

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	DATE 5-18-05
Utilities Development	DATE 5/18/05
Parks and Recreation Department	DATE 5/18/05
City Engineer	DATE 5/18/05
* Environmental Health Department (conditional)	DATE N/A
Solid Waste Management	DATE N/A
DRB Chairperson, Planning Department	DATE 5/18/05

SUBDIVISION DATA

SITEPLAN AREA	118.6195 AC
ZONE ATLAS NO.	N-8-Z, AND P-8-Z
NO. OF LOTS CREATED	615 LOTS
NO. OF TRACTS CREATED	15 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	20.1~ AC
ZONING	R-D/R-LT
DATE OF SURVEY	NOVEMBER, 2003

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 2-D, LANDS OF RIO BRAVO PARTNERS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1996 in Volume 96C, Folio 160 and containing 118.6195 acres more or less.

ANDERSON HEIGHTS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION & UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDO	Checked: DMG	Sheet 1 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

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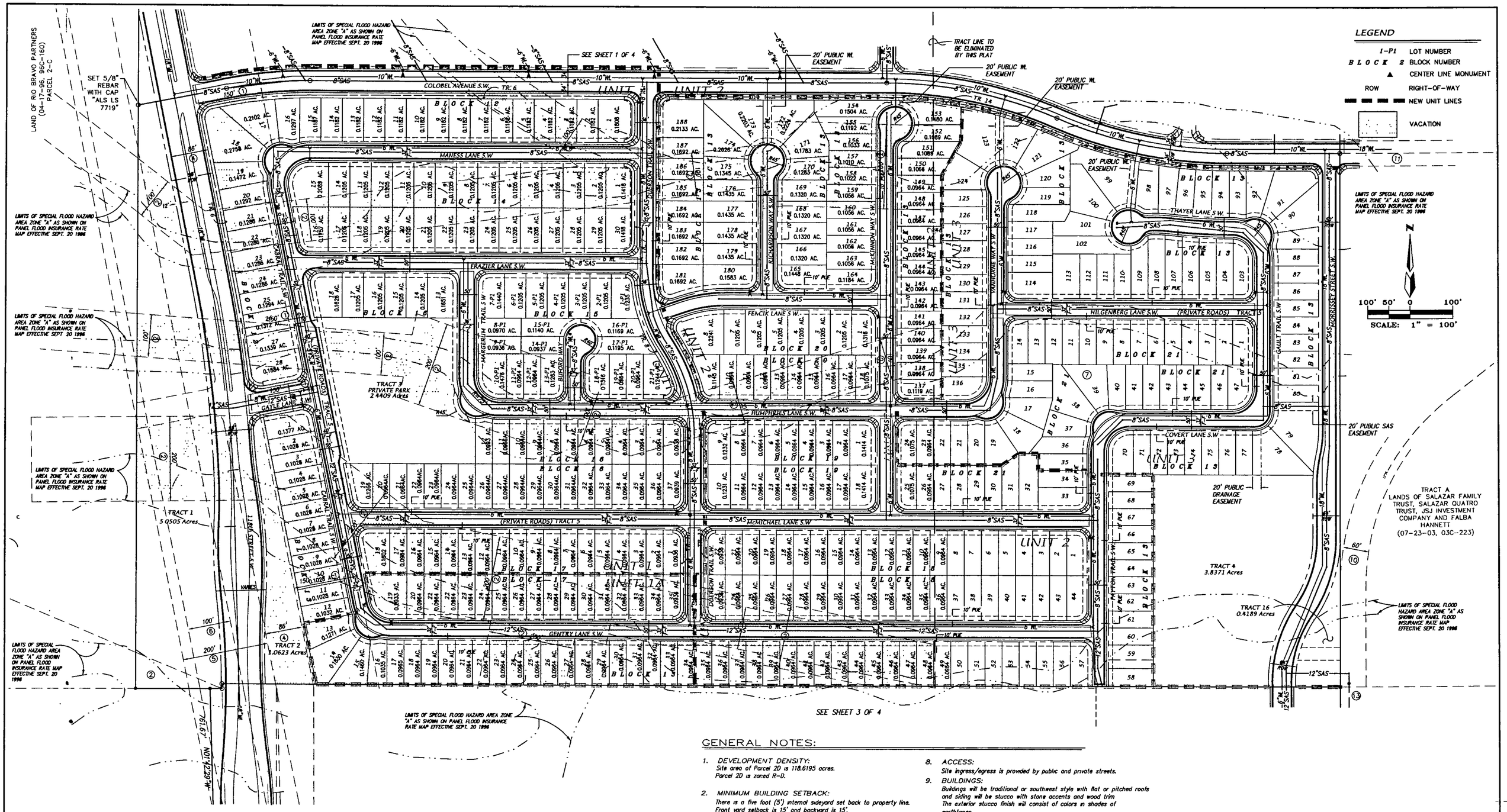

TRACT	BENIFICIARY AND MAINTENANCE
TRACT 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 32, 33, 35	FOR AND TO BE MAINTAINED BY THE HOA
TRACT 4	FOR AND TO BE MAINTAINED BY THE HOA W/ A BLANKET PUBLIC DRAINAGE EASEMENT
TRACT 6, 14, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30	TO CITY AS ROW BUT MAINTAINED BY HOA
TRACT 21, 34	TO CITY AS A PARK BUT MAINTAINED BY HOA
TRACT 19, 31	
TRACT 1	BLANKET DRAINAGE EASEMENT FOR AND TO BE MAINTAINED BY THE CITY OF ALBUQUERUQE

EASEMENTS

1. EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
2. EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
4. EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
5. EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
6. EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
7. EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
10. EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
11. EXISTING 60' PUBLIC ACCESS EASEMENT – TO 98TH STREET S.W. (07-23-03, 03C-223)
13. EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

GENERAL NOTES:

1. DEVELOPMENT DENSITY:
   Site area of Parcel 2D is 118.6195 acres.
   Parcel 2D is zoned R-D.
2. MINIMUM BUILDING SETBACK:
   There is a five foot (5') internal sideyard set back to property line.
   Front yard setback is 15' and backyard is 15'.
   Minimum driveway length is 20'
   Minimum distance between buildings is 10'.
3. BUILDING HEIGHT:
   Structure shall not exceed 26 feet in height.
4. PARK DEVELOPMENT:
   The developer will be dedicating land for parks.
5. OPEN SPACE:
   Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-8(C).
6. WATER AND SEWER.
   Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
7. PARKING:
   Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "P1" designation.
8. ACCESS:
   Site ingress/egress is provided by public and private streets.
9. BUILDINGS:
   Buildings will be traditional or southwest style with flat or pitched roofs and siding will be stucco with stone accents and wood trim
   The exterior stucco finish will consist of colors in shades of earthtones.
10. LANDSCAPING:
    Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zeriscaping
11. PERIMETER WALL:
    The subdivision perimeter garden wall will be constructed per the approved plan
12. BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:
    Consists of the internal sidewalks.
13. THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHTS-OF-WAY:
    Shall be for the benefit of the Home Owners Association, and shall be maintained by same.
14. LOT SIZE & LOT WIDTH:
    Minimum lot size is 3600 sf = 0.0826 ac
    Minimum lot width is 36 feet

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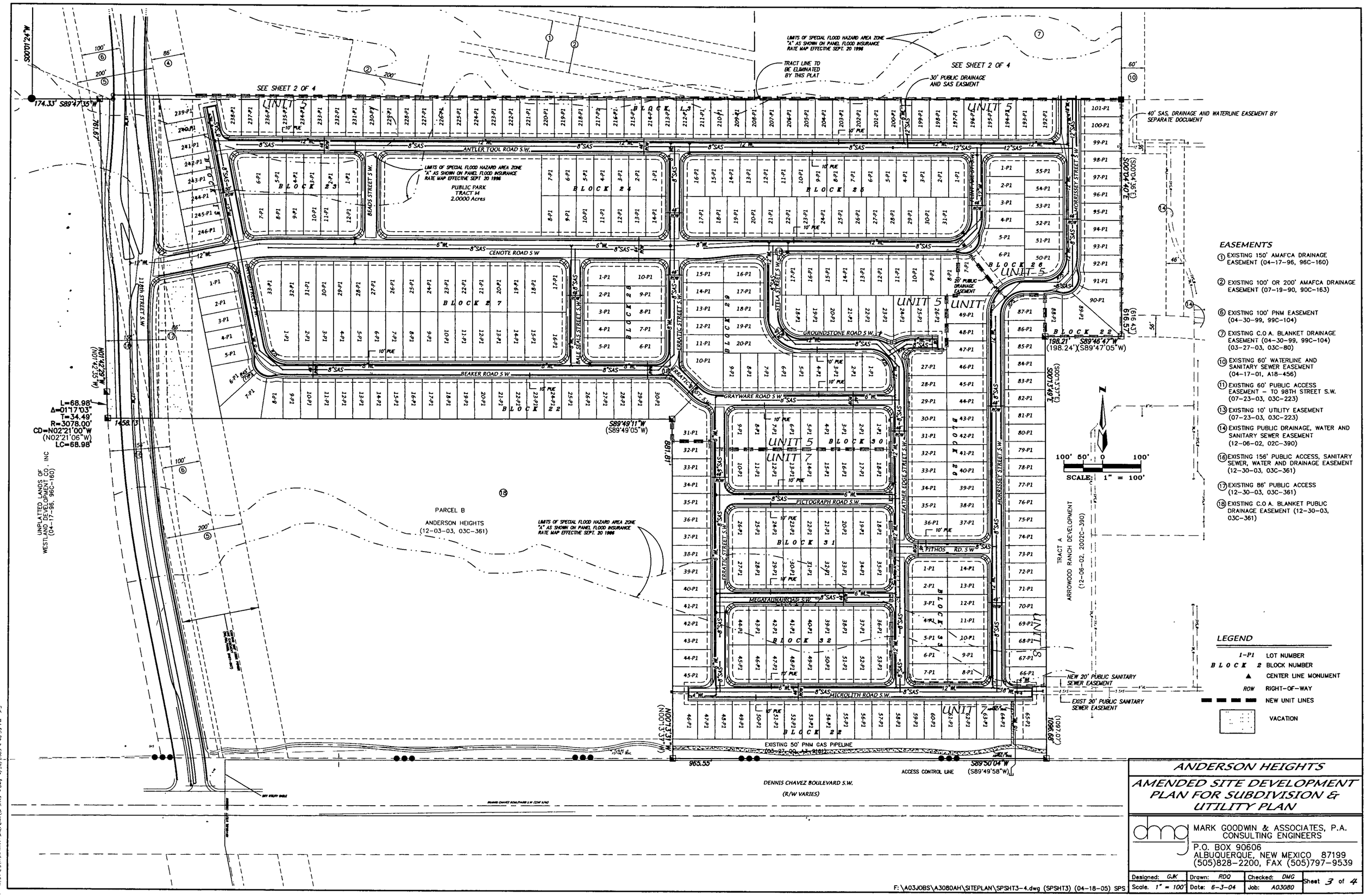

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Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

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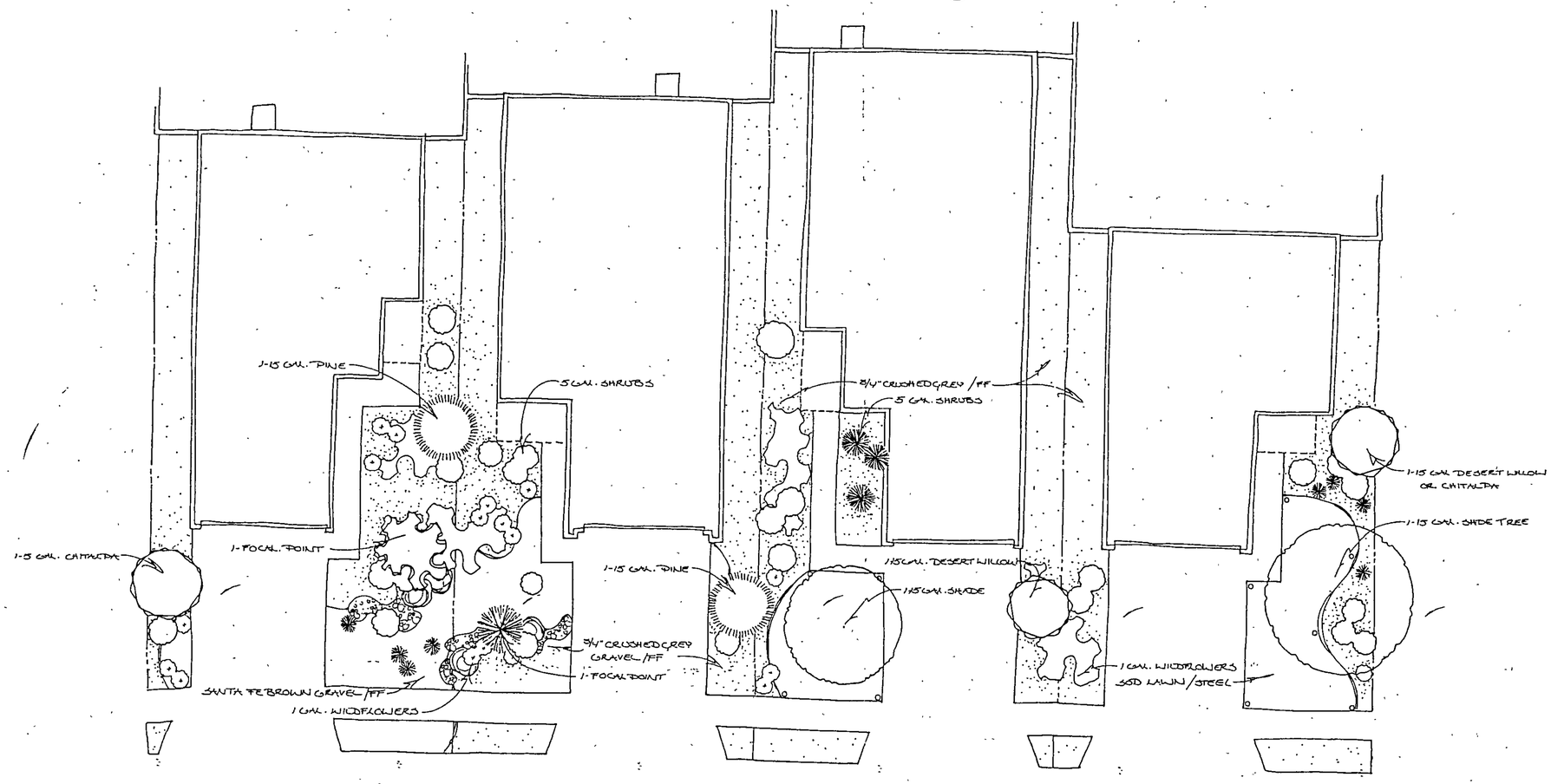
Anderson Heights



Southwest Package "A"
1 – Palm Yucca or Washington Hawthorn or Forestiera
1 – 15 Gal. Pine
1 – 5 Gal. Desert Willow or Chitalpa
8 – 5 Gal. Shrubs
18 – 1 Gal. Wildflowers
2 – Boulder
Cobblestone Accent
Santa Fe Brown Gravel/Filter Fabric
¾" Crushed Grey Gravel/Filter Fabric
Automatic Timed Irrigation System

Southwest Package "B"
1 – Forestiera or Palm Yucca or Washington Hawthorn
1 – 15 Gal. Pine
6 – 5 Gal. Shrubs
12 – 1 Gal. Wildflowers
2 – Boulder
Cobblestone Accent
Santa Fe Brown Gravel/Filter Fabric
¾" Crushed Grey Gravel/Filter Fabric
Automatic Timed Irrigation System

Combination Package "A"
1 – 15 Gal. Shade Tree
1 – 15 Gal. Desert Willow or Chitalpa
5 – 5 Gal. Shrubs
11 – 1 Gal. Wildflowers
Sod Lawn w/Steel Edge
¾" Crushed Grey Gravel/Filter Fabric
Automatic Timed Irrigation System

Combination Package "B"
1 – 15 Gal. Shade Tree
1 – 15 Gal. Desert Willow or Chitalpa
5 – 5 Gal. Shrubs
11 – 1 Gal. Wildflowers
Sod Lawn w/Steel Edge
¾" Crushed Grey Gravel/Filter Fabric
Automatic Timed Irrigation System

ANDERSON HEIGHTS

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Scale: N/A	Date: 6-3-04	Job: A03080	

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